Rock Island 68 Acres 1992 65th Avenue West Rock Island, IL 61201 \$306,000 68.050± Acres Rock Island County







Rock Island 68 Acres Rock Island, IL / Rock Island County

SUMMARY

Address

1992 65th Avenue West

City, State Zip

Rock Island, IL 61201

County

Rock Island County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.453329 / -90.589669

Acreage

68.050

Price

\$306,000

Property Website

https://legacylandco.com/property/rock-island-68-acres-rock-island-illinois/75654/









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PROPERTY DESCRIPTION

Located south of 65th Avenue West, this Rock Island acreage provides a blend of open field, dense brush, and mature timber. The diverse landscape provides habitat for deer, turkeys, geese and small game. Deer hunting is allowed through Rock Island's deer hunting program. According to FSA maps, this farm has 37 acres tillable. Explore opportunities for future revenue such as farming, livestock, solar, and billboard advertisements. Whether you're looking for recreation, investment, or a residential build site this property makes for a strong financial investment. Enjoy outdoor activities such as hunting, camping, and motorsports while developing your dream property! Deeded access from 65th Avenue West is included.

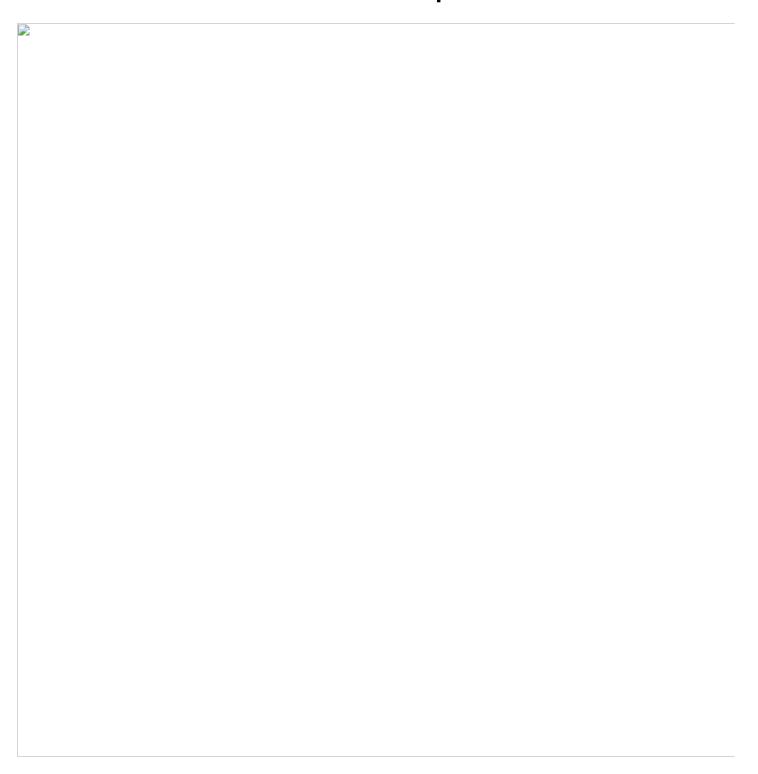
- Excellent mixed use farm, with mature timber, thick cover, and open fields.
- 37 acres FSA tillable w/ 130 PI
- Levee protected area, near Rock River
- Near Bally's Casino & Hotel
- Potential development and other revenue streams
- High deer and wildlife populations
- Adjacent to I-280





