Lawrenceville, 63
1300 Tadpole Rd
Lawrenceville, IL 62427

$267,750
63± Acres
Lawrence County







MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
1300 Tadpole Rd

City, State Zip
Lawrenceville, IL 62427

County
Lawrence County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
38.745997 / -87.667646

Acreage
63

Price
$267,750

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

63± acres of diverse hunting and recreational land located on the north edge of Lawrenceville in Lawrence County, Illinois. This unique property offers a rare combination of habitat, seclusion, and surrounding land management that allows it to hunt much bigger than its acreage suggests.

Access is via a dead-end road leading to a private gate, followed by an easement into the property-providing excellent privacy and minimal disturbance, ideal for a secluded hunting setup.

This tract supports a wide variety of wildlife including whitetail deer, turkey, ducks, geese, and small game. Multiple bucks were observed while walking the property, along with tom turkeys, hens, and active waterfowl, demonstrating strong and consistent wildlife activity.

The surrounding area is a major advantage, with neighboring properties managed for trophy whitetail. Additionally, approximately 40 acres to the northeast is city-owned with no hunting pressure, creating a natural sanctuary that helps hold and grow mature deer in the area.

The property's layout and natural features create excellent wildlife movement and hunting opportunities. A ditch/slough with water along the western neighboring property helps funnel deer and turkey directly through this tract. To the north, a tree line and levee provide both screening and structure, along with north- and south-facing slopes that offer ideal bedding areas depending on wind and weather conditions.

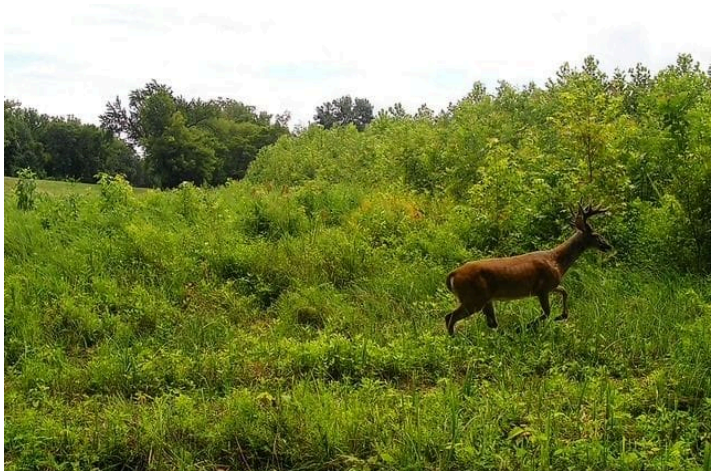
Habitat diversity is a key strength, featuring thick bedding cover, open mature timber, and natural terrain variation including 4-6 foot levees and humps associated with past waterfowl use. Crop fields border the property on three sides, supplying a strong external food source.

An existing gas/power right-of-way offers an excellent location for establishing a food plot, further enhancing the property's ability to attract and hold wildlife.

Conveniently located just off IL Route 1 and Route 50, this property offers a rare balance of accessibility and seclusion-making it an ideal choice for a dedicated hunting tract or weekend recreational retreat.

- 2 miles from Lawrenceville, IL.
- 9.4 miles from Vincennes , IN.
- 63.3 miles from Terre Haute, IN.
- 65.8 miles from Evansville, IN.
- 136 miles from Indianapolis, IN.
- 144 miles from St Louis , MO.

For the most accurate information, contact Land Specialist, Kevin Boyer, at 217-232-0722 .





