

45 acres +/- Pike County, Pleasant Vale TWP  
255th Ave.  
New Canton, IL 62356

**\$450,000**  
45± Acres  
Pike County



**45 acres +/- Pike County, Pleasant Vale TWP  
New Canton, IL / Pike County**

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**SUMMARY**

**Address**

255th Ave.

**City, State Zip**

New Canton, IL 62356

**County**

Pike County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

39.631028 / -91.1050199

**Acreage**

45

**Price**

\$450,000

**Property Website**

<https://ridgelinesalesgroup.com/property/45-acres-pike-county-pleasant-vale-twp-pike-illinois/78943/>





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**PROPERTY DESCRIPTION**

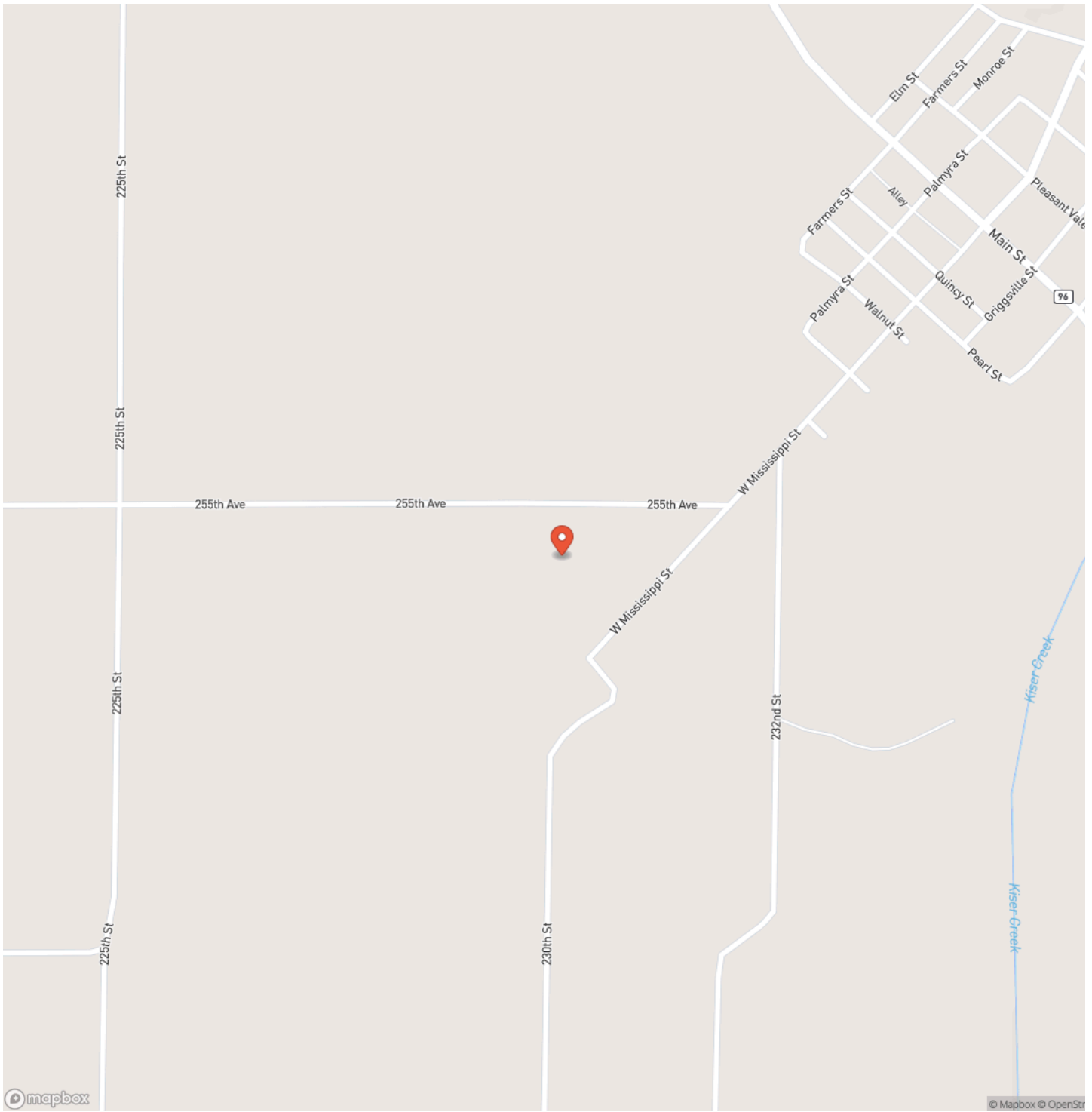
NEW LISTING!! What a rare opportunity it is in today's market to find a small tract of prime hunting property for sale, let alone one that lays dead in the middle of the area's finest deer managing landowners. This area is well known for it's large landowners and the huge bucks that roam these hollows and ridges east of New Canton, Illinois. The farm is currently set up with established food plots and excellent access roads to easily navigate the farm and slip in & out to more effectively hunt the mature whitetail bucks that live here.

