

Flat Rock 501
21924 E 425th Ave
Flat Rock, IL 62427

\$2,650,000
501.500± Acres
Crawford County



Flat Rock 501
Flat Rock, IL / Crawford County

SUMMARY

Address

21924 E 425th Ave

City, State Zip

Flat Rock, IL 62427

County

Crawford County

Type

Farms, Hunting Land, Recreational Land, Riverfront, Horse Property, Timberland

Latitude / Longitude

38.918948 / -87.542181

Acreage

501.500

Price

\$2,650,000

Property Website

<https://indianalandandlifestyle.com/property/flat-rock-501-crawford-illinois/102478/>



Flat Rock 501

Flat Rock, IL / Crawford County

PROPERTY DESCRIPTION

Flat Rock 501 - 500± Acres | Crawford County, Illinois

Flat Rock 501 is a premier 500± acre income-producing and recreational farm located in **Crawford County** along the **Wabash River**. This property offers a strong blend of consistent income, mature timber, and exceptional whitetail habitat in a highly sought-after area.

The farm includes 129.14 acres of productive tillable ground, multiple CRP contracts, and 227.39 acres of mature timber that has not been harvested in over 25 years-creating both immediate return and long-term upside. The diverse layout of timber, CRP, and agriculture provides ideal conditions for wildlife, making this a proven hunting property in a region known for producing quality whitetails.

Income Breakdown

- CRP Income: \$26,778.92 annually
- Tillable Income: \$19,371 annually
- Water Well Lease: \$5,000 annually

Total Annual Income: \$51,149.92

Investment Opportunity

Flat Rock 501 offers a rare combination of immediate income, long-term appreciation, and recreational value-making it a well-balanced investment-grade property.

- **List Price:** \$2,650,000 (\$5,300 per acre)
 - **Annual Income:** \$51,149.92 (almost equal to \$102 per acre)
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10-Year Investment Outlook

- **Projected 10-Year Income:** \$296,385.94
- **Adjusted Cost Basis After 10 Years:** \$2,353,614

True Cost Per Acre After 10 Years: ~\$4,700 per acre

Why This Investment Stands Out

- Immediate, diversified income from CRP, tillable rent, and lease revenue
 - Strong income floor even after current CRP contracts expire
 - Nearly \$300,000 in projected income over 10 years
 - Proven appreciation potential in the Wabash River corridor
 - High-quality recreational value with premier whitetail habitat
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Additional Upside Potential

- Timber harvest opportunity from mature stands (not currently factored)
 - Potential for increased cash rent over time
 - Hunting lease or outfitter income
 - Potential CRP re-enrollment or transition into WRP/WRE programs, adding future income and conservation value
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Wildlife & Area

Located in **Crawford County**, this area consistently produces strong deer numbers year after year:

- Annual harvest averages: 1,900-2,000 deer
- Peak years exceeding 2,500 deer
- The **Wabash River** corridor is well known for its trophy whitetail potential

The combination of river frontage, timber, and managed habitat creates a natural funnel for wildlife and outstanding hunting opportunities.

