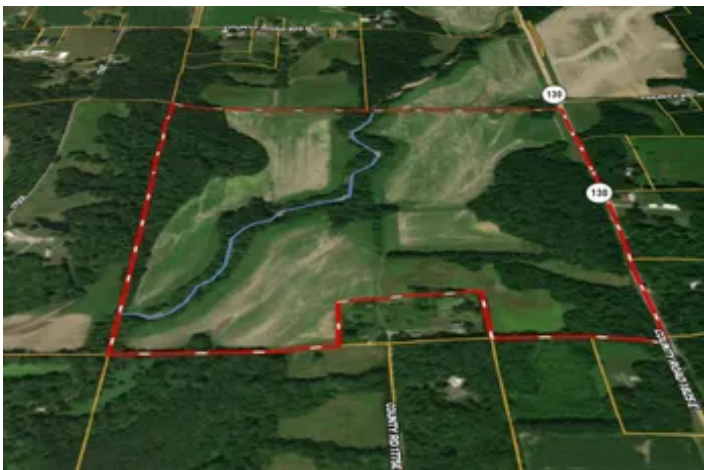


Tillable, Mature Timber, and CRP Land for Sale
Cumberland County
Greenup, IL 62428

\$895,000
149,500± Acres
Cumberland County



Tillable, Mature Timber, and CRP Land for Sale Cumberland County Greenup, IL / Cumberland County

SUMMARY

City, State Zip

Greenup, IL 62428

County

Cumberland County

Type

Farms

Latitude / Longitude

39.301931 / -88.139501

Taxes (Annually)

2226

Acreage

149.500

Price

\$895,000

Property Website

<https://indianalandandlifestyle.com/property/tillable-mature-timber-and-crp-land-for-sale-cumberland-county-cumberland-illinois/64626/>



Tillable, Mature Timber, and CRP Land for Sale Cumberland County Greenup, IL / Cumberland County

PROPERTY DESCRIPTION

This is the perfect opportunity to own a 149.5-acre farm that offers both great income potential and fantastic hunting! Located in Cumberland County, IL, this farm features 65 acres of productive tillable ground with a strong PI of 116, perfect for crops like corn and soybeans. The 30.9 acres enrolled in the Conservation Reserve Program (CRP) provide a solid annual income of \$7,800, offering long-term stability with land conservation benefits.

The property has mature timber, with white oaks and walnuts ready for harvest, offering additional income opportunities. If you're an outdoor enthusiast, you'll love the exceptional hunting this area is known for—big deer and turkey thrive here, and the natural pinch points and funnels make setting up productive stand locations a breeze. Hurricane Creek flows through the property, providing a great water source for wildlife and enhancing the recreational value of the land.

Whether you're looking for a diverse investment opportunity, a productive farm, or an incredible hunting retreat, this farm has it all!

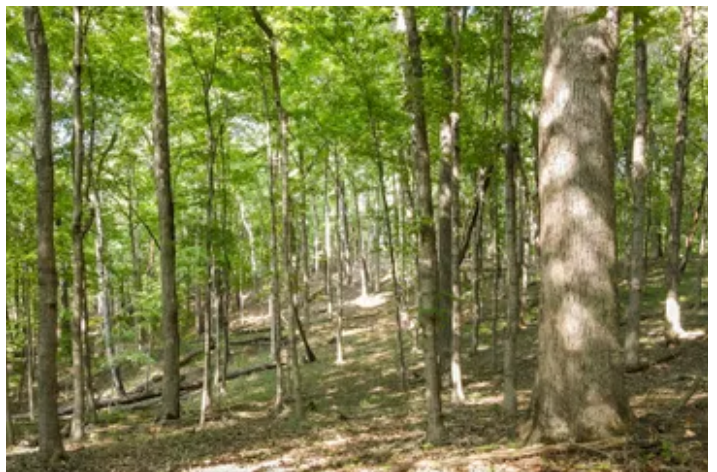
Highlights:

- 149.5 acres of mixed-use land
- 65 acres of tillable ground with a PI of 116
- 30.9 acres in CRP, paying \$7,800 annually
- Mature white oaks and walnuts ready for harvest
- Prime location for big deer and turkey hunting
- Natural pinch points, funnels, and water source from Hurricane Creek

