

**78.3 acres, Pike County, Pleasant Hill TWP**  
Vin Fiz Road, Pleasant Hill, IL, USA  
Pleasant Hill, IL 62366

**\$880,875**  
78.300± Acres  
Pike County



**78.3 acres, Pike County, Pleasant Hill TWP  
Pleasant Hill, IL / Pike County**

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**SUMMARY**

**Address**

Vin Fiz Road, Pleasant Hill, IL, USA

**City, State Zip**

Pleasant Hill, IL 62366

**County**

Pike County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

39.4337016 / -90.8318434

**Acreage**

78.300

**Price**

\$880,875

**Property Website**

<https://ridgelinesalesgroup.com/property/78-3-acres-pike-county-pleasant-hill-twp-pike-illinois/76504/>



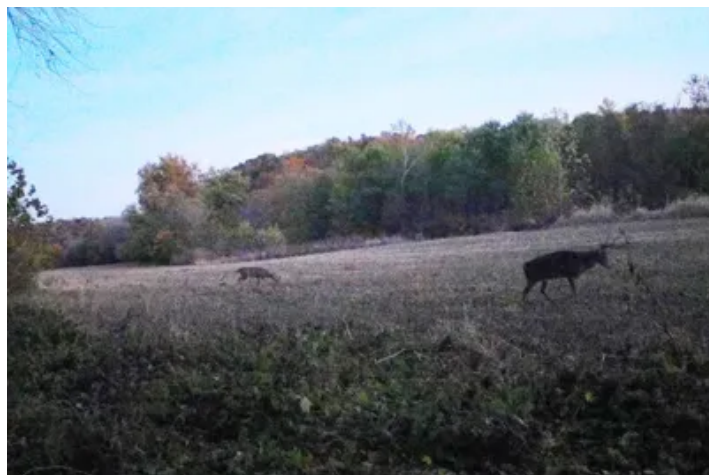
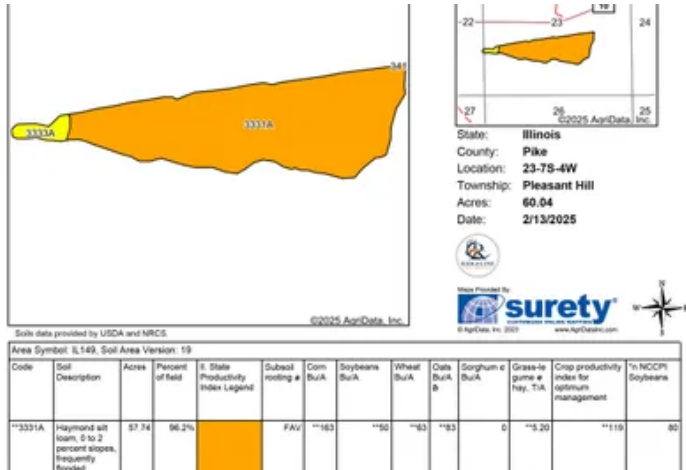
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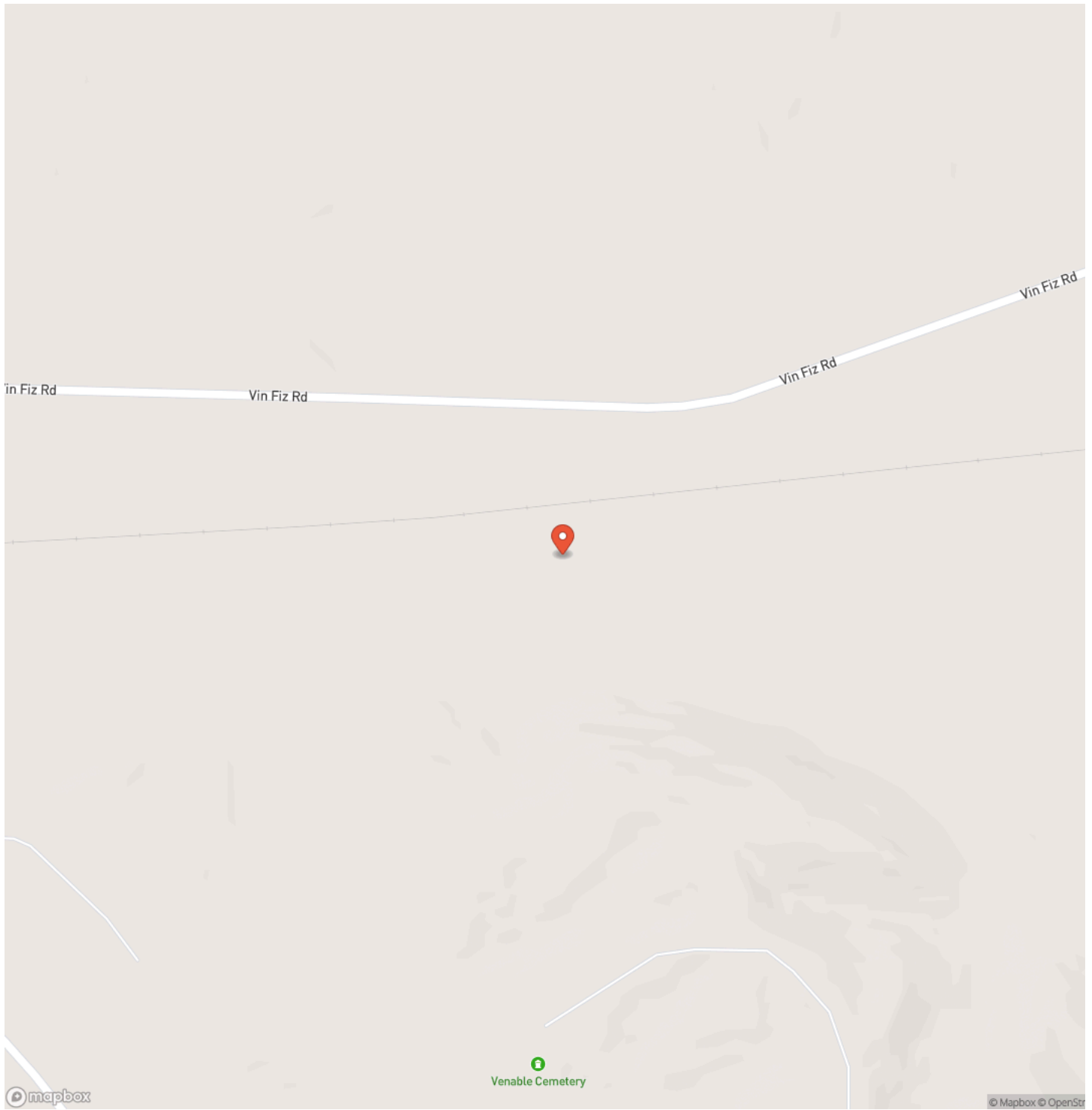
**PROPERTY DESCRIPTION**

