

MIDWEST LAND GROUP PRESENTS



CUMBERLAND COUNTY, IL

63.33 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A TRUE OUTDOORSMAN'S PARADISE WITH A CABIN

Located just 2 miles outside Greenup, Illinois this outdoorsman paradise checks all the boxes. This property has the leisure of being easily accessible, just 2 ½ miles off Interstate I70, and the comfort and seclusion of being situated on a quiet country road.

Immediately when arriving at the gated, well-maintained, rock driveway you are surrounded by wildlife and will quickly realize that you are located in a hunter's heaven. The 30'x48' cabin holds every accommodation one would need. The cabin consists of a living room, kitchen, 2 bedrooms, bathroom, laundry room, and a two-car garage. The cabin is also equipped with a WiFi-controlled HVAC and runs on rural water with septic and LP gas for heat. All amenities make for an amazing hunting cabin or one's permanent residence. Located just outside the cabin are 3 sheds, 2 being insulated, that present endless storage opportunities.

Looking out the kitchen window, you will observe just one of the established food plots on the property where

you are routinely accompanied by deer and turkey with your morning cup of coffee. Additionally, just outside the cabin there is a well-established trail system that allows you to easily access the property, including a pond enlisted in the Wetlands Pond Program. Just past the pond, you will find 3.3 acres of tree program that makes for excellent habitat for whitetails. The pond and tree programs bring in \$1,475 of yearly revenue. On top of all this, Range Creek runs through the property with natural funnels and pinch points, producing mature buck harvests year after year!

Aside from the abundant deer and turkey signs, one will notice much of the mature timber marked with orange paint. The current owner recently had a logger walk the property and assessed it to hold approximately \$23,000 of harvestable mature trees.

The layout of the property is truly a must-see, call today to schedule your private showing before it's gone. Contact Greg Schulte at (618) 582-3023.



PROPERTY FEATURES

PRICE: **\$396,000** | COUNTY: **CUMBERLAND** | STATE: **ILLINOIS** | ACRES: **63.33**

- 63.33 +/- acres
- Gated rock driveway
- 1,440 sq. ft. cabin with 2 car garage
- Multiple detached storage sheds
- Abundant number of deer and turkeys
- Waterfowl hunting opportunities
- Blackberries
- Morels mushrooms
- Multiple established food plots
- Established trail system
- Income-producing tree program through 2031
- Income-producing pond through 2030
- Property is enrolled in a conservation stewardship program
- Approximately \$23,000 of harvestable mature trees
- 2 miles from Lincoln Trail Motorsports (235 acres of premier riding)
- 72 miles from Champaign, IL
- 44 miles from Terre Haute, IN
- 28 miles from Effingham, IL



1,440 SQ. FT. CABIN

The cabin consists of a living room, kitchen, 2 bedrooms, bathroom, laundry room, and a two-car garage. The cabin is also equipped with a WiFi-controlled HVAC and runs on rural water with septic and LP gas for heat.