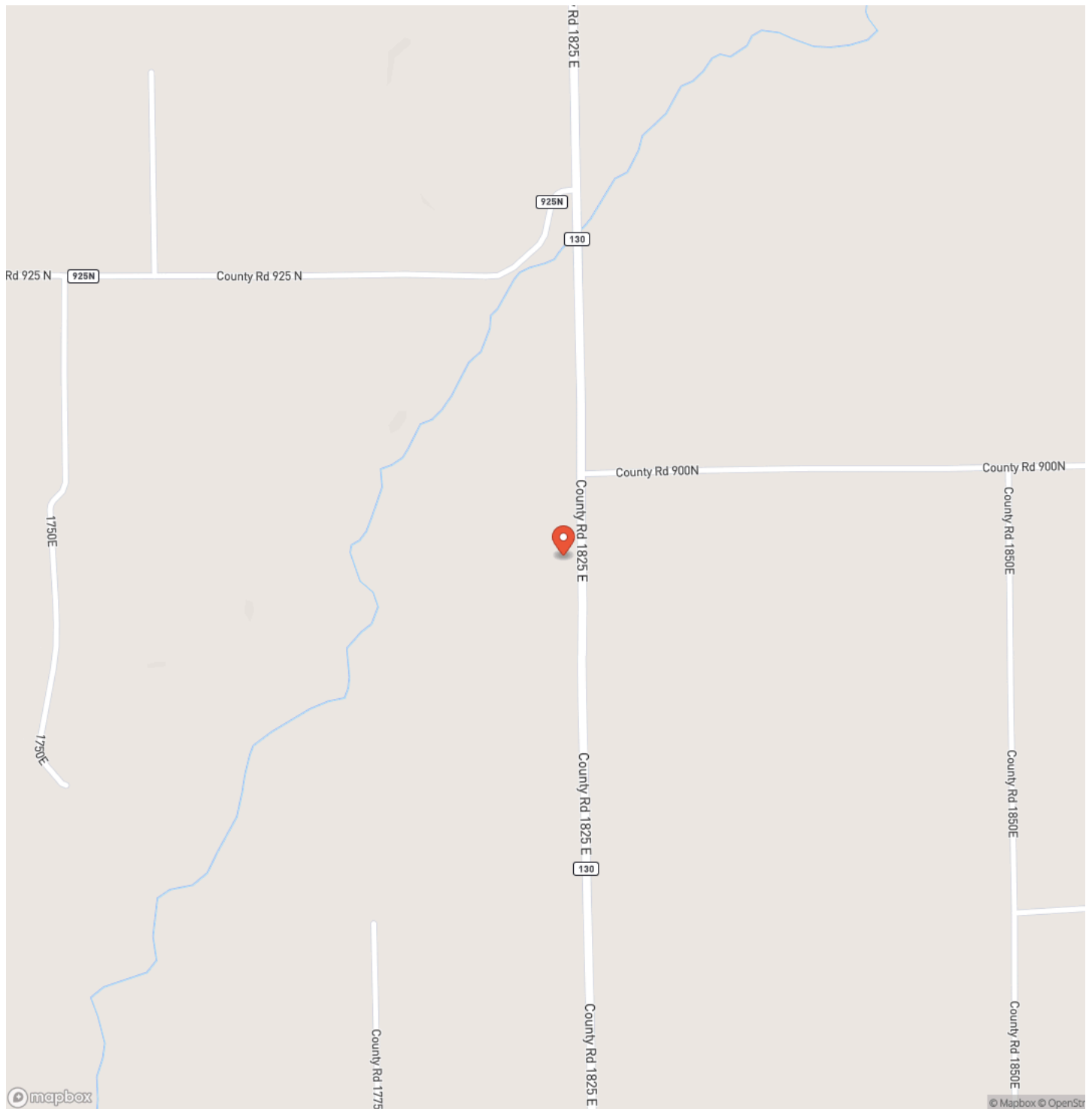
This property combines the best of income-producing agriculture, timber value, and premier hunting—an outstanding opportunity that doesn't come along often!

