

16.57 Acres of Versatile Land Vermilion County
Catlin Indianola Rd
Indianola, IL 61850

\$132,500
16.57± Acres
Vermilion County



**16.57 Acres of Versatile Land Vermilion County
Indianola, IL / Vermilion County**

SUMMARY

Address

Catlin Indianola Rd

City, State Zip

Indianola, IL 61850

County

Vermilion County

Type

Hunting Land, Farms

Latitude / Longitude

39.943127 / -87.711894

Acreage

16.57

Price

\$132,500

Property Website

<https://indianalandandlifestyle.com/property/16-57-acres-of-versatile-land-vermilion-county/vermilion/illinois/100257/>



16.57 Acres of Versatile Land Vermilion County Indianola, IL / Vermilion County

PROPERTY DESCRIPTION

16.57± Acres - Prime Recreational & Livestock-Ready Property Just North of Indianola, Illinois

Located just north of Indianola, this 16.57± acre tract offers the perfect blend of recreation, livestock readiness, and possible building sites. With a diverse mix of thick cover, productive tillable ground, and open areas, this property is well-suited for hunters, farmers, and builders looking to escape from the city.

Mature hardwoods provide excellent habitat and natural beauty, while the established thicket areas create ideal bedding and travel corridors for wildlife. If you're a deer hunter, you'll appreciate the strong habitat diversity and natural layout that makes this property a proven setup for whitetail movement. The open areas are perfectly positioned for establishing food plots, enhancing both hunting success and wildlife attraction.

Over 15 acres are fully fenced with newer barbed wire fencing, making the property turnkey for livestock grazing. Whether you're looking to run cattle, horses, or other livestock, the infrastructure is already in place.

A year-round creek runs through the property, serving as a reliable water source for both livestock and wildlife. This natural water feature not only adds functionality but also enhances the property's scenic appeal.

If you've been searching for a manageable-sized acreage that offers hunting opportunities, agricultural use, and livestock capability-all in one tract-this property checks the boxes.

Highlights:

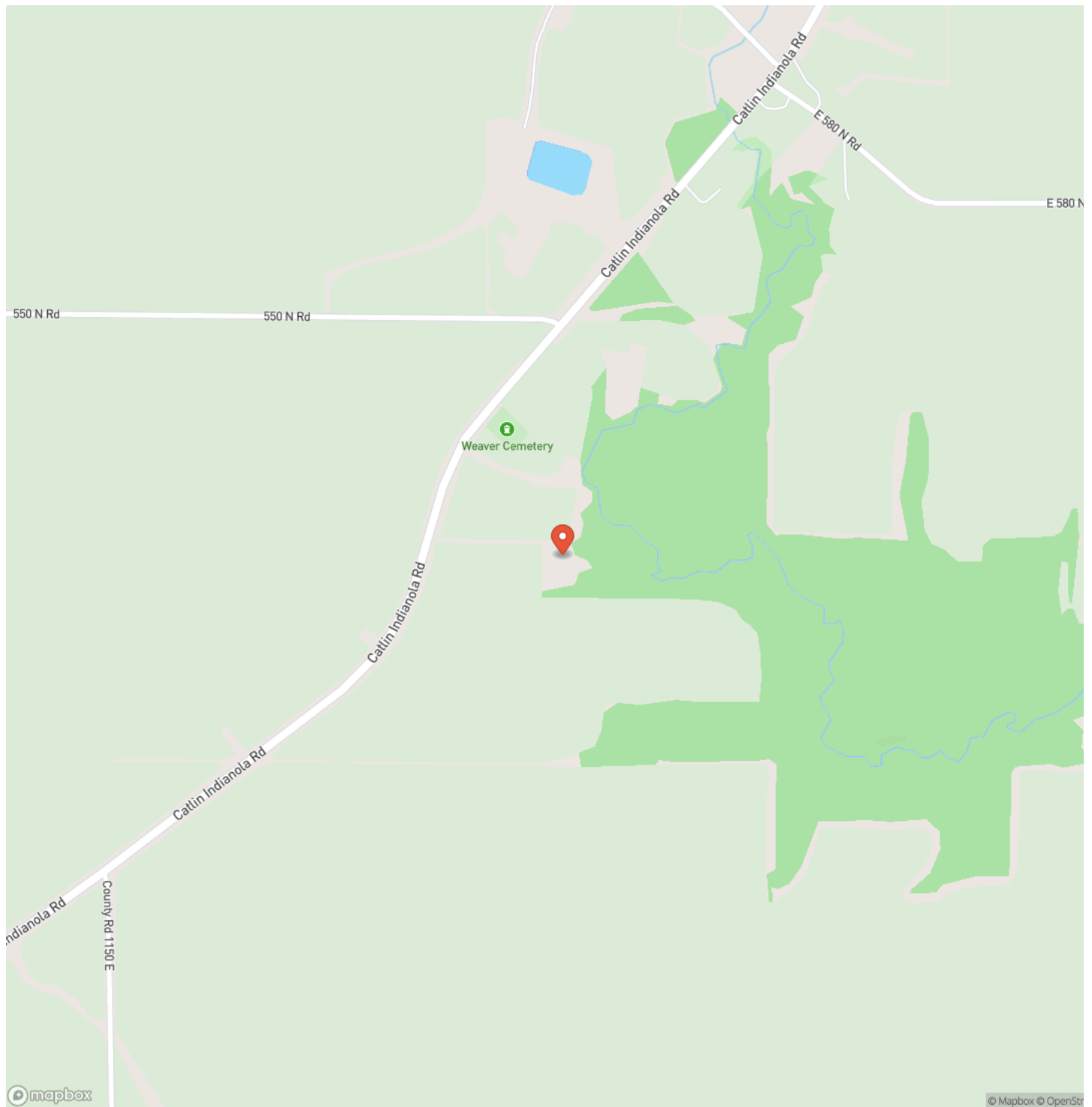
- 16.57± total acres
- Mix of thicket, tillable, and open ground
- Mature hardwood timber
- Excellent deer hunting habitat
- Ideal food plot locations
- Over 15 acres fenced with newer barbed wire
- Year-round creek water source

