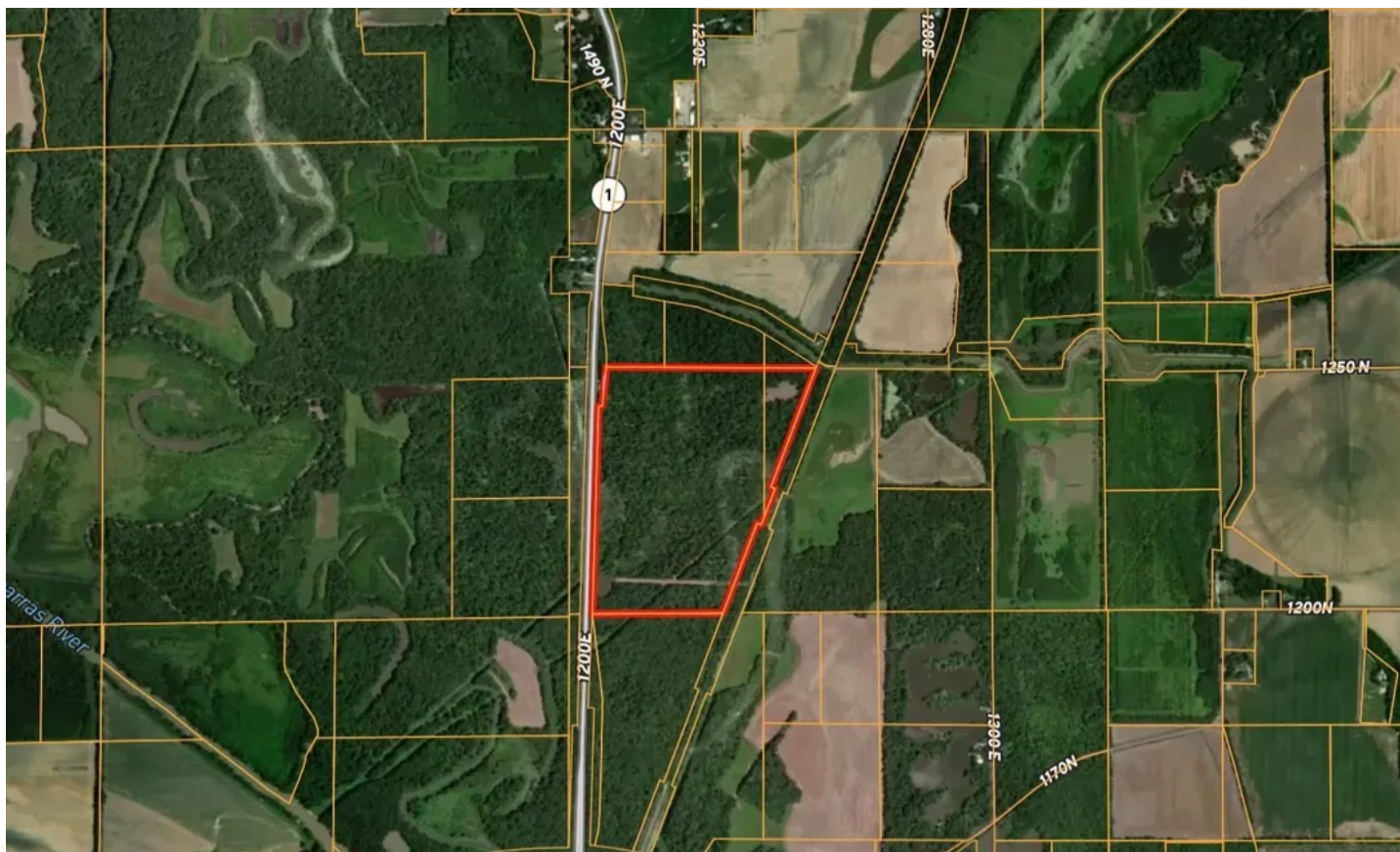


116 Acres of Hunting Ground Lawrence County IL  
Highway 1  
Lawrenceville, IL 62439

**\$449,000**  
116.6± Acres  
Lawrence County



## 116 Acres of Hunting Ground Lawrence County IL Lawrenceville, IL / Lawrence County

### SUMMARY

#### Address

Highway 1 null

#### City, State Zip

Lawrenceville, IL 62439

#### County

Lawrence County

#### Type

Recreational Land

#### Latitude / Longitude

38.747222 / -87.683623

#### Acreage

116.6

#### Price

\$449,000

#### Property Website

<https://indianalandandlifestyle.com/property/116-acres-of-hunting-ground-lawrence-county-il/lawrence/illinois/112822/>



## 116 Acres of Hunting Ground Lawrence County IL Lawrenceville, IL / Lawrence County

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### **PROPERTY DESCRIPTION**

Affordable Hunting Property in Big Buck Country!

