

39+- Acres tillable, hunting, timber Schuyler County
Illinois
S Side White Frame Rd
Littleton, IL 61452

\$289,000
39± Acres
Schuyler County



39+- Acres tillable, hunting, timber Schuyler County Illinois
Littleton, IL / Schuyler County

SUMMARY

Address

S Side White Frame Rd

City, State Zip

Littleton, IL 61452

County

Schuyler County

Type

Farms, Hunting Land

Latitude / Longitude

40.220104 / -90.671689

Acreage

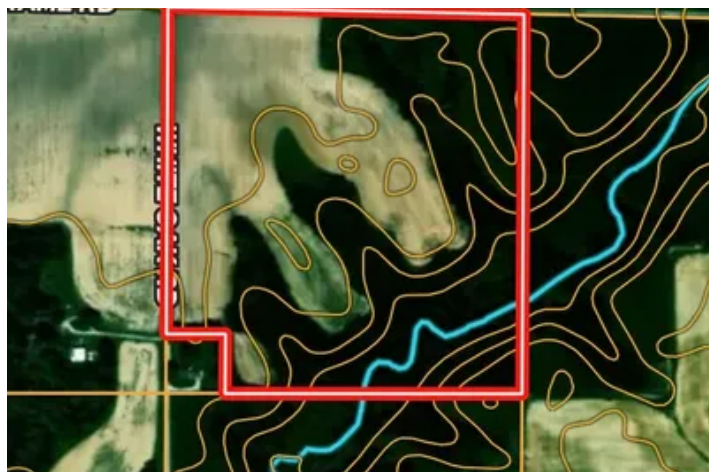
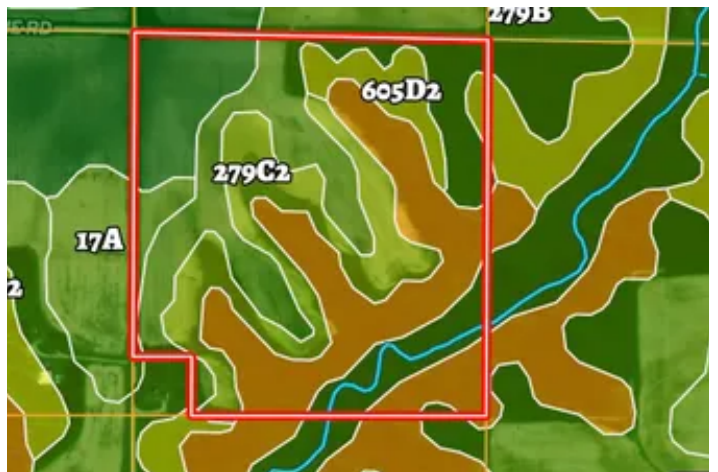
39

Price

\$289,000

Property Website

<https://legacylandco.com/property/39-acres-tillable-hunting-timber-schuyler-county-illinois-schuyler-illinois/80687/>



