

East Flat Rock 52.5
20920 E 290 th
Flat Rock, IL 62427

\$262,500
52.500± Acres
Crawford County



East Flat Rock 52.5
Flat Rock, IL / Crawford County

SUMMARY

Address

20920 E 290 th

City, State Zip

Flat Rock, IL 62427

County

Crawford County

Type

Hunting Land, Recreational Land, Riverfront, Timberland

Latitude / Longitude

38.8793 / 87.5444

Acreage

52.500

Price

\$262,500

Property Website

<https://indianalandandlifestyle.com/property/east-flat-rock-52-5-crawford-illinois/116342/>



PROPERTY DESCRIPTION

This property offers an exceptional setup for serious trophy whitetail hunting, combining guaranteed income with prime habitat structure and proven regional management.

Property Access & Security

- **Access Control:** The dirt easement through 116 acres of private, non-hunted land acts as a natural buffer, minimizing ambient human activity and vehicle noise near your borders.
- **Property Sanctuary:** Being completely secluded at the end of an easement creates a zero-pressure environment where mature bucks feel safe moving during daylight hours.
- **Corridor & Water:** Positioned along the Wabash River with adjacent timber on both sides, the acreage sits directly in a natural travel corridor with a perpetual water source.

Neighborhood Management & Sign

- **Community Alignment:** Direct confirmation from surrounding landowners and local hunters validates that the area is governed by strict age-structure management and harvest selectivity.
- **Visible Sign:** Heavy rubbing, deep scrapes, and beaten-down trail systems directly reflect a high-density population of mature, older-age-class bucks utilizing the parcel.
- **Neighborhood Effect:** Owning a thick sanctuary parcel inside a managed neighborhood means you benefit from the buck survival rates created by adjacent landowners without having to feed or manage the entire home range yourself.

Financial & CRP Details

- **Guaranteed Income:** The 36.50 acres brings in **\$6,658/year** (~\$182.41 per acre). That covers property taxes, maintenance, and supplemental habitat work across the remaining acreage.
- **Expiration Timing:** The old contract ends on **September 30, 2026**.
- **Re-enrollment Status:** Because CP22 (Riparian Forest Buffer) falls under Continuous CRP, expiring contracts qualify for re-enrollment on a first-come, first-served basis through your local USDA Farm Service Agency (FSA) office.
- **Guaranteed Income New Re-enrollment is completed:** The 36.50 acres will bring in **\$8877.00/year** (~\$243.20 per acre). That covers property taxes, maintenance, and supplemental habitat work across the remaining acreage.
- **Expiration Timing:** The contract ends on **September 30, 2041**.

