

Schuyler County, Illinois 20 Acres Of Land For Sale  
00 N. Hickory School Rd  
Industry, IL 61440

**\$176,000**  
20± Acres  
Schuyler County



## Schuyler County, Illinois 20 Acres Of Land For Sale Industry, IL / Schuyler County

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### **SUMMARY**

#### **Address**

00 N. Hickory School Rd

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

Industry, IL 61440

#### **County**

Schuyler County

#### **Type**

Recreational Land, Farms

#### **Latitude / Longitude**

40.272841 / -90.575928

#### **Acreage**

20

#### **Price**

\$176,000

#### **Property Website**

<https://landguys.com/property/schuyler-county-illinois-20-acres-of-land-for-sale-schuyler-illinois/77937/>



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### **PROPERTY DESCRIPTION**

This is a unique opportunity for a small investment tillable farm, or potential home building sites. The 20 acres is almost completely tillable land, that provides a good opportunity for a future homesite or building site for a hunting base camp.

There is electricity along the road, a well would have to be installed to get a water source for a cabin or home.

There is a total of 20 acres in two separate tracts. The sellers would entertain selling it as a whole 20 acres, or as individual tracts of 14 and 6 acres. Contact the broker for details on individual tract pricing.

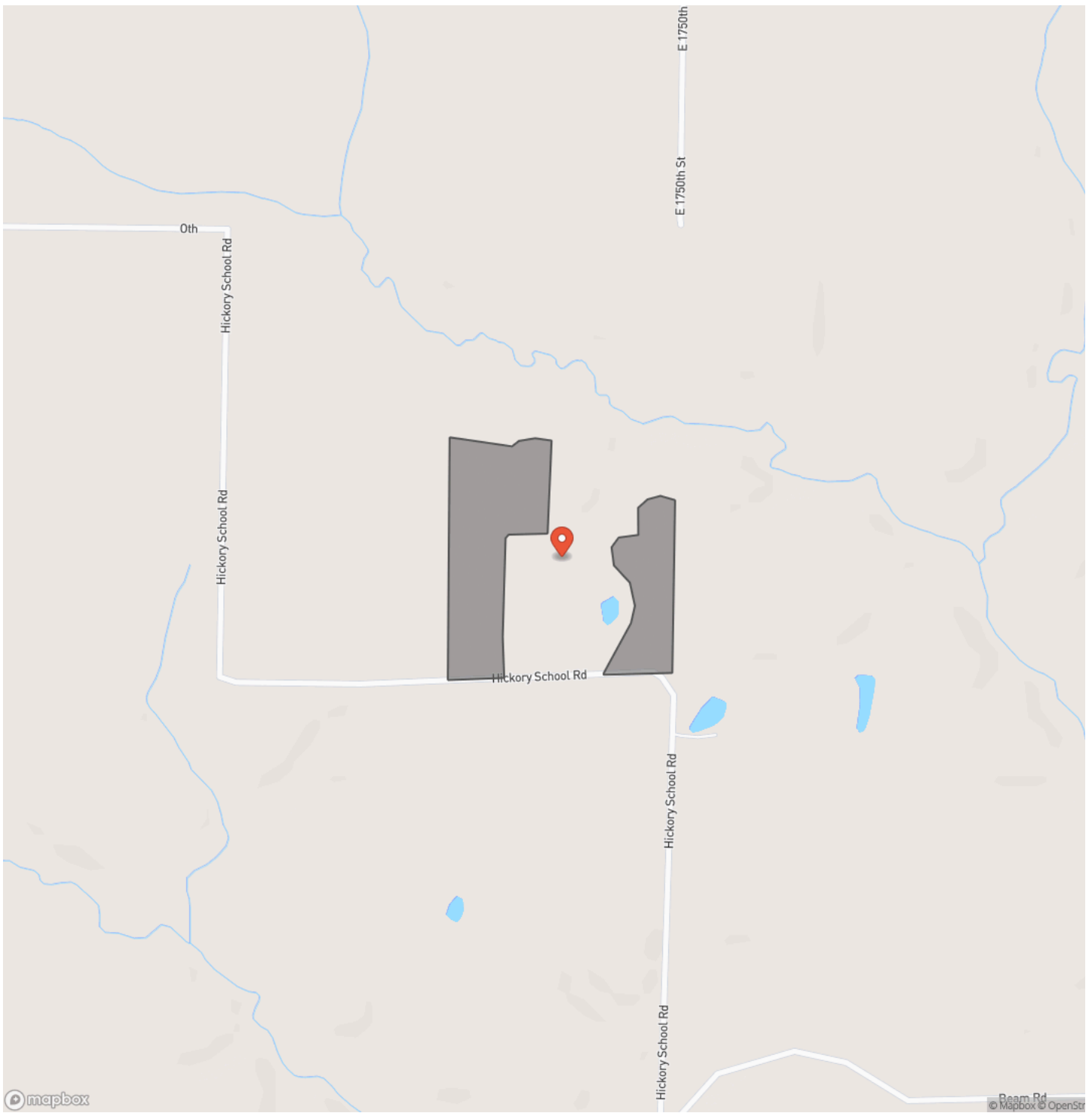
### **KEY FEATURES**

- 20 acre mostly tillable property
- Great location for a future home site.
- Productivity Index of 108
- Located North of Rushville
- Electricity along road
- A well would need to be drilled for water
- Available as 3 purchase options, 20-acre, 14-acre, or 6-acre parcels
- Contact broker for pricing on individual parcels

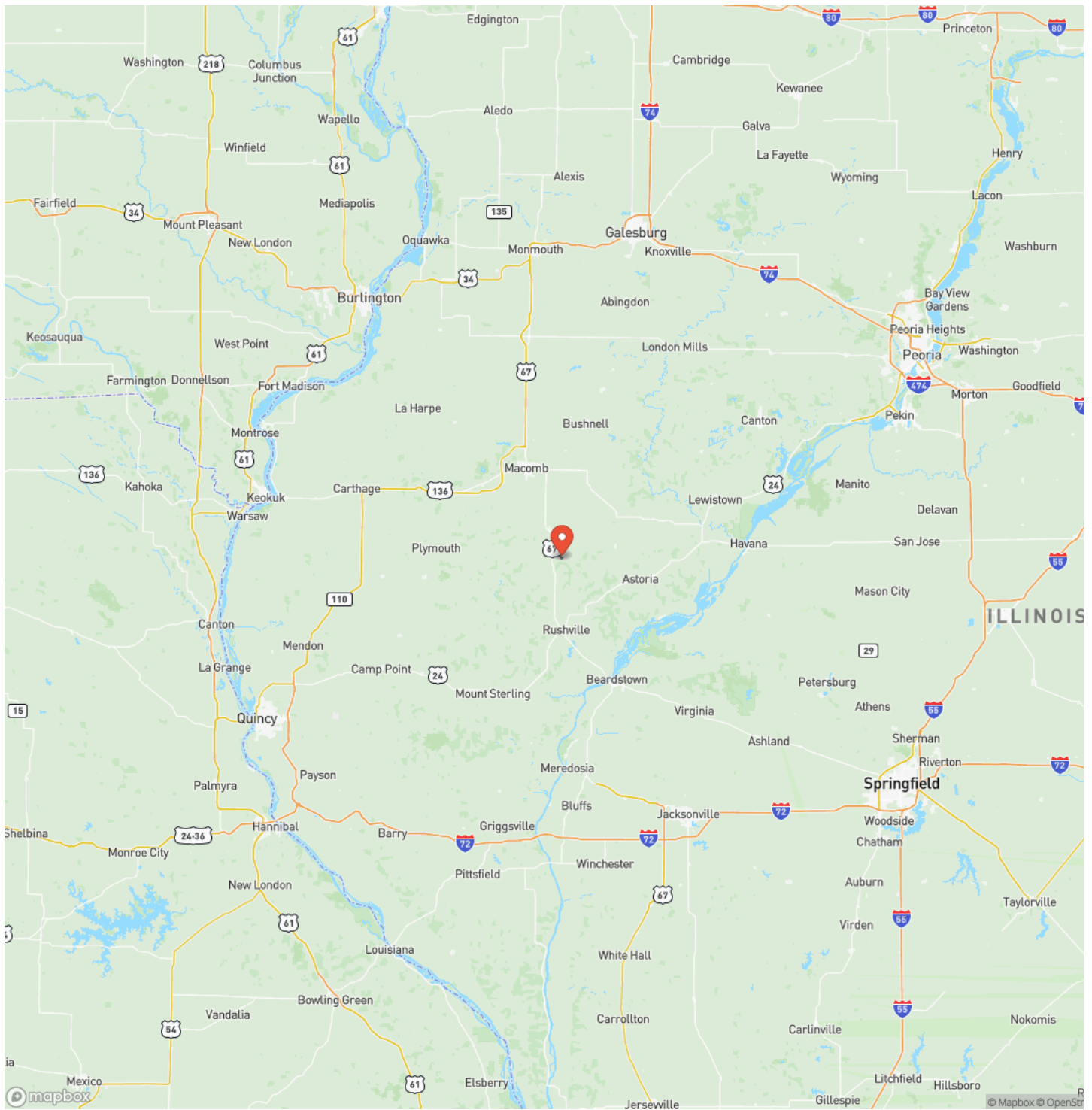
**Schuyler County, Illinois 20 Acres Of Land For Sale  
Industry, IL / Schuyler County**



