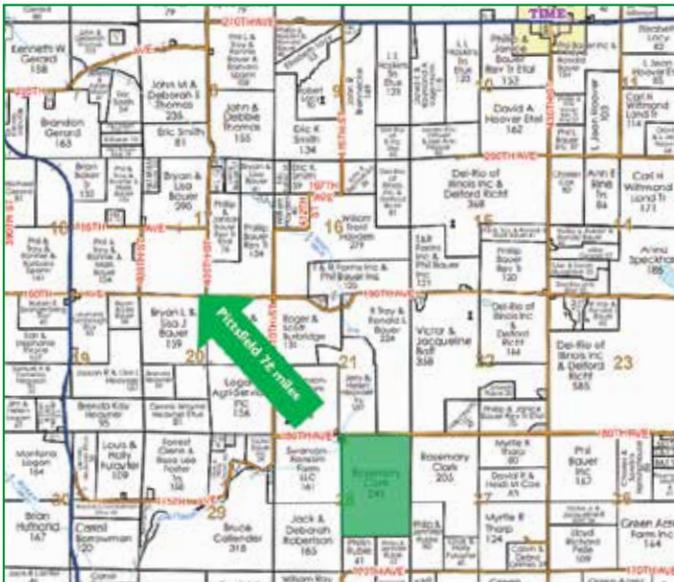
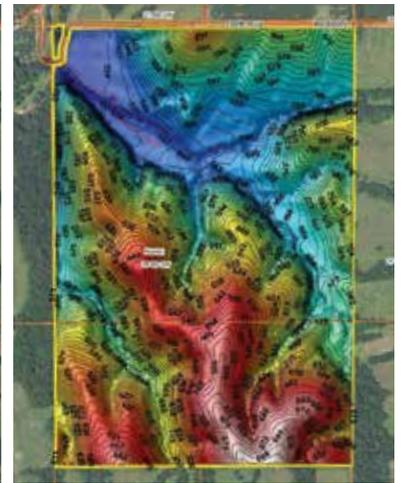


PIKE COUNTY, IL

# LAND FOR SALE

**244.72± Acre Hunting Retreat/CRP Combo**

**Located 3± miles South of Time, 7± miles Southeast of Pittsfield**



**Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)**



**Questions or to make an offer:**

**Allison Worrell**  
Seller's Agent  
309.333.2500



# THIS IS THE HUNTING RETREAT YOU'VE BEEN WAITING FOR!

Your search is over! Incredible deer and turkey harvests await you on these secluded 244.72± acres far off the beaten path in rural Pike County, Illinois. Wildlife habitat adjoins on all sides and the property features varied topography, edge habitat, streams, and large stands of thick timber cover. The current owner has intentionally limited the number of hunters on the property to preserve its hunting potential.

With this property, enjoy big bucks of all varieties as over two-thirds of the property is income-producing. Fund your hobby with the lucrative CRP income of \$28,679.00 annually from 161.88 acres:

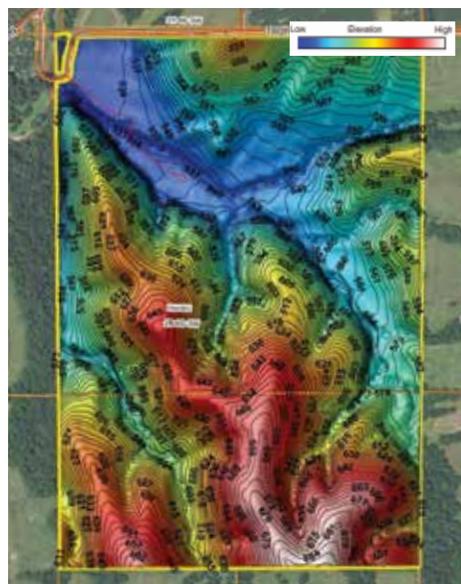
- 152.70 acres enrolled at \$178.66/acre or \$27,281.00 annually through September 2027
- 9.18 acres enrolled at \$152.27/acre or \$1,398.00 annually through September 2030

A spacious 2639sqft three-bedroom, two-bathroom home provides comfortable on-site lodging during your hunting getaways (spring water, Illinois Electric Cooperative electric, Liberty Utilities natural gas, septic). Several usable outbuildings provide storage for tractors, trucks and toys. No timber harvest in recent history. Several crossings grant access to the entire property. One diesel tank and the back-up generator convey.

Overview Map



Topographic Map



CRP Map



**Property Location:** Located approximately 3± miles South of Time, 7± miles Southeast of Pittsfield in Pike County, Illinois T6S-R3W-S28. Head South out of Time on 430th Street then West onto 180th Avenue. Property is accessed from the North from 180th Avenue.

**Tax ID Numbers:** 63-020-01 and 63-020-05

**2021 Taxes:** \$4,083.62

**Easements:** Natural gas pipelines

**Topography:** Rolling/sloping

**Tenancy:** Open for the 2022 hunting season. Neighboring landowner stores some equipment in the outbuildings and would be open to discussing storage rental possibilities.

**Possession and Terms Summary:** Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing. Seller will retain the 2022 CRP payment. Buyer will receive CRP payments thereafter.

**Asking Price:** \$6,129 per acre





2240 West Morton Avenue, Jacksonville, IL 62650  
217.245.1618 • info@Worrell-LandServices.com  
www.Worrell-LandServices.com

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 **LAND FOR SALE**

**244.72± Acre**  
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*Information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liabilities for any inaccuracies, errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.*