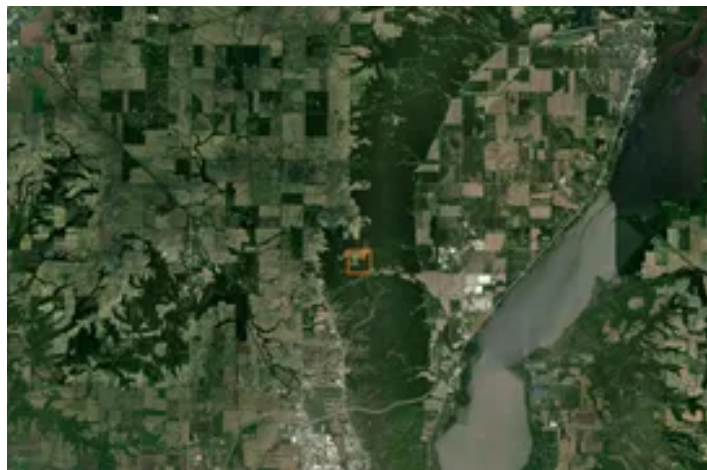
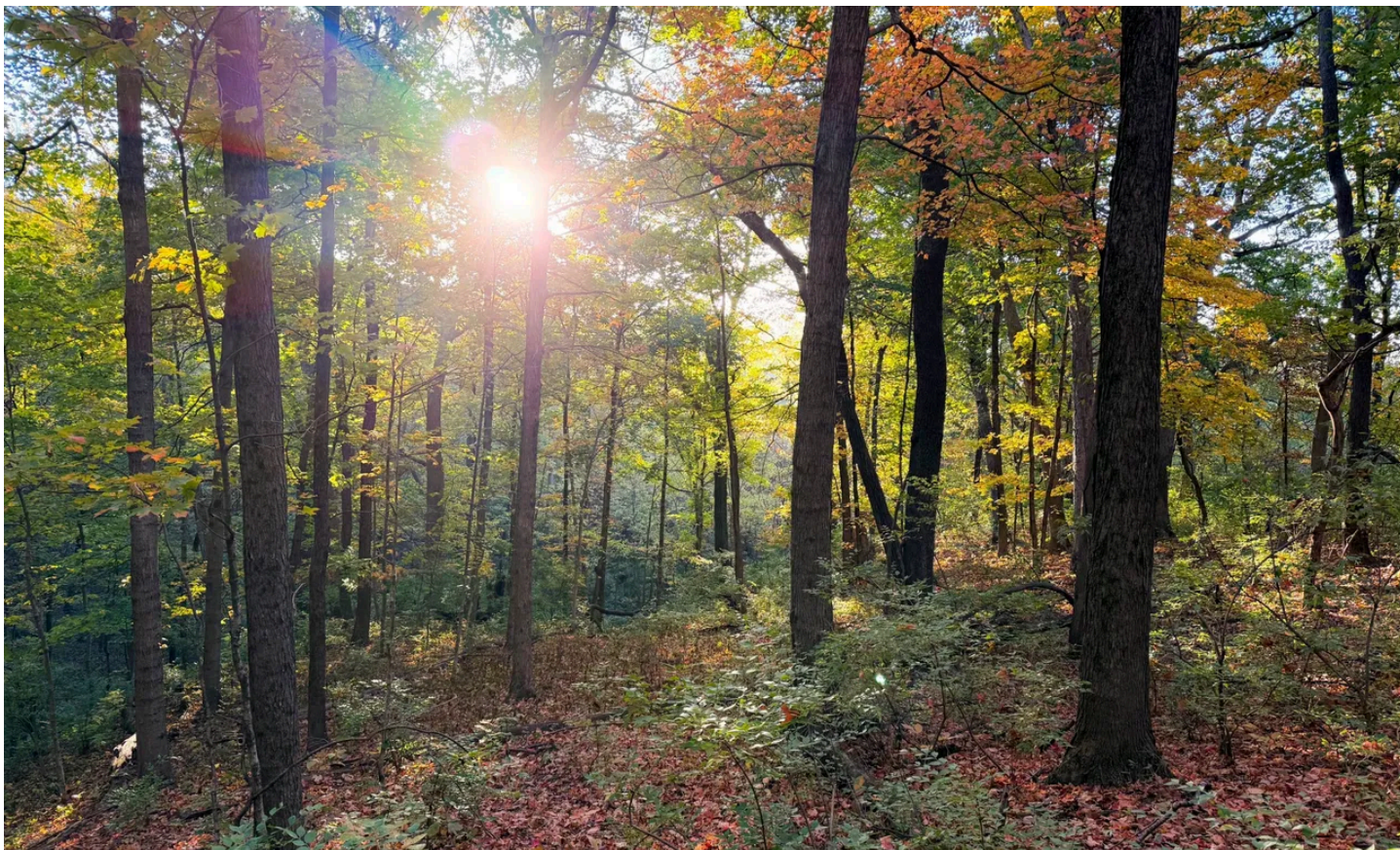


