

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

\$199,000
22± Acres
Calhoun County



22 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, Undeveloped Land, Timberland

Latitude / Longitude

39.326224 / -90.755624

Acreage

22

Price

\$199,000

Property Website

<https://www.pioneerlandcompany.com/property/22-acres-calhoun-county-illinois-calhoun-illinois/88458/>



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

PROPERTY DESCRIPTION

22 Acres | Secluded Turnkey Farm – Calhoun County, IL

This 22-acre tract has it all—seclusion, build potential, and a turnkey hunting setup! Accessed by a long private drive off W. Panther Creek Rd, the property opens to a beautiful building site overlooking ponds, complete with **county water, electric, and a small cabin** already in place.

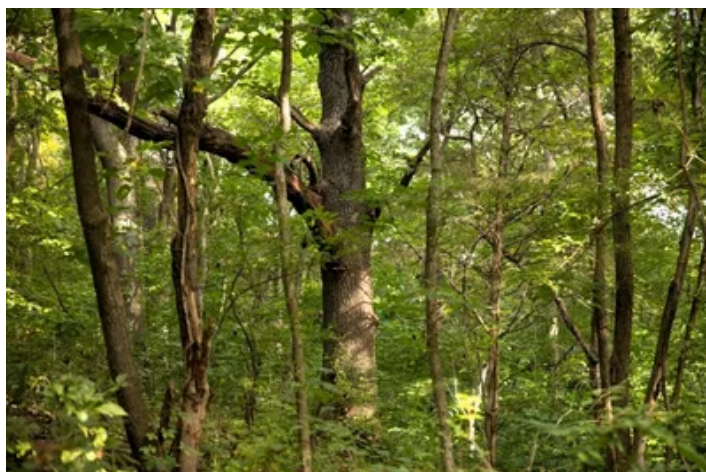
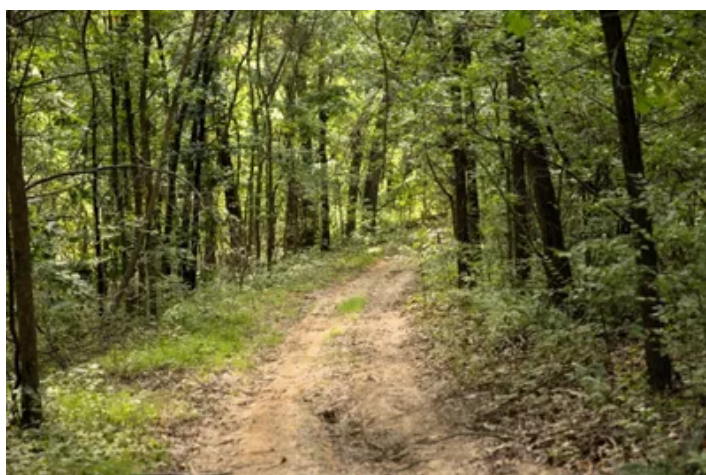
- **Private Build Site** – Scenic setting with utilities, perfect for a future home or retreat
- **Ridgetop Food Plot** – 1-acre plot planted and ready, complete with a **top-of-the-line Banks Blind**
- **Secluded Clover Plot** – Southwestern corner includes a tucked-away plot with a **new ladder stand**
- **Hunting Ready** – Diverse habitat and turnkey improvements make this farm ready to enjoy right away

Properties of this size and quality are hard to come by. Don't miss your chance—this one won't last long!

