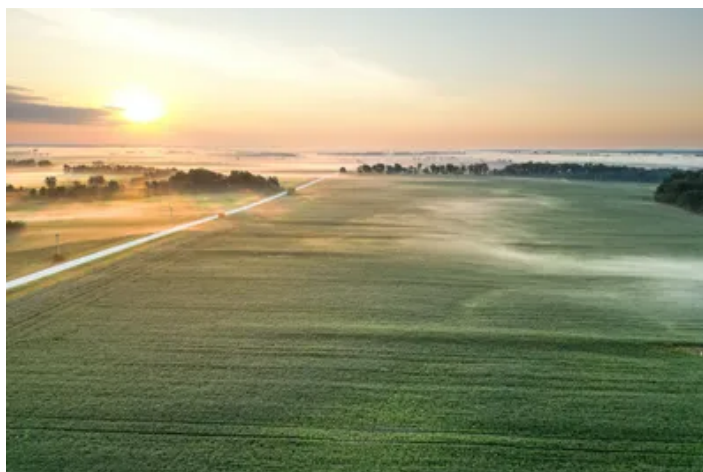
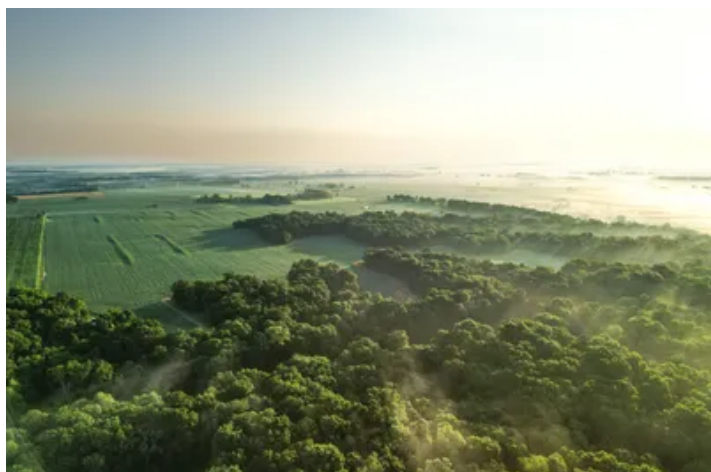


County Line Combination Farm
9408 McDonough Line Rd
Plymouth, IL 62367

\$1,495,000
183.25± Acres
Schuyler County



County Line Combination Farm Plymouth, IL / Schuyler County

SUMMARY

Address

9408 McDonough Line Rd null

City, State Zip

Plymouth, IL 62367

County

Schuyler County

Type

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

Latitude / Longitude

40.2762 / -90.7252

Taxes (Annually)

\$3,746

Acreage

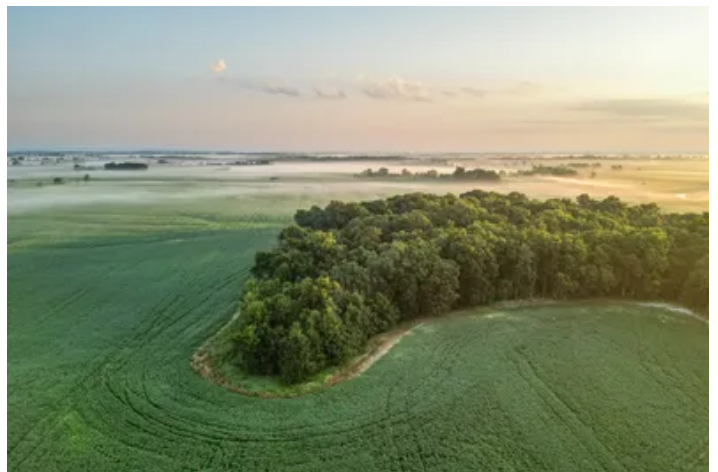
183.25

Price

\$1,495,000

Property Website

<https://arrowheadlandcompany.com/property/county-line-combination-farm/schuyler/illinois/112970/>

