

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/>



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

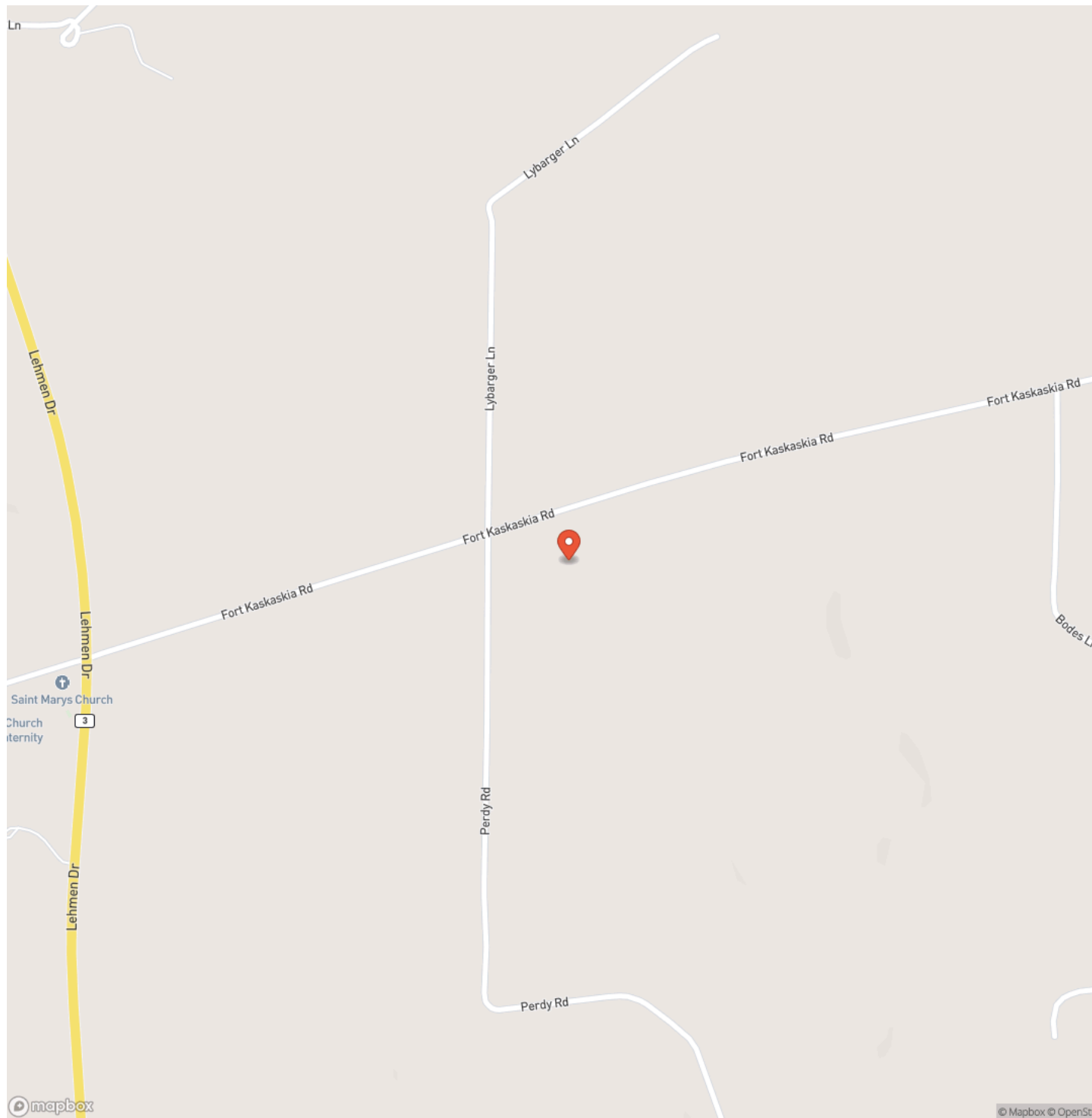
PROPERTY DESCRIPTION

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.

