



167.35 ACRES LOCATED IN ONE OF THE BEST HUNTING AREAS IN THE STATE!

PIKE COUNTY, ILLINOIS

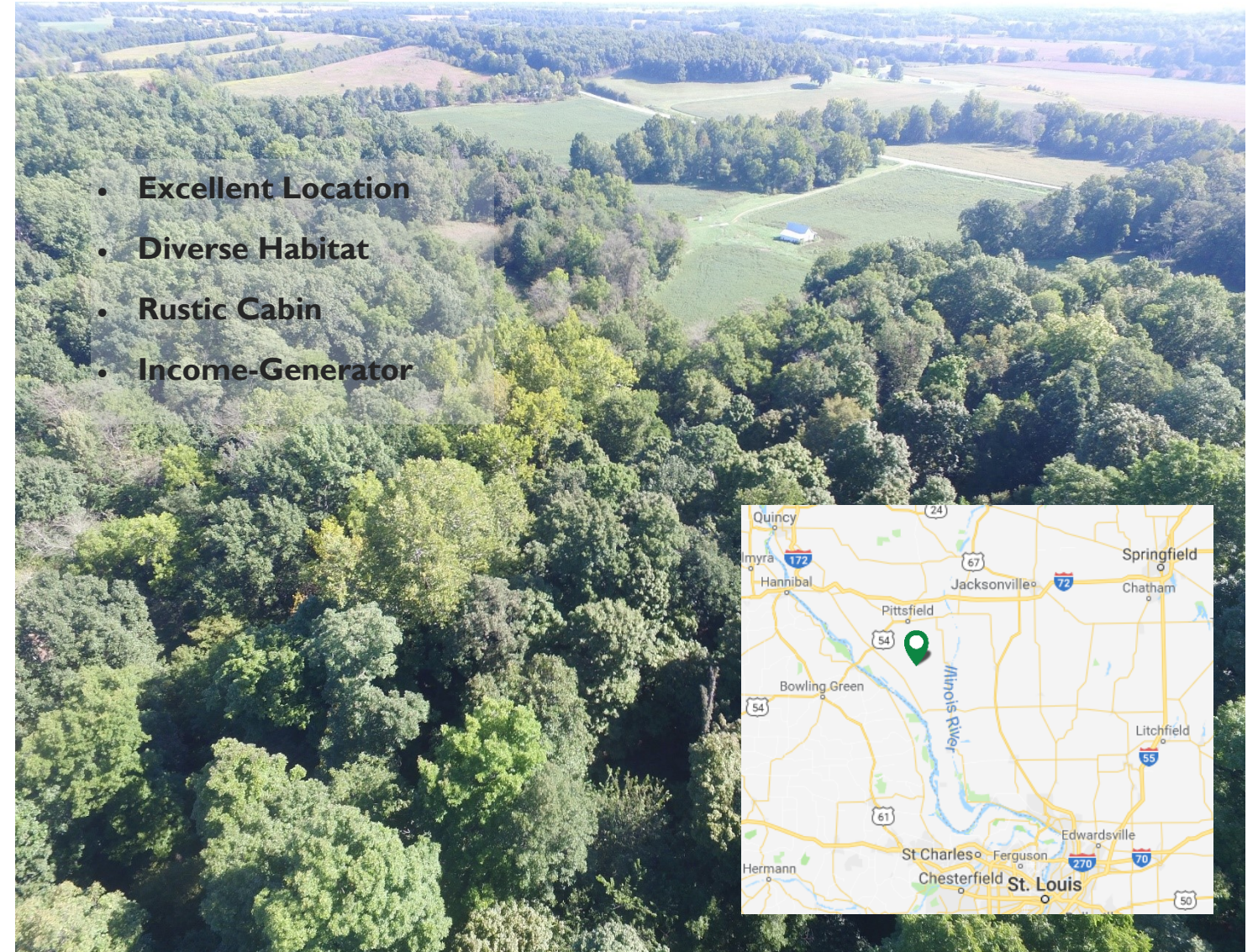
# HUNTING LAND FOR SALE

Excellent Location · Diverse Habitat · Rustic Cabin · Income-Generator

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- Excellent Location
- Diverse Habitat
- Rustic Cabin
- Income-Generator



2240 West Morton Avenue, Jacksonville, IL 62650

This property is what dreams are made of! Don't miss this unique opportunity!



