

40+- Acre timber/tillable hunting property with camp
1330 N Ave
Timewell, IL 62375

\$297,000
40± Acres
Brown County



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Timewell, IL / Brown County

SUMMARY

Address

1330 N Ave

City, State Zip

Timewell, IL 62375

County

Brown County

Type

Hunting Land

Latitude / Longitude

40.033998 / -90.853222

Acreage

40

Price

\$297,000

Property Website

<https://legacylandco.com/property/40-acre-timber-tillable-hunting-property-with-camp-brown-illinois/119209/>



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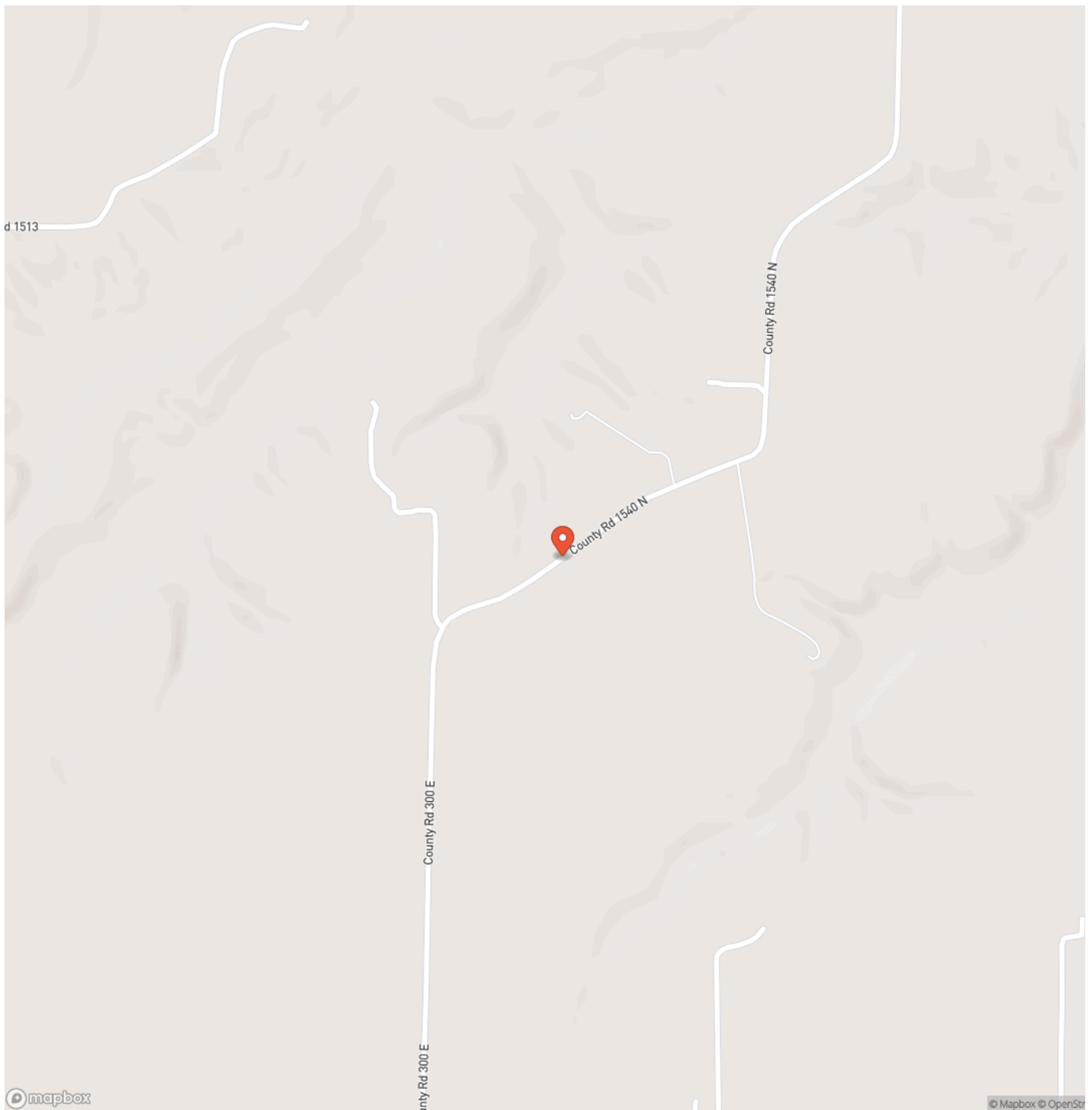
PROPERTY DESCRIPTION

