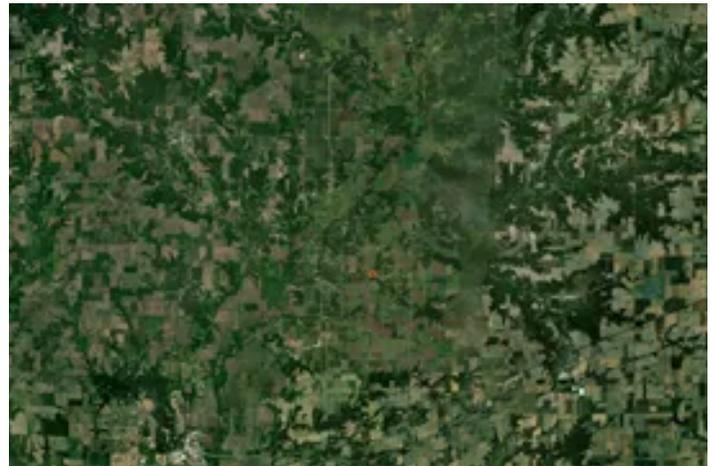


Fayette County, Illinois 20.44 Acres of Land for Sale
RR N 1450 St E
Brownstown, IL 62418

\$143,080
20.440± Acres
Fayette County



Fayette County, Illinois 20.44 Acres of Land for Sale
Brownstown, IL / Fayette County

SUMMARY

Address

RR N 1450 St E

City, State Zip

Brownstown, IL 62418

County

Fayette County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.070733 / -88.983396

Acreage

20.440

Price

\$143,080

Property Website

<https://landguys.com/property/fayette-county-illinois-20-44-acres-of-land-for-sale-fayette-illinois/99633/>



Fayette County, Illinois 20.44 Acres of Land for Sale Brownstown, IL / Fayette County

PROPERTY DESCRIPTION

20.44± Acres of Timber Hunting & Potential Build Site | Fayette County, Illinois

Located in Fayette County, Illinois, this 20.44± acre timber tract offers quality hunting and potential for a rural build site. Small acreage properties like this are hard to find, especially with mature timber, a creek, and utilities available nearby. This property is well-suited for buyers looking for an affordable hunting tract with future home or cabin potential.

A creek flows through the middle of the property, creating a natural travel corridor for cruising bucks and enhancing wildlife movement. The mature timber provides excellent cover and habitat, making this a strong small-acreage whitetail hunting property.

There is also an opportunity to clear a building site in the northwest portion of the tract, with utilities present in the area. With access from two sides and additional adjoining acreage available, this Fayette County property offers flexibility for expansion and long-term use.

Property details

- Acreage: 20.44± acres
- County and state: Fayette County, Illinois
- Nearest town: Contact listing agent for details
- Acreage breakdown: 20.44± acres timber
- Water feature: Creek running through property

- Access: Two-sided access
- Utilities: Present near potential build site
- Additional acreage: Adjoining land available

Key features

- 20.44± acres in Fayette County, IL
- Mature timber throughout
- Creek creating natural deer travel corridor
- Strong small-tract hunting potential
- Two-sided access
- Potential building site location
- Utilities present nearby
- Affordable entry-level hunting property
- Additional adjoining acreage available
- Pictures and video are of the total 80 acres available

Frequently asked questions

Is 20 acres enough for good deer hunting in Illinois?

Yes, 20 acres can provide excellent deer hunting when it has the right habitat. This property features mature timber and a creek that naturally funnels deer movement. Small tracts with strong cover and travel corridors can be very effective.

Does this property in Fayette County have a creek?

Yes, a creek runs through the middle of the property. This creates a natural travel corridor for wildlife and enhances overall habitat quality. It also adds recreational and scenic value.

Can I build a house or cabin on this 20.44-acre tract?

Yes, there is potential to clear a building site in the northwest portion of the property. Utilities are present in the area, making future development more convenient. Buyers should verify specific building requirements with the county.

How is access to this Fayette County hunting property?

The property offers access from two sides. This improves entry options for hunting setups and potential building plans. Multiple access points can also help manage hunting pressure and wind direction.

Is additional land available with this property?

