

McDonough County, Illinois 52 Acres of Land for Sale
570 Emma Rd
Colchester, IL 62326

\$415,000
52± Acres
McDonough County



McDonough County, Illinois 52 Acres of Land for Sale Colchester, IL / McDonough County

SUMMARY

Address

570 Emma Rd

City, State Zip

Colchester, IL 62326

County

McDonough County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

40.474861 / -90.787439

Acreage

52

Price

\$415,000

Property Website

<https://landguys.com/property/mcdonough-county-illinois-52-acres-of-land-for-sale/mcdonough/illinois/99004/>



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PROPERTY DESCRIPTION

Some properties benefit from location. Others benefit from habitat. This one has both.

Located directly adjacent to the north boundary of Argyle Lake State Park, this 52± acre McDonough County farm offers a rare opportunity to own private land bordering over 1,700 acres of protected forest and recreation. The park serves as a natural wildlife sanctuary, helping support a strong deer population and excellent hunting potential in the surrounding area.

The farm itself is made up primarily of mature hardwood timber, with a year-round creek winding through the center and predominantly south-facing slopes - ideal terrain for whitetail bedding and movement. Approximately 12+ acres of row crop ground (PI 103) currently provides income and food sources, while additional acres offer opportunities for expansion, food plots, pasture, or prairie habitat improvements.

A recently dredged 3/4 -acre pond, stocked with large channel catfish, creates a peaceful setting and a favorite gathering spot on the property. With electrical service available and multiple elevated build sites overlooking the timber and valley below, this farm is equally suited for a forever home, weekend retreat, or recreational getaway.

Conveniently located just 7 miles west of Macomb and within the Macomb Community School District, this property combines seclusion, recreation, income, and long-term enjoyment in one exceptional setting.

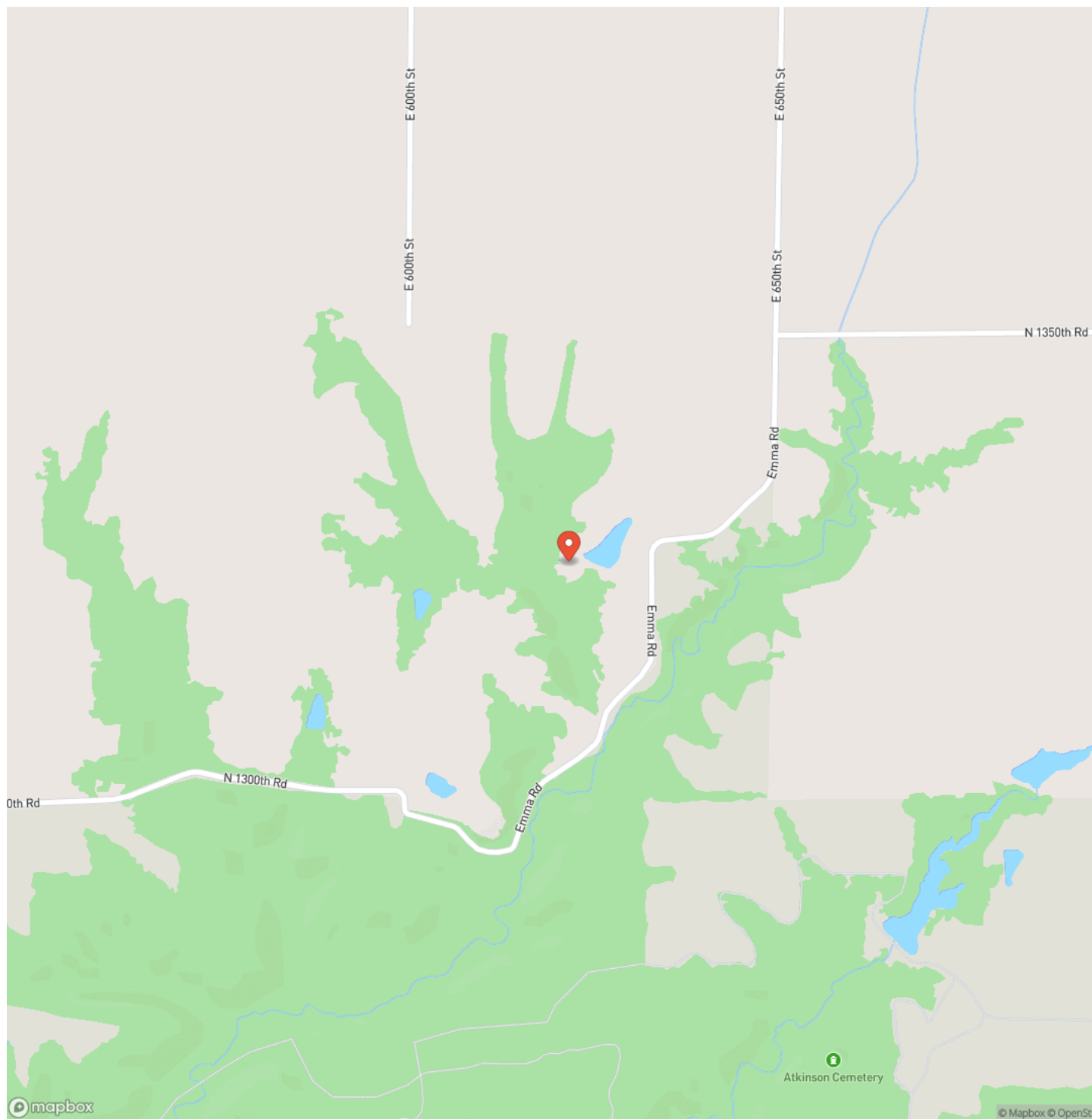
KEY FEATURES

- Directly borders 1,700+ acre Argyle Lake State Park wildlife sanctuary
- Strong whitetail hunting area with excellent deer population
- Mature hardwood timber with south-facing bedding slopes
- Year-round creek providing natural travel corridor and water source
- 12+ acres of income-producing row crop (PI 103)
- Recently dredged 3/4 -acre pond stocked with large channel catfish
- Multiple scenic build sites with electric available on-site
- Mix of timber, pasture, and tillable potential for habitat improvement
- 7 miles west of Macomb in Macomb Community School District

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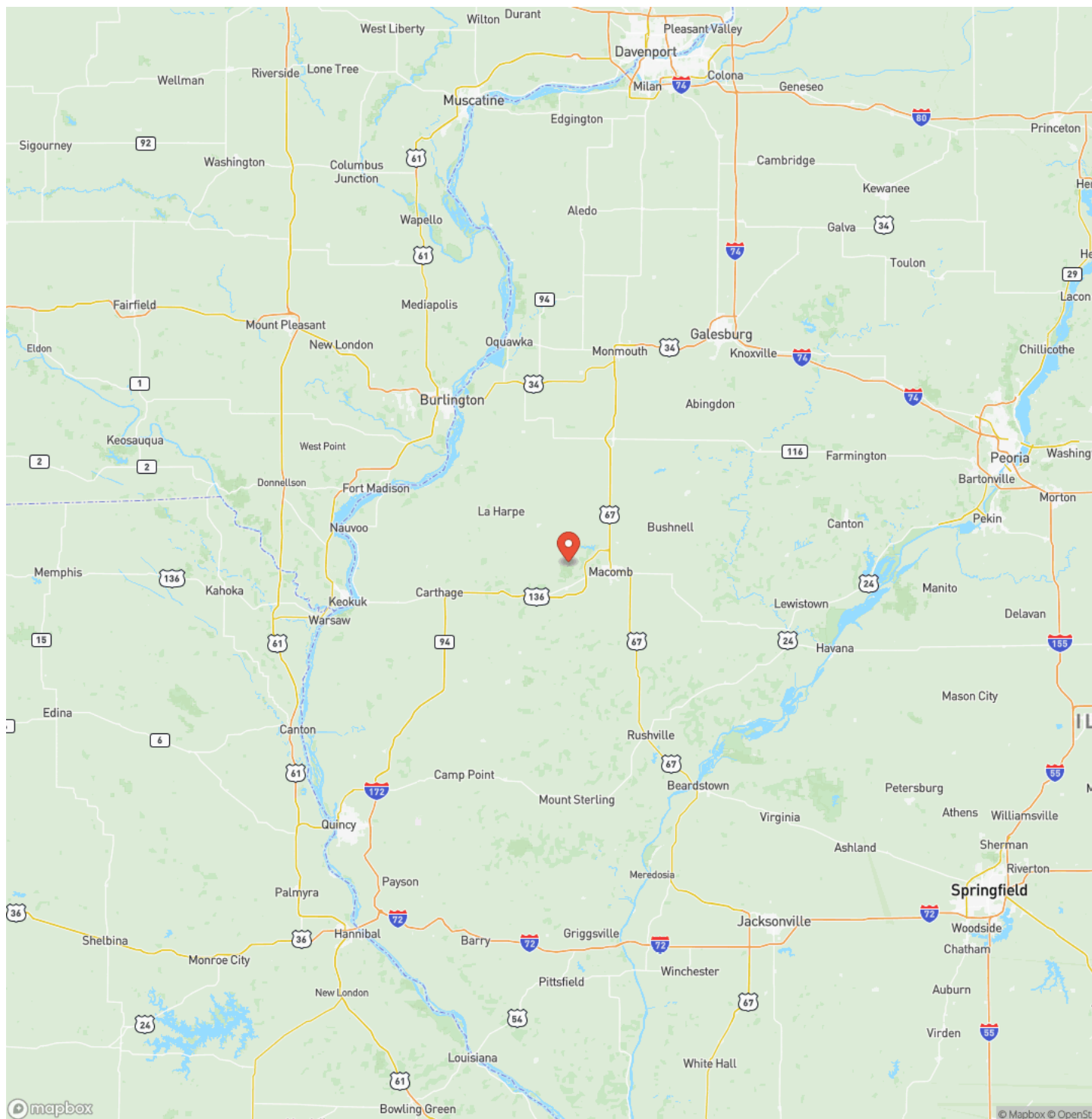


Locator Map



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Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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