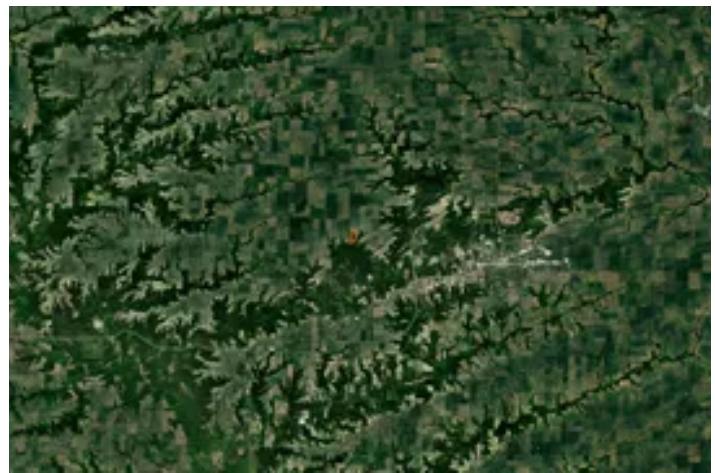
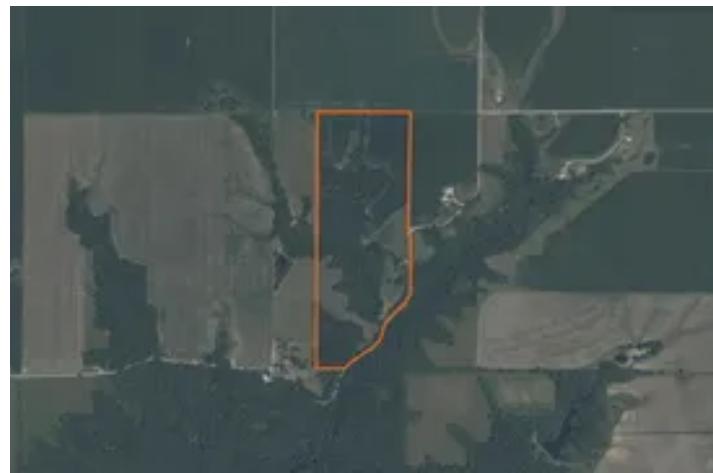


**McDonough County, Illinois 52 Acres of Land for Sale**  
570 Emma Rd  
Colchester, IL 62326

**\$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/>



**MORE INFO ONLINE:**

[www.landguys.com](https://www.landguys.com)

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

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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

