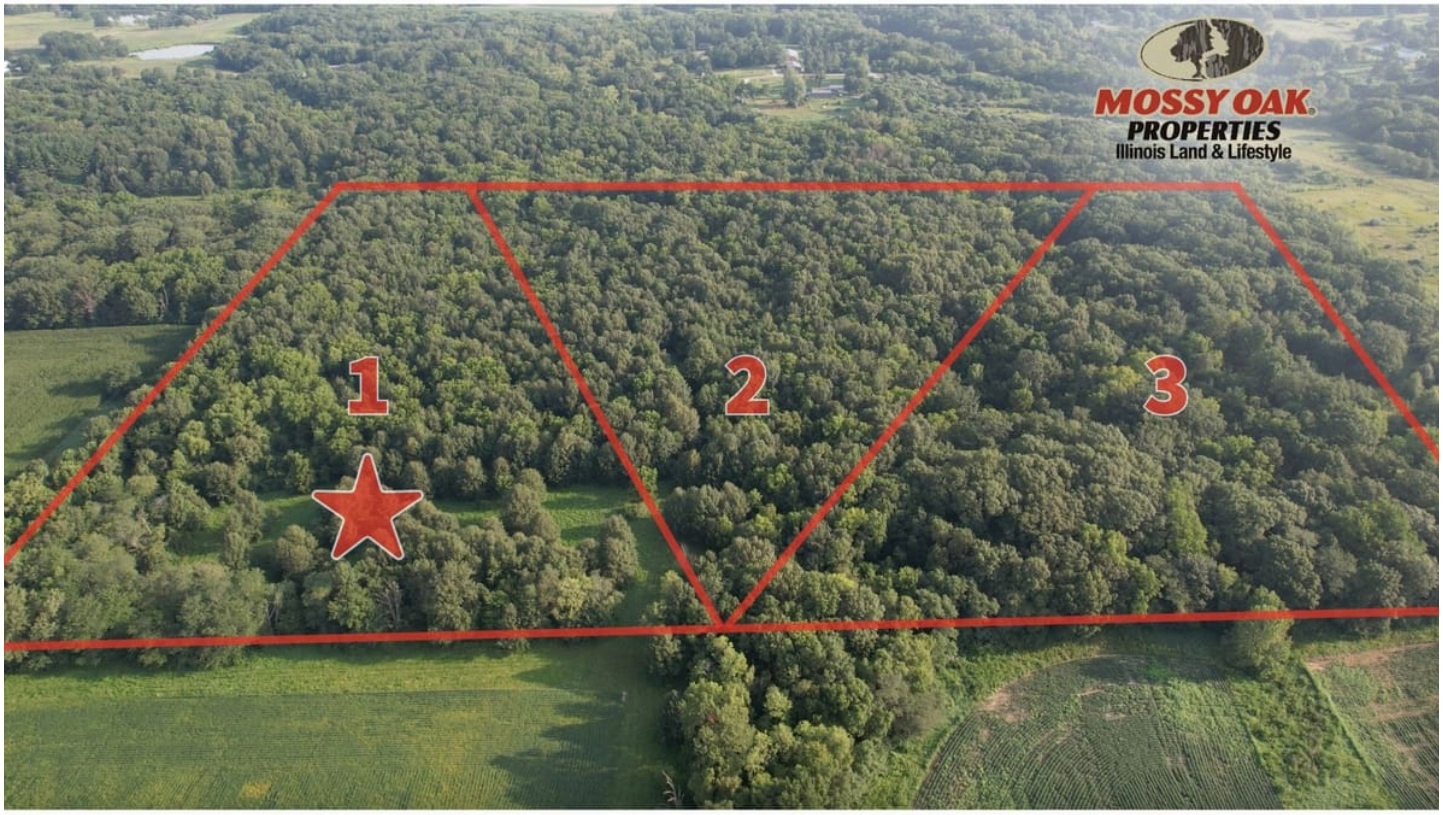
Rail-Splitter Ridge Parcel 1
5484 Mt Auburn Rd
Decatur, IL 62522

$150,000
12.79± 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

Latitude / Longitude
39.804934 / -89.047527

Acreage
12.79

Price
$150,000

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.

