

Knox County, Illinois 414 Acres of Land For Sale
00 RR
London Mills, IL 61544

\$3,519,000
414± Acres
Knox County



Knox County, Illinois 414 Acres of Land For Sale
London Mills, IL / Knox County

SUMMARY

Address

00 RR

City, State Zip

London Mills, IL 61544

County

Knox County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

40.757549 / -90.215894

Acreage

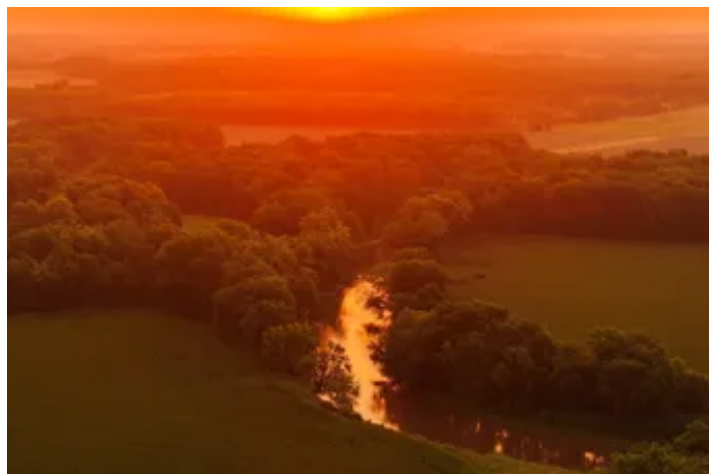
414

Price

\$3,519,000

Property Website

<https://landguys.com/property/knox-county-illinois-414-acres-of-land-for-sale-knox-illinois/75122/>



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PROPERTY DESCRIPTION

This are of Knox is SW of Maquon in an area that consistently produce B+C caliber deer! The hunting is as good as it gets with the best possible neighbors all managing for trophy deer. There is an abundance of wild pheasant and great fishing in the Spoon River and Haw Creek.

The Crp is in compliance and in its 2nd year which will make an ideal stand of warm season grasses further enhancing the existing habitat.

The tillable acreage is available for this year farming and a CashRent estimate is attached to the listing in additional docs.

The farm is at the end of a gravel lane which makes it very quiet and secluded plus all neighbors own large tracts with very light hunting pressure.

INCOME

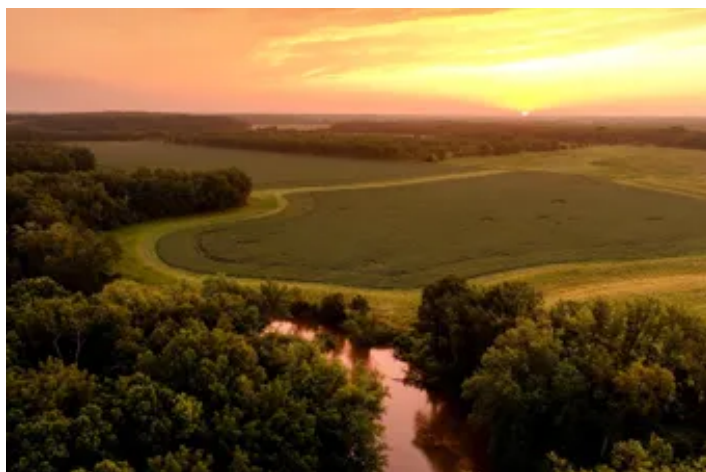
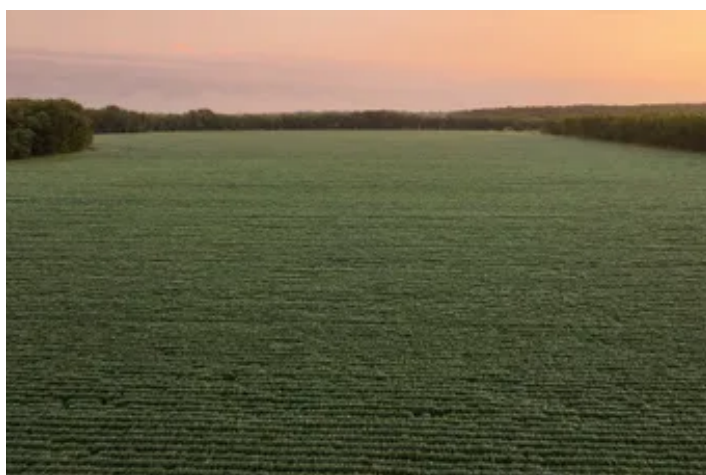
CRP: 144 acres @ \$38,867

