

Strasburg 35
E 700 North Rd
Strasburg, IL 62465

\$452,400
34.8± Acres
Shelby County



Strasburg 35
Strasburg, IL / Shelby County

SUMMARY

Address

E 700 North Rd

City, State Zip

Strasburg, IL 62465

County

Shelby County

Type

Hunting Land, Horse Property, Recreational Land, Undeveloped Land, Farms

Latitude / Longitude

39.3197 / -88.6771

Acreage

34.8

Price

\$452,400

Property Website

<https://indianalandandlifestyle.com/property/strasburg-35-shelby-illinois/114527/>



PROPERTY DESCRIPTION

Nearly 35 Acres - Build Site, Hunting Ground, Tillable Ag, or All!

Roughly 35 acres offering the kind of flexibility that's hard to find in one property. About two-thirds is tillable ag ground, and the remaining third is mature timber, giving you both income potential and cover. A pond and a creek run through the property, adding water features that boost both livability and wildlife draw.

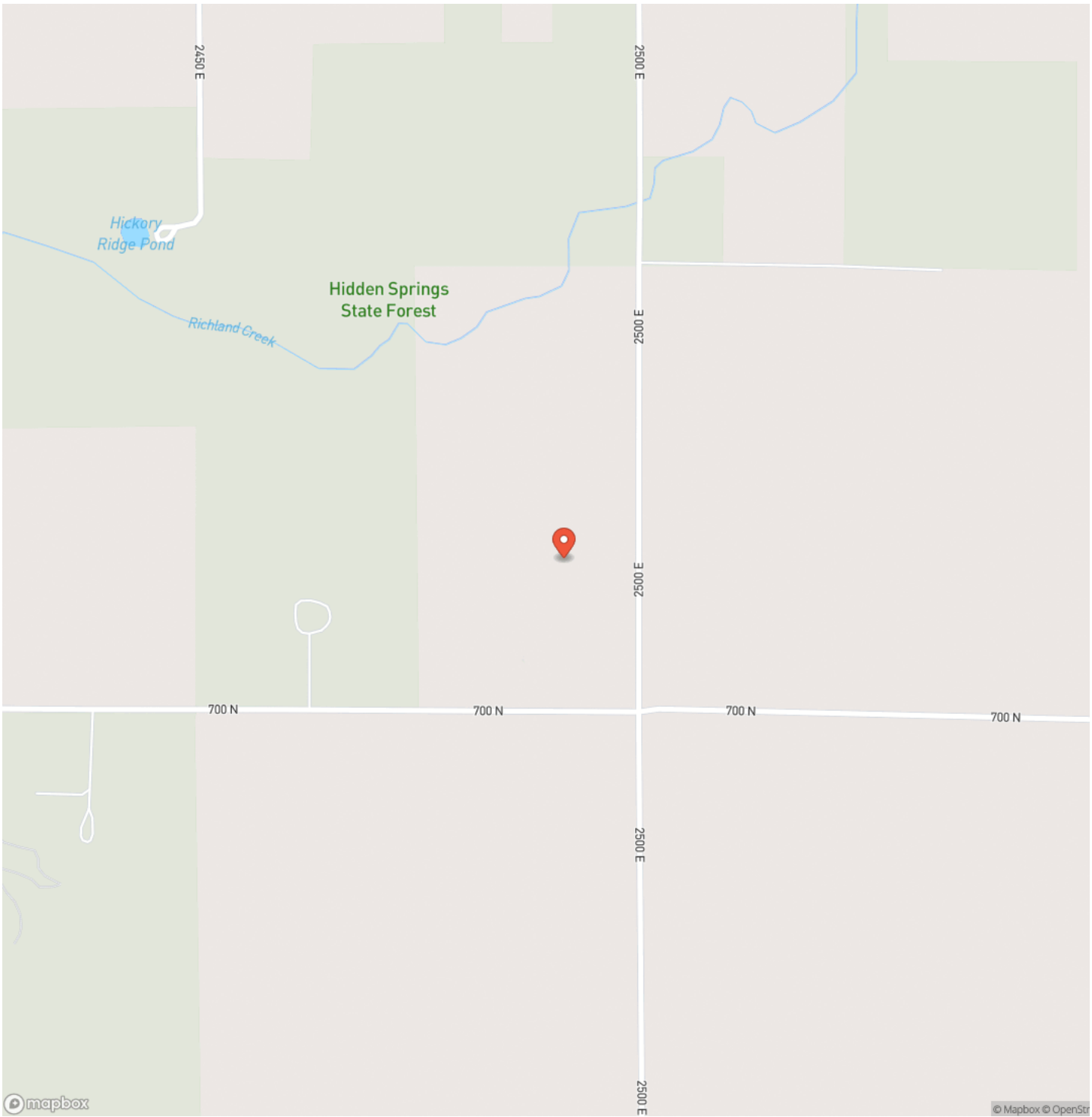
Whether you're scouting a build site for a dream home or looking for the right piece of ground to finally put up that hunting cabin, this one checks a lot of boxes. The timber and edge habitat here hold strong whitetail deer and turkey populations, and the property sits within walking distance of Hidden Springs State Forest - extending your hunting and recreation footprint well beyond the property lines.

