

Shelbyville 40
1194 1700 East Road
Shelbyville, IL 62565

\$315,000
40± Acres
Shelby County



Shelbyville 40
Shelbyville, IL / Shelby County

SUMMARY

Address

1194 1700 East Road

City, State Zip

Shelbyville, IL 62565

County

Shelby County

Type

Farms, Hunting Land, Undeveloped Land, Horse Property, Lot

Latitude / Longitude

39.388159 / -88.825325

Acreage

40

Price

\$315,000

Property Website

<https://indianalandandlifestyle.com/property/shelbyville-40-shelby-illinois/44060/>



PROPERTY DESCRIPTION

The Shelby County 40: A Rural Paradise Awaits

Discover your very own slice of country heaven with the Shelbyville 40, a pristine 40-acre parcel nestled just south of charming Shelbyville, Illinois. This property offers a remarkable blend of natural beauty and versatility that caters to all your rural dreams.

Property Highlights:

Abundant Woodlands: A vast majority of this parcel is lush, mature woodland, encompassing approximately 26 acres. It features a diverse array of tree species, offering both mature trees and dense cover. The wooded landscape showcases a variety of terrain, including open oak flats, rolling ravines, and thick drainages.

Open Acres: The remaining 14 acres are dedicated to flat, open spaces. These areas are utilized for row crop production and enrollment in the Conservation Reserve Program (CRP). Notably, two acres of CRP on the southwest corner of the property, making it an ideal location for constructing your dream home or weekend cabin. Road frontage along 1700 East Road and access to power ensure convenience and accessibility.

Wildlife Haven: The southeast corner and half of the property encompass 12 open acres, with 5 acres dedicated to row crops and 7 acres under CRP. This combination has historically attracted an abundance of wildlife, including impressive bucks. The property's strategic positioning amidst surrounding agricultural production funnels wildlife through this area, resulting in well-worn trails and ample signs of deer activity, such as old rubs and scrapes. The fall is when this property really shines as the surrounding crops are harvested.

In Summary:

This 40-acre gem is a rare find, offering a harmonious blend of woods, CRP income opportunities, open acreage for farming, and a prime location for your new home or cabin. Whether you're an outdoor enthusiast, a nature lover, or seeking a tranquil retreat, the Shelbyville 40 promises the rural lifestyle you've been yearning for.

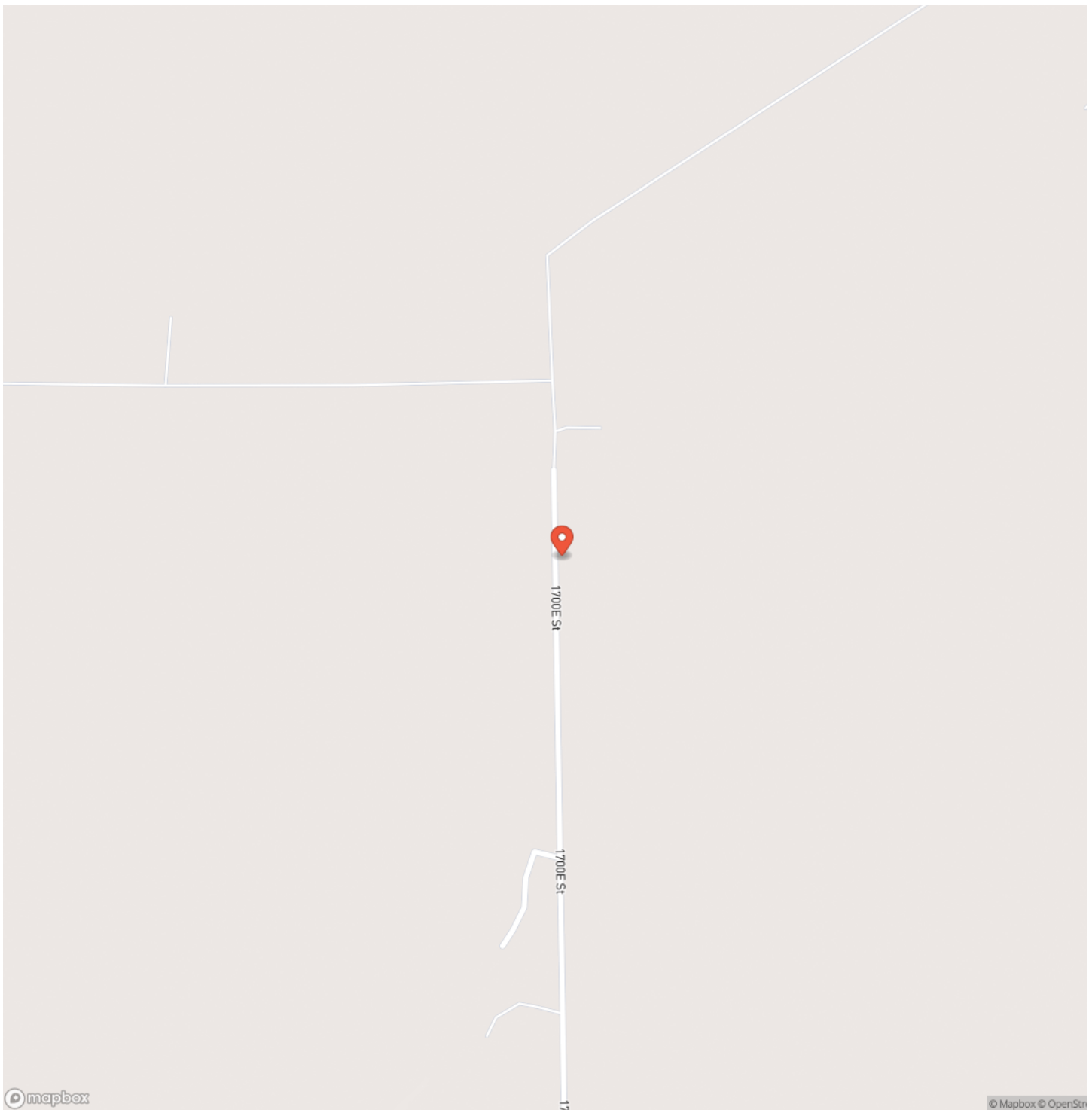
Don't miss your chance to explore this remarkable property. To schedule a visit and discover the possibilities that await you, please contact our Land Specialist, Jeff Michalic, at [812-230-4503](tel:812-230-4503) or via email at jeffm@mossyoakproperties.com.

