

Christian County 40
1975 N 2600 East Rd
Moweaqua, IL 62550

\$509,900
40± Acres
Christian County



Christian County 40
Moweaqua, IL / Christian County

SUMMARY

Address

1975 N 2600 East Rd

City, State Zip

Moweaqua, IL 62550

County

Christian County

Type

Hunting Land, Farms, Single Family, Horse Property

Latitude / Longitude

39.6346 / -89.04625

Dwelling Square Feet

1,417

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$509,900

Property Website

indianalandandlifestyle.com



PROPERTY DESCRIPTION

Your Own Slice of Country Living: Farmhouse, Barns & Hunting Ground on a Quiet Dead-End Road

Here's your chance to own a true working farm! Set on 40 +/- acres, this 3-bedroom, 2-bath home sits at the end of a peaceful dead-end road with virtually no traffic, offering the privacy and quiet that country living is all about. A detached 2-car garage adds everyday convenience, while two barns and two silos give you room to store equipment, house livestock, or bring your hobby farm vision to life.

The land is where this property really shines. Approximately 18 +/- acres of prime tillable (115.8 avg PI) ground offer income potential or room to grow your own operation. Beyond the fields, roughly 8 +/- acres of mature timber with a creek running through it create excellent habitat, and the property is loaded with whitetail deer and wild turkey. Whether you're a hunter, a hobby farmer, or simply someone looking for space to breathe, the possibilities here are endless.

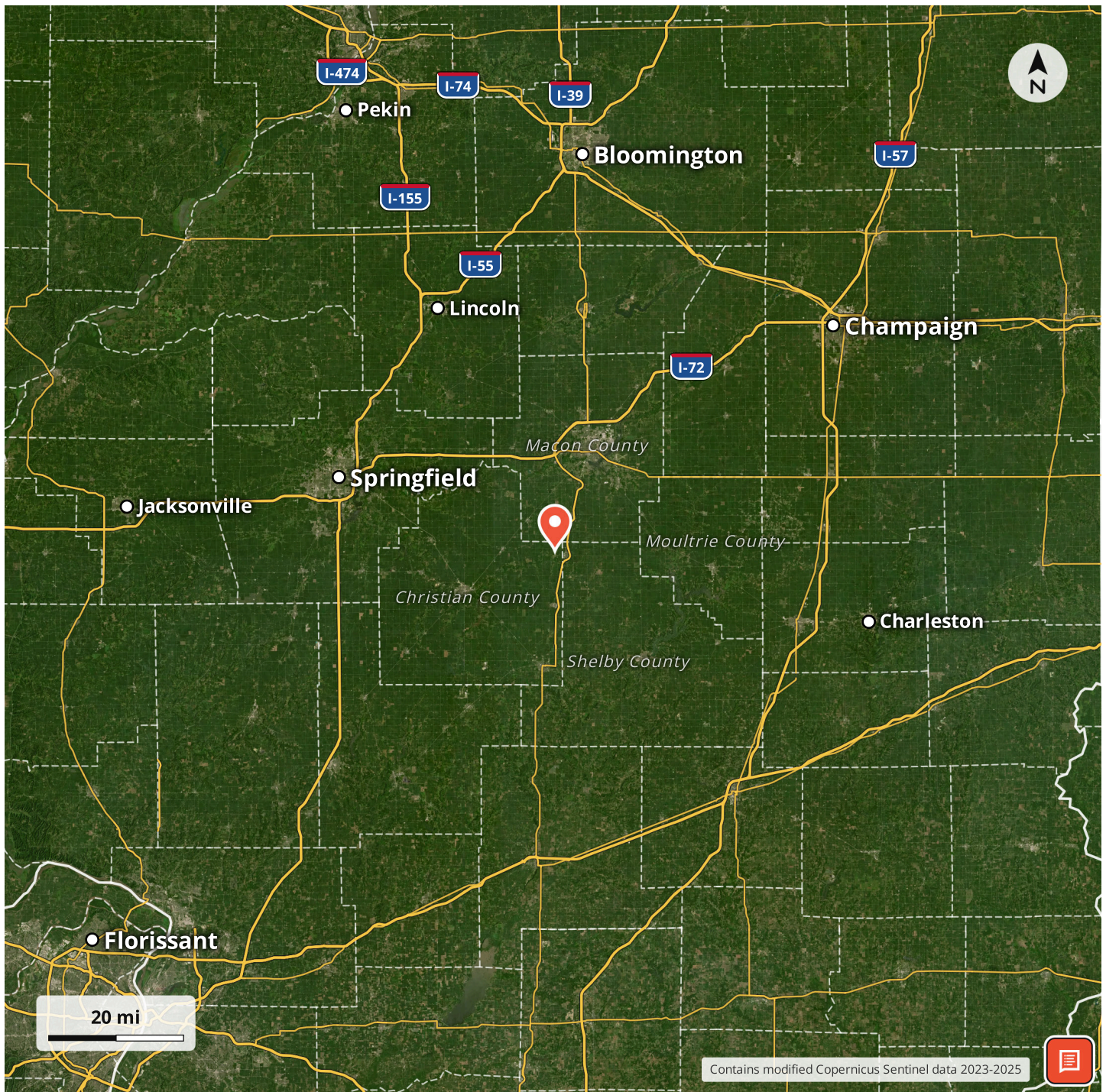
Farm, hunt, garden, raise animals, or just enjoy the sunsets. Opportunities like this don't come along often. Schedule your showing today!

