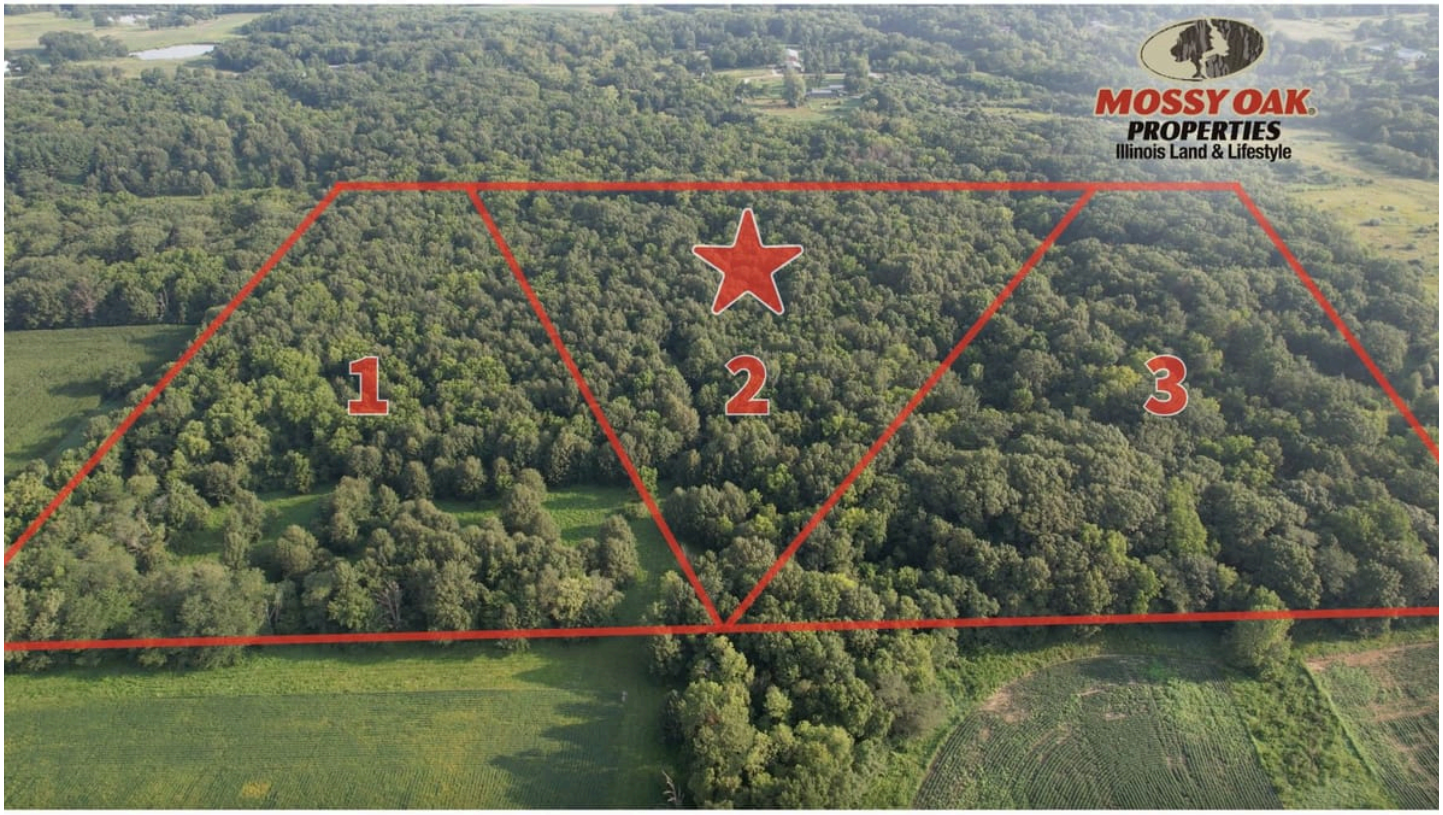
**Rail-Splitter Ridge Parcel 2**
**5484 Mt Auburn Rd**
**Decatur, IL 62522**