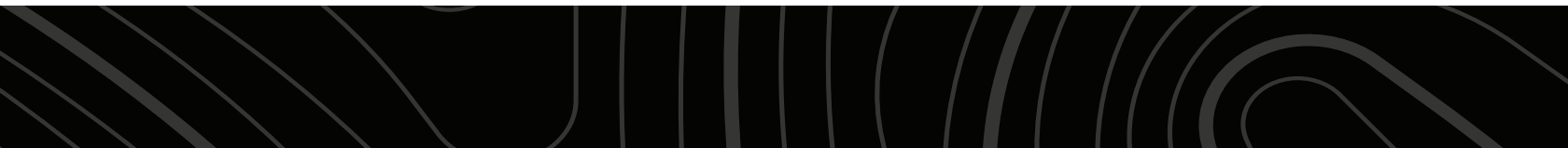
2 CAR GARAGE



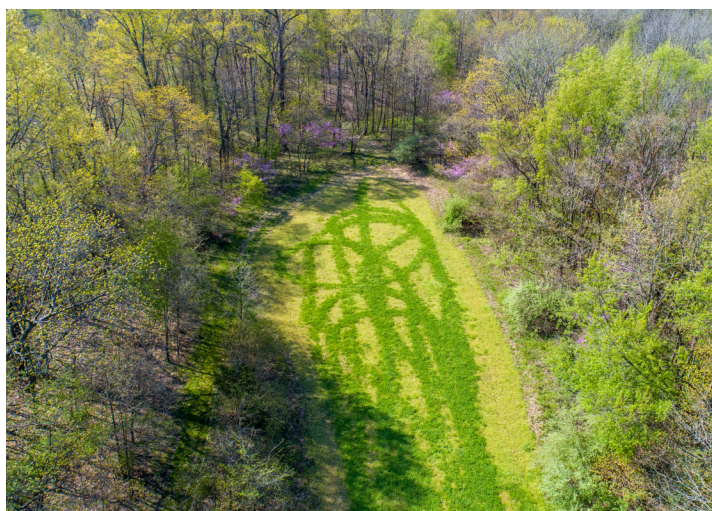
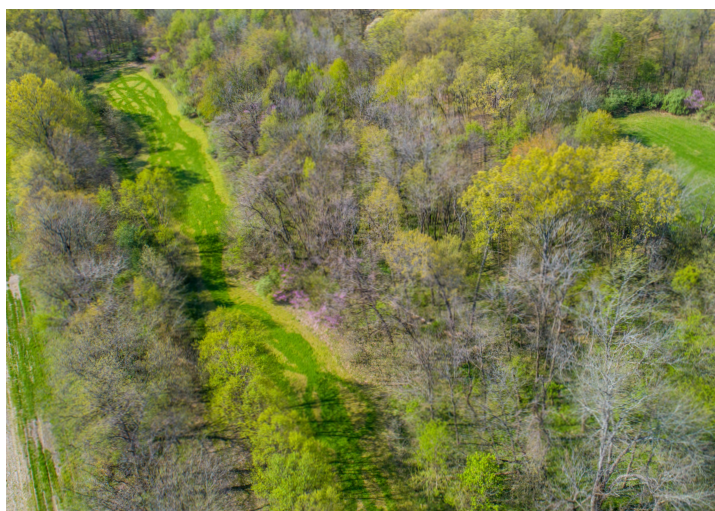
MULTIPLE DETACHED STORAGE SHEDS



