

North Lawrenceville 40 Acres
Beaver Pond Lane
Lawrenceville, IL 62439

\$220,000
42.33± Acres
Lawrence County



North Lawrenceville 40 Acres
Lawrenceville, IL / Lawrence County

SUMMARY

Address

Beaver Pond Lane

City, State Zip

Lawrenceville, IL 62439

County

Lawrence County

Type

Farms, Hunting Land, Timberland, Recreational Land

Latitude / Longitude

38.805143 / -87.606909

Acreage

42.33

Price

\$220,000

Property Website

<https://indianalandandlifestyle.com/property/north-lawrenceville-40-acres-lawrence-illinois/119237/>



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PROPERTY DESCRIPTION

North Lawrence 40 Acres

- **Total Size:** 42.33 acres
- **Tillable Acres:** 24.15 acres (currently farmed)
- **Timbered Woods:** 18.18 acres (rest of the property)

Farming and Income

- The 24.25 acres currently cash rented at \$150 per acre
- Deep drainage ditch runs through the middle, helping prevent flooding
- Farming is active on the tillable acres

Surroundings and Wildlife

- North side borders big timber and a large ridgetop
- East side adjacent to a quality alfalfa field attracting local deer
- Both the alfalfa and crop fields are good feeding areas for the local deer herd

Hunting and CRP Opportunity

- After owning the property for one year, the 24.25 acres may be enrolled in a Conservation Reserve Program (CRP)
- Options include CRP native grass (CRP-2 or CRP-4) or tree planting programs
- New CRP enrollments pay about \$230 to \$244 per acre
- Potential to develop the property into a high-quality whitetail deer habitat while earning income

Access and Seclusion

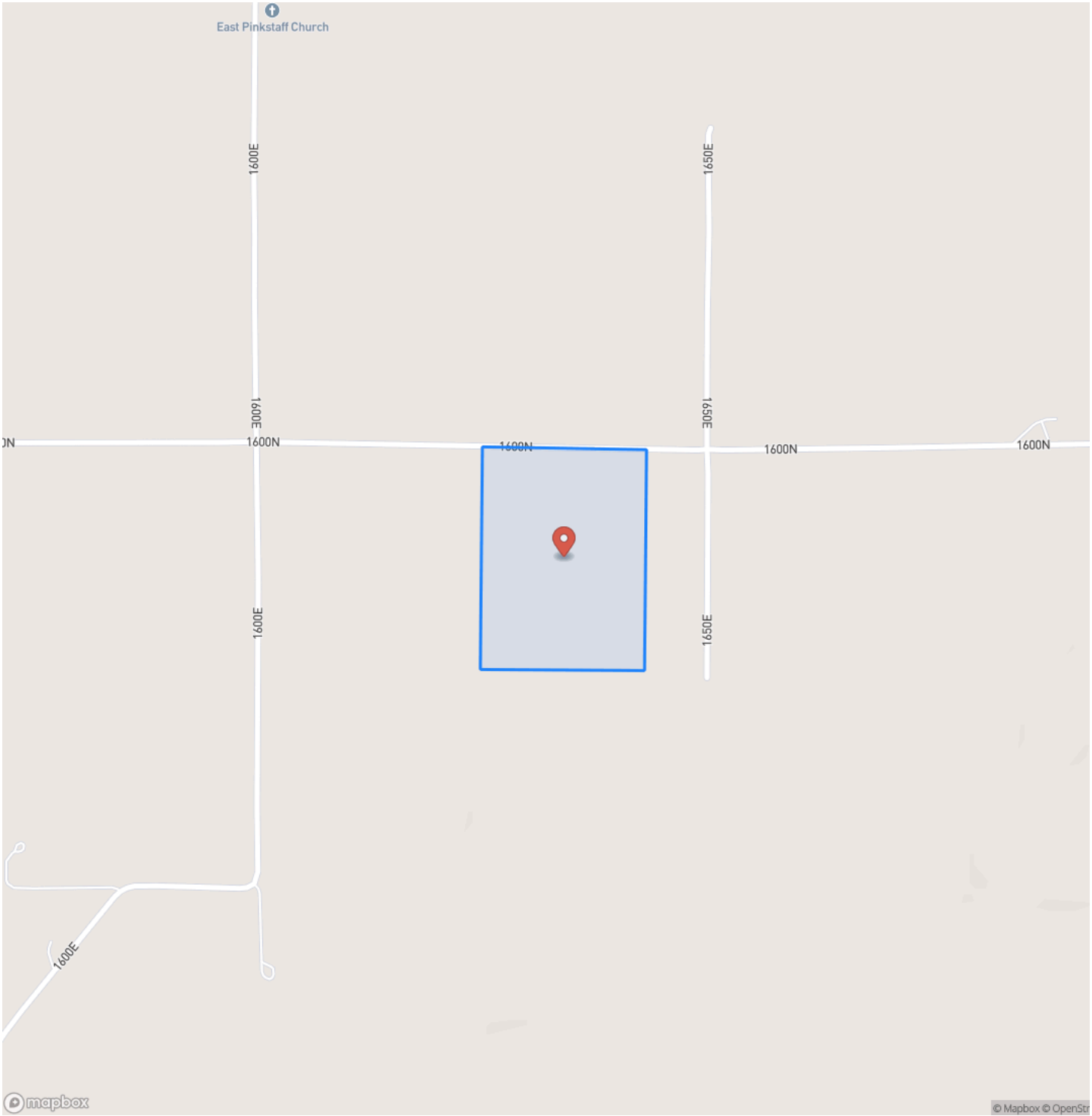
- Entry from the curve on Beaver Pond Road going north onto a dirt road
- Grass lanes on both sides of the drainage ditch provide access to fields
- The property is secluded but has easy access to both wooded and crop areas

