

Warren County Illinois 13 Acres of Land for Sale
2723 70Th St
Little York, IL 61453

\$155,000
13.400± Acres
Warren County



Warren County Illinois 13 Acres of Land for Sale

Little York, IL / Warren County

SUMMARY

Address

2723 70Th St

City, State Zip

Little York, IL 61453

County

Warren County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

41.027096 / -90.646338

Acreage

13.400

Price

\$155,000

Property Website

<https://landguys.com/property/warren-county-illinois-13-acres-of-land-for-sale-warren-illinois/88378/>



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PROPERTY DESCRIPTION

This 13.4-acre tract in northern Warren County blends country living with outdoor recreation. A gated drive leads to rolling ground with a $\frac{3}{4}$ -acre stocked pond, 5 acres of tillable land ideal for a home or cabin site, and a mix of timber and open grassland. Two wooded travel corridors intersect to create a natural whitetail pinch point, where the current owner has harvested some great bucks. This farm has been enhanced with hundreds of American plums, fruit trees, young oaks and multiple pine species being planted throughout. Located just $\frac{1}{4}$ mile off a paved road and 9 miles north of Monmouth in United School District, it's a beautiful setting for a home, weekend retreat, or simply a place to enjoy the land. There's not much you can't do on this little farm! Don't miss it.

KEY FEATURES

- 13.4 acres with rolling topography
- $\frac{3}{4}$ -acre stocked pond (bass, bluegill, crappie, catfish)
- 5 acres tillable row crop (rented, \$900/yr)
- Excellent home or cabin site
- Two timbered wildlife travel corridors
- Gated driveway entrance
- Hundreds of plum, apple & peach, oaks and pine trees planted
- $\frac{1}{4}$ mile off paved road, 9 miles north of Monmouth

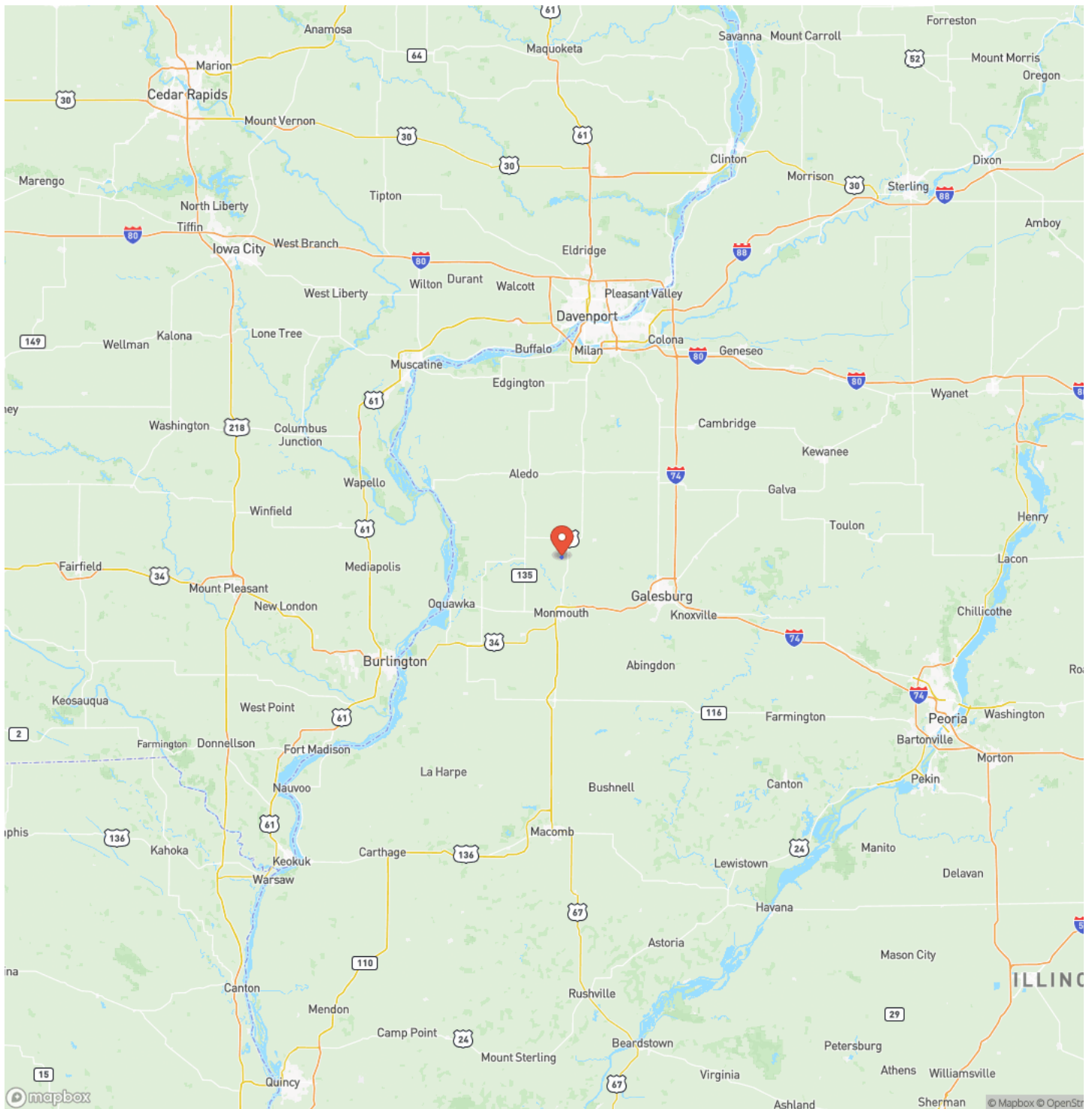
Warren County Illinois 13 Acres of Land for Sale
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Locator Map



