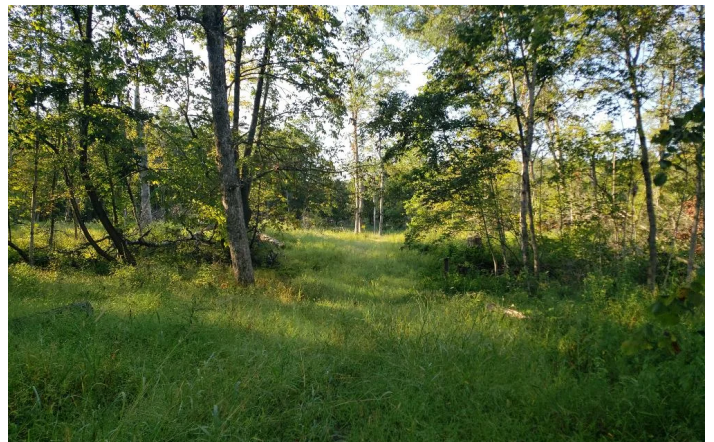


Iroquois County 130 Acres For Sale
County Road 800 West
Sheldon, IL 60966

\$559,000
130 +/- acres
Iroquois County



Iroquois County 130 Acres For Sale Sheldon, IL / Iroquois County

SUMMARY

Address

County Road 800 West

City, State Zip

Sheldon, IL 60966

County

Iroquois County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront

Latitude / Longitude

40.7835213 / -87.5258853

Taxes (Annually)

1376

Acreage

130

Price

\$559,000

Property Website

<https://indianalandandlifestyle.com/property/iroquois-county-130-acres-for-sale-iroquois-illinois/22442/>



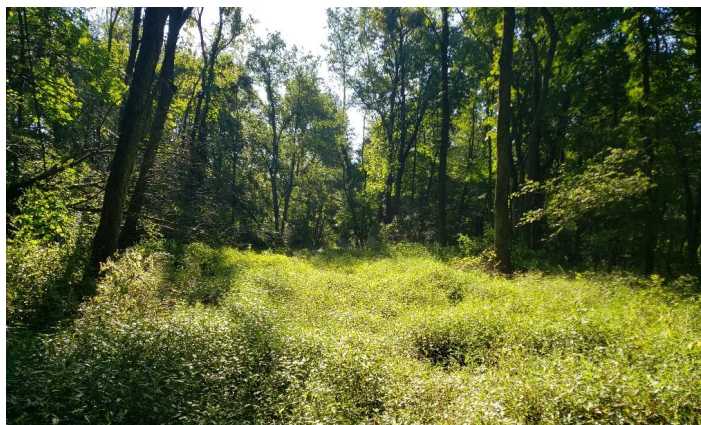
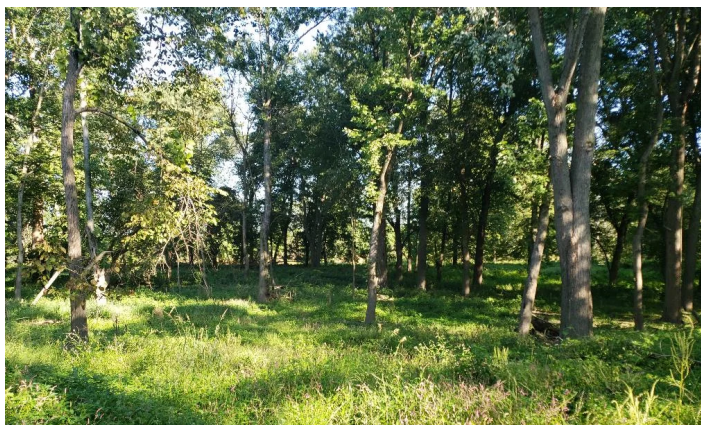
Iroquois County 130 Acres For Sale Sheldon, IL / Iroquois County

