

**Fayette County, Illinois 40 Acres of Land for Sale**  
1487 E 2300 Ave N  
Brownstown, IL 62418

**\$280,000**  
40± Acres  
Fayette County



## Fayette County, Illinois 40 Acres of Land for Sale Brownstown, IL / Fayette County

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### **SUMMARY**

#### **Address**

1487 E 2300 Ave N

#### **City, State Zip**

Brownstown, IL 62418

#### **County**

Fayette County

#### **Type**

Hunting Land, Recreational Land

#### **Latitude / Longitude**

39.074317 / -88.97766

#### **Acreage**

40

#### **Price**

\$280,000

#### **Property Website**

<https://landguys.com/property/fayette-county-illinois-40-acres-of-land-for-sale/fayette/illinois/99620/>



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### PROPERTY DESCRIPTION

#### **50± Acres with Pond, Build Site & Hunting Land | Fayette County, Illinois**

Located in Fayette County, Illinois, this 50± acre property offers a rare combination of a prime build site, pond, and quality hunting land. Situated in the countryside with utilities already onsite, this tract is ideal for buyers looking to build a rural home while enjoying recreational and hunting opportunities.

A long driveway sweeps uphill to a private building location that is positioned to remain non-intrusive to the hunting portion of the property. With utilities present and a barn already in place, much of the groundwork has been completed for a future home or weekend getaway.

As you travel north along the internal road, you'll find a one-acre stocked pond with mowed grass around the shoreline, providing easy access for fishing and relaxing. Beyond the pond, a creek crossing leads into 47 acres of mature timber that offers impressive whitetail hunting habitat and strong recreational appeal.

Whether you're searching for a manageable hunting property, a build-ready country tract, or both, this Fayette County farm checks the boxes. Additional adjoining acreage is available to the east or west for buyers looking to expand.

#### **Property details**

- Acreage: 50± acres
- County and state: Fayette County, Illinois
- Nearest town: Contact listing agent for details
- Acreage breakdown: 1 acre pond, 2 acres grass, 47 acres timber
- Utilities: Onsite at building location
- Improvements: Barn, long driveway, internal road system
- Water features: 1-acre stocked pond and creek
- Additional acreage: Adjoining land available

#### **Key features**

- 50± acres in Fayette County, IL
- Beautiful elevated building site
- Utilities already onsite
- Barn included
- Long private driveway
- 1-acre stocked pond
- Mowed access around pond
- Creek running through property
- 47 acres of mature timber
- Internal road system
- Strong whitetail hunting potential
- Building site positioned away from hunting area
- Additional adjoining acreage available

#### **Frequently asked questions**

##### **Is this property good for building a home in Fayette County, Illinois?**

Yes, this property features a beautiful elevated building site with utilities already onsite. The long private driveway provides privacy and a scenic approach. The location is positioned so home activities will not interfere with hunting areas.

### **How big is the pond on this Fayette County property?**

The property includes a one-acre stocked pond. The shoreline is surrounded by mowed grass, allowing easy access for fishing and recreation. It adds both visual appeal and functional value to the tract.

### **How much timber is on the property?**

There are approximately 47 acres of mature timber. This provides excellent wildlife habitat and strong hunting opportunities. The timbered portion also enhances privacy and long-term recreational use.

### **Is there good hunting on this 50-acre tract?**

Yes, the timber, creek, and surrounding habitat create impressive hunting opportunities. The layout allows the building site to remain separate from the main hunting areas. This makes it suitable for both full-time living and recreational use.

### **Are there improvements already on the property?**

Yes, the property includes a barn, internal roads, a long driveway, and utilities onsite. These improvements reduce upfront development costs. The pond and established access also add immediate usability.

### **Can additional land be purchased with this property?**

Yes, adjoining acreage to the east or west may be available. This provides flexibility for buyers who want to expand. Contact the listing agent for more information about additional acreage options.

