

Schuyler County, Illinois 217 Acres Duck Club Share
12229 Illinois Rte 100
Browning, IL 62624

\$112,000
217± Acres
Schuyler County



**Schuyler County, Illinois 217 Acres Duck Club Share
Browning, IL / Schuyler County**

SUMMARY

Address

12229 Illinois Rte 100

City, State Zip

Browning, IL 62624

County

Schuyler County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.14171 / -90.330937

Acreage

217

Price

\$112,000

Property Website

<https://landguys.com/property/schuyler-county-illinois-217-acres-duck-club-share-schuyler-illinois/79051/>



Schuyler County, Illinois 217 Acres Duck Club Share Browning, IL / Schuyler County

PROPERTY DESCRIPTION

Having grown up in this area, Long Lake Farms has been a topic of discussion every year during duck season. It's a well-managed, highly desirable club along the West Side of the Illinois River near Browning, IL. This is a unique opportunity to buy a 1/10th ownership share of the club's corporation, which gives you ownership stock in the use of the club. The club boasts a recently updated 5-bedroom, 2-bathroom lodge for sleeping and hanging out. It has a nice main room and kitchen and is a great setup for any duck club. There is a 40 x 60 cold storage shed, for storing ATV's, and other equipment as well as a heated portion of the shed that acts as a locker room and mud room to help keep the lodge clean.

The club plants and harvests approximately 45 acres annually to help keep the annual membership dues at an affordable \$2,160.00. They plant and flood an additional 40 plus acres into corn and or moist soils or millet each year. There is electricity to some of the 9 total hunting pits on the blind, and the electricity can also be used to help pump out seep water to try to ensure a successful corn crop each year.

The club sits straight North of Ashe swale which is one of the primary refuge locations on Sanganois State Fish and Wildlife Area. This is a great property for the avid waterfowl hunter.

KEY FEATURES

- 1/10th ownership share of 217 taxable acres in Schuyler County
- This is a 10% equity stake in the club's corporation.
- Includes a recently updated 5- bedroom / 2-bathroom lodge.
- Nice large 40 x 60 cold storage building.
- A heated portion of the shed is a mud room with lockers for owners.
- 9 pits setup for duck and goose hunting.
- Electricity is run to a few pits and is used to run pump systems.
- Property comes with equipment for planting crops and pumping wetlands.
- Club plants and harvests approximately 45-50 acres of corn each year.
- An additional 30 or so acres are planted in corn to flood for ducks
- They also plant approximately 30 acres of millet each year for flooding.
- Annual membership dues are around \$2,160 each year.