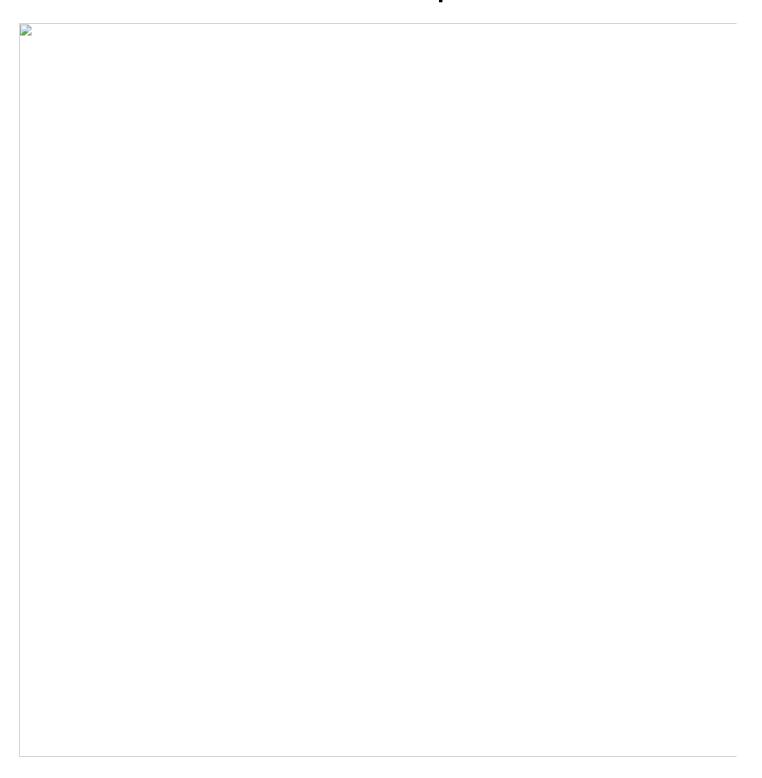


Locator Map



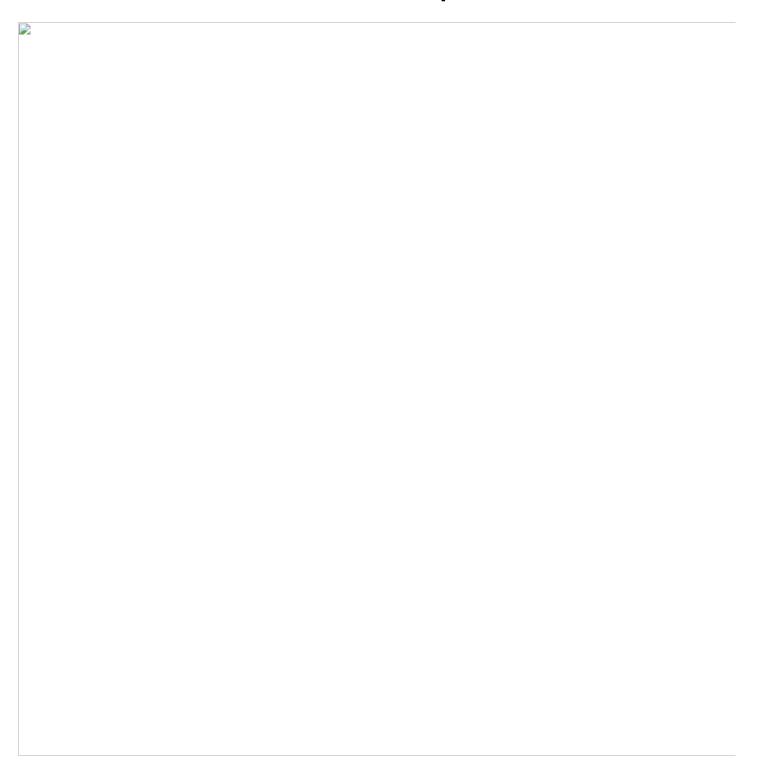


Locator Map





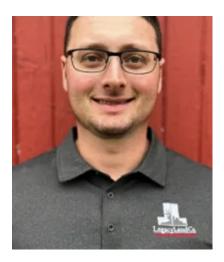
Satellite Map





Rock Island 68 Acres Rock Island, IL / Rock Island County

LISTING REPRESENTATIVE For more information contact:



Representative

Beau Smith

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Email

bsmith@legacylandco.com

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City / State / Zip

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<u>NOTES</u>			



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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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