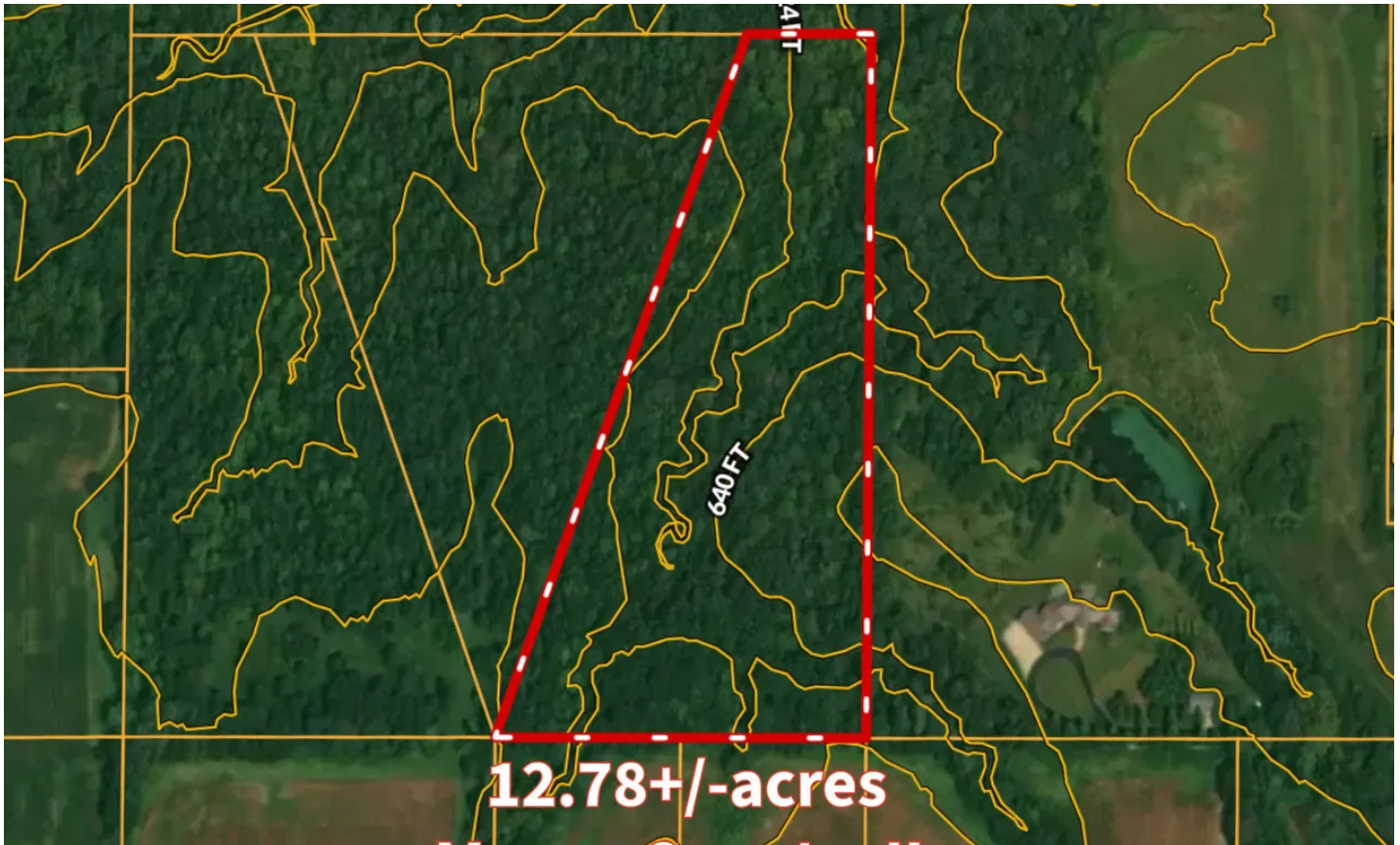


Rail-Splitter Ridge Parcel 3
Tract behind 5484 MOUNT AUBURN RD
Decatur, IL 62521

\$125,000
12.8± Acres
Macon County



Rail-Splitter Ridge Parcel 3

Decatur, IL / 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

39.831986 / -88.883883

Acreage

12.8

Price

\$125,000

Property Website

<https://indianalandandlifestyle.com/property/rail-splitter-ridge-parcel-3-macon-illinois/110430/>



