

160.62 Acres Marshall County, Illinois
000 County Rd 800 North
Varna, IL 61375

\$1,389,363
160.620± Acres
Marshall County



160.62 Acres Marshall County, Illinois
Varna, IL / Marshall County

SUMMARY

Address

000 County Rd 800 North

City, State Zip

Varna, IL 61375

County

Marshall County

Type

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

Latitude / Longitude

41.038312 / -89.26328

Taxes (Annually)

3772

Acreage

160.620

Price

\$1,389,363

Property Website

<https://www.pioneerlandcompany.com/property/160-62-acres-marshall-county-illinois-marshall-illinois/88152/>



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PROPERTY DESCRIPTION

160.62± Acre Premier Hunting & Investment Farm | West of Varna, IL

Located less than a mile south of the well known **Lake Wildwood**—a 1,400-acre private lake community with **no hunting allowed**—this 160.62± acre parcel offers a rare opportunity for the serious whitetail hunter and savvy land investor alike.

World-Class Whitetail Funnel

This farm defines the concept of a funnel. As the **first significant cover north of miles of agricultural fields**, it naturally draws deer traveling from the ag lands to the surrounding timber to the north. **Narrow draws and natural pinch points** throughout the property force deer into tight travel corridors—many within bow range—making this an ideal setup for archery hunters.

A **centrally located 8.96-acre bottom field** provides an excellent opportunity for a destination food plot to **hold deer on your farm year-round**.

Ideal Access & Topography

With **oil-and-chip road frontage on the north side** (with utilities available) and **additional oil-and-chip access to the southeast**, you'll have **multiple strategic entry points**. This layout allows stealthy approaches from the south when winds are out of the north or west—a **key feature for successful hunting**. With the great access, this farm hunts huge!

Strong Investment Income

- **113.45 acres of productive tillable ground**
- **Average PI (Productivity Index): 119.6**
- **93 Acres of cash rent at an Annual income: \$24,255**
- **Well-maintained by quality tenant farmers**

The remaining acreage consists of **mature timber**, ideally centered on the property to enhance both hunting potential and natural habitat diversity.

Property Highlights

- **160.62± total acres**
- **113.45± tillable acres**
- **8.96-acre potential food plot**
- **Multiple stand locations with natural funnels & pinch points**
- **Excellent deer and turkey hunting**
- **High-income farm lease**
- **Great access from north and southeast**
- **Utilities at the road**



- **Year round water source on the property**
-

This is a **truly unique farm** that checks all the boxes: strong return on investment, top-tier hunting, and excellent access.

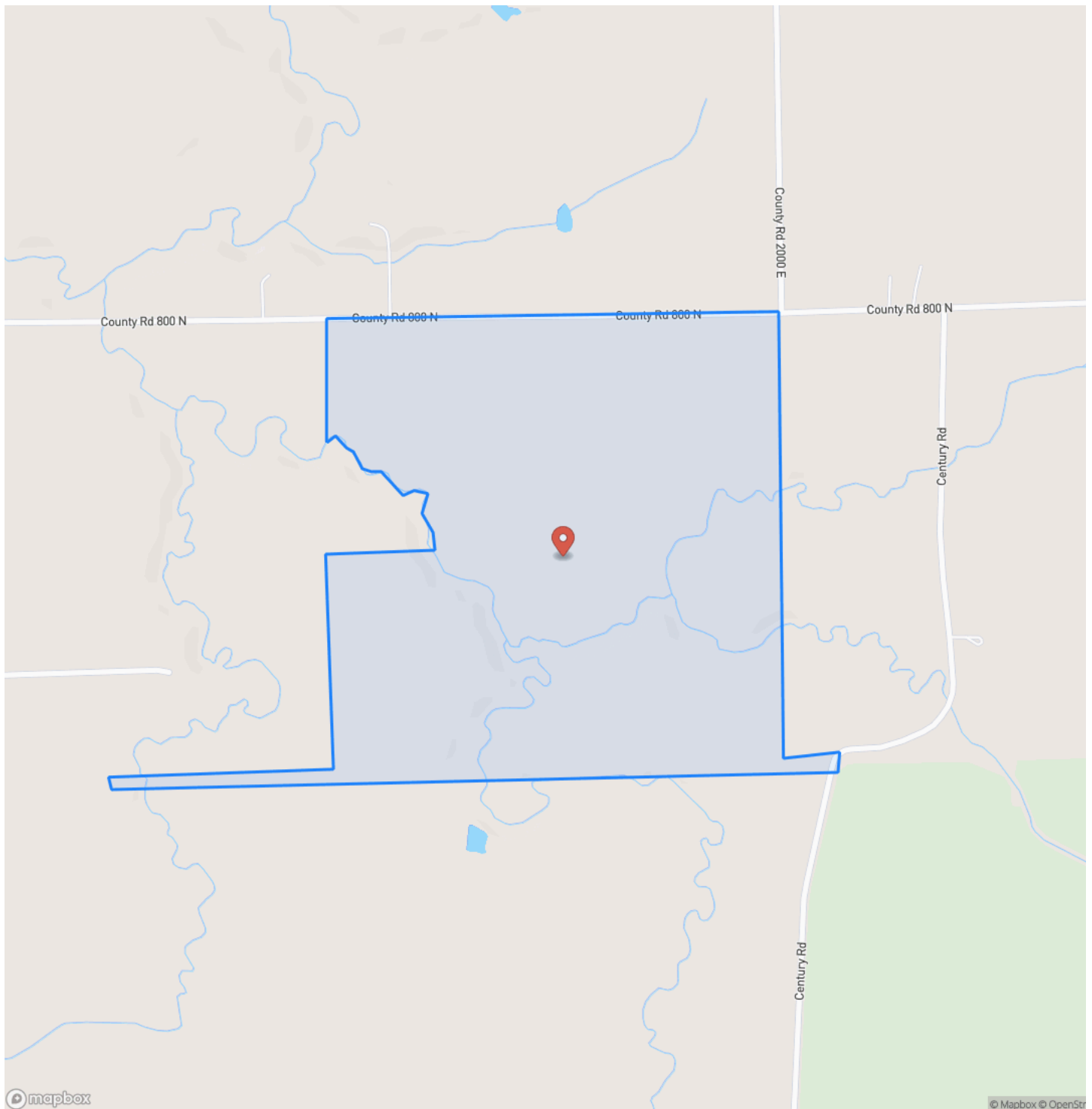
To schedule a private showing, contact listing agent today!



