

85 Acre Coles County, IL
19101 Harrison St Rd
Charleston, IL 61920

\$722,500
85± Acres
Coles County



85 Acre Coles County, IL
Charleston, IL / Coles County

SUMMARY

Address

19101 Harrison St Rd

City, State Zip

Charleston, IL 61920

County

Coles County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.4891 / -88.1102

Taxes (Annually)

\$1,224.74

Acreage

85

Price

\$722,500

Property Website

<https://indianalandandlifestyle.com/property/85-acre-coles-county-il-coles-illinois/118777/>



85 Acre Coles County, IL Charleston, IL / Coles County

PROPERTY DESCRIPTION

This 85-acre property just outside Charleston in Coles County, Illinois, is the kind of place outdoorsmen spend years looking for. With a quarter mile of frontage on the Embarras River, mature hardwood timber, a stocked pond, and productive tillable bottom ground, it offers a rare blend of recreation, wildlife habitat, and income potential. The property is currently made up of two separate tracts but will be sold together as one.

The heart of the property is 67 acres of hardwood timber, providing excellent cover, travel corridors, and natural food sources for wildlife. The Embarras River frontage adds a dependable water source and a natural funnel for deer movement, and gives you a place to fish, kayak, or simply enjoy the quiet. Coles County has a strong reputation for quality whitetails, and this tract is set up well for deer hunting, with timber edges, bottom ground, and water all in one place. Turkeys use the property heavily too, with plenty of roosting timber along the Embarras and open ground for strutting and feeding.

Getting around is easy. A rock driveway leads down into the bottom ground, and well-maintained trails wind through the timber, giving you quiet access to stand locations and every corner of the property. A 0.82-acre pond stocked with fish adds another layer of recreation, whether that's an evening of fishing after a day in the woods or a spot for the kids to cast a line.

The 18 acres of tillable bottom ground can provide annual income through a farm lease, or it can be converted to food plots to hold and grow even more wildlife on the property. It's a flexible setup that lets a new owner decide how to balance income and hunting.

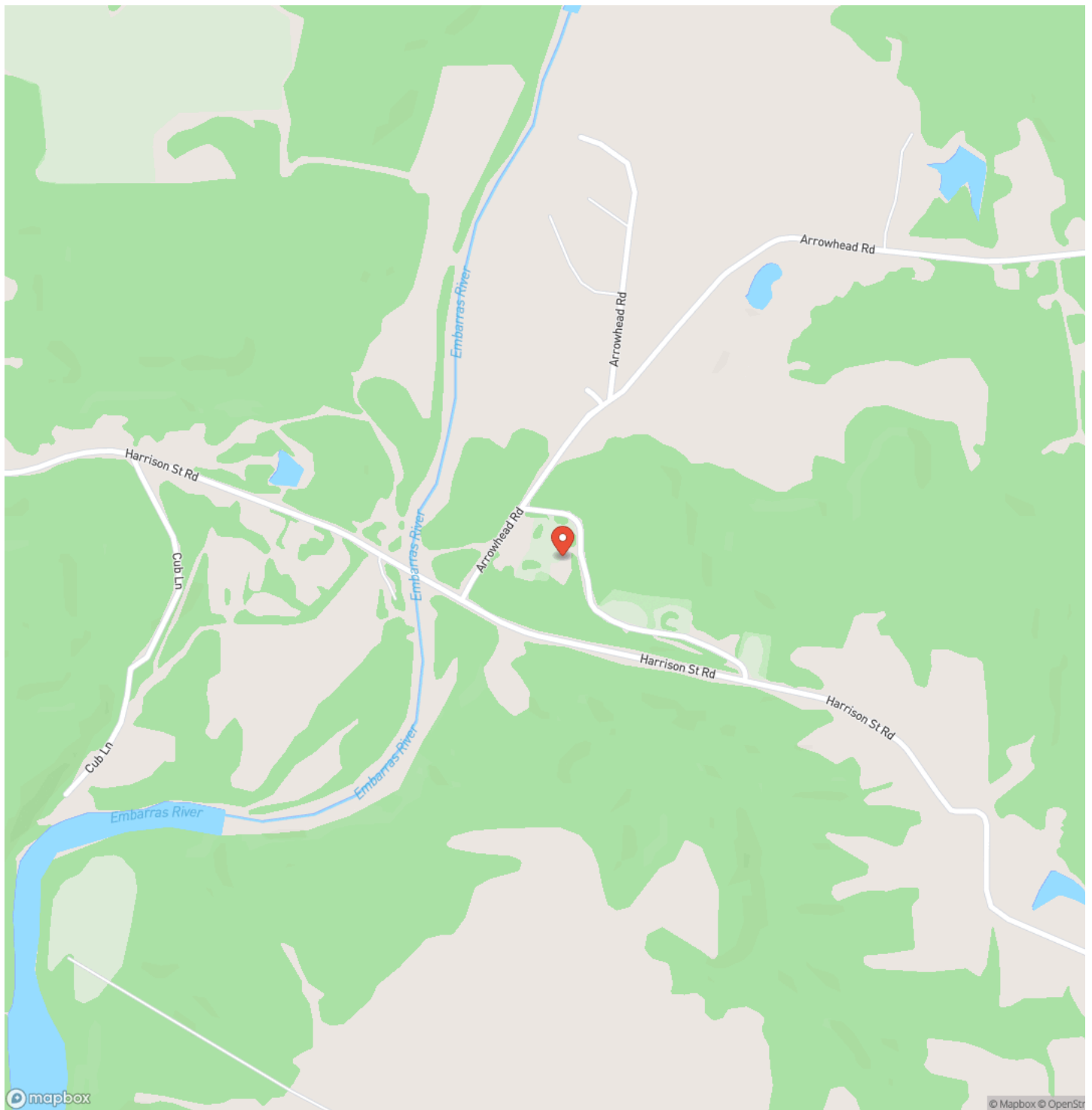
Whether you're looking for a hunting retreat, a recreational getaway, or a long-term land investment, this Charleston-area tract has it all: river frontage, a stocked pond, hardwood timber, tillable acres, and outstanding deer and turkey hunting. Properties with this combination of features don't come along often.

