

65 Acres Calhoun County, Illinois
000 W. Panther Creek Rd
Mozier, IL 62070

\$409,000
65± Acres
Calhoun County



65 Acres Calhoun County, Illinois
Mozier, IL / Calhoun County

SUMMARY

Address

000 W. Panther Creek Rd

City, State Zip

Mozier, IL 62070

County

Calhoun County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

39.327818 / -90.755383

Acreage

65

Price

\$409,000

Property Website

<https://www.pioneerlandcompany.com/property/65-acres-calhoun-county-illinois-calhoun-illinois/88395/>



PROPERTY DESCRIPTION

65 Acres | Northern Calhoun County, IL – Turnkey Hunting & Recreation

Pioneer Land Company is proud to present this incredible 65-acre property in northern Calhoun County—an outdoorsman's dream and a whitetail hunter's paradise!

- **11 Tillable Acres + 54 Acres Mature Hardwood Timber** – Perfect mix for income and habitat
- **Dual Access** – From Infidel Hollow Rd (north) and W. Panther Creek Rd (south)
- **Beautiful Building Site** – Rock-based driveway leads nearly 4/10 mile back to a scenic site overlooking **two ponds**
- **Utilities On-Site** – County water, electric, and a small cabin included
- **Fully Turnkey Hunting Farm** – Fall plots planted (corn, beans, brassica mix), plus **2 Banks Blinds & new treestands** ready to hunt. Food plots and treestands set up by local property management company Buck Branch Outdoors!

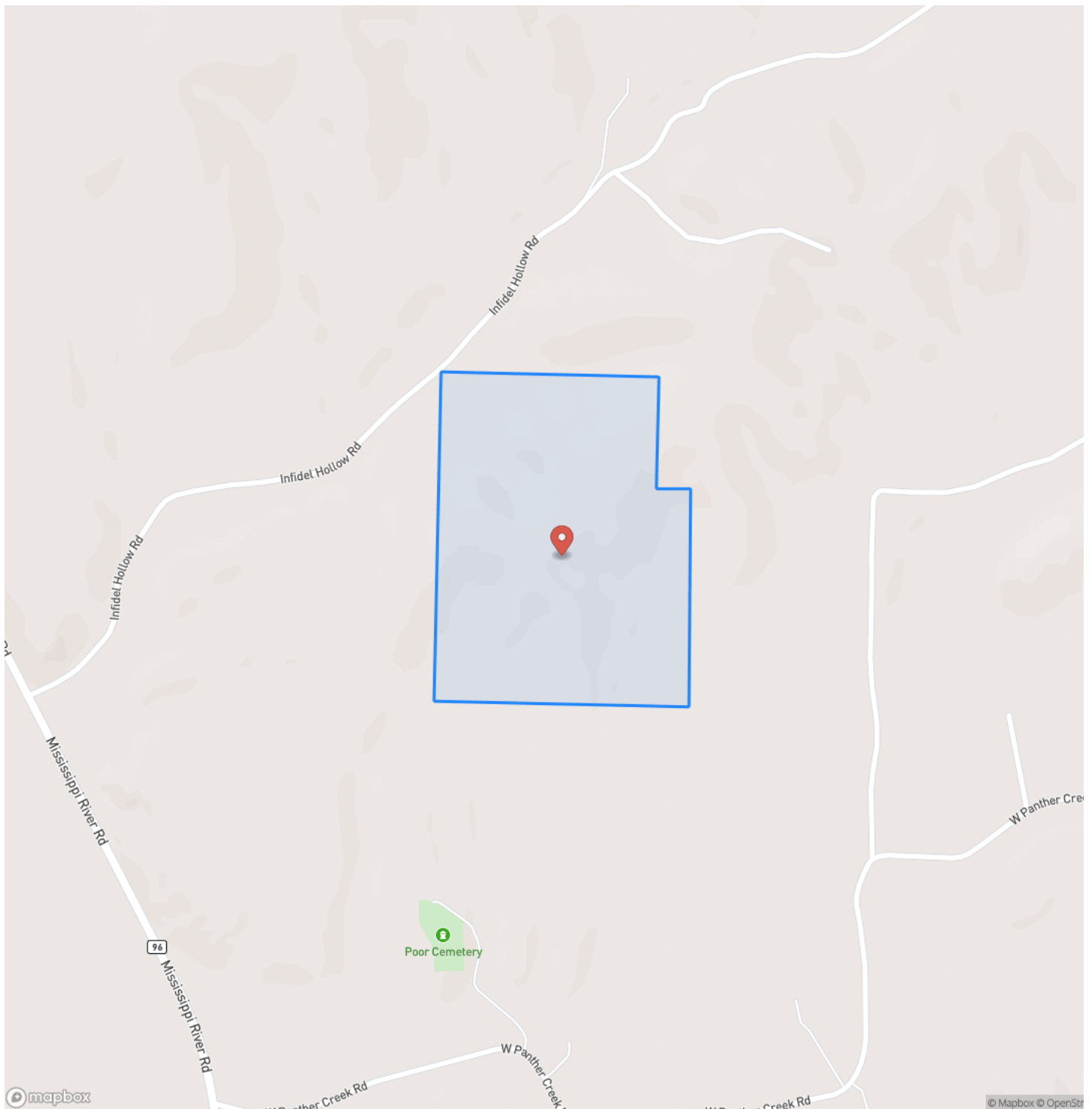
This property has everything: access, habitat, utilities, and improvements. Whether you're looking for a top-notch hunting farm, a weekend retreat, or a future home site, this one checks all the boxes.

