

**Country Fields Homestead**  
1590 N County Rd 2980  
Tennessee, IL 62374

**\$399,000**  
6.43± Acres  
Hancock County



**Country Fields Homestead**  
**Tennessee, IL / Hancock County**

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**SUMMARY**

**Address**

1590 N County Rd 2980

**City, State Zip**

Tennessee, IL 62374

**County**

Hancock County

**Type**

Farms, Single Family, Hunting Land, Recreational Land, Residential Property, Business Opportunity

**Latitude / Longitude**

40.4272 / -90.9332

**Dwelling Square Feet**

2,850

**Bedrooms / Bathrooms**

5 / 2

**Acreage**

6.43

**Price**

\$399,000

**Property Website**

<https://arrowheadlandcompany.com/property/country-fields-homestead-hancock/illinois/102947/>



## Country Fields Homestead Tennessee, IL / Hancock County

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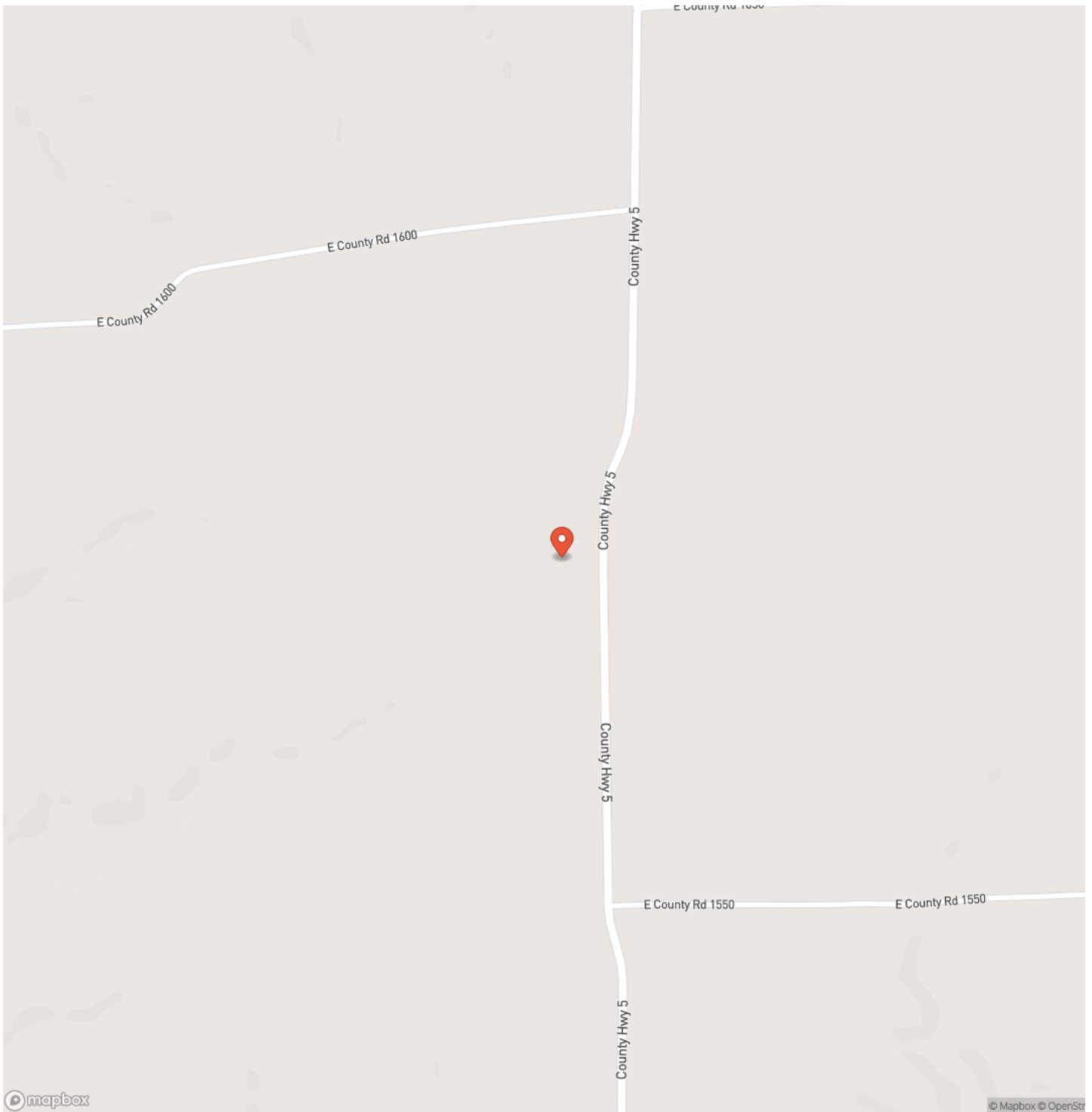
### **PROPERTY DESCRIPTION**

