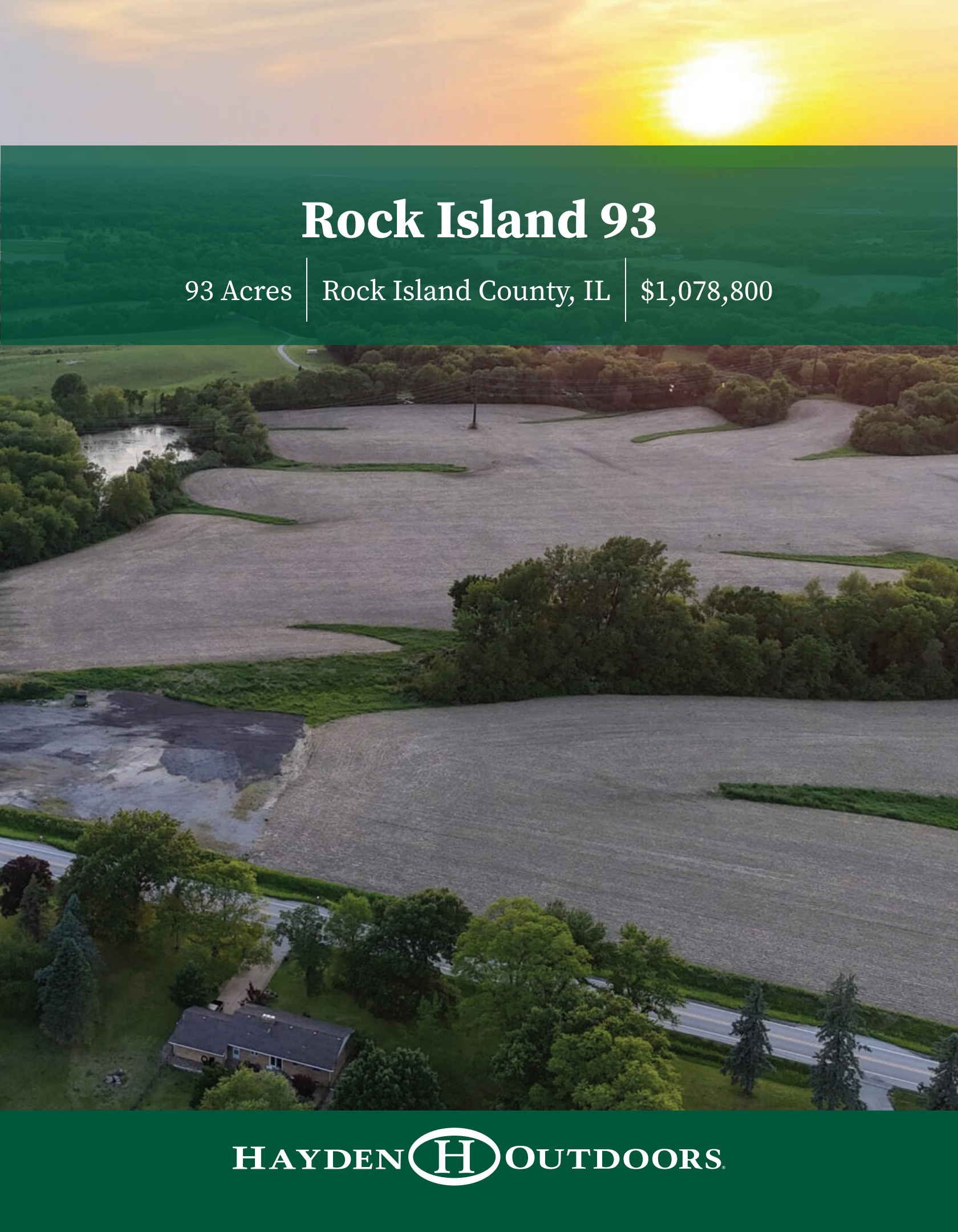




# Rock Island 93

93 Acres | Rock Island County, IL | \$1,078,800

HAYDEN  OUTDOORS.