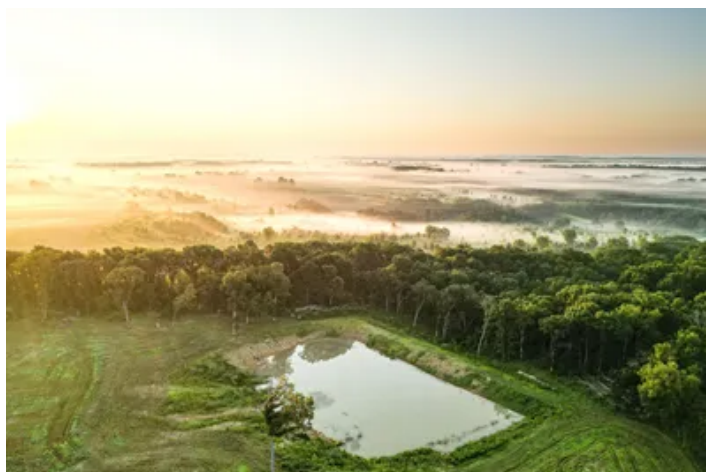
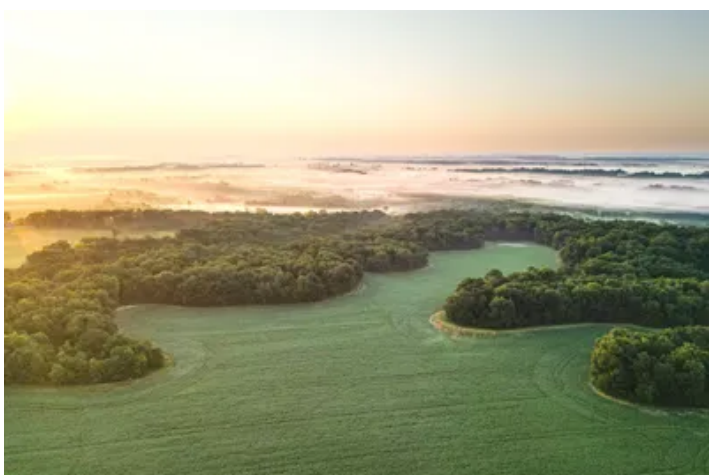
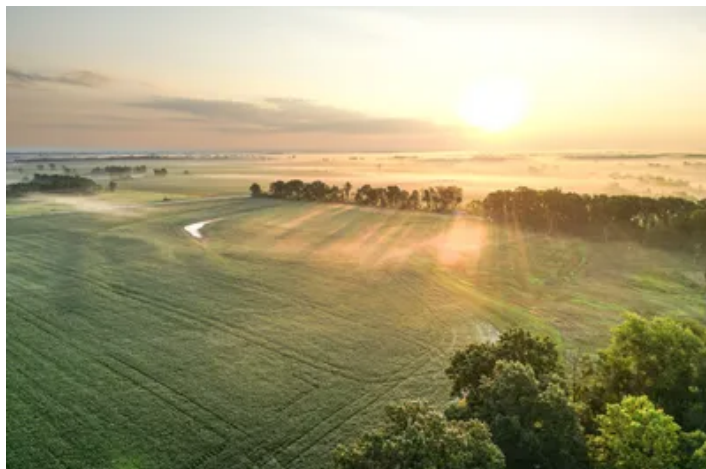
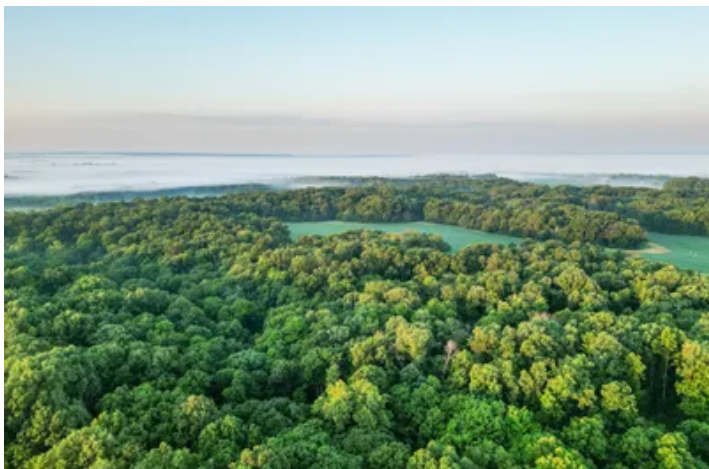


PROPERTY DESCRIPTION

Some properties just seem to carry so many positive attributes that they would appeal to just about anyone in the market to buy land. This property is an incredible example of just that! This 183.25+/- acre property in Northern Schuyler County showcases incredible recreational opportunity, fantastic income, great access into and throughout the property, and fantastic road frontage. Located in an area renowned for top-end hunting, this property has the fantastic habitat that is needed to attract and hold a great whitetail population, including the mature bucks that make this area well-known. Over 60 +/- acres of timber tying into a large block of habitat to the south and east makes for fantastic rut hunting, while several field coves and corners will make great early and late season ambush points, especially with the addition of food plots. The timber has been well maintained with a very careful select harvest, ensuring timber value for the future has been well-preserved. 111+/- acres of tillable currently planted into beans, with an average PI score of 108.6 +/- gives a great annual source of income as well as provides a destination food source for the local deer herd. An additional area has recently been cleared in the NE end of the property, adding additional tillable acreage as well. In this area, a pond has been dug, adding yet another attractive attribute to this already incredible farm. A trail system around the edges of the entire field, as well as throughout sections of the timbers makes access on foot and with equipment easy into any section of the property. Approximately 1/2 mile of road frontage on the northerly border, as well as established road entrances into the farm on the NW and NE corners makes accessing this farm very simple. This property is conveniently located 12+/- miles from Macomb and 13+/- miles from Rushville. A place with this much to offer in this great of an area won't last long! 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:2174403395).

