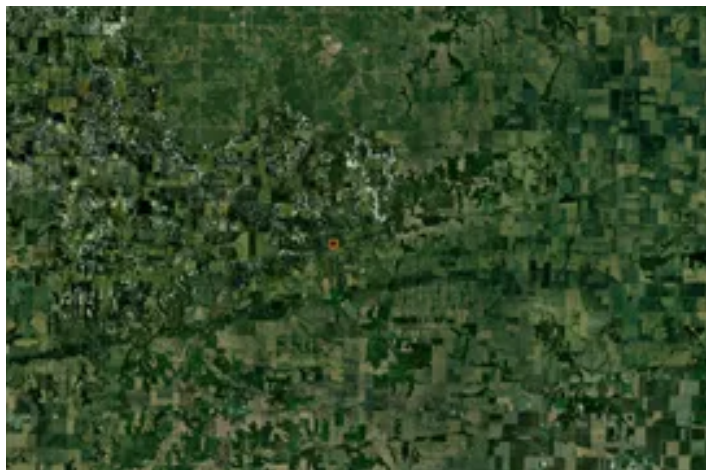


Mercer County, Illinois 41 Acres of Land For Sale
2946 147th Ave
Sherrard, IL 61281

\$295,000
41± Acres
Mercer County



Mercer County, Illinois 41 Acres of Land For Sale Sherrard, IL / Mercer County

SUMMARY

Address

2946 147th Ave

City, State Zip

Sherrard, IL 61281

County

Mercer County

Type

Hunting Land, Recreational Land

Latitude / Longitude

41.283539 / -90.517708

Acreage

41

Price

\$295,000

Property Website

<https://landguys.com/property/mercercounty-illinois-41-acres-of-land-for-sale-mercercounty-illinois/92997/>



Mercer County, Illinois 41 Acres of Land For Sale

Sherrard, IL / Mercer County

PROPERTY DESCRIPTION

Beautiful 41-Acre Mercer County Retreat with Timber, Trails, and Turnkey Hunting Potential

This 41.4-acre Mercer County property is a very solid "starter farm" with plenty of potential to be developed into much more! Rolling hardwood timber stretches across the landscape, with a creek winding diagonally through the property and drawing in wildlife year-round.

A trail system is already in place, making it easy to access your hunting stands quietly—or to enjoy an afternoon of ATV riding through the woods. Near the gated entrance on the southeast corner, a solid pole barn with concrete floor and electricity offers immediate utility. It's well suited for storage, or a weekend cabin build-out.

The timber mix features a few mature white oaks alongside younger hardwoods such as black walnut, cherry, hickory, and a variety of oak species—setting up a great long-term timber investment while offering excellent habitat for whitetails and turkeys. This property is surrounded by expansive wooded tracts in a great area for big whitetails. Located 2.5 miles southwest of Sherrard, and within the Sherrard School District, just 25 minutes south of Moline, IL on a hard road.

Whether you're looking for a private hunting retreat, a future build site in the country, or a place to enjoy quiet weekends outdoors, this farm checks all the right boxes.

