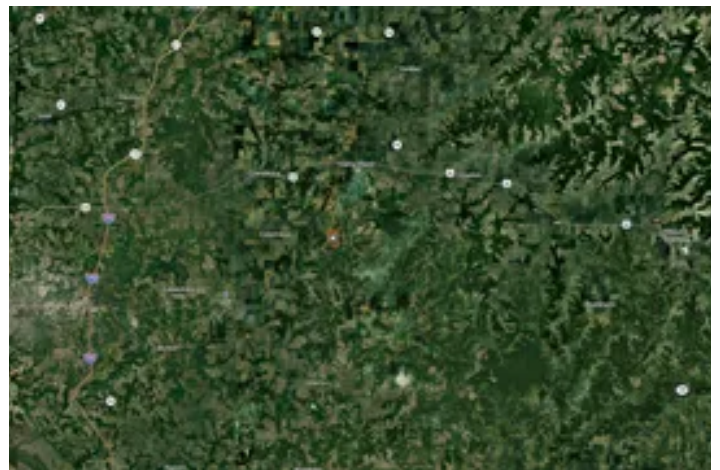


**Adams County, Illinois 201 Acres of Land for Sale**  
RR E 2253 Road  
Camp Point, IL 62320

**\$1,577,850**  
201± Acres  
Adams County





## Adams County, Illinois 201 Acres of Land for Sale

### Camp Point, IL / Adams County

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#### **SUMMARY**

##### **Address**

RR E 2253 Road

##### **City, State Zip**

Camp Point, IL 62320

##### **County**

Adams County

##### **Type**

Farms, Hunting Land, Recreational Land

##### **Latitude / Longitude**

39.990013 / -91.088175

##### **Acreage**

201

##### **Price**

\$1,577,850

##### **Property Website**

<https://landguys.com/property/adams-county-illinois-201-acres-of-land-for-sale-adams-illinois/95305/>



## Adams County, Illinois 201 Acres of Land for Sale

### Camp Point, IL / Adams County

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#### **PROPERTY DESCRIPTION**

##### **Quality hunting parcel with great yearly income.**

Great trail camera history from this past season. Beautiful building site that overlooks the property. Year round water source. Strong annual income from tillable cash rent. Large machine shed. Numerous strategically located food plots. Located at the end of a dead end road 5 miles south of Camp point IL with stores close by. Extensive internal road system. What else could you ask for in a recreational tract? Be sure to watch the video of this impressive property. Please reach out to me with any questions or to schedule a showing.

#### **KEY FEATURES**

- 201 acres in Adams Co, IL
- Approx 100 acres tillable with a high yearly income
- Creek
- Mature timber
- Numerous established food plots
- Switchgrass
- Water holes and funnel fence installed
- Internal access roads throughout
- High deer and turkey numbers
- Impressive recent trail camera history
- Large machine shed
- Beautiful building site
- Utilities present
- End of dead end road
- Located about 5 miles south of Camp Point, IL
- Watch attached property video

