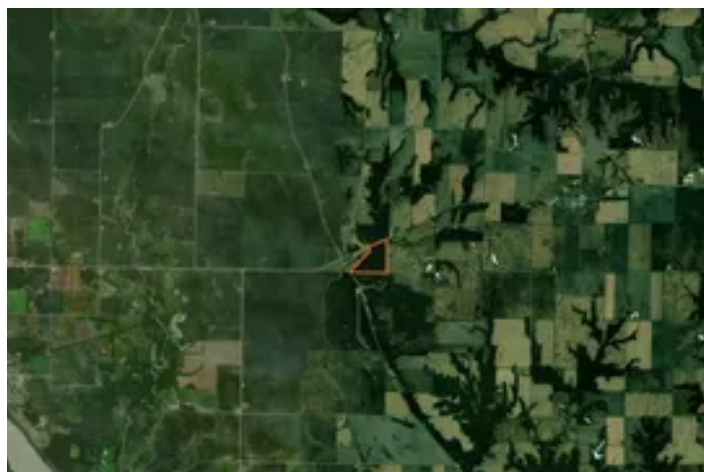


**Mercer County, Illinois 50 Acres of Land for Sale**  
910 HWY 17  
New Boston, IL 61272

**\$325,000**  
50.4± Acres  
Mercer County





**Mercer County, Illinois 50 Acres of Land for Sale**  
**New Boston, IL / Mercer County**

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**SUMMARY**

**Address**

910 HWY 17

**City, State Zip**

New Boston, IL 61272

**County**

Mercer County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

41.189046 / -90.921602

**Acreage**

50.4

**Price**

\$325,000

**Property Website**

<https://landguys.com/property/mercercounty-illinois-50-acres-of-land-for-sale/mercercounty/illinois/94822/>



## **Mercer County, Illinois 50 Acres of Land for Sale**

### **New Boston, IL / Mercer County**

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#### **PROPERTY DESCRIPTION**

##### **Rolling bluff timber with creek, trails, and prime whitetail habitat near Joy, Illinois.**

Rolling hardwood timber, from one corner of the farm to the other. This river valley bluff farm has two points of road access, and a live creek that courses along the north side, drawing wildlife through the farm, year-round. An established trail system makes accessing hunting sites throughout the farm very easy. Enjoy off-roading through the woods, during the off season. Down a long driveway sits a good building site, with solid ~40X50 pole barn for storing equipment and trailers. A staple in this timber farm is a strong stocking of black walnut, offering the opportunity for some short-term return on investment with a select cutting. This property is surrounded by ag fields and a long line of other wooded bluff properties, in a great area for big whitetails. Located 2.2 miles west of Joy, IL, and within the Mercer County School District, just 23 miles south of Muscatine, IA on a hard road.

Whether you're looking for a great place to hunt, a future homesite in the country, or a place to camp on the weekends, this farm is worth a look.

#### **KEY FEATURES**

- Rolling hardwood timber with strong black walnut value
- Live creek providing year-round wildlife movement
- Excellent whitetail area surrounded by ag and bluff timber
- Established trail system for easy access and off-roading
- Solid ~40x50 pole barn for equipment storage
- Private building site down a long driveway
- Two road access points on a hard road
- 2.2 miles west of Joy, IL; Mercer County Schools; 23 miles to Muscatine