KEY FEATURES

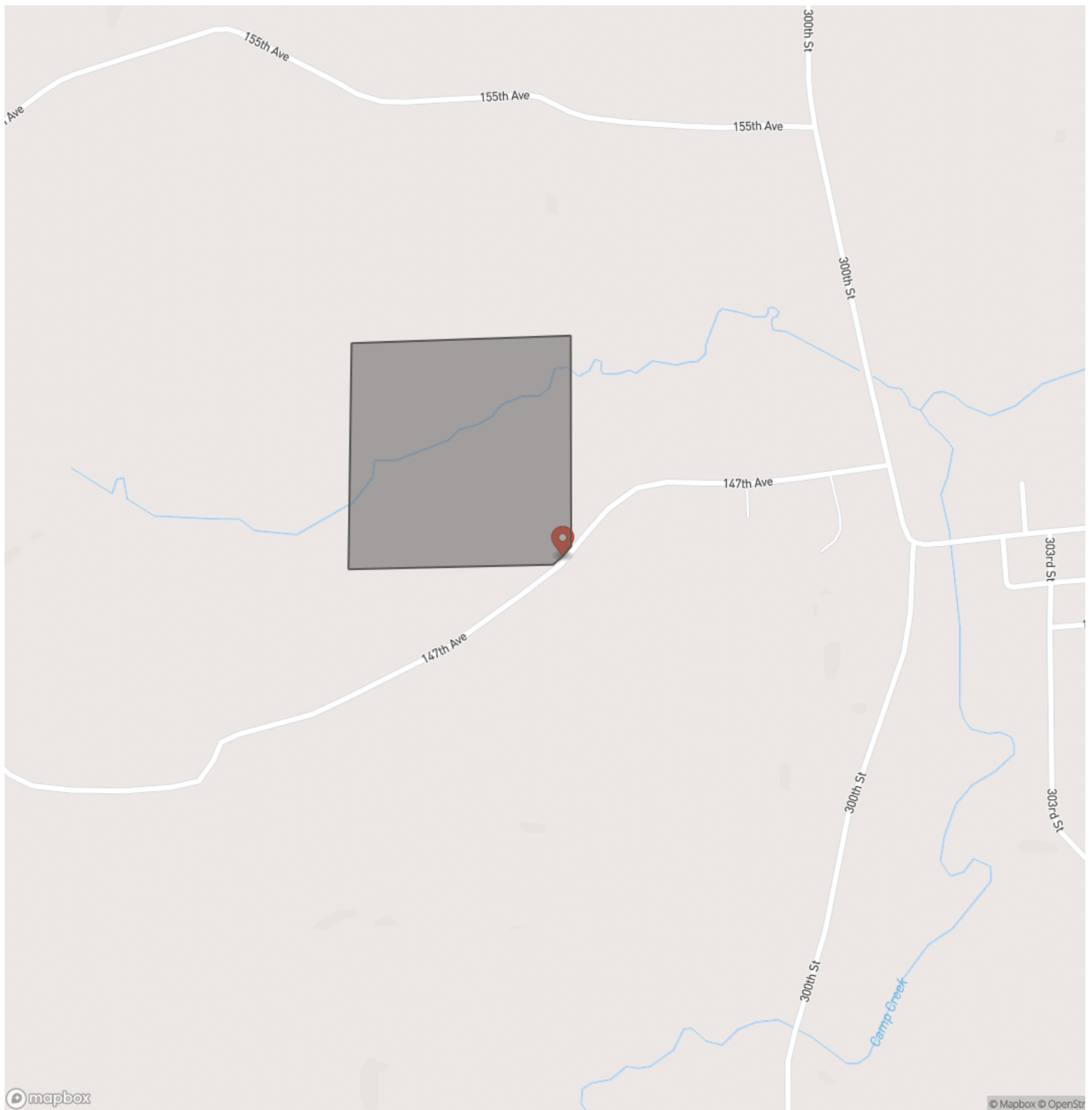
- Excellent hunting area with abundant deer and turkey sign
- Pole barn with concrete floor and electricity—ready for living quarters build-out
- 41.4 wooded acres with rolling terrain and creek bottom
- Trail system for quiet stand access and ATV riding
- Year-round creek cutting across the property
- Mature white oaks and younger hardwood mix including walnut, cherry, and hickory
- Secure gated entrance, just off a hard road
- Located 2.5 miles SW of Sherrard and 25 minutes from Moline, IL

This property is co-listed with Brad Belser of Illinois Farm and Rec Land.