**$175,000**
**12.75± Acres**
**Macon County**









## SUMMARY

**Address**
5484 Mt Auburn Rd

**City, State Zip**
Decatur, IL 62522

**County**
Macon County

**Type**
Hunting Land, Horse Property, Lot, Timberland, Undeveloped Land, Recreational Land

**Latitude / Longitude**
39.8042 / -89.0452

**Acreage**
12.75

**Price**
$175,000

**Property Website**
indianalandandlifestyle.com







## PROPERTY DESCRIPTION

Discover a rare opportunity to own a beautifully natural building site, offered as one of three contiguous tracts available individually or together. This parcel is perfectly suited for buyers who want to build with the land, not against it. There's ample room for a driveway, home site, and outbuildings, all while preserving the green space and tree canopy that make this property special. It's an excellent fit for a low-impact development (LID) approach - a design philosophy that works with the land's existing features rather than reshaping them, giving you a home site that feels tucked into nature rather than carved out of it. Infrastructure is on the way: the owner plans to add a hard-surface road and have Ameren run power to the sites, making future development even more convenient. Whether you're looking for a private homestead, a weekend retreat, or a long-term investment, this tract offers the space and setting to make it happen.

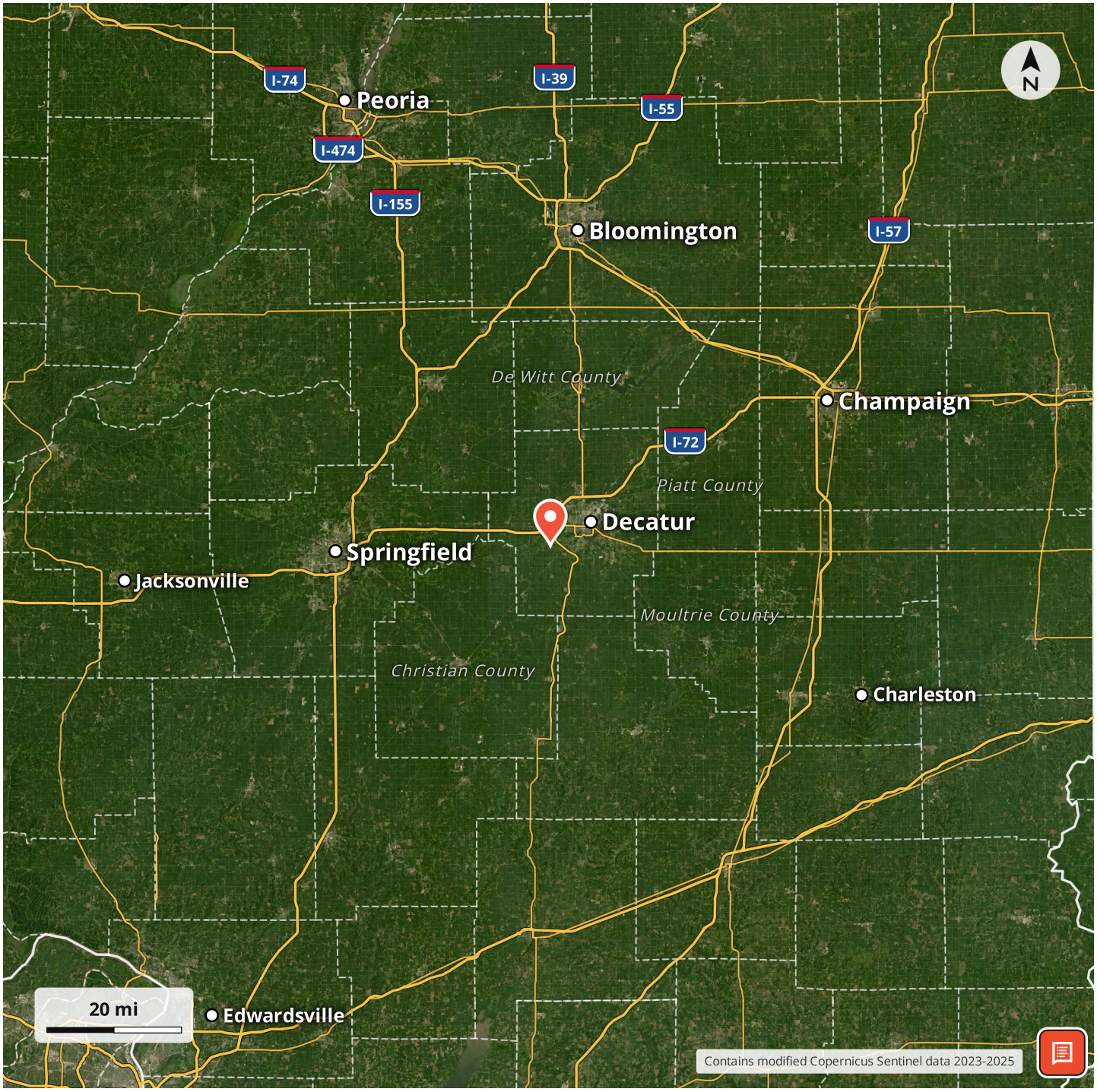
For more information, contact Certified Land Specialist / Agent Jimmy Rade at 217-310-2088.



