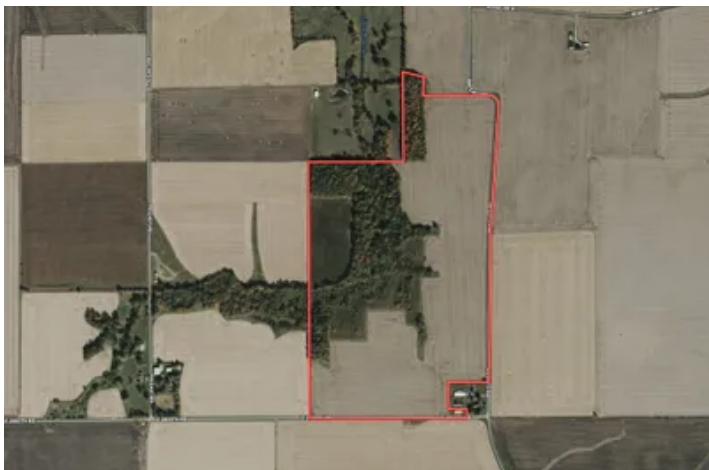


Vermilion County Illinois Hunting Lease
850 East Rd
Sidell, IL 61876

\$6,875
125± Acres
Vermilion County



Vermilion County Illinois Hunting Lease Sidell, IL / Vermilion County

SUMMARY

Address

850 East Rd

City, State Zip

Sidell, IL 61876

County

Vermilion County

Type

Hunting Land

Latitude / Longitude

39.88473 / -87.78044

Acreage

125

Price

\$6,875

Property Website

<https://indianalandandlifestyle.com/property/vermilion-county-illinois-hunting-lease-vermilion-illinois/118466/>



Vermilion County Illinois Hunting Lease Sidell, IL / Vermilion County

PROPERTY DESCRIPTION

125-Acre Hunting Lease | Vermilion County, Illinois

Available Immediately on a 1-Year Lease

Lease Price: \$6,875

Located just 3 miles south of Indianola along the Edgar County line in East Central Illinois, this 125-acre hunting property offers an excellent combination of mature timber, thick cover, CRP grass, and productive agricultural ground. With strong deer and turkey populations, outstanding terrain features, and a variety of habitat types, this property is well suited for hunters looking for a versatile hunting opportunity. The property has not been hunted for the past two seasons, offering a fresh opportunity to explore its potential.

The property features a year-round creek, mature white oak trees, thick bedding cover, and a generous CRP tall-grass buffer separating the agricultural fields from the woods. An additional 9-acre CRP field provides even more cover and potential bedding habitat. The farmer plans to leave several rows of corn along the edge of the woods, while recent wind damage in the standing corn is likely to leave additional waste grain in the field, providing another potential food source for wildlife during the hunting season.

Hunters will appreciate the excellent layout and numerous natural features that create opportunities for strategic stand placement. Tight ditch top funnels, creek crossings, and varied terrain offer several potential travel corridors and hunting locations. Fresh deer sign is already evident throughout the property, including rub lines and early-season scrapes.

Access is another major advantage, with a drivable grass lane running around the field edge, making it convenient to reach different portions of the property. The lease includes immediate access upon signing and runs through the end of the 2027 spring turkey season.

Lease Details:

