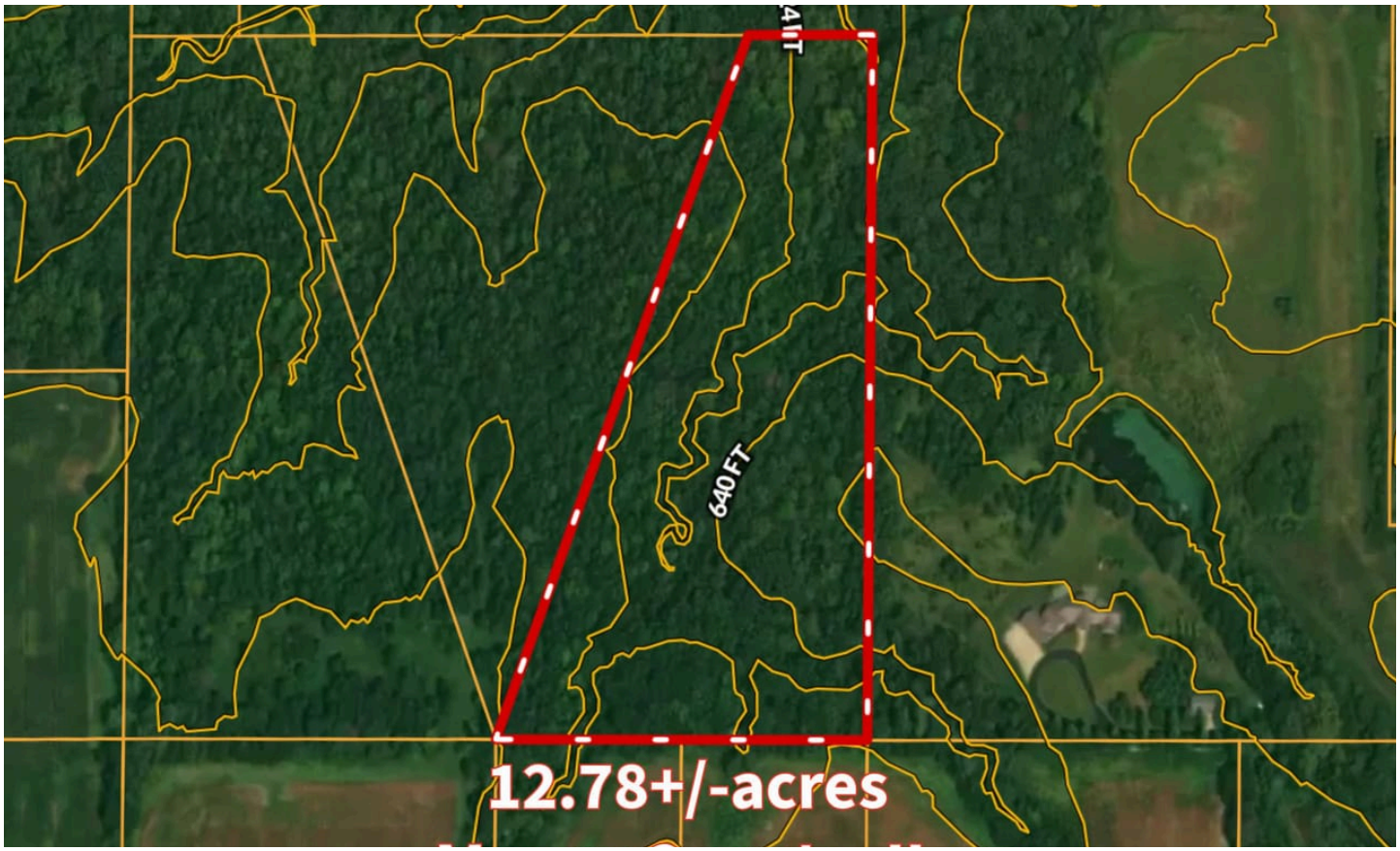
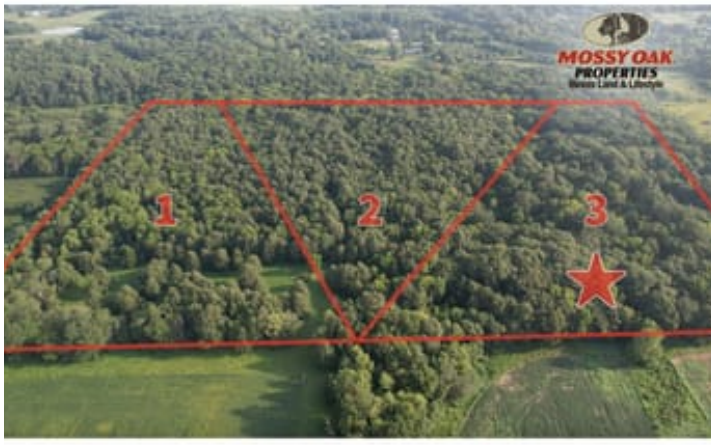
Rail-Splitter Ridge Parcel 3
Tract behind 5484 MOUNT AUBURN RD
Decatur, IL 62521