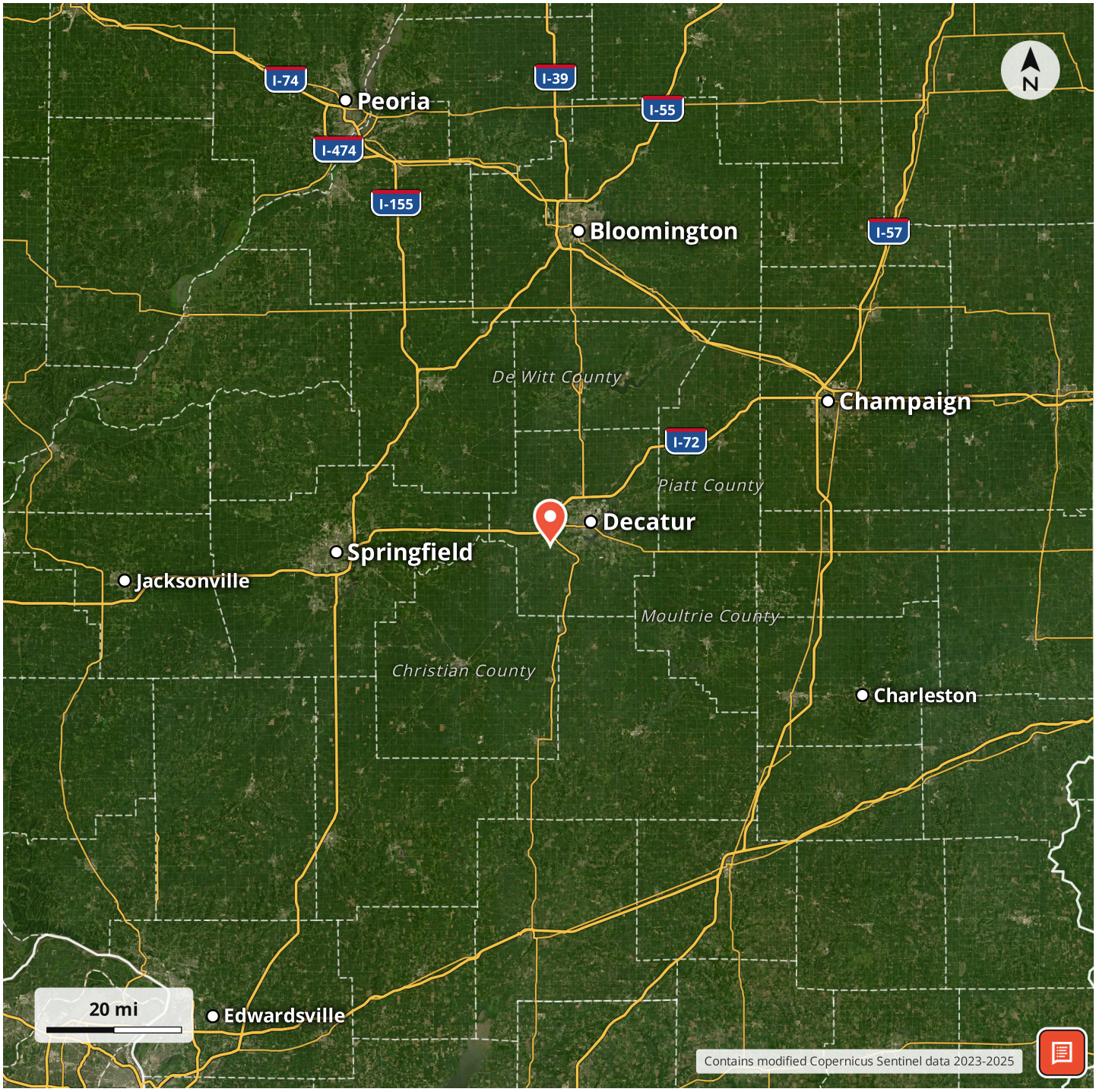
For more information, contact Certified Land Specialist / Agent Jimmy Rade at 217-310-2088.







