

81 +/- Acres Brown County
917 1810E ST
Mt Sterling, IL 62355

\$627,750
81± Acres
Brown County



81 +/- Acres Brown County
Mt Sterling, IL / Brown County

SUMMARY

Address

917 1810E ST

City, State Zip

Mt Sterling, IL 62355

County

Brown County

Type

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

Latitude / Longitude

39.974237 / -90.564733

Acreage

81

Price

\$627,750

Property Website

<https://www.pioneerlandcompany.com/property/81-acres-brown-county-brown-illinois/92527/>



81 +/- Acres Brown County Mt Sterling, IL / Brown County

PROPERTY DESCRIPTION

81 +/- Acres – Prime Whitetail Hunting & Income Land | Brown County, IL

Located in the heart of Brown County's renowned whitetail country, this 81-acre tract offers the perfect blend of income, habitat diversity, and seclusion that serious deer hunters and land investors look for.

The property features approximately 11.5 acres of productive tillable ground, providing consistent annual income and an ideal food source for wildlife. The balance of the acreage is comprised of mature hardwood timber, thick bedding cover, and rolling terrain, creating a textbook setup for holding and growing mature bucks. The farm's natural layout funnels deer movement through key pinch points and ridges, making stand placement both strategic and effective.

Access is excellent, allowing you to reach stand sites quietly and efficiently without disturbing the core areas. The timber holds a strong mix of oak and hickory, offering both shade and acorn production, while the brushy cover and edge habitat provide outstanding bedding areas for deer and turkey alike. This farm hunts much bigger than its size and is surrounded by strong neighborhood genetics known for producing trophy-class whitetails year after year.

Whether you're looking for a top-tier hunting property, a solid land investment, or a place to build your dream hunting cabin, this Brown County gem delivers on every front.

Property Highlights:

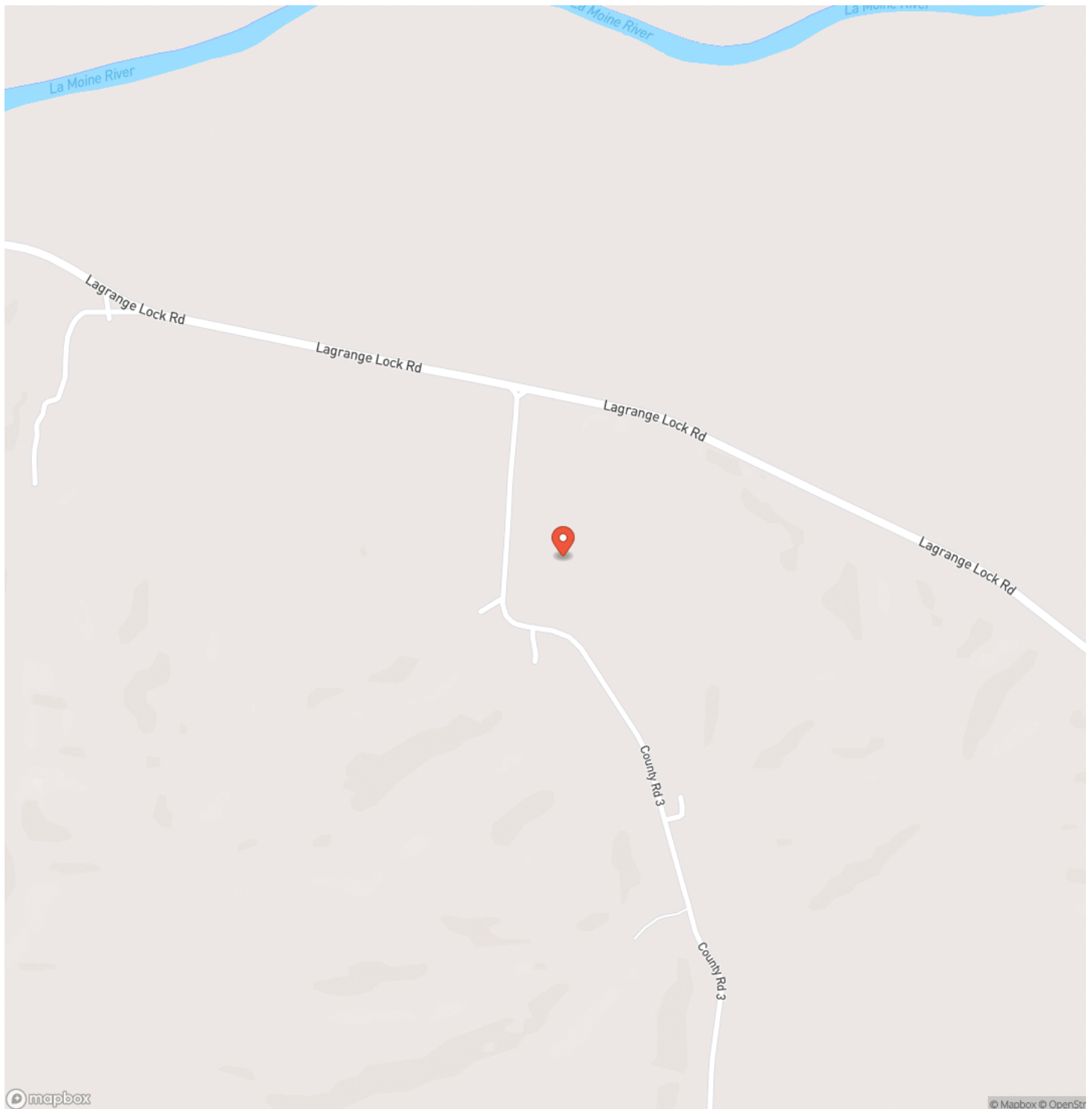
- 81 total acres in trophy whitetail country
- 11.5 acres of income-producing tillable ground
- Mature hardwoods, thick bedding cover, and ideal deer habitat
- Excellent access and hunting setup with natural funnels and ridges
- Strong neighborhood with proven history of big deer
- Income + recreation + investment potential



