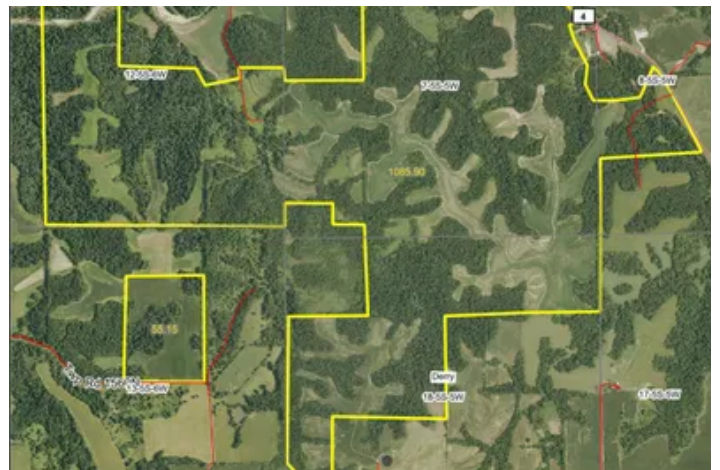


1,141 acres, Pike County, Derry & Pleasant Vale TWP
269th Ave.
Barry, IL 62312

\$10,200,000
1,141± Acres
Pike County



**1,141 acres, Pike County, Derry & Pleasant Vale TWP
Barry, IL / Pike County**

SUMMARY

Address

269th Ave.

City, State Zip

Barry, IL 62312

County

Pike County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.649371 / -91.023951

Taxes (Annually)

15180

Dwelling Square Feet

1838

Bedrooms / Bathrooms

4 / 3

Acreage

1,141

Price

\$10,200,000

Property Website

<https://ridgelinesalesgroup.com/property/1-141-acres-pike-county-derry-pleasant-vale-twps-pike-illinois/77243/>



**1,141 acres, Pike County, Derry & Pleasant Vale TWP
Barry, IL / Pike County**

PROPERTY DESCRIPTION

Premier 1,141-Acre Hunting Farm in Pike County: A True Sportsman's Paradise!

Located in one of Pike County's most renowned deer management areas, this incredible 1,141-acre farm is a dream for whitetail hunting enthusiasts and land investors alike. With 366 acres of tillable and food plots and an additional 90.69 acres enrolled in CRP, the property not only provides excellent wildlife habitat but also generates a strong annual income. The annual cash rent is a year to year lease and generates approximately \$200 per acre on 250 of the 366 (balance in grasses and food plots), and the CRP earns \$20,308.00 and expires 9/30/33. All FSA maps and information is available to the buyer upon request.

The farm features big, marketable timber and has been intensively managed for trophy whitetails over the past five years, ensuring unmatched hunting opportunities. Over that time, it has been strictly managed to harvest only trophy bucks at 6.5 years old or better, and is absolutely primed for next hunting season with a multitude of trophy 4.5 & 5.5 year olds that have made it through this past season. Every detail has been thoughtfully designed, including treestands and box blinds, which convey with the property. There are over 60 lock-on and ladder stands, and nearly 20 box blinds, most of which are newer Banks Blinds. A map will be provided for the new owner showing all treestand locations.

A beautifully remodeled 4-bedroom, 3-bath farmhouse comes fully furnished, providing a comfortable retreat after a day in the stand. Three outbuildings, 2 of which are new machine sheds, and an older 2 car detached garage that has been completely redone are included at the homesite. These buildings offer ample storage, including an awesome hunting room in the back part of the detached garage, creating the perfect place to relax and strategize for your next hunt.

