

SOLD \$616,820.61 / CLOSED 8/10/20 (NOTE: Only 117 Acres Sold)

FOR SALE: 166+- Acres Cumberland County IL

Excellent Hunt & Recreational Property with Income!



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PROPERTY DETAILS (2488L T1)

Address: SW Cumberland County

List Price: \$739,900

This 166.4 acres in Cumberland County is a blank canvas ready to become a recreational masterpiece with substantial income and a lifetime of memories to be made! Located just 20 minutes east of Effingham, this farm has 85+ tillable acres, 22+ CRP and 60 acres of woods and stream. The north boundary is a high-bank railroad adjacent to Route 40 which completely blocks the farm from wandering eyes. The west boundary for the most part is the substantial Muddy Creek; much of the east boundary line is a public road leaving only the south boundary as not having an obstacle as a border. The tillable portion of the property is out of sight from any point off the property for the most part. This bottomland field has 85 tillable acres and some of it's low, some of it's high and some of it's in-between. I have never seen a property that I would love to set up for hunting more than this one (and I've seen a bunch of them)! This property could easily be a hunter's dream with a CRP wetland dissecting the field, Switch Grass planted on the high ground and food plots on the land in-between. You would soon have an absolute big buck haven. The farm also has a ridge-top CRP field that would be a great place to plant more Switch Grass except in one little corner where a soybean plot would draw in the bucks! The wooded acreage has some marketable timber that is home to wild turkeys as well as whitetails and various other wildlife. The sellers have owned this farm for years and they have no hunting interest whatsoever. An opportunity for the seller to exchange this property for farmer-friendly tillable acreage has put this farm on the market.

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