There are approx 9 acres of fields that could be farmed, but are currently being used for food plots. This property is proven to produce big, mature bucks year in and year out. The biggest deer picture was harvested on the neighboring farm in 2021. Call today to schedule a tour of this fabulous, secluded, hunting farm.

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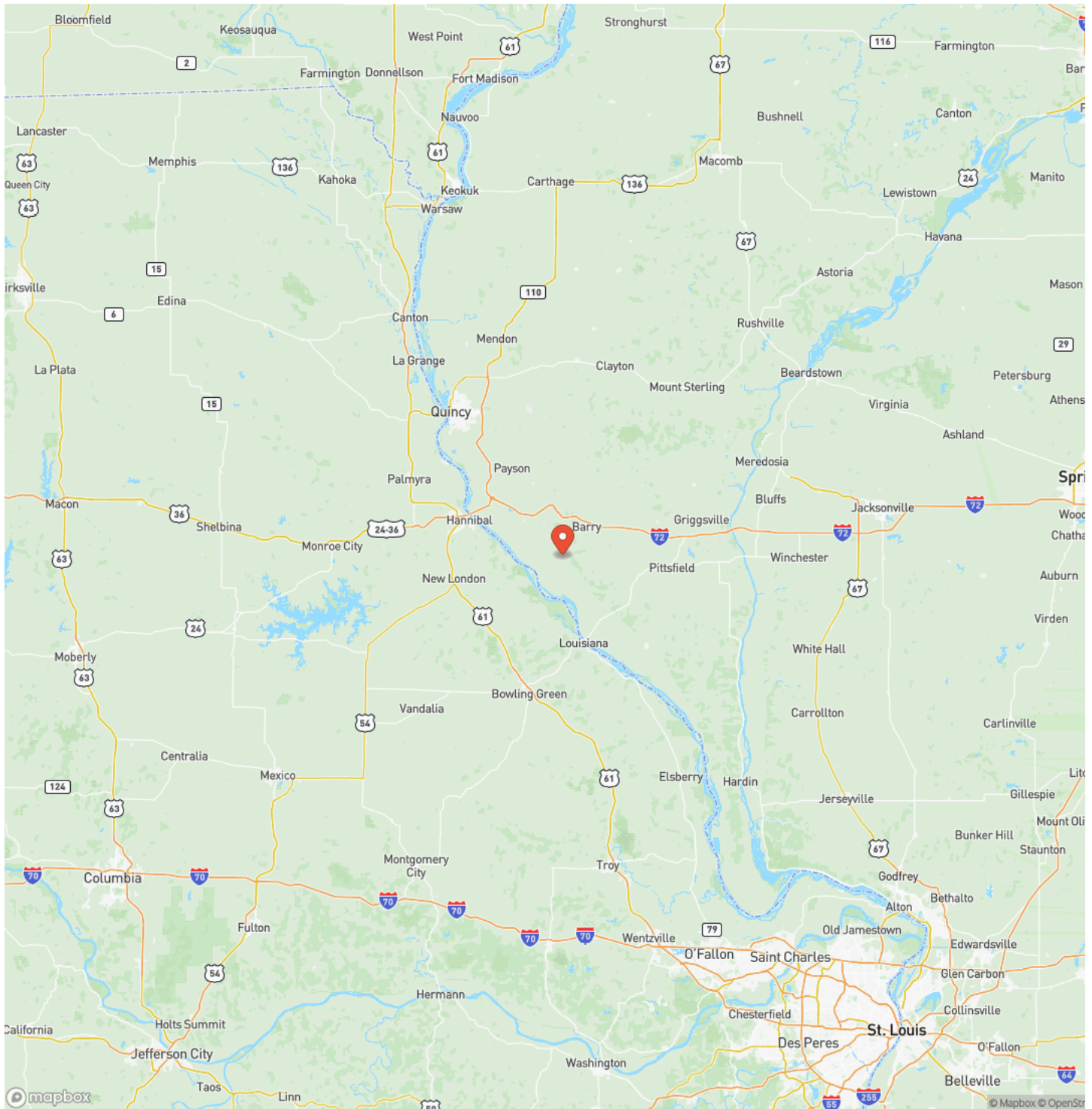


