Westville 40 / Cabin, Shed & Pond
730 East Kelly Ave
Westville, IL 61883

$440,000
40.34± Acres
Vermilion County

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
730 East Kelly Ave

City, State Zip
Westville, IL 61883

County
Vermilion County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
40.05753 / -87.629195

Dwelling Square Feet
768

Bedrooms / Bathrooms
1 / 1

Acreage
40.34

Price
$440,000

Property Website
https://indianalandandlifestyle.com/property/westville-40-cabin-shed-pond-vermilion-illinois/119188/

PROPERTY DESCRIPTION

40-Acre Turn-Key Hunting & Recreational Property - Westville, Illinois

A Rare Turn-Key Opportunity Just East of Westville, Illinois

Here is an opportunity to own a **40-acre turn-key recreational and hunting property** located on the east side of Westville, Illinois. Unlike many recreational properties where you have to purchase the land and then spend another $150,000 -$200,000 or more adding a cabin, machine shed, pond, food plots, and other improvements, this property already has the major improvements in place and is ready to enjoy

The property features a **two-story cabin 16' x 24', a 30' x 56' machine shed, established food-plot areas, a stocked fishing pond, mature timber, and excellent access**.

Exceptional Timber & Habitat

Approximately 40 acres of this property offers a tremendous combination of mature timber and wildlife habitat. The timber includes **mature red oak, white oak, and a variety of other mature nut-producing trees**, creating an excellent natural food source for deer and other wildlife.

The property currently has a **bumper crop of acorns and mixed mast**, providing abundant natural forage during the fall hunting season.

Two small creeks border the property, one along the west side and one along the east side. A primary ridge runs through the center of the property, with several smaller ridges tying into the main ridge.

The surrounding landscape adds even more appeal, with **large agricultural fields to the south and east**.

A Natural Deer Funnel

The terrain features are what make this property especially interesting from a hunting standpoint.

The combination of the main ridge, smaller connecting ridges, creek bottoms, mature timber, food sources, and surrounding agricultural fields creates a **natural funnel for the local deer herd**.

Whether it is early season, the rut, or late season, deer movement is naturally concentrated through the creek bottoms and along the ridges as deer travel between bedding areas, timber, food sources, and neighboring crop fields.

The current landowner is still actively hunting the property and is pursuing a true giant, so **trail-camera photos will not be provided at this time**. However, the size of some of the rubs throughout the property tells its own story along with past harvest. Anyone familiar with this area already knows the quality of the local deer herd and the genetics this region can produce.

Turn-Key Improvements

The property includes:

- **Two-story cabin**
- **30' x 56' machine shed**
- **Stocked fishing pond**
- **Approximately 4-5 acres of tillable/food-plot ground**
- **Mature hardwood timber**
- **Two small creeks**
- **Existing access along an old railroad bed**
- **Numerous opportunities for ATV and horseback-riding trails**
- **Blacktop frontage road**

The cabin has **electricity and a septic system**, although **running water has not yet been installed**, giving the next owner the opportunity to finish the cabin according to suit their needs.

The 4-5 acres of tillable ground on the north end, located near the cabin and machine shed, provides excellent space for food plots, gardening, additional wildlife habitat, or agricultural use.

Excellent Access

An old railroad bed runs along the east side of the property and has been removed from railroad use. This provides an excellent existing access route down the east property line and adds convenience for accessing different portions of the property.

More Than Just a Hunting Property

While the hunting potential is a major attraction, this property offers much more.

The acreage provides plenty of room for **ATV trails, horseback-riding trails, hiking, camping, fishing, wildlife watching, and family recreation**. The stocked pond adds another recreational component and provides a great place to spend time outdoors.

Its location just east of Westville also creates an interesting opportunity for someone looking for a **private recreational property close to town**, making it possible to enjoy hunting and outdoor recreation without having to travel hours from home.

Potential Investment Opportunity

In addition to its recreational value, the property's location and configuration could make it worth evaluating as a **future residential or subdivision investment opportunity**, subject to zoning, municipal approval, utilities, access, and other applicable development requirements.