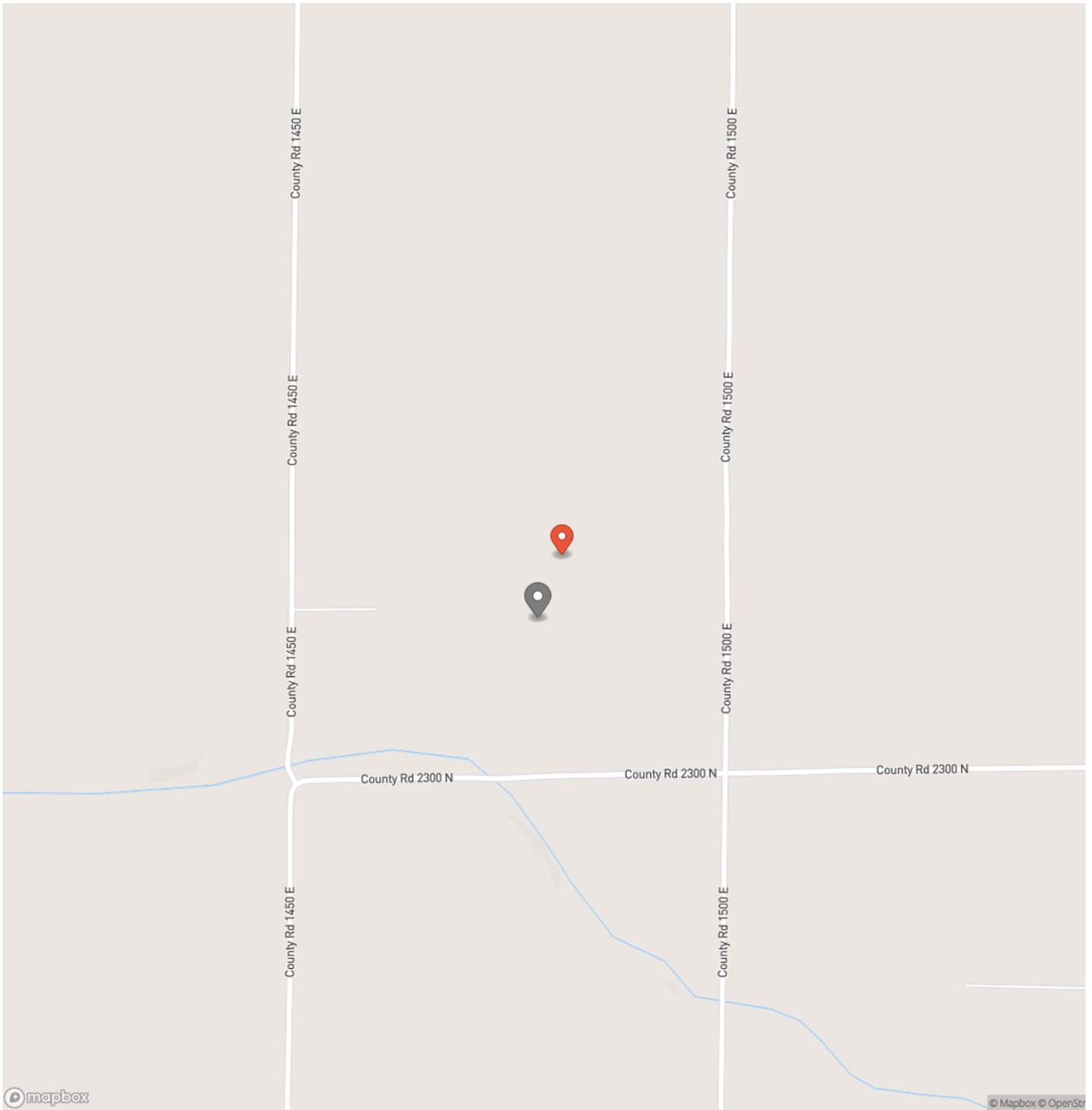
Every Property Tells a Story. Let LandGuys Tell Yours.