# Locator Map

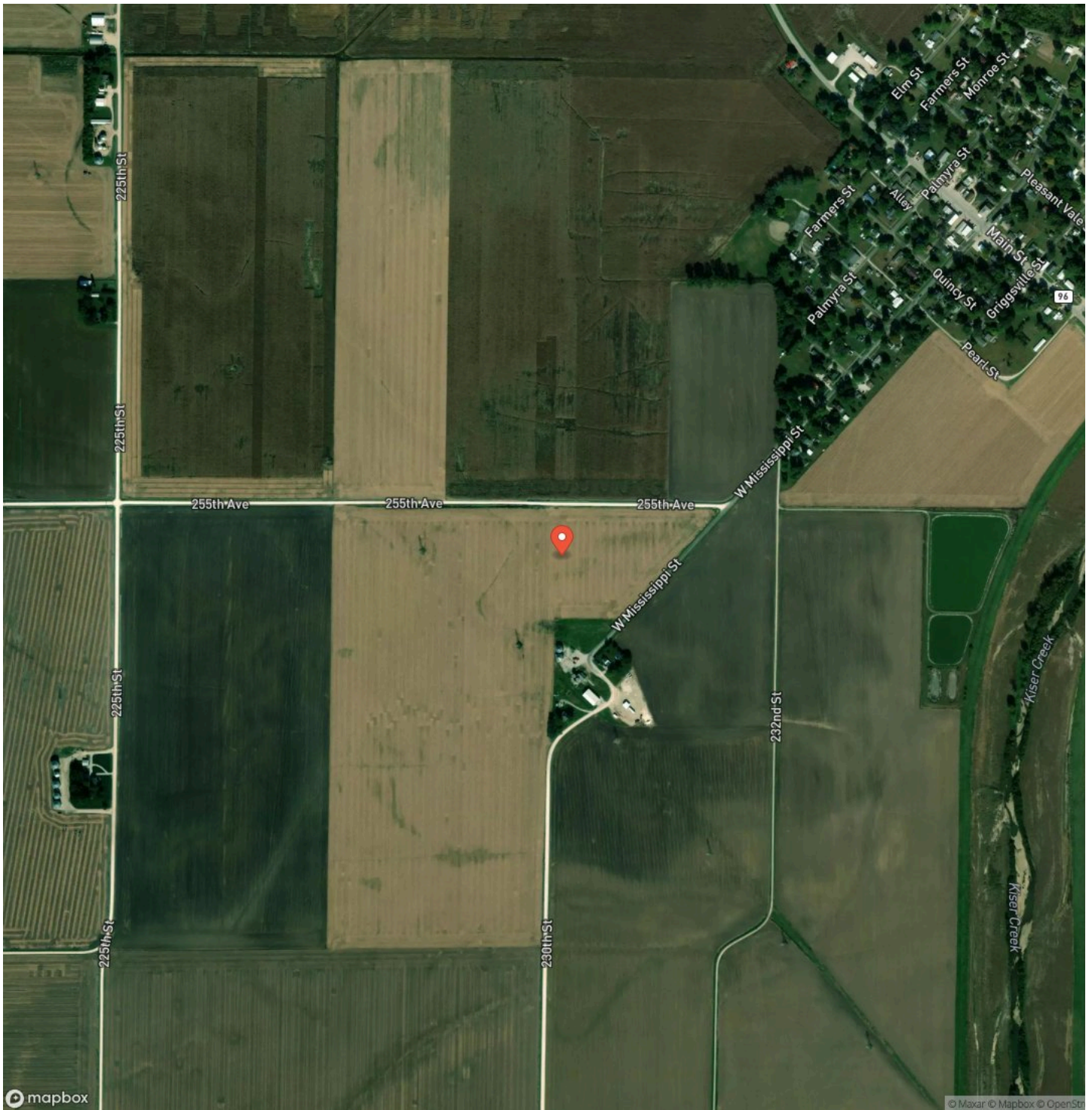




# Locator Map



## 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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