

**Schuylerville County, Illinois 40 Acres of Land for Sale with
Home
12532 German rd
Browning, IL 62624**

**\$435,000
40± Acres
Schuylerville County**



MORE INFO ONLINE:

Schuylerville County, Illinois 40 Acres of Land for Sale with Home Browning, IL / Schuylerville County

SUMMARY

Address

12532 German rd

City, State Zip

Browning, IL 62624

County

Schuylerville County

Type

Hunting Land, Recreational Land, Residential Property, Single Family, Farms

Latitude / Longitude

40.151012 / -90.349086

Dwelling Square Feet

1,000

Bedrooms / Bathrooms

2 / 1

Acreage

40

Price

\$435,000

Property Website

<https://landguys.com/property/schuylerville-county-illinois-40-acres-of-land-for-sale-with-home/schuylerville/illinois/96747/>



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www.landguys.com

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PROPERTY DESCRIPTION

Small Turn-key property large enough to get landowner tags and ready to hunt on day one.

Here is a unique opportunity at one of the most sought-after properties that buyers dream of buying. This property is a Forty-acre Turn-key property large enough to get Illinois Landowner tags, and just small enough it stays affordable for many buyers.

The 2-bedroom one bathroom cabin is 1000 sq. feet, and the sellers are willing to work with buyers about leaving it fully furnished. The cabin and 2 car garage were built in 2021 and offers everything including city water, electricity, and a mini split heating and cooling system keeps the cabin at comfortable temperatures year- round. The small wood fireplace helps heat the cabin on cold winter nights.

Don't forget about the excellent deer and turkey hunting as well as consistently good morel mushroom hunting on this property. There are existing trails to navigate on a UTV for easy access to and from stands. Some covered box blinds and stands will stay with the property. The 10.5 acres of tillable ground help provide food and approximately \$1,400 in annual income. This turn-key property has so much to offer I can't explain it all in this description, it really is a must-see property.

KEY FEATURES

- Trail system for easy access throughout the property
- year-round creek with shale/rock bottom
- 2 Miles from the Browning boat ramp to access the Illinois River
- 10.5 Acres Tillable – 122 Productivity Index, 150 bu/ac Corn & 47 bu/ac soybeans
- \$1400 annual income
- 2 bed & 1 bath, 1000 Sq Ft Cabin (built in 2021)
- 600 sq ft 2 Car attached garage (built in 2021)
- Astoria City Water
- Electric Deer winch and cleaning station with sink in garage
- 22' X 45' 5 bay carport. Implement and Boat Storage
- RV Power and Water Hookup
- 2 Covered Aerial Stands and 7 Ladder Stands (4 Setup and Ready to Use)
- 50-yard gun range
- 10-year enrollment in the Conservation Stewardship Program. 2026 – 2036 (transferrable to a buyer)
- Consulting Forester hired to Selective timber cut in 2024 to improve deer habitat
- Sycamores were excluded from timber thinning to maintain a strong morel mushroom harvest. 5-10lb yearly mushroom harvests are typical over a 2-3 week period
- Good Deer, Turkey, Geese and Mushroom numbers
- 2 Food Plots on Field Edges