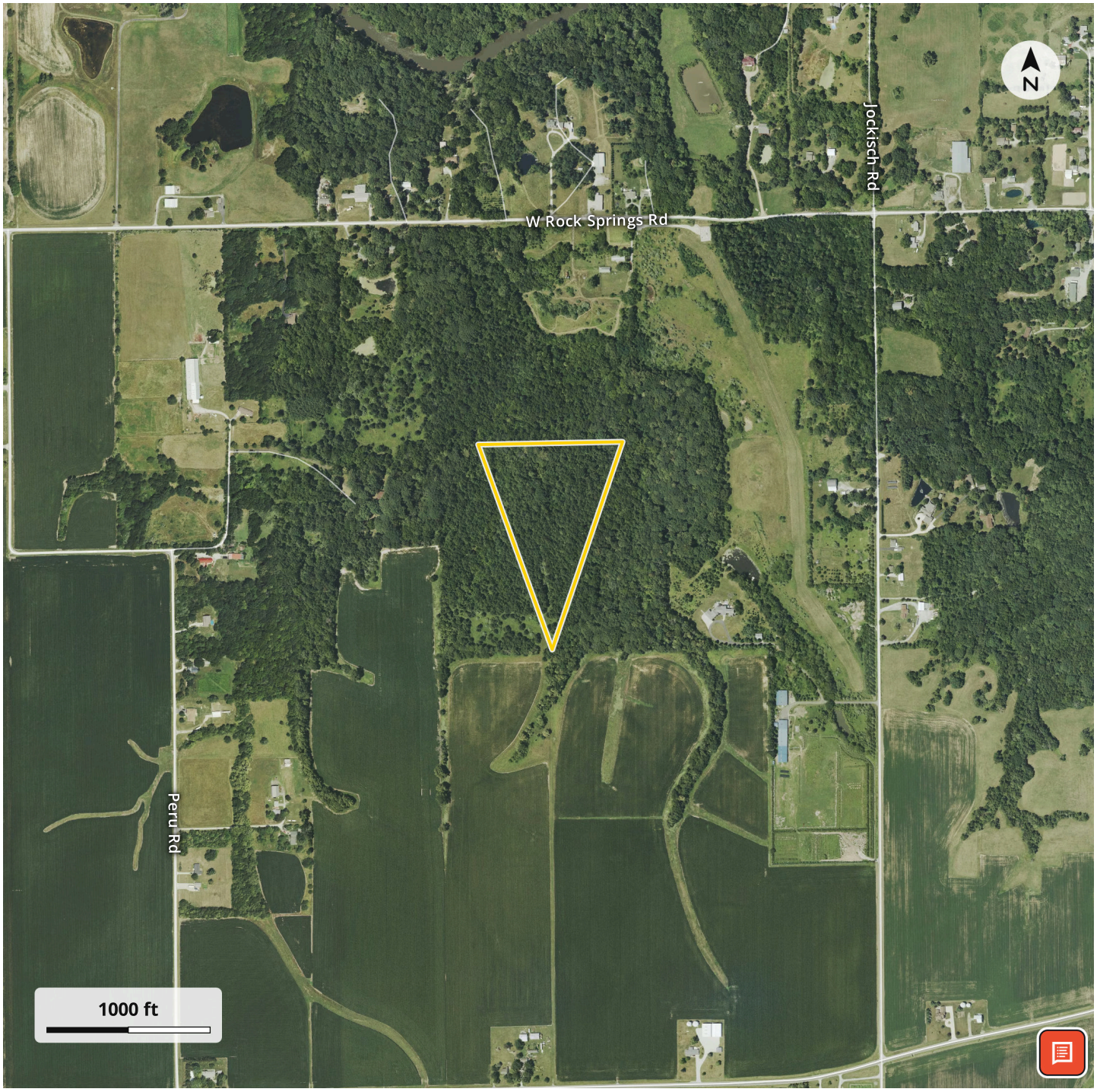




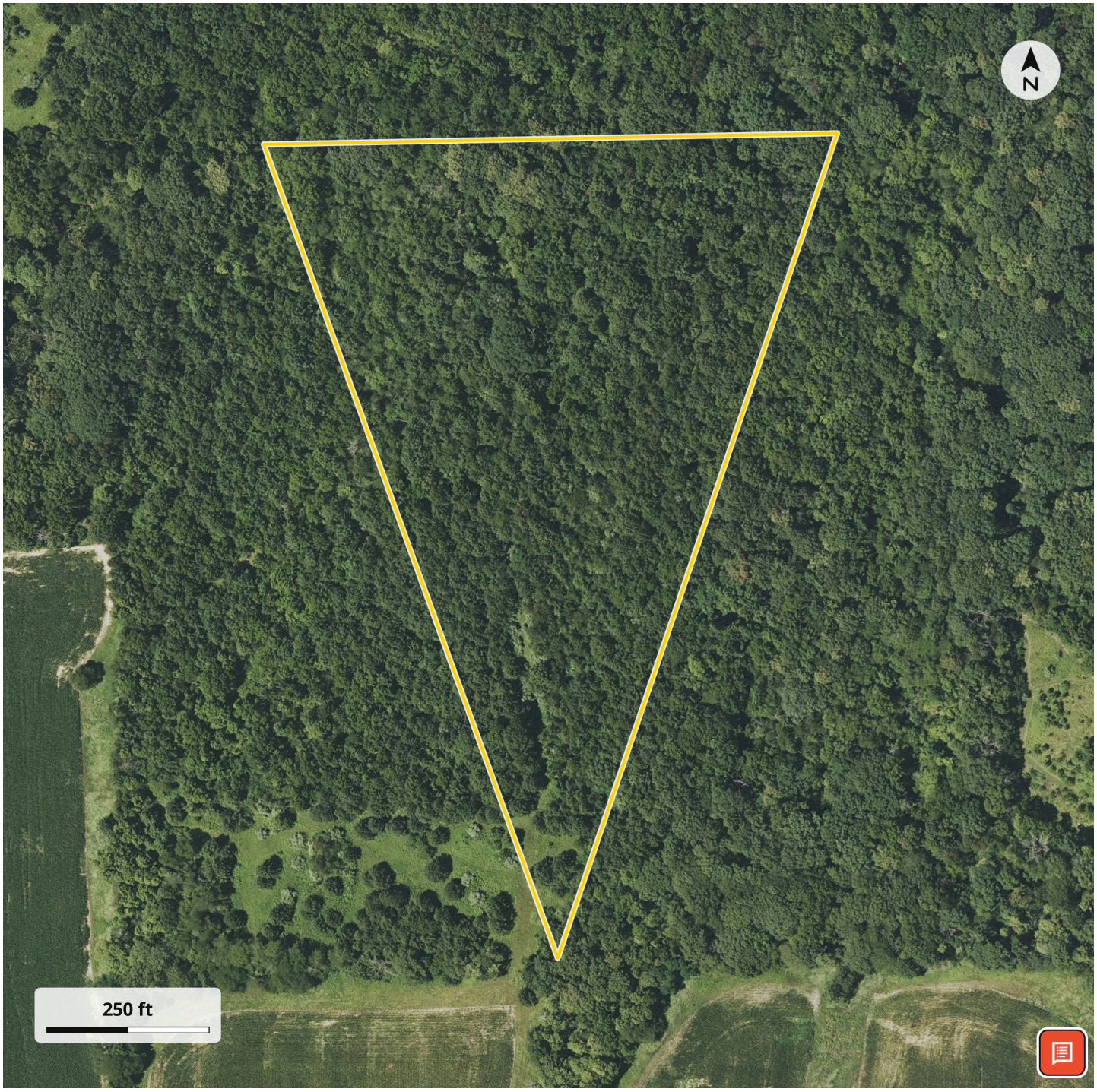

# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Jimmy Rade

**Mobile**
(217) 310-2088

**Office**
(765) 505-4155

**Email**
jrade@mossyoakproperties.com

**City / State / Zip**
Decatur, IL 62521

## 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.

**Mossy Oak Properties Indiana Land and Lifestyle**
**2449 E State Road 163**
**Clinton, IN 47842**
**(765) 505-4155**
**https://indianalandandlifestyle.com/**