Pleasant Ridge Mississippi River View Farm
10428 Pleasant Ridge Rd
Rockwood, IL 62280

$280,000
40± Acres
Randolph County







ARROWHEAD LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
10428 Pleasant Ridge Rd

City, State Zip
Rockwood, IL 62280

County
Randolph County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Timberland

Latitude / Longitude
37.86435 / -89.74575

Acreage
40

Price
$280,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

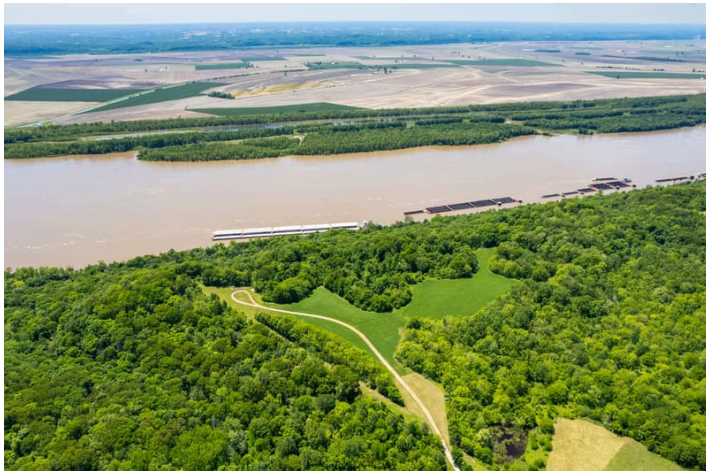
Take a look at this remarkable 40 +/- acres in Randolph County, Illinois, a property that showcases incredible views and unlimited potential! Set above the Mississippi River, the land features breathtaking panoramic views that stretch across the river valley and surrounding countryside, with multiple bluff vantage points. The northern portion of the farm is gently rolling and open, creating an inviting setting that's ideal for agricultural use or future development. Currently in hay production, these open acres could easily be transitioned into food plots, enhancing both the recreational and wildlife appeal. As the land slopes southward, it transforms into a more rugged, wooded terrain that leads down toward the river, adding both diversity and seclusion. For those seeking a homesite or weekend retreat, this property presents an outstanding opportunity to build a cabin or residence positioned to capture some of the most impressive views in the region. Whether overlooking the bluffs or facing the river, the setting is perfectly suited for a private getaway. Hunters and outdoorsmen will appreciate the strong wildlife presence and excellent hunting potential. The property is adjacent to Turkey Bluffs State Fish and Wildlife Area, significantly expanding access to habitat and increasing opportunities for deer, turkey, and other game. Additionally, a small section along the southern boundary provides direct access closer to the Mississippi River itself; an uncommon feature that adds recreational value and enhances the overall experience of owning property with river frontage. This is a truly unique offering that combines scenic beauty, recreational potential and prime building opportunities in one exceptional property! The property is located less than 7 +/- miles from Chester, 26 +/- miles from Murphysboro, and 68 +/- miles from St. Louis, Missouri. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jennifer Janet at (618) 924-3674 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