If you've been looking for an affordable hunting property in one of southern Illinois' premier whitetail regions, this is your opportunity. Located just north of Lawrenceville, IL, this tract sits in an area well known for producing mature bucks and offers everything you need to start hunting this season.

The property features established food plots that help attract and hold deer, while the pond provides a dependable water source for both deer and turkey. The low-lying habitat creates excellent bedding and travel corridors, making this property ideal for intercepting cruising bucks during the rut and providing consistent turkey hunting opportunities each spring.

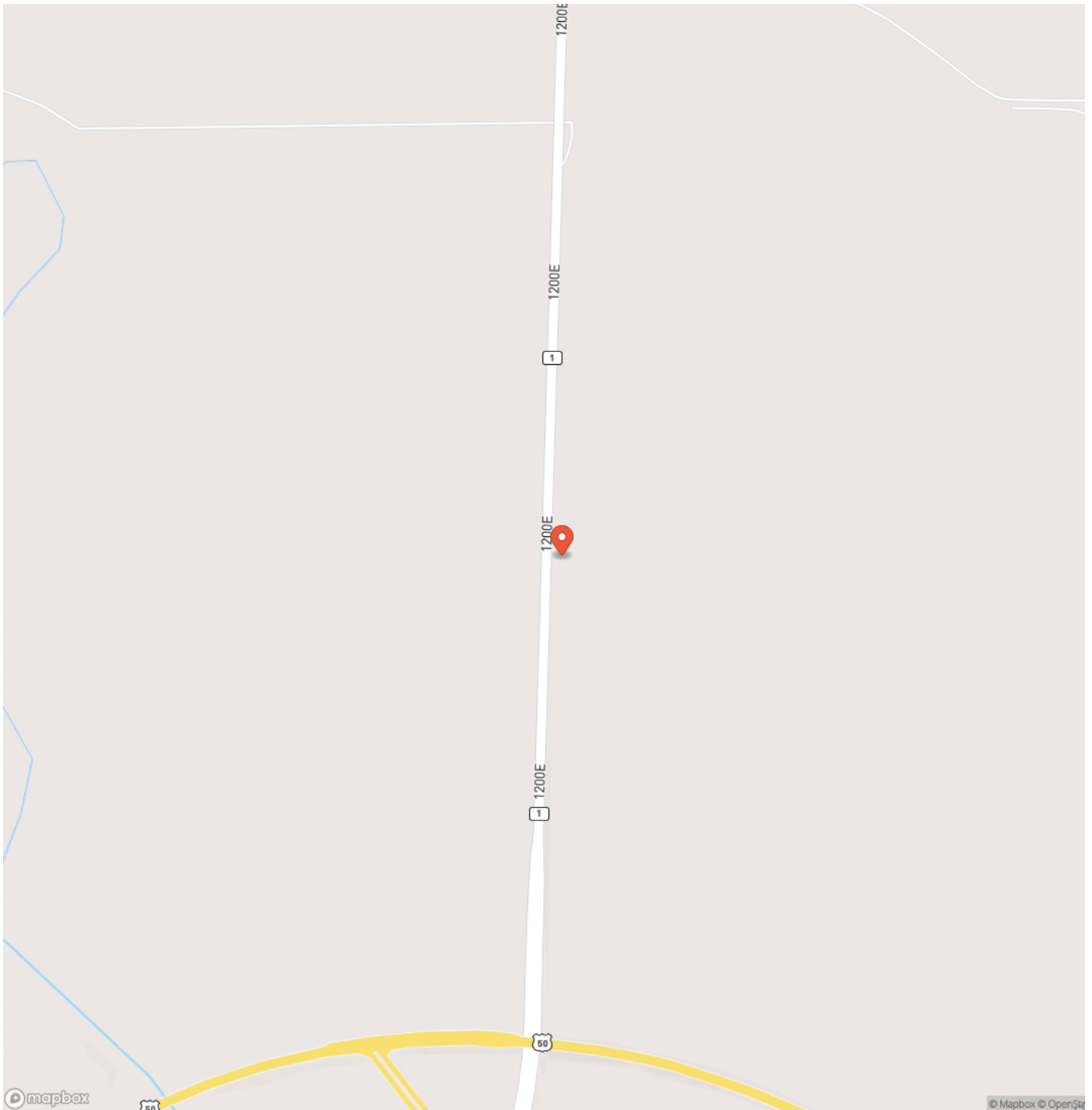
Whether you're looking for your first hunting property, an affordable weekend getaway, or a place to develop into your own hunting paradise, this tract offers tremendous potential without the premium price tag.