Worrell Land Services, LLC  
2240 West Morton Avenue  
Jacksonville, IL 62650  
217.245.1618  
Worrell-LandServices.com

# ABOUT THE PROPERTY

This brilliantly diverse recreational farm is what dreams are made of! Serenity and captivating views follow wherever you go on this 167.35 acre tract. Well-positioned in one of the best whitetail areas in all of Illinois, this property is conveniently located just 8 miles South of Pittsfield along HWY 7. This tract provides the perfect habitat for wildlife, with a creek, marketable hardwoods and natural undergrowth throughout. Natural corridors and funnel points are present throughout this parcel. Numerous trails make this vast property accessible and incredibly convenient to navigate.

A beautiful 3.5 acre pond provides the opportunity to escape life's burdens with a fishing pole in hand. A two-room rustic cabin is featured on the property for those who seek a true opportunity to get away. The farm also has 30.88 acres in farmland, providing income-generation.

If you're seeking a property that offers great hunting and recreational opportunities, look no further. Call today to learn more or to set up a time to check it out!

**Asking Price:** \$749,900

**Location:** South Central Pike County, Illinois approx. 8 miles South of Pittsfield in Section 30, T6S-R3W

**Acreage:** 167.35 Total, 38.62 Tillable (30.88 currently cropped)

**Taxes:** \$1,459.58

**Topography:** Level to steep

**Primary Soil Types/Productivity Index (for tillable acreage):** Wakeland and Elsah silt loams/116.7 PI

**Possession/Terms:** Possession will be given at closing; property is free of tenant's rights for 2019. Cash at closing.

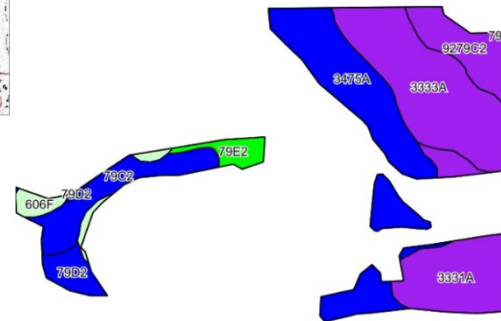
## Aerial Map



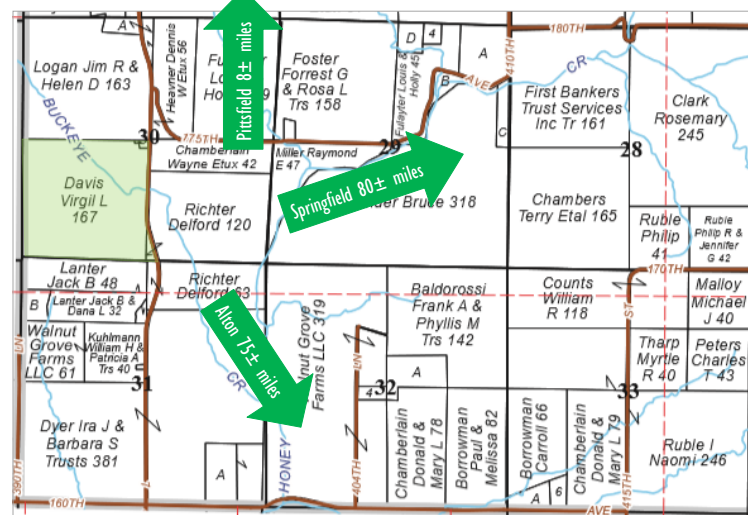
## Topography Map



## Soils Map (38.62 tillable, 30.88 cropped)



## Plat Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
3475A	Elsah gravelly loam, 0-2% slopes, frequently flooded	10.58	27.4%	110
3333A	Wakeland silt loam, 0-2% slopes, frequently flooded	10.37	26.9%	128
3331A	Haymond silt loam, 0-2% slopes, frequently flooded	6.52	16.9%	132
79C2	Menfro silt loam, 5-10% slopes, eroded	3.77	9.8%	112
9279C2	Rozetta silt loam, terrace, 5-10% slopes, eroded	3.38	8.8%	120
79D2	Menfro silt loam, 10-18% slopes, eroded	1.56	4.0%	107
606F	Goss gravelly silt loam, 18-35% slopes	1.26	3.3%	44
79E2	Menfro silt loam, 18-25% slopes, eroded	1.18	3.1%	90
Weighted Productivity Index Average				116.7

# PHOTO GALLERY



Additional photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).

Information contained in this brochure was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Mapping data provided by USDA and NRCS via AgriData.



**Want to learn more or schedule a showing?**

Contact Managing Broker Luke Worrell, ALC, AFM  
217.473.7039 or [LukeW@Worrell-LandServices.com](mailto:LukeW@Worrell-LandServices.com)

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