POND & RANGE CREEK



ESTABLISHED FOOD PLOTS



HARVESTABLE TIMBER

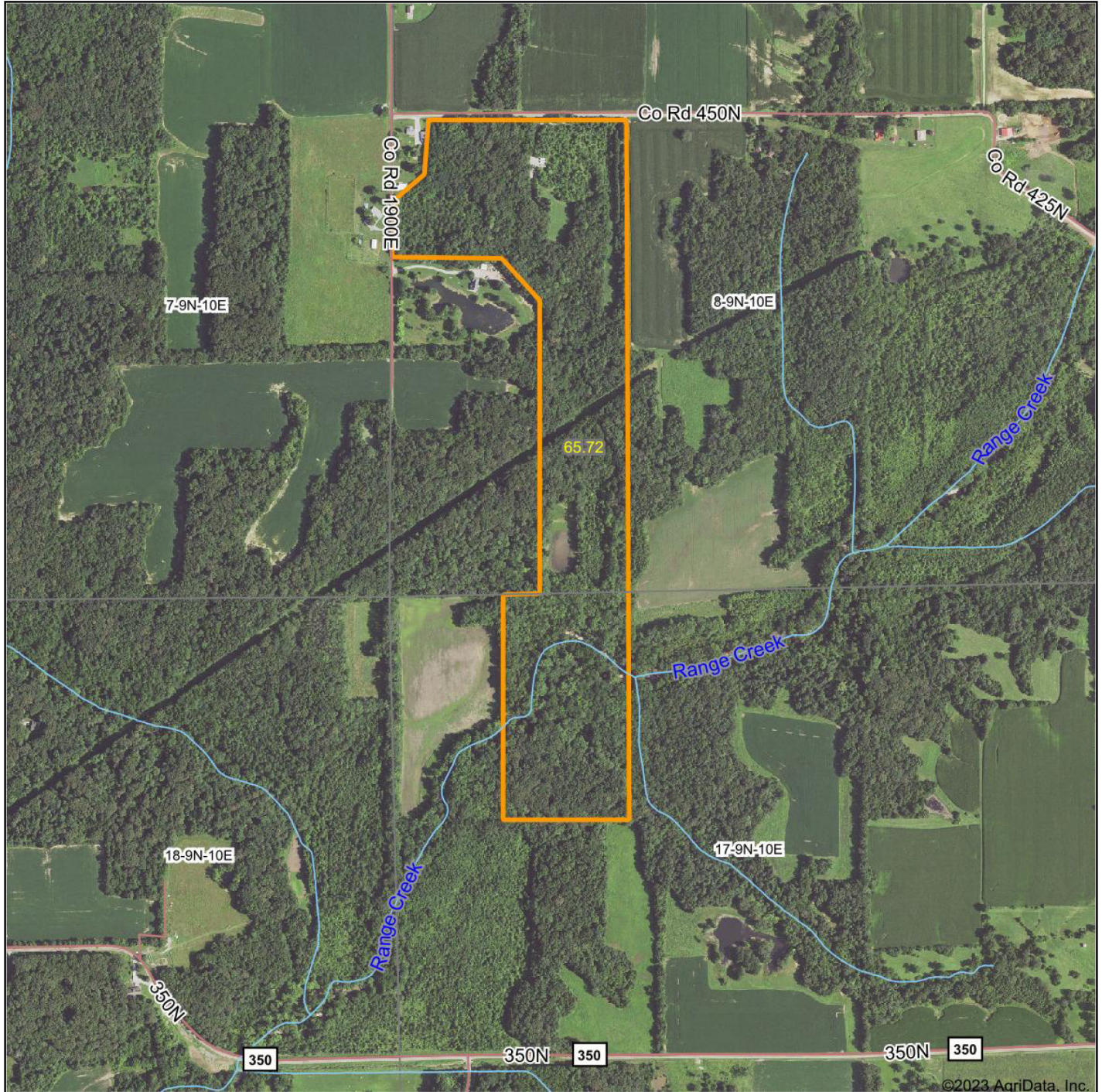
The current owner recently had a logger walk the property and assessed it to hold approximately \$23,000 of harvestable mature trees.



