

Schuyler County, IL

# 125± ACRES

## Tillable / Hunting & Recreational

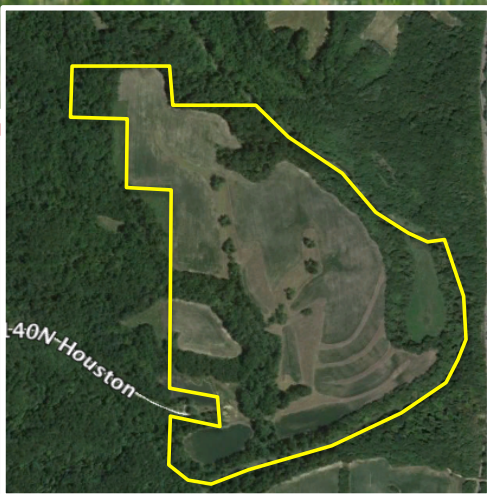


### Investor Opportunity

64.16	Cropland farmed
13.84	Cropland unfarmed
5.40	CRP (until 2017)
41.66	Heavy timber
125.18	Total surveyed

This is one of the most impressive 125-acre tracts on the market today. A must-see for an income producing investment or any avid outdoorsman:

- Premier trophy buck hunting area of Schuyler County
- Water and electric is already extended to the neighboring property, making it an ideal place to build
- Owners also selling a nearby 40x60 shed & hunting cabin
- Shared stock pond located on west side of the property
- \$818 /yr taxes offset by CRP annual earnings of \$827



Land conservation enhanced: terraced tracts and waterways. Gentle rolling farm land.

### LOCATION

15 minutes E of Rushville, IL  
1 hour NW of Springfield, IL  
1.5 hours SW of Peoria, IL  
1.5 hours SW of Bloomington, IL  
3.5 hours SW of Chicago Suburbs



Sugar Creek borders the property on 3 sides with heavily timbered branch lines

## Priced to sell

\$588,346 or \$4700 per acre

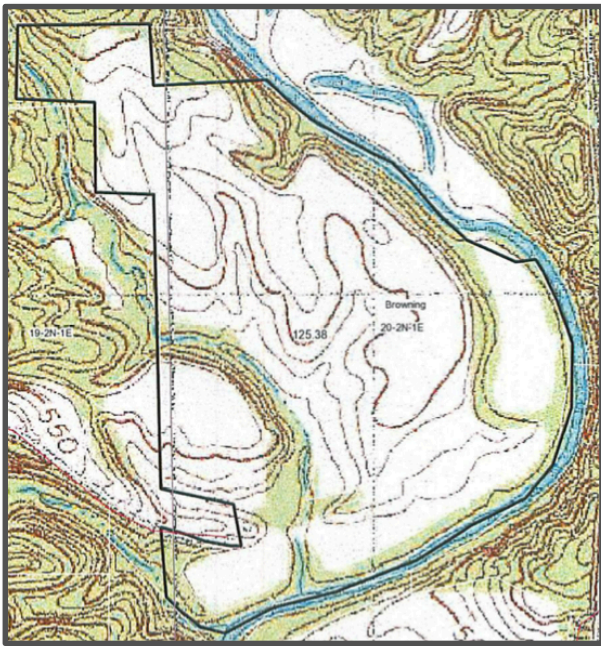


Worrell – Leka Land Services, LLC

IL Broker Lic. #481.000293  
Jacksonville, Illinois  
217-245-1618  
worrell-leka.com



# Tillable / Hunting & Recreational Land for Sale



Schuyler County, IL

## SOILS:

## MINERALS:

## TOPOGRAPHY:

## TERMS:

## POSSESSION:

## TAXES:

## PRICE:

## AGENCY NOTE:

Fayette, Blyton, Navlys & Rozetta

Minerals are intact

Gentle to rolling to steep

Cash at closing

Upon closing, subject to  
tenant's rights

\$818.00

\$4,700 per acre

Allan Worrell is the seller's  
designated agent. To offer a  
contract to purchase or for  
additional info, please contact us @  
[allanw@worrell-leka.com](mailto:allanw@worrell-leka.com)

## PRESENTED BY:



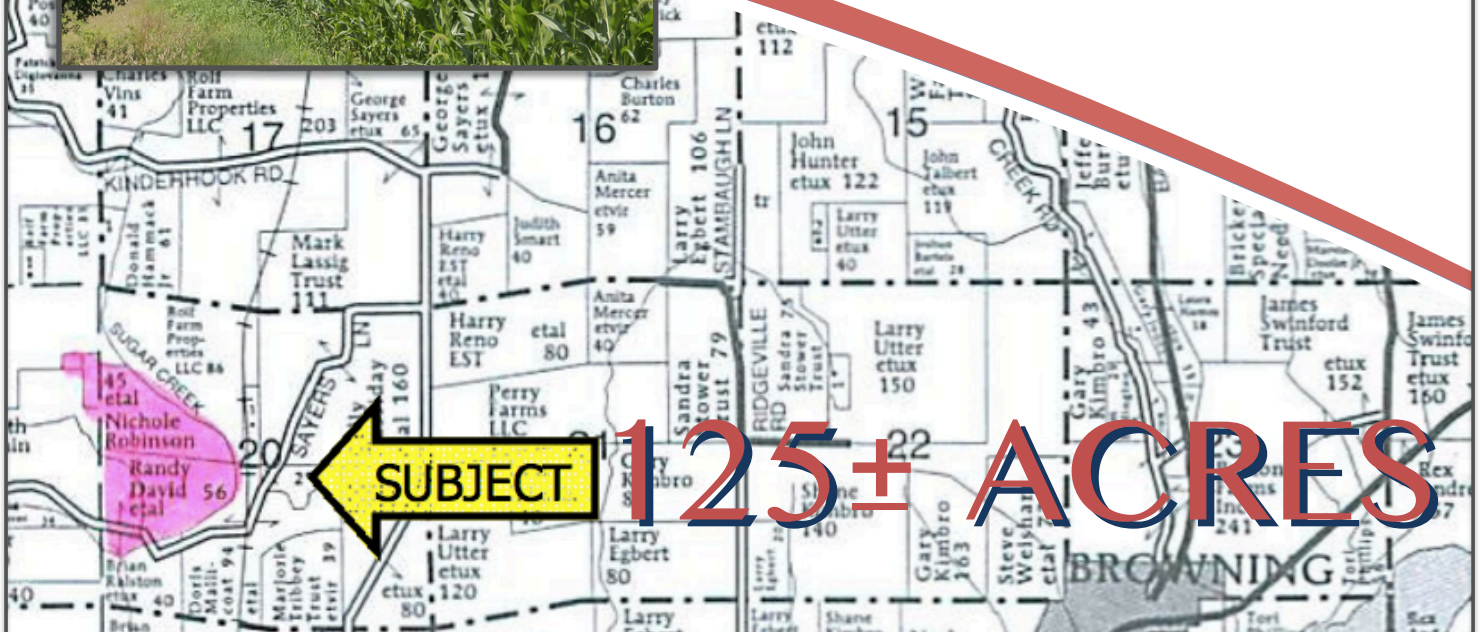
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The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Seller reserves the right to reject any and all bids or offers. Contact Seller's Agent for all inquiries, inspection appointments and offers.