Peoria County, Illinois 160 Acres of Land for Sale
000 W Singing Woods Rd
Edelstein, IL 61526

\$2,300,000
160± Acres
Peoria County



Peoria County, Illinois 160 Acres of Land for Sale Edelstein, IL / Peoria County

SUMMARY

Address

000 W Singing Woods Rd

City, State Zip

Edelstein, IL 61526

County

Peoria County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

40.857091 / -89.603845

Acreage

160

Price

\$2,300,000

Property Website

<https://landguys.com/property/peoria-county-illinois-160-acres-of-land-for-sale-peoria-illinois/94918/>



Peoria County, Illinois 160 Acres of Land for Sale Edelstein, IL / Peoria County

PROPERTY DESCRIPTION

Recreational paradise offering amazing building locations located in Dunlap School District.

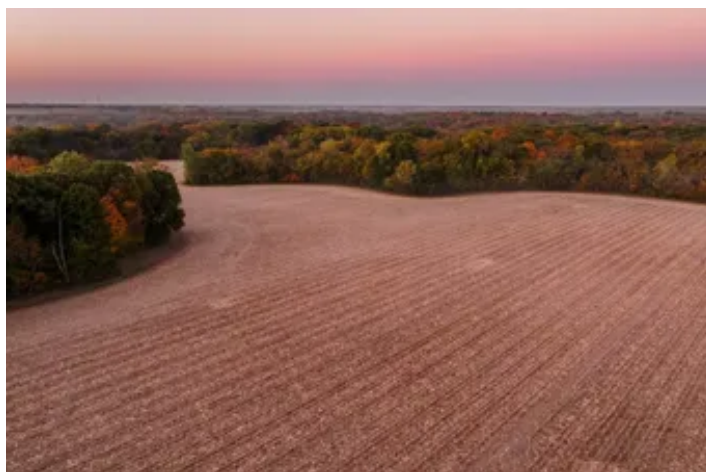
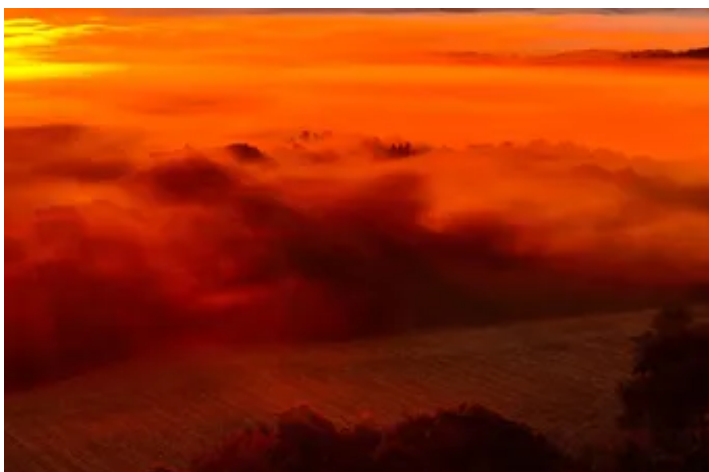
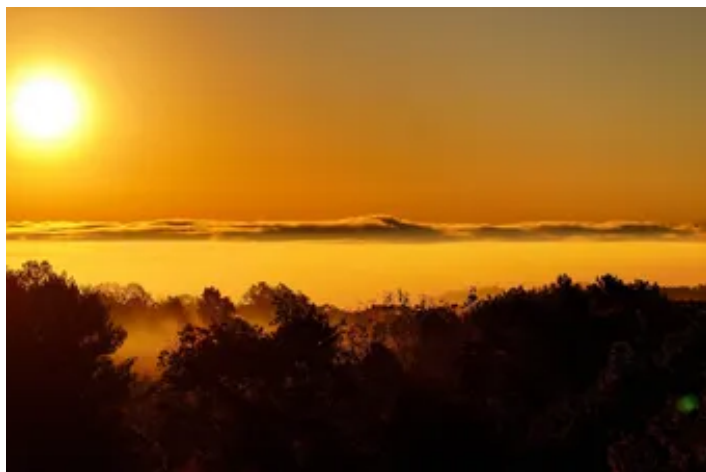