## Locator Map



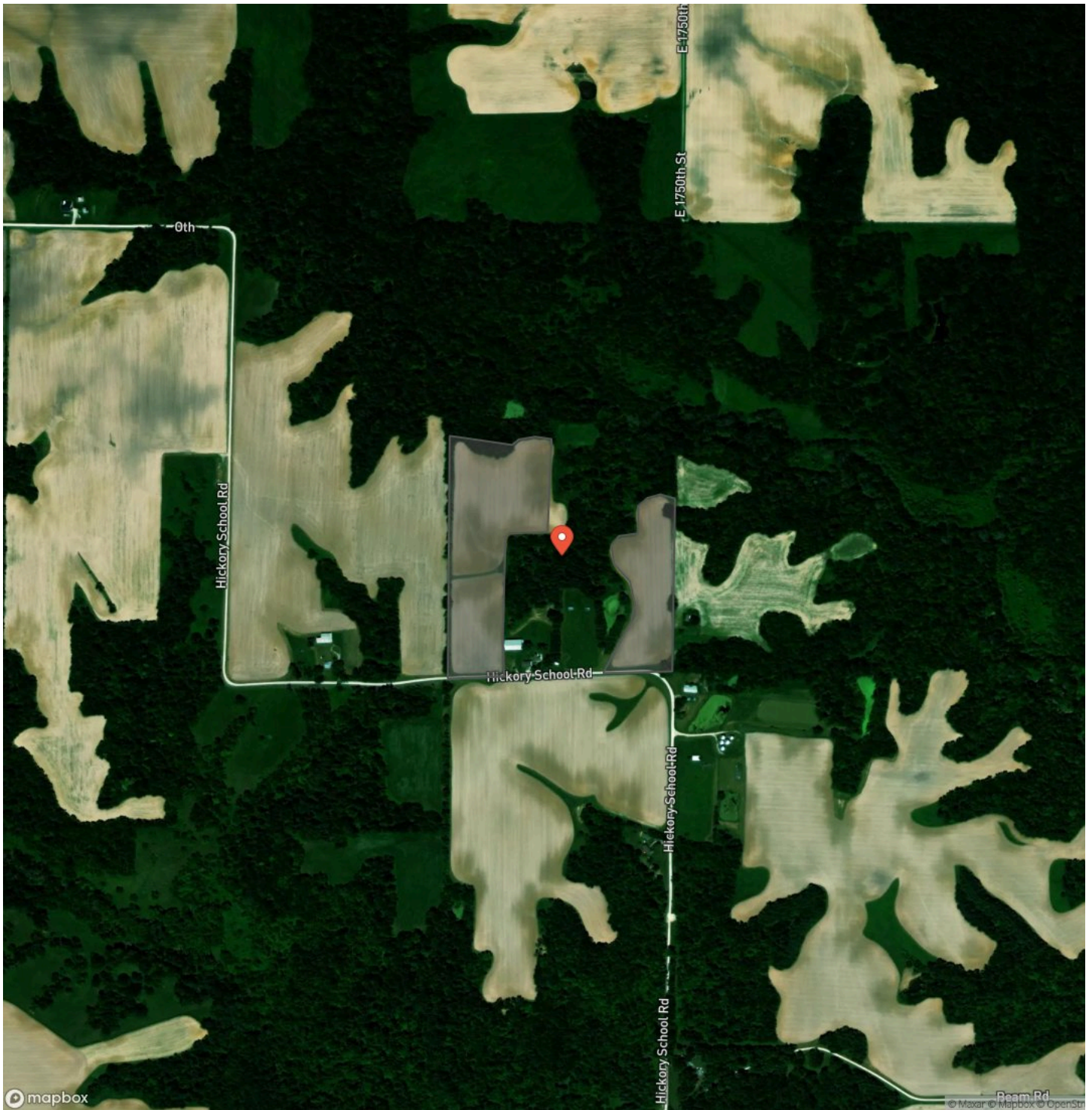
## Locator Map



**MORE INFO ONLINE:**

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

## Satellite Map



Schuyler County, Illinois 20 Acres Of Land For Sale  
Industry, IL / Schuyler County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Matt Cox

**Mobile**

(309) 221-1764

**Email**

matt@landguys.com

**Address**

**City / State / Zip**

Astoria, IL 61501

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**NOTES**

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## **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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