

GREENE COUNTY, IL



HUNTING & REC LAND FOR SALE

162.7 Total Acres • 78% Wooded

Full of hunting and recreational enjoyment, these 162.7 acres on the bluff of the Illinois river-bottom are both beautiful and functional.

Several established trails run throughout the property, making it easy to access on ATV or horseback. Located in a well-known buck-producing area, this property's recreational value is high with 127.7± wooded acres, complete with water sources, habitat to hold wildlife, connecting habitat to the East and South, and excellent locations for food plot development.

The secluded and scenic hilltop houses 29 cleared acres that are in hay production. The diverse topography and unique features of this property make it a great spot to harvest wildlife, take a hike, camp, or anything else your outdoor-dreams might hold. To view an interactive map of the property, and additional photos, please visit www.Worrell-LandServices.com.

Schedule a private tour of this gorgeous property today!



Property Details

Location: Approximately 16 miles southwest of Winchester, IL and 9 miles west of White Hall, IL in Greene County, Illinois just 1 mile north of Hillview in Section 22-Township 12N-Range 13W.

Acreeage: 167.2 surveyed acres. 127.7± wooded acres. 29 acres in hay production.

Access: From Great River Road/Hillview Eldred Road which borders the property to along the western boundary, and Patterson Road/County Road 2510N along the northern boundary.

Topography: Rolling to steep

Taxes: Subject to recording of new deed. Survey already completed and available upon request.

Improvements: Included on the property is a heavy-duty hunting blind and two older outbuildings.

Possession & Terms Summary: Down payment due upon signing a contract to purchase. Cash due and possession granted at closing. Property is free of tenant and hunting rights.

Asking Price: \$3,300 per acre



**Questions or to
make an offer:**

Luke Worrell
Managing Broker

217.473.7039





2240 West Morton Avenue, Jacksonville, IL 62650
217.245.1618 · info@Worrell-LandServices.com
www.Worrell-LandServices.com

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Additional details, maps, and photos are available online at www.Worrell-LandServices.com.
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