PROPERTY DESCRIPTION

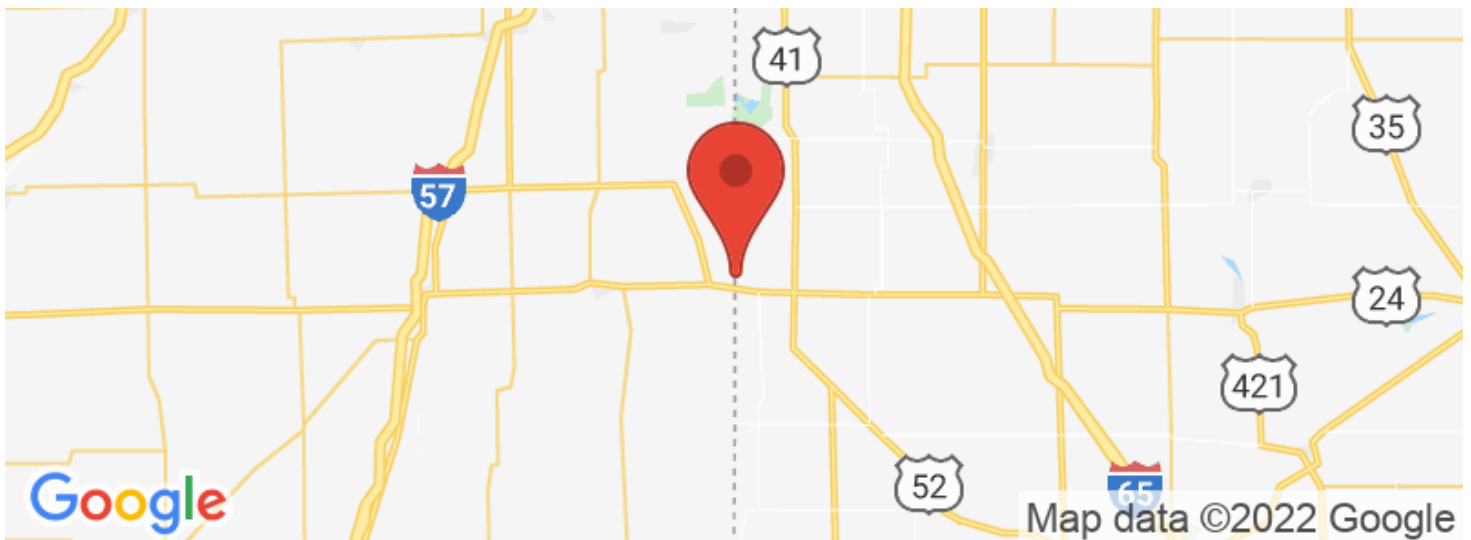
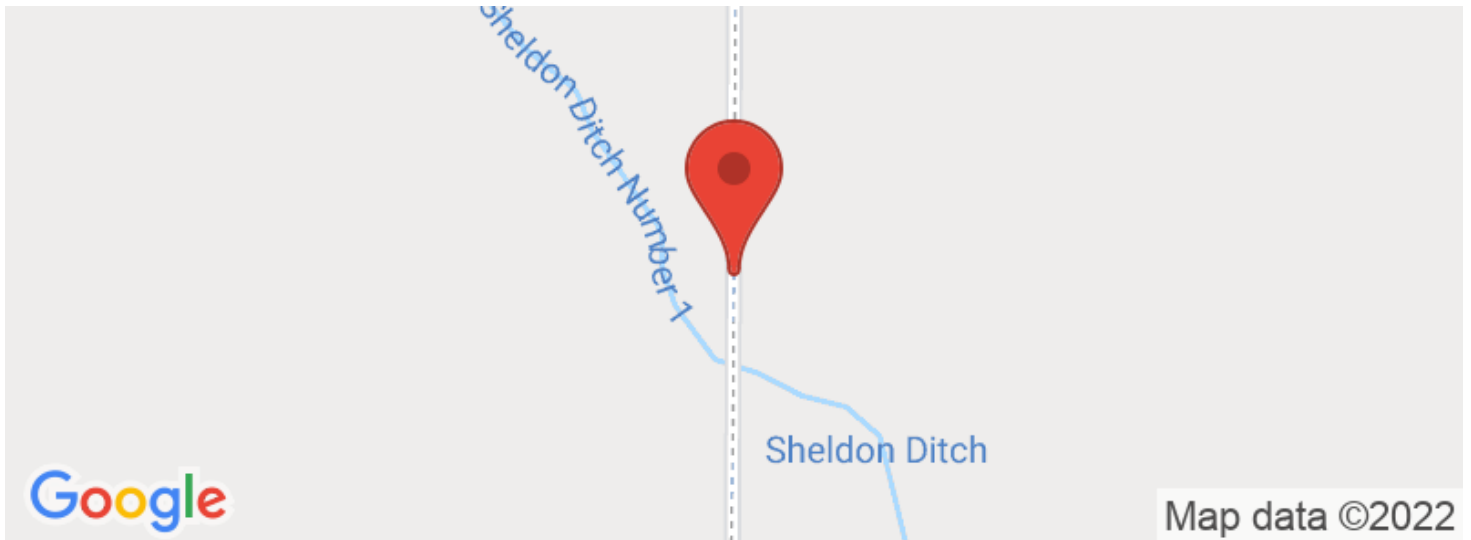
The Iroquois County 130 is a mixed recreational property located in Iroquois County, Illinois just north of the town of Sheldon and just east of the town of Iroquois. This 150 acre parcel is a former cattle farm that is mostly wooded with open areas of pasture. The largest of these open areas is an 8 acre area located in the center of the property. A recent timber harvest has created an extensive internal road system through the property. These roads are wide and in great shape. Not only do they provide access to every corner of the property, they would make for some incredible food plot areas. The woods has begun to regenerate with a lot of new growth. Over the next few years these acres will become even thicker providing increased brows for the local whitetail deer, along with more cover and nesting habitat for turkeys and other small game animals. The Iroquois River runs along the north border. This provides year round water for all animals and some summer fishing opportunities. Access to the property is off of the corner of County Road 800 West, which is the state line and County Road 1275 South. This area of the property is fenced and gated, keeping it secured. A large grain bin structure sits off the road and can double as storage. With power already on the property, building a home or cabin is a nice option. This property is 2 hours from Chicago, 1 hour from Lafayette, and 1 hour 15 minutes from Champaign. If this sounds like the place for you, give Land Specialist Jeff Michalic a call at 812-230-4503 or email him at Jeffm@mossyoakproperties.com