$125,000
12.8± Acres
Macon County







SUMMARY

Address
Tract behind 5484 MOUNT AUBURN RD

City, State Zip
Decatur, IL 62521

County
Macon County

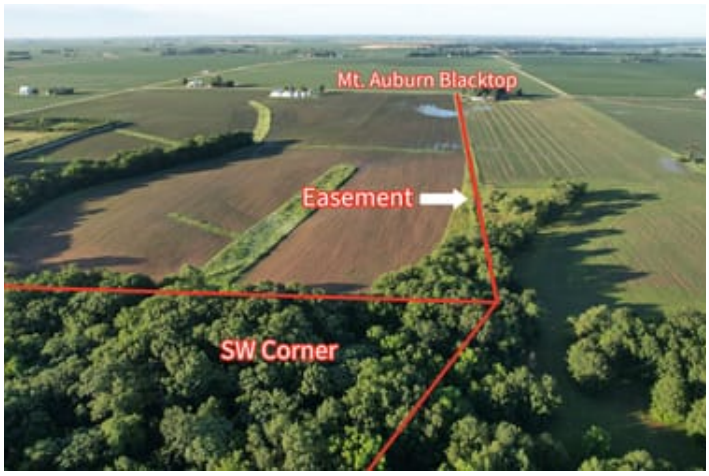
Type
Hunting Land, Timberland, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
39.805944 / -89.042873

Acreage
12.8

Price
$125,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

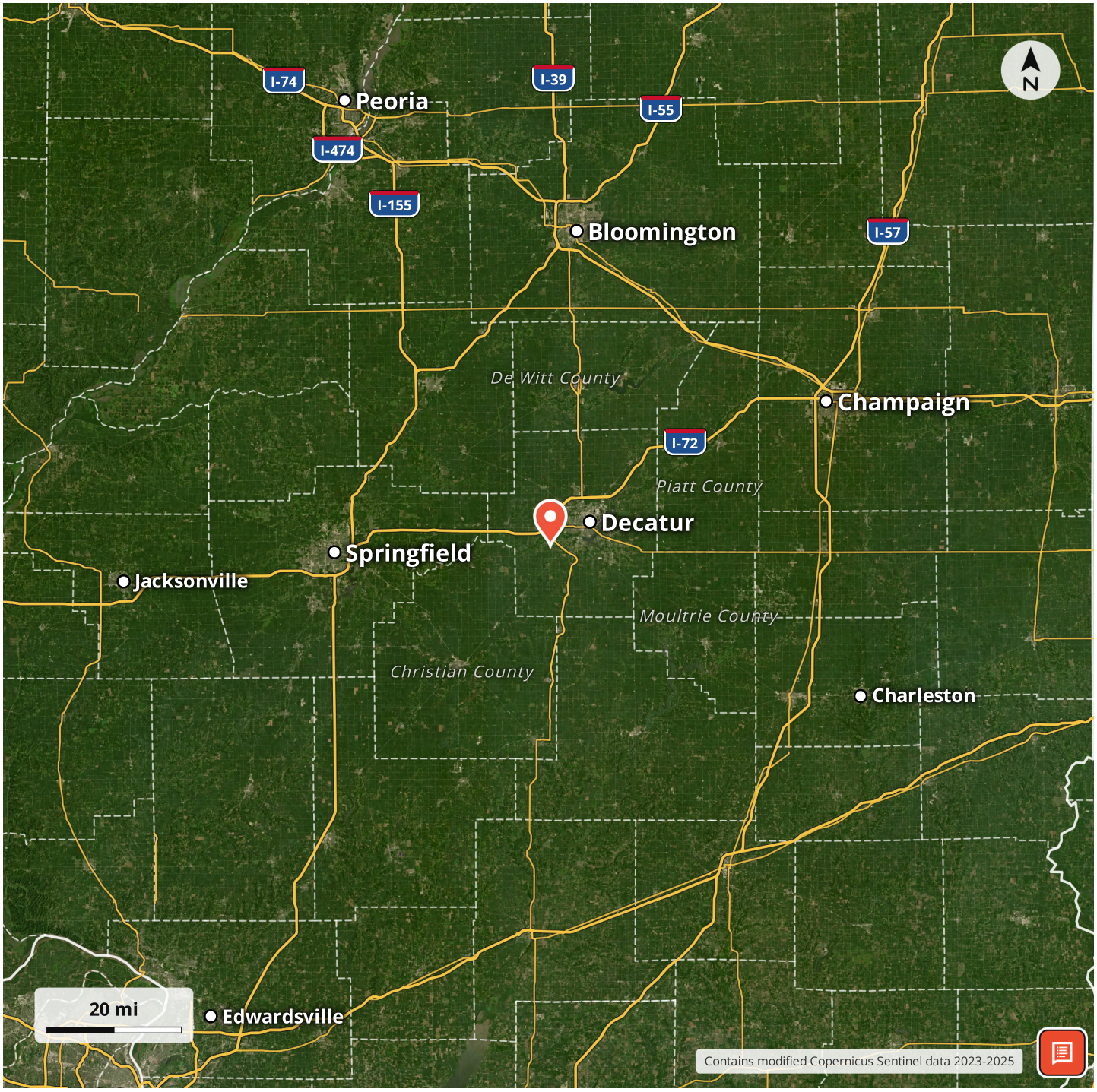
This tract offers just under 13 acres of mature timber on the west side of Macon County, with rolling elevation changes that add character and variety throughout the property. A natural stream runs through the land, and the diverse tree species support a healthy mix of wildlife · this part of the county is particularly known for its strong deer population, making it an appealing option for hunters or anyone who wants a private outdoor retreat. Access is currently provided via a dirt road easement, with plans to convert that easement into a private, hard-surface road, improving accessibility down the line. This tract is connected to tracts that the owner plans to eventually sell as building lots. Additional parcels in the area, ranging from 10 to 13 acres, will be sold individually, or together as buildable acreage for single-family homes - making this a great opportunity to secure land early in a developing area. For additional information, call Land Specialist, Jimmy Rade at 217-310-2088 .