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PROPERTY DESCRIPTION

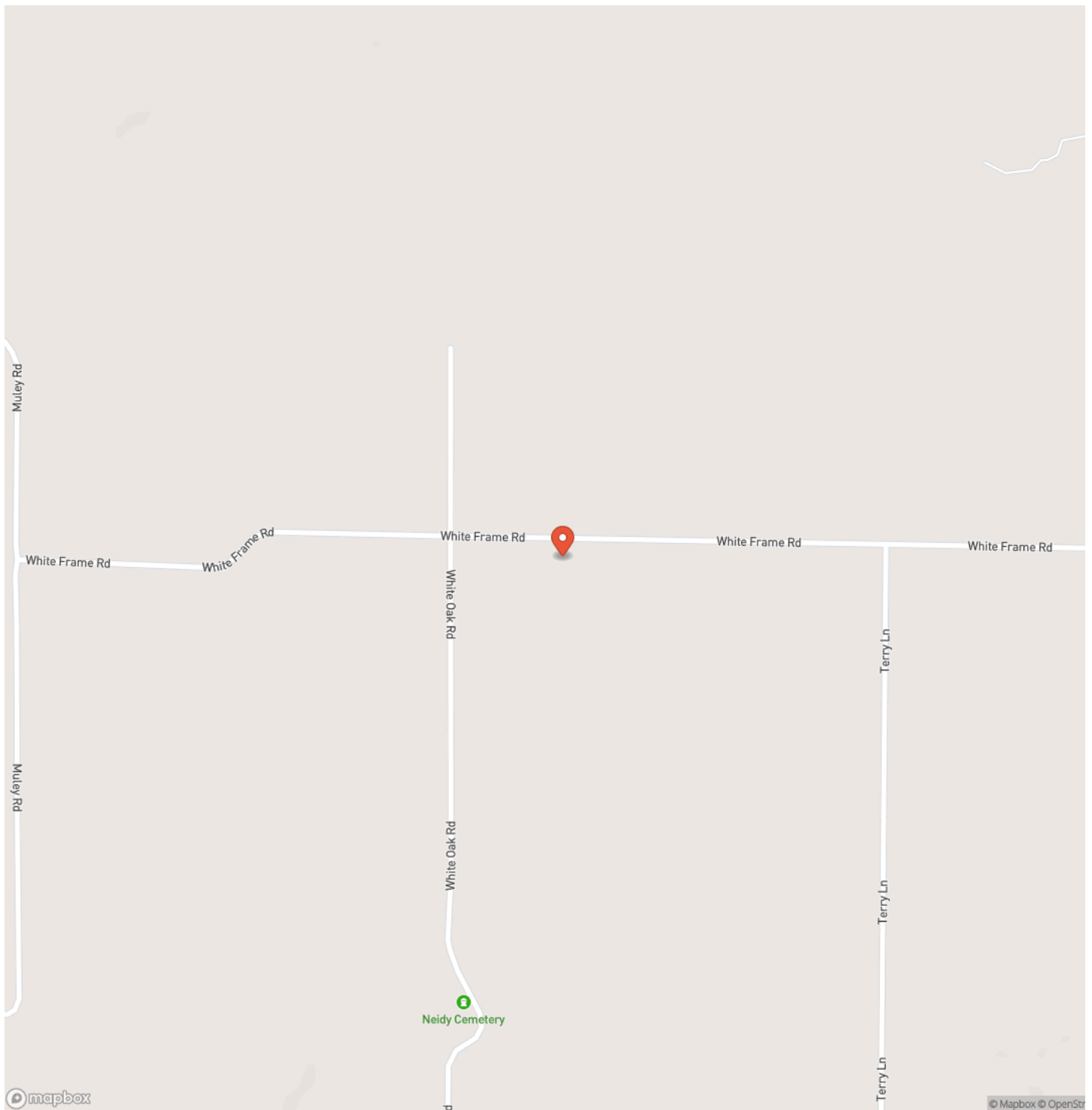
39+- acre in North Schuyler county, SW of Littleton Illinois.

16.5 acres are currently being farmed. Roughly 3 acres are mowed for hay. The rest is timber and brush with oak ridges. This is a perfect small farm for deer hunting, its in a fantastic area, easy to access, easy to walk and lots of deer. There are several build sites on there if you were thinking of building a home or putting a cabin on it. The farmer hasnt hunted this farm since he bought it, so I dont have, deer pictures, but it has alot of sign and Ive seen deer and turkey everytime I have been on it. There is a really nice creek running East and West through the farm. The East neighbor and South neighbor run cattle, so plant grass on the tillable, fence the North and West side and pasture it. The farmer would love to still cash rent the farm if possible. The tillable dirt is 279B Rozetta silt loam 118 PI, 257A Clarksdale Silt loam 128 PI and 279C2 Rozetta silt loam 112 PI. The farm has a fairly recent appraissal. Asking \$289,000 If you are interested in this property, contact the Legacy Land Company listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