The Bottom Line

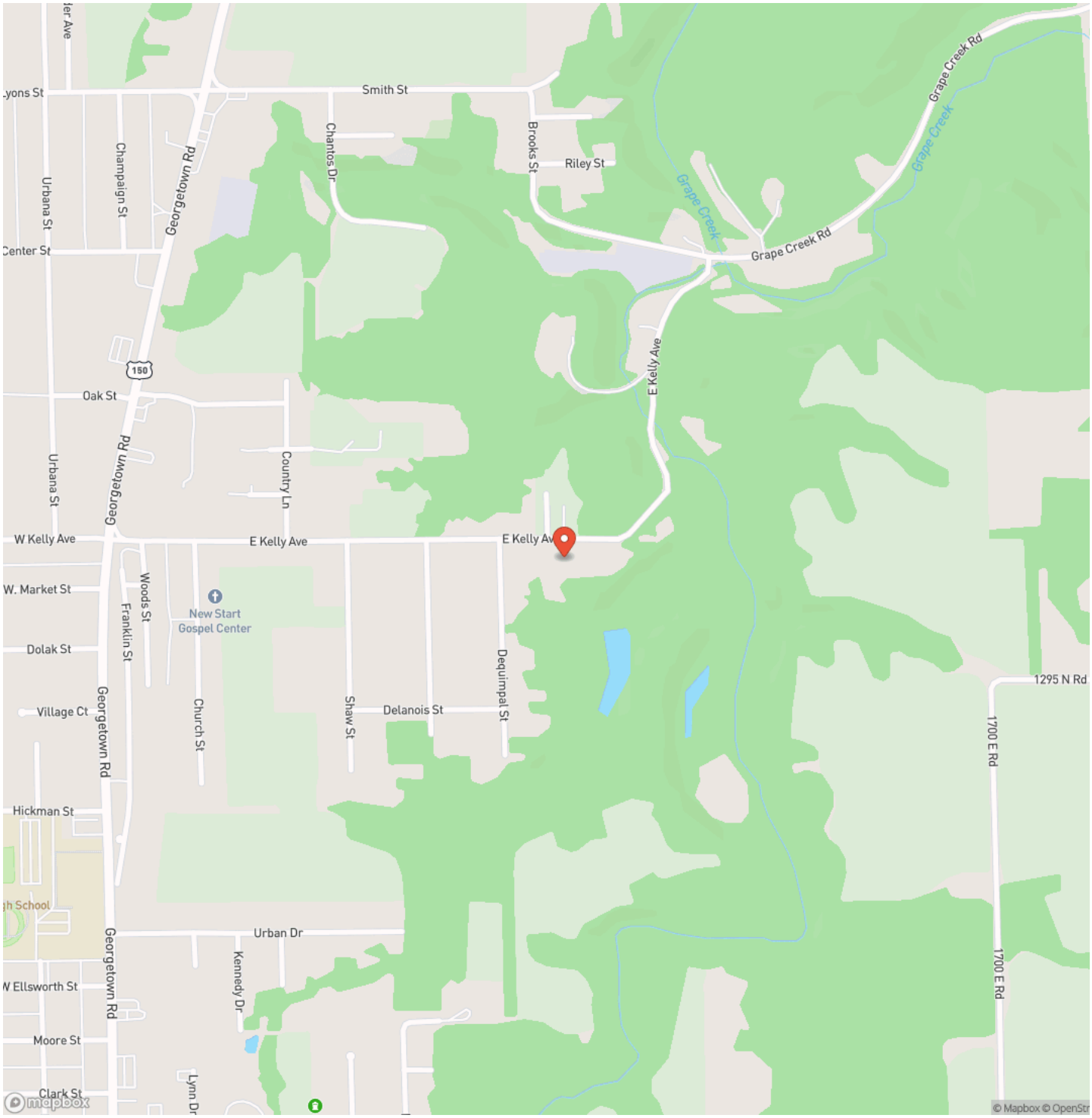
Properties like this are difficult to find because the major improvements are already in place.

You aren't simply buying 40 acres and starting from scratch. **You're buying a property that already has the cabin, large machine shed, pond, food-plot opportunities, mature timber, established access, and a natural deer funnel.**

Whether your goal is a **turn-key hunting retreat, family recreational property, private weekend getaway, investment property, or potential future development**, this 40-acre property near Westville offers a unique combination of improvements, habitat, location, and opportunity.

Contact Land Specialist, Kevin Boyer, at - 1-217-232-0722 or kboyer@mossyoakproperties.com to see what makes this property truly special!