Don't miss out on this versatile property with endless potential-schedule your showing today! For more information, contact Land Specialist Floyd Young at [217-304-4974](tel:217-304-4974).

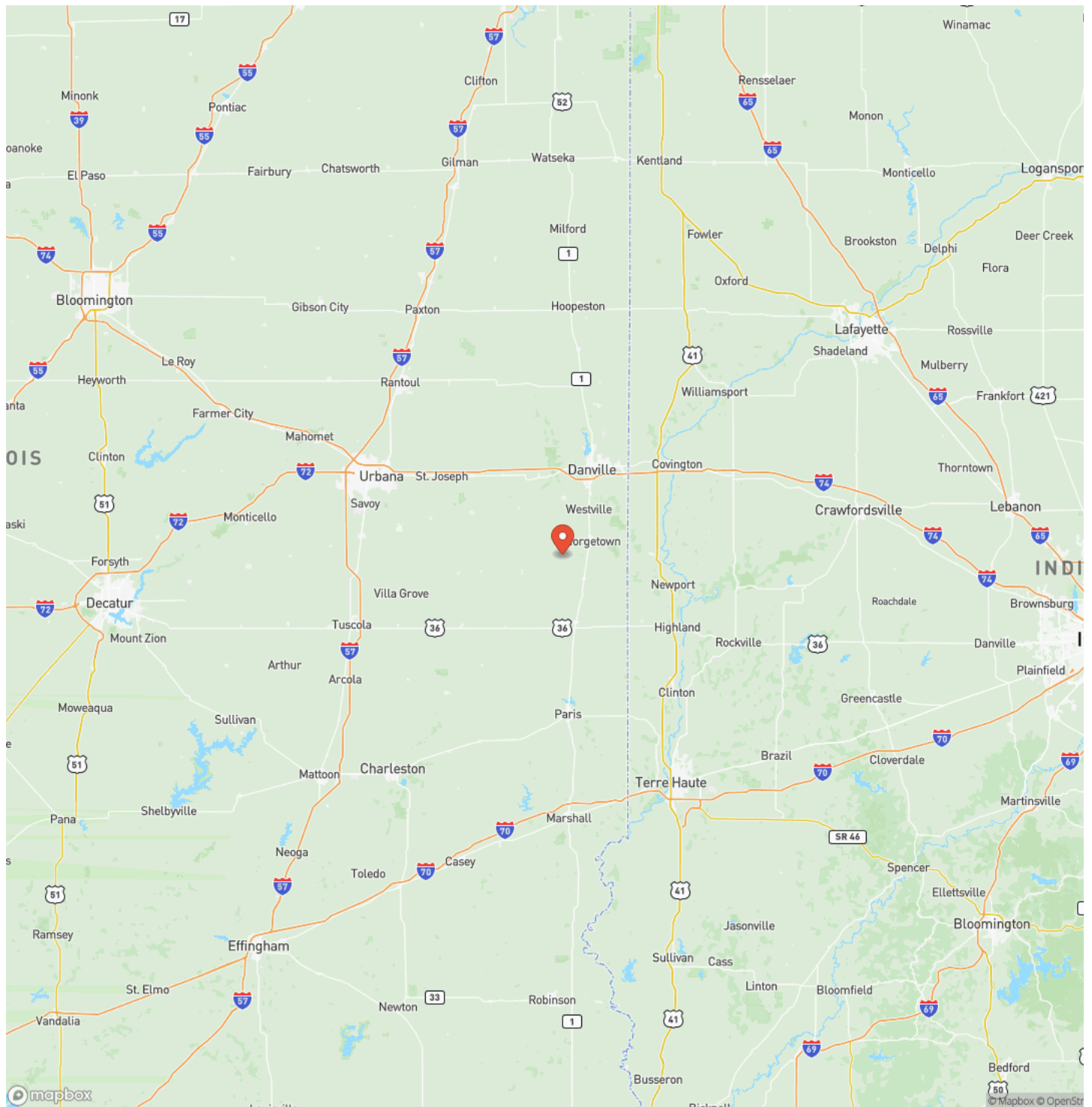
16.57 Acres of Versatile Land Vermilion County
Indianola, IL / Vermilion County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10
Clinton, IN 47842
(765) 505-4155

<https://indianalandandlifestyle.com/>

