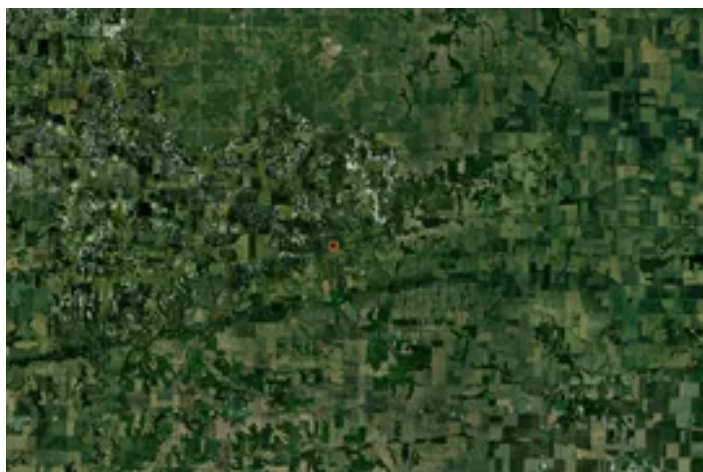
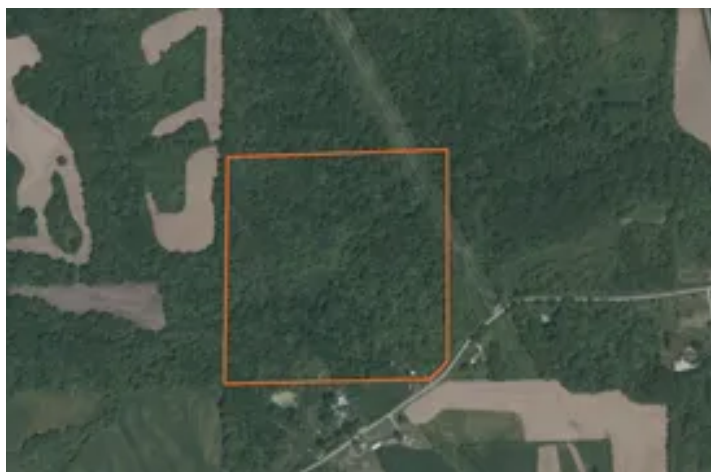


**Mercer County, Illinois 41 Acres of Land For Sale**  
2946 147th Ave  
Sherrard, IL 61281

**\$295,000**  
41± Acres  
Mercer County





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

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### **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**

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#### **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 partial 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 partial 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.**