For More Information

Contact Land Specialist

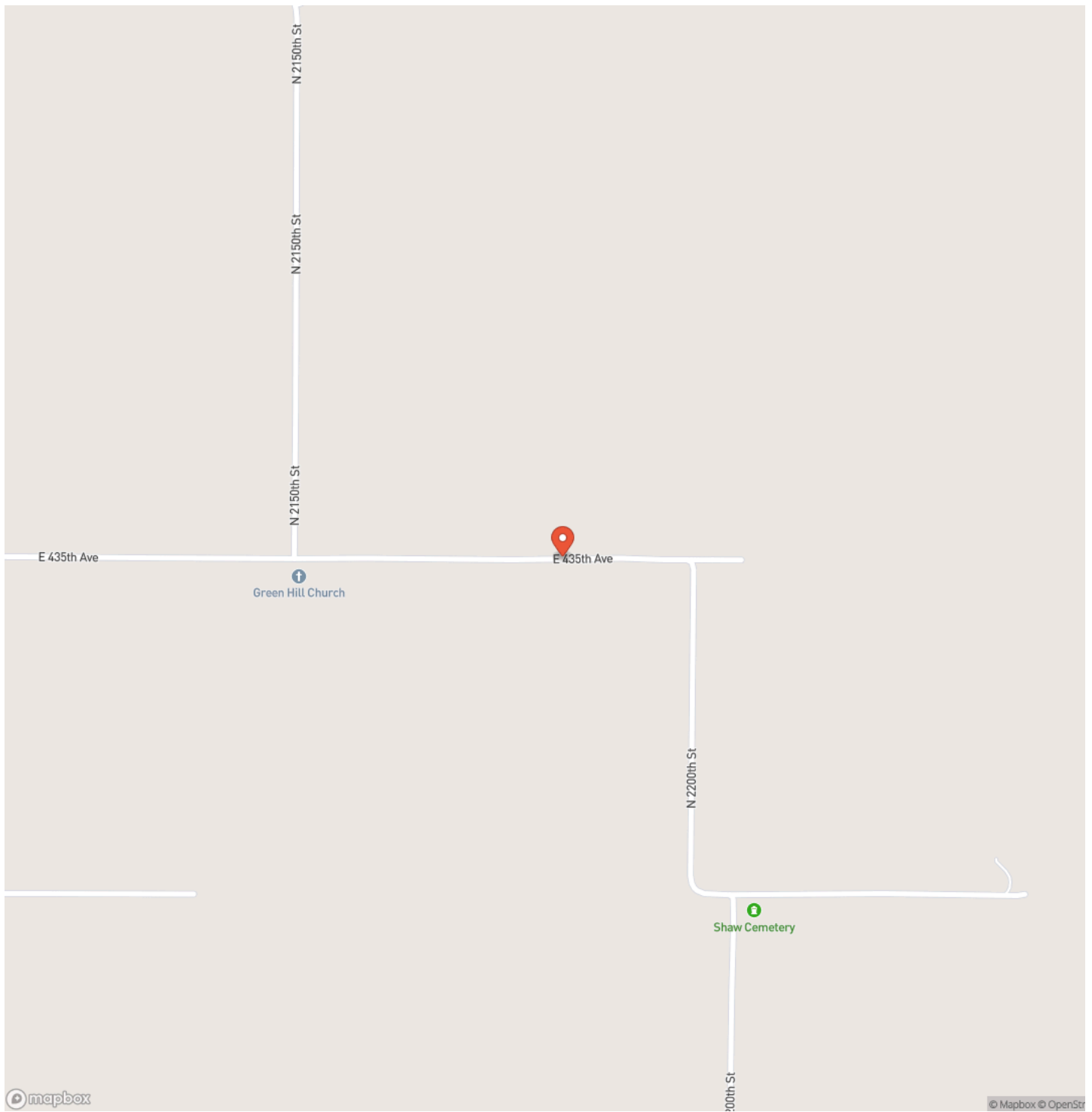
Kevin Boyer

[217-232-0722](tel:217-232-0722)