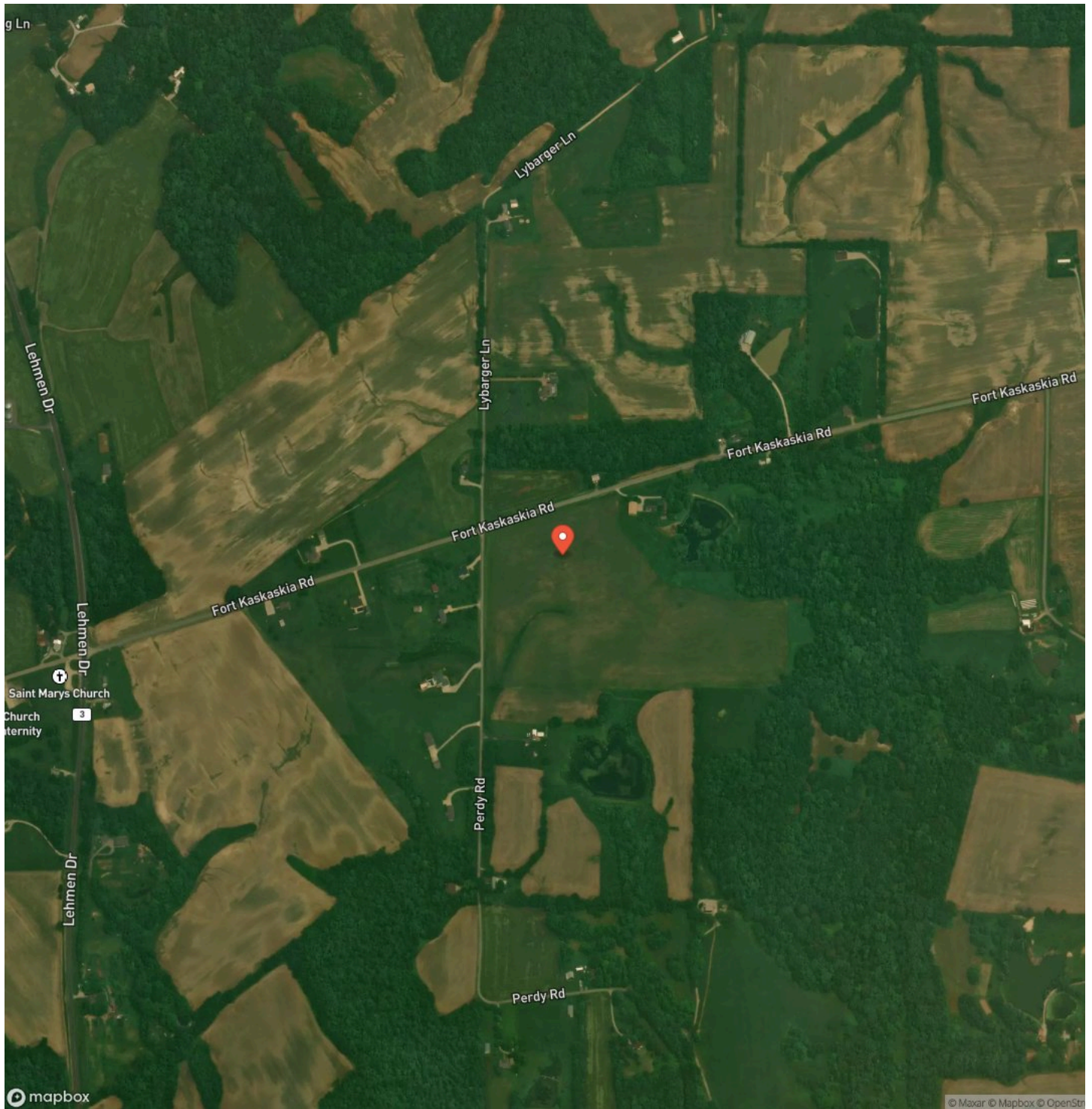
Ellis Grove Tillable/Development Potential
Ellis Grove, IL / Randolph County



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