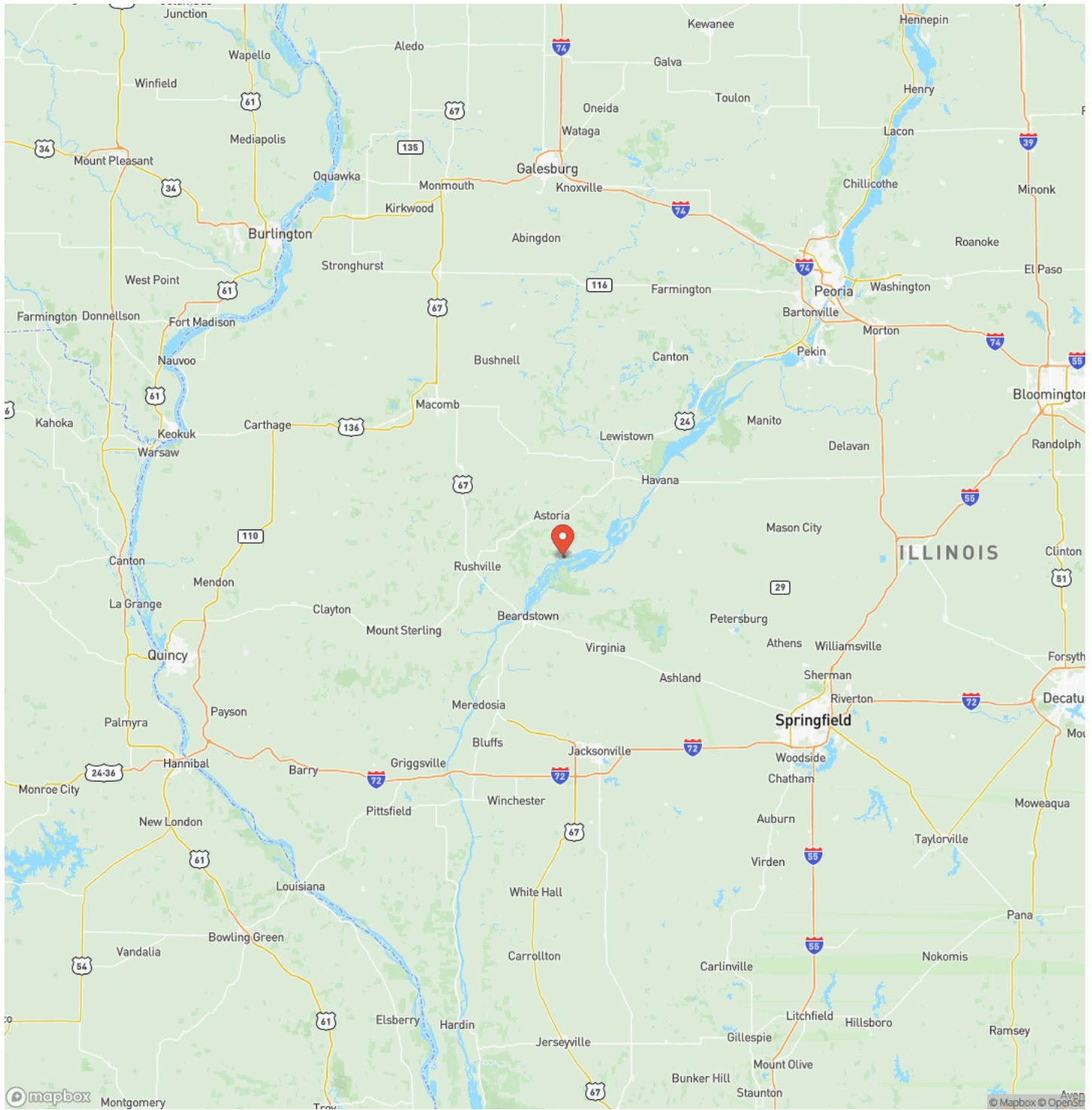
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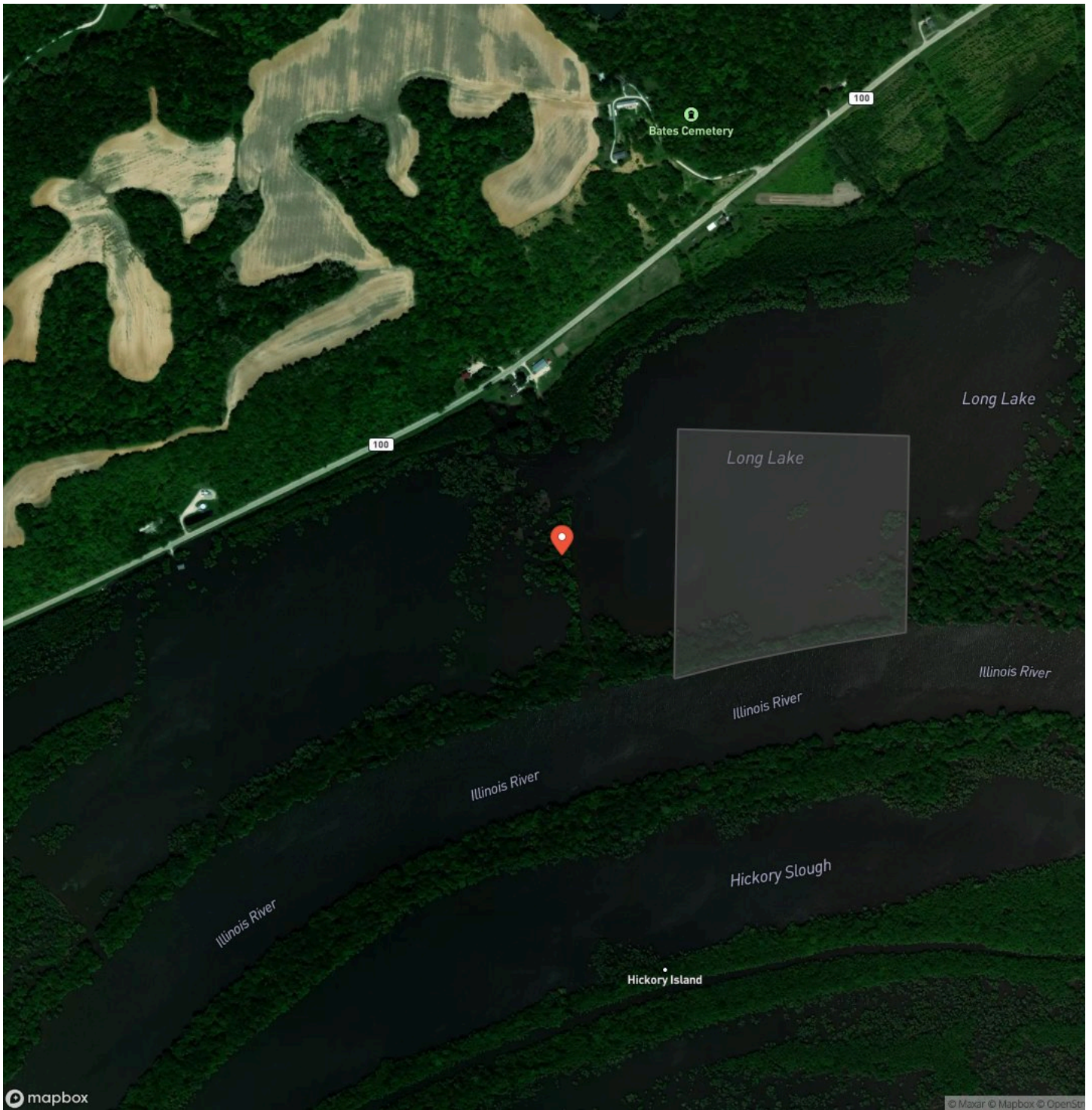
Locator Map



Locator Map



Satellite Map



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LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