Affordable properties in proven deer country don't last long-schedule your private showing today and get ready for this fall's hunting season! For more information, contact Land Specialists Andrew Epperson or Floyd Young today! [812-789-6688](tel:812-789-6688)

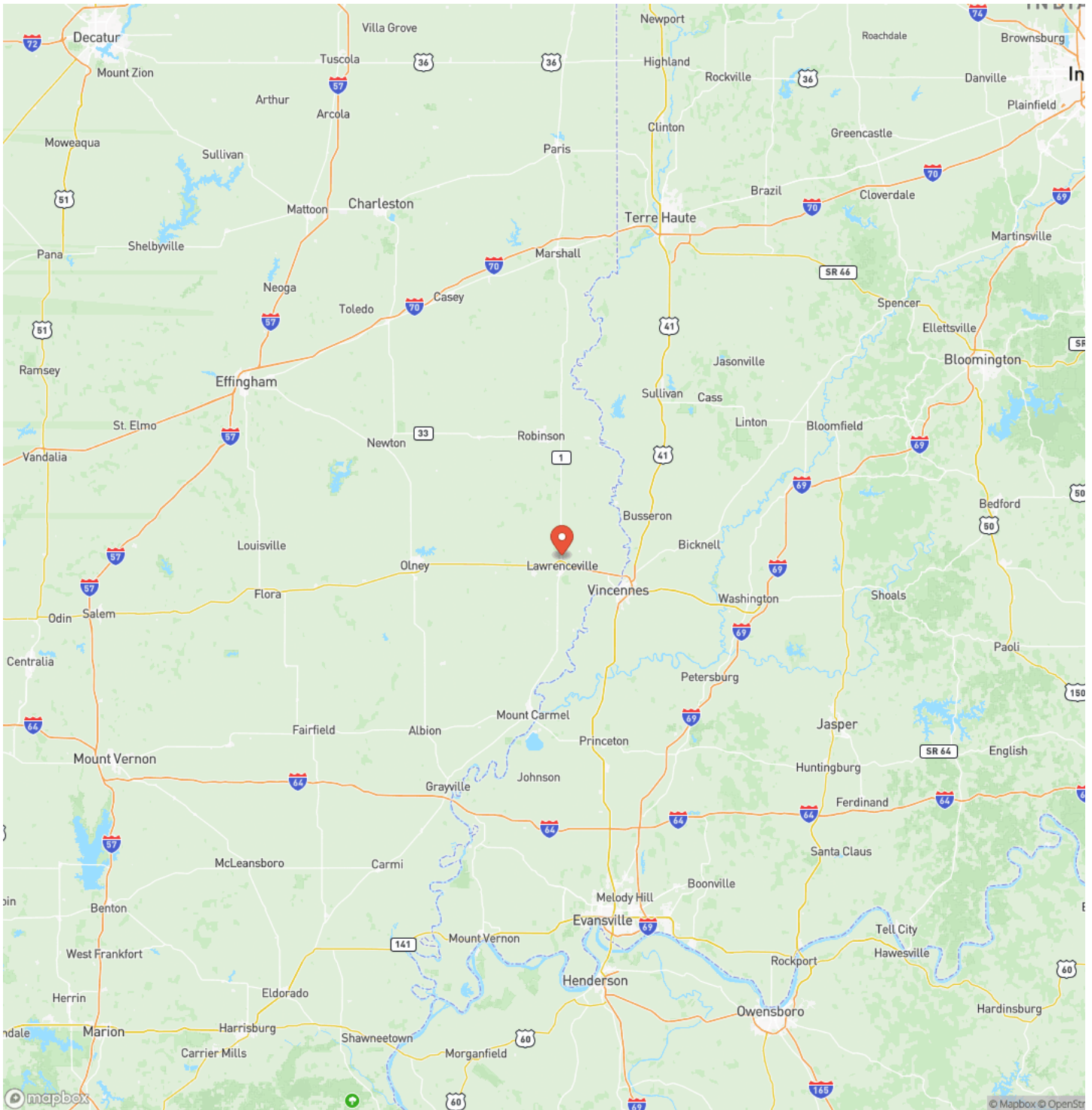
116 Acres of Hunting Ground Lawrence County IL  
Lawrenceville, IL / Lawrence County



## Locator Map



## Locator Map



## Satellite Map



## 116 Acres of Hunting Ground Lawrence County IL Lawrenceville, IL / Lawrence County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Floyd Young

## Mobile

(217) 765-8077

## Office

(217) 304-4974

## Email

fyoung@mossyoakproperties.com

**Address**

17023 E 1800th Rd

## City / State / Zip

Chrisman, IL 61924

## NOTES

[illegible]

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

## **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.

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