

Knox County, IL 45 Acres Land For Sale
000 IL Rte 167
Wataga, IL 61488

\$344,250
45± Acres
Knox County



Knox County, IL 45 Acres Land For Sale
Wataga, IL / Knox County

SUMMARY

Address

000 IL Rte 167

City, State Zip

Wataga, IL 61488

County

Knox County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

41.0293 / -90.2622

Acreage

45

Price

\$344,250

Property Website

<https://landguys.com/property/knox-county-il-45-acres-land-for-sale-knox-illinois/79814/>



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PROPERTY DESCRIPTION

Hunting and recreational farms of this quality are far and few between. This farm has proven to be a very consistent producer of trophy bucks. Numerous 150-170" class whitetails have been taken in recent years, as well as a mid-190s giant, and several other MEGA bucks have been captured on camera. With mature hardwood timber, as well as lots of edges and pockets of thick brushy cover, this farm has a ton of diversity and holding power. There are also 13.4 acres of tillable land that could be enrolled in CRP, or used for cash rental income, as well as offering fantastic hidden food plot locations. The farm has two-sided access which means you can hunt it in nearly any wind direction and have lots of options for future development. The pinnacle of this property, however, is the two picturesque lakes. A 1.4 acre pond, stocked with panfish and bass, drains into a larger 3.6 acre lake, which is also loaded with fish. The property has been a great spot to take a few Canada geese, as well. If you're looking for a one-of-a-kind recreational property that will please any serious hunter, while also giving a pristine place to camp, fish, swim and make memories with loved ones, this is the place! Situated in ROWVA School District 208. Located 41 miles south of Moline, IL and 48 miles from Peoria, IL.

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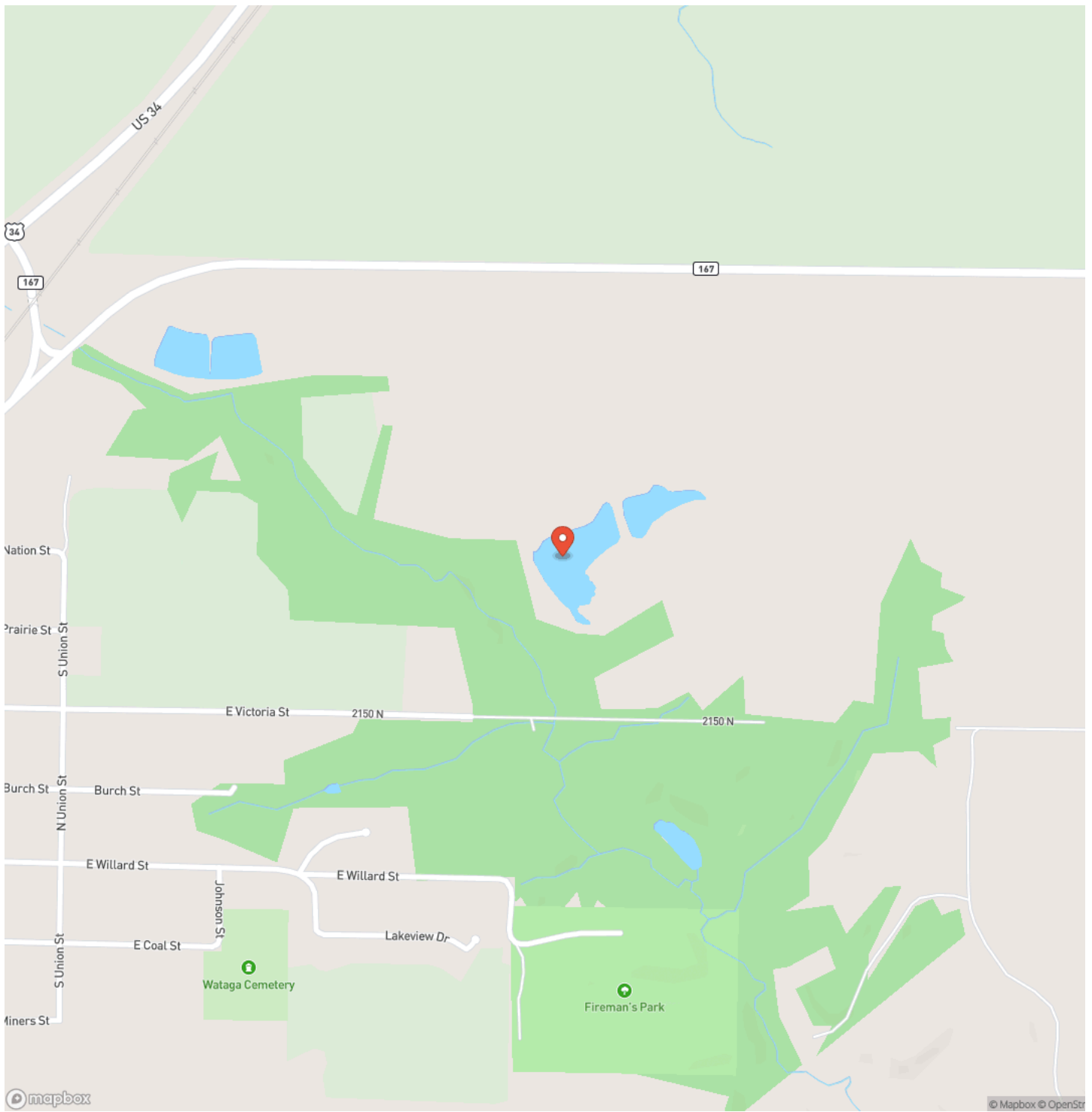
Bullet Points

