

Rock Island County IL 23.25 acre Waterfowl WRP  
property  
38th Ave N  
Hillsdale, IL 61257

**\$99,950**  
23.250± Acres  
Rock Island County





**Rock Island County IL 23.25 acre Waterfowl WRP property  
Hillsdale, IL / Rock Island County**

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**SUMMARY**

**Address**

38th Ave N

**City, State Zip**

Hillsdale, IL 61257

**County**

Rock Island County

**Type**

Hunting Land

**Latitude / Longitude**

41.555989 / -90.195526

**Acreage**

23.250

**Price**

\$99,950

**Property Website**

<https://legacylandco.com/property/rock-island-county-il-23-25-acre-waterfowl-wrp-property-rock-island-illinois/68256/>



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**PROPERTY DESCRIPTION**

Surveyed 23.25 acres all in WRP, all south of 38th avenue and west of the Rock River, lots of big timber, good deer hunting, good waterfowl hunting, small hunting tracts in this area are hard to come by. There should be good fishing on it too, between the slough and the pond. No tillable, just timber and water. Going East it gives you river access. Asking \$99,950 Boundaries are approximate and it has been surveyed. For more information or for a private tour contact Cabot Benton with Legacy Land Company [cbenton@legacylandco.com](mailto:cbenton@legacylandco.com) 217-371-2598 or Beau Smith 309-236-1088 [bsmith@legacylandco.com](mailto:bsmith@legacylandco.com)



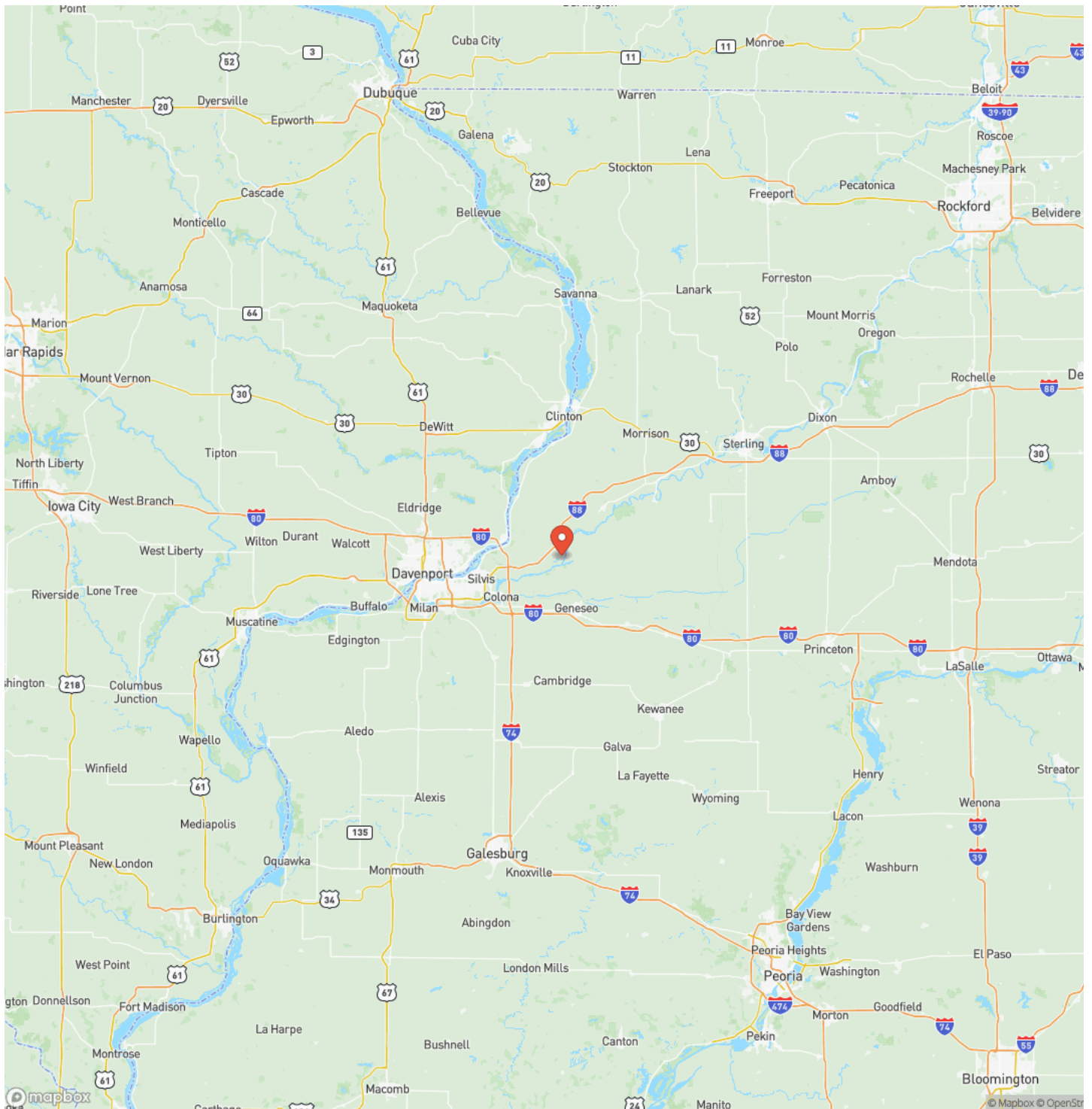
Rock Island County IL 23.25 acre Waterfowl WRP property  
Hillsdale, IL / Rock Island County



## Locator Map



# Locator Map





## Satellite Map



**Rock Island County IL 23.25 acre Waterfowl WRP property  
Hillsdale, IL / Rock Island County**

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Cabot Benton

**Mobile**  
(217) 371-2598

**Email**  
cbenton@legacylandco.com

**Address**

**City / State / Zip**  
Covington, IN 47932

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**NOTES**

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## **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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**Legacy Land Co LLC**  
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Covington, IN 47932  
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