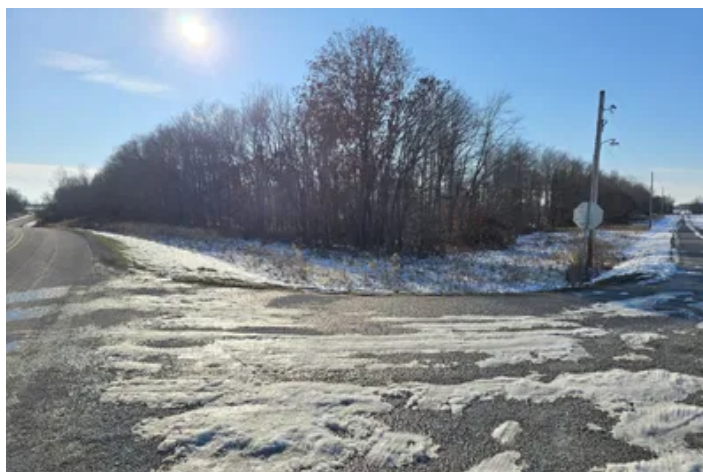


Herrick 25  
826 E. 125  
Herrick, IL 62431

**\$150,000**  
25± Acres  
Shelby County





**Herrick 25**  
**Herrick, IL / Shelby County**

---

**SUMMARY**

**Address**

826 E. 125

**City, State Zip**

Herrick, IL 62431

**County**

Shelby County

**Type**

Hunting Land

**Latitude / Longitude**

39.232599 / -88.986428

**Acreage**

25

**Price**

\$150,000

**Property Website**

<https://indianalandandlifestyle.com/property/herrick-25-shelby-illinois/95062/>



### **PROPERTY DESCRIPTION**

#### **25 Acres of Beautiful Wooded Land with Year-Round Spring-Fed Creek**

Discover the perfect blend of privacy, natural beauty, and convenience on this **25-acre wooded property**. Ideal for building your dream home, a weekend retreat, or a hunting getaway, this land offers everything you're looking for — and more.

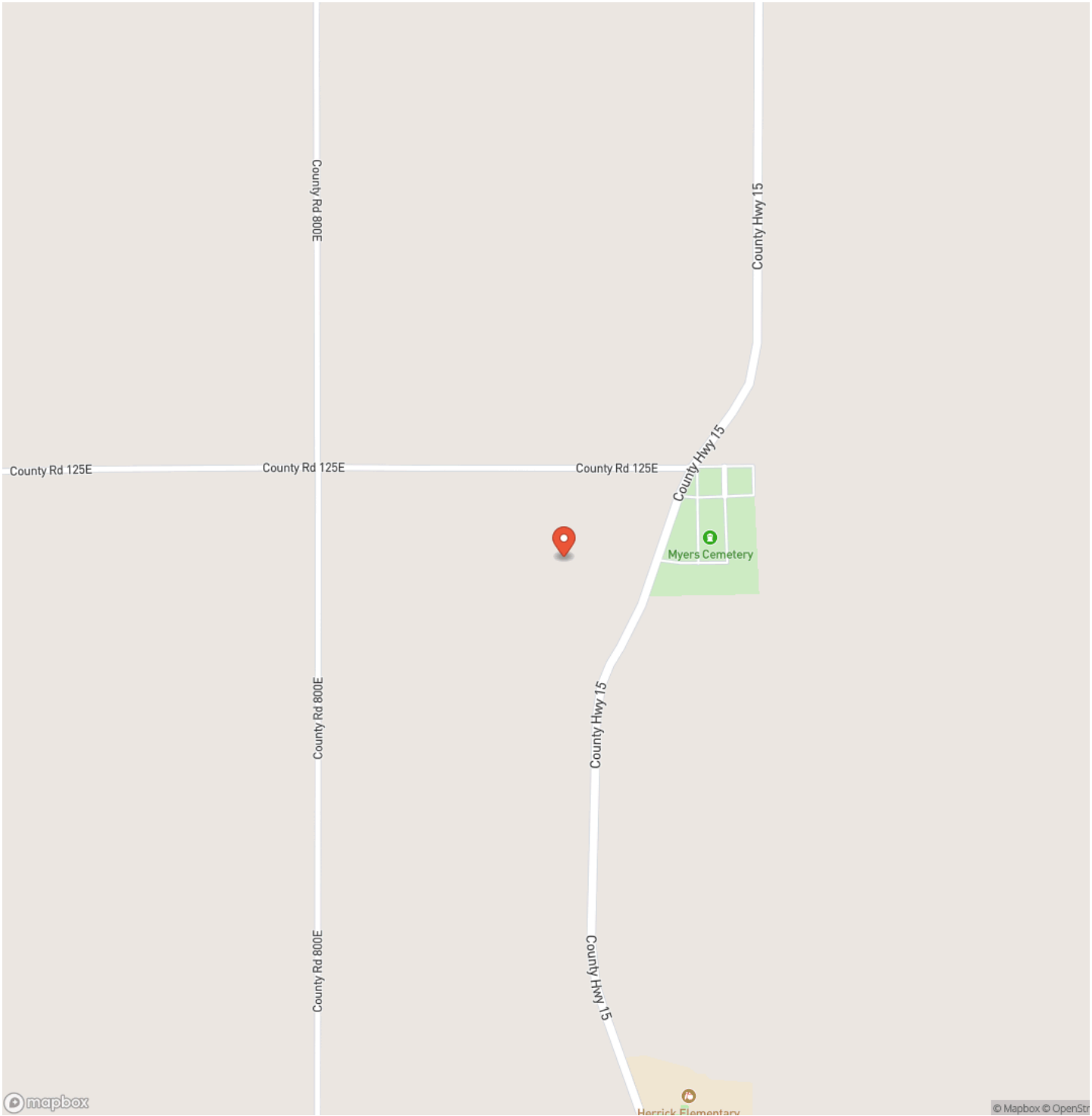
- **25 acres of mature woods**, offering peace, seclusion, and natural character
- **Spring-fed creek** that *never runs dry*, providing a picturesque setting and a reliable water feature
- **Road frontage on two sides**, making building, access, and development simple and flexible
- **Utilities ready to go** — electric and rural water are available at the road
- **Abundant wildlife**, including excellent **deer hunting opportunities**
- Gently rolling terrain perfect for homesites, trails, and recreational use