Call Land and Home Specialists Floyd Young or Andrew Epperson to see it today! [217.304.4974](tel:217.304.4974). [812.789.6688](tel:812.789.6688)

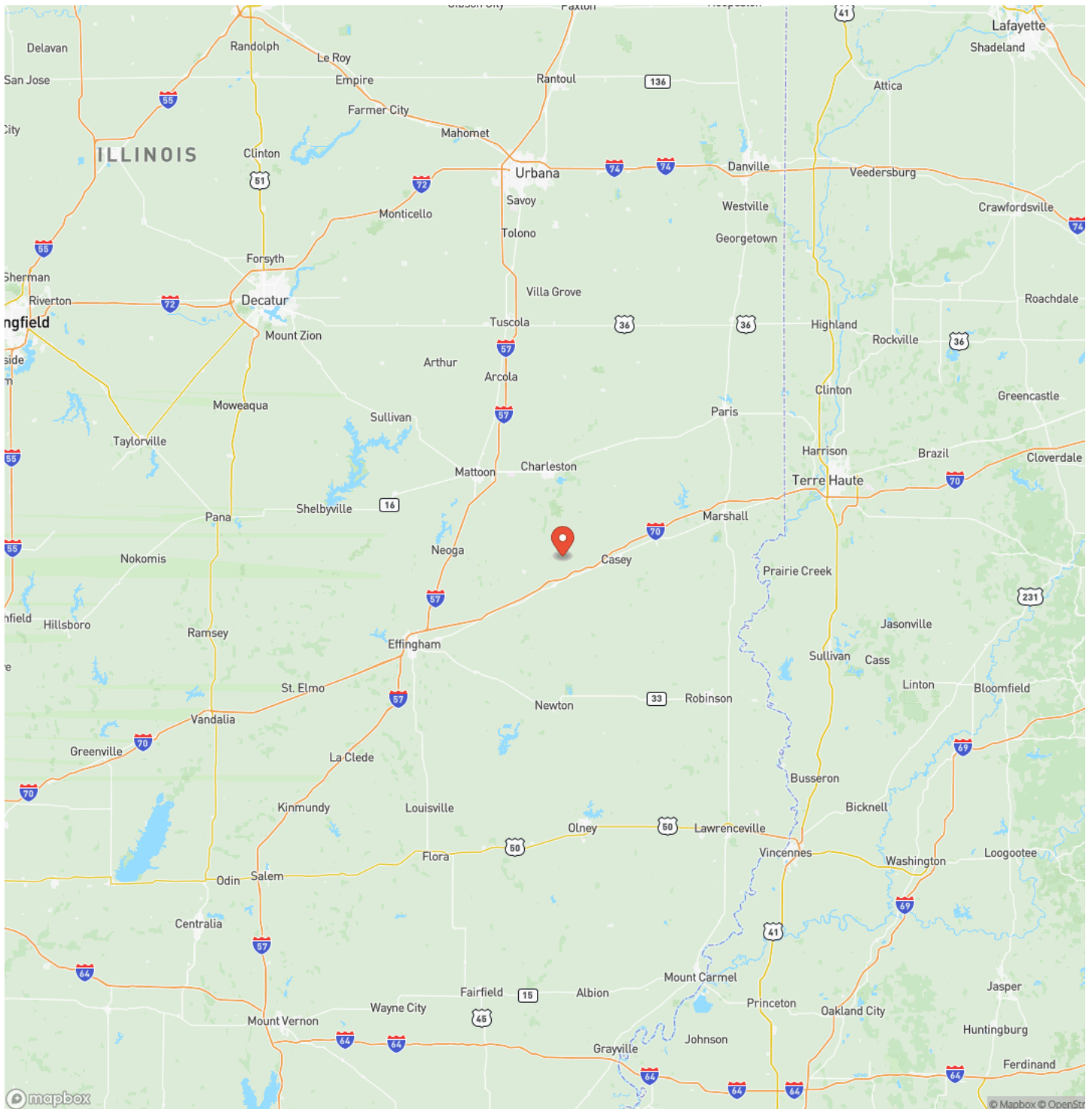
Tillable, Mature Timber, and CRP Land for Sale Cumberland County
Greenup, IL / Cumberland County