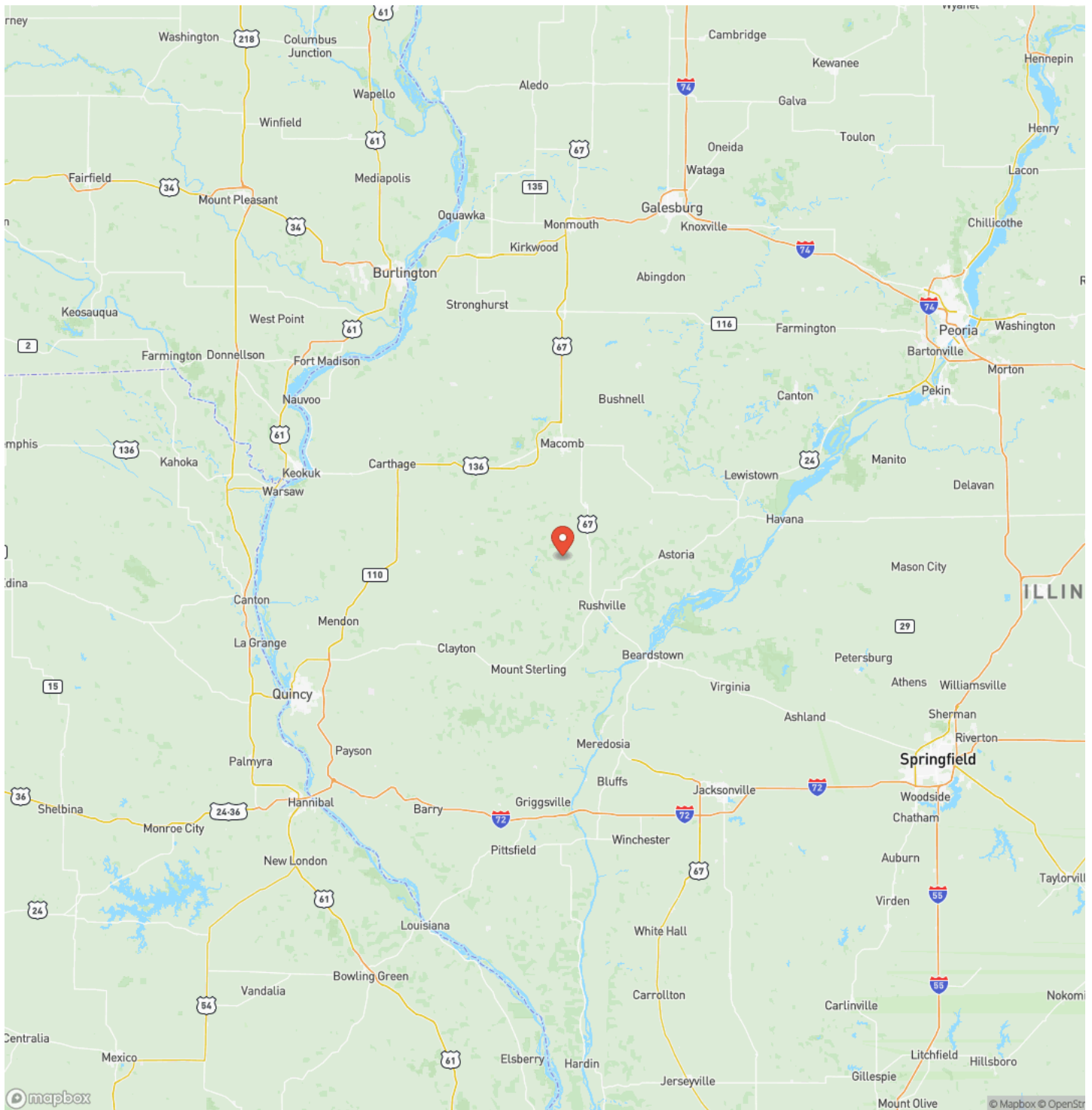
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Locator Map



Locator Map



39+- Acres tillable, hunting, timber Schuyler County Illinois
Littleton, IL / Schuyler County

Satellite Map



39+- Acres tillable, hunting, timber Schuyler County Illinois Littleton, IL / Schuyler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

City / State / Zip

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal blue 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

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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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