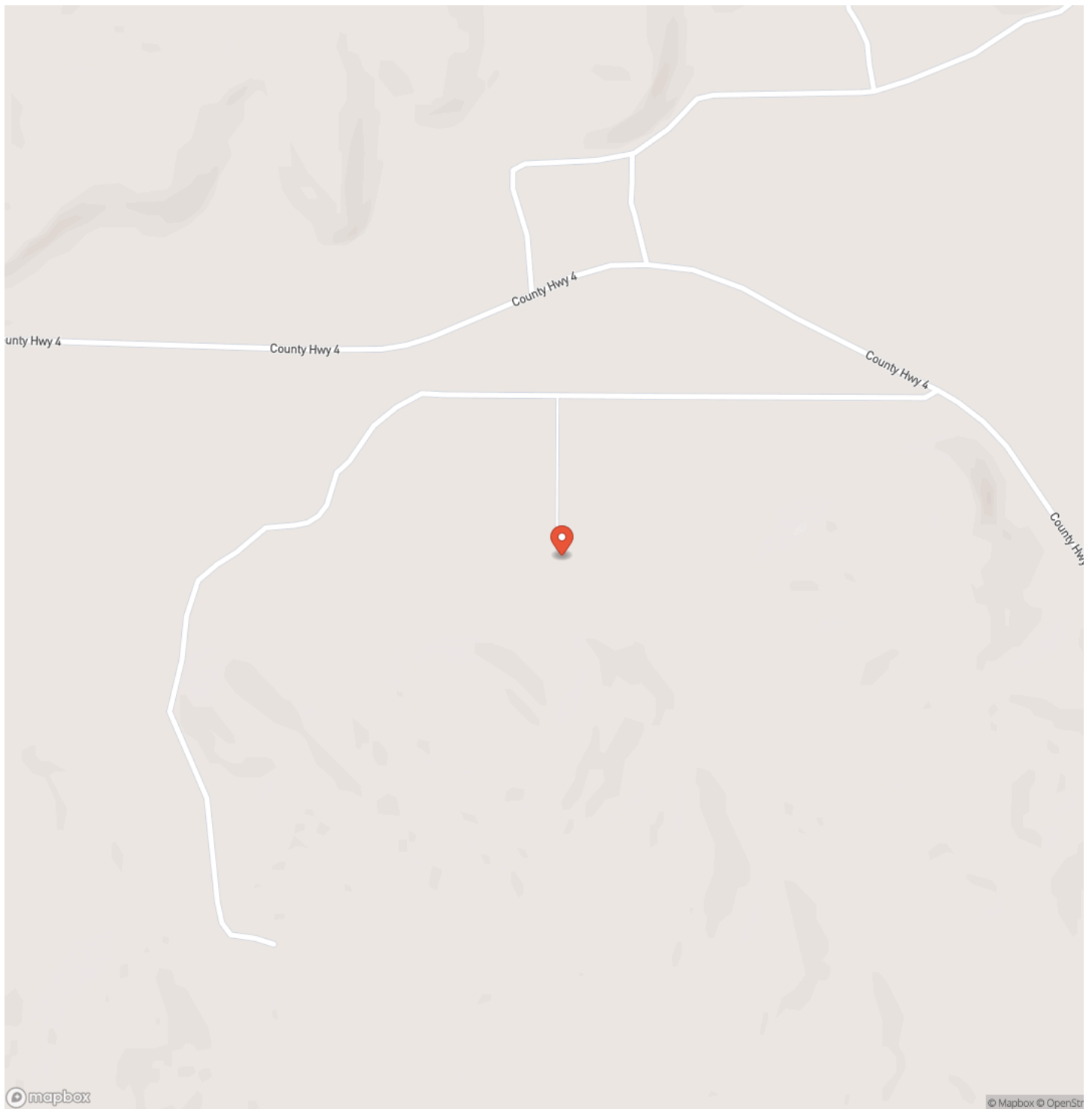
This sale includes an extensive list of equipment, such as side-by-sides, tractors, implements, trailers, tools, and more, making it truly turnkey and ready for its next owner. Equipment list is available to buyer upon request.

This is a rare opportunity to own a world-class hunting farm in one of the Midwest's most desirable and proven whitetail regions. Call today for more details or to schedule your own private tour!