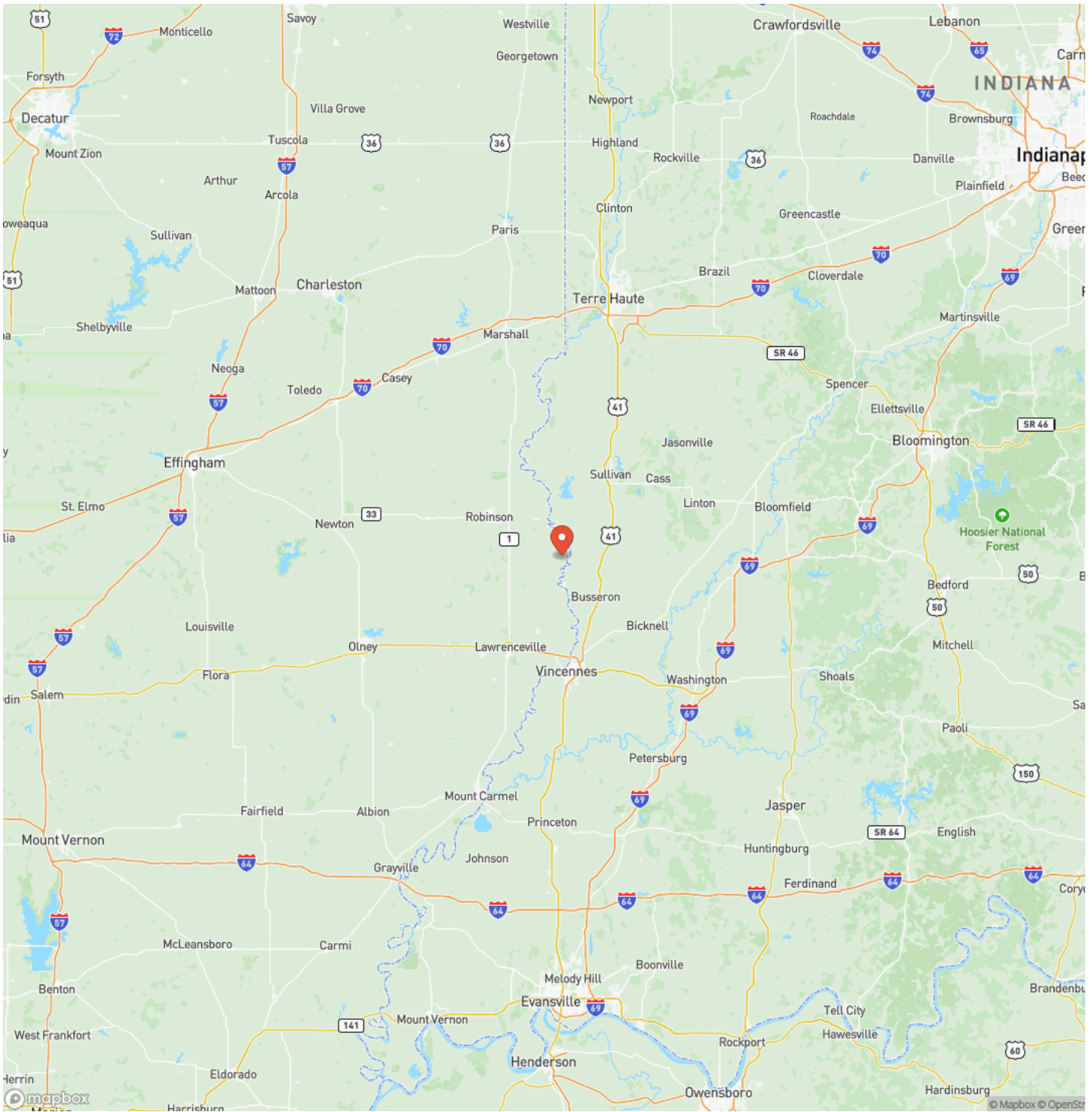
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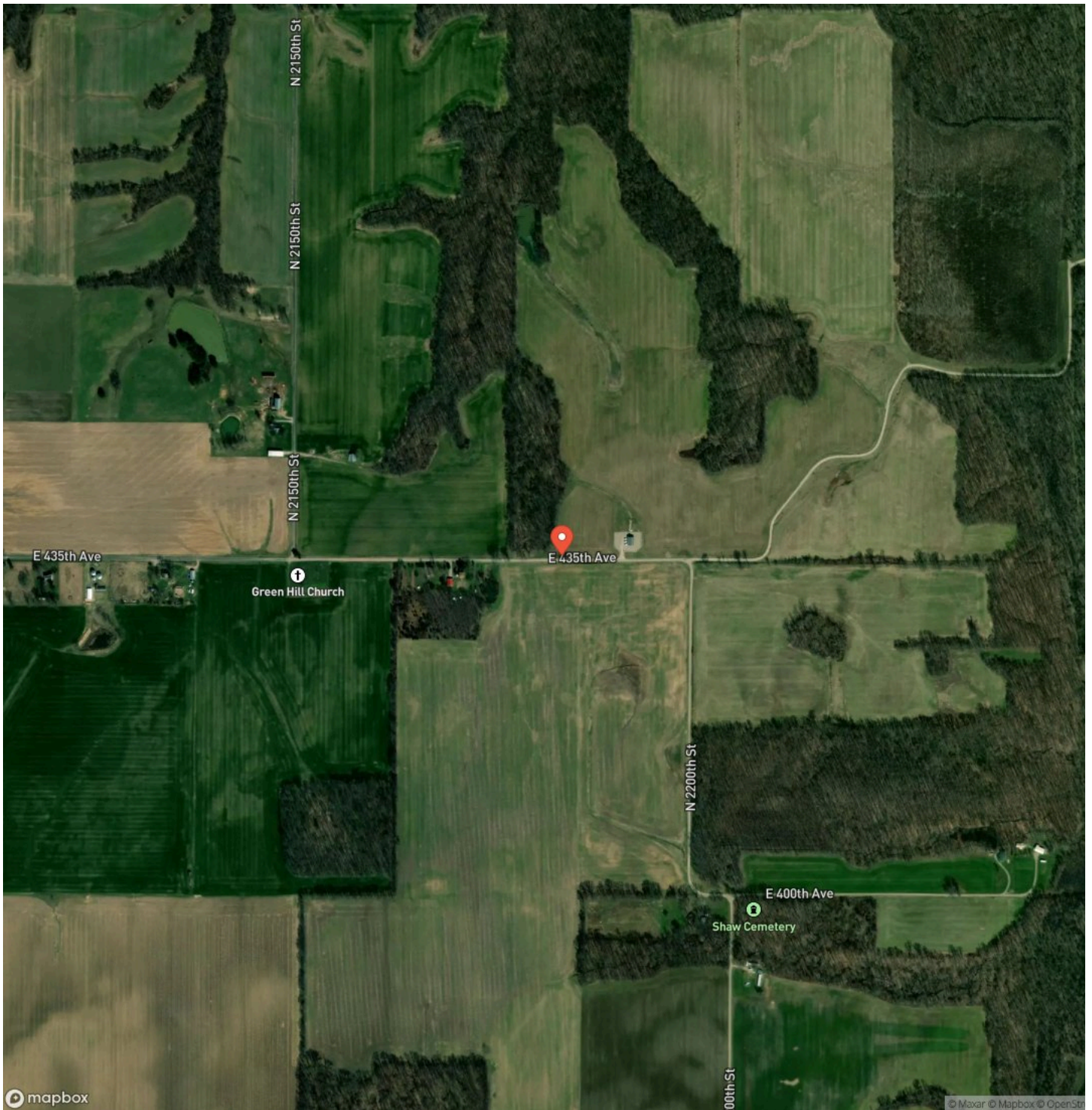
Locator Map



Locator Map



Satellite Map



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Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