**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

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

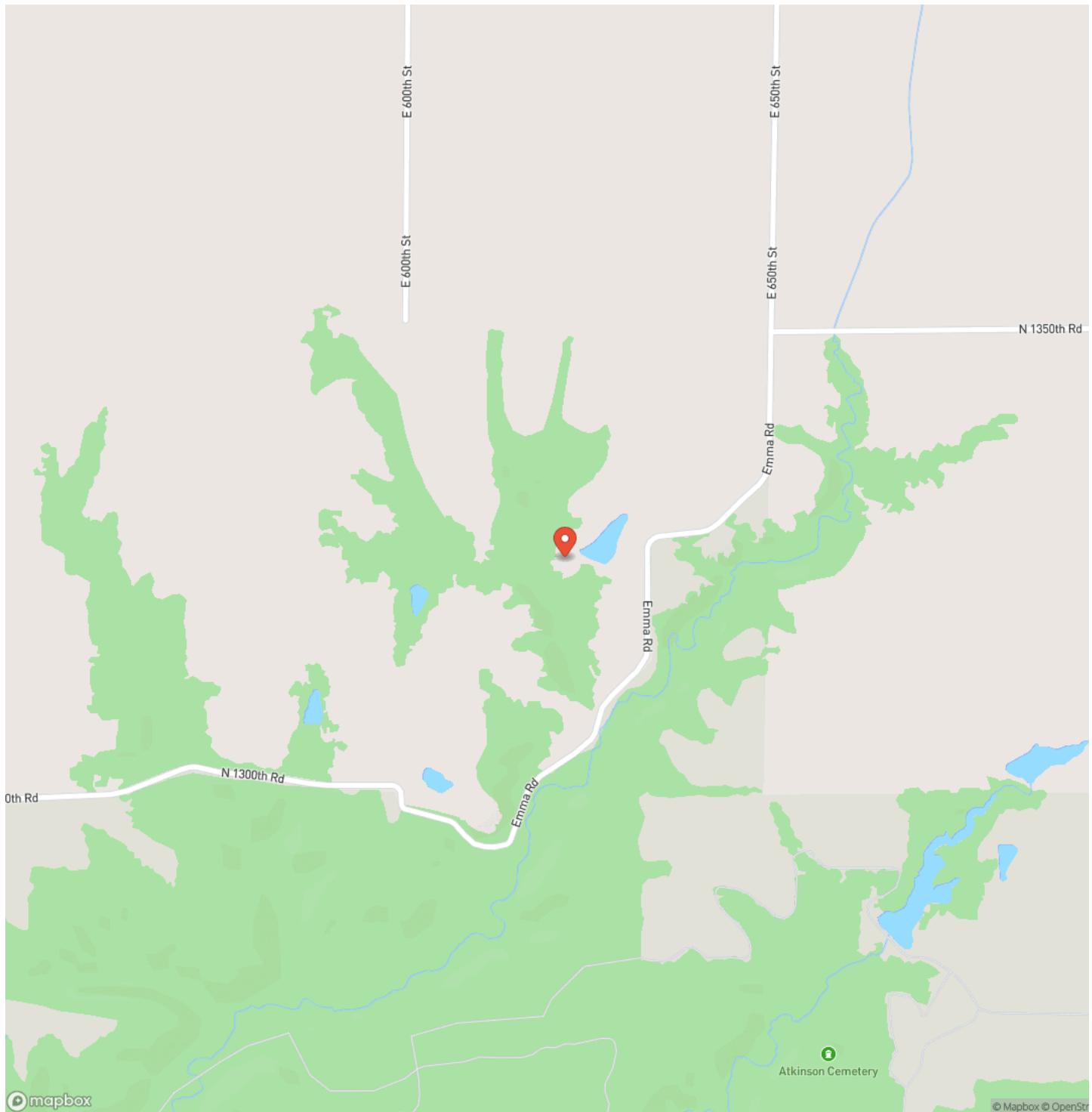
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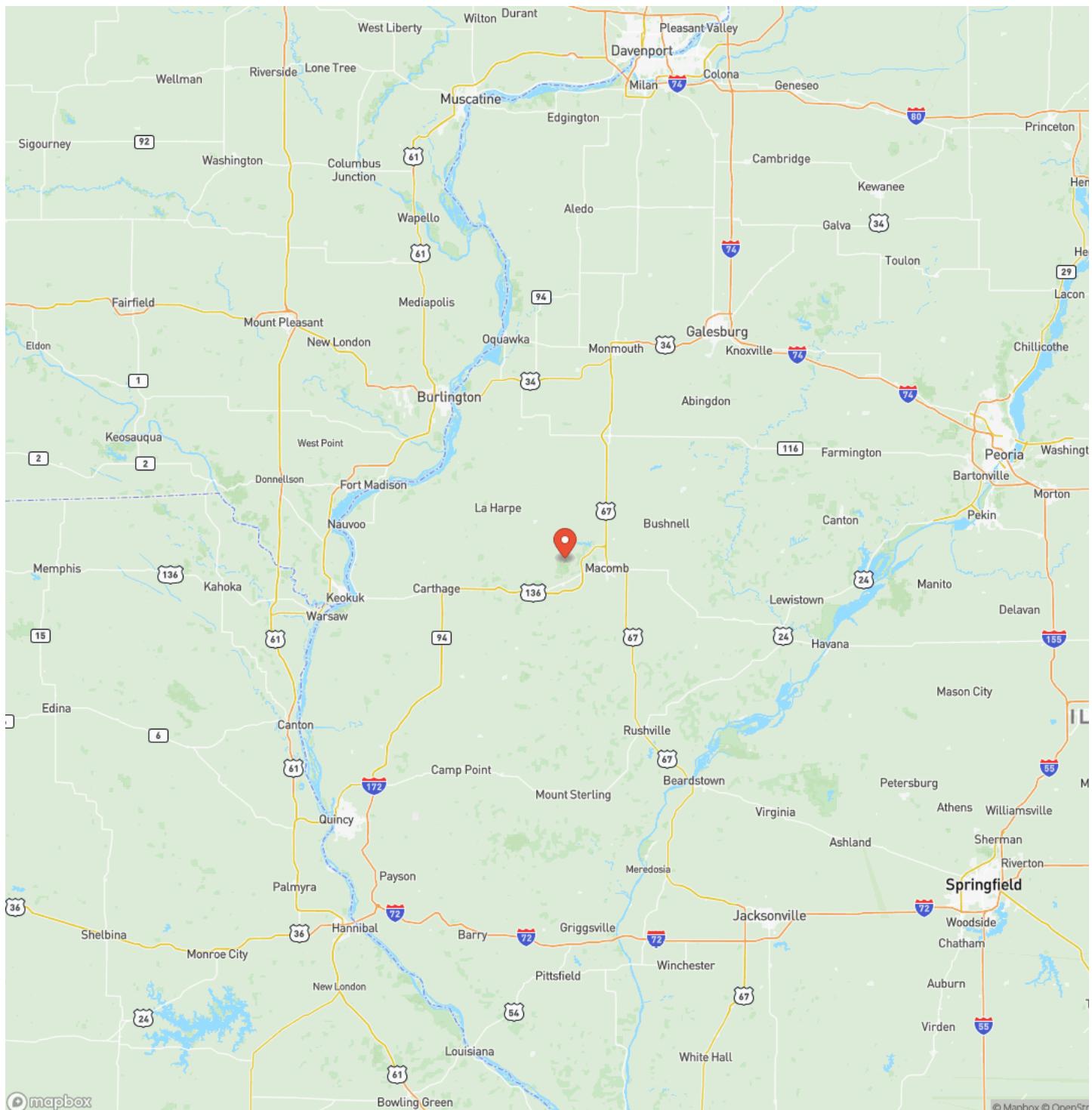
**MORE INFO ONLINE:**

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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Satellite Map



MORE INFO ONLINE:

[www.landguys.com](http://www.landguys.com)

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

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Chase Burns

**Mobile**

(309) 368-0370

**Email**

chase@landguys.com

**Address**

**City / State / Zip**

North Henderson, IL 61466

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**NOTES**

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## NOTES

## **MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**LandGuys**  
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