

55 Acres Pike County, Illinois  
000 State Highway 100  
Pearl, IL 62361

**\$440,000**  
55± Acres  
Pike County



**55 Acres Pike County, Illinois**  
**Pearl, IL / Pike County**

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**SUMMARY**

**Address**

000 State Highway 100

**City, State Zip**

Pearl, IL 62361

**County**

Pike County

**Type**

Farms, Hunting Land, Undeveloped Land

**Latitude / Longitude**

39.373726 / -90.624046

**Acreage**

55

**Price**

\$440,000

**Property Website**

<https://www.pioneerlandcompany.com/property/55-acres-pike-county-illinois-pike-illinois/90546/>



## 55 Acres Pike County, Illinois Pearl, IL / Pike County

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### **PROPERTY DESCRIPTION**

#### **Southern Pike County, IL – 55 Acres with Productive Tillable & Timber**

Pioneer Land Company is proud to present this high-quality investment property in Southern Pike County. The farm consists of nearly 48 acres of highly productive river bottom tillable ground offering a PI of 122, complemented by 7 acres of timber along Bee Creek.

Smaller tracts with this level of income potential are hard to find, making this an excellent opportunity for investors or local operators. The property offers strong return and long-term appreciation potential, with easy access from both Highway 100 and Bee Creek Road.

This high quality farm yielded 64 bushels per acre beans in 2024 & 223 bushels per acre corn in 2023. The 2025 corn crop looks incredible & should produce a great crop!

If you've been searching for affordable, high-quality tillable acres, this is a property worth a closer look. Contact us today for more details!



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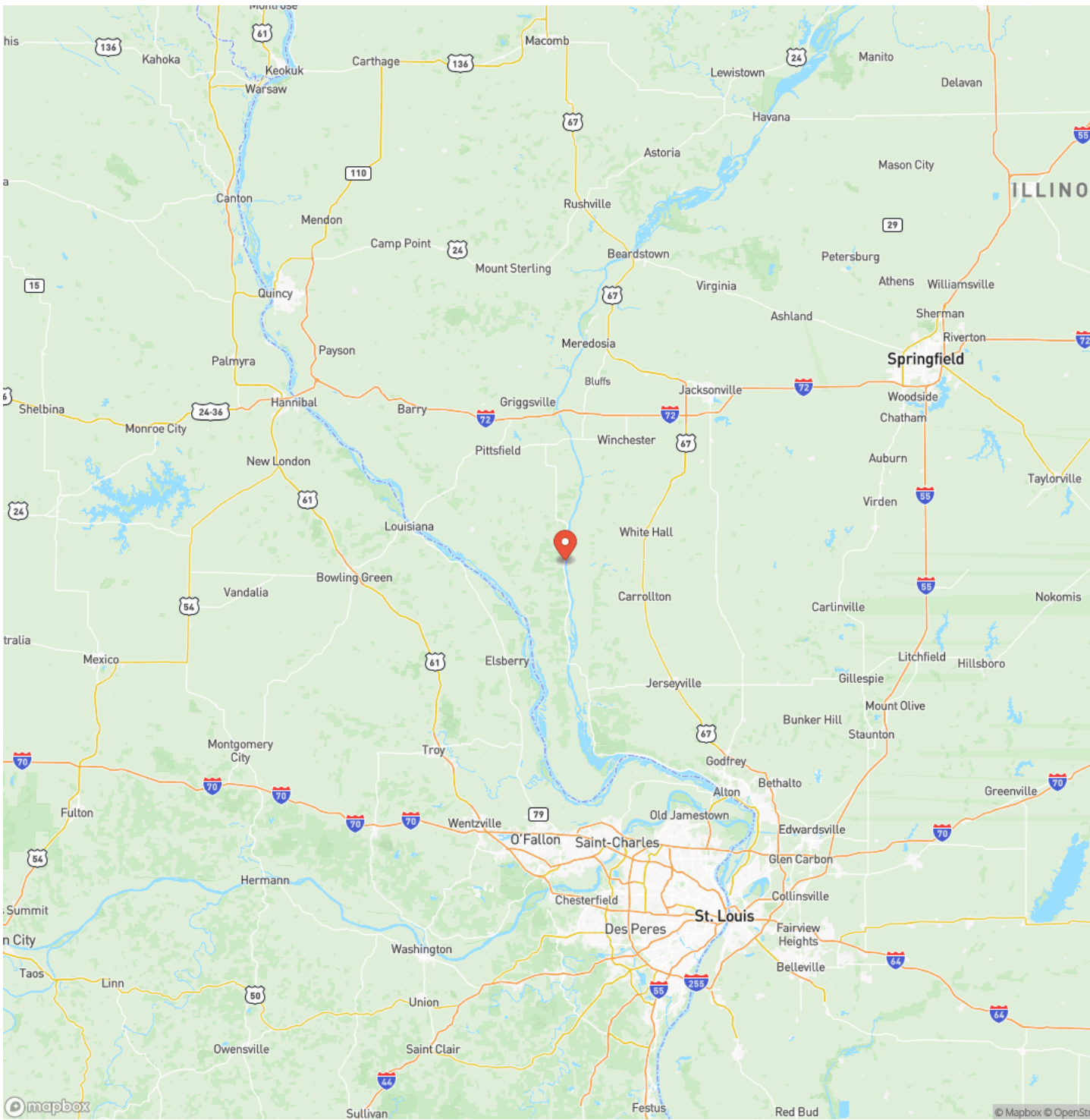
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## Locator Map



## Locator Map



## Satellite Map



## 55 Acres Pike County, Illinois

### Pearl, IL / Pike County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Scott Gatewood

## Mobile

(217) 285-6000

## Office

(217) 285-6000

## Email

midwestlandinfo@gmail.com

## Address

949 W. Washington St.

## City / State / Zip

## NOTES



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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.



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