Rail-Splitter Ridge Parcel 3 Decatur, IL / Macon County

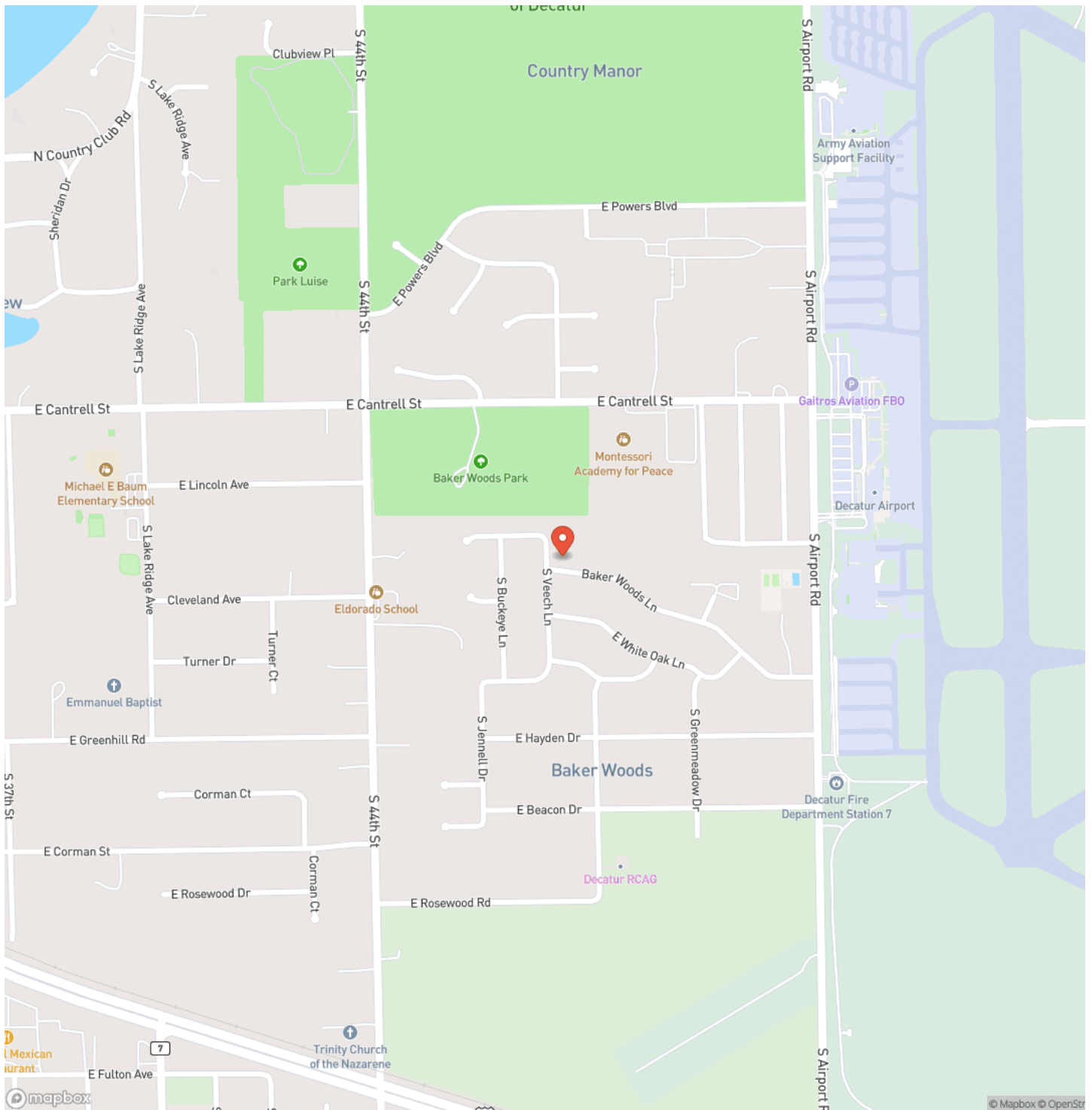
PROPERTY DESCRIPTION

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](tel:217-310-2088).