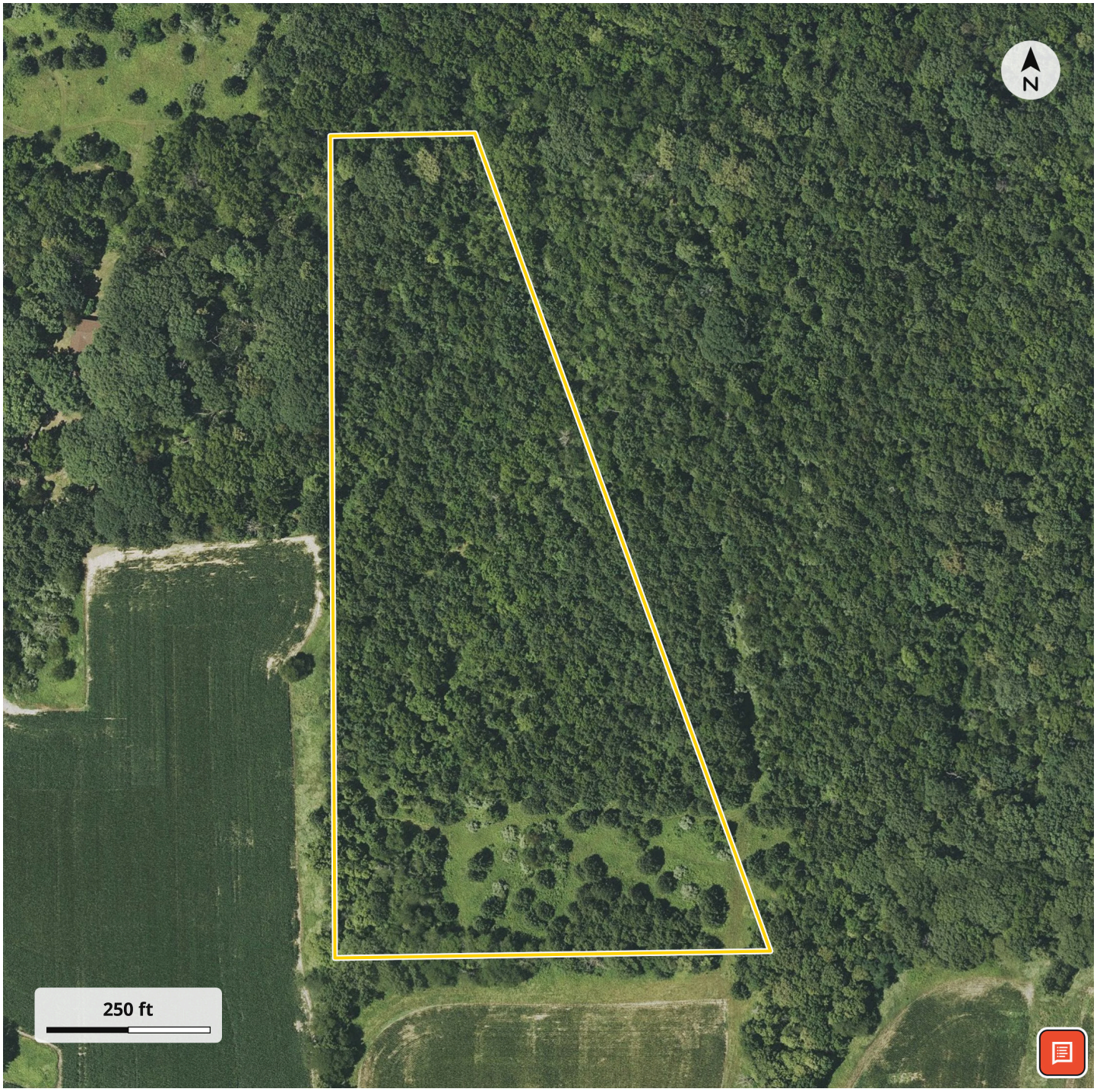

Regional Map



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

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DISCLAIMERS

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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/