

**SOLD**



## The Ideal Combo Farm

45 +/- Acres | Schuyler County, IL



### ADDRESS

01 Vancil Road  
Rushville, IL 62681

### LOCATION

From Rushville:

7 miles from beautiful downtown  
Rushville

30 miles from Macomb

45 miles to Quincy

58 miles to Springfield

### PROPERTY SUMMARY

Rare opportunity at a true combo farm. This one has it all: Build site (water & electric available), 3 ponds, ATV trails, dense bedding, and large fields that can and should be converted into tillable production, food plot acres, and/or native vegetation. This 45+ acres is being split from a larger farm and was surveyed to provide the ideal balance of access, enjoyment, and ability to be transformed into an excellent deer hunting property. Upon entering the property from the south, you will notice a large 1/2 acre building pad that was previously used for a cell tower. This pad will make an excellent build site and has electric and rural water along the road. A large creek bottom splits the property running north/south. A 1 +/- acre pond separates this property from the tillable land on the north & east side. The northwest portion of the property is currently in grass/hay production but could be converted into tillable land (8 +/- ac) for production, food plots, or native species.

[nationalland.com/listing/the-ideal-combo-farm](https://nationalland.com/listing/the-ideal-combo-farm)



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