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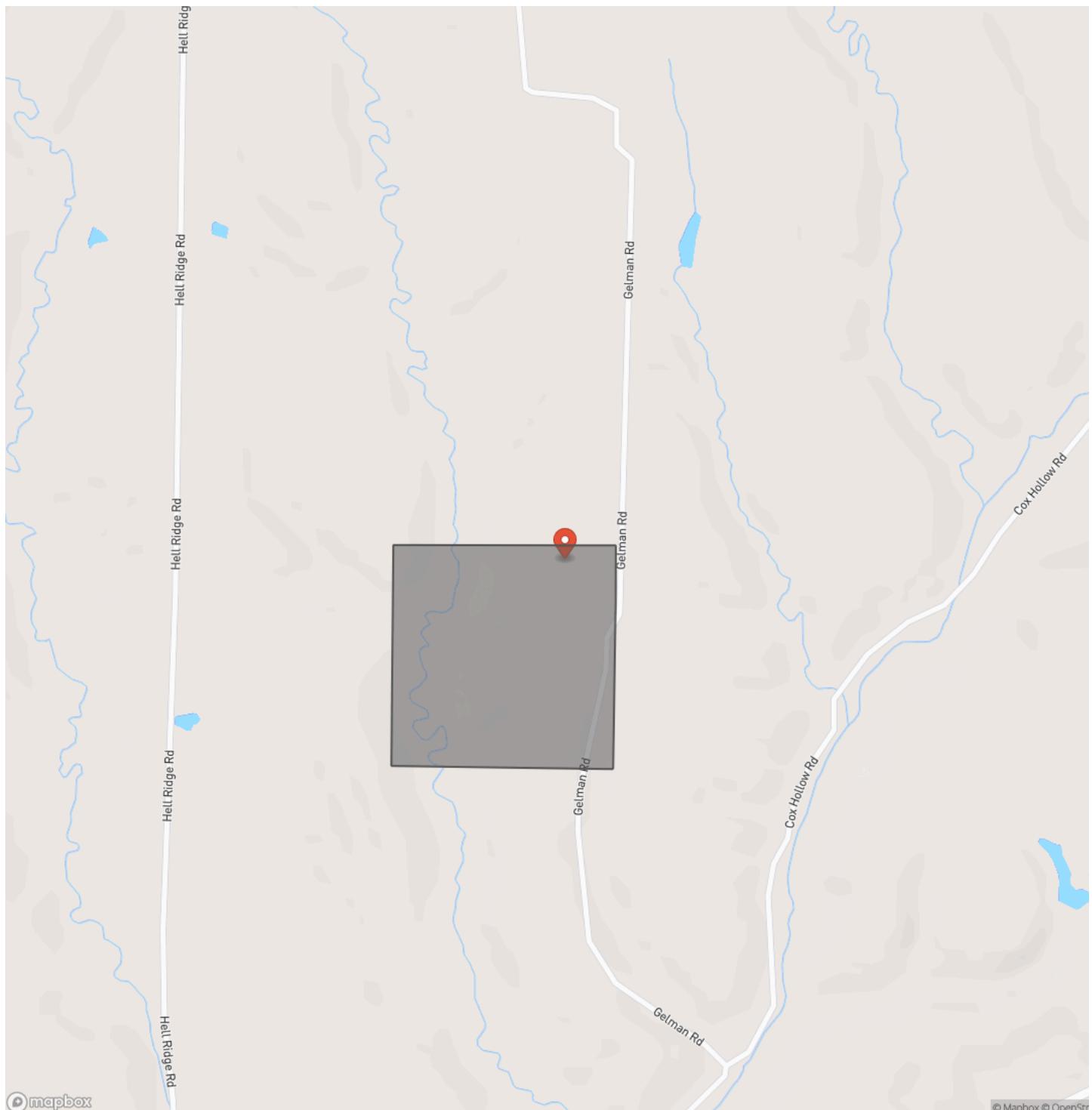
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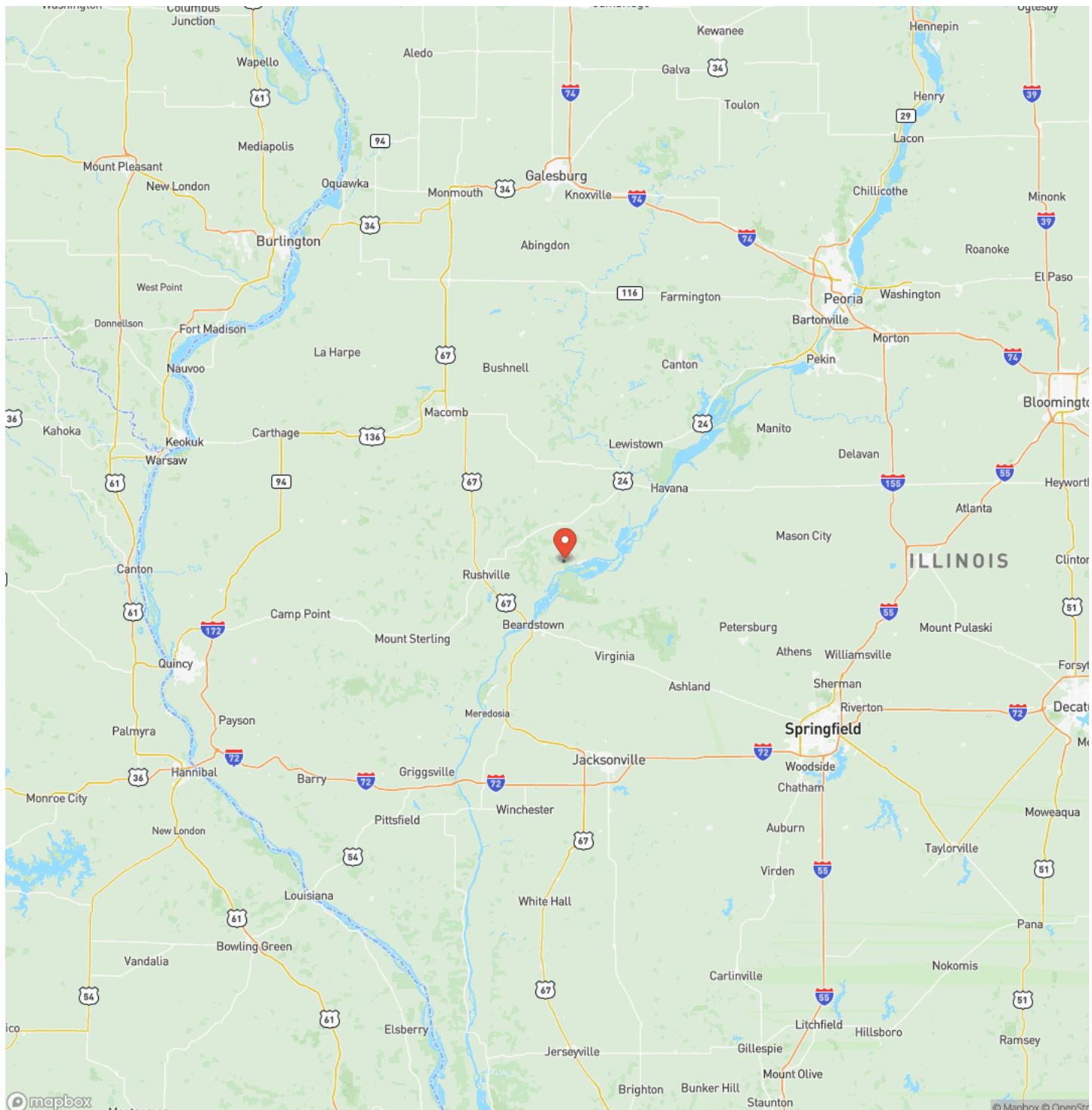
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Locator Map



Locator Map



MORE INFO ONLINE:

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Satellite Map



MORE INFO ONLINE:

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Schuylerville, New York 40 Acres of Land for Sale with Home Browning, IL / Schuylerville County

LISTING REPRESENTATIVE

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NOTES

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