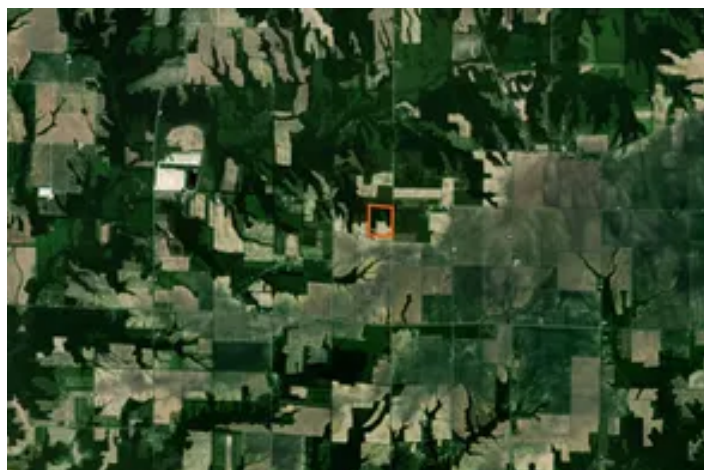


McDonough County, Illinois 32 Acres of Land For Sale
00 North 525th Ln
Colchester, IL 62326

\$260,000
32± Acres
McDonough County



McDonough County, Illinois 32 Acres of Land For Sale Colchester, IL / McDonough County

SUMMARY

Address

00 North 525th Ln

City, State Zip

Colchester, IL 62326

County

McDonough County

Type

Recreational Land, Hunting Land, Farms

Latitude / Longitude

40.456261 / -90.79191

Acreage

32

Price

\$260,000

Property Website

<https://landguys.com/property/mcdonough-county-illinois-32-acres-of-land-for-sale-mcdonough-illinois/96588/>



McDonough County, Illinois 32 Acres of Land For Sale Colchester, IL / McDonough County

PROPERTY DESCRIPTION

Small acreage. Big-buck country. Built to hunt and produce in McDonough County, IL.

Located in a proven big-buck area, this 32-acre tract offers an impressive combination of hunting opportunity, income, and access. The property is thoughtfully laid out with diverse habitat, strong timber, and established food plot and trail systems that allow it to hunt much larger than its size. With two-sided access and nearly flat tillable ground, this is a rare small-acreage property that delivers both recreational and financial value. This property is owned by a licensed Illinois Real Estate Agent.

KEY FEATURES:

- Situated in a proven big-buck area
- Outstanding small-acreage hunting and income potential
- Highly diverse habitat throughout
- Two-sided access for flexible entry and exit
- Approximately 10 acres of nearly flat tillable ground
- Well-established one-acre food plot with excellent access
- Small internal UTV road system
- Quality hardwood timber with a mix of oak and walnut
- **This property is owned by a licensed Illinois Real Estate Agent.**

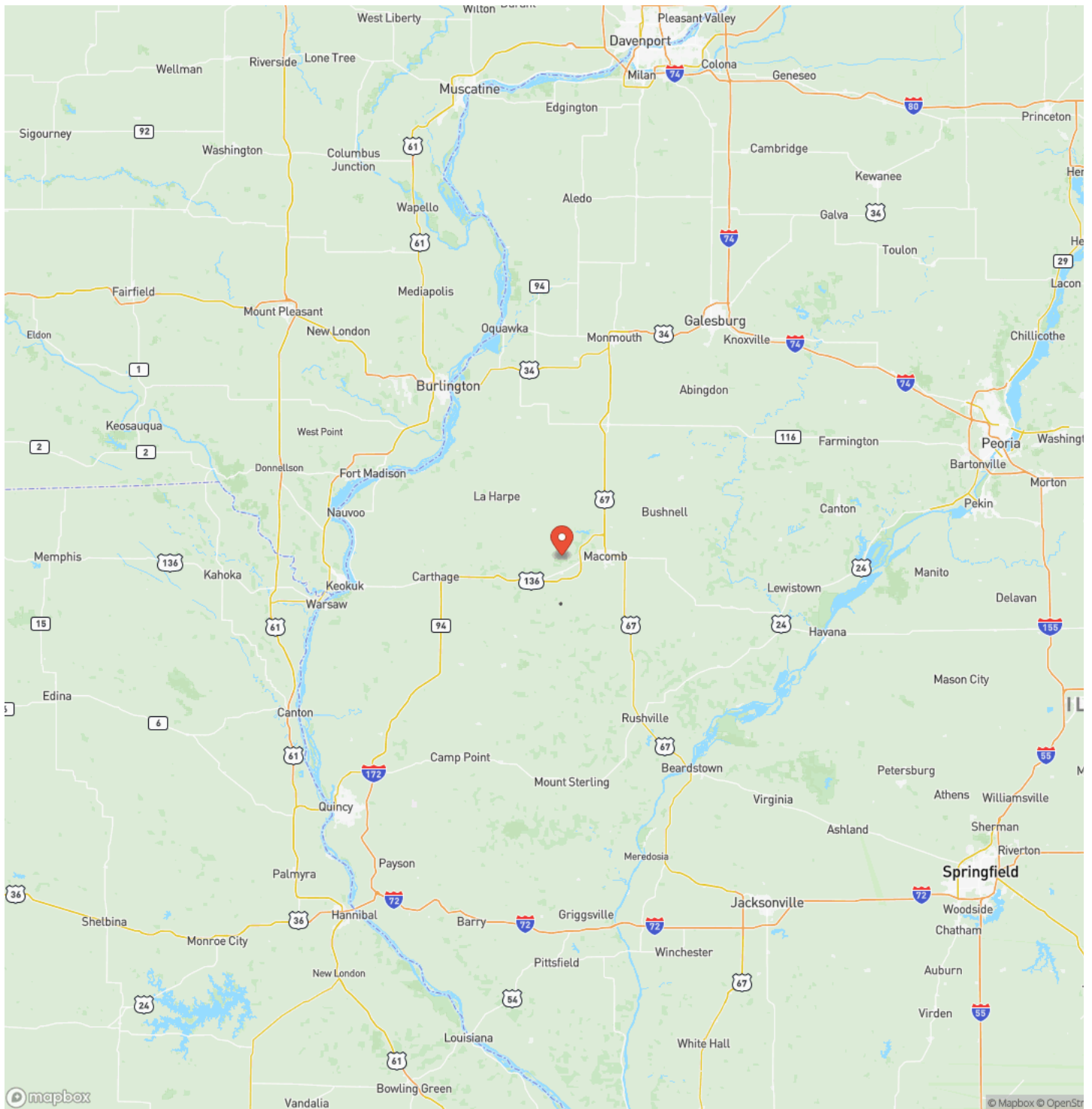
McDonough County, Illinois 32 Acres of Land For Sale
Colchester, IL / McDonough County