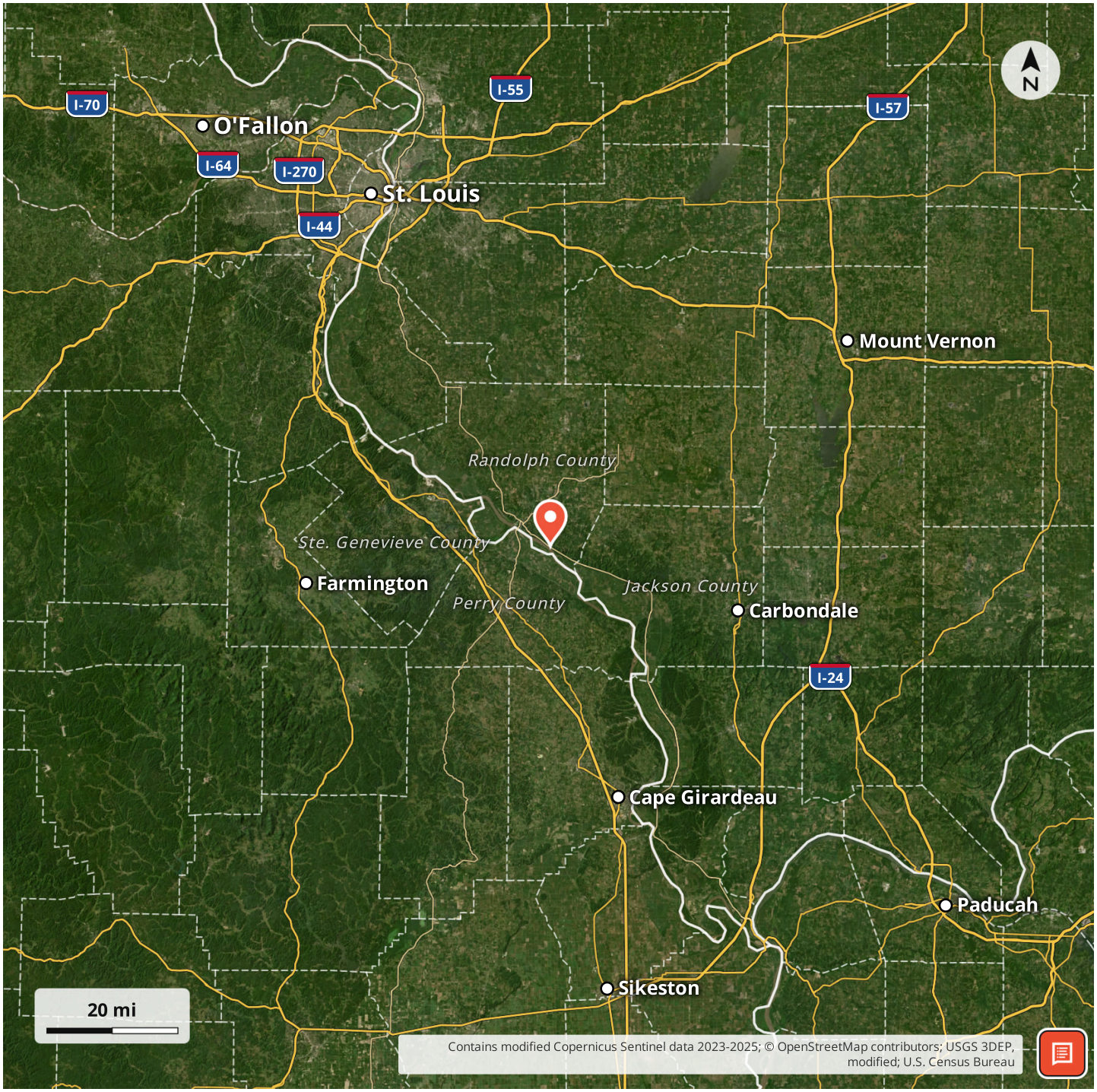
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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





Regional Map



Locator Map

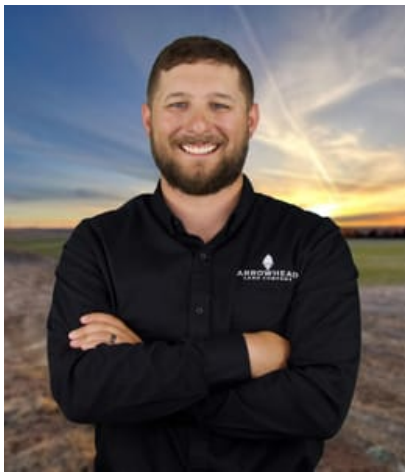

N
Pleasant Ridge Rd
Photo Point
State Rte 3
1000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jacob Lemons

Mobile
(580) 727-5019

Office
(620) 501-3688

Email
jacob.lemons@arrowheadlandcompany.com

City / State / Zip
Laverne, OK 73848

NOTES

NOTES

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/