

Lamoine Holler Farm
TBD E 150th St
Plymouth, IL 62367

\$609,150
78.6± Acres
McDonough County



Lamoine Holler Farm
Plymouth, IL / McDonough County

SUMMARY

Address

TBD E 150th St

City, State Zip

Plymouth, IL 62367

County

McDonough County

Type

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

Latitude / Longitude

40.4272 / -90.9332

Acreage

78.6

Price

\$609,150

Property Website

<https://arrowheadlandcompany.com/property/lamoine-holler-farm/mcdonough/illinois/102969/>

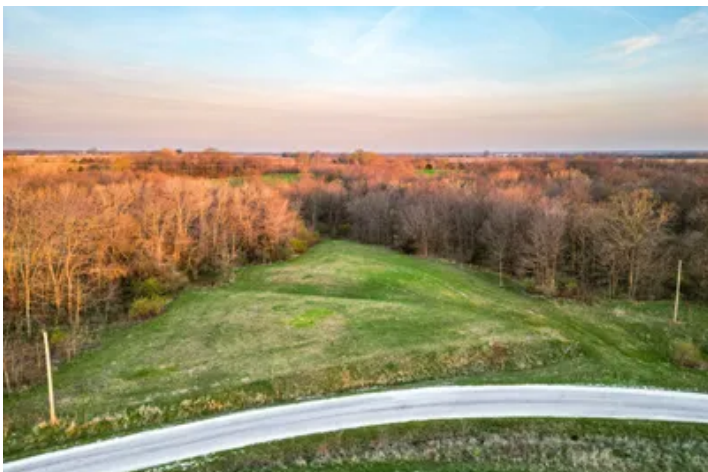


Lamoine Holler Farm Plymouth, IL / McDonough County

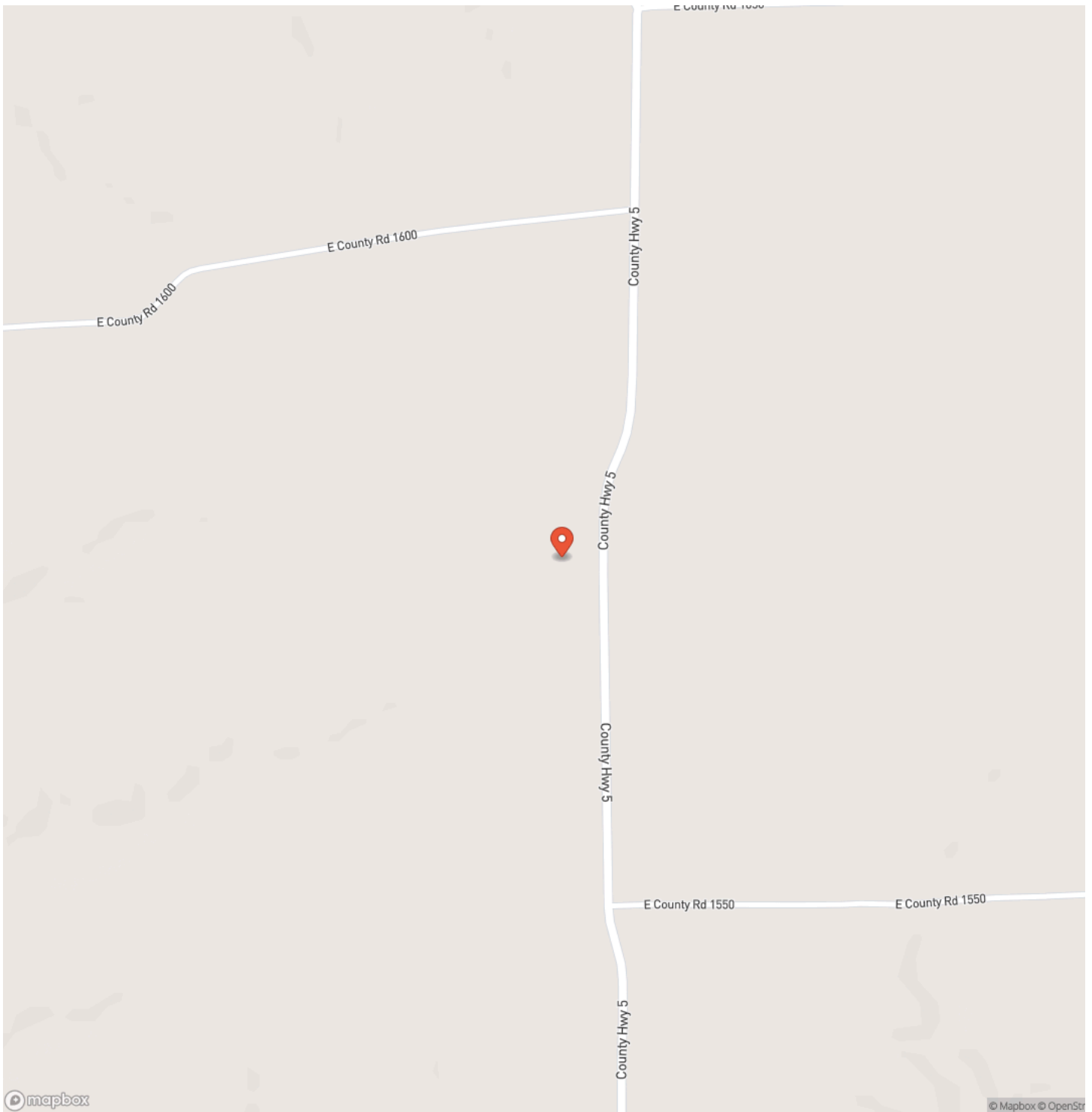
PROPERTY DESCRIPTION

Seasoned hunters look to check a number of boxes when looking at a prospective hunting property to purchase: these include strategic access, a good mix of habitat, connecting timber, food sources, and opportunities for dynamite ambush points. For those looking for a property that fits the bill; you're in luck! This 78.6 +/- acre McDonough County property, Lamoine Holler Farm, packs a ton of fantastic features into a manageable size for a recreational-minded buyer. Conveniently located just 2.3+/- miles from Plymouth and 14+/- miles from Macomb, this property is just a short drive away from the amenities of town. Nearly 800 +/- yards of east side blacktop road access allows for both strategic access into multiple parts of the property and the convenience of a paved road. The 23+/- acres of tillable with an average PI score of 116 split into two sections