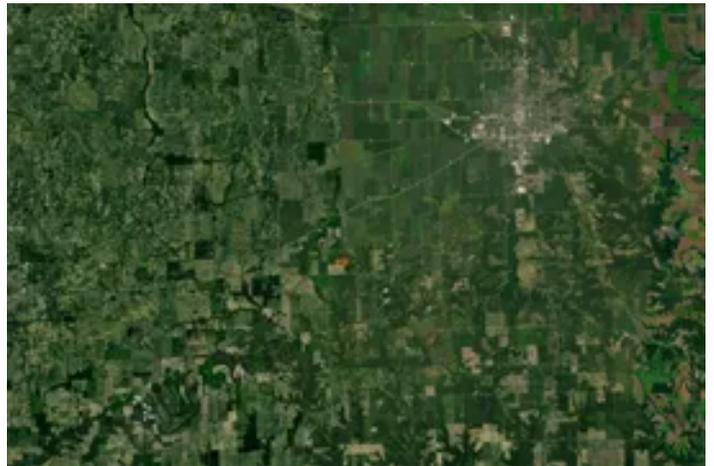


Edgar County, Illinois 20 Acres of Land for Sale
4123-4319 925th St
Paris, IL 61944

\$170,000
19.97± Acres
Edgar County



Edgar County, Illinois 20 Acres of Land for Sale
Paris, IL / Edgar County

SUMMARY

Address

4123-4319 925th St

City, State Zip

Paris, IL 61944

County

Edgar County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

39.55547 / -87.783345

Acreage

19.97

Price

\$170,000

Property Website

<https://landguys.com/property/edgar-county-illinois-20-acres-of-land-for-sale/edgar/illinois/99444/>



Edgar County, Illinois 20 Acres of Land for Sale Paris, IL / Edgar County

PROPERTY DESCRIPTION

19.97± Acres of Prime Deer Hunting with Food Plot & Income Potential | Edgar County, Illinois

Located in Edgar County, Illinois just outside Paris, this 19.97± acre tract is built for serious deer hunters. From the moment you step onto the property, the amount of deer sign is undeniable. This is a rare opportunity to own a manageable, high-activity hunting property in a proven area of eastern Illinois.

The land features approximately 12 acres of timber combined with about 6 acres of open prairie or potential tillable ground. A large, established food plot anchors the property and consistently pulls deer from surrounding areas. The blend of cover, bedding habitat, and food sources creates strong hunting opportunities throughout the entire season.

Approximately 5.5 acres are currently in standing beans, offering the potential to generate income if farmed or converted into a productive hay field. Whether you're looking for a turnkey late-season setup or a smaller tract to improve and customize, this property offers both hunting performance and income flexibility at an accessible investment level.

Property details

- Acreage: 19.97± acres
- County and state: Edgar County, Illinois
- Nearest town: Paris, Illinois
- Close proximity to Paris and its amenities
- Approx. 12 acres of timber
- Approx. 6 acres open prairie or potential tillable
- Approx. 5.5 acres currently in standing beans
- Established food plot

Key features

- Exceptional deer traffic throughout the property
- Established food plot attracting consistent wildlife activity
- Strong late-season hunting setup
- Balanced mix of timber and open ground
- Natural bedding cover and travel corridors
- Income-producing potential from row crop or hay
- Manageable size for improvement and habitat management
- High-quality wildlife habitat diversity
- Located in a proven Illinois deer region
- Close to Paris, Illinois amenities
- Lower entry cost for a prime hunting location

Frequently asked questions

How much deer activity is on this 20-acre property in Edgar County, Illinois?

This property has an exceptional amount of deer activity for its size. The volume of tracks, trails, and overall sign throughout the timber and food plot areas is some of the heaviest you'll find on a parcel under 20 acres. It is specifically suited for hunters looking for consistent deer movement.

Is this property good for late-season deer hunting?

MORE INFO ONLINE:

www.landguys.com

Yes, the property is currently set up for outstanding late-season hunting. The established food plot and surrounding timber create a strong draw when temperatures drop and food sources become limited. It also has the layout to support hunting throughout the full season.

Can the open ground generate farm income?

Yes, approximately 5.5 acres are currently in standing beans and could continue to be farmed. The open acreage may also be converted into a hay field depending on your goals. Buyers should verify rental rates and income potential with a local operator.