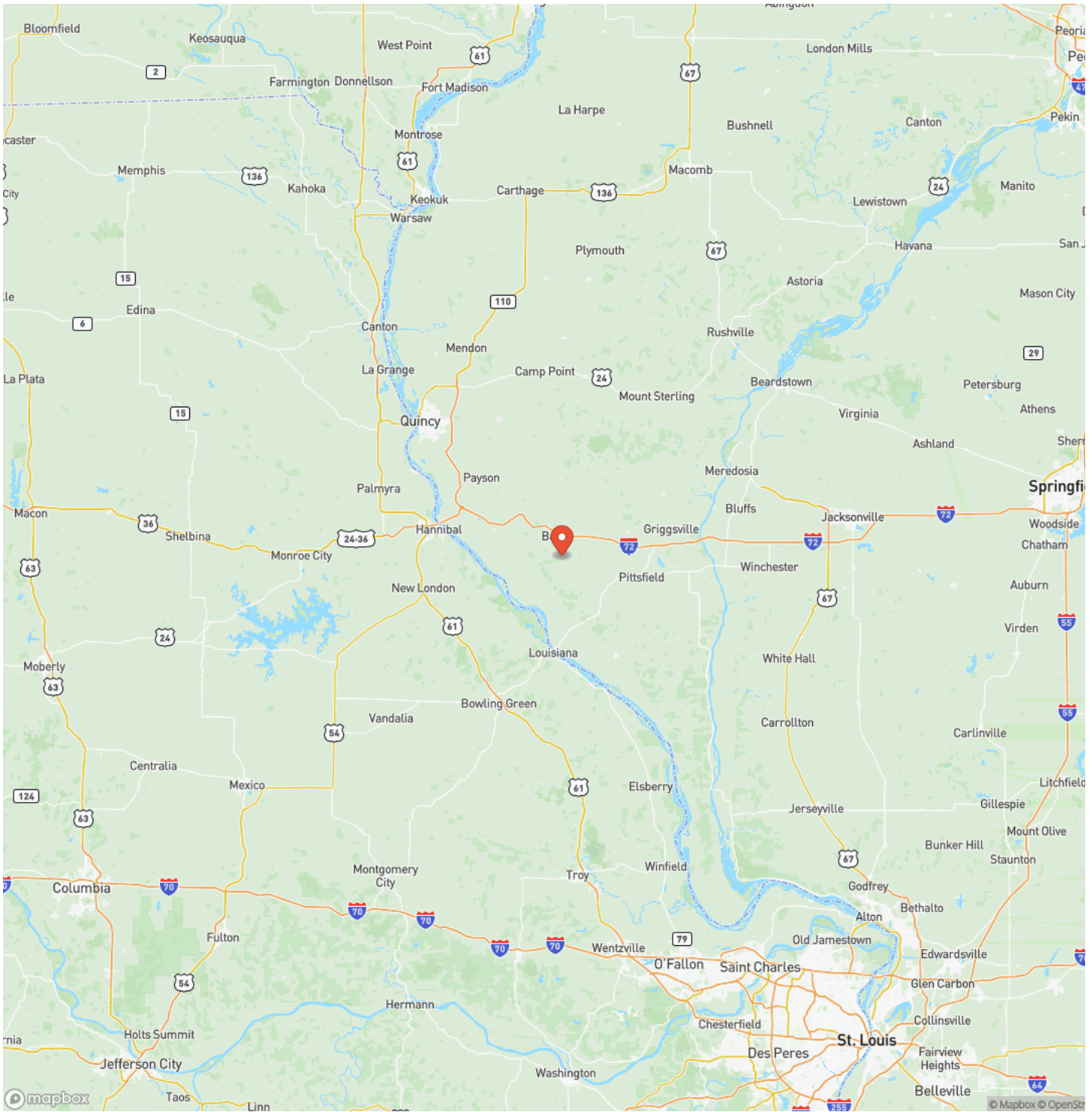
1,141 acres, Pike County, Derry & Pleasant Vale TWP
Barry, IL / Pike County



Locator Map



Locator Map



Satellite Map



**1,141 acres, Pike County, Derry & Pleasant Vale TWP
Barry, IL / Pike County**

LISTING REPRESENTATIVE
For more information contact:



Representative
Chris Nichols

Mobile
(217) 473-3777

Office
(217) 473-3777

Email
qdmchris@yahoo.com

Address
116 W. Washington St.

City / State / Zip
Pittsfield, IL 62363

NOTES

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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