Habitat Structure & Setup

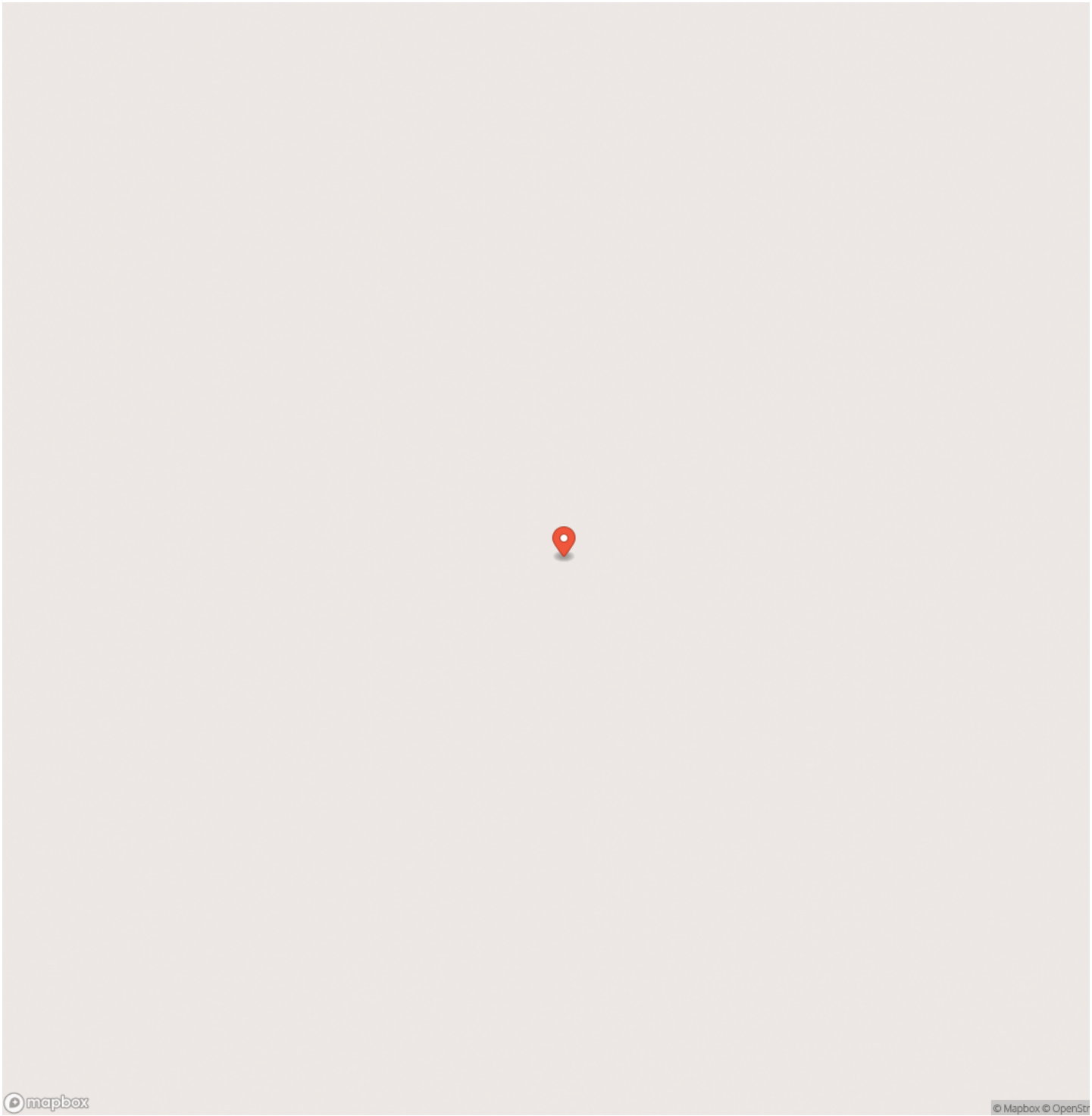
- **The 15-Year Sweet Spot:** Plantings established around 2011 are in a prime stage of growth, creating high stem density, thermal cover, and thick security bedding.
- **Mature River Timber:** Adjacent mature hardwoods along the Wabash River offer preferred hard-mast production (like oaks and walnuts) and high-canopy roosting.
- **Stand Placement:** Focus initial stand locations on pinch points where mature timber meets the 15-year growth, especially near established trail intersections leading to the Wabash.

For more information or a private showing, contact Land Specialist, Kevin Boyer, at [217-232-0722](tel:217-232-0722).

East Flat Rock 52.5
Flat Rock, IL / Crawford County



Locator Map



Locator Map



Satellite Map



East Flat Rock 52.5
Flat Rock, IL / Crawford County

LISTING REPRESENTATIVE
For more information contact:



Representative
Kevin Boyer

Mobile
(217) 952-8426

Office
(765) 505-4155

Email
kboyer@mossyoakproperties.com

Address
5408 N 370th Street

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

Previous owner is not responsible for CRP contracts after purchase date.

Mossy Oak Properties Indiana Land and Lifestyle
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
<https://indianalandandlifestyle.com/>