How much timber is on the property?

There are approximately 12 acres of timber on the tract. The timber provides excellent bedding cover and travel corridors for deer and other wildlife. This wooded component is a major contributor to the property's strong hunting performance.

Is this property close to town?

Yes, the property is located just outside Paris, Illinois in Edgar County. Paris offers convenient access to fuel, dining, and everyday amenities. You can enjoy a rural hunting setting while still being close to town.

Is 19.97 acres enough land for quality deer hunting?

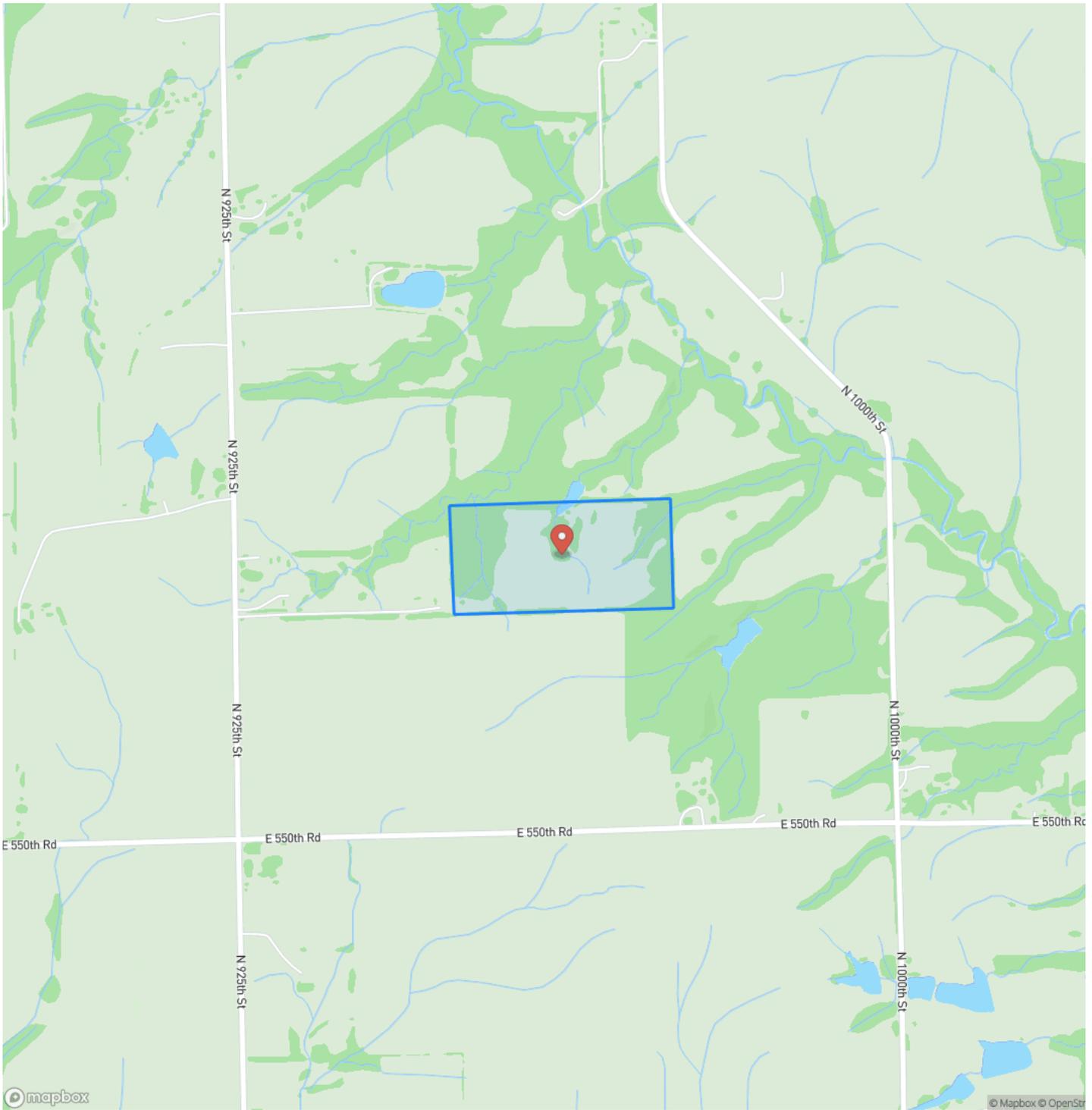
Yes, this 19.97-acre tract is proof that smaller parcels can produce big results. With the right habitat mix of timber, food, and cover, smaller properties can hold and attract mature deer. This property already demonstrates that capability.