- Trophy Buck Producer, Year-in Year-out!
- History of producing numerous 150-170" bucks + a mid-190s" giant
- 13.4 acres of income producing tillable land
- Two stocked ponds - 3.6ac and 1.4ac
- Two-sided access
- Hardwood timber, loads of edge, hidden food plots... Diversity!
- Beautiful spot to cabin or build a cabin
- ROWVA School District
- 41 miles from Moline, IL & 48 miles from Peoria, IL

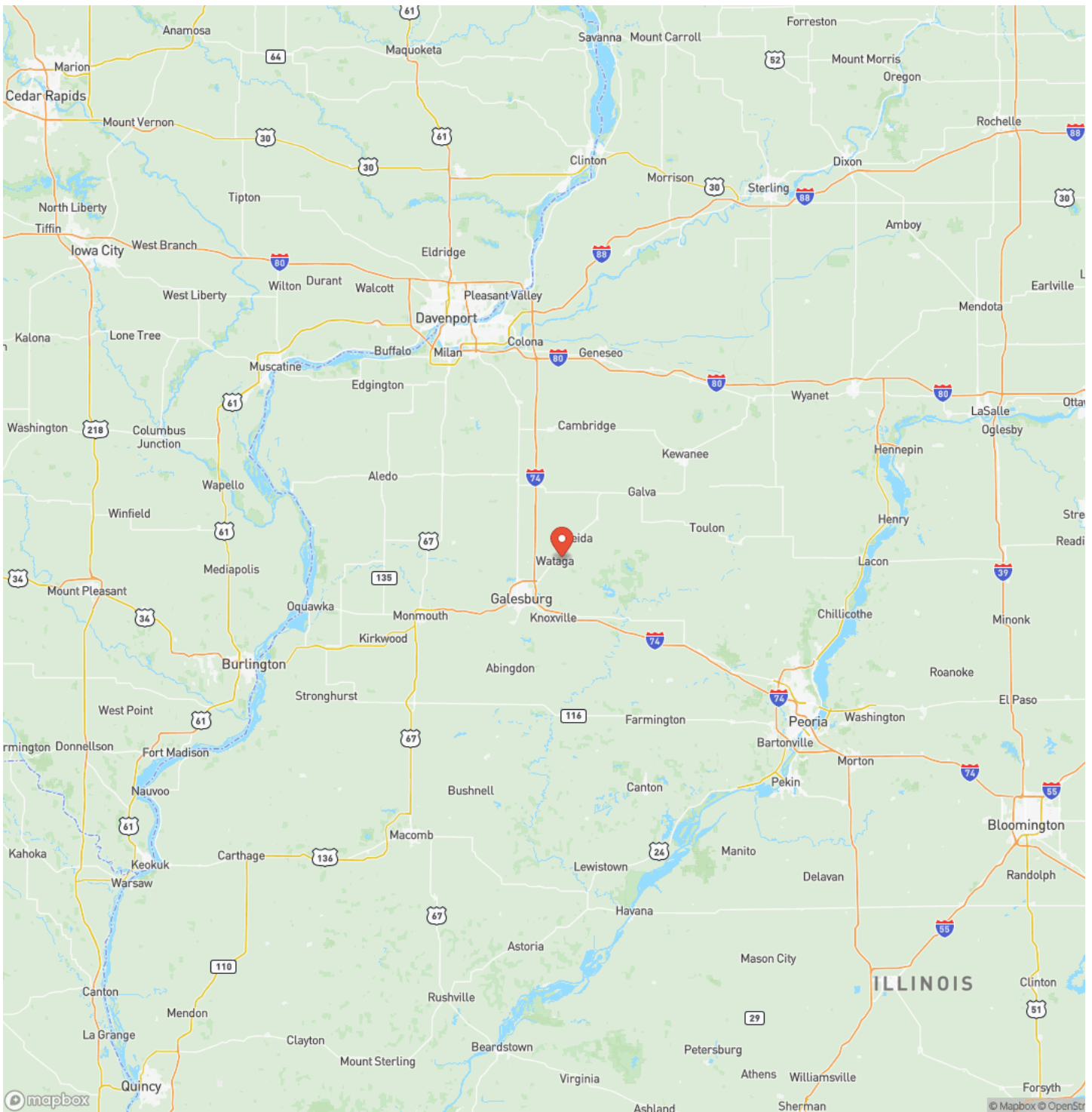
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Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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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