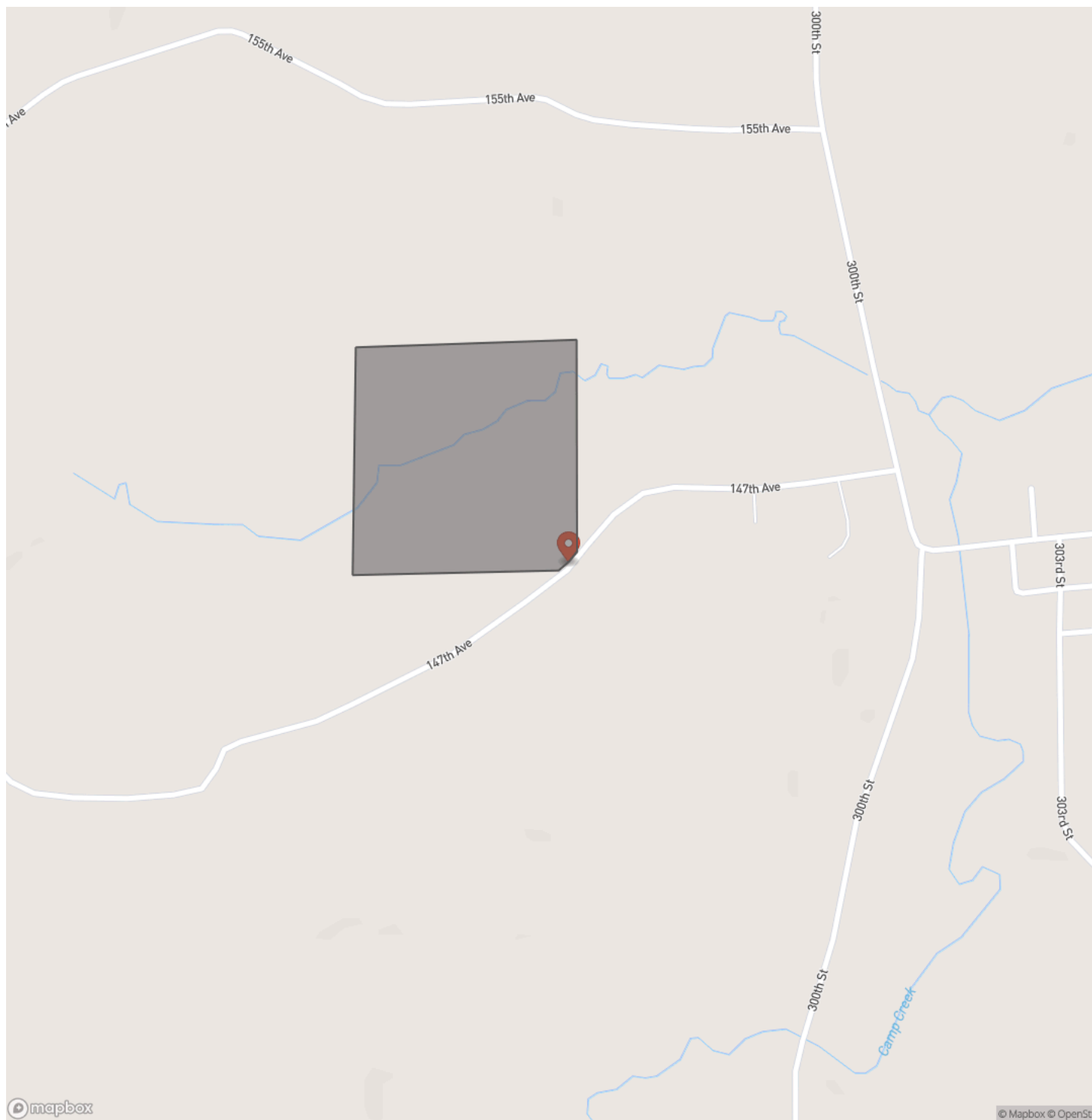


**Mercer County, Illinois 41 Acres of Land For Sale**  
**Sherrard, IL / Mercer County**

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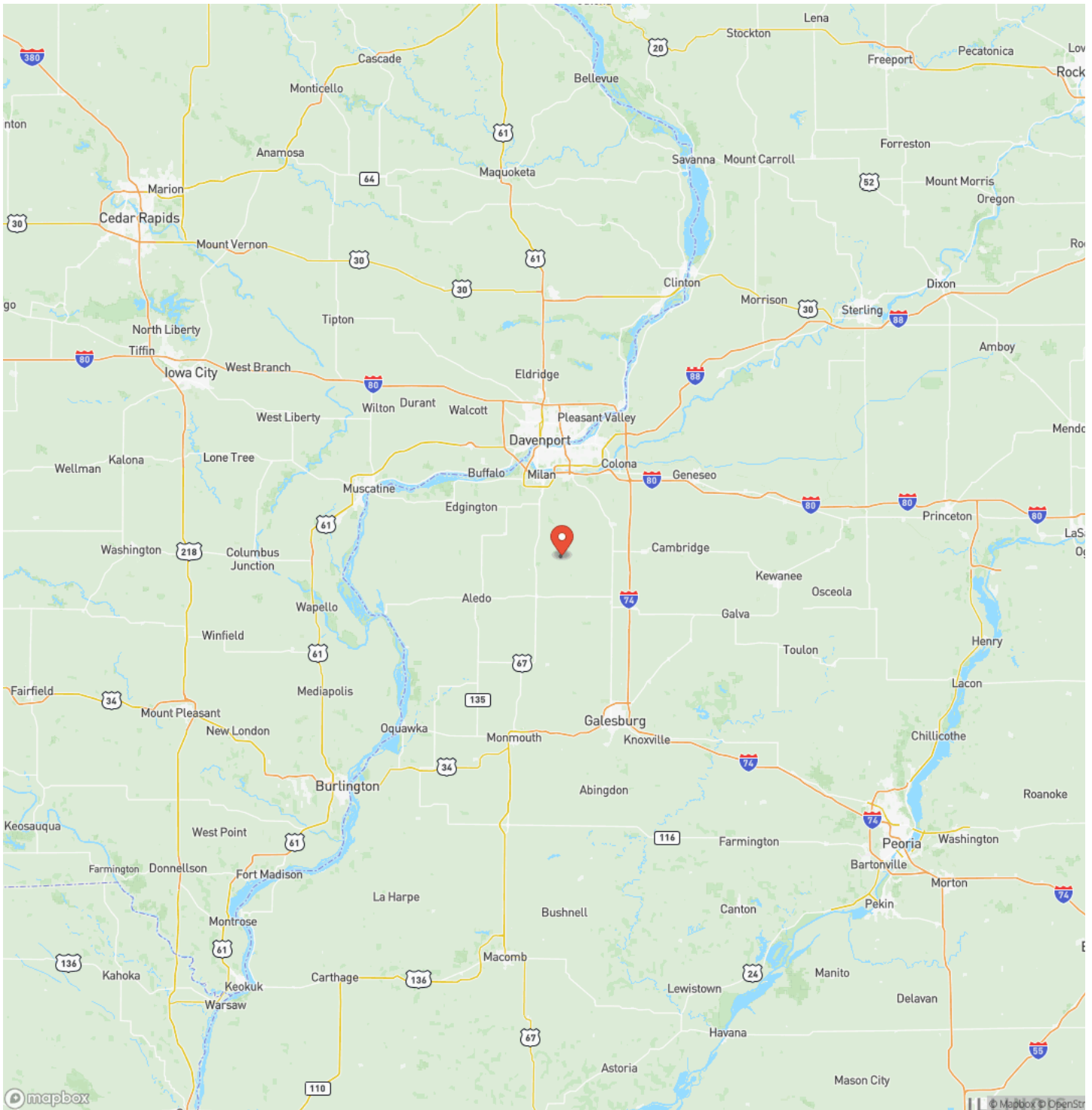


## Locator Map





## 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

[illegible]



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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