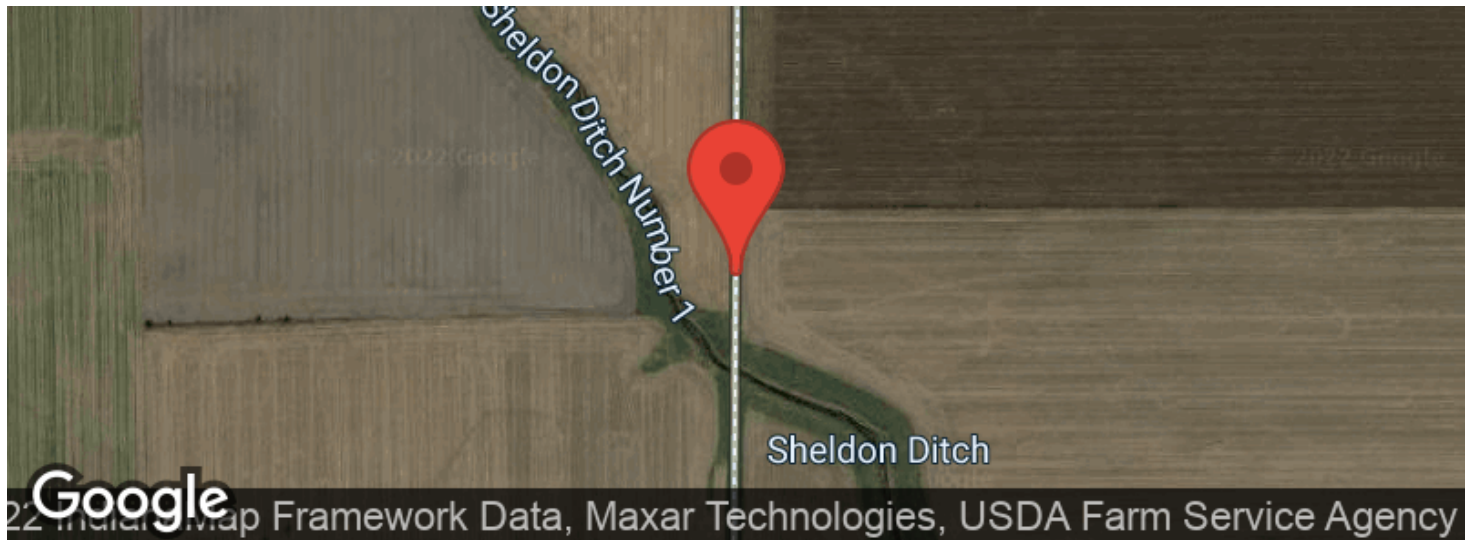
Iroquois County 130 Acres For Sale Sheldon, IL / Iroquois County



Locator Maps



Aerial Maps



Iroquois County 130 Acres For Sale
Sheldon, IL / Iroquois County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

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(812) 230-4503

Office

(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

City / State / Zip

Clinton, IN 47842

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.



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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