and 5.4+/- acres of CRP on the property provide consistent income. This open ground also opens up a number of opportunities for adding food plots, standing crops, or habitat improvements such as switchgrass to make the property hunt even bigger than it already does. The remainder of the acreage is in hardwood timber, with a desirable mix of thick bedding hillsides, open ridgetops, and flat bottoms, providing the necessary habitat to hold wildlife thick in the over 50 +/- acres of timber. Multiple pinch-points, both in the fields and timber encourage easy, short-range shot opportunities for multiple wind directions and access points. Deer sign is plentiful throughout the timber and fields, and a large flock of turkeys resides on the property as well. A large block of connecting habitat to the north ensures a steady flow of deer throughout the rut, and makes it simple to draw in bucks living on adjacent properties with the addition of quality food sources. Multiple potential build sites exist on the property as well for those looking for excellent rural living or just a weekend retreat. Properties that lay this well and have this much to offer rarely hit the market, so do not hesitate to make this farm yours! 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.

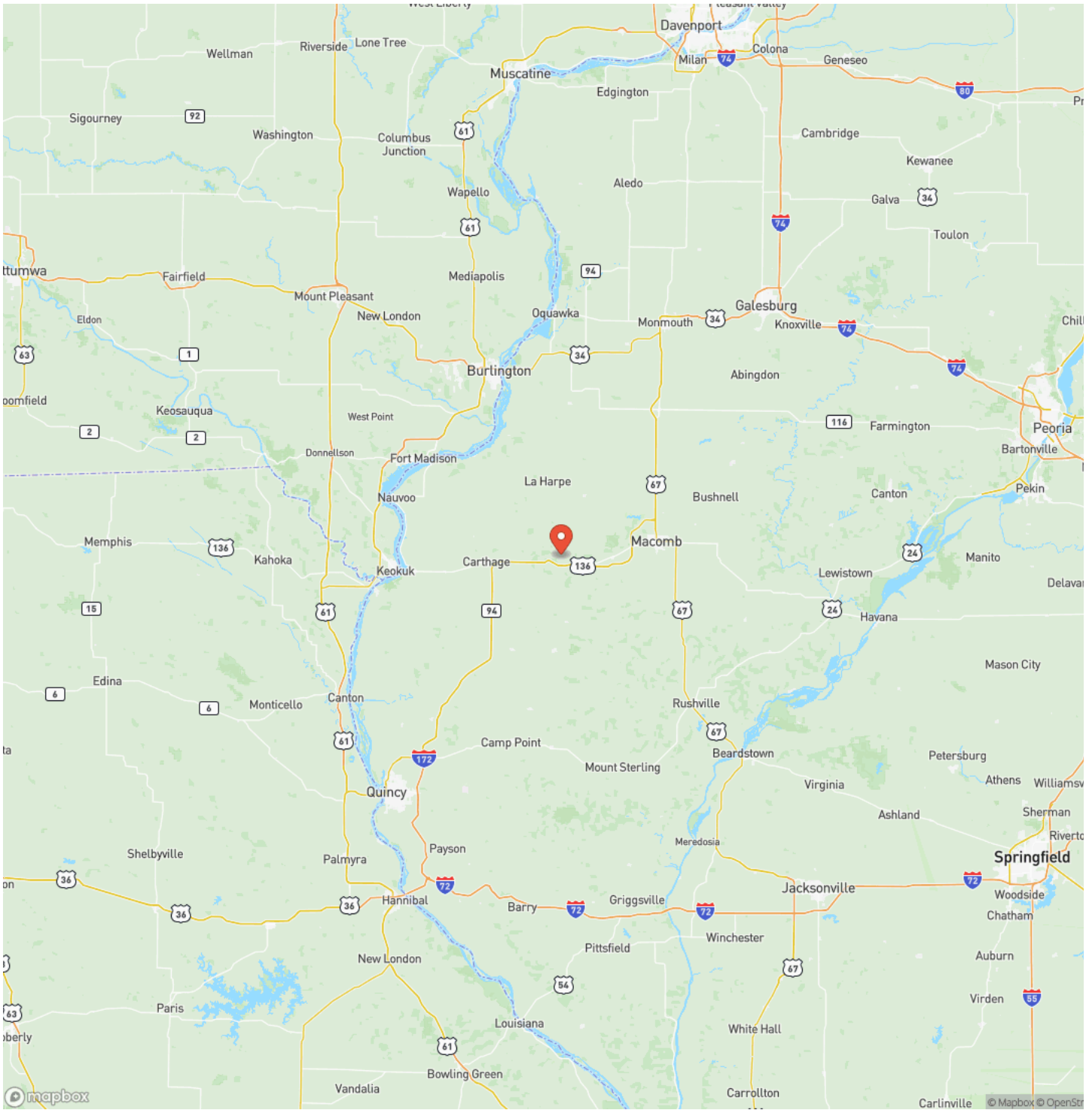
Lamoine Holler Farm
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Locator Map



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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