Looking for more ground? A contiguous 19.72 +/- acre tract of tillable land (123.8 avg PI) is also available, listed separately.

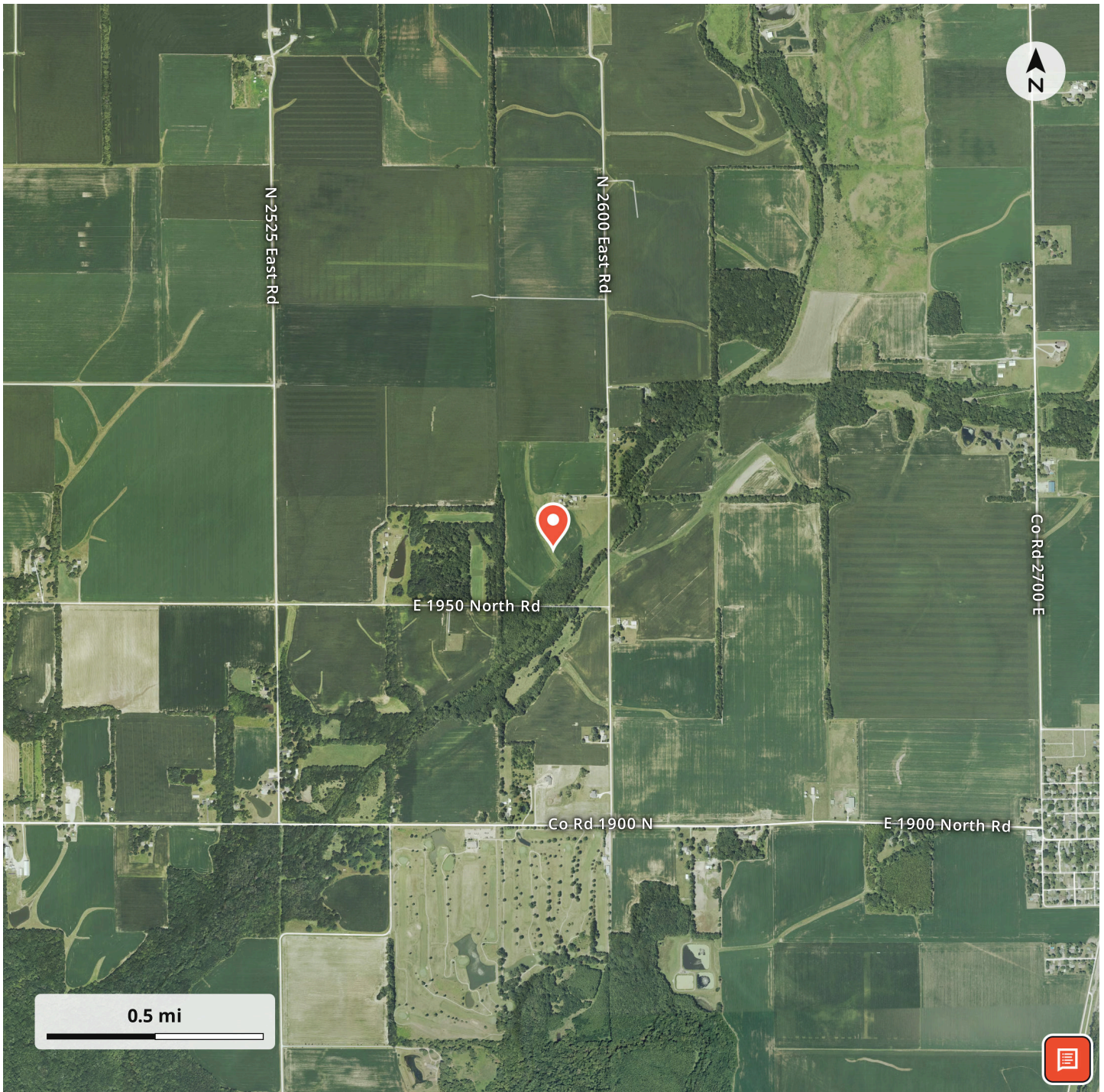
Contact Land and Home Specialist, JImmy Rade for a showing! [217-310-2088](tel:217-310-2088)