Every Property Tells a Story. Let LandGuys Tell Yours.

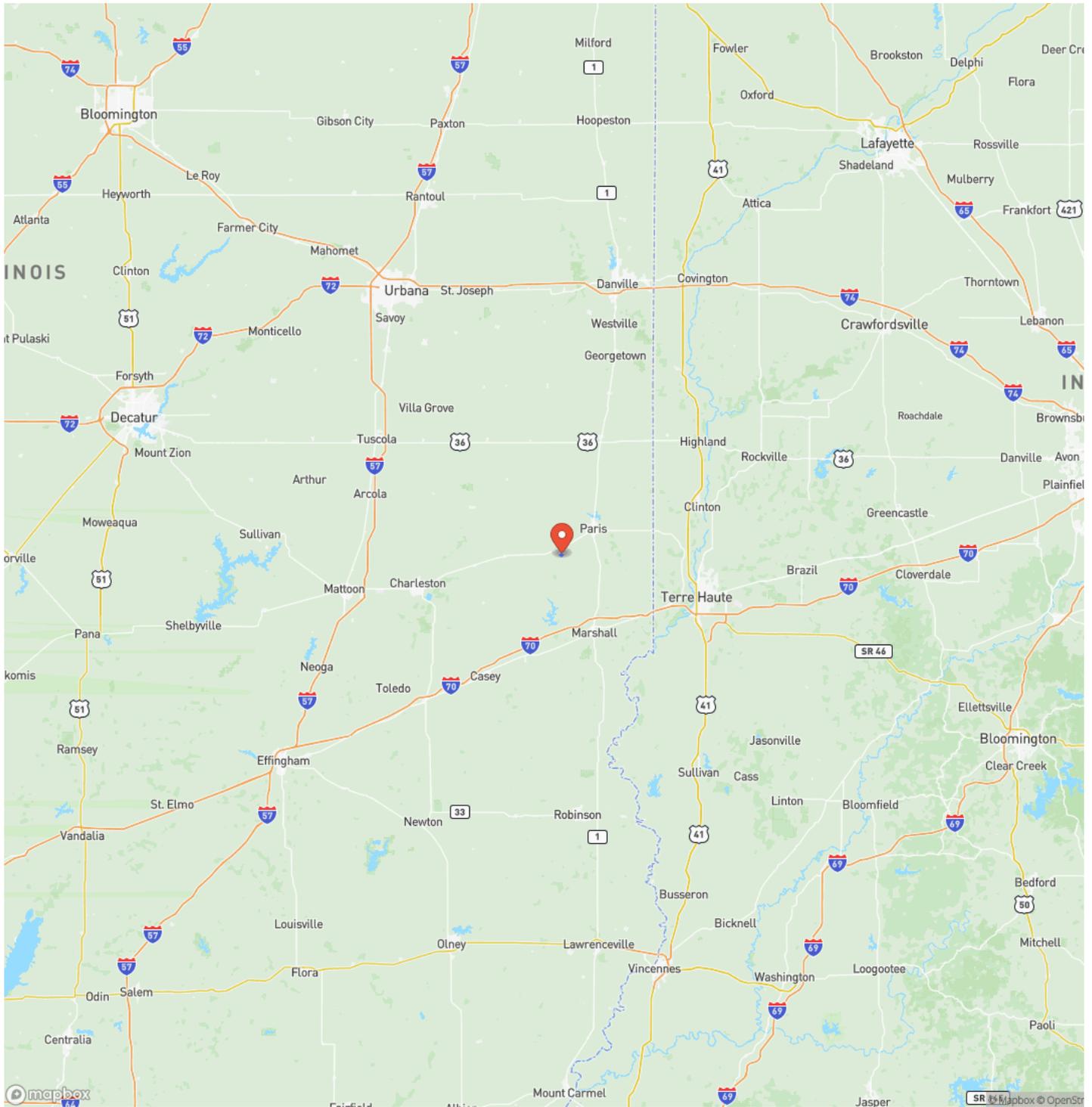
Edgar County, Illinois 20 Acres of Land for Sale
Paris, IL / Edgar County