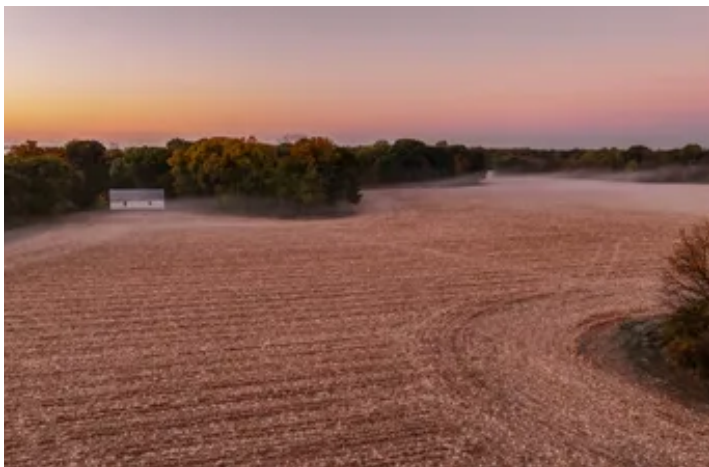
Discover a rare opportunity to own a premier piece of land that checks every box for builders, investors, and outdoor enthusiasts. This property features multiple ideal homesites, giving you the freedom to design the perfect residence or develop for future value, while also being in Dunlap School District. Income-producing tillable acres add immediate financial upside, while mature timber enhances both the landscape and long-term investment potential. With two-sided access, the land is easy to reach and ready for a wide range of uses. Well-positioned food plot locations make this an outstanding choice for anyone looking to attract and hold quality wildlife. And best of all, it sits directly across from the renowned Singing Woods Nature Preserve, offering unmatched scenery, privacy, and recreational appeal.