# Rock Island 93

TOTAL ACRES:

93.00

PRICE:

\$1,078,800

COUNTY:

Rock Island County

CLOSEST TOWN:

Milan, IL

## Activities & Amenities:

ATV/Off Road  
Development Potential  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Turkey  
Income Producing  
Timber  
Wooded

## Land Details:

**Address:** 00 Ridgewood Rd,  
Milan, Illinois 61264, USA  
**Closest Town:** Milan  
**Total Acres:** 93.00  
**Topography:** Rolling  
**Tillable/Crop/Orchard Acres:** 63  
**Timber Land Acres:** 30  
**Income Type:** Crop Rent  
**Estimated Taxes:** \$2,363 - 2025

## About This Property

Located just south of Milan, Illinois, at the northwest corner of Ridgewood Road and 106th Avenue West, this exceptional property offers a rare blend of productivity, recreation, and investment potential. Whether expanding a farming operation, creating a private outdoor retreat, or pursuing future development opportunities, this tract delivers. Enjoy a desirable rural setting with convenient access to the Quad Cities.





## Land

Featuring more than 1,900 feet of frontage along Ridgewood Road, this 93-acre tract offers exceptional access, visibility, and versatility. Approximately 18 acres are currently zoned B-4, and a 2-foot base of asphalt millings is already in place along the road frontage, providing added flexibility for a range of commercial or investment uses. Located less than a half mile south of the Centennial Expressway, the property's accessibility and strategic location further distinguish it as a standout opportunity.

The property includes approximately 63 acres of highly productive row-crop ground with a 108 Productivity Index (PI), offering strong agricultural income potential. A scenic 2.5-acre pond is located on the western portion of the tract, complementing the property's rolling topography and creating an attractive setting for recreation, development, or a private estate.

With multiple potential building sites, a desirable location, diverse land-use opportunities, and significant long-term upside, this is a rare opportunity to acquire a large-acreage property that combines immediate utility with outstanding future value.

## Recreation

With approximately 30 acres of mature timber and natural draws, this property is surrounded by productive row crops and larger neighboring timber blocks, creating exceptional hunting opportunities. Phenomenal access throughout the farm allows for multiple stand locations and flexible hunting setups. The property also serves as a natural travel corridor for wildlife, with Sand Creek meandering through the southwest corner, further enhancing its habitat diversity and game movement.

*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*

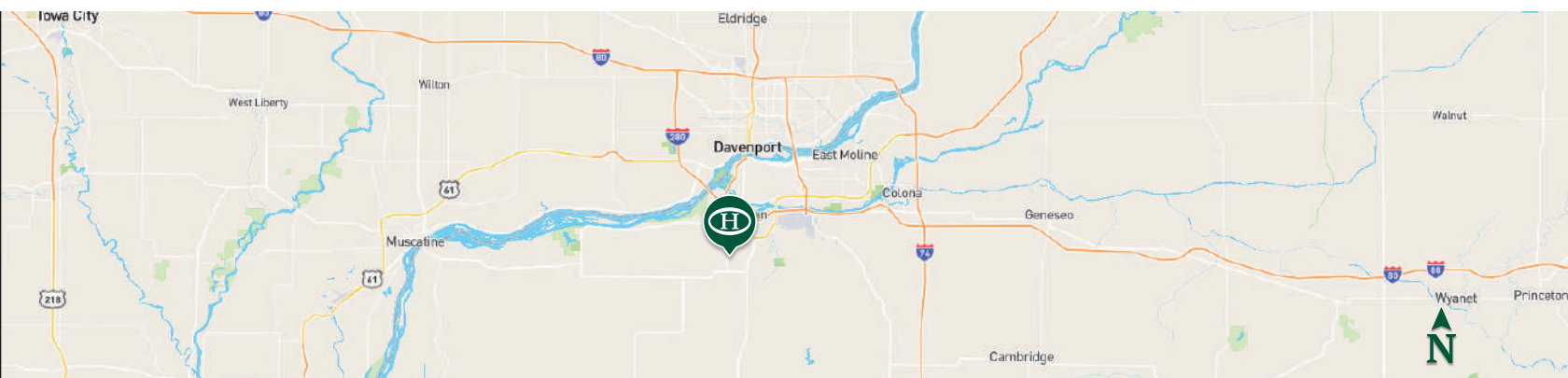




#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary



## Kris Griswold

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