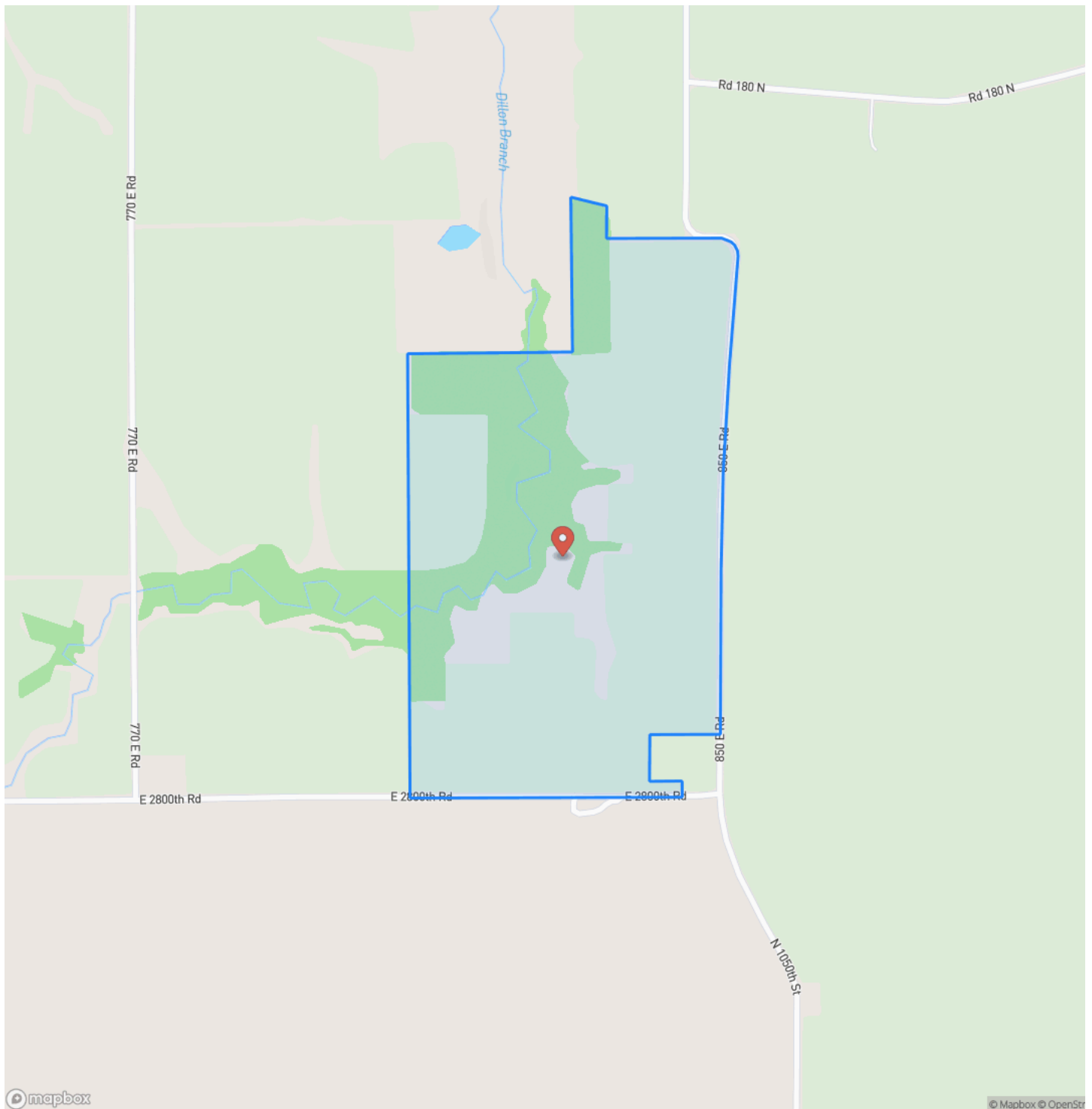
- Location: Vermilion County, Illinois, approximately 3 miles south of Indianola on the Edgar County line
- Acreage: 125 total acres with ~53 acres of woods and cover
- Lease Price: \$6,875
- Term: One-year lease, through the end of the 2027 turkey season
- Hunters: 3-4
- Game: Whitetail deer, wild turkey, and small game
- Availability: Immediate access upon signing
- Restriction: No tree stands permitted in walnut trees. Owner retains the right to mushroom hunt in the spring.

With its diverse habitat, strong wildlife populations, excellent access, and two seasons without hunting pressure, this property presents a compelling opportunity for a small group of hunters looking for a quality hunting lease in east-central Illinois.