Whether you're looking to build, invest, or simply enjoy the great outdoors, this property is a rare find that combines convenience with untouched beauty. Call Land Specialist Brad Davis for more information or a showing [217-254-5115](tel:217-254-5115).



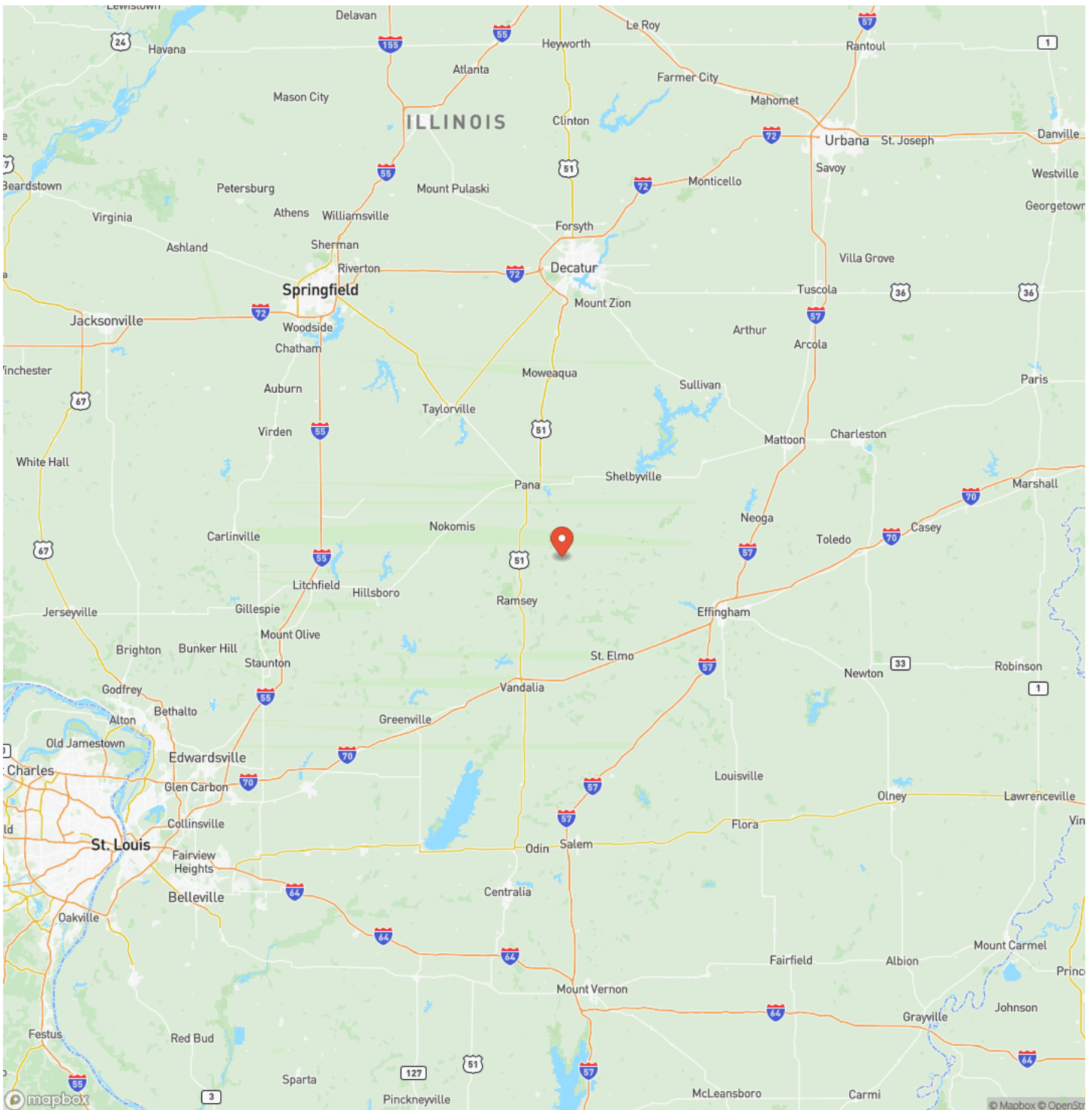


# Locator Map

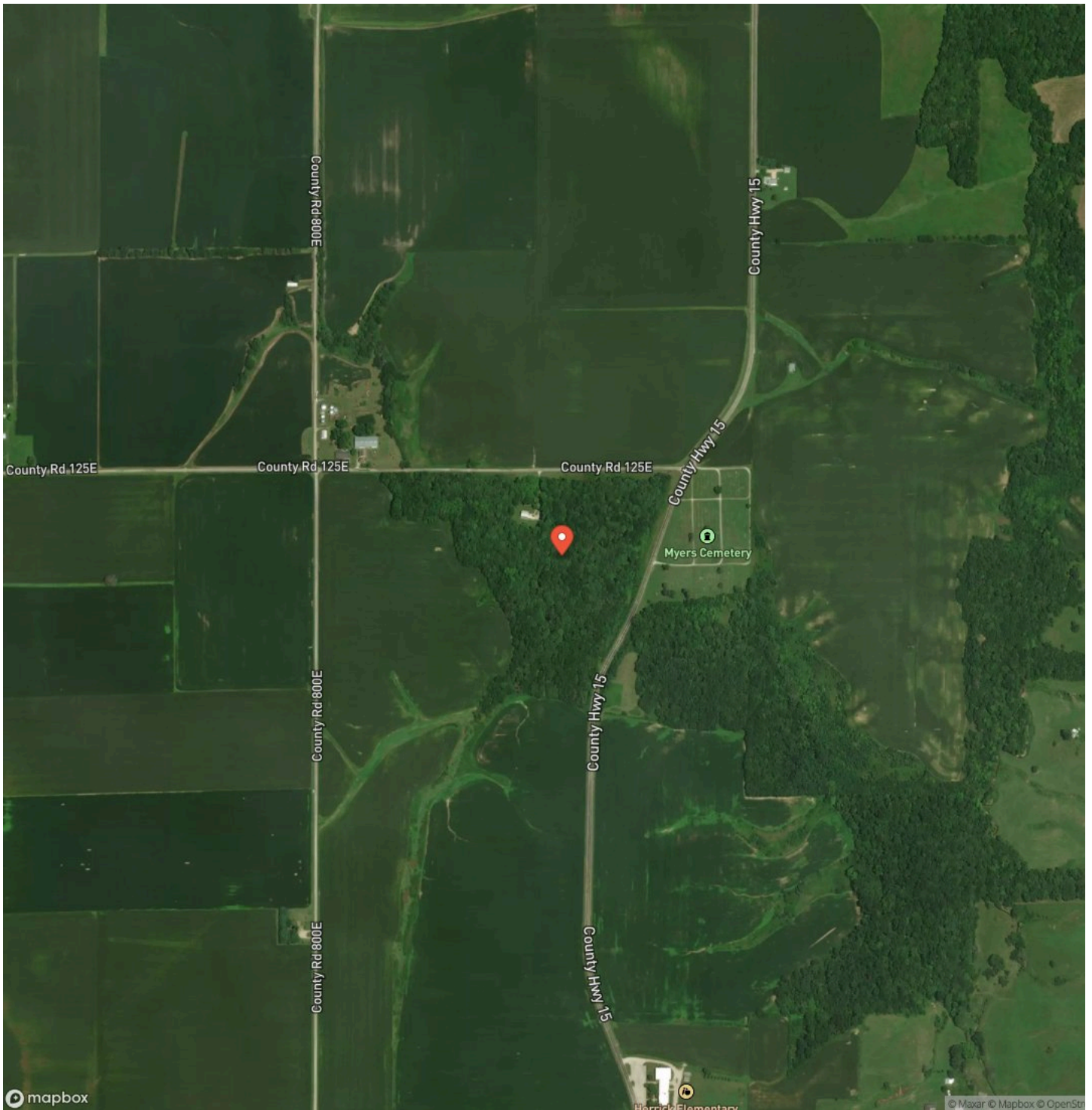




## Locator Map



## Satellite Map



**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Brad Davis

**Mobile**  
(217) 254-5115

**Office**  
(217) 254-5115

**Email**  
bdavis@mossyoakproperties.com

**Address**  
8410 Country Club Rd.

City / State / Zip

## NOTES

[illegible]



## This image shows a single 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.



**<https://indianalandandlifestyle.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

---