ABUNDANT NUMBER OF DEER & TURKEY



AERIAL MAP



Map Center: 39° 13' 51.91, -88° 6' 54.53

0ft 885ft 1771ft

8-9N-10E
Cumberland County
Illinois



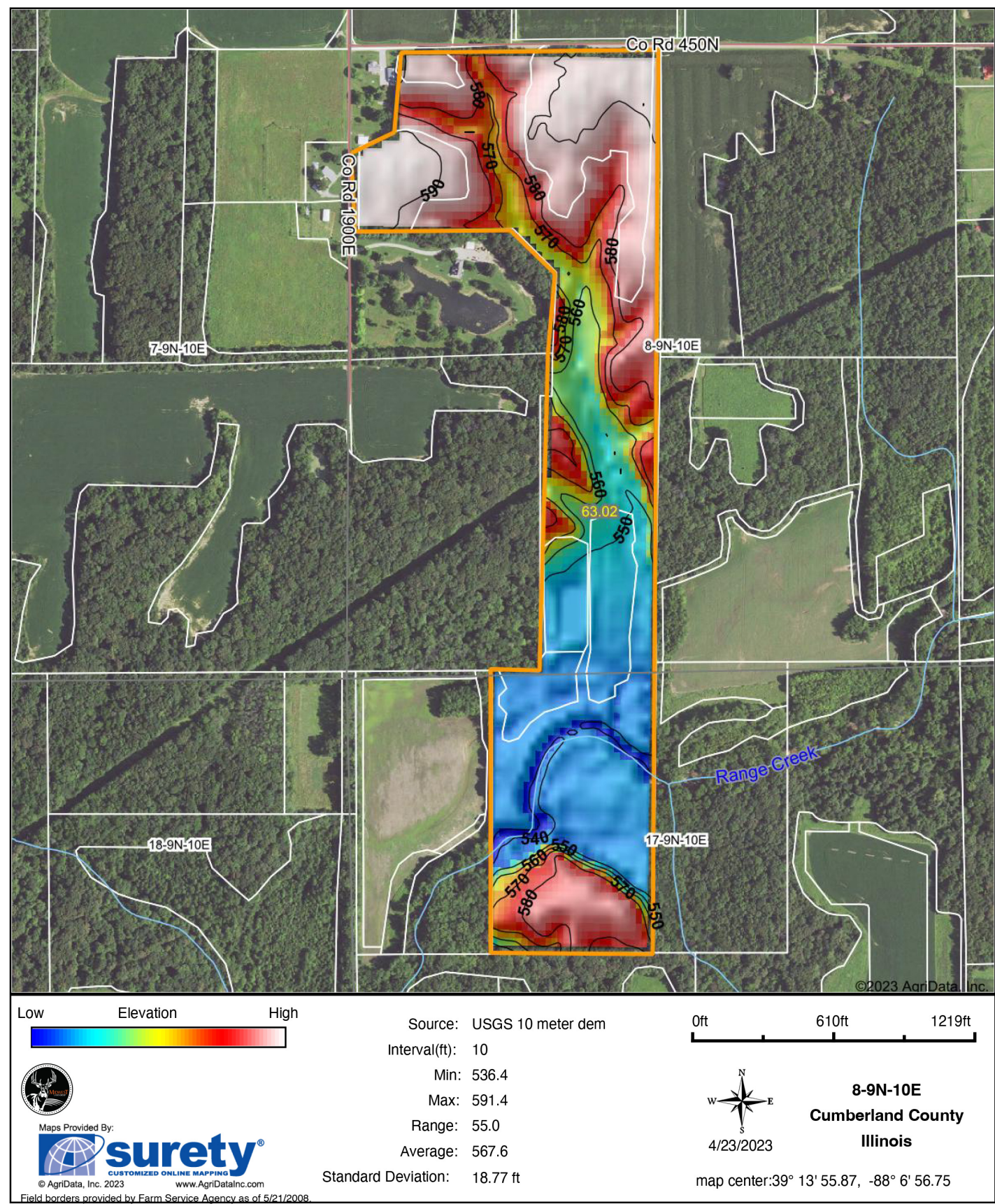
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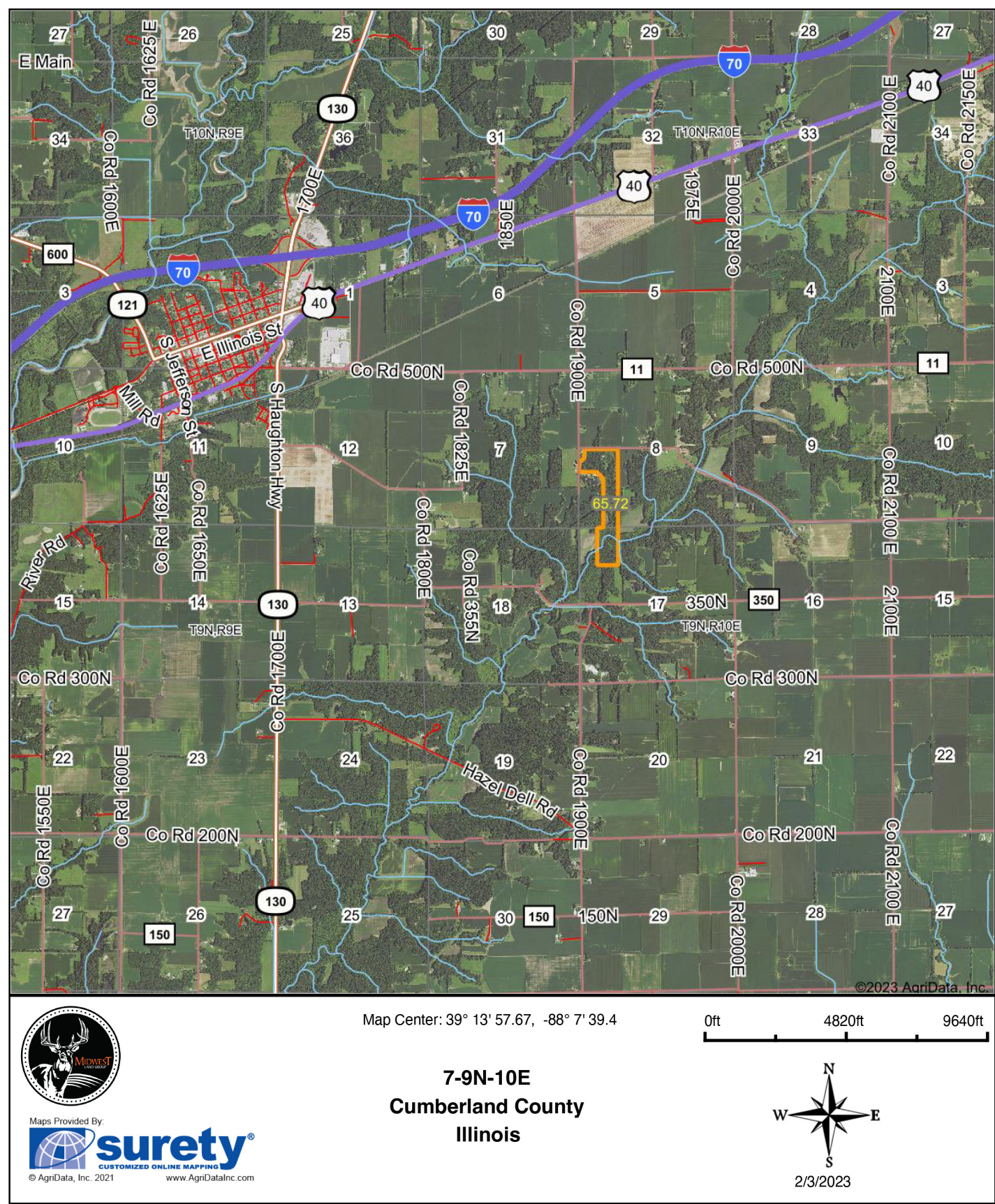
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HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Agent Greg Schulte has had the outdoors in his blood since he was a child. With a love for hunting whitetails, chasing turkeys, fishing and more, his passion runs deep. Born in Breese, IL, Greg graduated from Breese Central High School. He attended Eastern Illinois University where he earned a degree in sociology with a minor in criminology.

Greg served in law enforcement before becoming a foreman at CSX Railroad. These roles allowed him to work with a variety of people in different environments, helping him become a leader who understands how to assist people. During this time, he served as the local chairman for his union lodge with Allied Federation and was responsible for representing union members through policing agreements and handling claims, grievances, and disciplinary cases. This is when he discovered just how much he enjoys helping others. Being able to combine that passion with his love for the outdoors enables him to help his clients' dreams come true.

When he's not working, you can find Greg spending as much time outdoors as possible, whether it be managing habitat / land or taking youth turkey hunters out to hunt. He also enjoys spending time with his friends and family, including his wife Alison, son Henry, and daughter Clara, at the family cabin or on the lake. An absolute professional, Greg would do anything to help his clients.



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