

Triple Ridge Whitetail Farm
N 525th Lane
Colchester, IL 62326

\$403,093
62.110± Acres
McDonough County



Triple Ridge Whitetail Farm
Colchester, IL / McDonough County

SUMMARY

Address

N 525th Lane

City, State Zip

Colchester, IL 62326

County

McDonough County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land,
Timberland

Latitude / Longitude

40.359881 / -90.795369

Acreage

62.110

Price

\$403,093

Property Website

<https://arrowheadlandcompany.com/property/triple-ridge-whitetail-farm-mcdonough-illinois/88407/>



PROPERTY DESCRIPTION

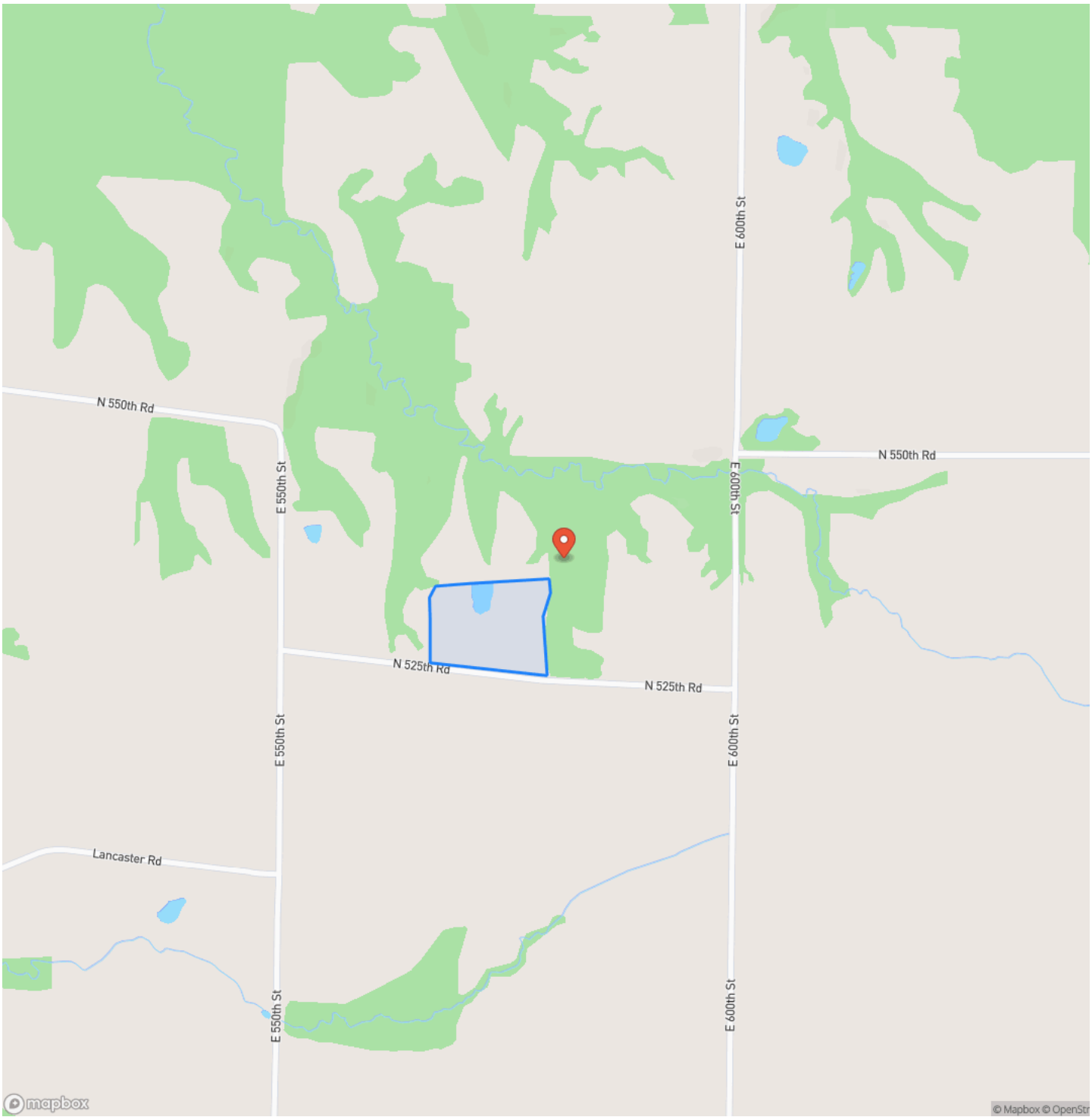
Finding a great recreational property that checks all of the important boxes while still being small enough to be affordable can be very tough. However, for those in search of such a place- you're in luck! Introducing this fantastic, diverse 62.11 +/- acre property conveniently located 4.5+/- miles from Colchester and 9+/- miles from Macomb. This place is a compact hunter's paradise, with habitat ranging from thick timber to tall native grasses and forbs to mature, open timber. The 17+/- tillable acres split into two sections provides both great food sources and income from the property. Crops could be strategically left standing and sections could be repurposed into green plots to create an unbeatable food plot setup. Three ridgetops adjacent to the fields grown up in native grasses, forbs, and small trees could be left as great bedding, converted into food plot acreage, or a combination of the two. Topography changes and a timber pinch point from extensive connecting habitat to the NW creates multiple excellent pinches and edges for fantastic rut hunting. You will be hard-pressed to find a wind direction you cannot hunt this place on, with several of the best spots being huntable on north and west winds. A 1/3 +/- acre pond means no matter the time of year, a reliable water source will be present on the property as well. Two-sided, low-traffic blacktop road frontage makes accessing different sections of the property a breeze. The layout of this property and existing fencing being in solid shape would also make it a suitable place for livestock. Do not overlook this place as a rural homesite either, with multiple great potential home sites present on the property. Opportunities like this do not present themselves often! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Lowell Sparrow at [\(217\) 440-3395](tel:217-440-3395).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

