

210 +/- Acres Brown County IL
0000
Mt Sterling, IL 62353

\$1,879,500
210± Acres
Brown County



**210 +/- Acres Brown County IL
Mt Sterling, IL / Brown County**

SUMMARY

Address

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City, State Zip

Mt Sterling, IL 62353

County

Brown County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

39.987271 / -90.763463

Taxes (Annually)

\$5,541

Bedrooms / Bathrooms

2 / 1

Acreage

210

Price

\$1,879,500

Property Website

<https://www.pioneerlandcompany.com/property/210-acres-brown-county-il/brown/illinois/99677/>



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PROPERTY DESCRIPTION

Premier 210± Acre Whitetail Hunting & Income Farm - Brown County

Offered for sale is an exceptional mid-sized recreational and income-producing property in one of Illinois' most sought-after hunting destinations. This 210± acre farm offers the ideal blend of trophy whitetail habitat, productive farmland, water features, and strong return potential - all in a manageable, highly huntable layout.

The farm includes approximately 90.6 acres of tillable ground currently in production, carrying an impressive 113 Productivity Index. The tillable acreage provides dependable income while also serving as a destination food source that helps hold and pattern deer throughout the season.

Dry Fork Creek runs through the property year-round, creating a natural travel corridor and consistent water source for wildlife. In addition, three well-established ponds enhance the farm's habitat diversity while offering fishing and additional water access across the property.

The balance of the acreage consists of mature hardwood timber, thick bedding cover, and transition zones that naturally funnel deer movement. Rolling topography, timbered ridges, creek bottoms, and edge habitat combine to create ideal stand locations for multiple wind directions and efficient access throughout the farm.

Access is a major strength of this tract, with established entry points from the south and east - ideal for hunting predominant wind directions and allowing hunters to slip in and out without disturbing core bedding areas. For its size, this property truly hunts big, offering the feel and function of a much larger farm thanks to its layout, cover, and access strategy.

A two-bedroom, one-bath home sits on the property, making this the perfect turnkey hunting camp. Walk out the door and head straight to the stand. An outbuilding near the home provides excellent storage for equipment, ATVs, tractors, and hunting gear - allowing for both recreational use and farm management.

Also included are two Banks Stump 4 Phantom 360 blinds, strategically positioned to take advantage of key travel corridors and food sources.

This property delivers the ideal combination of income, water, cover, access, and huntability in a highly desirable Brown County location.

Property Highlights:

- 210± total acres
- 90.6 acres of tillable farmland (113 PI)
- Open farm tenancy for the 2026 farming season
- Strong income-producing capability
- Dry Fork Creek running through the farm
- Three ponds
- Mature hardwood timber
- Excellent bedding cover and natural travel corridors
- Rolling topography with strong edge and funnel features



- South and east access points - ideal for predominant winds
- Hunts big for its size
- Two-bedroom, one-bath home - ideal hunting camp
- Outbuilding for storage and equipment
- Two Banks Stump 4 Phantom 360 blinds included
- Additional acreage available

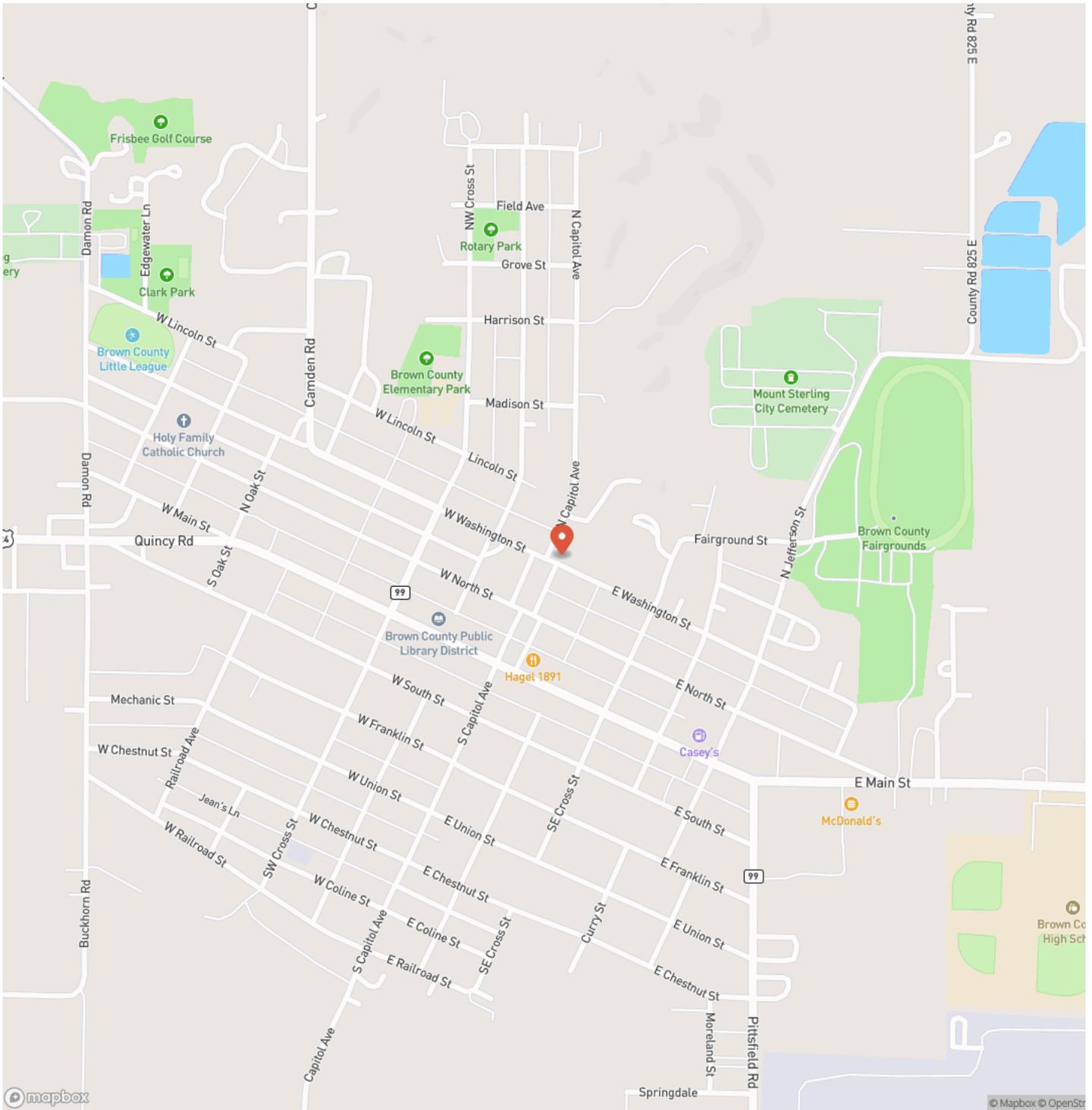
Mid-sized tracts with this level of income, water features, habitat balance, and hunting potential rarely come available in Brown County. If you are searching for a well-rounded recreational farm with proven habitat, dependable income, and true trophy potential, this is one you do not want to miss.