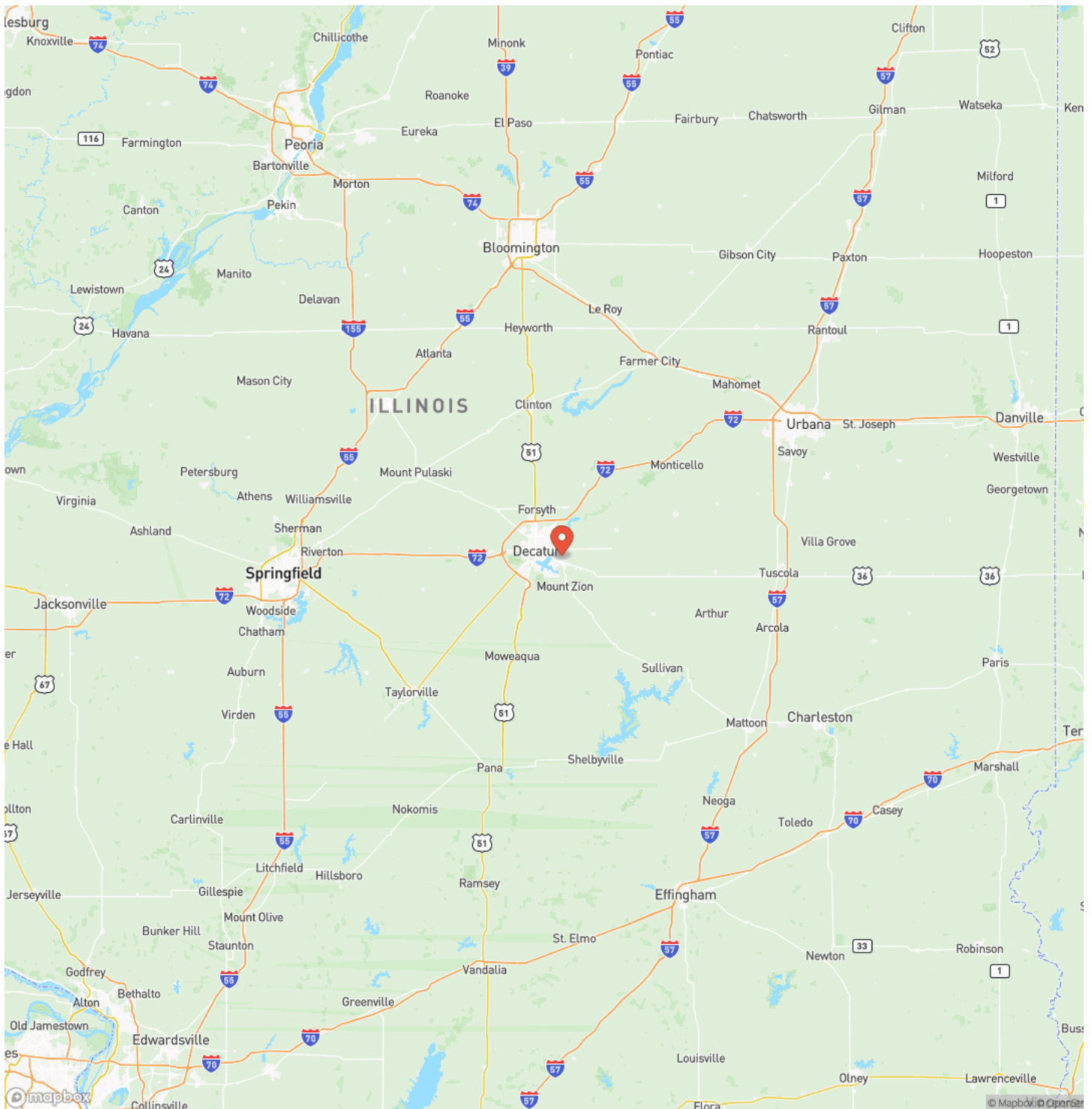
Rail-Splitter Ridge Parcel 3
Decatur, IL / Macon County



