



Rushville Hunting + Dream Log Home

189 +/- Acres | Schuyler County, IL | \$1,659,000



ADDRESS

4001 WATER RESERVOIR RD
Frederick, IL 62639

LOCATION

*GPS is accurate. Showings by
appointment only.

PROPERTY SUMMARY

Tucked away in the rolling hills of southern Schuyler County, Illinois, this exceptional 189± acre farm offers a rare combination of luxury, income, and recreation. The property features a beautiful log home perched on one of the highest elevations in Schuyler County, offering breathtaking views, a wraparound porch, spacious living areas, a loft, recreation room, sauna, and attached garage. Approximately 75± tillable acres generate \$250 per acre in annual cash rent with an excellent tenant in place for the 2027 crop year. Large blocks of hardwood, wooded draws, a well-maintained trail system, and a small pond create outstanding habitat for whitetail deer and wild turkey. Access from Highway 103 and Chapman Lane provides entry from multiple sides, while three machine sheds—including a shop with 220-amp power and built-in dust collection—add functionality. Whether you're seeking a full-time residence, weekend retreat, or **premier hunting** property, this farm truly has it all.

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