KEY FEATURES

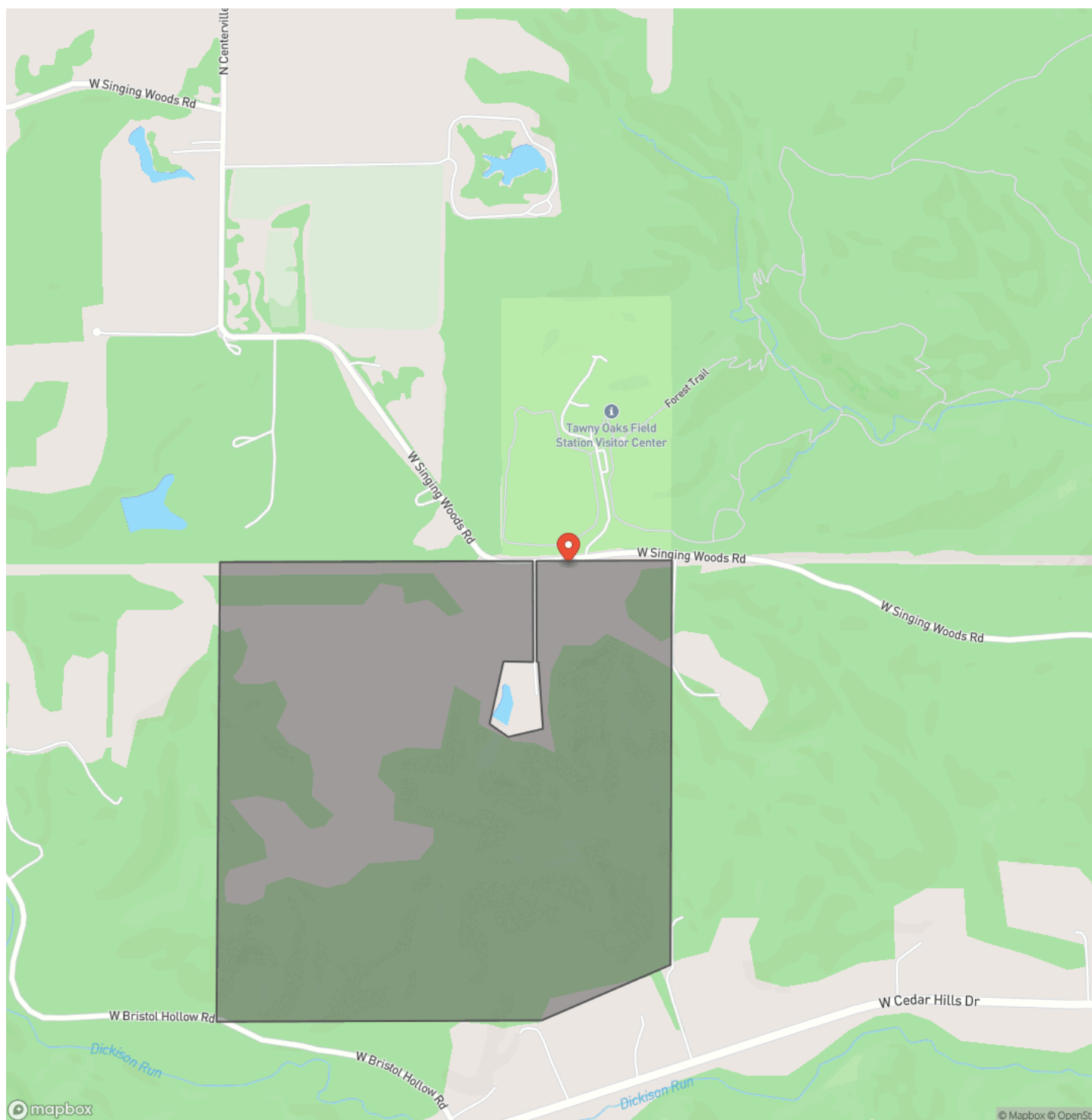
- Multiple Homesites
- Tillable Income
- Two sided access
- Mature Timber
- Food plot locations
- Located across from Singing Woods Nature Preserve

