

South Marshall 46 Acres
19255 E. 1150th
Marshall, IL 62441

\$315,000
46± Acres
Clark County



South Marshall 46 Acres
Marshall, IL / Clark County

SUMMARY

Address

19255 E. 1150th

City, State Zip

Marshall, IL 62441

County

Clark County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

39.318985 / -87.657813

Acreage

46

Price

\$315,000

Property Website

indianalandandlifestyle.com



PROPERTY DESCRIPTION

46 Acres of Outstanding Whitetail Hunting, Farm Income & Long-Term Timber Investment

If you're looking for a property that offers the perfect combination of hunting, recreation, farm income, and future investment potential, this beautiful 46-acre tract deserves a closer look! Featuring approximately 20 acres of tillable ground providing steady farm income, a beautiful stocked pond, mature timber, grassy bedding areas, and thick wooded cover, this property offers something for everyone.

The property is incredibly diverse, with open mature woods, large draws, and creeks winding through the bottomland and along the east side. These natural features create excellent travel corridors and natural funnels for wildlife, making this tract especially appealing to the serious whitetail deer hunter.

The timber and future investment potential make this property even more exciting. Along with areas of mature timber that may offer current timber value, the south draw running through the property contains an impressive amount of young black walnut trees. With proper growth and management, these trees could provide significant additional timber value over the next 10-15 years, adding another exciting long-term investment opportunity.

For the whitetail enthusiast, the surrounding landscape is just as impressive. The property adjoins miles of big timber to the east and north, providing access to an expansive wooded environment. The whitetail genetics in this area are outstanding, making this an exciting opportunity for someone looking to own and manage a property with the potential to produce quality, mature bucks.

Grassy bedding areas provide excellent cover, while extremely thick wooded thickets offer the security mature bucks need to hide, feel comfortable, and grow old. Combined with the creek bottoms, natural funnels, diverse timber, and stocked pond, this property has many of the key ingredients needed to develop an exceptional whitetail hunting property.

Convenient access is another major plus. Located just one mile off Illinois Route 1, the property is accessed by an all-blacktop road leading to a mowed and maintained path, making access convenient while preserving the property's secluded, recreational feel.

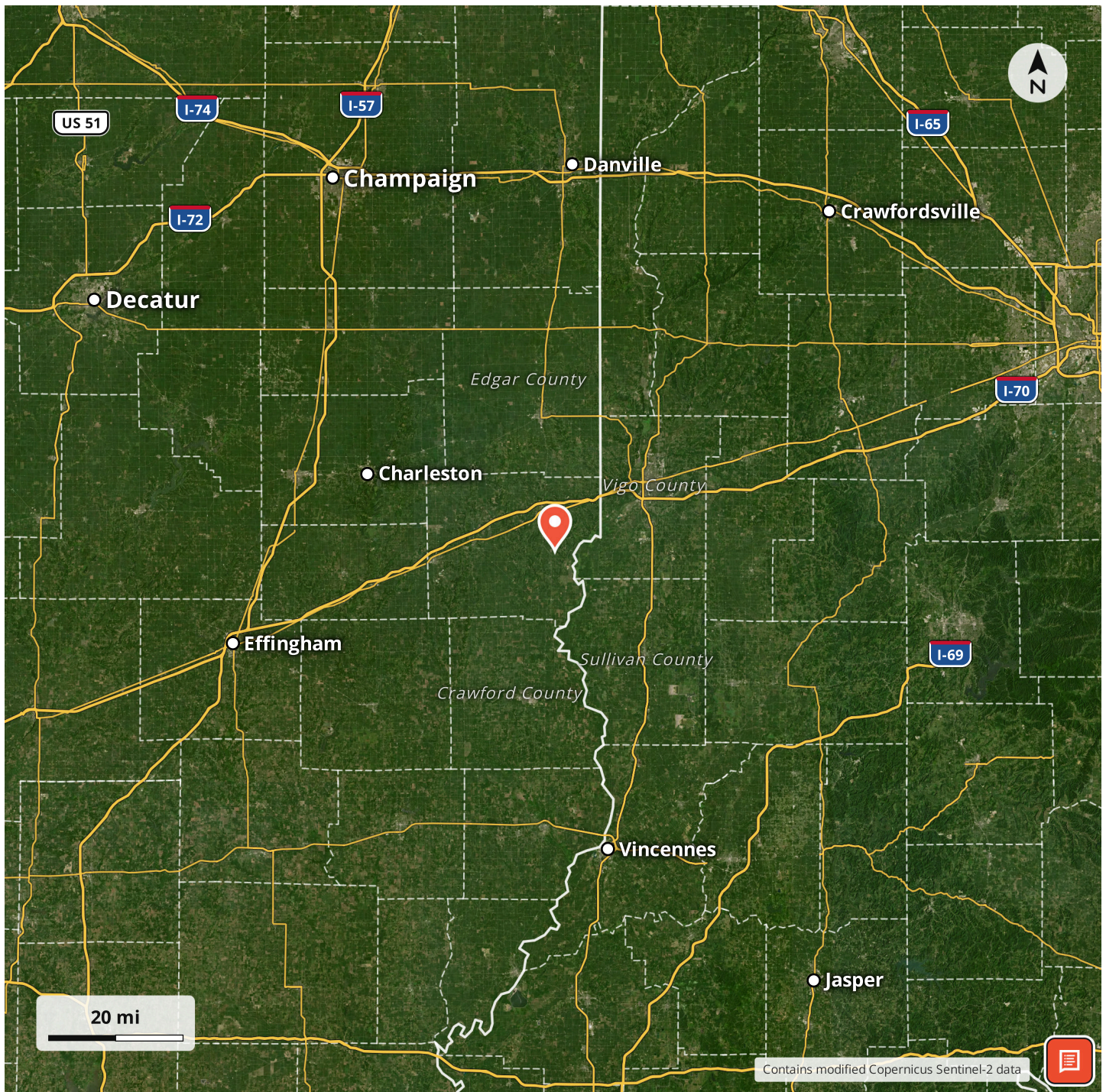
Whether you're looking for dependable farm income, recreational enjoyment, a serious whitetail hunting opportunity, or a long-term timber investment, this 46-acre property offers a rare combination of features and potential. It's more than just a piece of ground-it's an opportunity to invest in a property you can enjoy today while building its value for the future.

For viewing or more information contact Land Specialist Kevin Boyer at [217-232-0722](tel:217-232-0722) or kboyer@mossyoakproperties.com

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Regional Map



Locator Map



Aerial Map



South Marshall 46 Acres Marshall, IL / Clark County

LISTING REPRESENTATIVE
For more information contact:



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NOTES

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<https://indianalandandlifestyle.com/>

DISCLAIMERS

Parcel ID: 04-14-08-00-300-002

Acreage and Property Details

The parcel is listed as approximately 51.5 acres. The landowners will retain approximately 4 acres located in the southwest corner of the property. This retained portion includes all existing sheds, grain bins, and silos.

The **remaining approximately 46 acres, more or less**, will be offered for sale. Acreage is approximate and subject to final survey or confirmation.

Mossy Oak Properties Indiana Land and Lifestyle

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Clinton, IN 47842

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