Act now to secure your piece of rural paradise!

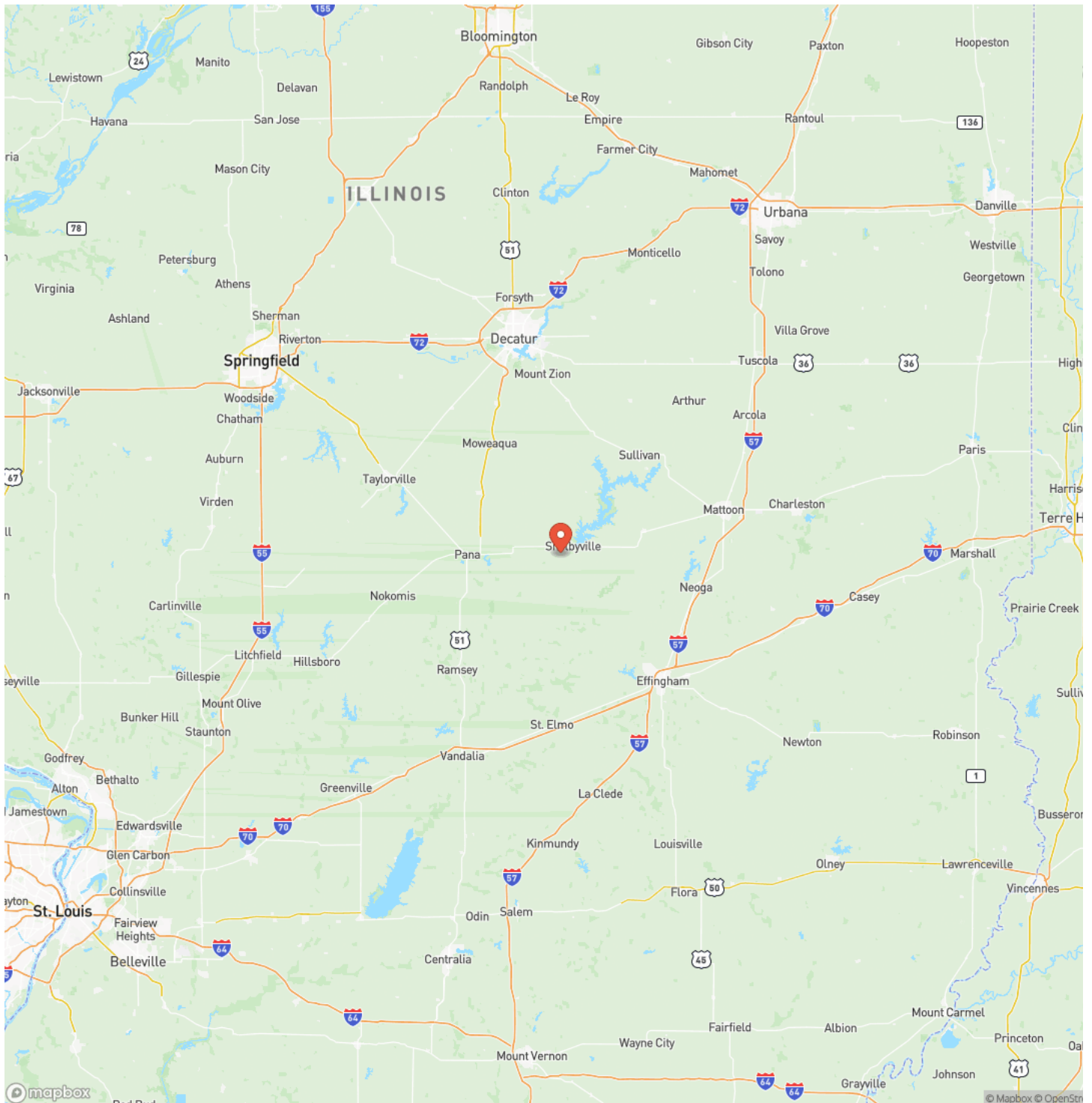




Locator Map



Locator Map



Satellite Map



Shelbyville 40
Shelbyville, IL / Shelby County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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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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