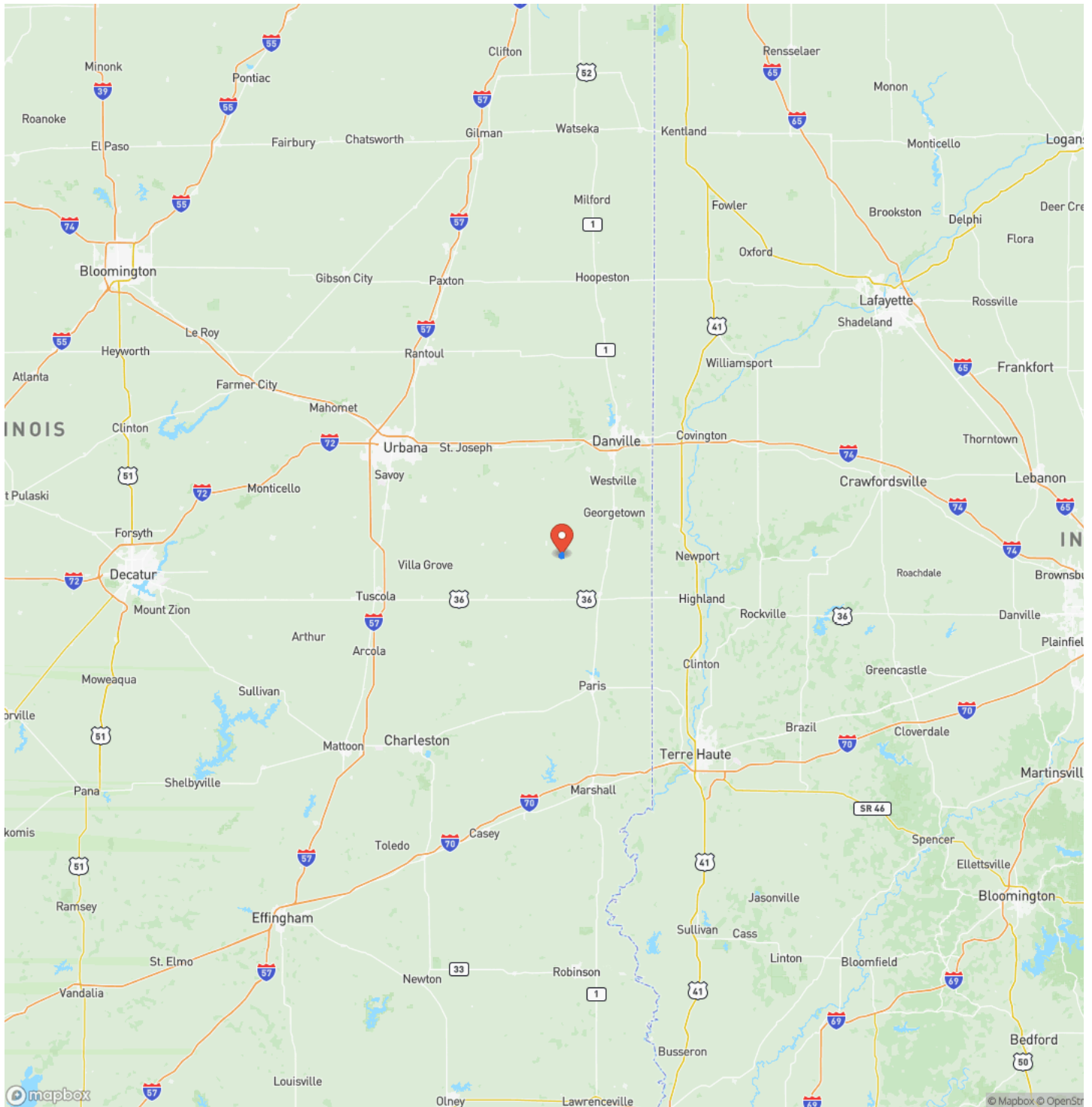
Contact Land Specialist Andrew Epperson for more details at [812-789-6688](tel:812-789-6688)



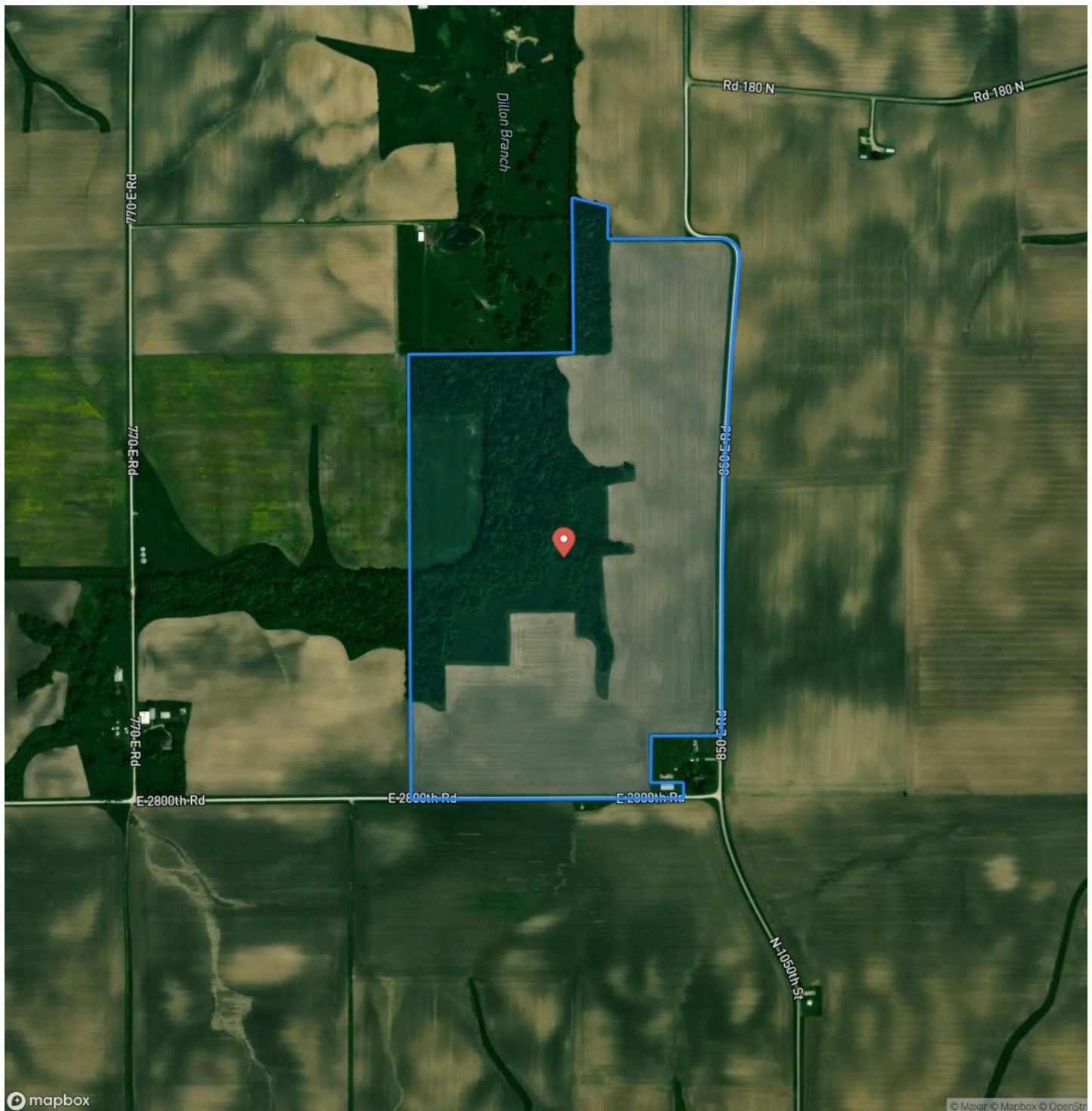
Locator Map



Locator Map



Satellite Map



Vermilion County Illinois Hunting Lease

Sidell, IL / Vermilion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Epperson

Mobile

(812) 706-2689

Office

(765) 505-4155

Email

aepperson@mossyoakproperties.com

Address

1645 Ritterskamp Ave

City / State / Zip

Vincennes, IN 47591

NOTES



This image shows a single sheet of white paper with horizontal blue 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.

Mossy Oak Properties Indiana Land and Lifestyle

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