Awesome tillable farm laying in the Bay Creek bottoms. This investment property is complete with approximately 60 acres of prime tillable acres with the balance of the farm being composed of timber & bedding thickets laying along Bay Creek, making for some dynamite whitetail deer hunting. There is a good access road that crosses the railroad tracks entering the farm. The Productivity Index on the 60 tillable acres is 118.8 made up primarily of Haymond Silt Loam soils. The combination of the high-quality soils and the annual hog manure application make for exceptional crop production year after year. Give us a shout today to get more details or schedule a private showing.

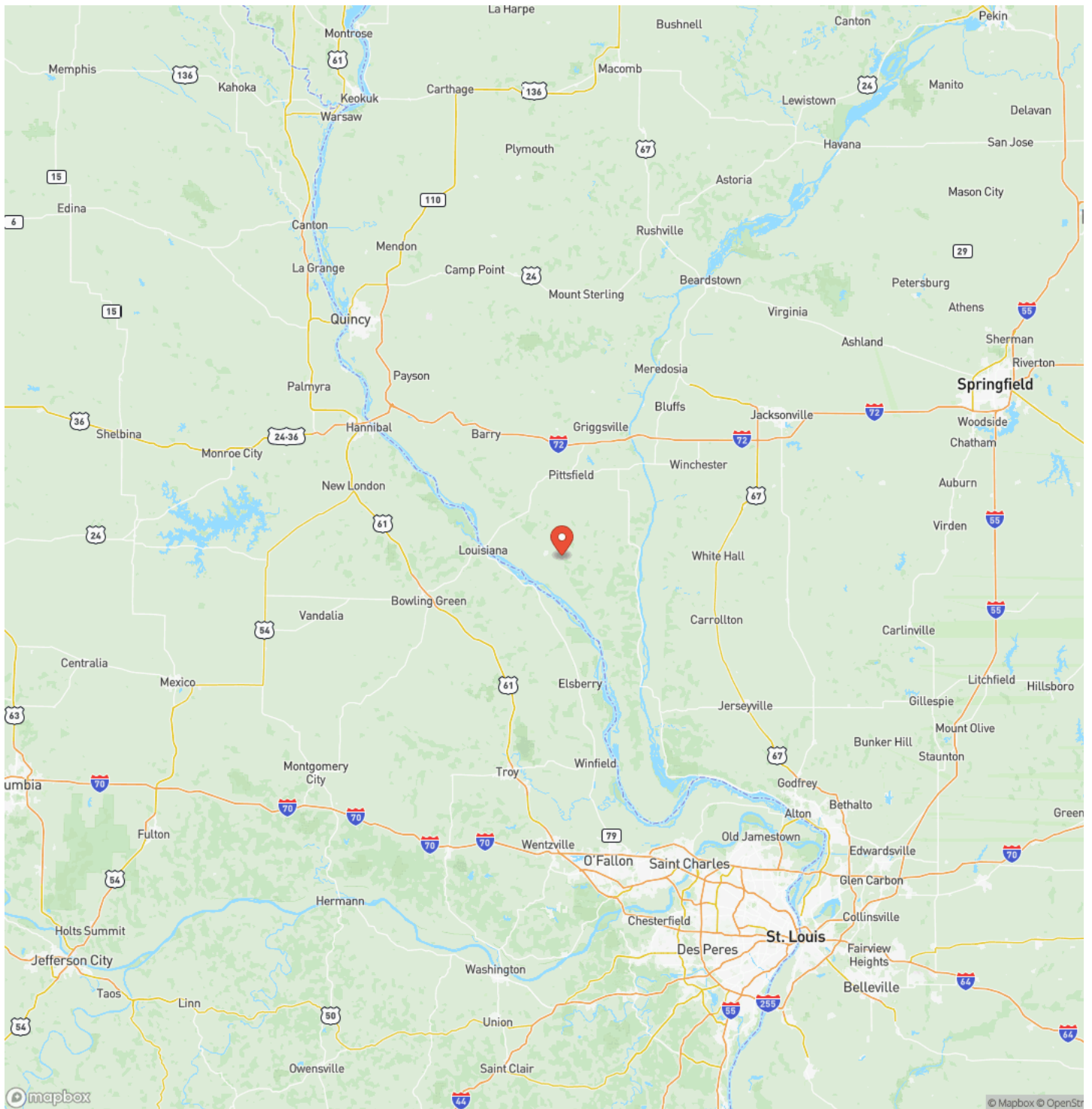
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## Locator Map



# Locator Map



78.3 acres, Pike County, Pleasant Hill TWP  
Pleasant Hill, IL / Pike County

## Satellite Map



**78.3 acres, Pike County, Pleasant Hill TWP  
Pleasant Hill, IL / Pike County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Chris Nichols

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**Office**

(217) 473-3777

**Email**

qdmchris@yahoo.com

**Address**

116 W. Washington St.

**City / State / Zip**

Pittsfield, IL 62363

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**NOTES**

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## **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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