TILLABLE: 115 acres @ approx 50k

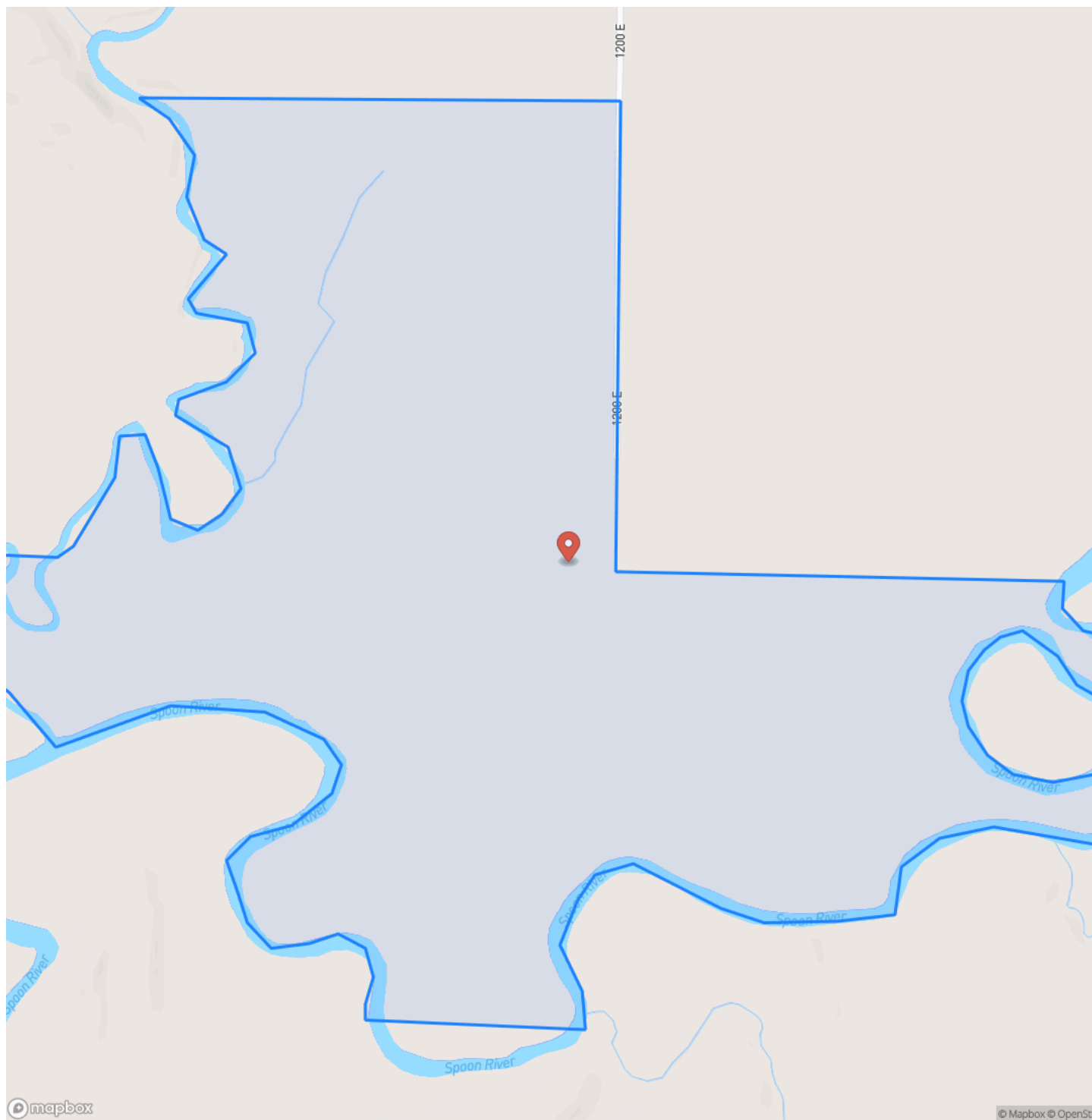
KEY FEATURES

- Very strong income
- Unparalleled trophy whitetails...multiple 200 inch deer have been harvested and seen
- Outstanding neighbors, large landowners
- Great fishing in Spoon River & Haw Creek both loaded with Smallmouth Bass & Catfish
- Abundant Pheasant
- Dead end road
- Newly created trails and food plots in timber