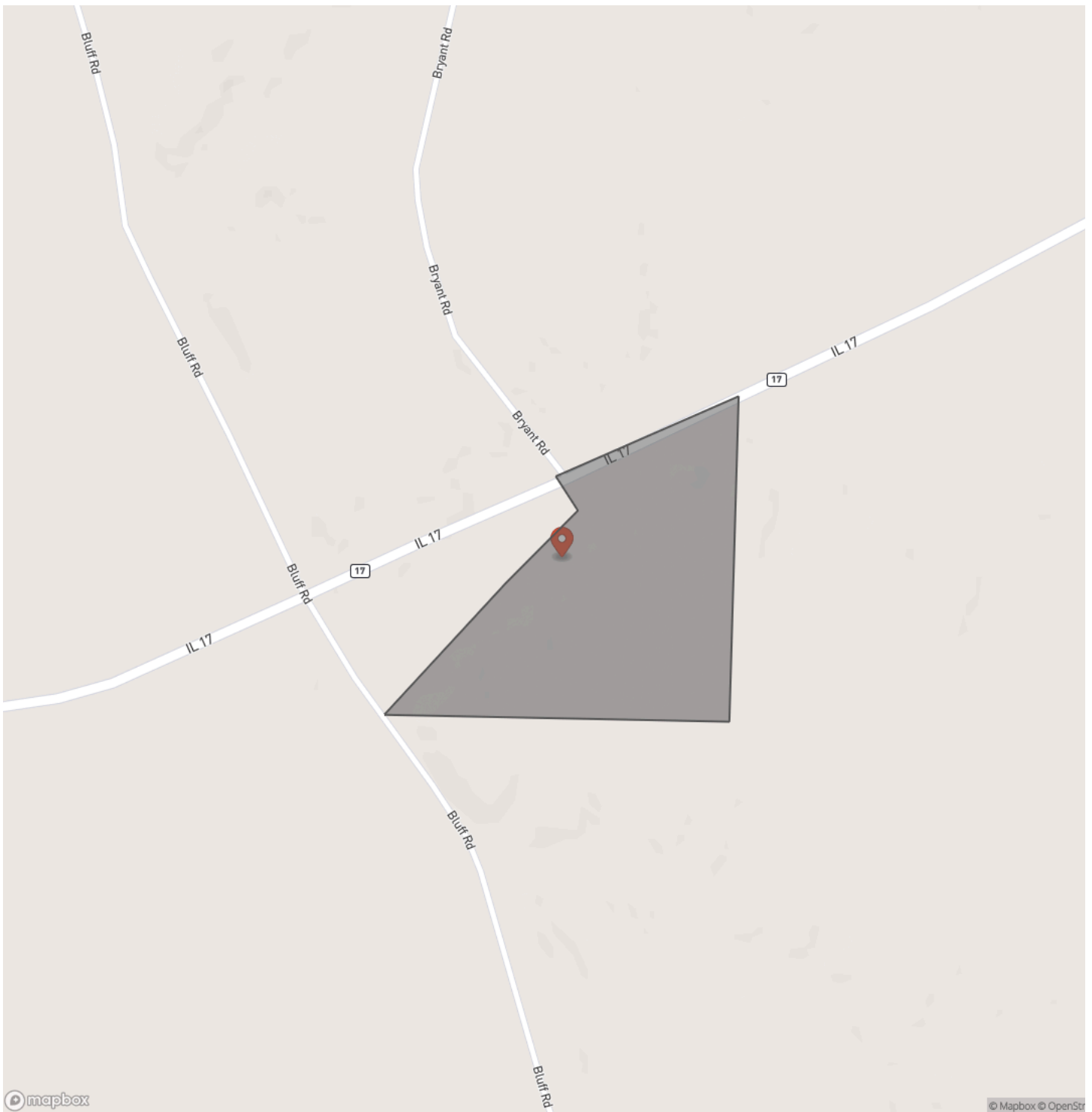


**Mercer County, Illinois 50 Acres of Land for Sale**  
**New Boston, IL / Mercer