Locator Map



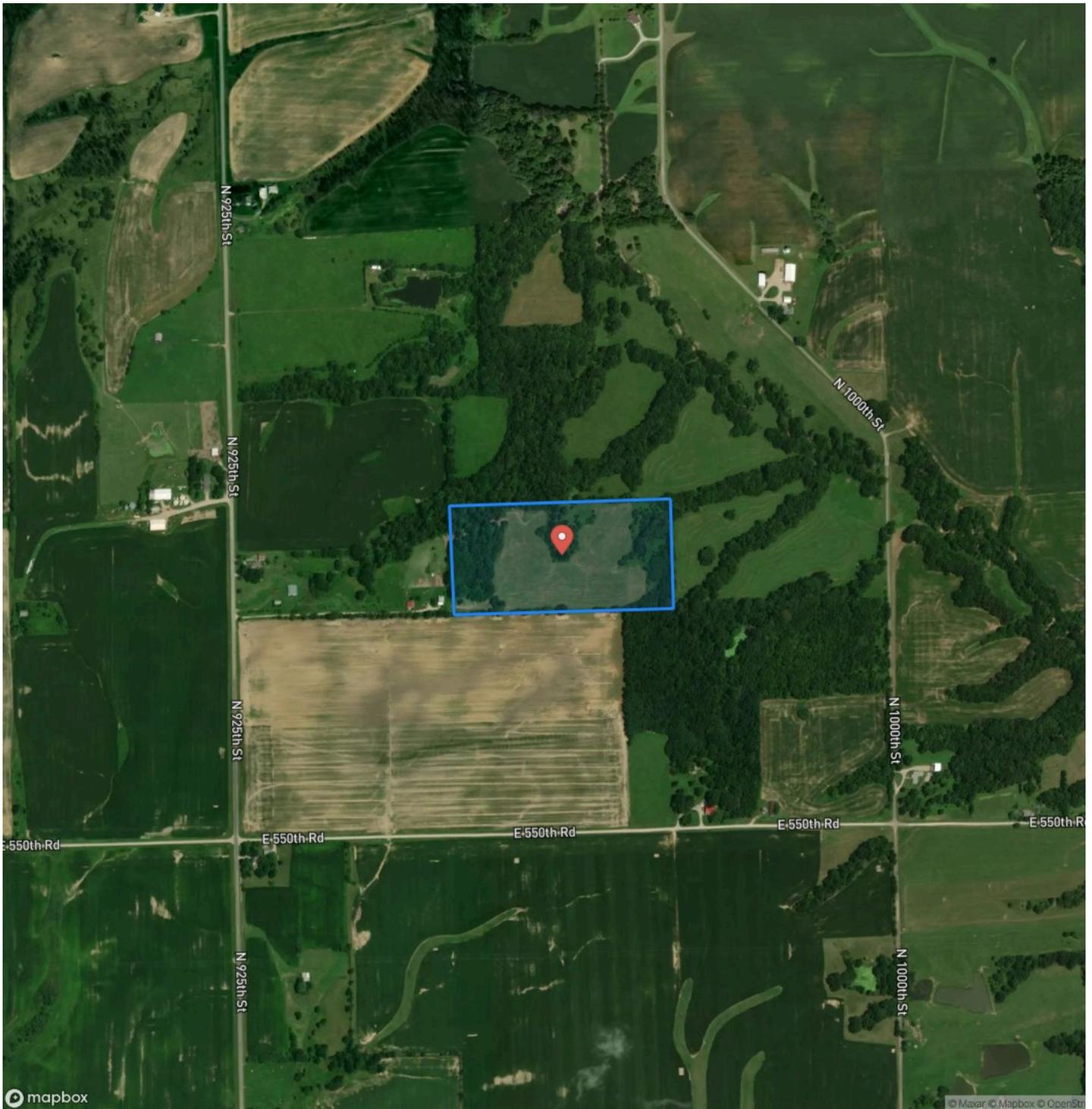
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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