This property offers a mix of productive farmland, timber, and strong potential for hunting or conservation income through CRP programs. Don't miss this great opportunity for both farming and outdoor recreation. Contact Listing Agent for a private showing or for details on CRP enrollment or estimating income potential. **Kevin Boyer 1-217-232-0722 or kboyer@mossyoakproperties.com**

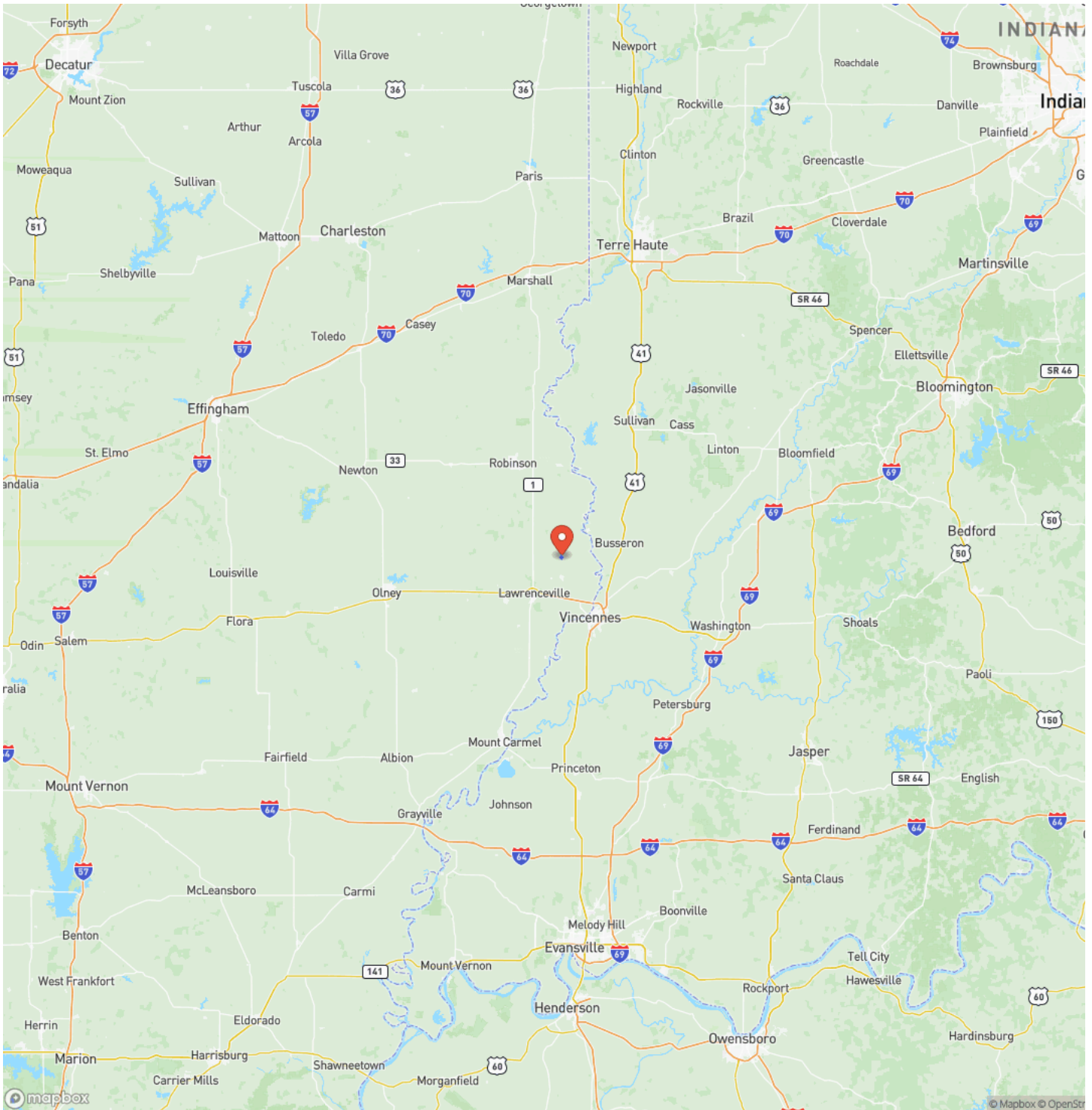
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Locator Map



Locator Map



Satellite Map



North Lawrenceville 40 Acres
Lawrenceville, IL / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Boyer

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City / State / Zip

Casey, IL 62420

NOTES

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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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