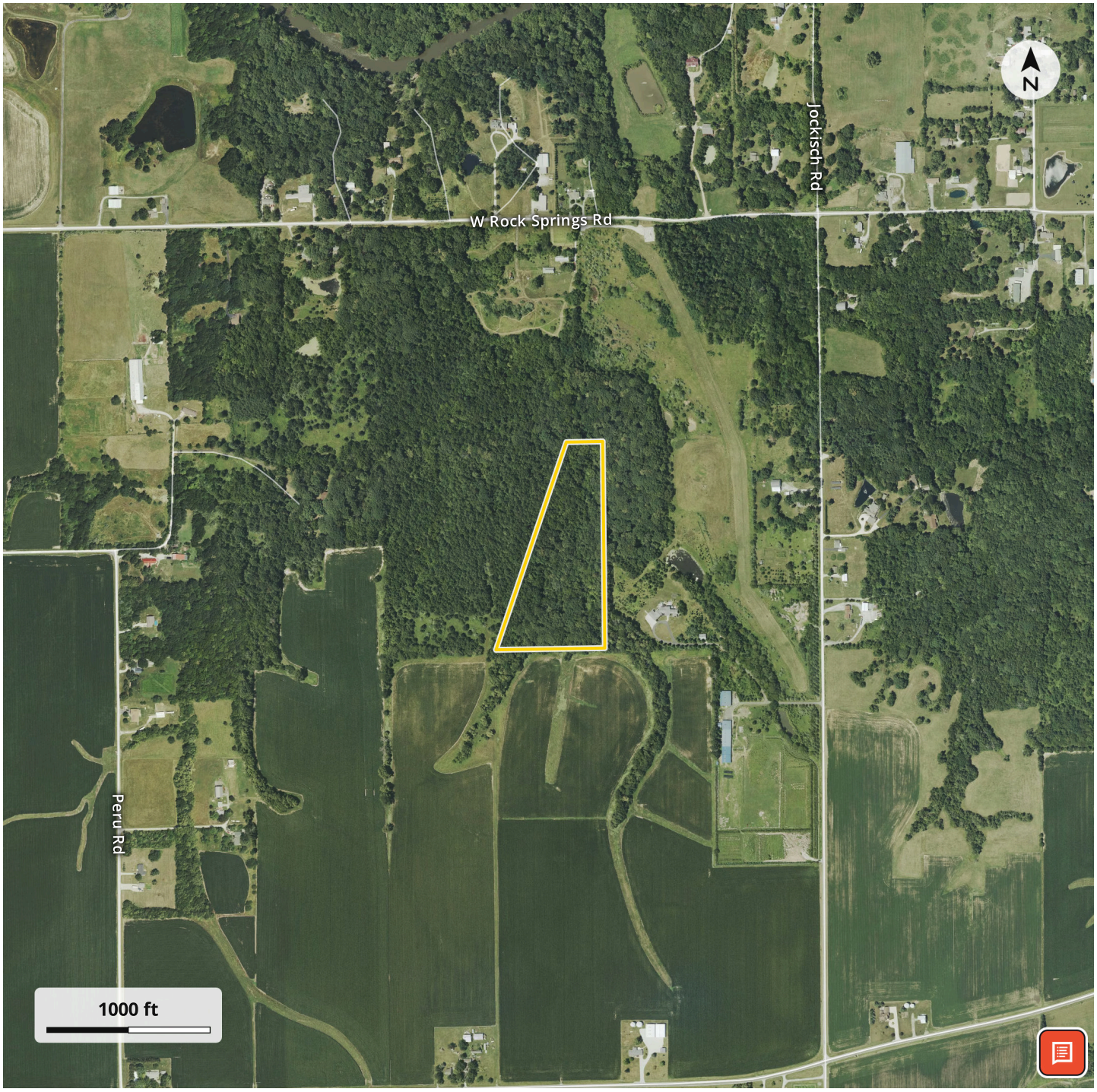




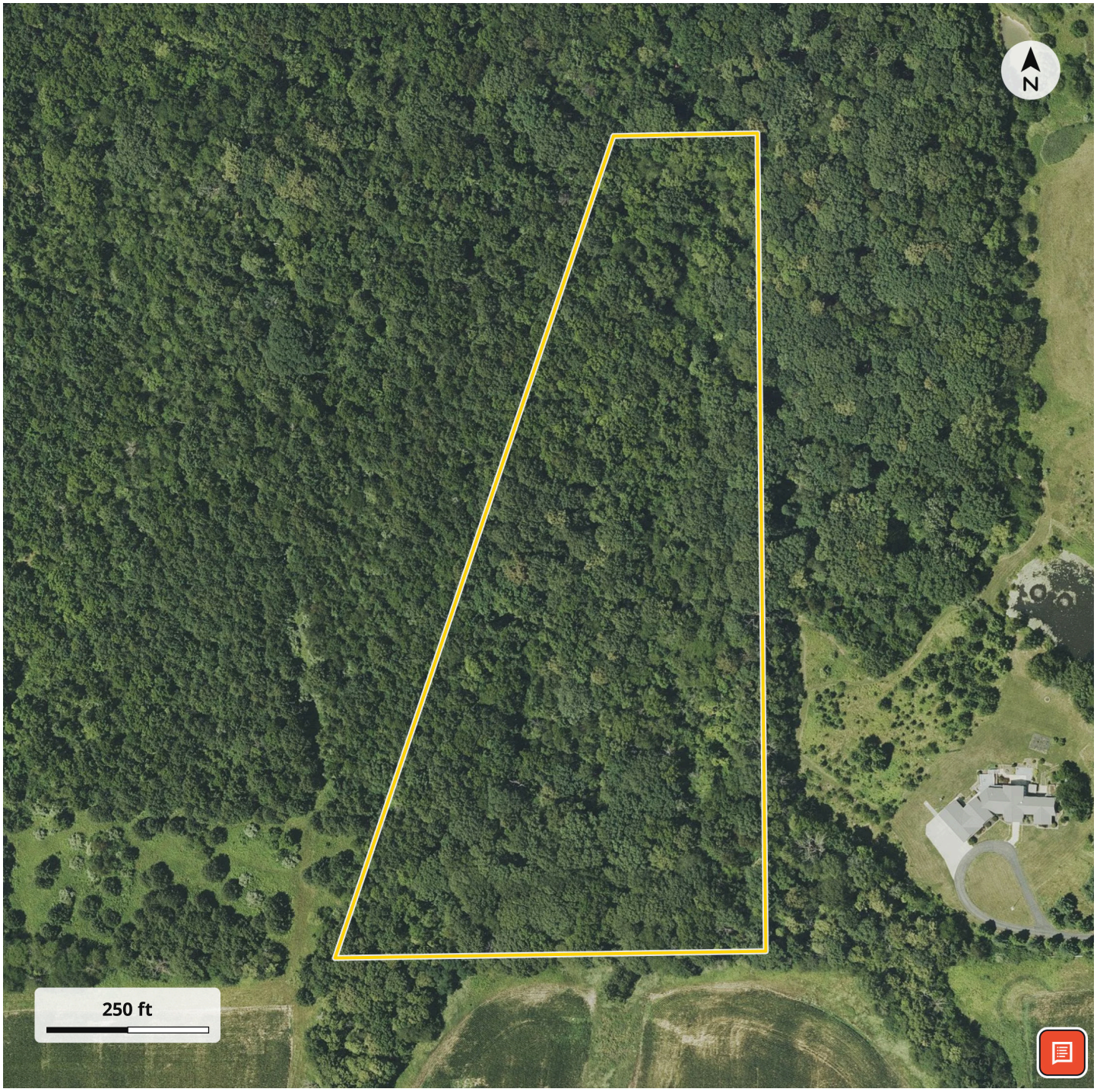

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jimmy Rade

Mobile
(217) 310-2088

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(765) 505-4155

Email
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City / State / Zip
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NOTES

NOTES

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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