Locator Map



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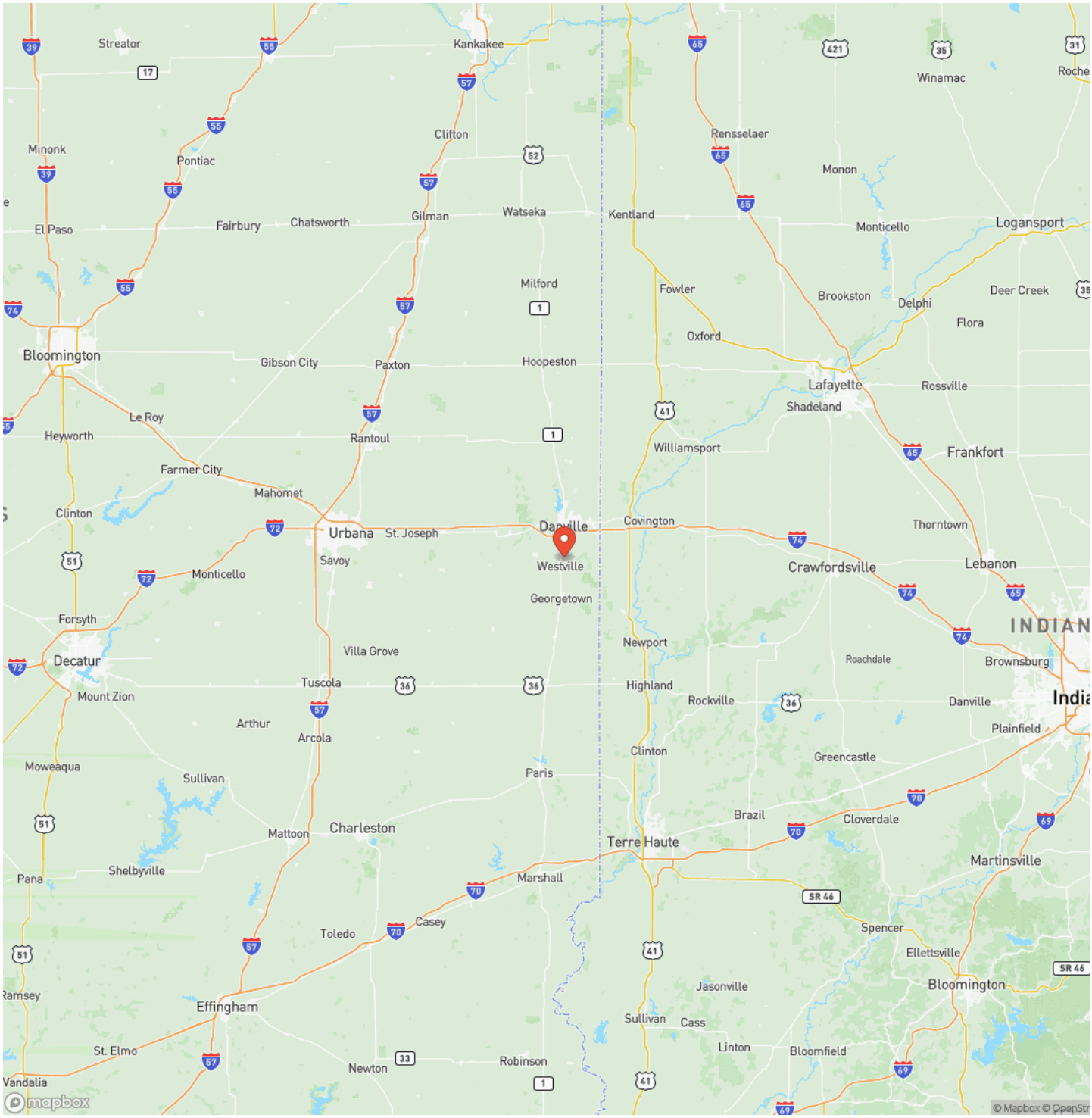
Locator Map


Streator
Kankakee
Winamac
Roche
Minonk
Pontiac
Clifton
Rensselaer
Monon
El Paso
Fairbury
Chatsworth
Gilman
Watseka
Kentland
Monticello
Logansport
Milford
Fowler
Brookston
Delphi
Deer Creek
Flora
Oxford
Bloomington
Gibson City
Paxton
Hoopeston
Lafayette
Rossville
Shadeland
Le Roy
Heyworth
Rantoul
Williamsport
Frankfort
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Clinton
Urbana
St. Joseph
Danville
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Mount Zion
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Satellite Map

LISTING REPRESENTATIVE

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