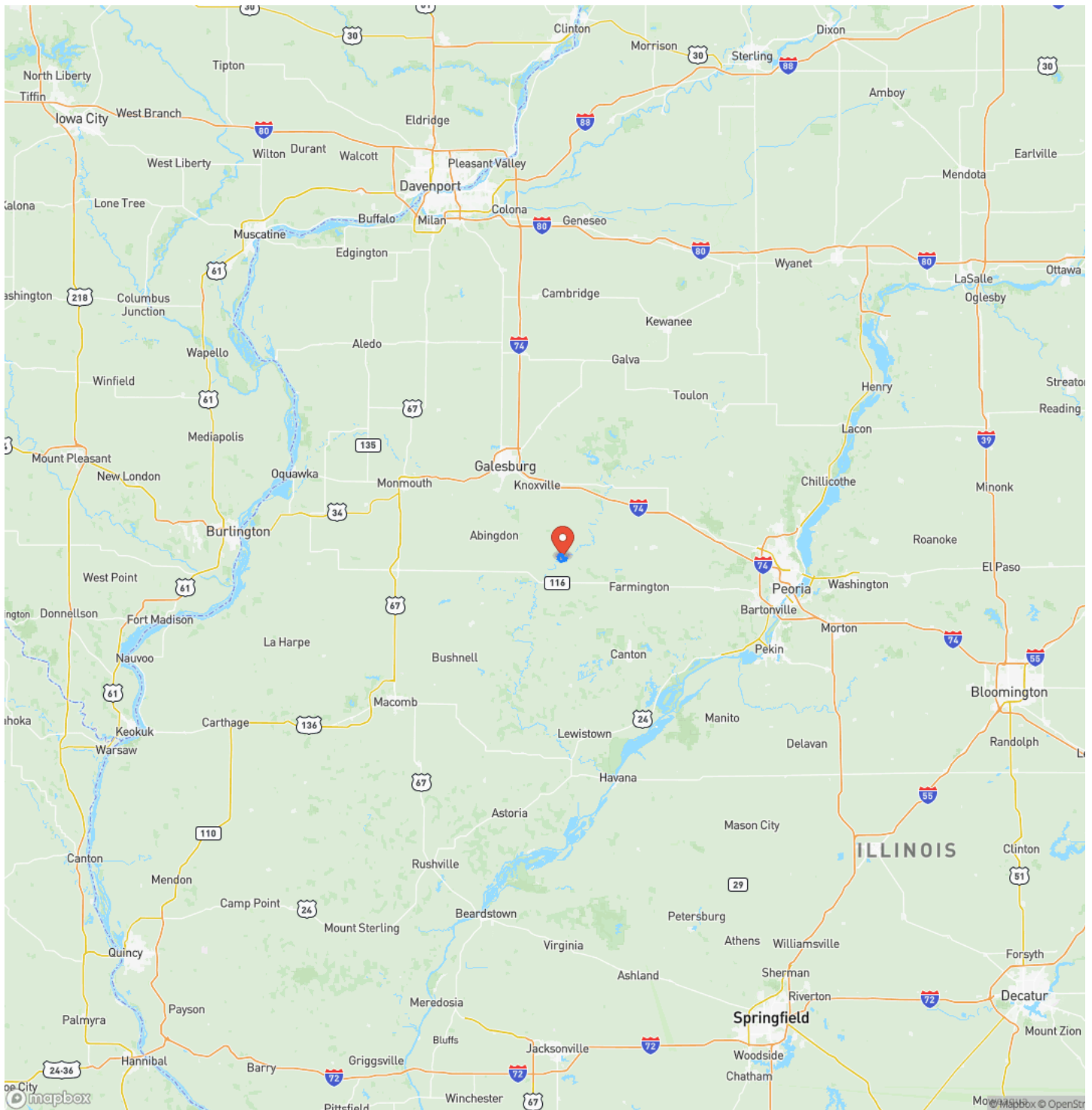
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Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Knox County, Illinois 414 Acres of Land For Sale London Mills, IL / Knox County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Huber

Mobile

(309) 403-1183

Email

andrew@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

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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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