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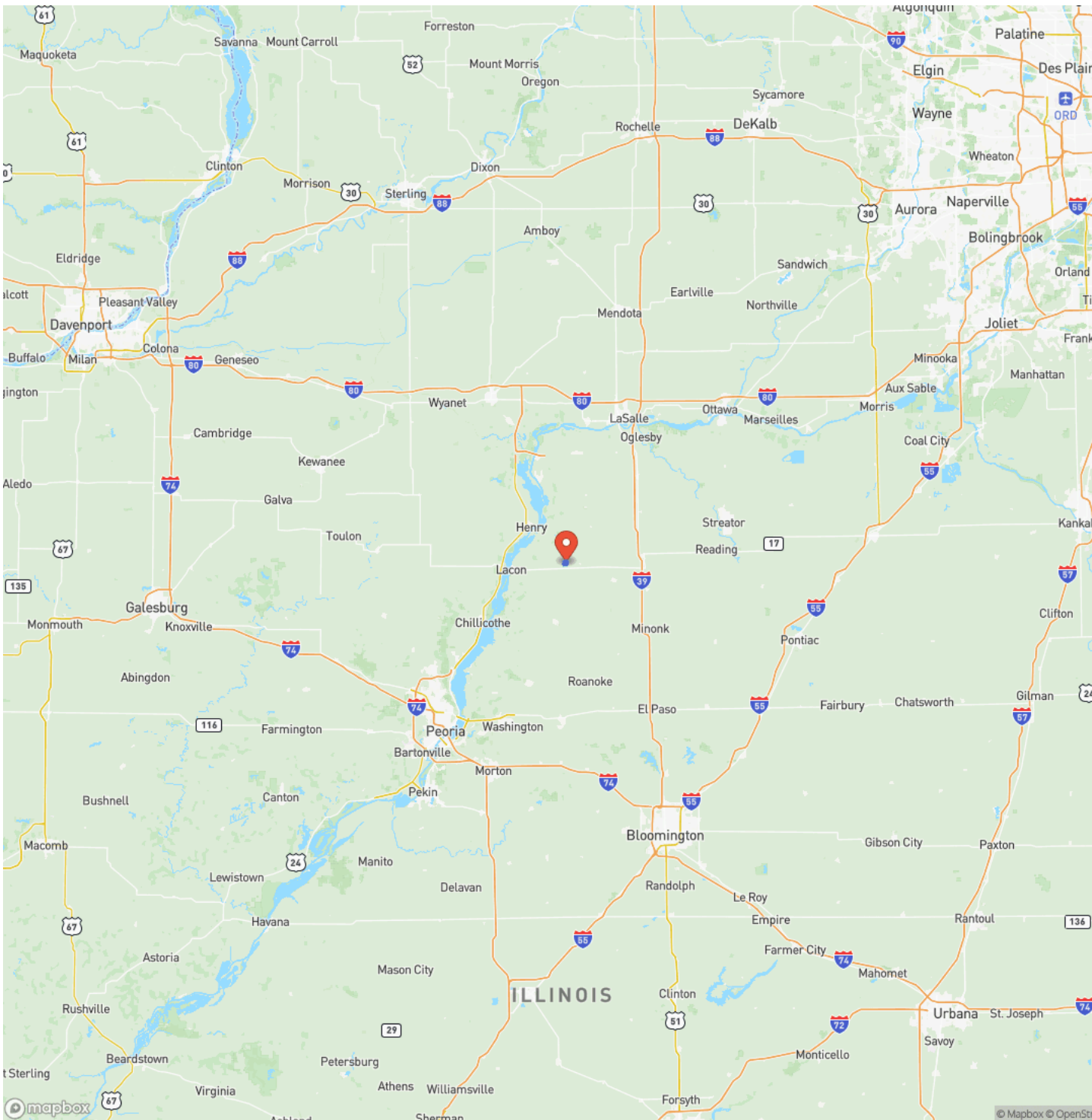
Locator Map