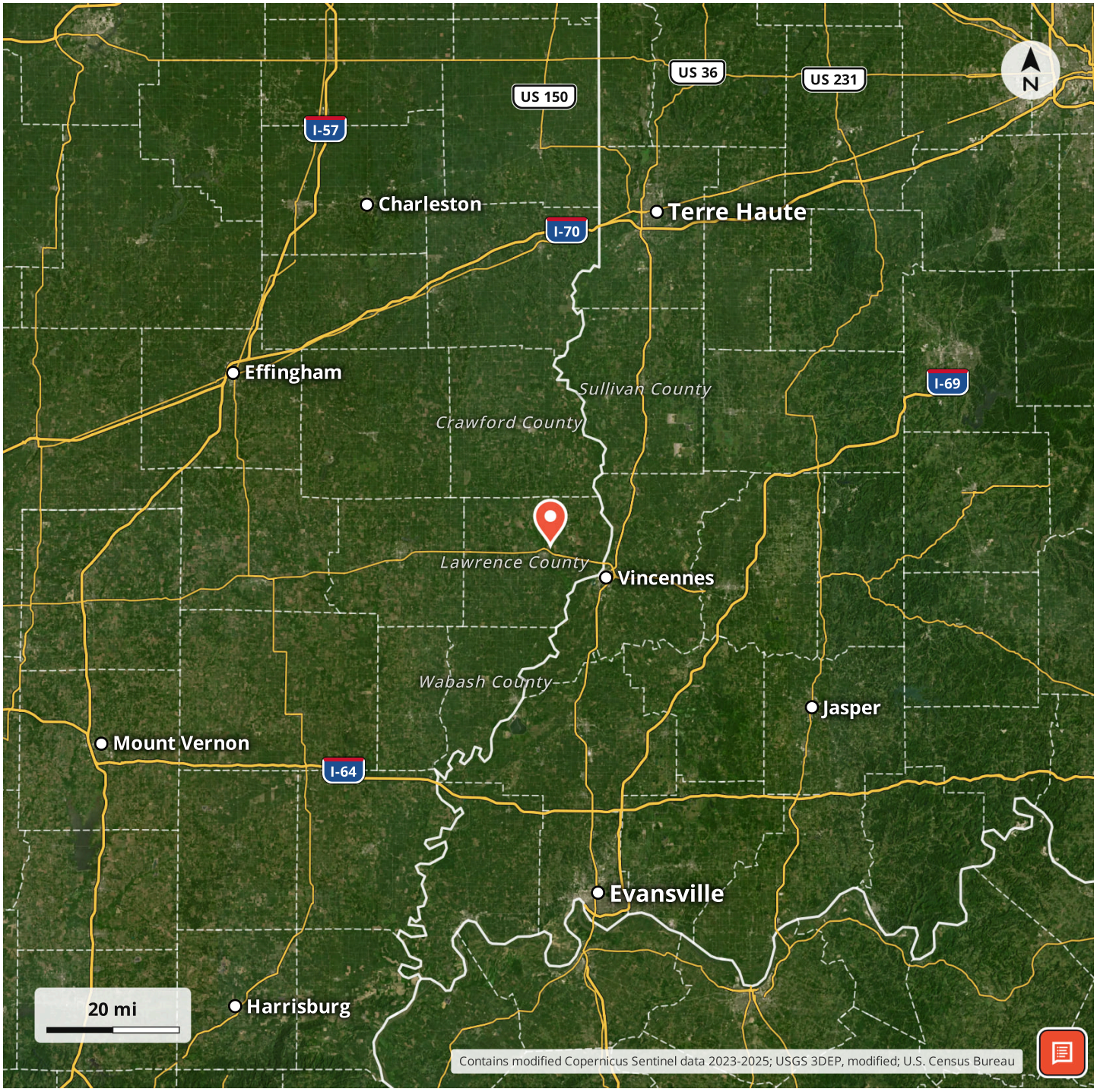

JOHN SUMNER
DAVID L WILLIAMS
RUSSELL ALLISON AMBRAW LEVEE DISTRICT
AMBRAW LEVEE DISTRICT
JOHN LUGAR
CALEB RABER
COUNTY OF LAWRENCE
KEVIN L MEEK
RICHARD R RUCKER