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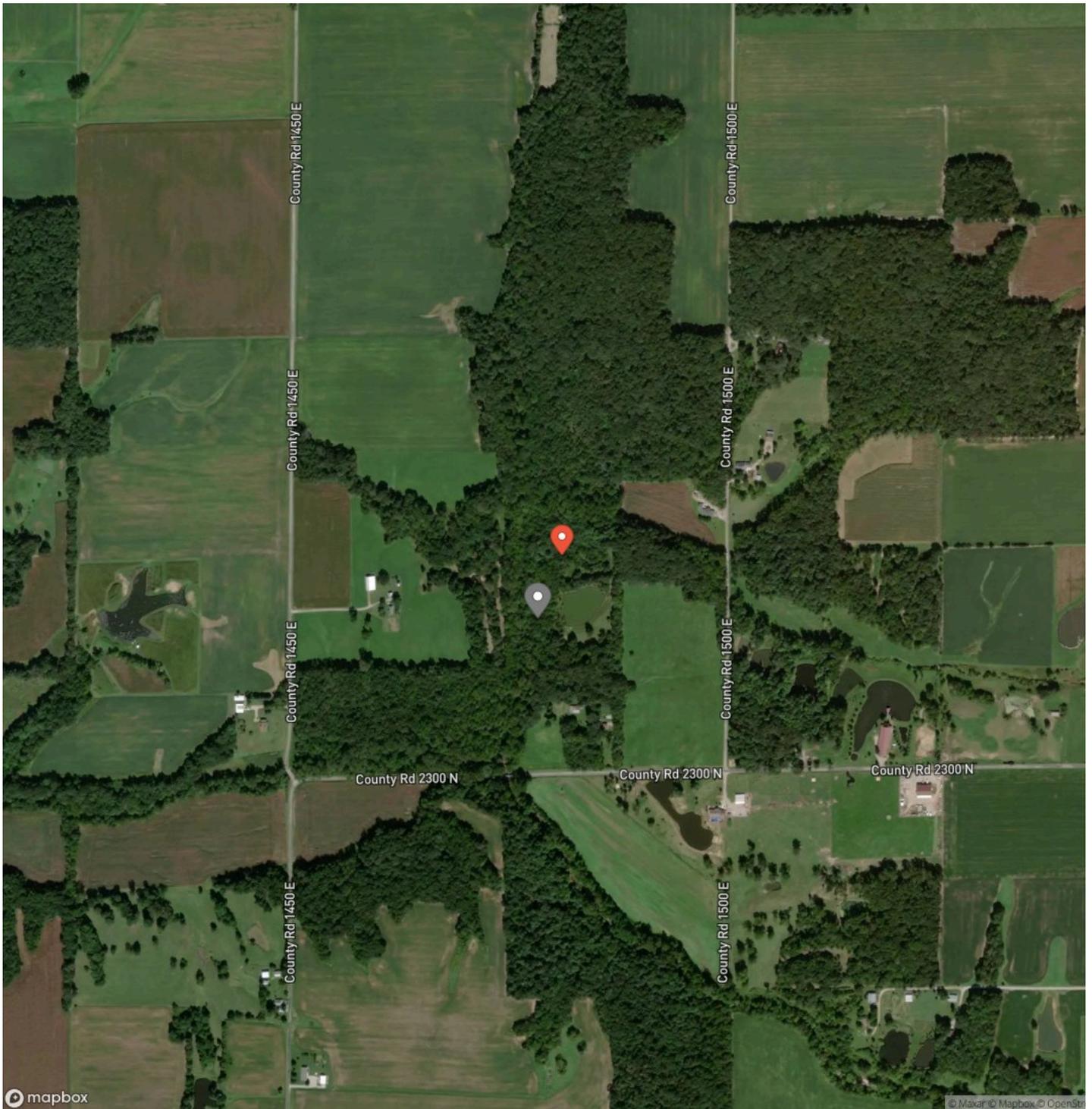


## Locator Map





## Satellite Map







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