

97.8 +/- Acres and Cabin in Brown County IL
1820 915 N Ave
Mt Sterling, IL 62353

\$827,650
97.800± Acres
Brown County



97.8 +/- Acres and Cabin in Brown County IL
Mt Sterling, IL / Brown County

SUMMARY

Address

1820 915 N Ave

City, State Zip

Mt Sterling, IL 62353

County

Brown County

Type

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

Latitude / Longitude

39.973191 / -90.565384

Acreage

97.800

Price

\$827,650

Property Website

<https://www.pioneerlandcompany.com/property/97-8-acres-and-cabin-in-brown-county-il-brown-illinois/92528/>



97.8 +/- Acres and Cabin in Brown County IL Mt Sterling, IL / Brown County

PROPERTY DESCRIPTION

97.8+/- Acres with Cabin – Premier Whitetail Hunting & Income Property | Brown County, IL

Located in the rolling hills of Brown County, Illinois—one of the most renowned whitetail regions in the Midwest—this 97.8-acre property offers the ultimate combination of hunting, income, and comfort. Featuring a mix of mature hardwoods, thick bedding cover, income-producing tillable acres, and a move-in-ready cabin, this tract has everything the serious outdoorsman or land investor could ask for.

Approximately 11.5 acres of productive tillable ground provide steady annual income while doubling as a built-in food source for deer and turkey. The remaining acreage is comprised of mature oak and hickory timber, brushy draws, and natural funnels, creating a textbook setup for holding and growing mature whitetails. The rolling terrain and diverse habitat allow for multiple stand locations and ideal access routes to hunt different wind directions effectively.

The property also includes a cozy two-bedroom, one-bath cabin, making it the perfect hunting base camp or weekend getaway. The cabin features an open-concept kitchen and living area, full utilities, and a covered porch overlooking the timber—an inviting spot to relax after a long day in the stand or enjoy an evening campfire with friends.

This farm hunts larger than its size thanks to its layout, cover diversity, and secluded setting. The surrounding neighborhood is well-managed and consistently produces trophy-caliber whitetails. Whether you're looking for a turn-key hunting retreat, a recreational escape for family and friends, or a solid land investment with income potential, this Brown County gem checks every box.

