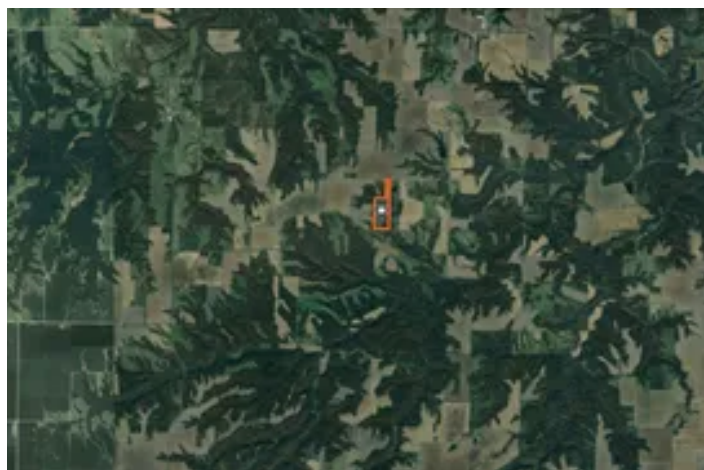


Brown County, Illinois 33 Acres of Land For Sale
RR 1600N Ave
Mount Sterling, IL 62353

\$228,927
33± Acres
Brown County



Brown County, Illinois 33 Acres of Land For Sale

Mount Sterling, IL / Brown County

SUMMARY

Address

RR 1600N Ave

City, State Zip

Mount Sterling, IL 62353

County

Brown County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

39.898373 / -90.746043

Acreage

33

Price

\$228,927

Property Website

<https://landguys.com/property/brown-county-illinois-33-acres-of-land-for-sale-brown-illinois/79959/>



Brown County, Illinois 33 Acres of Land For Sale

Mount Sterling, IL / Brown County

PROPERTY DESCRIPTION

Not only is this Brown co 33 acre parcel an outstanding hunting property but it also offers the opportunity to build your dream home in the country, and all conveniently located just 15 minutes from Mt Sterling IL. The 7 acres of alfalfa in the south field draws deer from all the surrounding properties. The thick timber also provides great security cover for many types of wildlife. The trail camera pictures from last season show great genetics with the potential of some big bucks calling this property home next hunting season. The blue line on the above aerial photo shows a road that can be used by foot or UTV to access the southern field. There is also a farming only easement that comes through the property to the east allowing large equipment access to the south field for farming purposes. This property is a rare find in one of the most desirable counties in IL. Contact me with any questions or to schedule a showing today.