Ag income, hunting, building potential, and public land access all in one tract. It's worth a look if you've been waiting for the right spot.

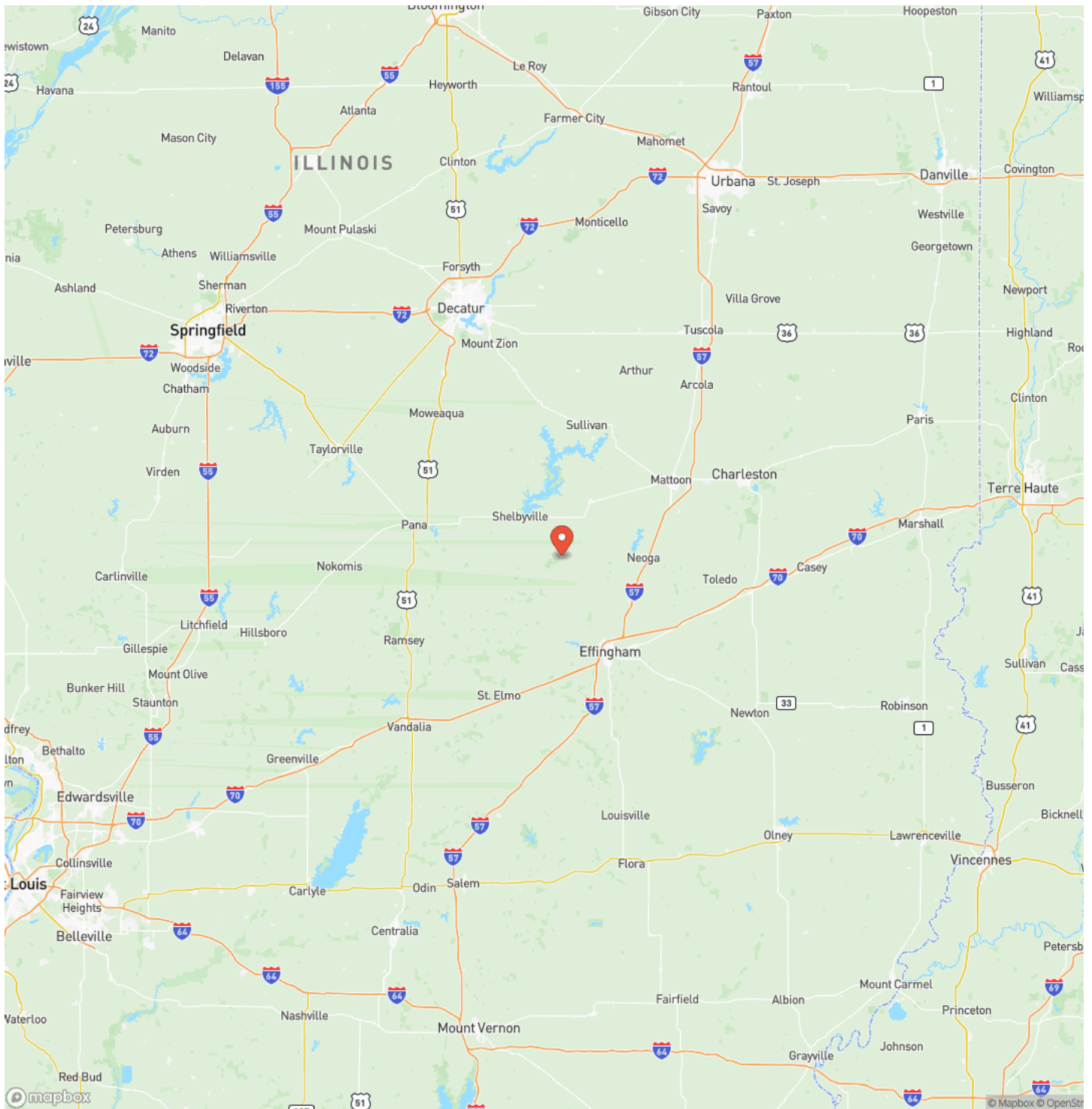
Call Certified Land Specialist and Illinois Licensed Agent, Jimmy Rade, at [217-310-2088](tel:217-310-2088).



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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 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

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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.

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