

257.98 AC in Brown County, IL - Hunting & Tillable
Cooperstown Township
Mount Sterling, IL 62353

\$2,760,000
257.980± Acres
Brown County



257.98 AC in Brown County, IL - Hunting & Tillable Mount Sterling, IL / Brown County

SUMMARY

Address

Cooperstown Township

City, State Zip

Mount Sterling, IL 62353

County

Brown County

Type

Hunting Land, Farms

Latitude / Longitude

39.960649 / -90.64702

Acreage

257.980

Price

\$2,760,000

Property Website

<https://legacylandco.com/property/257-98-ac-in-brown-county-il-hunting-tillable-brown-illinois/89398/>



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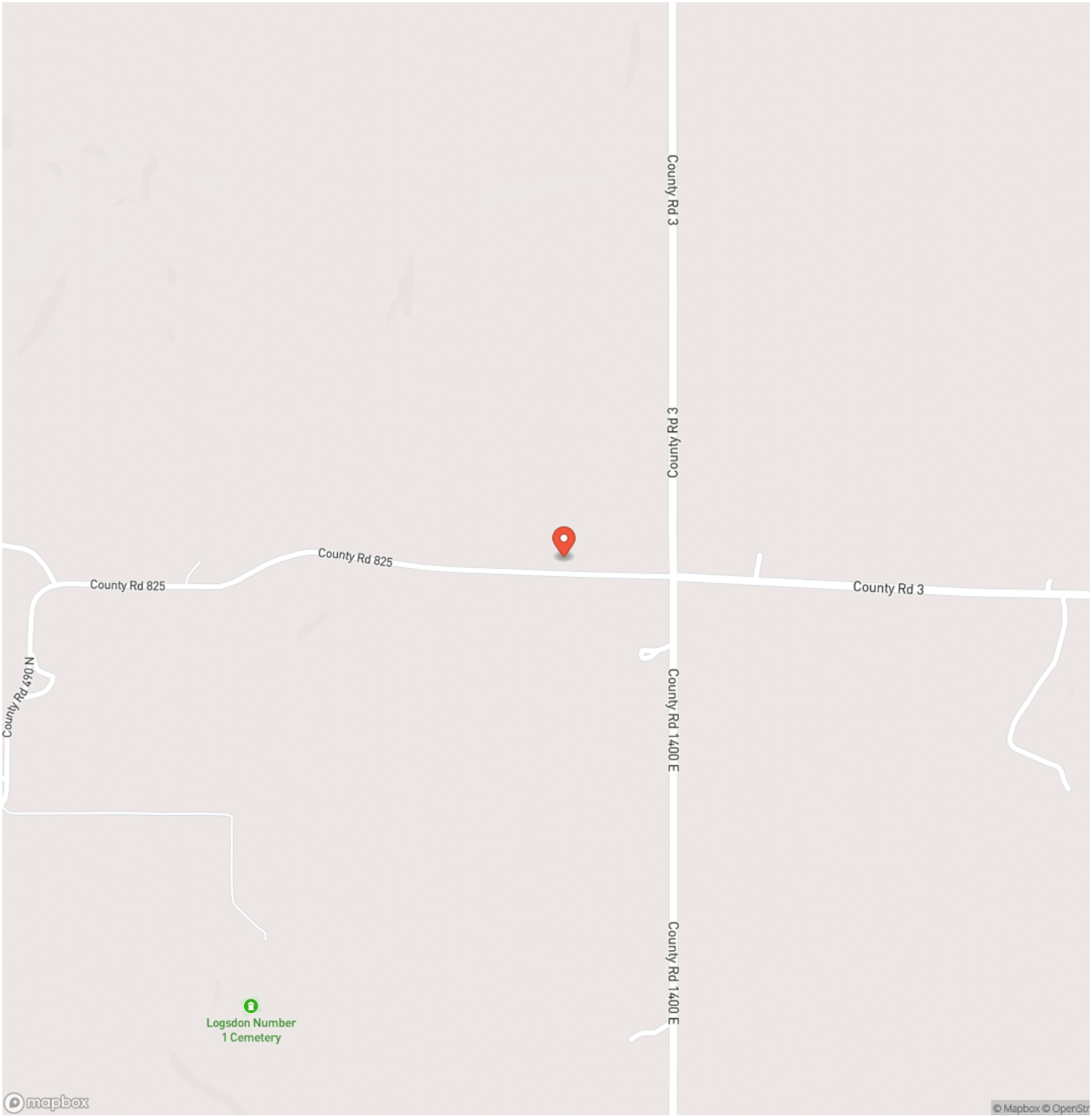
PROPERTY DESCRIPTION

Great opportunity for someone who wants to own a large tract of hunting & tillable in Brown County, IL. 257+/- Acres bordering both sides of County Road 825 near Mount Sterling, IL. The South Tract has 106.7 acres with 77.12 tillable and a pond and some potential building sites; The North Tract has 151.29 acre with 102.33 tillable with 2 food plots and hunting income. Average PI of tillable is 119. Can be sold as separate tracts. Selective cut on timber in last 10 years (walnut and oak). Act Fast - this is a great spot! For more information or to schedule your private showing, call Listing Agent Aaron Walker at [217-248-9826](tel:217-248-9826).

