



# SCHUYLER COUNTY, ILLINOIS LAND FOR SALE

## TURNKEY HUNTING & INCOME PRODUCING LAND

Almost an exact 50/50 split of turnkey hunting land and income-producing tillable acreage, this 72.51 acre property is a head-turner! The care the owners have put into this property is evident. From easily accessible food plots and the potential for more, to a beautiful little pond that was recently dug, and the deer sign that pepper the landscape, this property has everything a hunter could want. Given the layout of the property, with three distinct woodland areas, the potential exists for multiple hunters to enjoy the property at once. Adjoining the property along the East is the 772 acre Weinberg-King State Fish and Wildlife Area.

The tillable farmland totals 37.15 acres and carries a Productivity Index Rating of 115.7. Primary soil types are Keomah, Rozetta and Fayette. The fields are easily accessed from all-weather Forsythe Road. A selective logging lease is in existence and would sell with the property, paying \$30,000.

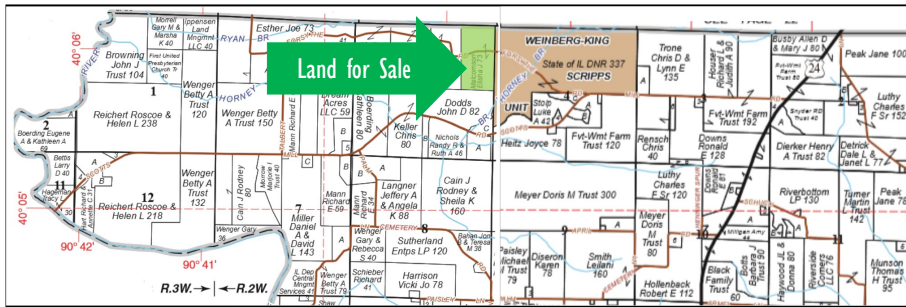
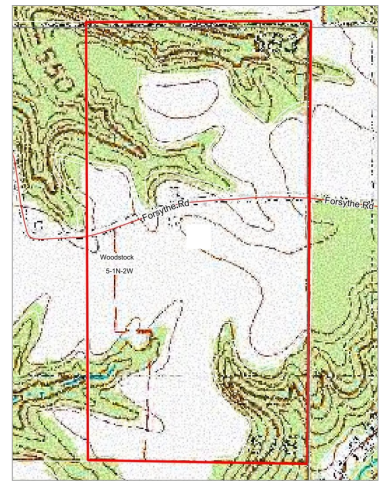
Central Illinois hunting and farming at its best, don't let this one slip away! Call Listing Agent, Adam Bauer, today at 309.333.7617 to learn more or to schedule a showing! For additional property photos, visit [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).

**Location:** The farm straddles Forsythe Road and adjoins Weinberg-King State Fish and Wildlife Area to the East. Located less than 5 minutes Southwest of Rushville, 2 miles West of Route 24, 13 miles North-east of Mt. Sterling in Schuyler County TIN, R2W, Section 5.

**Possession and Terms:** Possession at closing. Free of tenant's rights. Cash at closing.

**Taxes:** \$637.54

**Asking Price:** \$4,200 per acre



**Want to learn more or make an offer? Give us a call at 217.245.1618!**

Or email the Listing Agent, Adam Bauer at [AdamB@Worrell-LandServices.com](mailto:AdamB@Worrell-LandServices.com)

Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville IL 62650



This information 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. Boundaries on photos are approximate. Mapping data provided by USDA and NRCS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



**TURNKEY HUNTING & INCOME-PRODUCING**

SCHUYLER COUNTY, ILLINOIS  
**LAND FOR SALE**

Beautiful 72.51 Acre Combo Tract · Great Location Next to State Fish & Wildlife Area



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