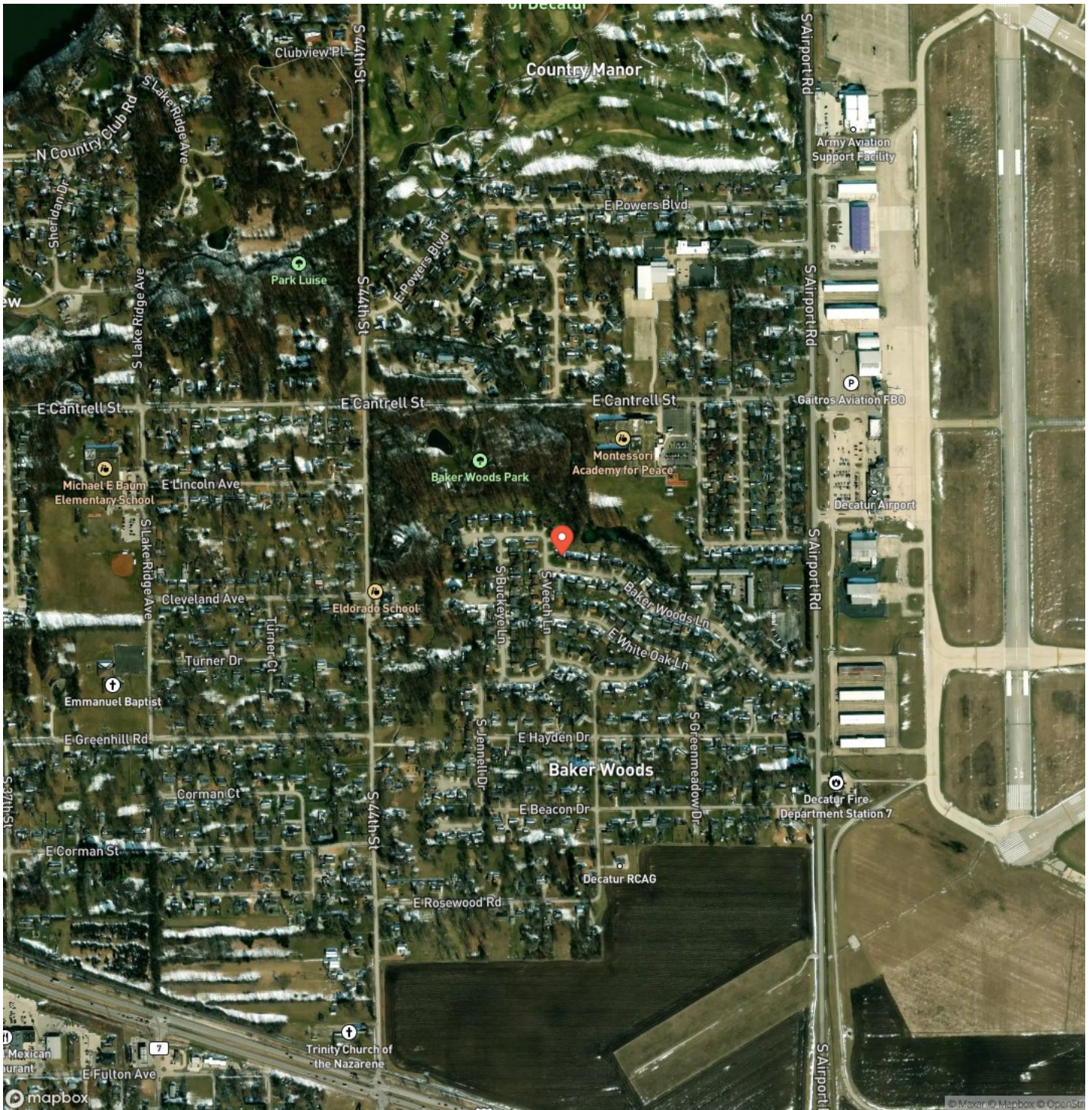
Locator Map



Locator Map



Satellite Map



Rail-Splitter Ridge Parcel 3
Decatur, IL / Macon County

LISTING REPRESENTATIVE
For more information contact:



Representative
Jimmy Rade
Mobile
(217) 310-2088
Office
(765) 505-4155
Email
jrade@mossyoakproperties.com
Address
City / State / Zip
Decatur, IL 62521

NOTES

Notes section with multiple horizontal lines for text entry.

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.

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