

PIKE COUNTY, ILLINOIS



LAND FOR SALE

268.32± Acres
Hunting Land & CRP



Hunting, conservation and income are all wrapped together in this beautifully-scenic Pike County, IL escape.

Located on the banks of the Illinois River, this is one of the most unique properties you'll find. The expansive nature of this 268.32± acre recreational retreat makes it feel like you own your own county! Traversing the expanse is easy though, with navigable trails on the property along with a lane along the levee as well as a lane over the entire distance on the west boundary.

The amount of income generated is rarely seen on recreational tracts! There are 122.46± acres in a CP23 program that pays \$33,586 annually through 2031. The property also comes with a \$25,000 annual lease for barge fleetling with "CGB Marine."

To top it off, there has been a lucrative hunting lease in place. If you wish to hunt the property yourself, the current hunting lease ends by February 1, 2027. Enjoy having options as there are countless areas to put a blind or stand. This property has everything you need to hold all types of wildlife.



Property Details

Property Location: Approximately 2.6± miles North of Valley City in Pike County along the Illinois River in Sections 3/4/10 – Township 4S – Range 2W

Access: From 340th Avenue along the North and 325th Avenue along the South

Acreage: 268.32± taxable acres, 122.46± CRP acres, 117± wooded acres

Topography: Level

Parcel Numbers: 42-001-03, 42-001-01, 42-003-07, 42-009-13, 42-008-11

2025 Real Estate Taxes (Payable 2026): \$2,811

2026 Drainage Taxes (Valley City Drainage & Levee District): \$6,803.67

Asking Price: \$8,900/acre

Sales Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing.



Unlike anything you've seen on the market in awhile, this tract is worth your time and consideration!



Questions or to make an offer:
Luke Worrell, AFM, ALC
Seller's Designated Representative & Managing Broker
217.473.7039





Additional details, maps, and photos are available online at www.Worrell-LandServices.com

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 liability 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.

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represented by
WORRELL
LAND SERVICES, LLC

Land Sales & Auctions • Farm Management • Land Appraisals



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