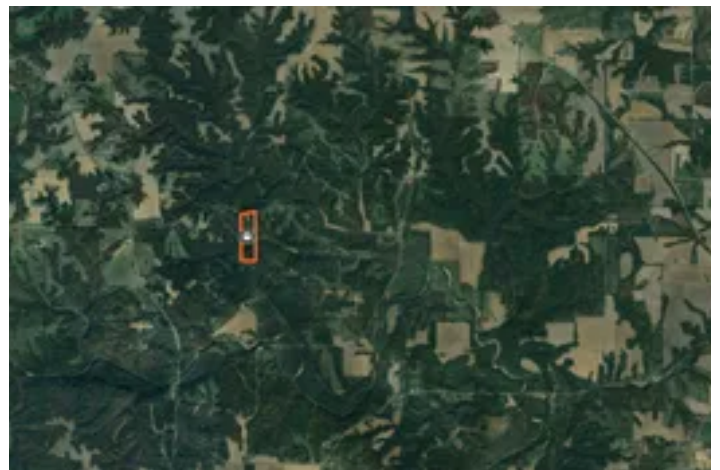


**Brown Co., Illinois 33 Acres Of Land For Sale**  
860 North Ave  
Mt Sterling, IL 62353

**\$222,750**  
33± Acres  
Brown County



**Brown Co., Illinois 33 Acres Of Land For Sale**  
**Mt Sterling, IL / Brown County**

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**SUMMARY**

**Address**

860 North Ave

**City, State Zip**

Mt Sterling, IL 62353

**County**

Brown County

**Type**

Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**

39.898373 / -90.746043

**Acreage**

33

**Price**

\$222,750

**Property Website**

<https://landguys.com/property/brown-co-illinois-33-acres-of-land-for-sale-brown-illinois/79319/>



## **Brown Co., Illinois 33 Acres Of Land For Sale Mt Sterling, IL / Brown County**

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### **PROPERTY DESCRIPTION**

Just 10 minutes south of Mt Sterling, this versatile tract offers approx. 2 acres of CRP with the remainder in beautiful, mature timber. A creek winds through the property, and an access road provides easy navigation through the woods. Ideal food plot location, abundant deer and turkey, and utilities close by make this a prime hunting and potential build site. Hard top road frontage seals the deal!

### **KEY FEATURES**

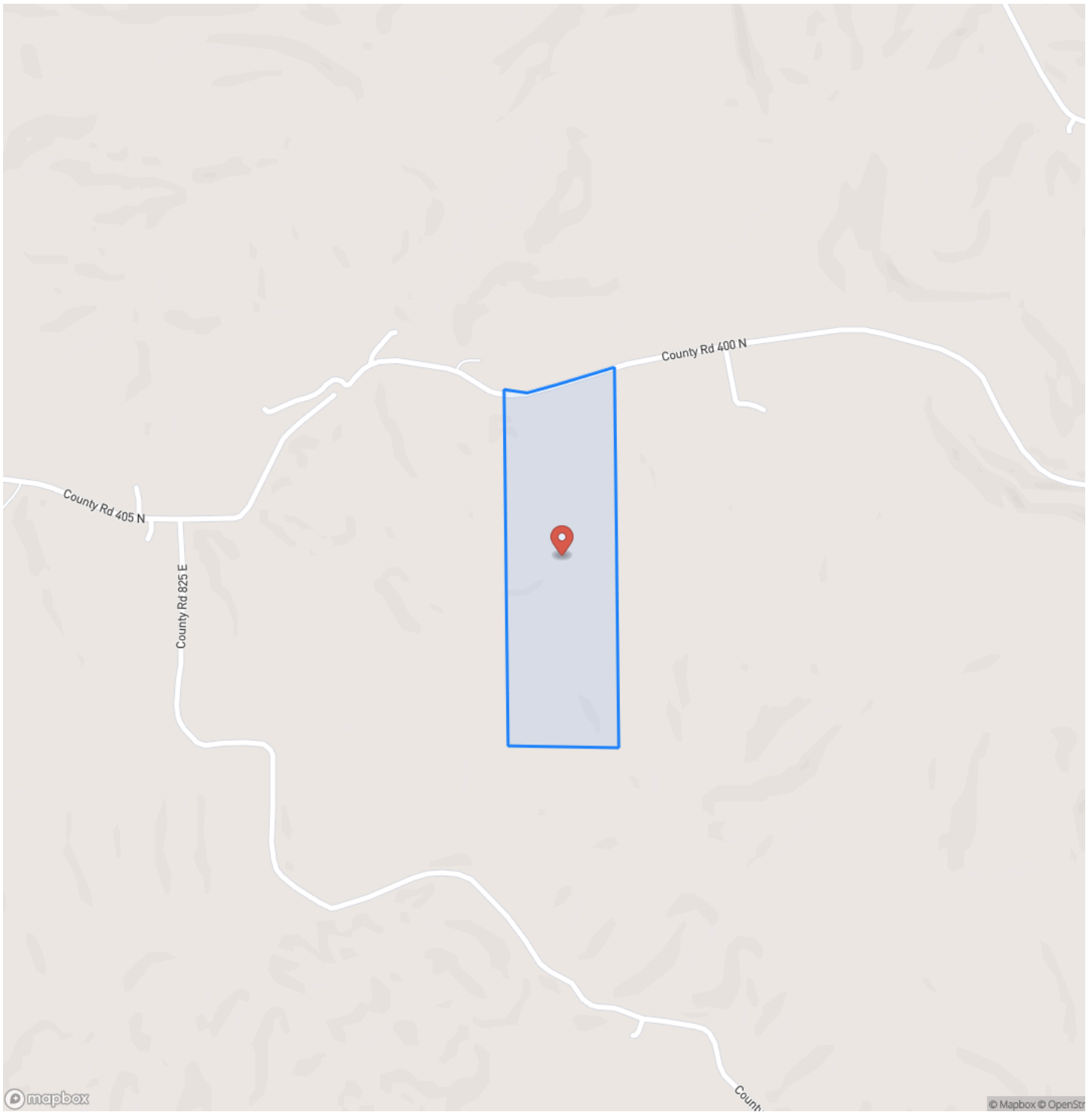
- 33 acres in Brown co IL.
- Approx 2 acres of CRP.
- Remainder is Timber.
- Great food plot location.
- Creek.
- Access road through timber.
- Abundant deer and turkey.
- Possible building site.
- Utilities are close by.
- Located about 10 minutes south of Mt Sterling IL.
- Hard top road.