For more information or to schedule a showing, contact Land Specialist, Travis Kerby, at [217-725-7733](tel:217-725-7733).

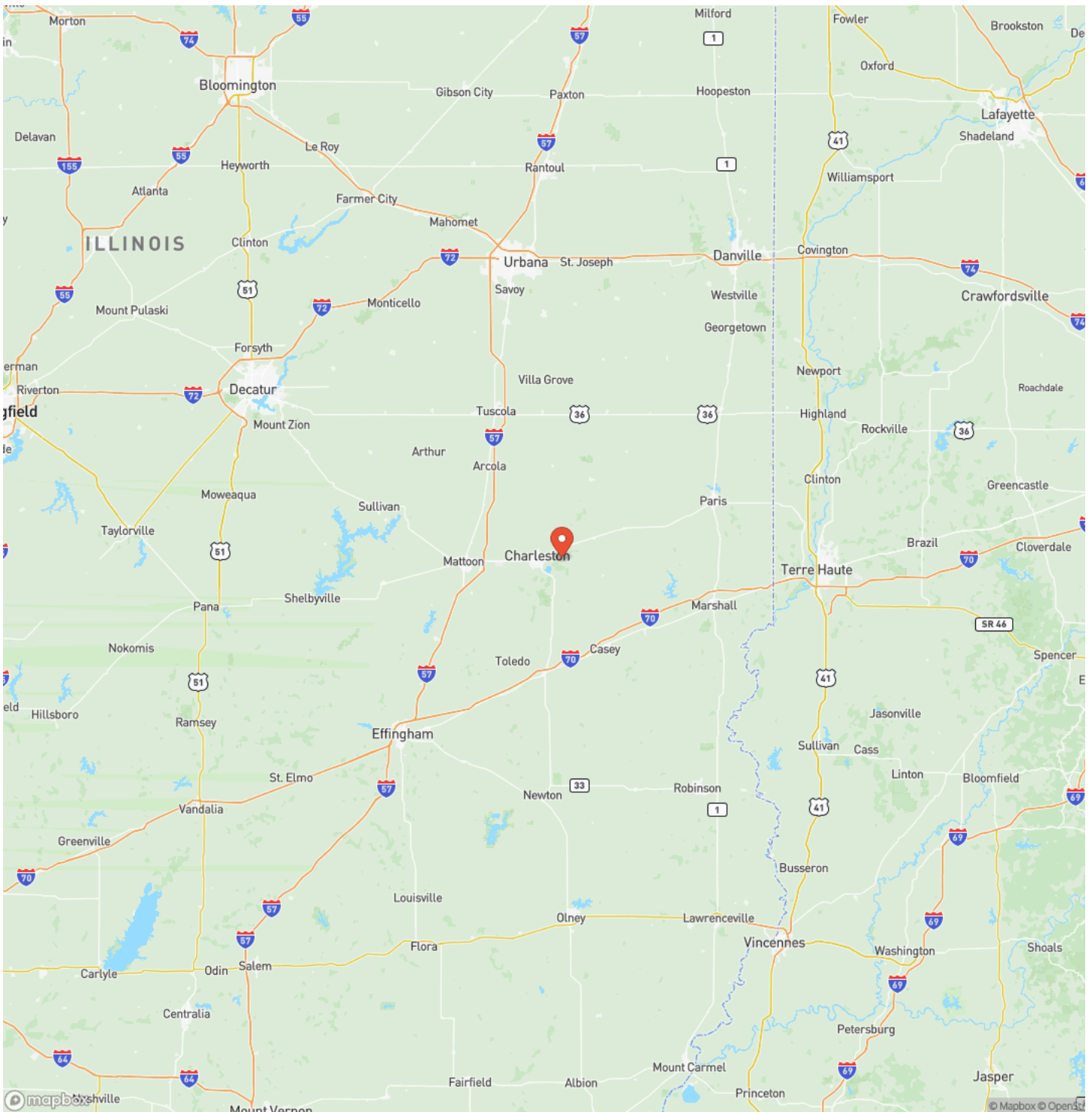
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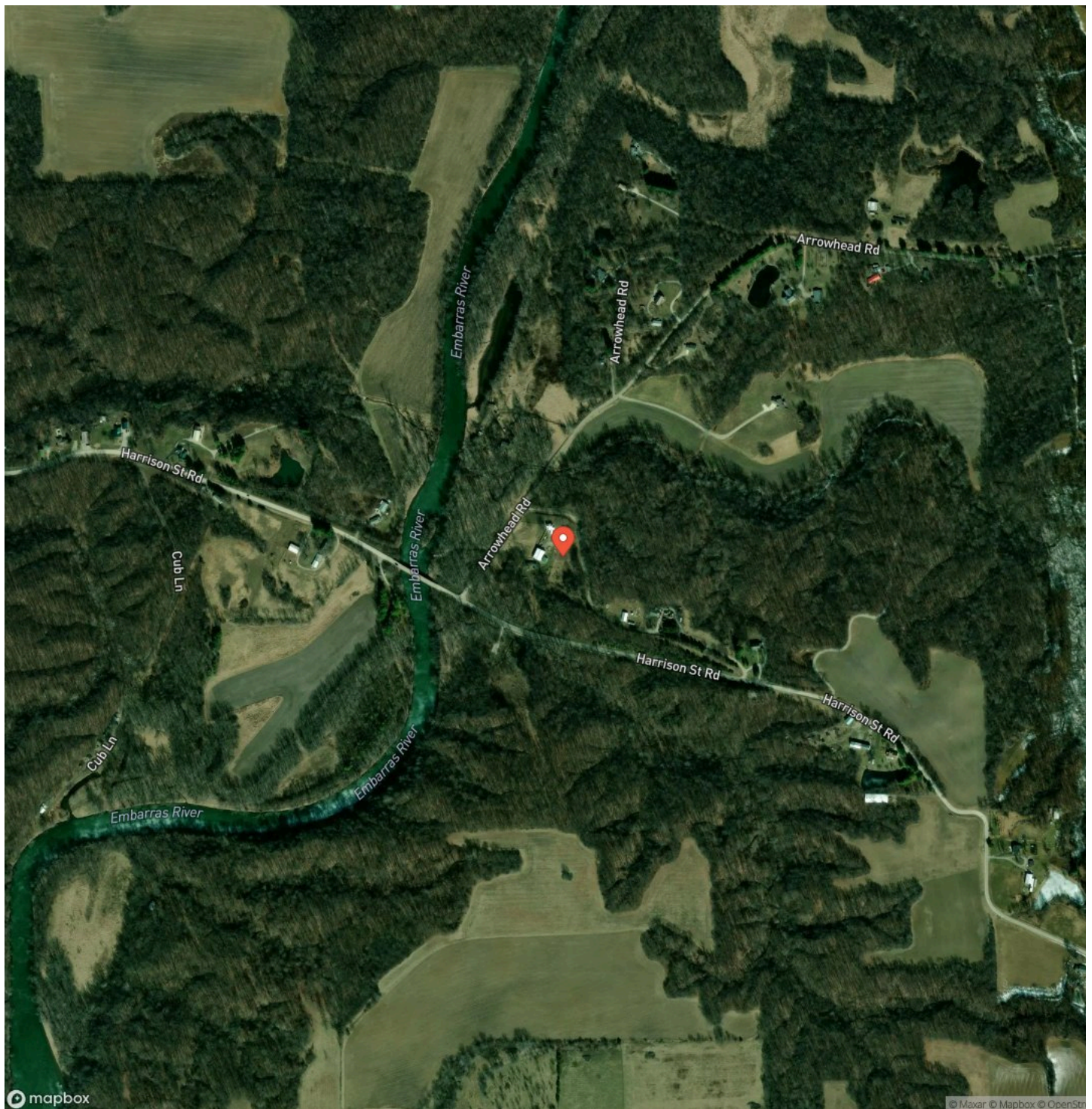
Locator Map



Locator Map

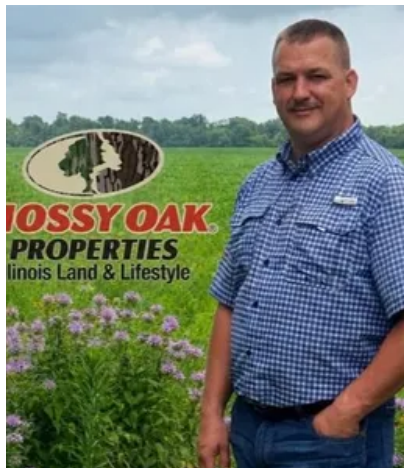


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Kerby

Mobile

(217) 725-7733

Office

(765) 505-4155

Email

tkerby@mossyoakproperties.com

Address

Post Office Box 873

City / State / Zip

Paris, IL 61944

NOTES

This image shows a blank 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.

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<https://indianalandandlifestyle.com/>

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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.

Mossy Oak Properties Indiana Land and Lifestyle

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
