South Marshall 20
11525 N 1900TH ST
Marshall, IL 62411

$116,000
20± Acres
Clark County







MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
11525 N 1900TH ST

City, State Zip
Marshall, IL 62411

County
Clark County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
39.322136 / -87.657693

Acreage
20

Price
$116,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

20 Secluded Acres of Prime Illinois Hunting Ground - Built for Big Bucks!

If you've been looking for a secluded piece of hunting ground with the potential to hold and grow mature whitetails, **this 20-acre tract deserves a serious look!**

This property has a lot going for it. Recent logging has opened up the timber in a way that has created thicker cover, improved habitat, and added the kind of security that makes wildlife feel at home. For hunters who understand big-buck behavior, this is the type of property that gets your attention. Thick, secluded cover is exactly where mature bucks like to slip away, bed down, and feel safe.

The wildlife was already showing itself when we arrived. We jumped several deer, and a few turkeys were out in the field as we pulled in. That's always an encouraging sign when evaluating a property's potential!

A CREEK, THICK COVER & BIG-BUCK COUNTRY

A creek runs along the northeast side of the property, adding another natural feature to this attractive hunting tract. The surrounding area is just as impressive, with large blocks of mature timber to the north and east. These neighboring properties are well known for producing the kind of giant whitetails that have made Illinois famous. Property also has a nice bench and a saddle in its terrain features that the deer follow like a textbook!

Having the right habitat is important, but being in the right neighborhood matters, too. This property offers a combination of secluded cover, wildlife habitat, and neighboring timber that makes it an exciting opportunity for anyone looking to pursue mature Illinois whitetails.

ACCESS & ROOM TO EXPAND

Access is available from the east along a grassy lane, with the landowner's permission to walk it.

Want even more ground? The adjoining 46.5-acre property to the south is also listed for sale. Purchasing both tracts would give you approximately **66.5 acres** and the opportunity to gain access from the south as well.

Whether you're looking for a manageable 20-acre hunting property or want to expand into a larger 66.5-acre setup, this is an opportunity to own ground in an area with the habitat, neighboring timber, and potential that serious whitetail hunters look for.

If your goal is to create a property that can hold mature bucks and give them the cover they need to reach their full potential, this tract is worth checking out!

Interested in taking a look?

Contact Land Specialist **Kevin Boyer** to schedule a private viewing.