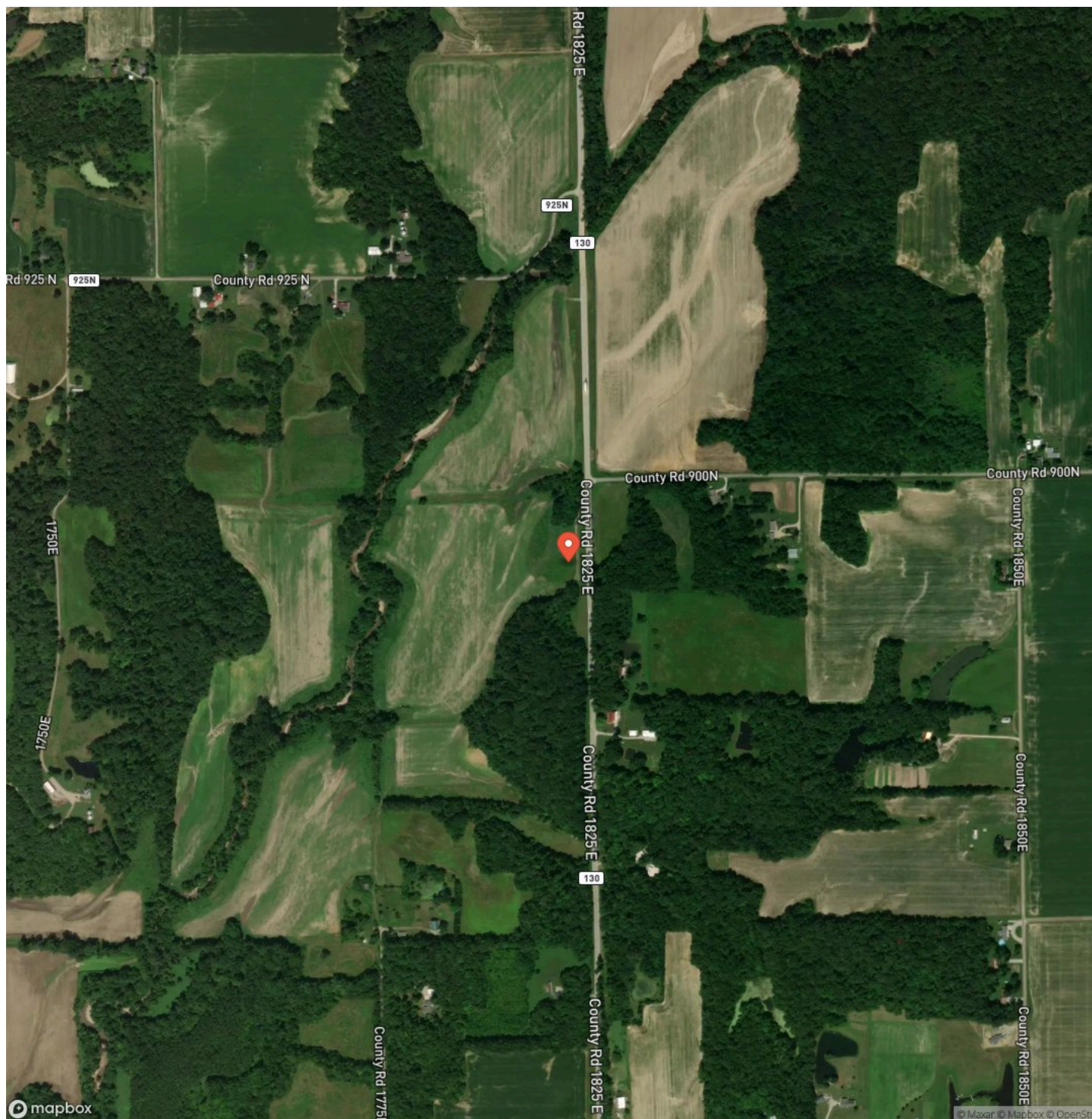
Locator Map



Locator Map



Satellite Map



Tillable, Mature Timber, and CRP Land for Sale Cumberland County Greenup, IL / Cumberland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Floyd Young

Mobile

(217) 304-4974

Email

fyoung@mossyoakproperties.com

Address

17023 E 1800th Rd

City / State / Zip

Chrisman, IL 61924

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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