Bellair East Woods/Pasture
19036-19716 25 th ST
Oblong, IL 62449

$177,700
20± Acres
Crawford County







MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
19036-19716 25 th ST

City, State Zip
Oblong, IL 62449

County
Crawford County

Type
Farms, Recreational Land, Timberland

Latitude / Longitude
39.137782 / -87.947643

Acreage
20

Price
$177,700

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

Bellair East 20 - Woods / Pasture - 20 Acres +/- South of Bellair, IL

Location: Just south of Bellair, IL - About 8 miles south of Casey, IL Frontage: Blacktop County Road on East Side - Very Easy Access

A perfect mix of hunting, building, and homestead potential!

This 20 acre +/- tract is a rare combination of big, mature timber and open pasture patches in a proven big-buck area.

Property Highlights:

- **Mixed Terrain:** Big, mature timber + open patches of pasture
- **Ready Building Sites:** Multiple open areas would be excellent for a home, cabin, or camp build
- **Pond / Lake Potential:** The bigger draws would take little effort to build your own pond or even a small lake
- **Utilities On-Site:**
  - Electric running on property to water well on the east 20 acres that sell separately or can be bought together
  - Access to water line that runs down the blacktop road
- **Road Frontage:** Blacktop county road on its east side

A Hunter's Pass-Through Paradise:
This is not just 20 acres - it's 20 acres in the RIGHT spot.

- East side features a 5'+ tall weed patch on the edge of the main ridge
- That weed patch is a **daytime and nighttime whitetail highway** - deer travel from the highly trophy-managed property to the east and south, pass through this 20, heading to big timber
- East of this tract is **over 1,000 acres of CRP and big timber** that has allowed this area to produce Booner-class deer every year.
- Close to big river bottoms - **no lack of turkeys to hunt as well**

If you want to be in the middle of big-buck movement, this is it.

Make It 40 Acres:
A great addition to this property is the adjoining 20 acres listed on the east border. Buy both to make one long 40-acre tract that runs deep into big trophy buck managed acreage.

The variations for what these 20 acres can be used for are endless - hunting retreat, home site, livestock / pasture, weekend getaway, or long-term investment.

Don't miss this easy-access tract in a trophy-proven neighborhood.

* If sold separately this 20 acres will have an easement to the Bellair East 20 Crops/Creek.

For a viewing contact Land Specialist:

Kevin Boyer - 1-217-232-0722 kboyer@mossyoakproperties.com





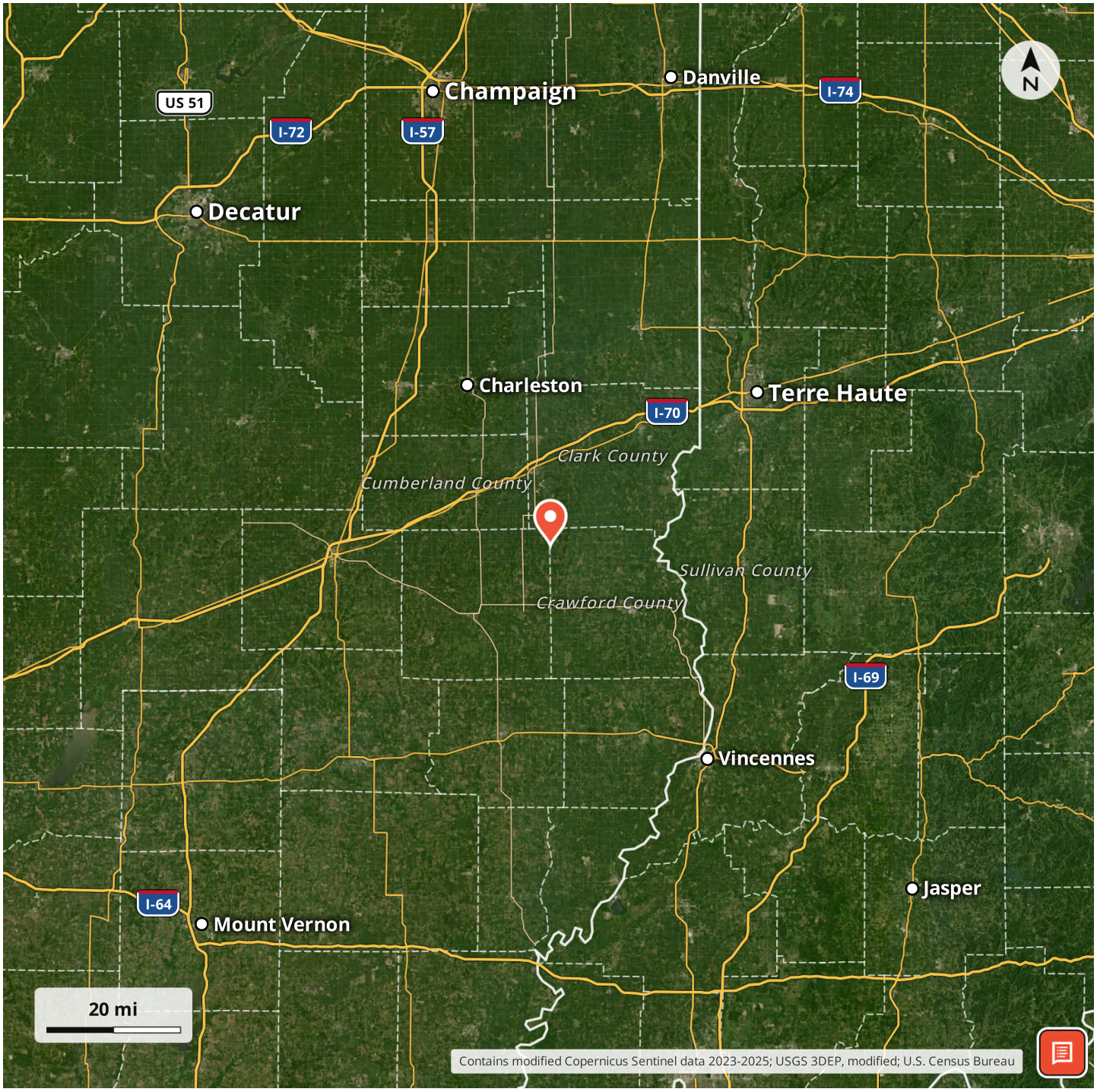








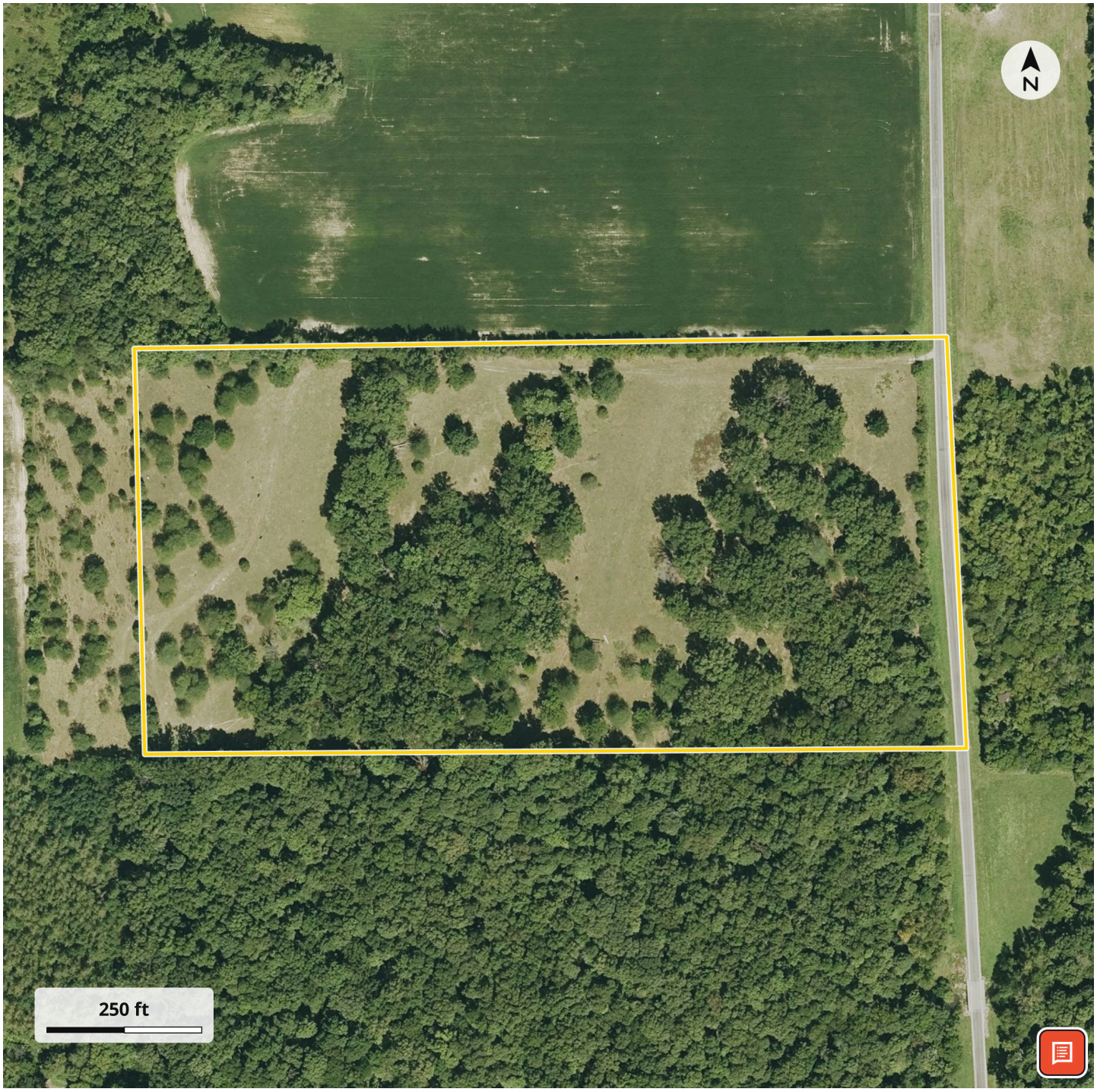
Regional Map



Locator Map


N
Co Hwy 19
E 2000th Ave
N 13th St
N 25th St
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
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Address
5408 N 370th Street

City / State / Zip
Casey, IL 62420

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DISCLAIMERS

If this east 20 acres is sold separately from the west 20 acres than this 20 will have an easement to the back Bellair east 20 Crops/ Creek .

Mossy Oak Properties Indiana Land and Lifestyle
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