**Brown Co., Illinois 33 Acres Of Land For Sale**  
**Mt Sterling, IL / Brown County**

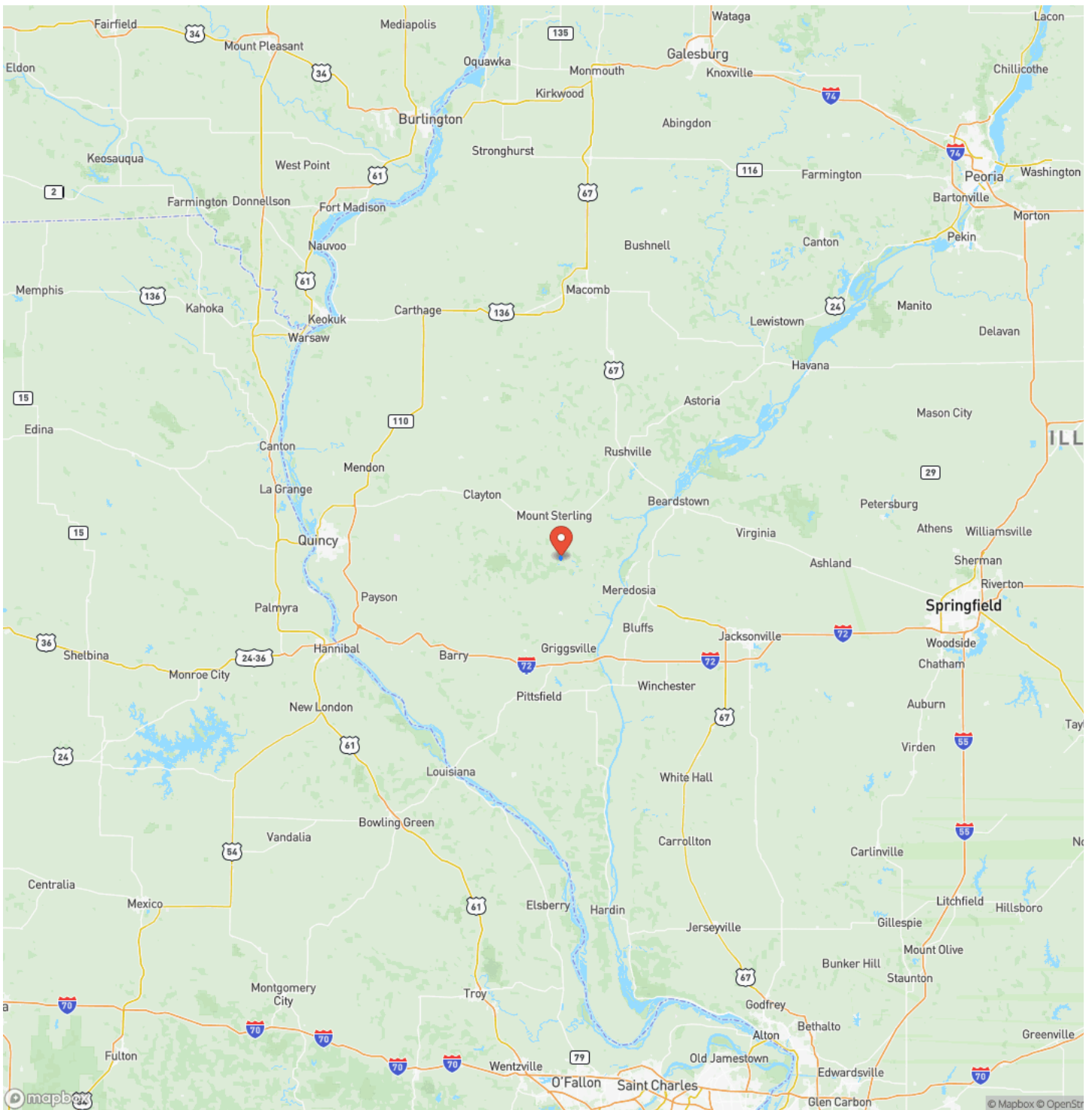
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## Locator Map



# Locator Map



## Satellite Map









## **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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