

21.22 Acres Christian County, Illinois
000 N. 1350 East Rd
Mount Auburn, IL 62547

\$157,500
21.220± Acres
Christian County



21.22 Acres Christian County, Illinois
Mount Auburn, IL / Christian County

SUMMARY

Address

000 N. 1350 East Rd

City, State Zip

Mount Auburn, IL 62547

County

Christian County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Timberland

Latitude / Longitude

39.767472 / -89.28131

Acreage

21.220

Price

\$157,500

Property Website

<https://www.pioneerlandcompany.com/property/21-22-acres-christian-county-illinois-christian-illinois/89741/>



21.22 Acres Christian County, Illinois Mount Auburn, IL / Christian County

PROPERTY DESCRIPTION

21.22 Acres – Christian County, Illinois

Pioneer Land Company is proud to bring to market this rare 21.22-acre property in Christian County. Small tracts like this are increasingly hard to find, and this one combines income, recreation, and future building potential all in one package.

Property Highlights

- **10.1 Acres of Income-Producing CRP**

A large portion of the property is enrolled in the Conservation Reserve Program, generating reliable annual income while also enhancing wildlife habitat and improving soil health. This makes the property both an investment opportunity and a conservation success.

- **Mature Hardwood Timber**

The balance of the acreage is covered in beautiful, established hardwoods. These woods not only provide shade and scenic beauty but also serve as prime wildlife habitat, offering natural food sources and shelter.

- **Recreational & Hunting Value**

This tract acts as a natural funnel for whitetail deer, turkey, and other wildlife, creating an outstanding setup for the outdoor enthusiast. Its size and layout make it very manageable, yet it hunts much larger than it is thanks to the surrounding habitat.

- **Building Potential**

With gently rolling terrain and multiple potential building sites, this property is well-suited for a future home, weekend cabin, or barndominium retreat. Imagine stepping out your back door into your own private hunting and recreational land.

- **Low Carrying Costs**

Real estate taxes are only \$383.60 annually, making this a low-maintenance and affordable property to own.

Why This Property?

Properties of this size rarely combine so many benefits—income, recreation, and build sites—all within one package. Whether you're looking for an entry-level land investment, a hunting getaway, or a future homesite in the country, this tract is a unique opportunity in today's market.

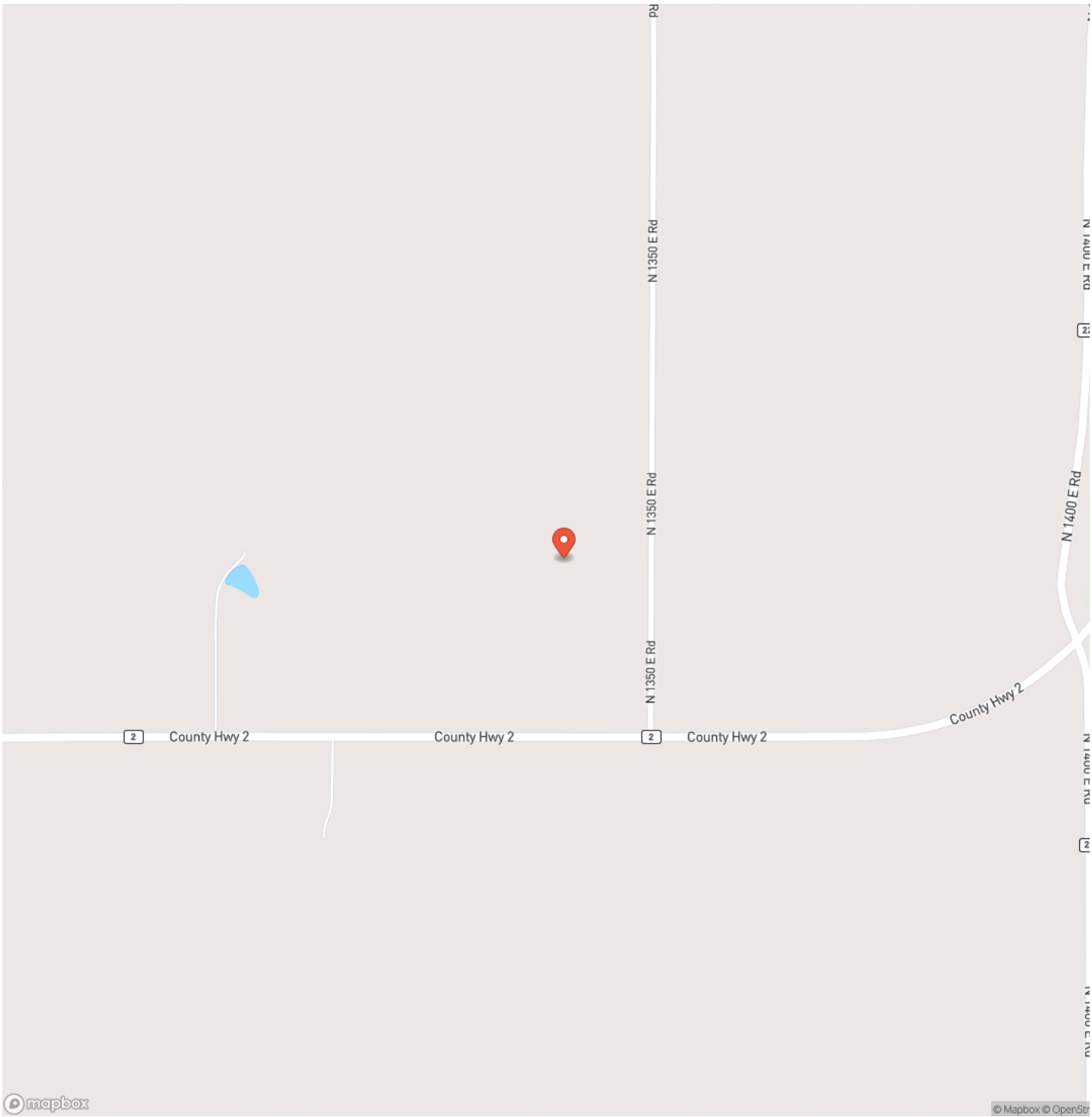
Contact Pioneer Land Company today to learn more or to schedule your private showing.