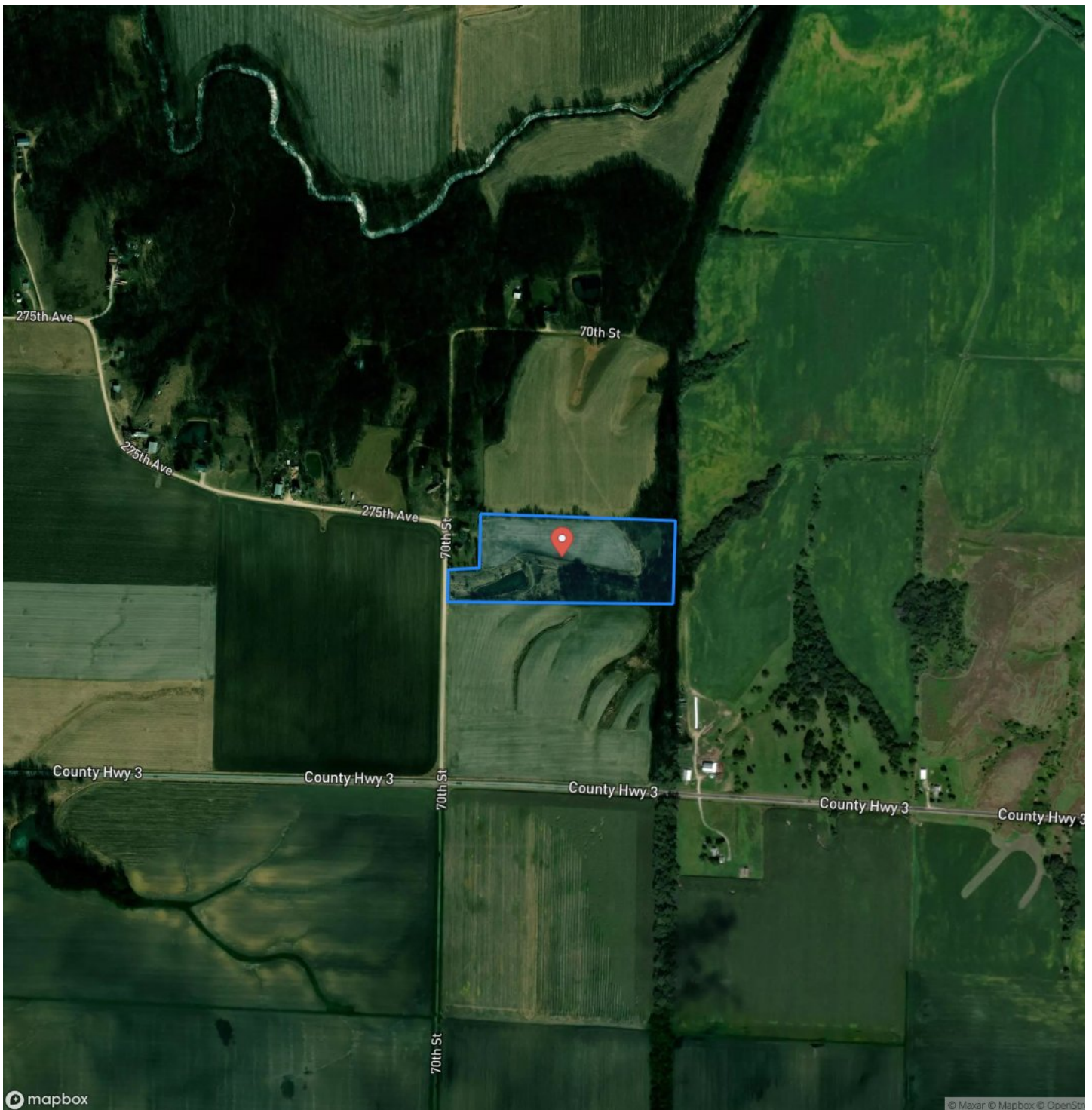
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Warren County Illinois 13 Acres of Land for Sale Little York, IL / Warren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chase Burns

Mobile

(309) 368-0370

Email

chase@landguys.com

Address

City / State / Zip

NOTES

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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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