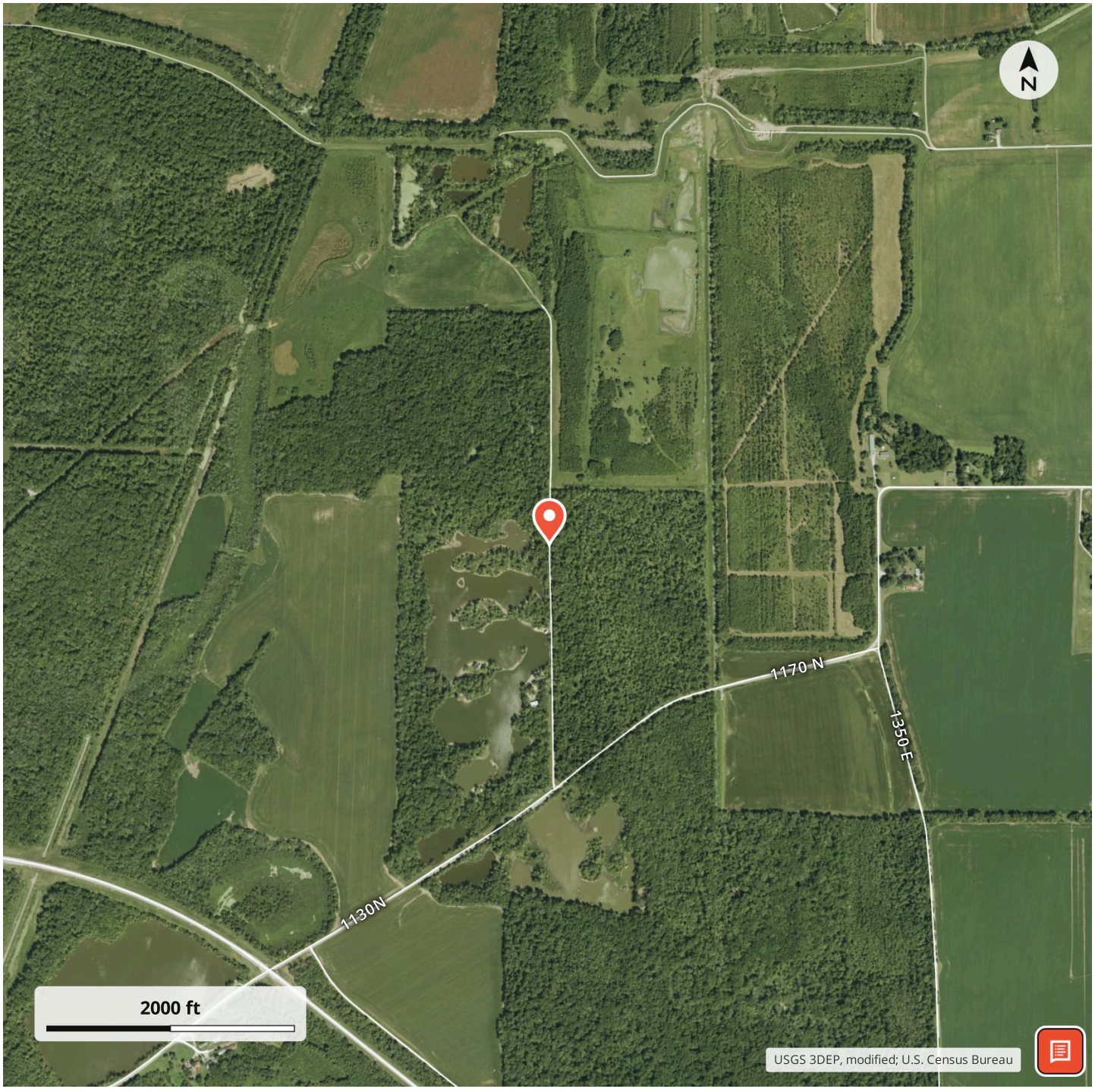




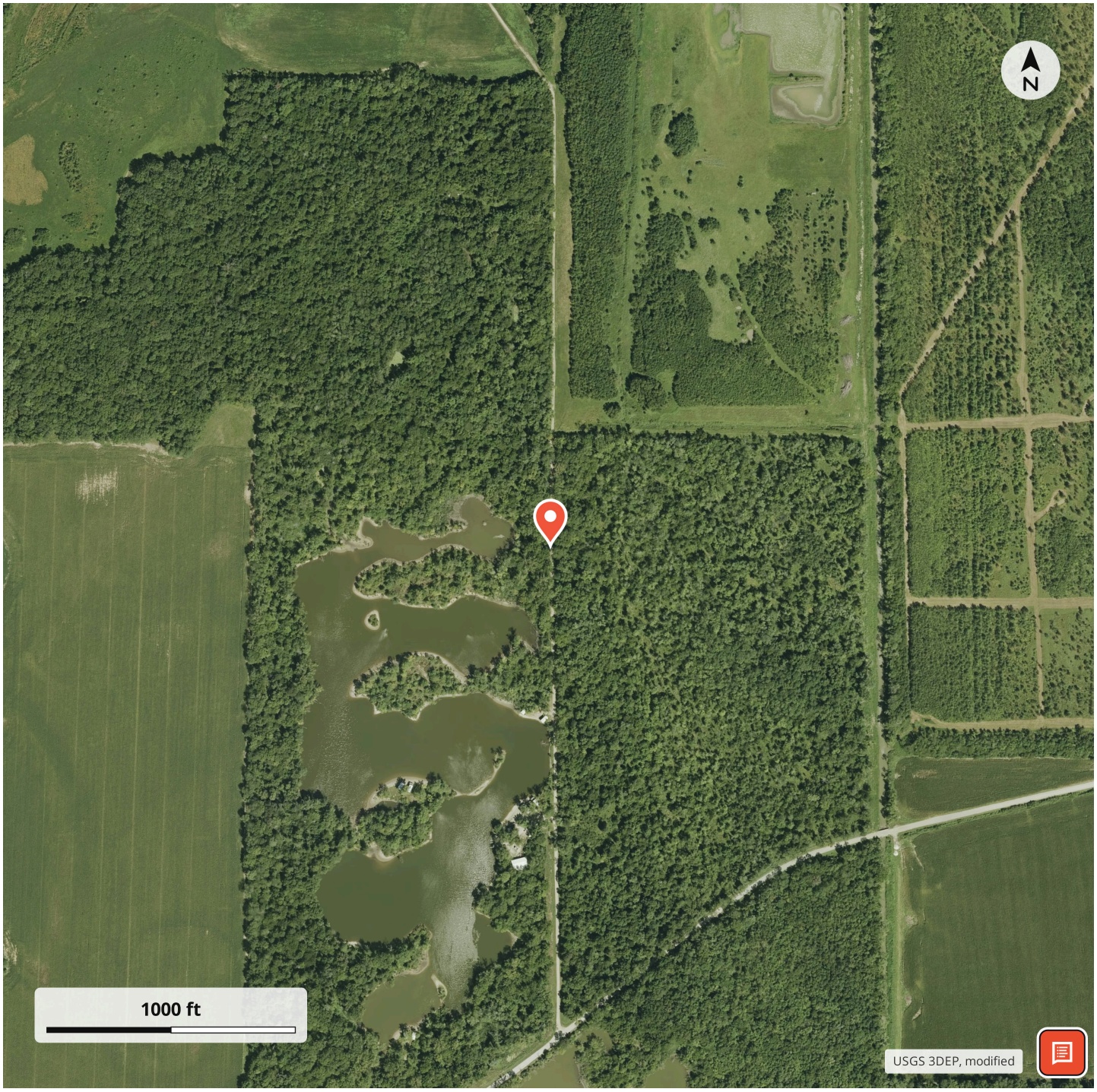
Regional Map



Locator Map


N
1170 N
1350 E
1130N
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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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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