County**

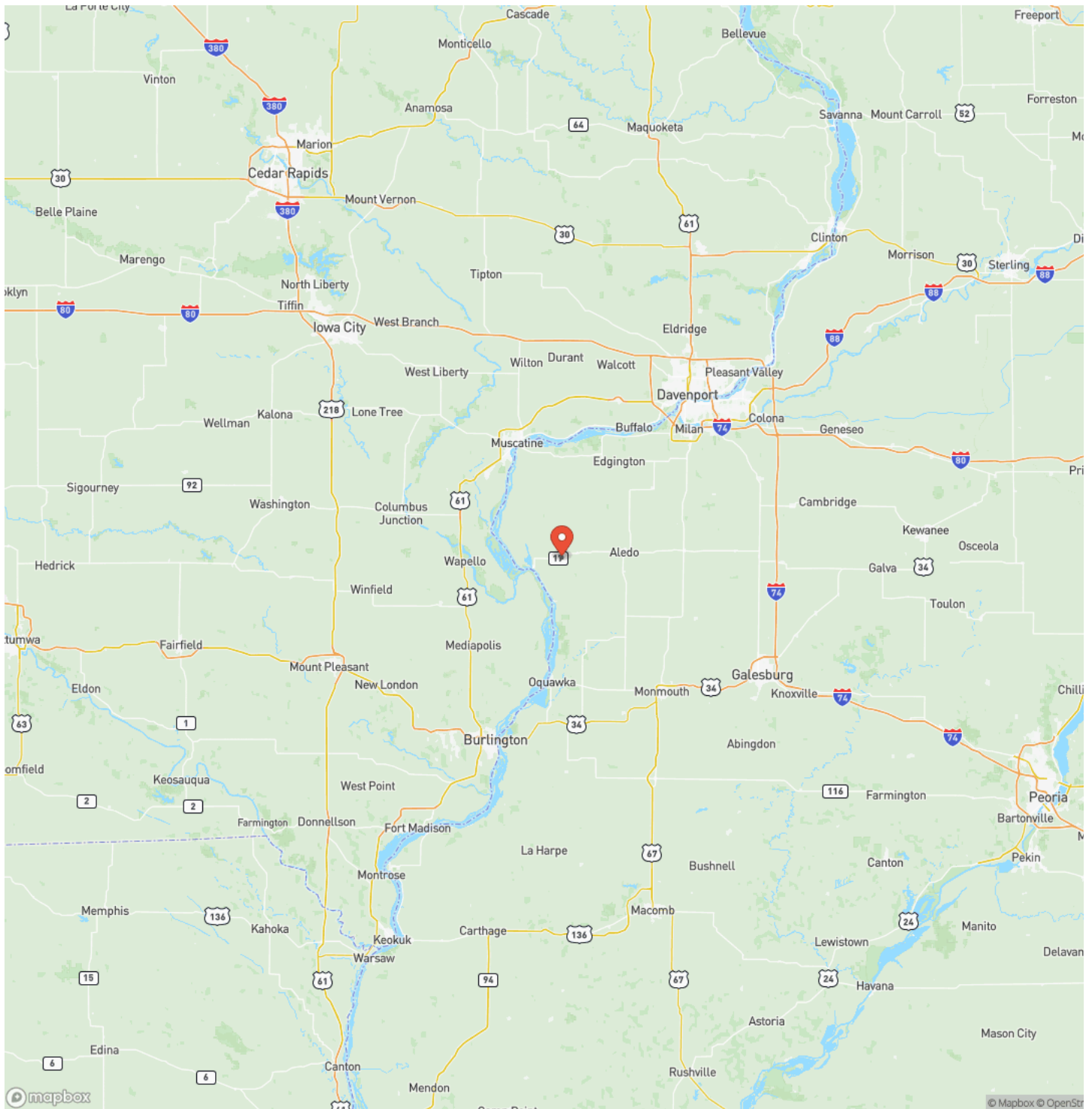
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## Locator Map