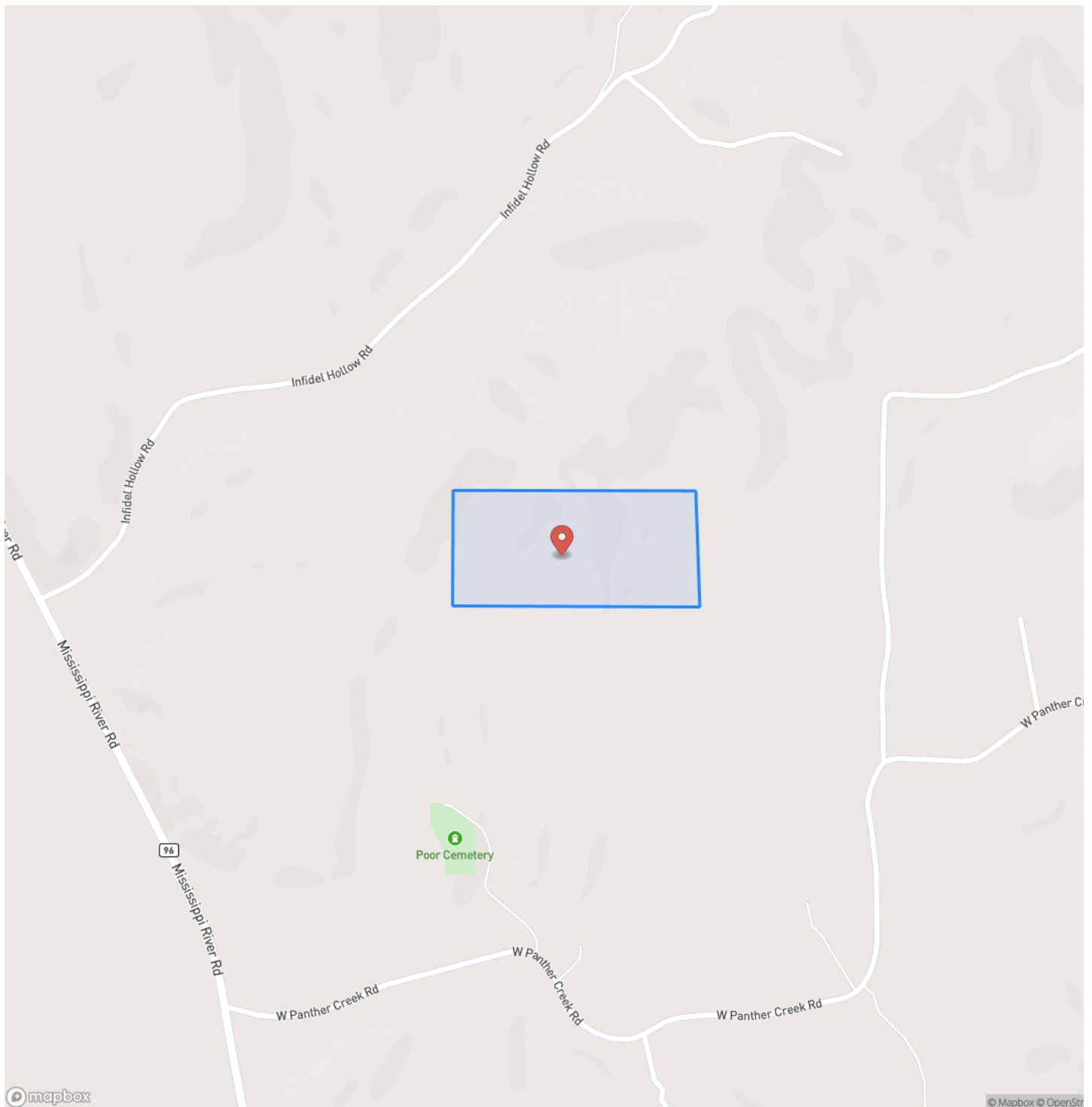
Call today for more details or to schedule a showing.



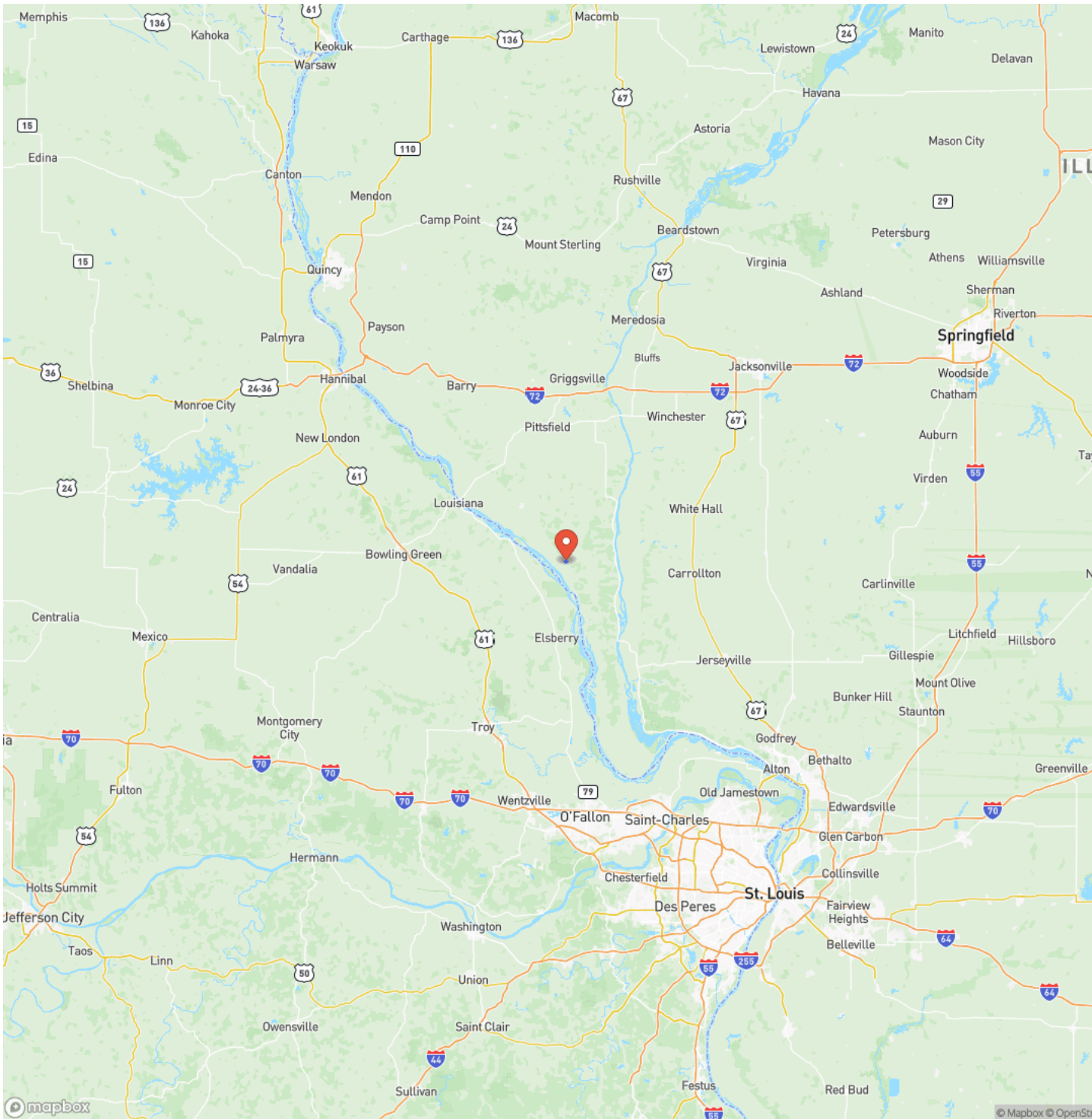
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Mozier, IL / Calhoun County