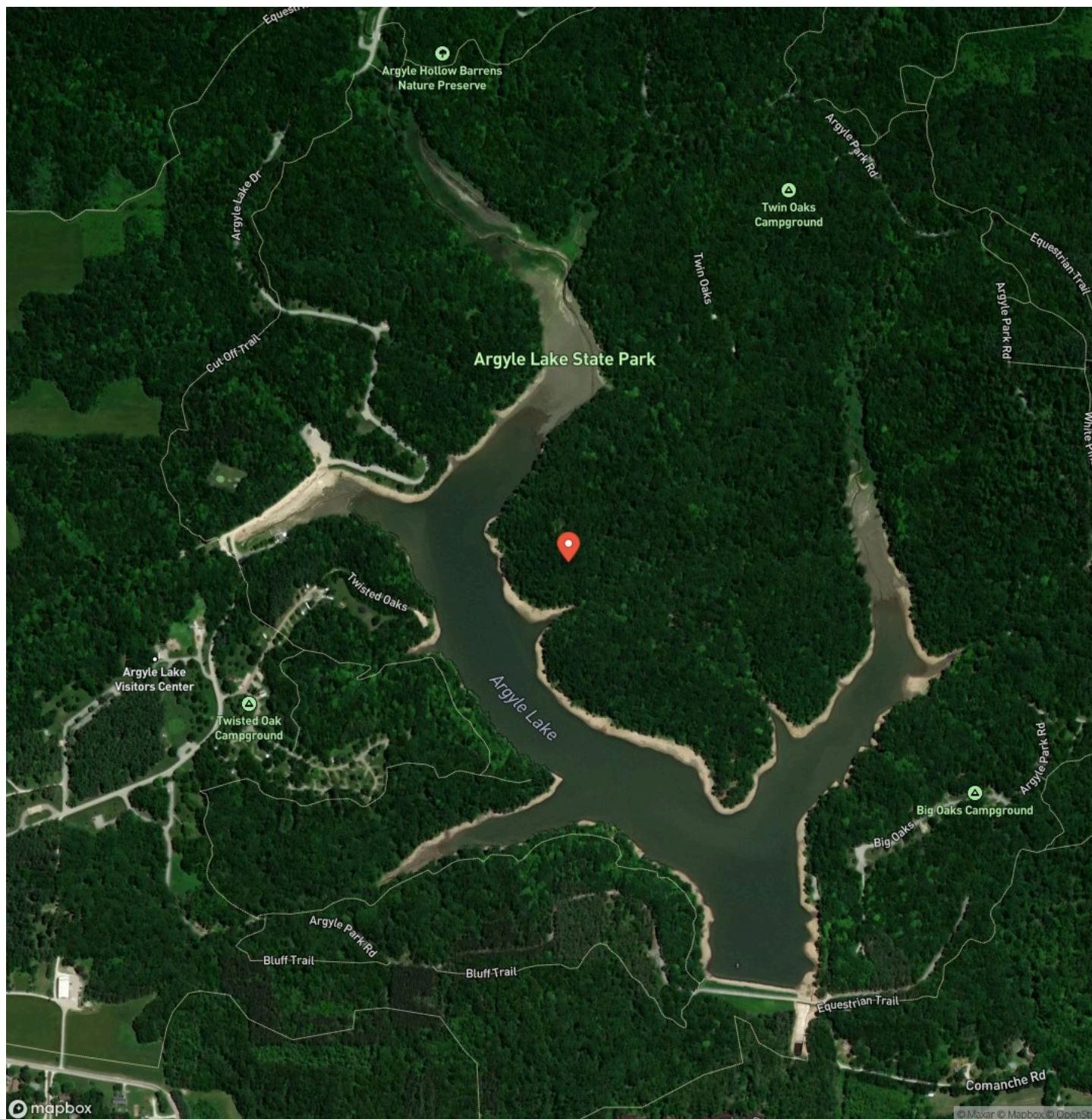
Locator Map



Locator Map



Satellite Map



McDonough County, Illinois 32 Acres of Land For Sale Colchester, IL / McDonough County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jesse Stay

Mobile

(217) 779-2793

Email

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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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