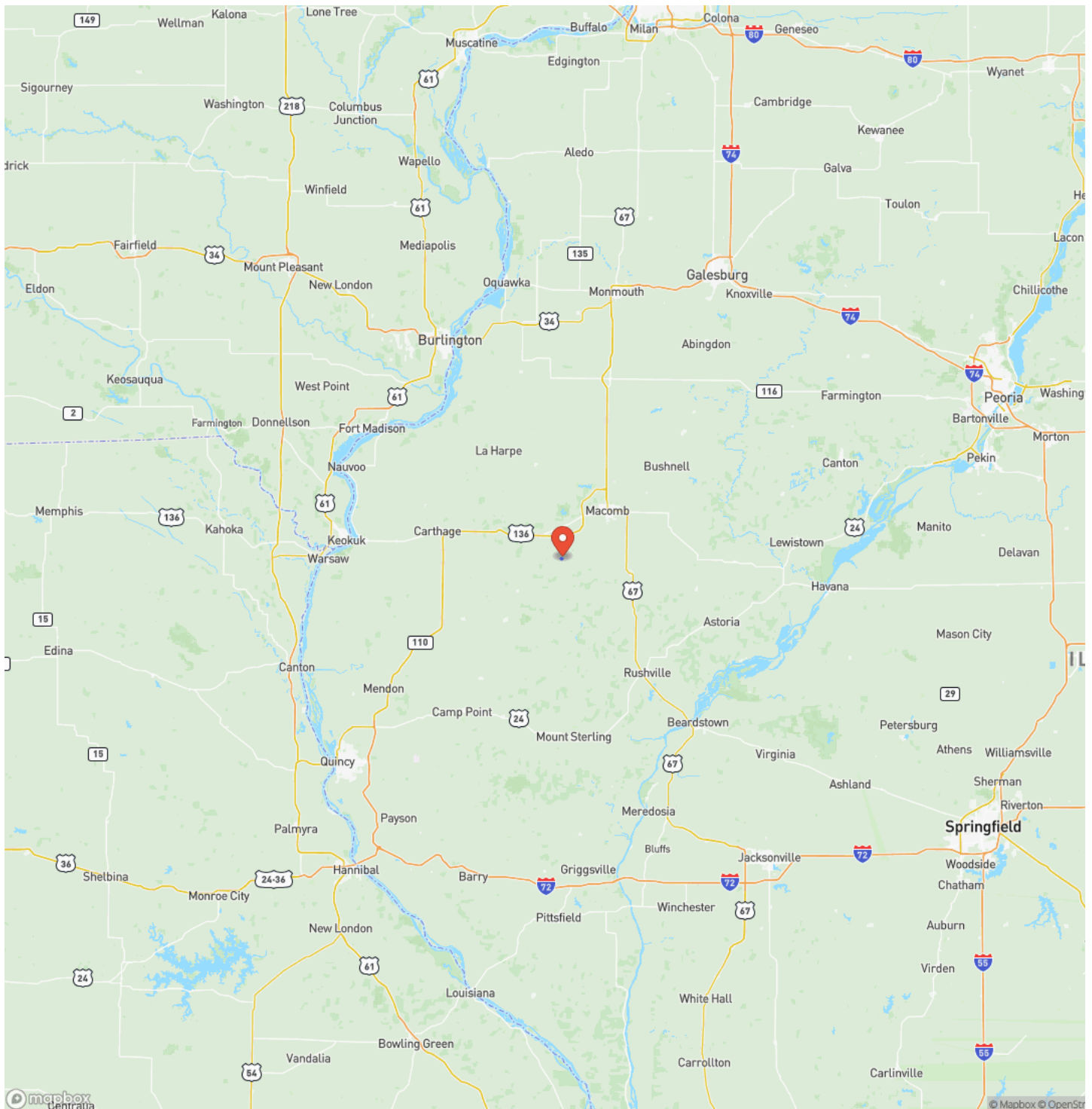
Triple Ridge Whitetail Farm
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Locator Map



Locator Map



Satellite Map



Triple Ridge Whitetail Farm
Colchester, IL / McDonough County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lowell Sparrow

Mobile

(217) 440-3395

Email

lowell.sparrow@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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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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