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.

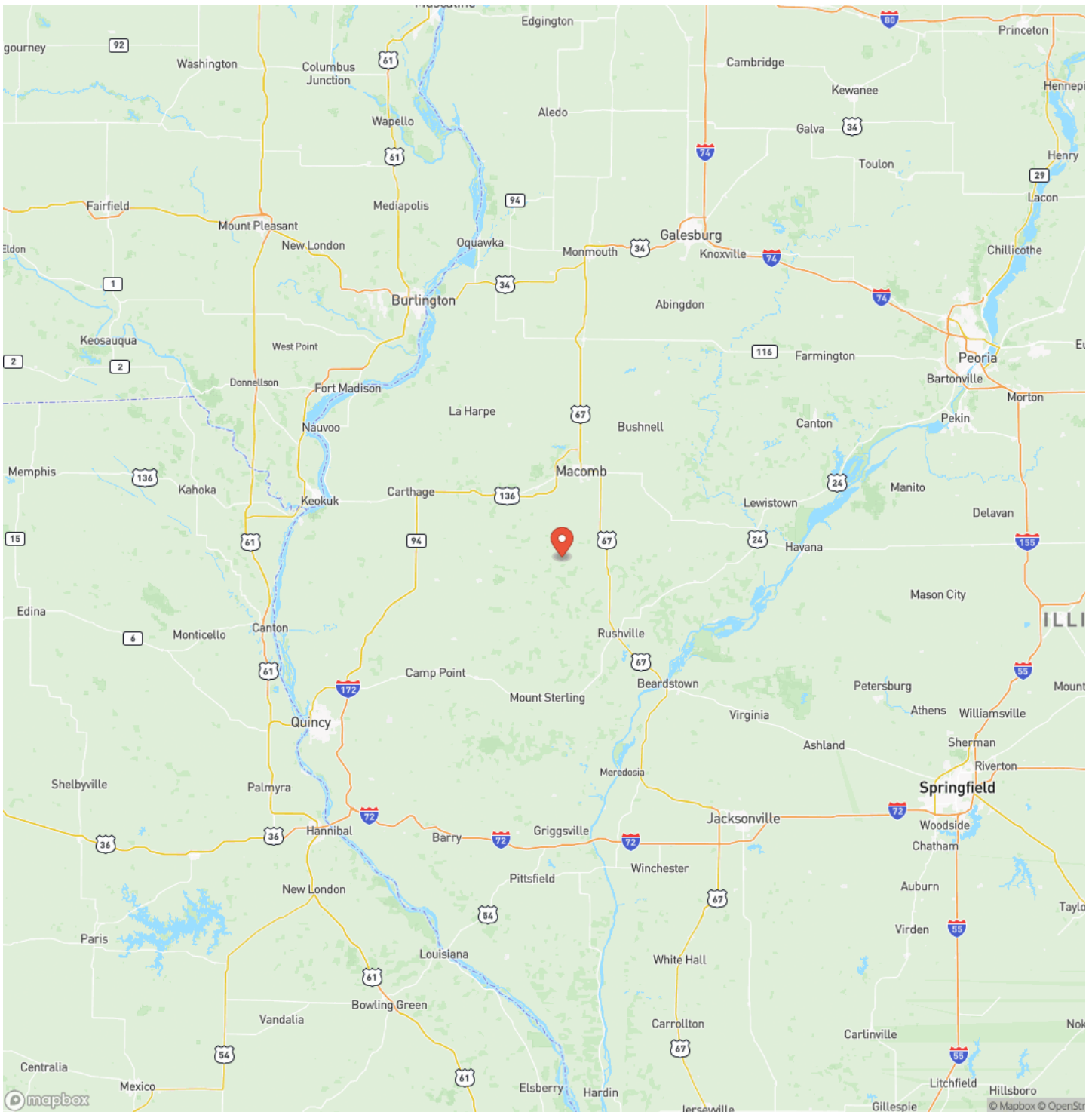
County Line Combination Farm
Plymouth, IL / Schuyler County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lowell Sparrow

Mobile

(217) 440-3395

Email

lowell.sparrow@arrowheadlandcompany.com

Address

City / State / Zip

Liberty, IL 62347

NOTES

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<https://arrowheadlandcompany.com/>

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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