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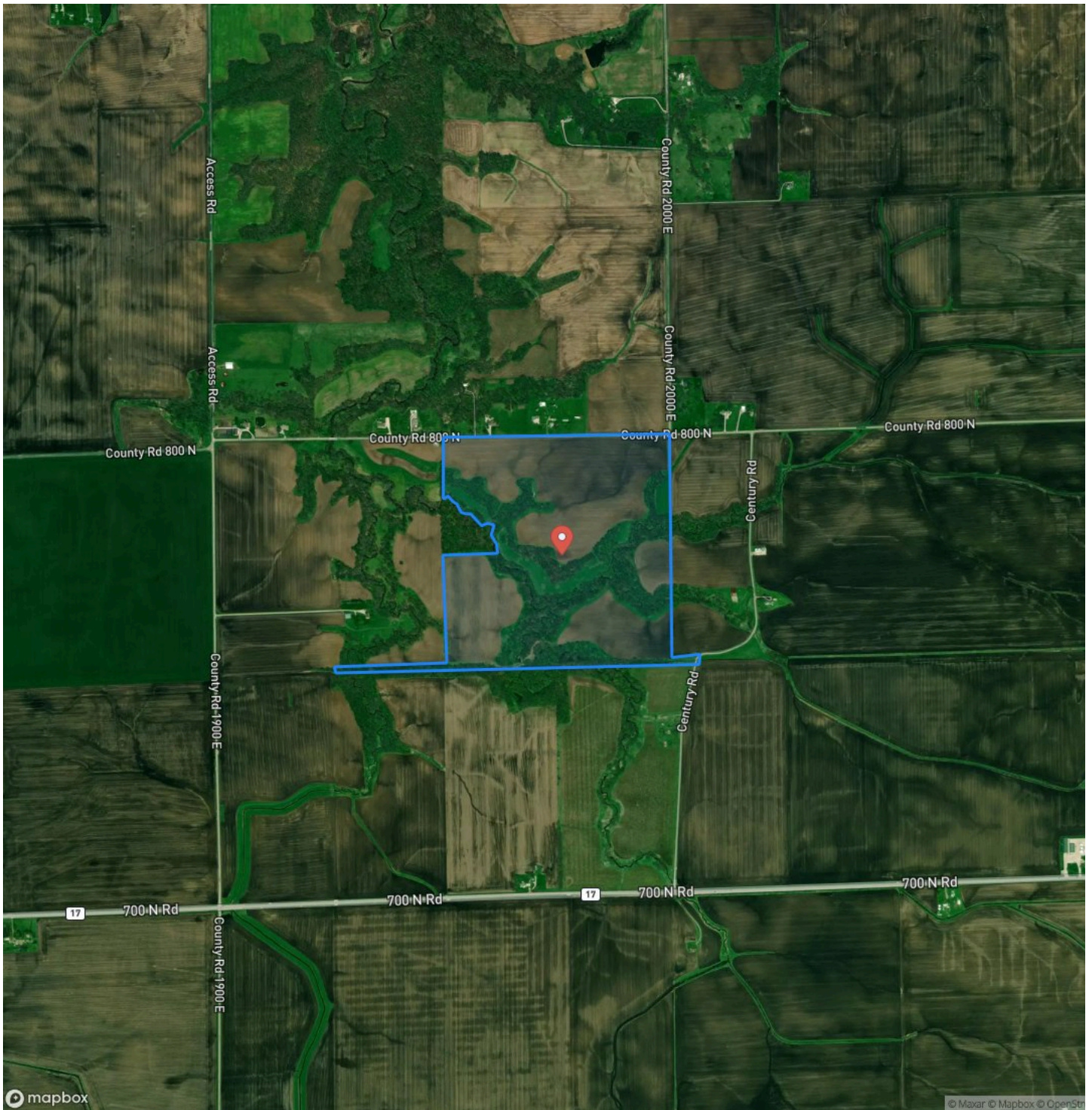
Locator Map



MORE INFO ONLINE:

www.pioneerlandcompany.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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