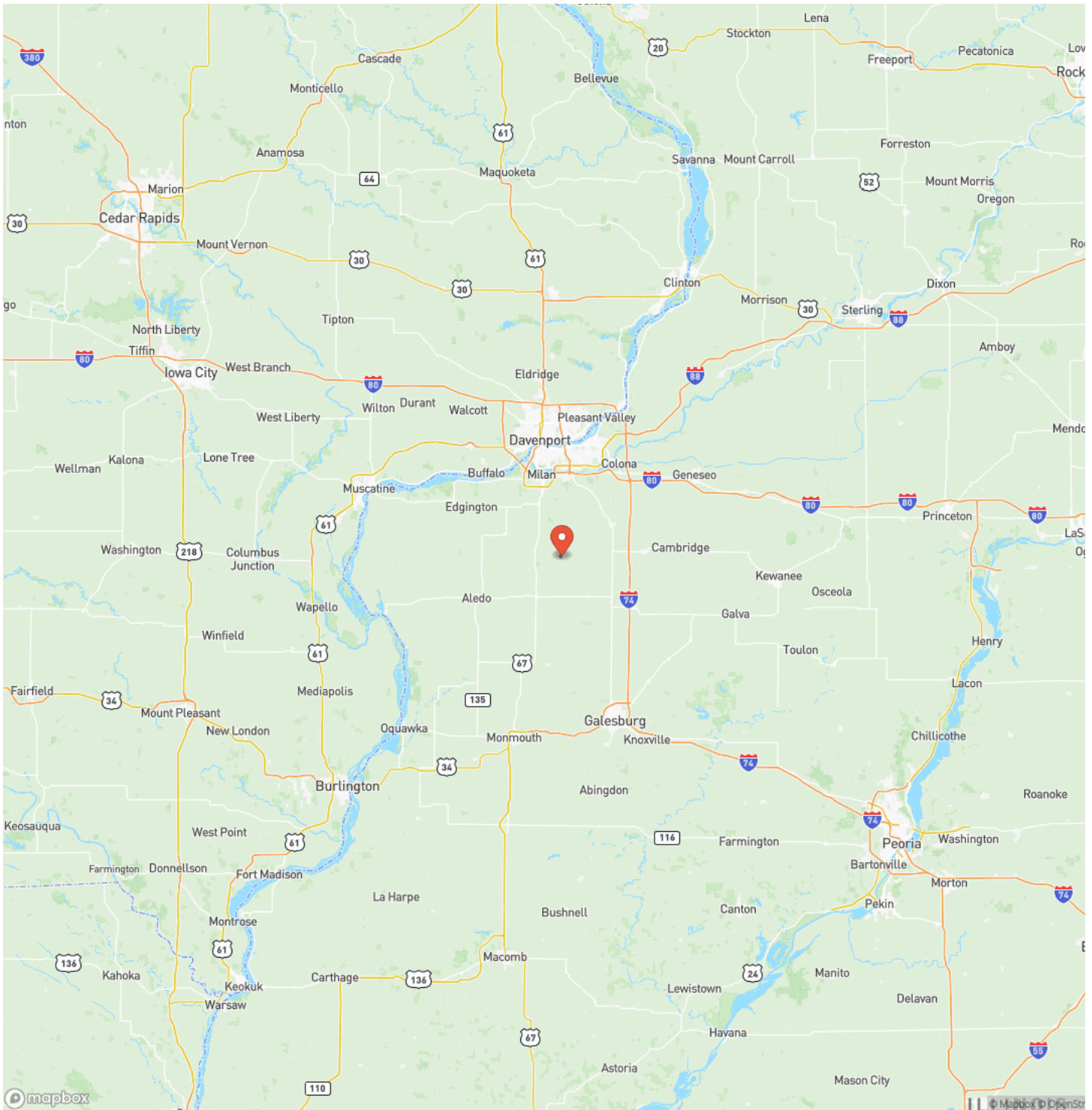
Mercer County, Illinois 41 Acres of Land For Sale
Sherrard, IL / Mercer County



Locator Map



Locator Map



Satellite Map



Mercer County, Illinois 41 Acres of Land For Sale Sherrard, IL / Mercer 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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