

Sterling Land Company

306 West 14th Street Sterling, IL 81081

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168.86 ACRES M/L

Logan County

Stunning example of Illinois prairie along the Kickapoo Creek, featuring income-producing CRP acreage and prime deer, turkey, and pheasant hunting, this property offers both high quality recreation and a profitable investment.



Property Information:

168.86 Acres M/L

128.66 acres CRP

40.20 acres timber/creek/other

CRP Contract Information:

Acres	Payment / Acre	Total Payment / Year	Expiration
52.7	\$267.00	\$14,071.00	9/30/2026
66.5	\$269.76	\$17,939.00	9/30/2026
5.17	\$300.00	\$1,551.00	9/30/2031
4.29	\$300.00	\$1,387.00	9/30/2031

Total yearly payment of **\$34,848.00**

Location:

3.65 Miles southeast of Atlanta, IL

South of 2237th St

Along the Kickapoo Creek

40.2321, -89.1713

Price and Terms:

\$12,500 / acre

Property Description:

This property is a rare opportunity to own a 100% recreational property that provides income competitive with a tillable farm. The property has been managed for wildlife and the river frontage along the Kickapoo Creek provides fishing and other recreational activities. This is a premier hunting property with a great history of deer, turkey, and pheasants. Virtually all of the property is accessible by ATV. With nearly \$35,000 of CRP income each year, this property is a lot of fun and still a good investment. Features of the property include:

- Over 1 mile of Kickapoo Creek frontage providing opportunities for kayaking/canoeing and fishing
- Over 3 miles ATV trails that run along the perimeter and through the property
- 128.66 acres of income producing CRP
- 40.2 acres of timber/creek ground for hunting

Contact Christian Groenewold with Sterling Land Company for additional information.

815-990-1398

Parcel Map:



Property Information:

Parcel #	Tax ID #	Acres	Taxes (2023 payable in 2024)
1	05-035-001-00	11.00	\$82.20
2	05-035-002-00	69.00	\$543.34
3	05-035-003-00	25.00	\$180.42
4	05-035-005-00	22.00	\$183.00
5	05-035-008-00	41.86	\$336.06

Average tillable PI of 126



