kboyer@mossyoakperties.com
1-217-232-0722





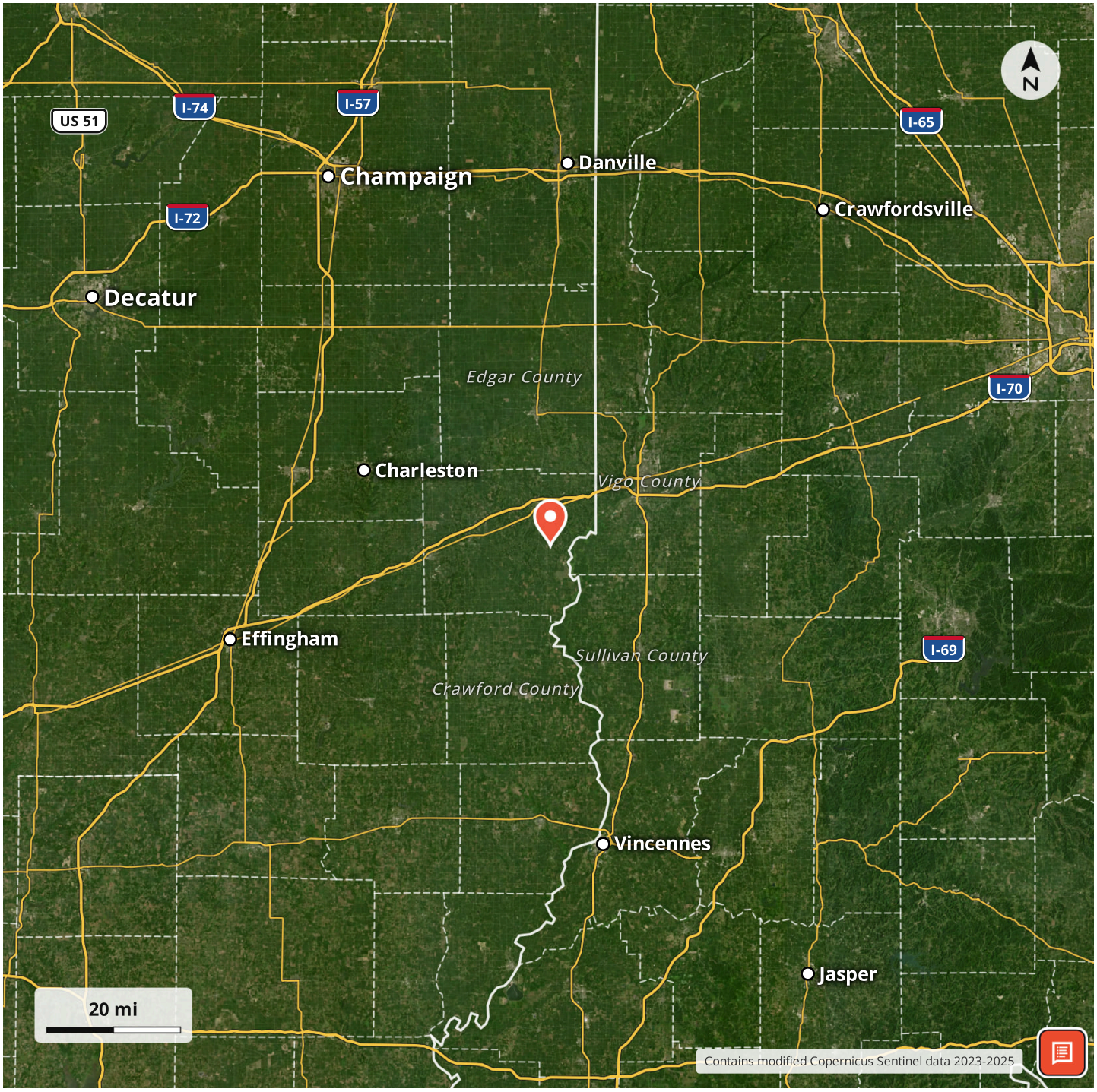




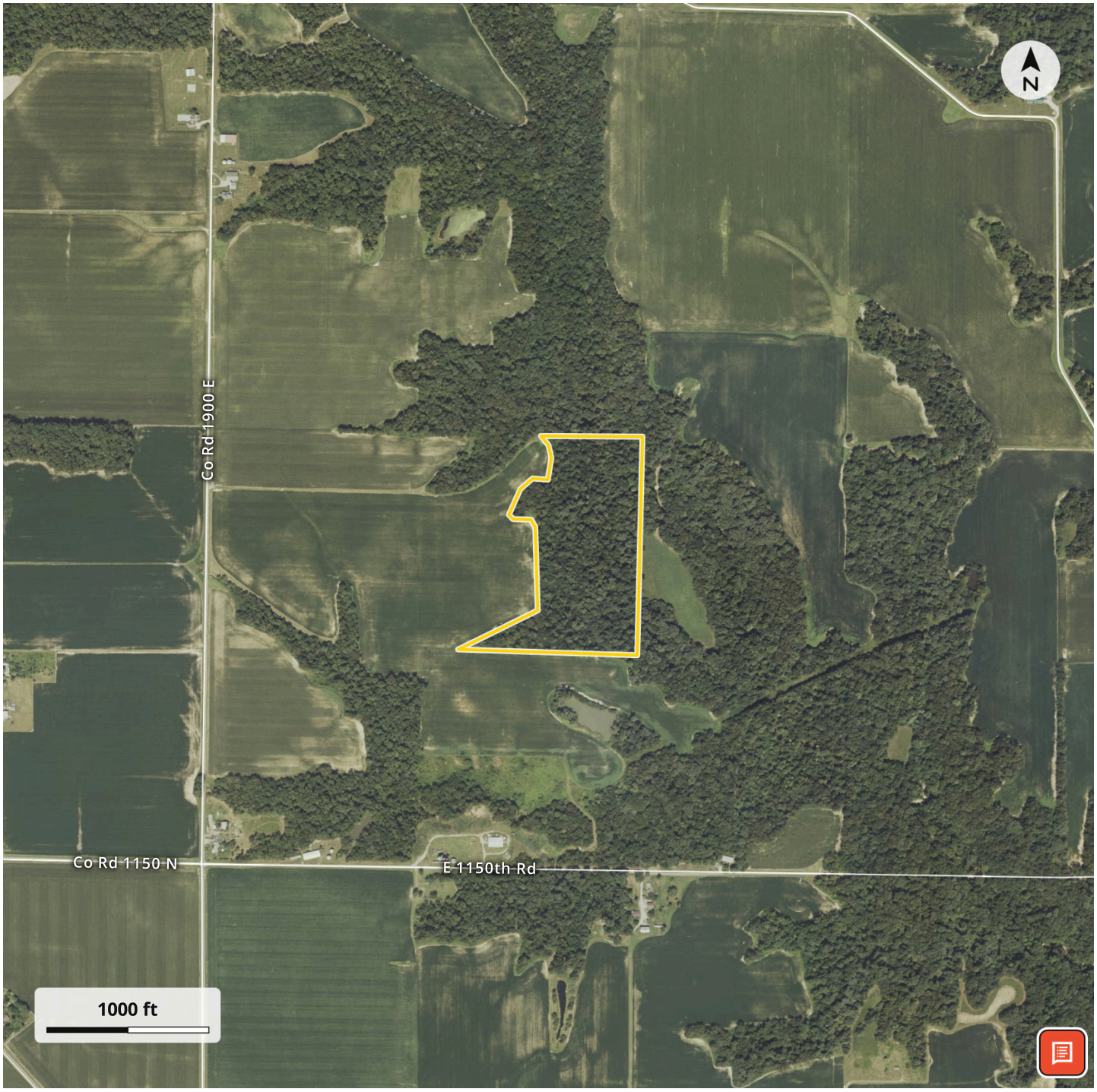




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Kevin Boyer

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(765) 505-4155

Email
kboyer@mossyoakproperties.com

Address
5408 N 370th Street

City / State / Zip
Casey, IL 62420

NOTES

NOTES

DISCLAIMERS

Selling just the approximately 20 acres + or - on the east side. We have marked out on the map the area being sold. However, the buyer will have it have it surveyed off

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