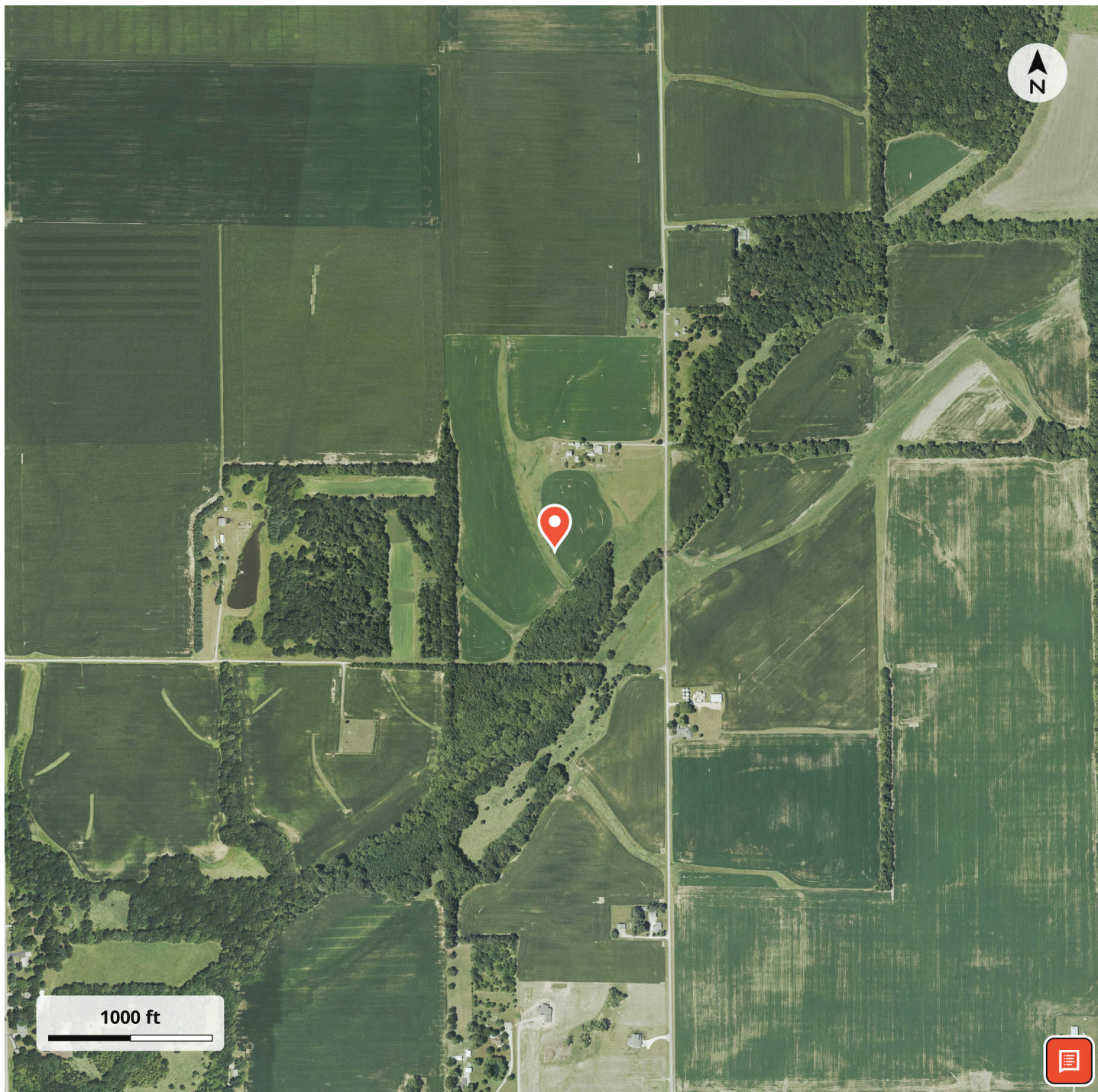
Regional Map



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

This image shows a blank sheet of white paper with horizontal 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.

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.

Mossy Oak Properties Indiana Land and Lifestyle

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