Call today to schedule a private showing!

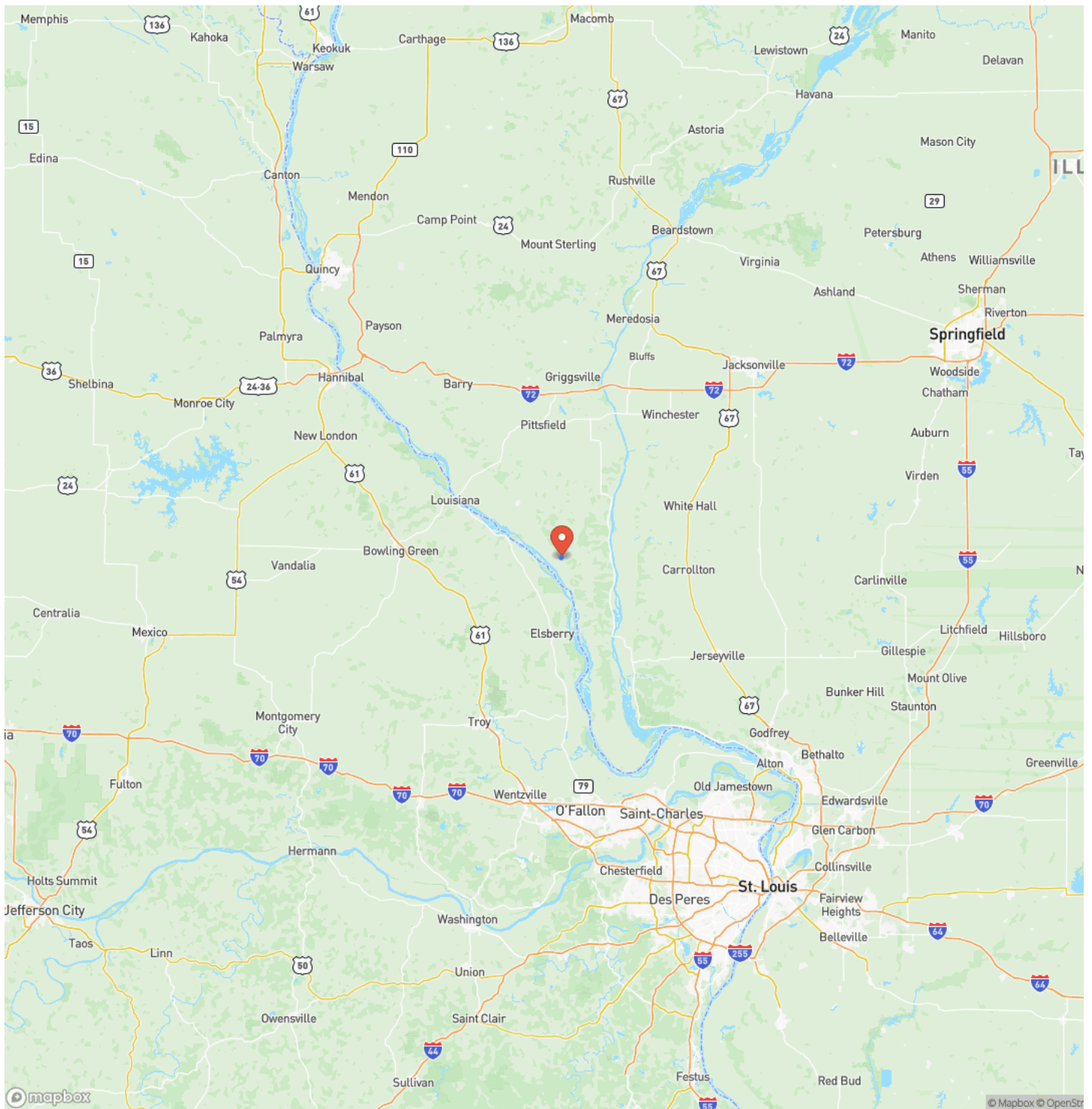
65 Acres Calhoun County, Illinois
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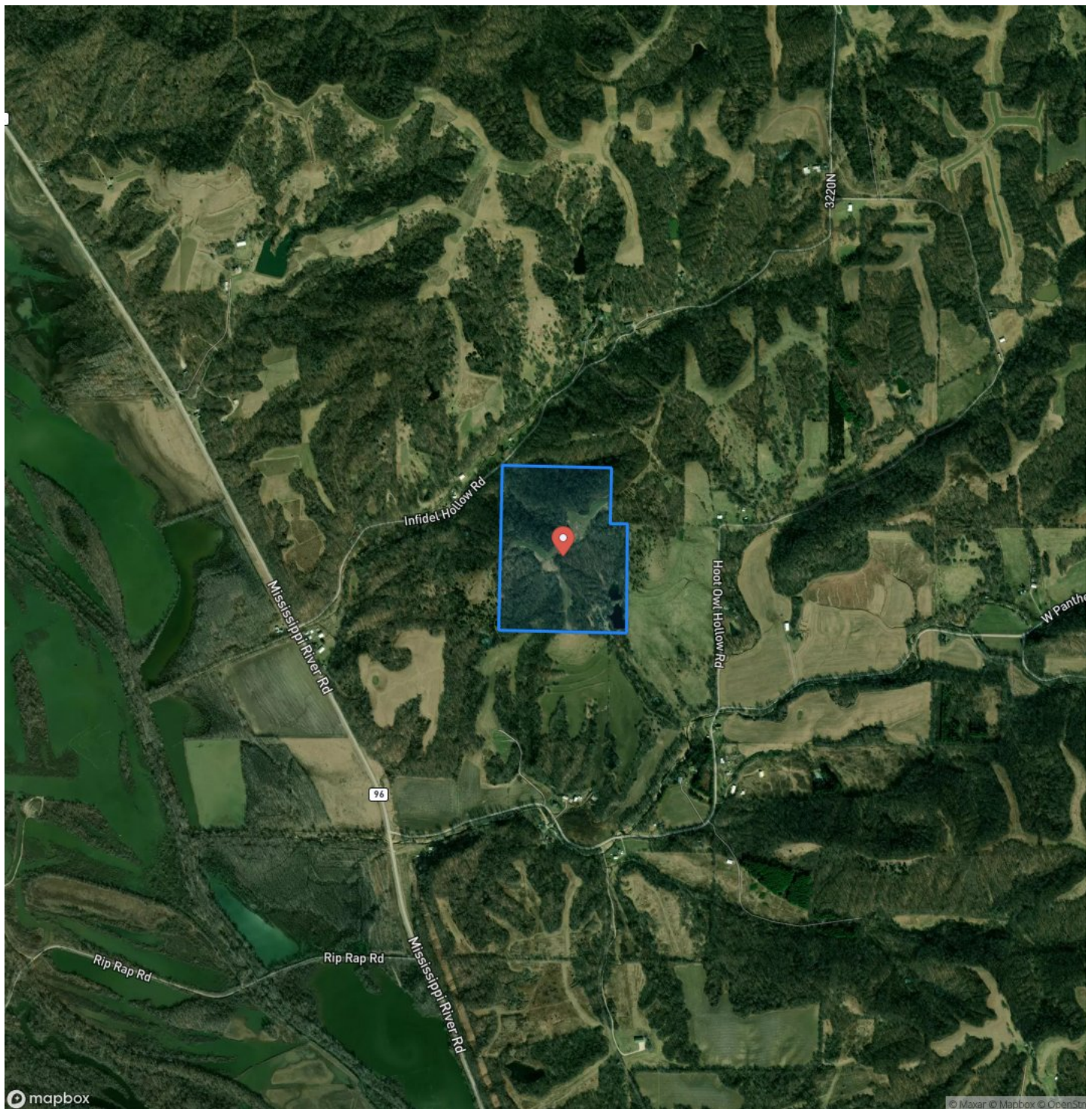
Locator Map



Locator Map



Satellite Map



65 Acres Calhoun County, Illinois
Mozier, IL / Calhoun County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Gatewood

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Address

949 W. Washington St.

City / State / Zip

NOTES

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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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