

95 +/- Buckhorn Twp, Brown County, IL 62314  
95 +/- Buckhorn Twp, Brown County, IL  
Baylis, IL 62314

**\$902,500**  
95± Acres  
Brown County



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**Baylis, IL / Brown County**

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**SUMMARY**

**Address**

95 +/- Buckhorn Twp, Brown County, IL

**City, State Zip**

Baylis, IL 62314

**County**

Brown County

**Type**

Hunting Land, Farms

**Latitude / Longitude**

39.866936 / -90.898755

**Acreage**

95

**Price**

\$902,500



**PROPERTY DESCRIPTION**

This is a very unique opportunity in today's land market! High percentage tillable farms rarely come available, so do not let this farm pass you by! The property, which sits a stone's throw from Siloam Springs State Park, is made up of 95 acres, 84 of which are in productive tillable with a PI of 111.5 and earning a very nice annual income! The 2025 farming rights will convey to the buyer, and sellers are very flexible on a closing date. There is a 20' ingress/egress access easement on an existing roadway that runs across the farm to the neighbors and has virtually no effect on this tillable farm. Give me a call today to schedule a private tour of this rare investment property.

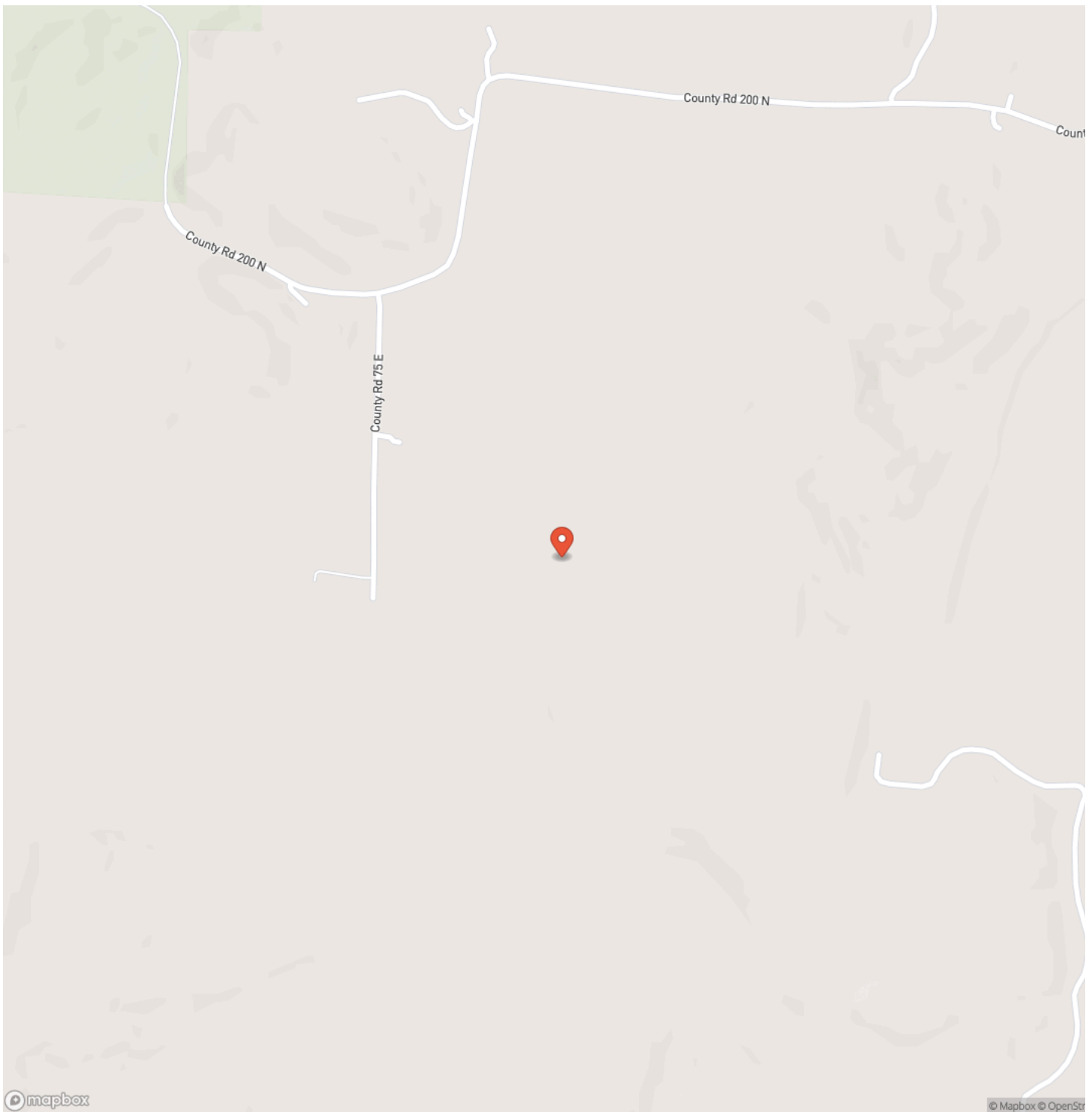


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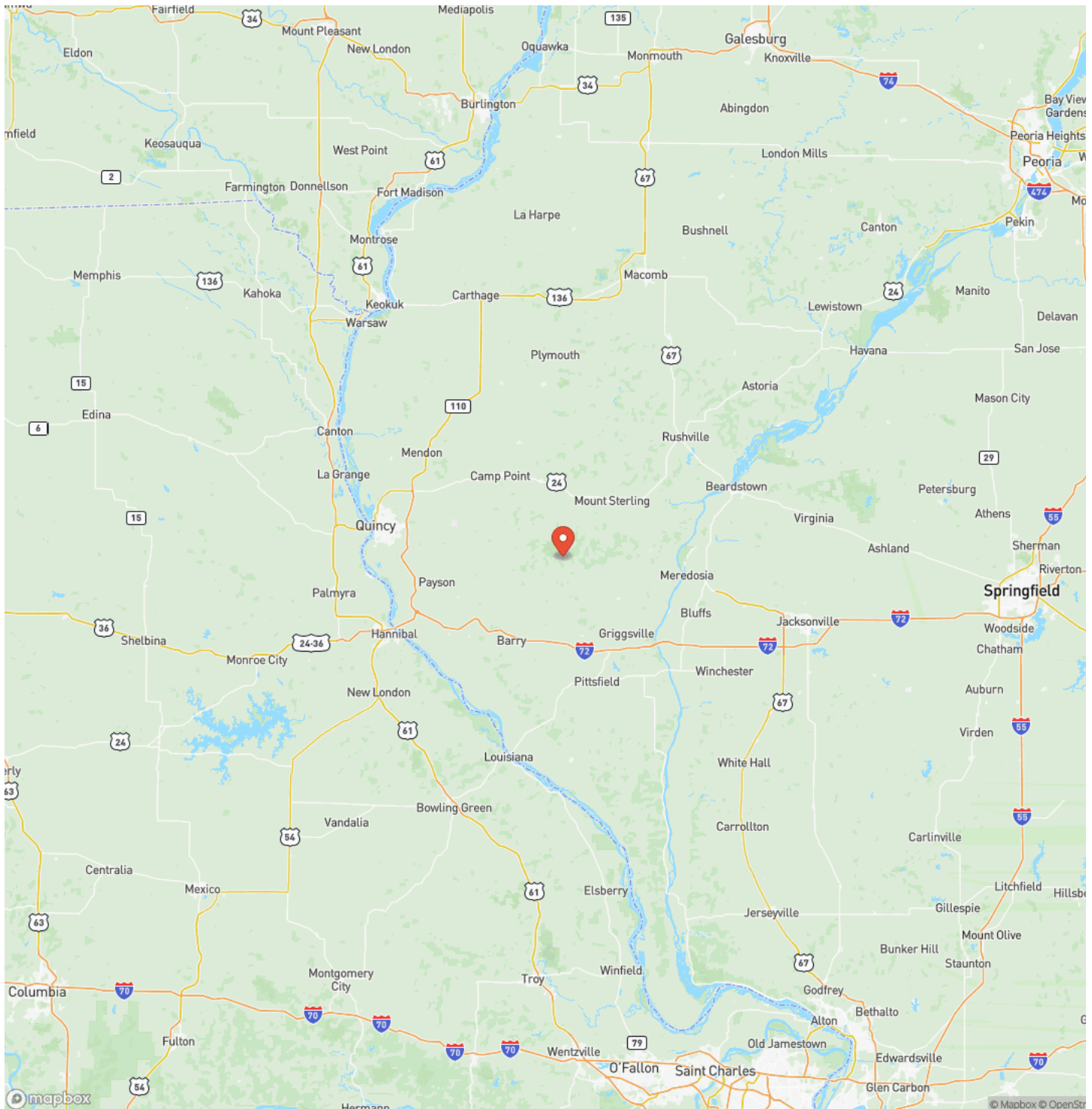
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

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



## Satellite Map



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**Baylis, IL / Brown County**

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Chris Nichols

## Mobile

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## Office

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## Email

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## Address

116 W. Washington St.

## City / State / Zip

Pittsfield, IL 62363

## NOTES

[illegible]



[illegible]

## **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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