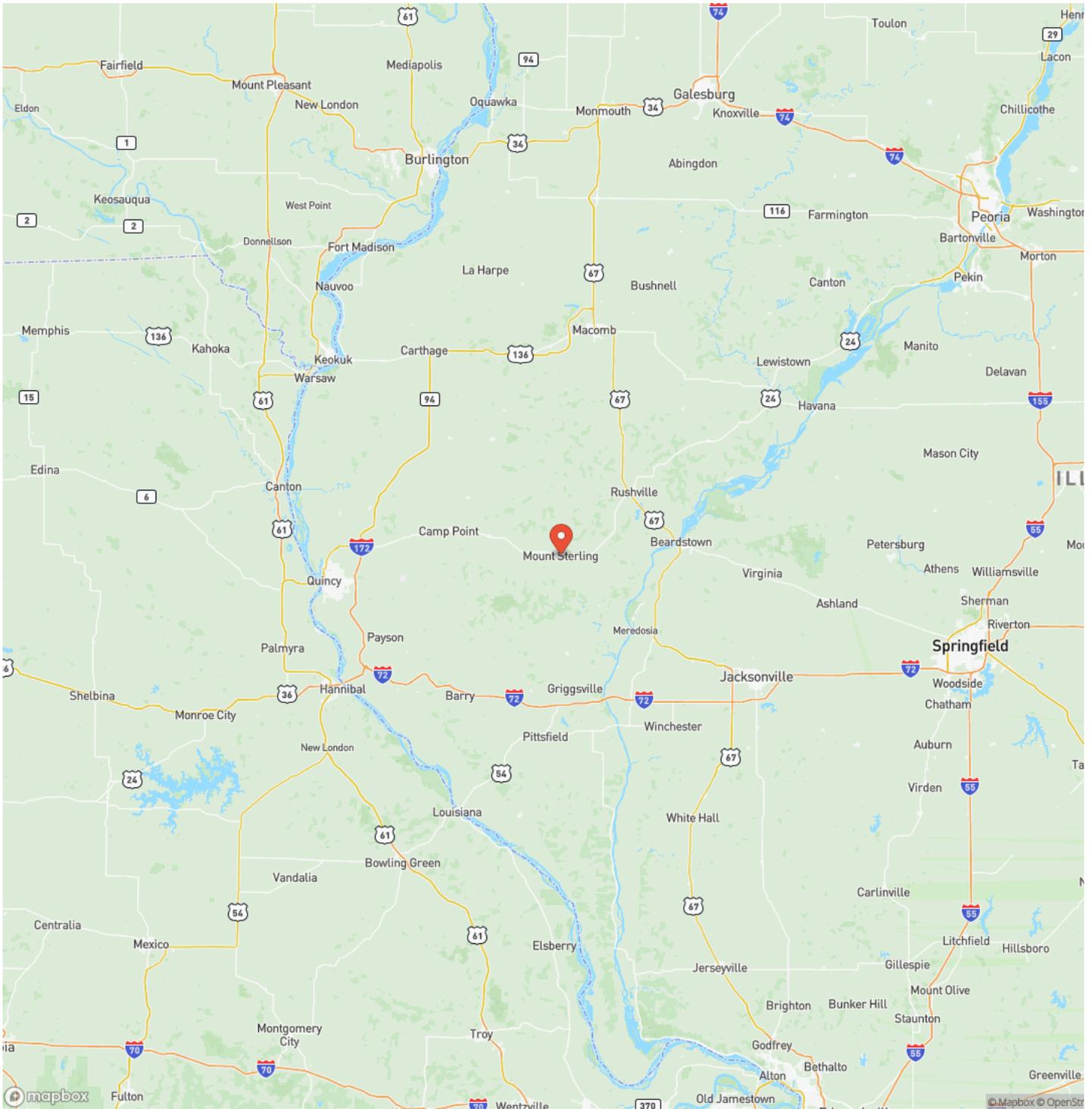
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Locator Map



Locator Map



Satellite Map



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