40+- acres in Brown County (Timewell) Illinois. Rolling hills, nice timber, lots of White Oak, Red Oak, Hickory and some Walnut. Great trail system throughout the property. Approximately 6 acres of tillable, which is overgrown bedding right now. An area in the timber thats about 1/2 acre food plot, several other open areas that could be planted. A spring that feeds a small creek running through the property and a larger creek on the NW line. The owner found a locked set of deer, as you can see in the pictures, really good deer. This whole area, is known for growing big bucks. There is a camp area on the East line, completely out of the way of the main hunting, it comes with a camper and electricity and county water at the camper. Map and acreage is approximate according to county plat. Asking \$297,000 (\$7425/acre) If you are interested or have questions about this property, contact the Legacy Land Company listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@Legacylandco.com

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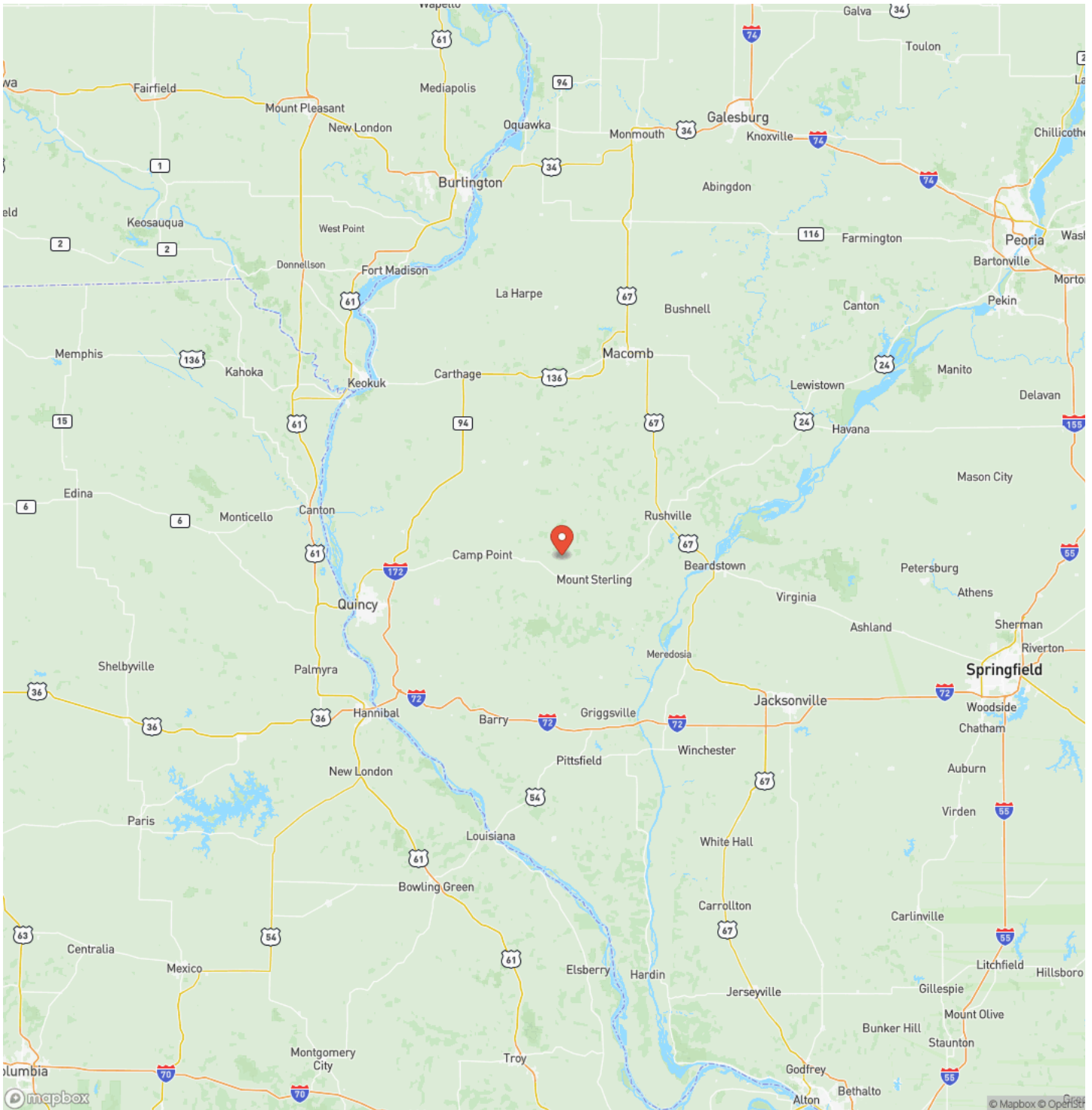


Locator Map



Timewell, IL / Brown County

Locator Map



MORE INFO ONLINE:

<https://legacylandco.com/>

40+- Acre timber/tillable hunting property with camp
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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MORE INFO ONLINE:
<https://legacylandco.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
<https://legacylandco.com/>