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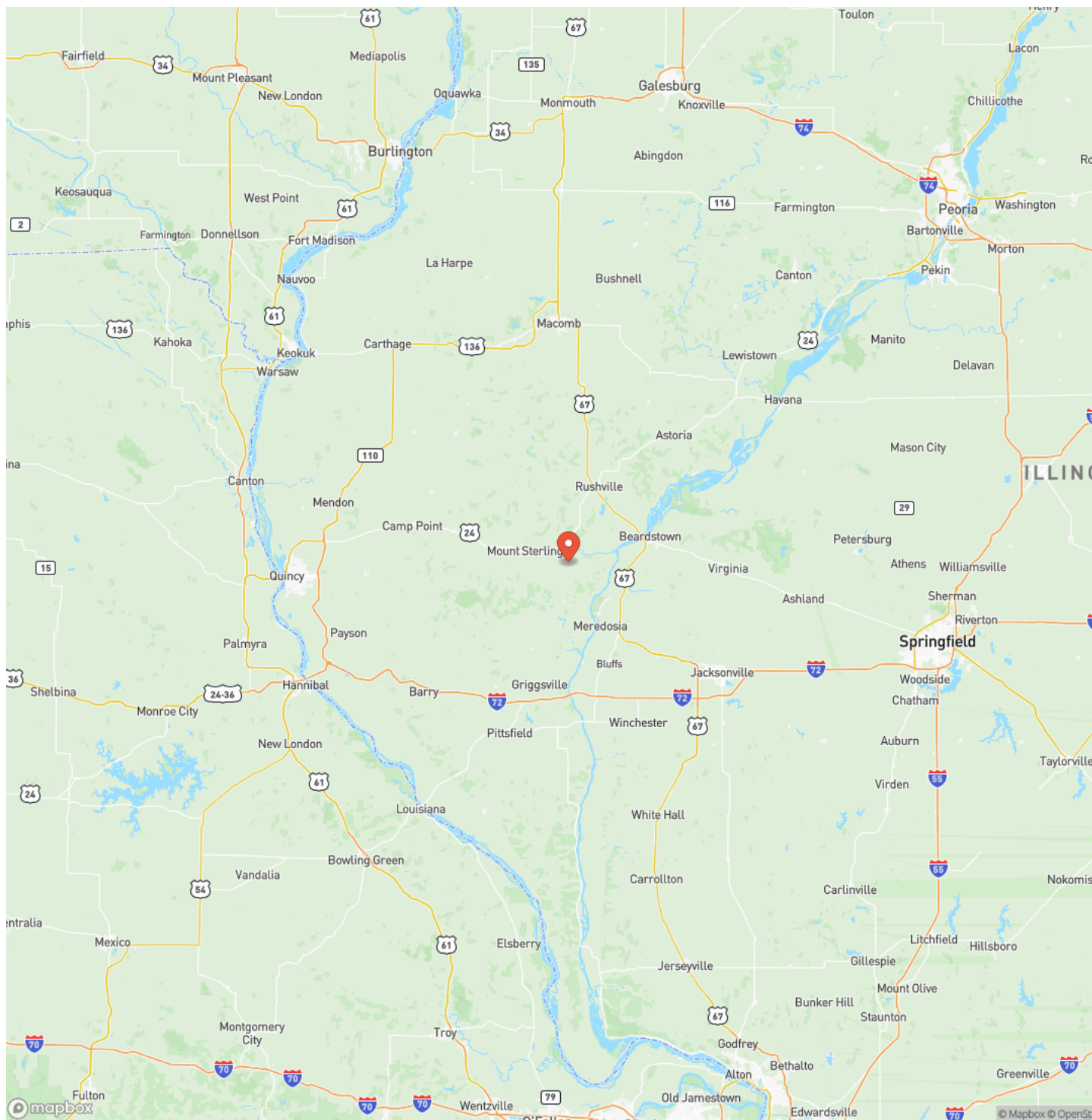


Locator Map



**257.98 AC in Brown County, IL - Hunting & Tillable
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Locator Map



Satellite Map



**257.98 AC in Brown County, IL - Hunting & Tillable
Mount Sterling, IL / Brown County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Aaron Walker

Mobile

(217) 248-9826

Email

awalker@legacylandco.com

Address

City / State / Zip

NOTES

[illegible]

NOTES

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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