

PRIME ILLINOIS RECREATIONAL & TIMBER LAND AVAILABLE

*Mercer County, Illinois*  
**LAND AVAILABLE**

**350.99**  
**ACRES M/L**

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LISTING #19448  
 **PEOPLES**<sup>™</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS

## MERCER COUNTY, ILLINOIS



### DESCRIPTION OF PROPERTY

Prime Mercer County, Illinois Recreational & Timber Land Available! This 350.99 acre m/l property located in New Boston Township, Mercer County, Illinois, offers an outstanding combination of productive tillable ground, diverse timber, and premier recreational habitat. The farm has an excellent stand of hardwoods, an abundance of wildlife, and excellent income. There are nearly 265 acres of trees, including valuable hardwoods, that combined with a stream create a natural habitat for wildlife, including whitetail deer, turkey, and upland birds. Income is provided by approximately 85.52 tillable acres with an impressive average Illinois Productivity Index of 128.9. There are an additional 9 acres m/l that could be brought into production in the southeast corner of the farm. An excellent tenant is in place that would continue to lease long-term. Primary tillable soil types include Biggsville silt loam, Joy, and Seaton silt loams, all well regarded for strong corn and soybean production in the area.

Beyond the agricultural value, this property truly excels as a large-scale recreational and timber investment. The majority of the acreage consists of mature upland hardwood timber, rolling topography, and wooded draws that create exceptional wildlife habitat. Elevation changes of nearly 100 feet provide scenic views, natural travel corridors, and numerous stand locations suitable for a variety of wind directions. A riverine corridor and associated wetlands enhance the property's diversity, serving as a reliable water source and natural funnel for wildlife movement. The expansive timbered acres feature south and west-facing slopes, thick cover, and secluded bedding areas that consistently attract and hold whitetail deer. The size and layout of the farm allow for strategic hunting pressure management, food plot development, and multiple access points.

Whether you are seeking a high-quality Illinois hunting farm, a long-term land and timber investment with productive tillable income, or a legacy recreational property with scale and privacy, this Mercer County, Illinois offering delivers on all fronts.

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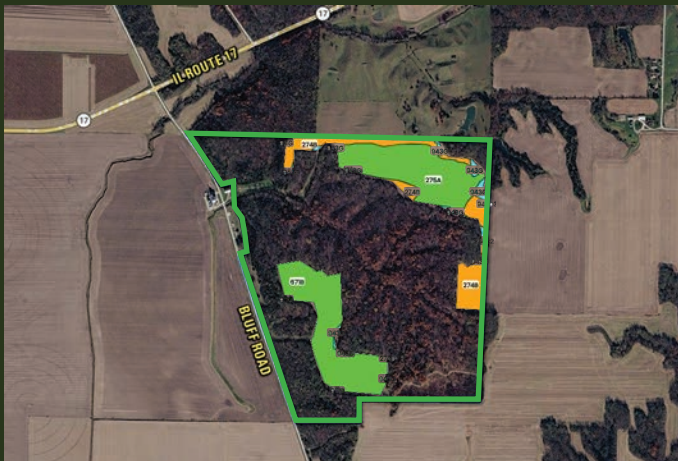
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## TILLABLE SOILS MAP

Code	Soil Description	Acres	% Of Field	Legend	IL PI
671B	Biggsville silt loam	30.41	35.36%		140
275A	Joy silt loam	28.79	33.67%		144
274B	Seaton silt loam	18.47	21.59%		118
943G	Seaton-Timula silt loams	7.49	8.76%		55
274C2	Seaton silt loam	0.21	0.25%		111
911G	Timula-Hickory silt loams	0.13	0.16%		50
943D3	Seaton-Timula silt loams	0.02	0.02%		92
<b>Weighted Average</b>					<b>128.9</b>



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*Designed by Ryan Ferguson*

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