



53.33 +/- Acres Vacant Illinois Land for Sale - Hamilton County

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PROPERTY ADDRESS:

00 County Rd 200E
Dahlgren, IL 62828

PRICE: \$245,000

ACRES: 53.33

COUNTY: Hamilton

PROPERTY HIGHLIGHTS:

- Great turkey and deer hunting
- Multiple building site locations
- Established trail system through property for ATV access.
- Established rock road already in place
- Income producing tillable
- Secluded location
- 30 minutes from I-64
- Water and electric close to property line

PROPERTY DESCRIPTION:

Hamilton County land is hard to find, which makes these 53.33 +/- acres great for anyone looking to get away and enjoy the outdoors. With road frontage on County Road 200 E, this property has a well-established rock road and some incredible building site locations overlooking a beautiful bluff. The rock road runs east about 1,000 feet, giving a new owner multiple possible building site locations. This property also features 5 +/- acres of tillable income, meaning you can start gaining on your investment right away. There are 12.75 +/- acres in a mitigation plan and the remaining 35-36 +/- acres of the property are set up fantastic for the avid outdoorsman! Turkeys, white-tails, and even morel mushrooms call this place home. Big Creek runs through the property, supplying the wildlife with year-round water. With agriculture fields bordering multiple sides, deer and turkeys are frequently spotted on this farm. This property was logged roughly 5 years ago, allowing for thick undergrowth which is PERFECT for whitetails! With multiple trails running through the property, there are many options for deer stand locations and ATV access. This property is set up fantastic for anyone looking to own a piece of paradise in a quiet part of the country.



PRESENTED BY:

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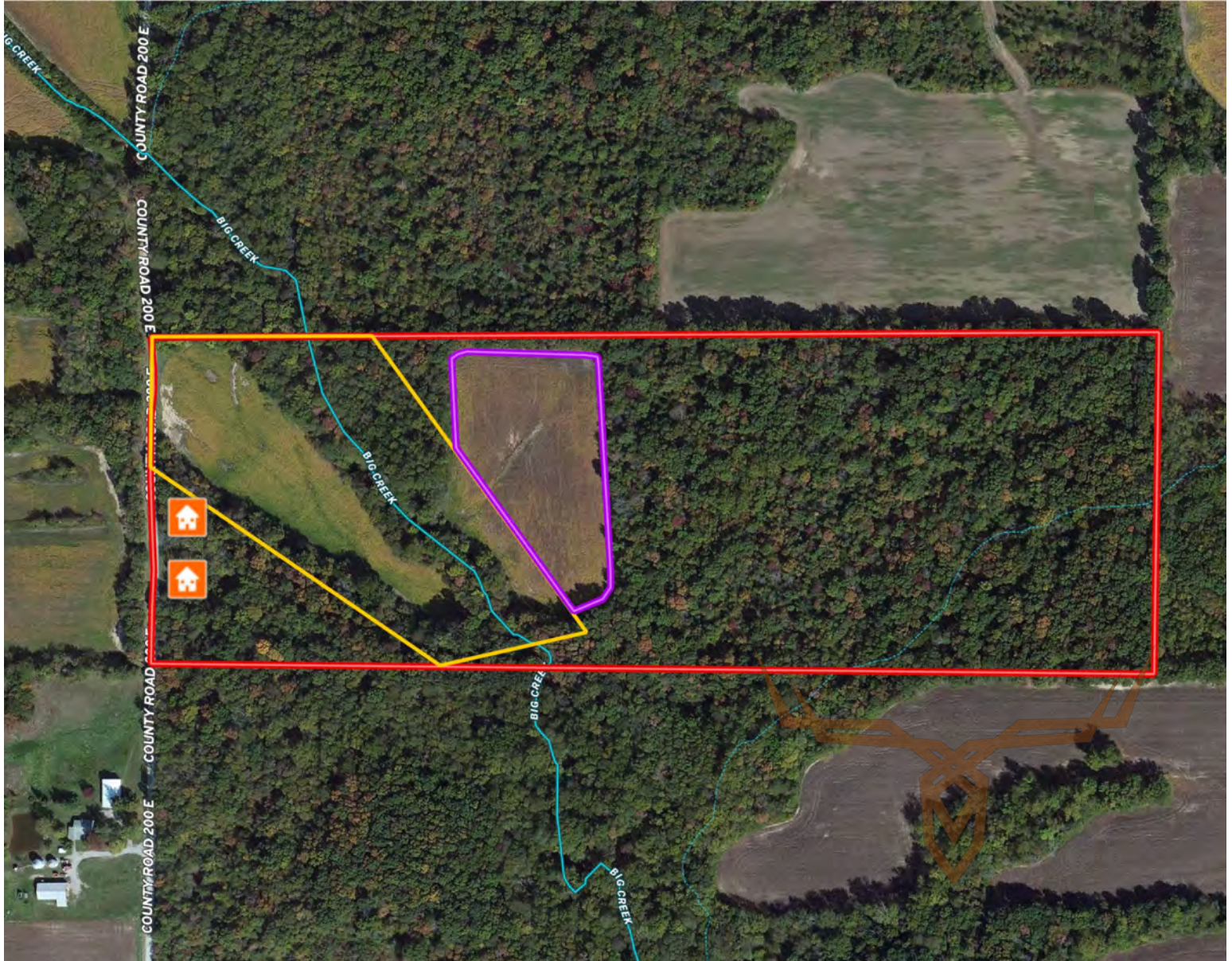
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals