

**Ellis Grove Tillable/Development Potential**  
Shawneetown Trail/Perdy Rd  
Ellis Grove, IL 62241

**\$496,925**  
35.750± Acres  
Randolph County



## Ellis Grove Tillable/Development Potential Ellis Grove, IL / Randolph County

### SUMMARY

#### Address

Shawneetown Trail/Perdy Rd

#### City, State Zip

Ellis Grove, IL 62241

#### County

Randolph County

#### Type

Hunting Land, Recreational Land, Undeveloped Land

#### Latitude / Longitude

37.9779 / -89.8702

#### Acreage

35.750

#### Price

\$496,925

#### Property Website

<https://arrowheadlandcompany.com/property/ellis-grove-tillable-development-potential-randolph-illinois/102281/>



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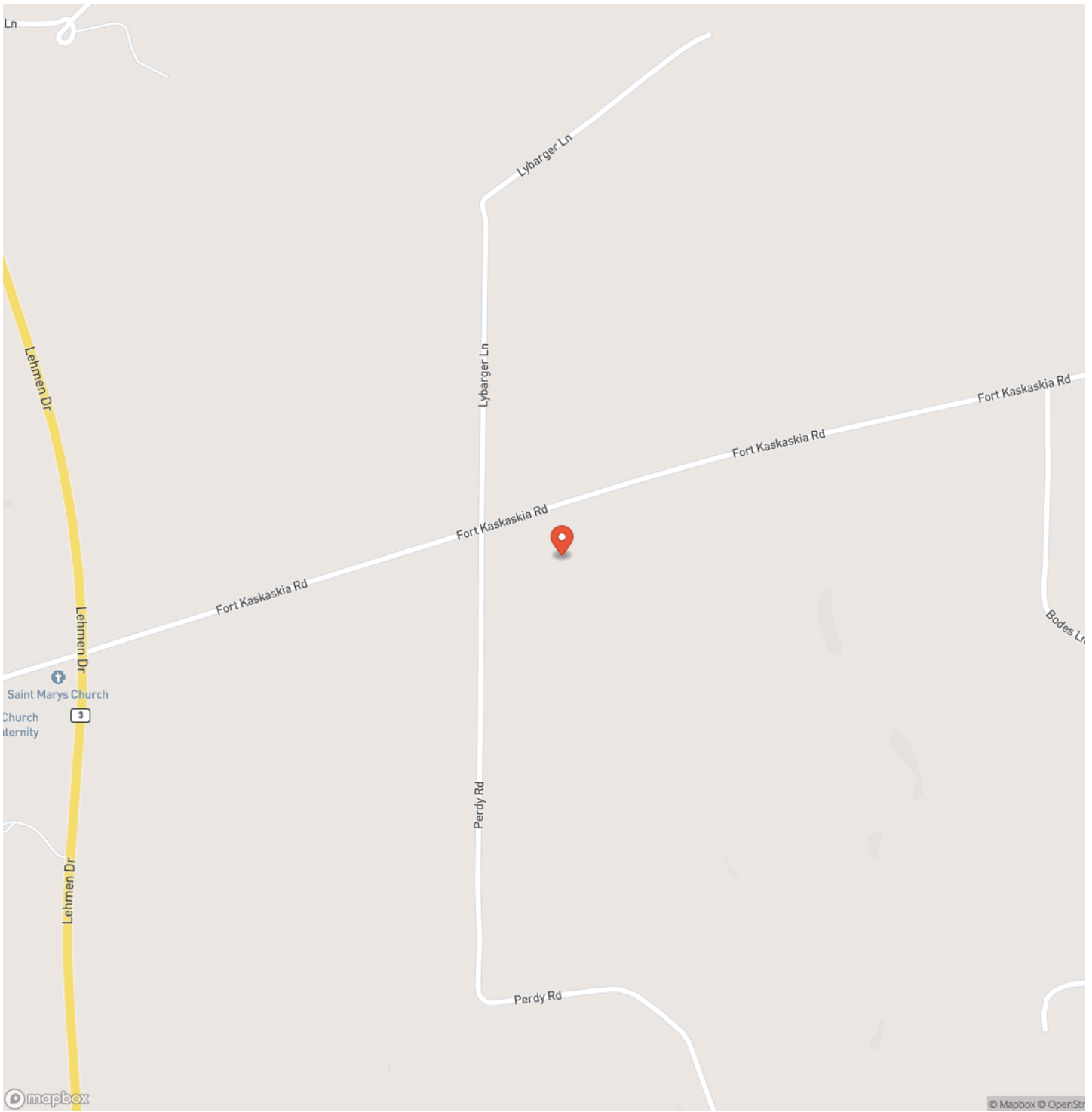
### **PROPERTY DESCRIPTION**

This 35.75± acre tract in Randolph County, Illinois offers an excellent opportunity for both investment and future development! The property is primarily tillable, featuring productive soils with an average Productivity Index (PI) ranging from approximately 106-118, making it well-suited for continued agricultural use. Convenient access is a standout feature, with road frontage along both the north and west sides, providing easy entry and flexibility for equipment or future improvements. Public water is available along Shawneetown Trail on the north boundary and is also accessible across the road on Perdy Road, adding significant value for those considering residential development. A designated potential lake site has already been flagged, giving buyers a head start on constructing a gorgeous lake or pond. Additionally, the layout and access points offer strong potential for subdivision, should a buyer wish to divide the property in the future. The current seller will retain the existing crops. Whether you're looking to expand your farming operation, build in a quiet rural setting, or invest in land with the potential for development upside, this versatile tillable tract checks all the boxes! The property is located 3.3 +/- miles from Ellis Grove, 6.8 +/- miles from Chester, 17 +/- miles from Sparta, 45 +/- miles from Carbondale, and 58 +/- miles from St. Louis, Missouri. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jennifer Janet at [\(618\)924-3674](tel:6189243674). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

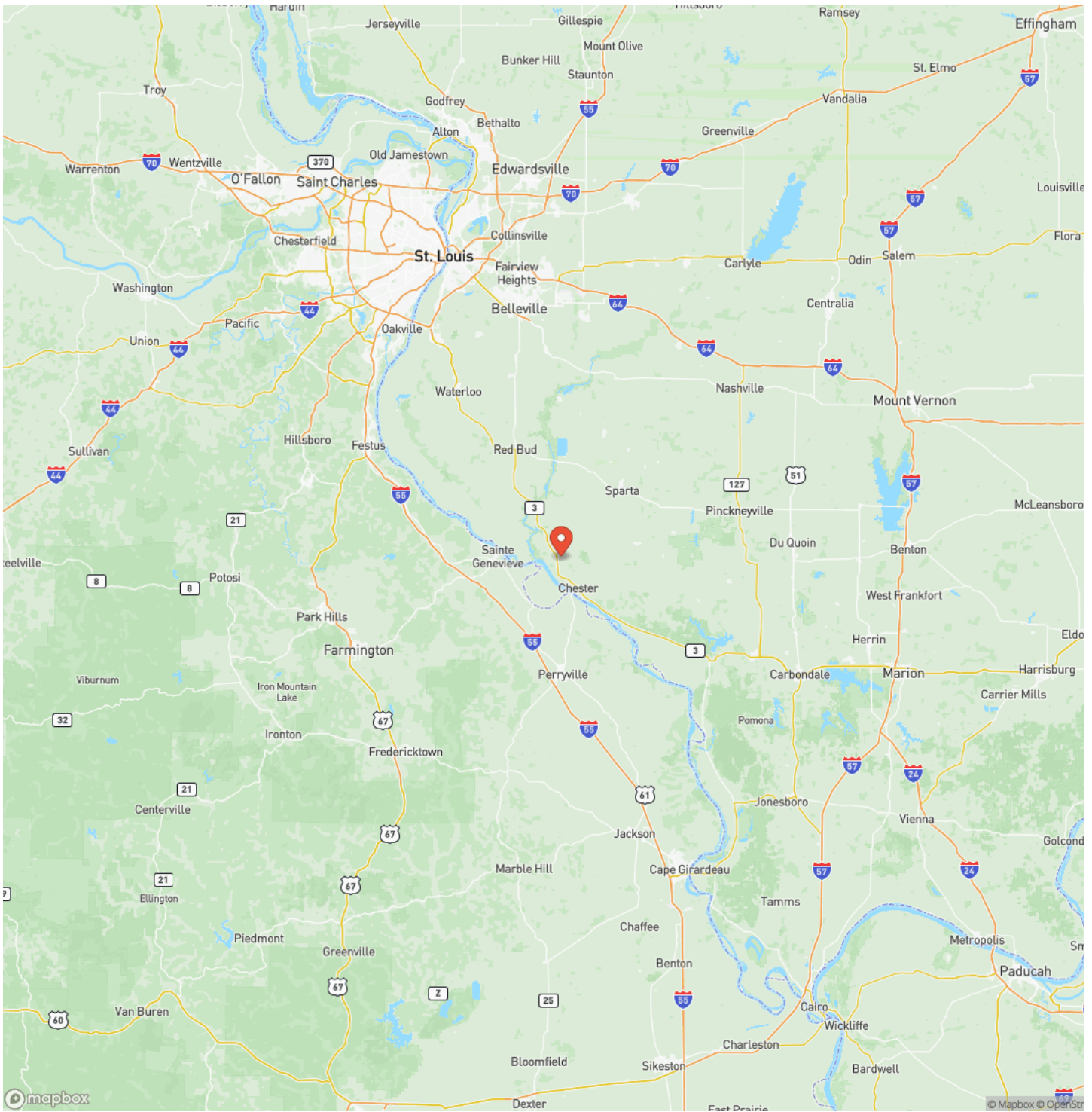
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**Ellis Grove, IL / Randolph County**



# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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