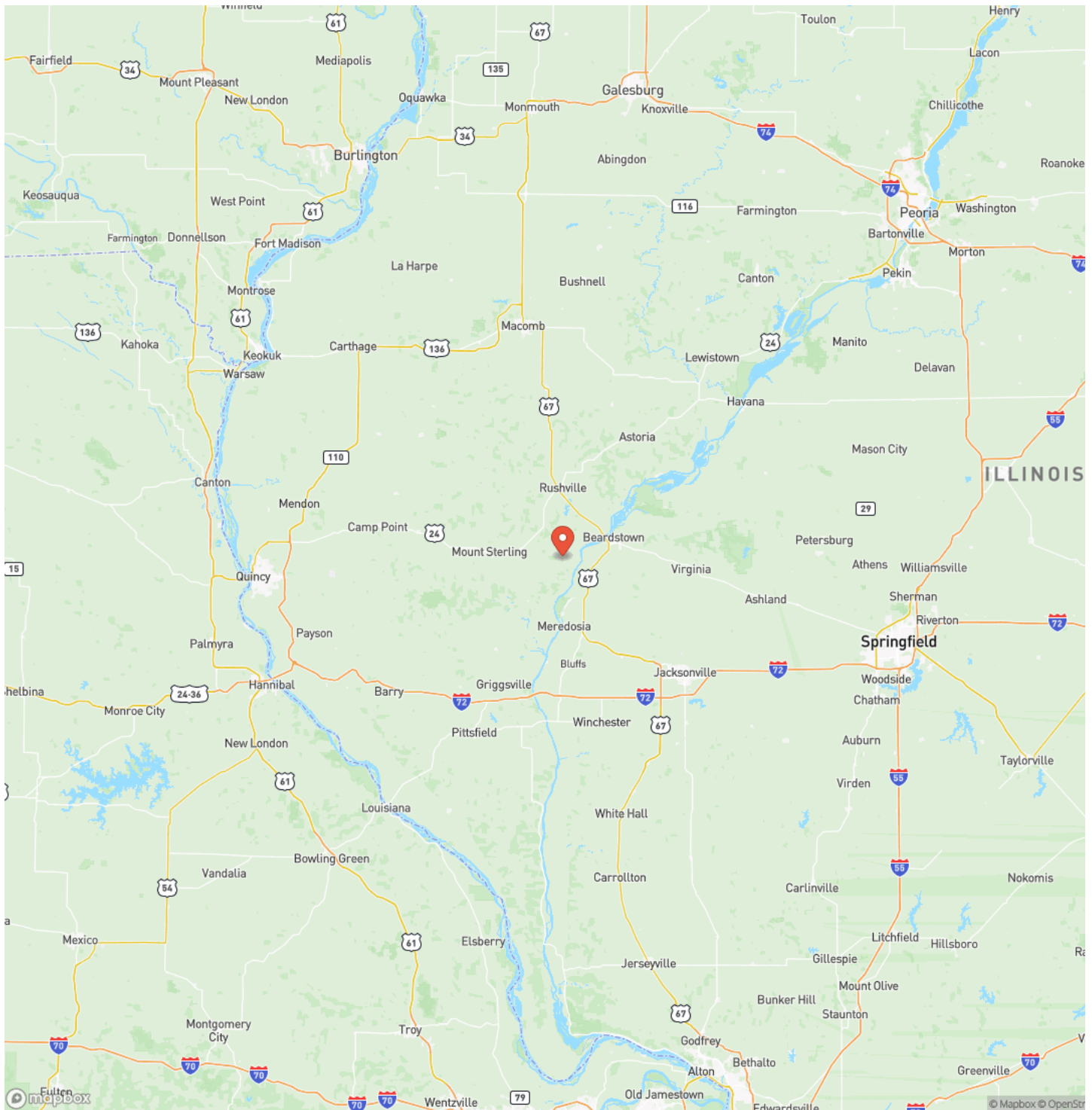
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Locator Map



Locator Map



81 +/- Acres Brown County
Mt Sterling, IL / Brown County

Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

NOTES

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DISCLAIMERS

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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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