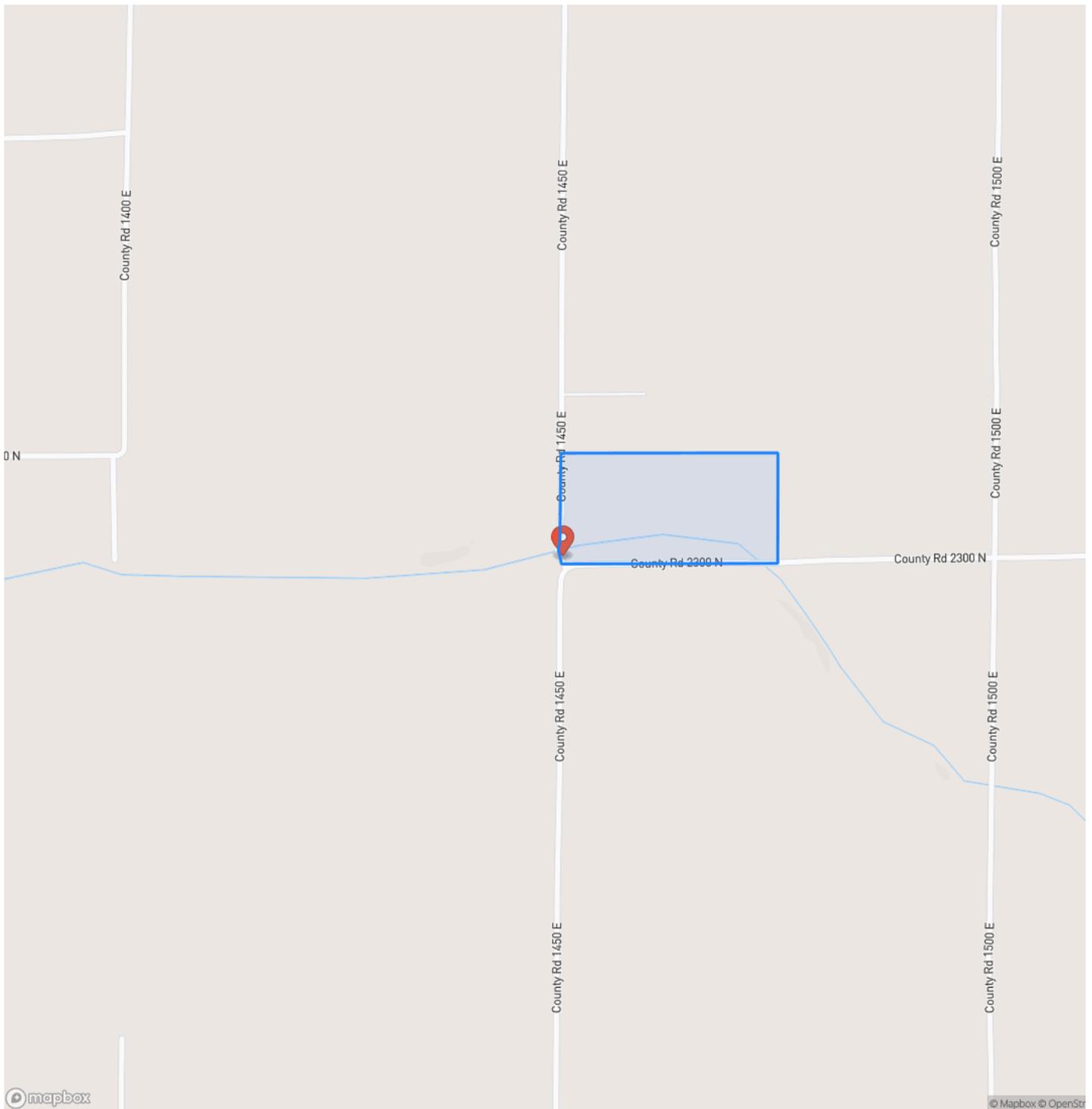
Yes, additional adjoining acreage may be available. This provides an opportunity to expand the property footprint if desired. Contact the listing agent for details on expansion options.

Every Property Tells a Story. Let LandGuys Tell Yours.

**Fayette County, Illinois 20.44 Acres of Land for Sale
Brownstown, IL / Fayette County**



Locator Map



Satellite Map



DISCLAIMERS

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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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