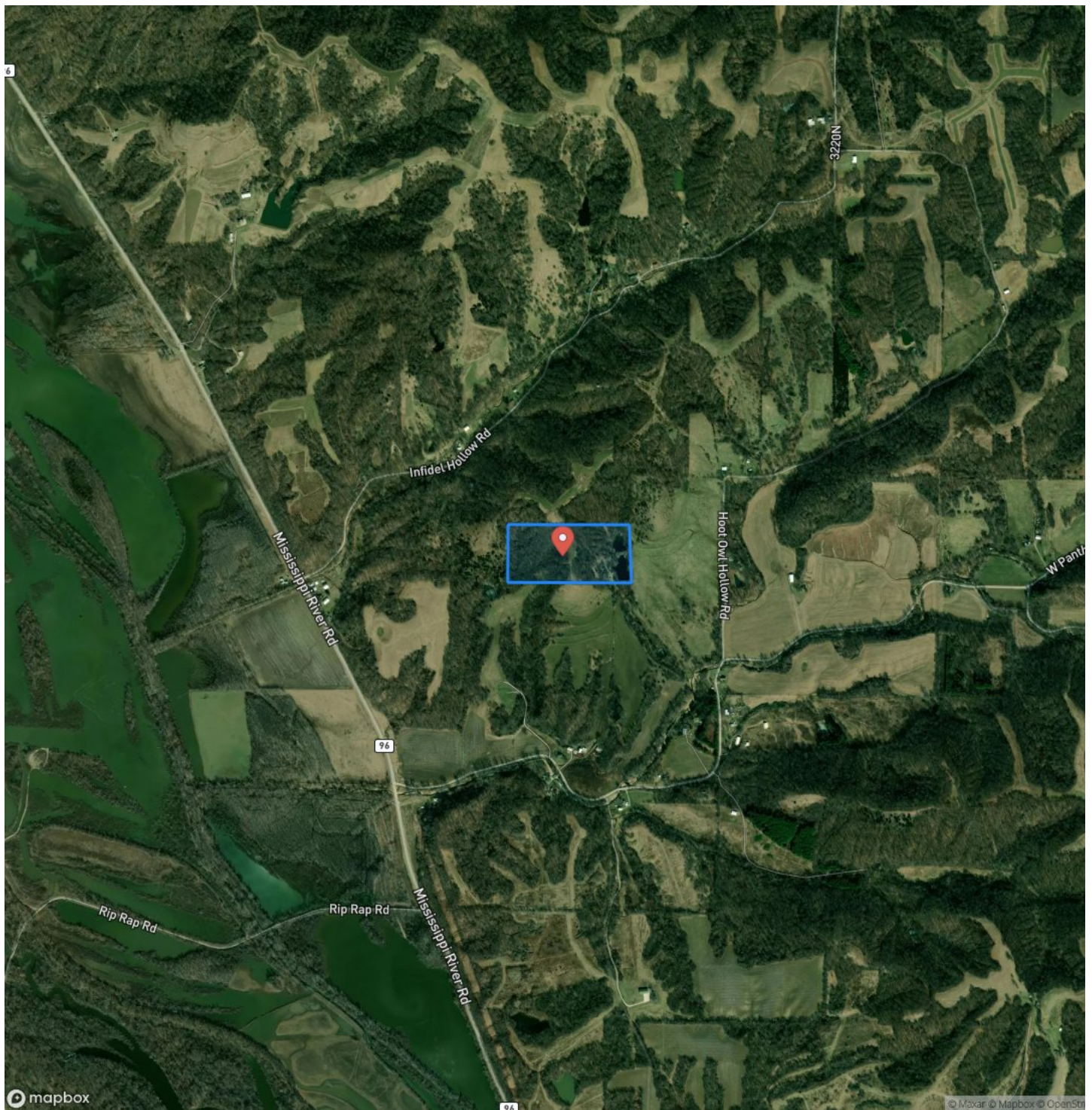
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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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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