Set in the peaceful countryside of eastern Hancock County, and just a short drive from Macomb, this 6.43 +/- acre property presents an amazing opportunity! Formerly operated as a commercial outfitting business, the property is already equipped with infrastructure that supports a variety of uses, including continued business operations, short-term rentals, hunting accommodations, or just good old fashioned quiet rural living. The main home, originally built in 1920, provides approximately 2,850 +/- square feet of finished living space. It features five bedrooms, two full bathrooms, and an additional half bath, offering a layout that easily accommodates larger groups, extended family, or guests. The interior is designed with durability and flexibility in mind, while a full unfinished basement adds valuable storage space and room for a workshop or additional utility area. A spacious front porch creates an inviting place to relax and enjoy scenic views of the surrounding farmland and quiet countryside. The property's outbuildings significantly enhance its usability. A 30x64 three-sided pole barn, constructed in 2020, provides ample space for equipment, recreational vehicles, or storage. A separate storage shed with a concrete floor offers secure space for tools and supplies. Another standout feature is a 2,700 +/- square-foot utility building, with approximately 1,085 +/- square feet finished into private living quarters that include two bedrooms, a full bathroom with double showers, and an open-concept kitchen and living area, perfect for guests, clients, or extended family. Additionally, two prefabricated cabins with water, sewer, and electric already in place present excellent potential for conversion into rental units or private retreats. The flat, open acreage is well-suited for recreation, hobby farming, livestock, or future development. With its combination of existing improvements and flexible layout, this property is ready to meet a wide range of possible needs. This property's convenient location just 5 +/- miles from Tennessee and 13 +/- miles from Macomb gives a buyer quick and easy access to the amenities in town. This unique homestead truly does meet a wide variety of needs while still keeping the sought-after rural living feel! Don't miss this chance to make this piece of paradise your own! For additional photos of the guide lodge interior, please contact the listing agent. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Noble at [\(641\) 799-9012](tel:6417999012). 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.

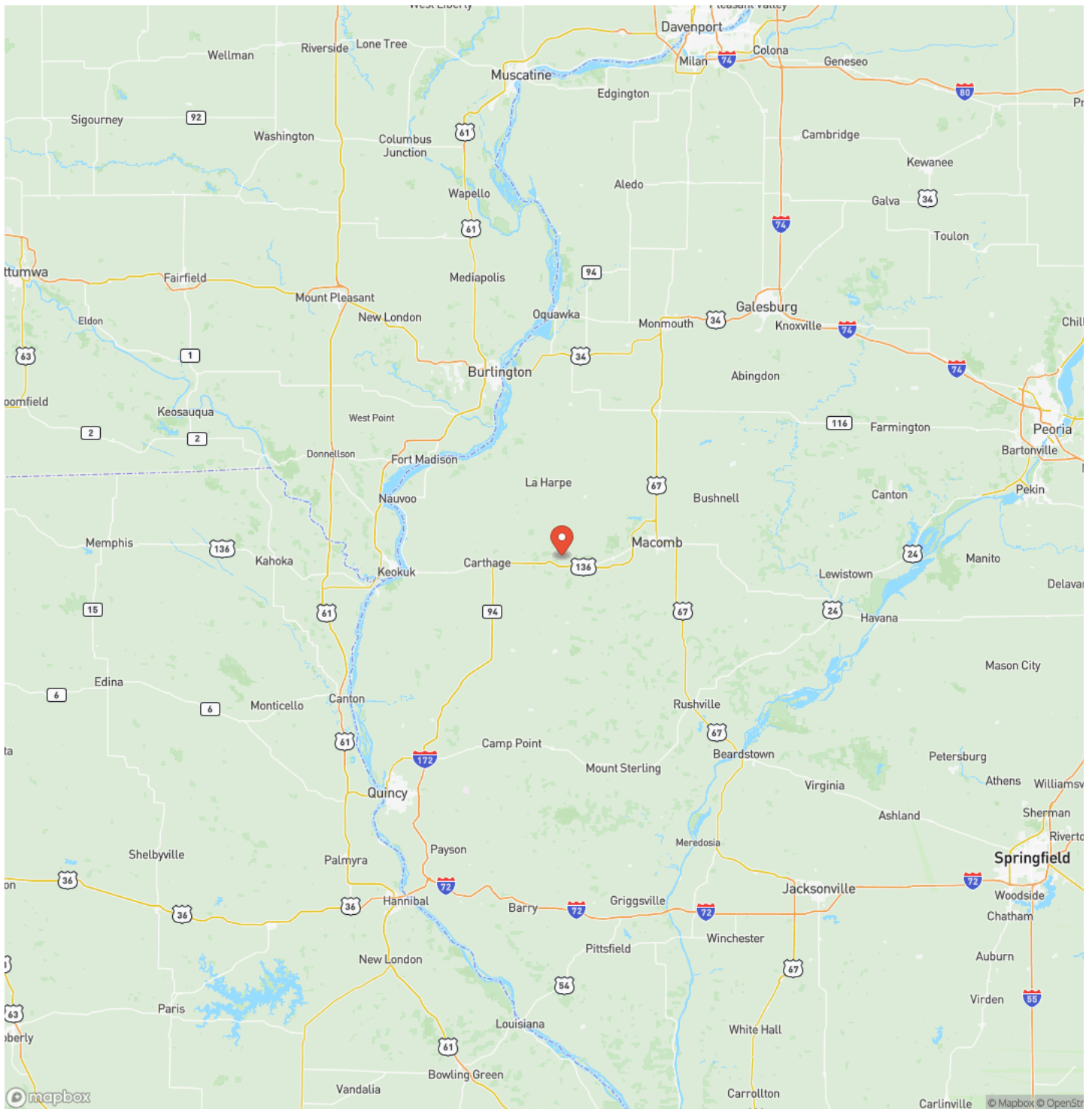
Country Fields Homestead  
Tennessee, IL / Hancock County



## Locator Map



# Locator Map



## Satellite Map







## **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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