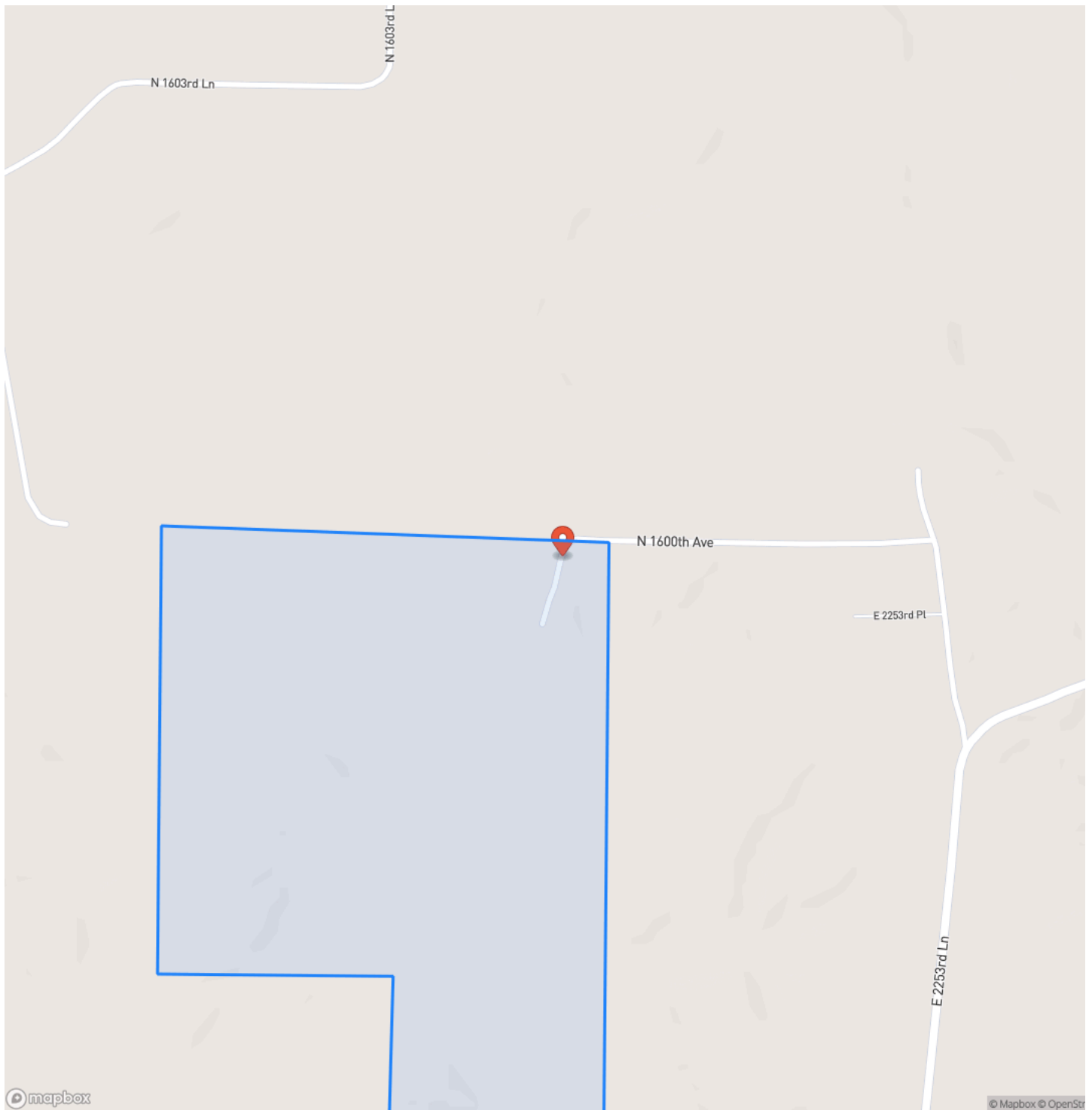


**Adams County, Illinois 201 Acres of Land for Sale**  
**Camp Point, IL / Adams County**

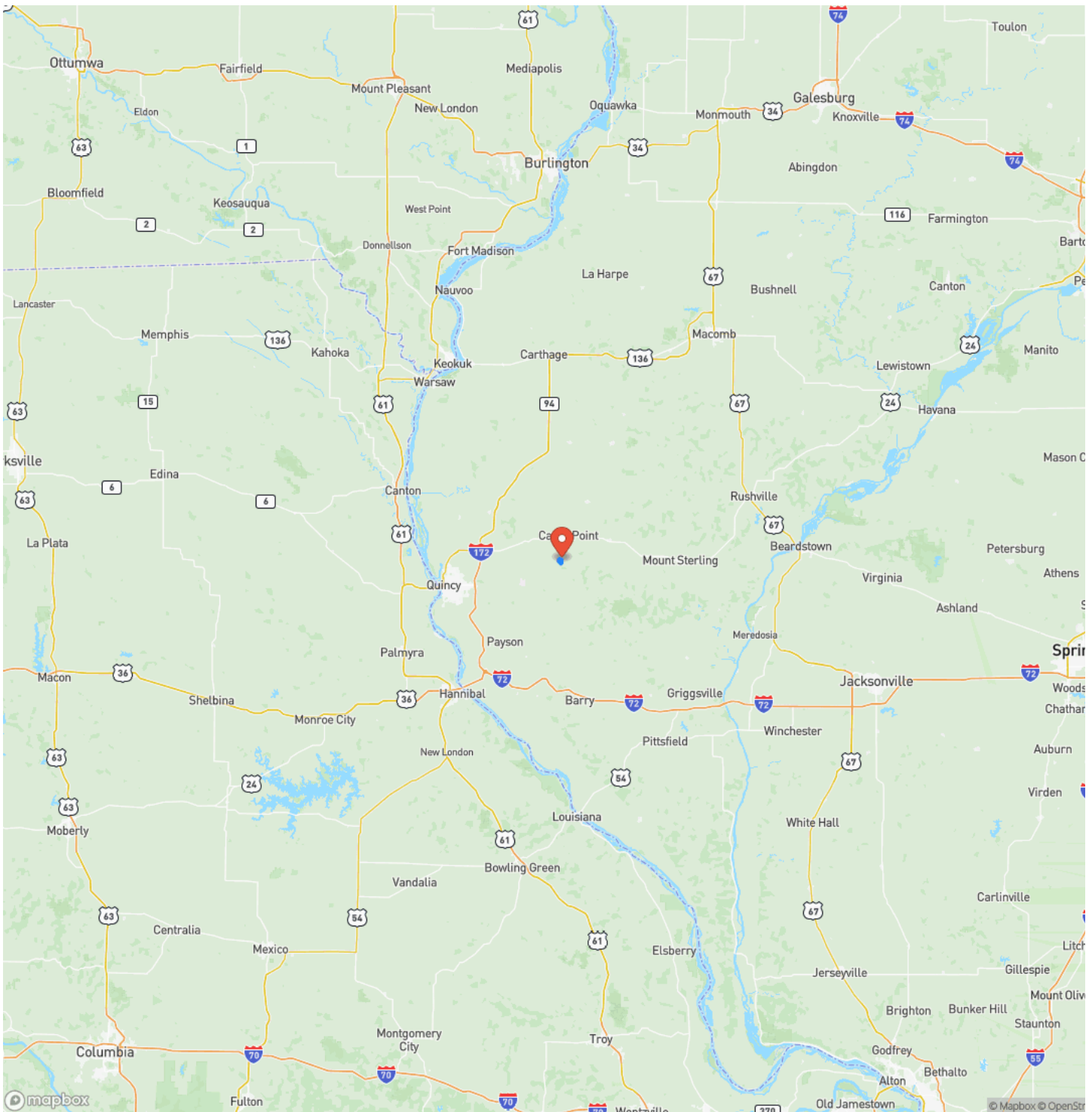
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## Locator Map



## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Adams County, Illinois 201 Acres of Land for Sale Camp Point, IL / Adams County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Toby Stay

## Mobile

(217) 257-6096

## Email

toby@landguys.com

**Address**

City / State / Zip

## NOTES

[illegible]



## This image shows a single 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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