## Locator Map

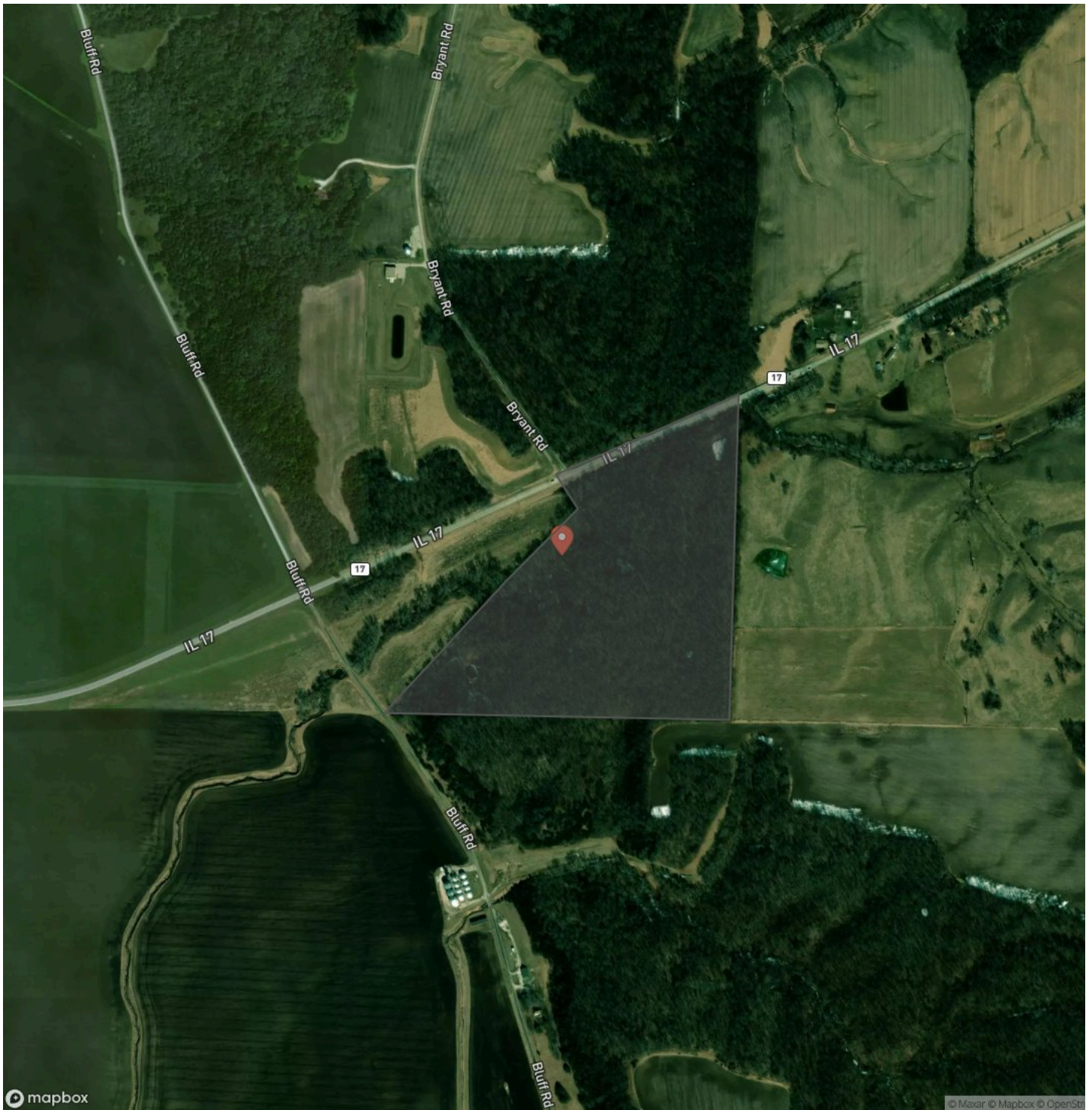


**MORE INFO ONLINE:**

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



## Satellite Map



## Mercer County, Illinois 50 Acres of Land for Sale New Boston, IL / Mercer County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chase Burns

## Mobile

(309) 368-0370

## Email

chase@landguys.com

### Address

## City / State / Zip

North Henderson, IL 61466

## 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**

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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