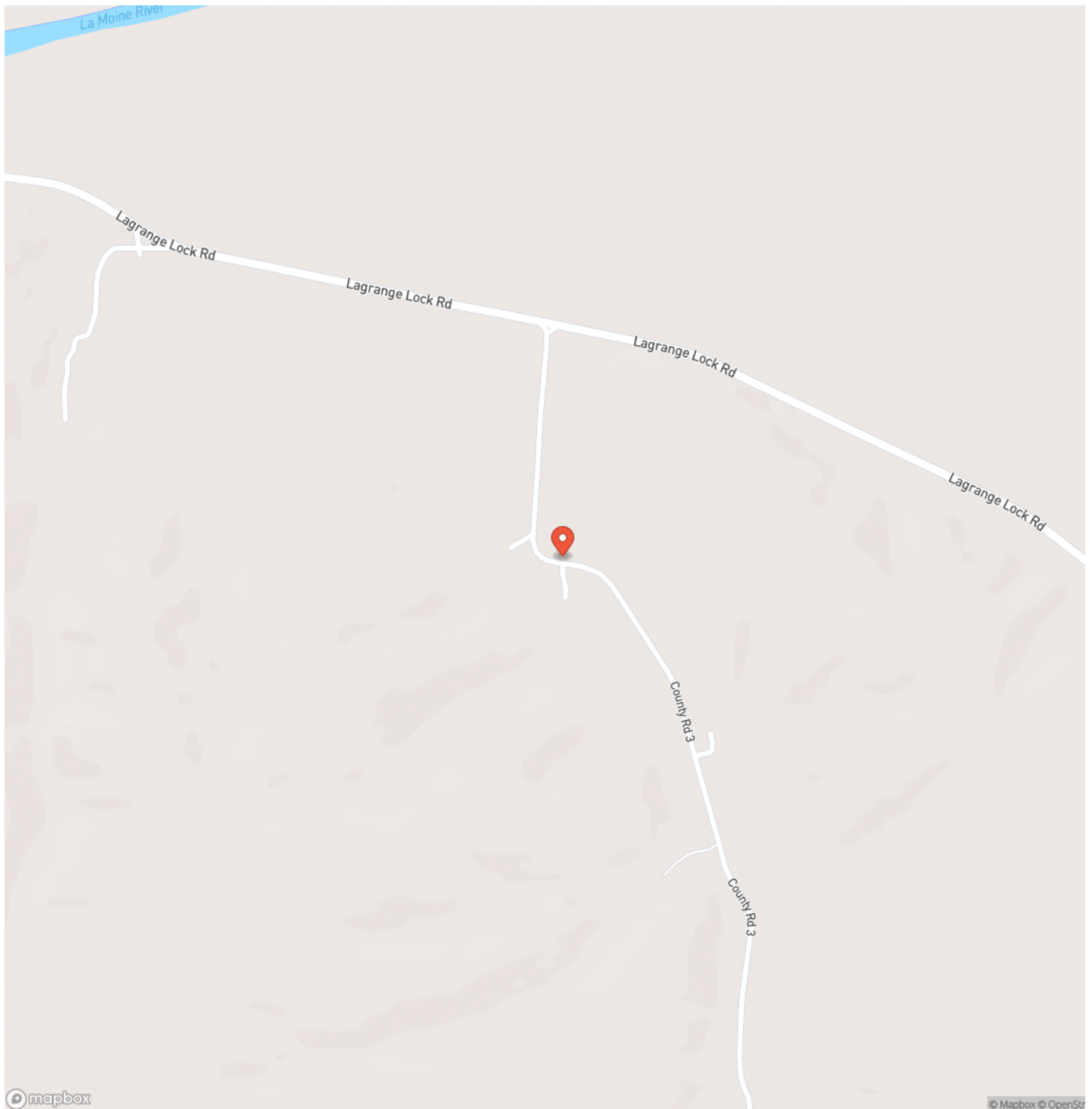
Property Highlights

- 97.8 total acres in proven Brown County whitetail country
 - 11.5 acres of income-producing tillable ground
 - Mature hardwoods, thick bedding cover, and rolling terrain
 - Excellent access and strategic stand placement options
 - 2BR / 1BA cabin with full utilities and covered porch
 - Strong neighborhood known for producing giant bucks
 - Ideal blend of income, recreation, and long-term investment value
-

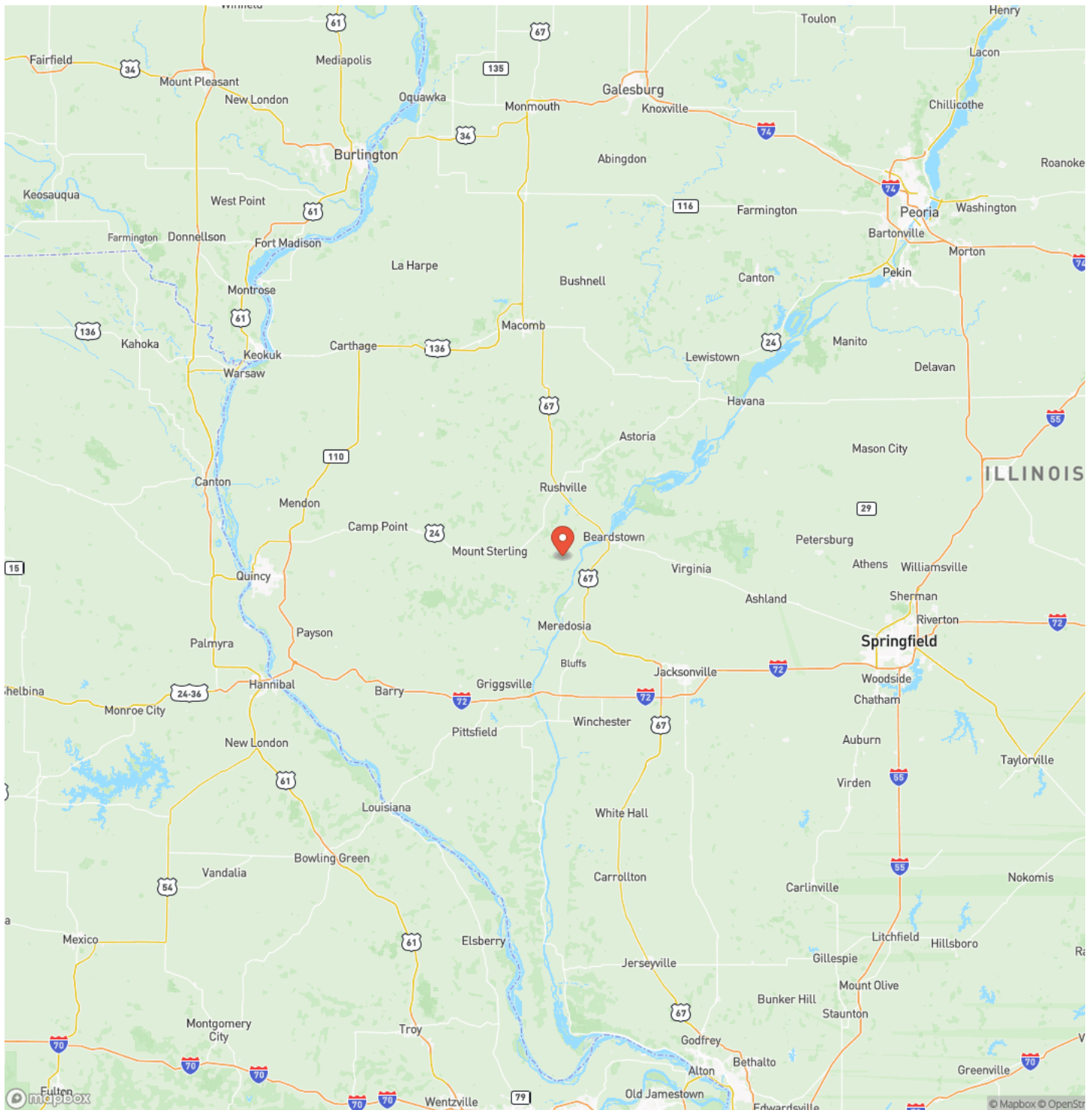
97.8 +/- Acres and Cabin in Brown County IL
Mt Sterling, IL / Brown County



Locator Map



Locator Map



97.8 +/- Acres and Cabin in Brown County IL
Mt Sterling, IL / Brown County

Satellite Map



97.8 +/- Acres and Cabin in Brown County IL
Mt Sterling, IL / Brown County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Heitz

Mobile

(217) 415-1423

Email

mpheitz@yahoo.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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.



Pioneer Land Company
949 W. Washington St.
Pittsfield, IL 62363
(217) 285-6000
www.pioneerlandcompany.com