*This property is co-listed with Brenda Bonello - Keller Williams

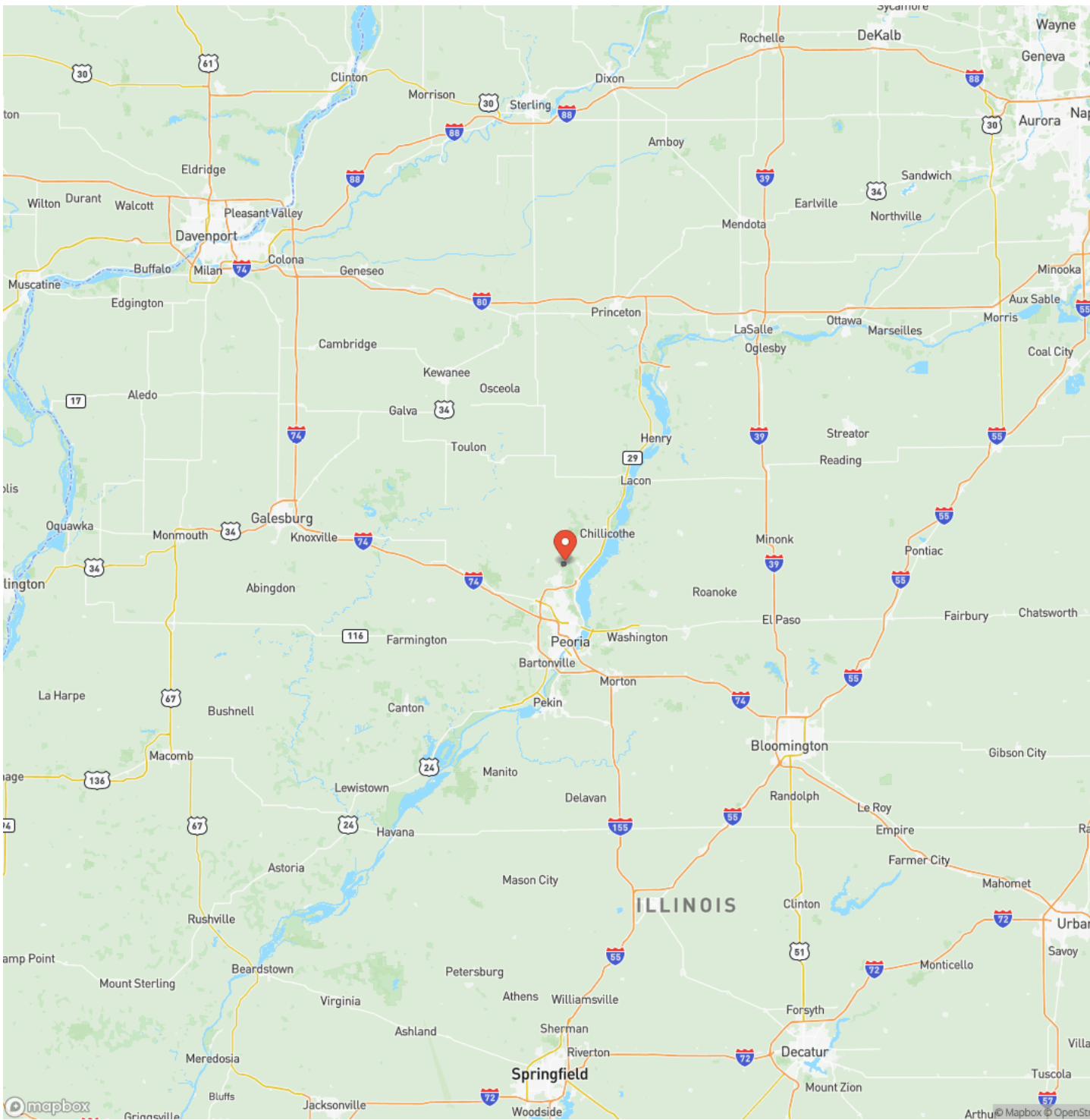
Peoria County, Illinois 160 Acres of Land for Sale
Edelstein, IL / Peoria County