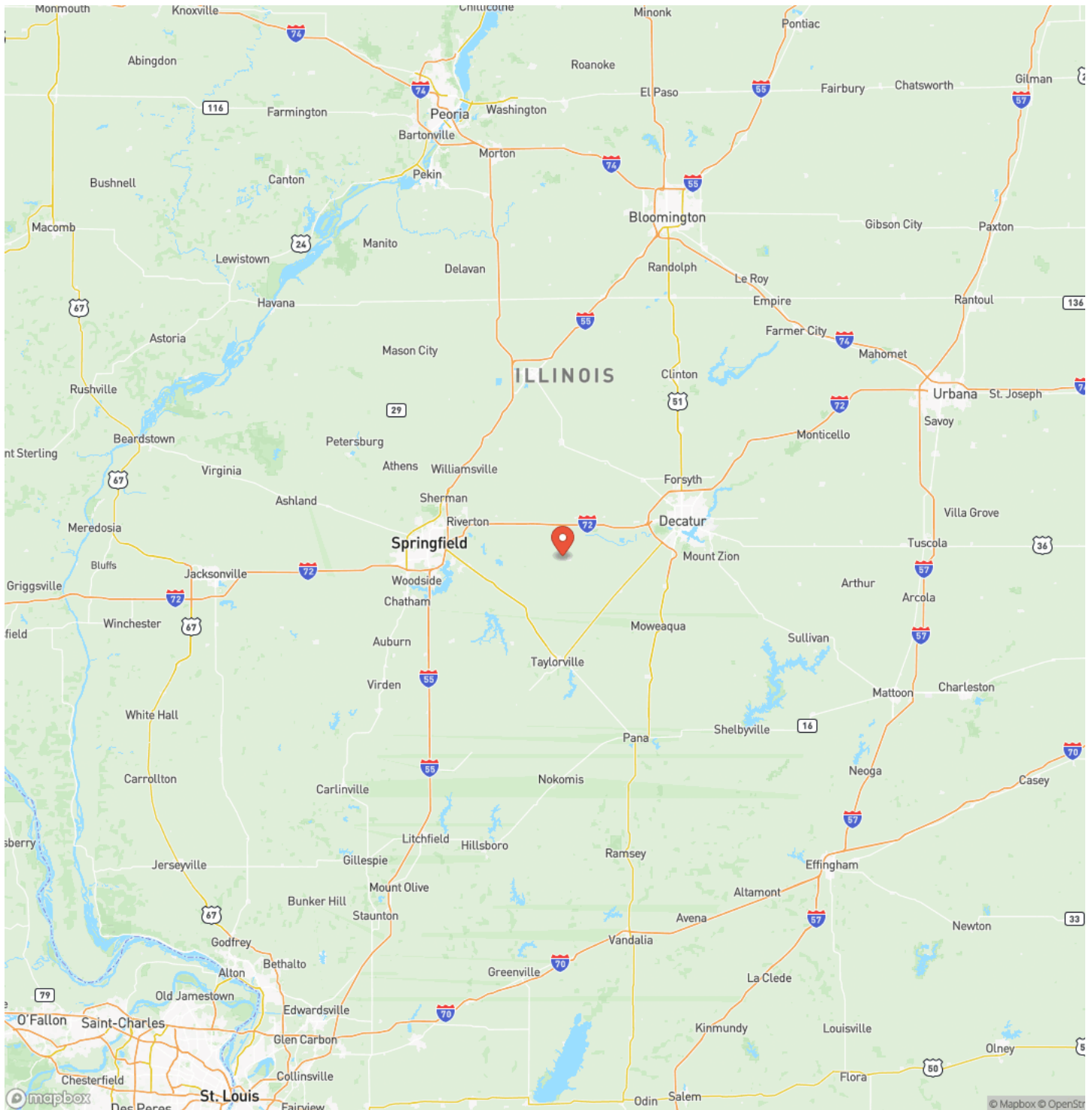
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Mount Auburn, IL / Christian County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Heitz

Mobile

(217) 415-1423

Email

mpheitz@yahoo.com

Address

City / State / Zip

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.

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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.



Pioneer Land Company
949 W. Washington St.
Pittsfield, IL 62363
(217) 285-6000
www.pioneerlandcompany.com