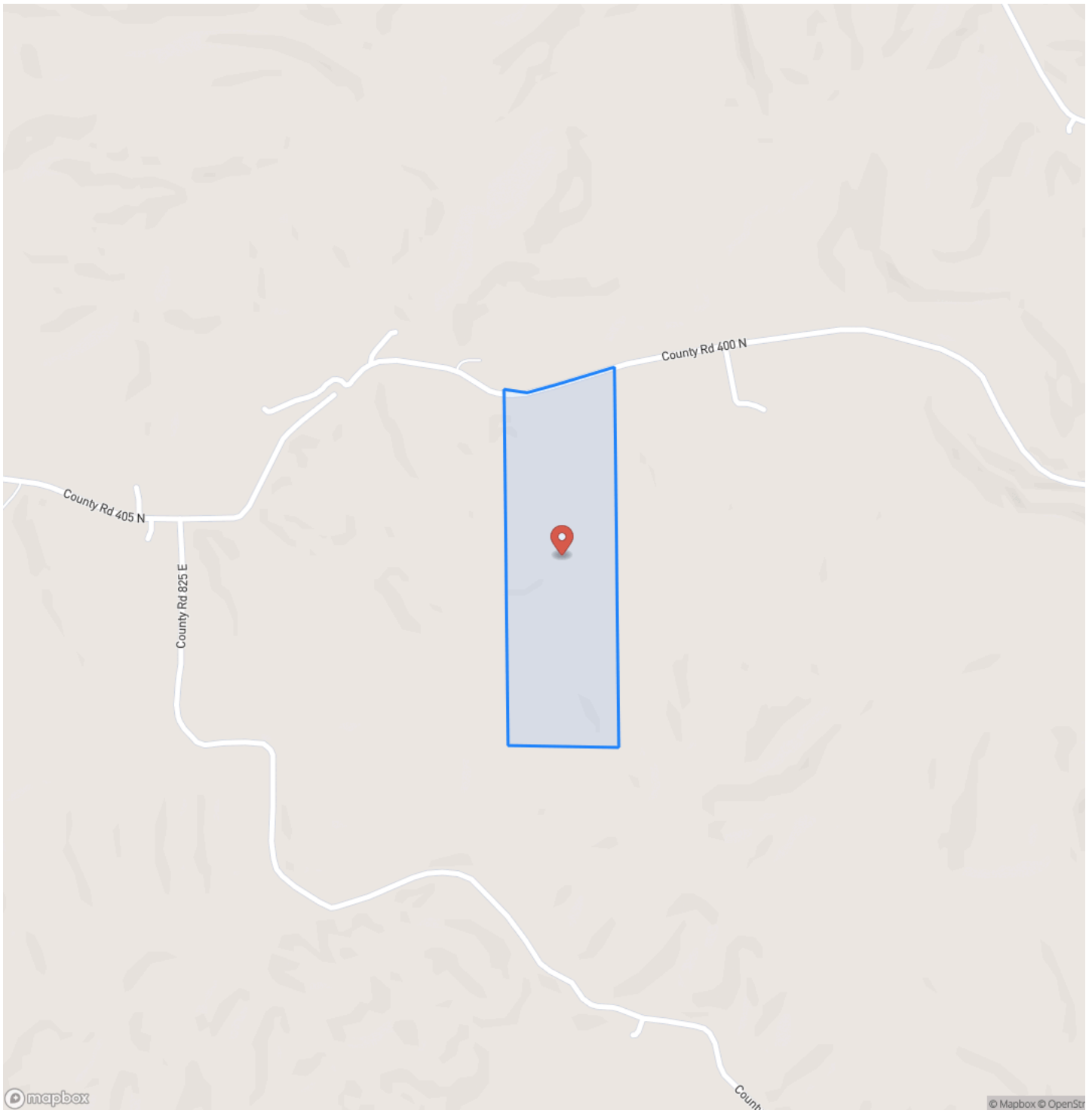
KEY FEATURES

- 33 acres Brown co IL.
- 7 acres of alfalfa.
- Mature timber.
- Seasonal creek.
- Access roads through timber.
- Good trail camera pictures.
- Abundant deer and turkey.
- Multiple food plot locations.
- Potential building sites with electric and rural water at the road.
- Hardtop road frontage.
- Located approx. 15 minutes NW of Mt Sterling IL.

Brown County, Illinois 33 Acres of Land For Sale
Mount Sterling, IL / Brown County

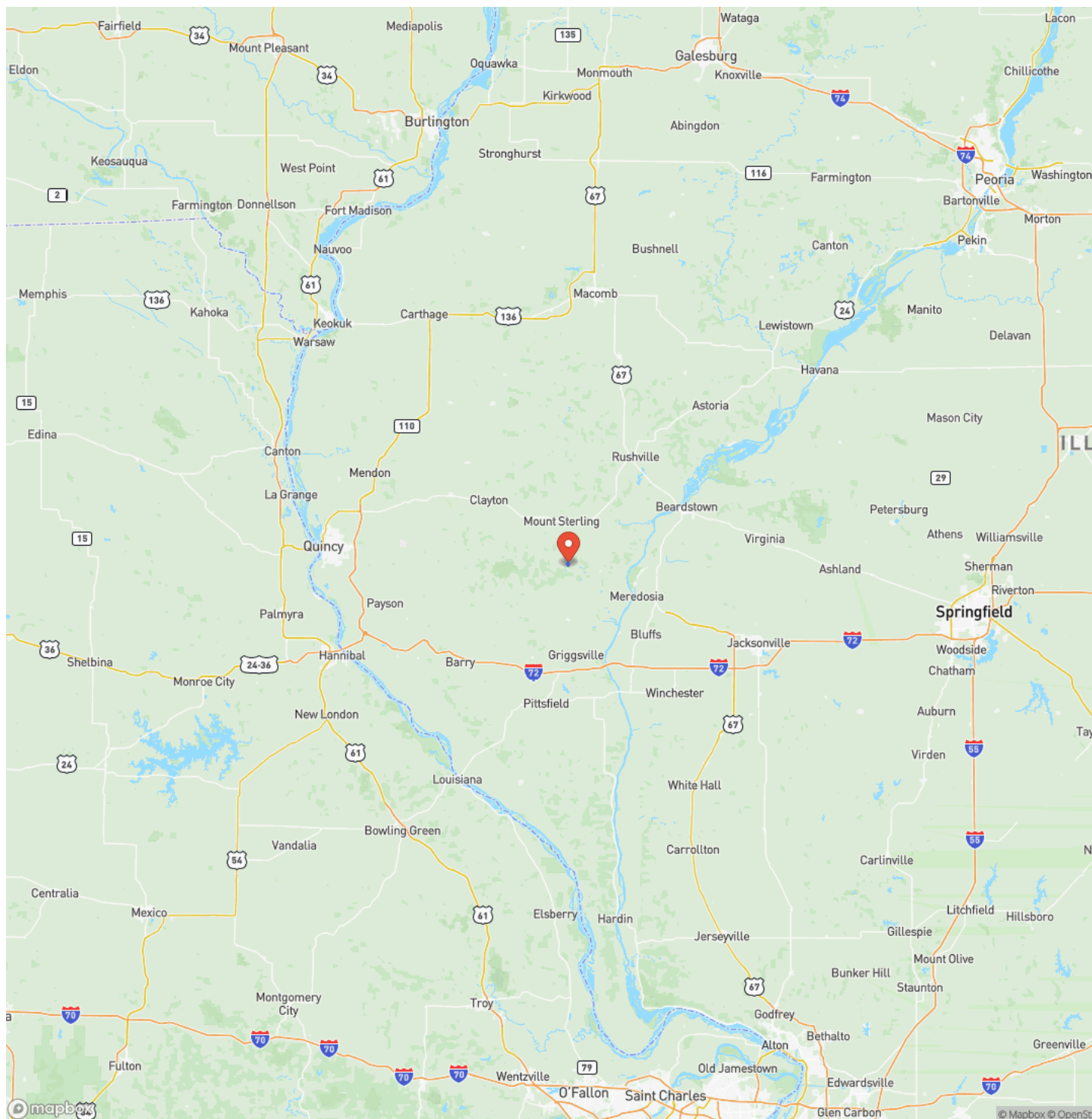


Locator Map



Brown County, Illinois 33 Acres of Land For Sale Mount Sterling, IL / Brown County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Brown County, Illinois 33 Acres of Land For Sale Mount Sterling, IL / Brown County

LISTING REPRESENTATIVE

For more information contact:



Representative

Toby Stay

Mobile

(217) 257-6096

Email

toby@landguys.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal 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

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.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