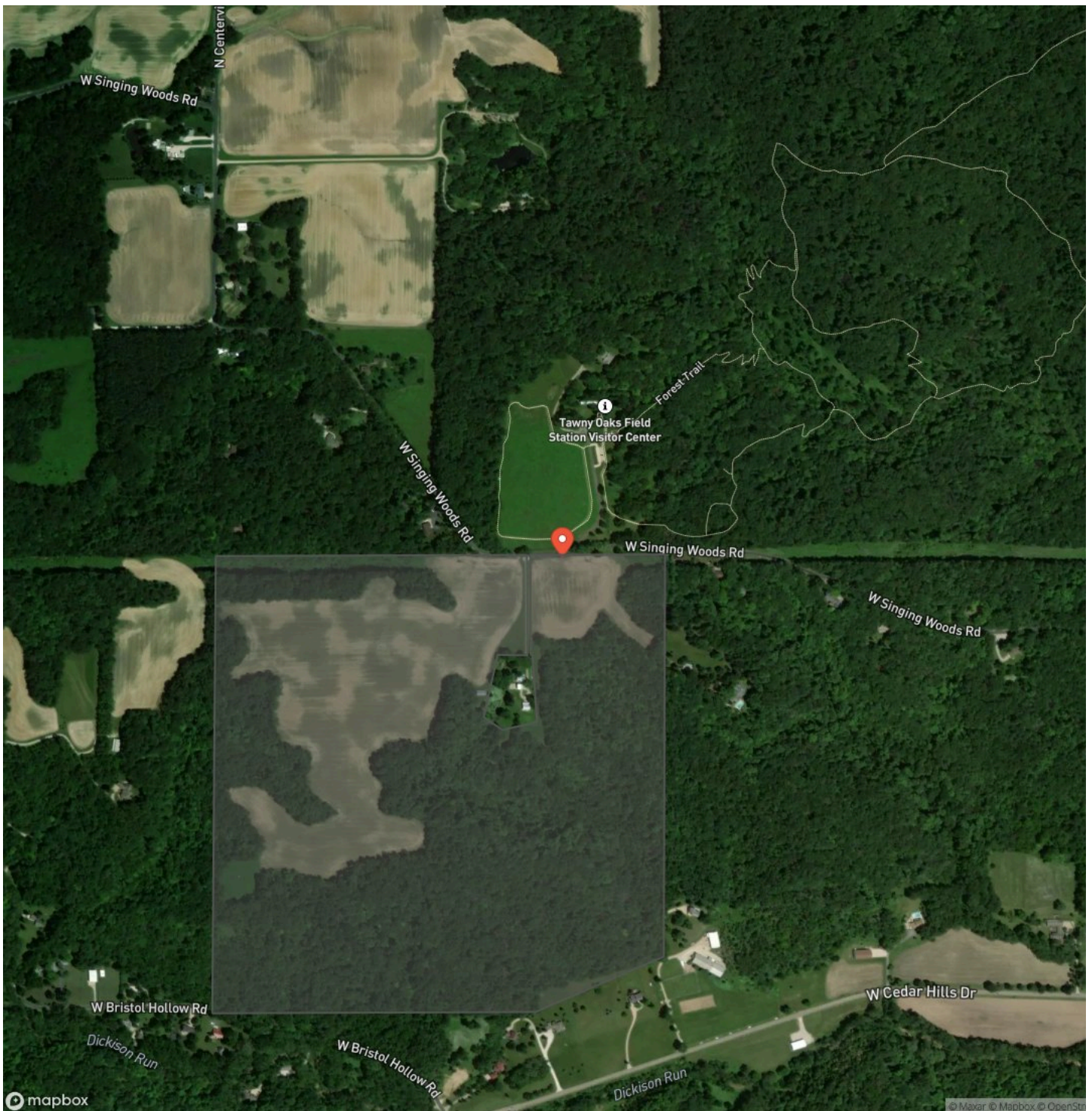
Locator Map



Locator Map



Satellite Map



Peoria County, Illinois 160 Acres of Land for Sale Edelstein, IL / Peoria 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 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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