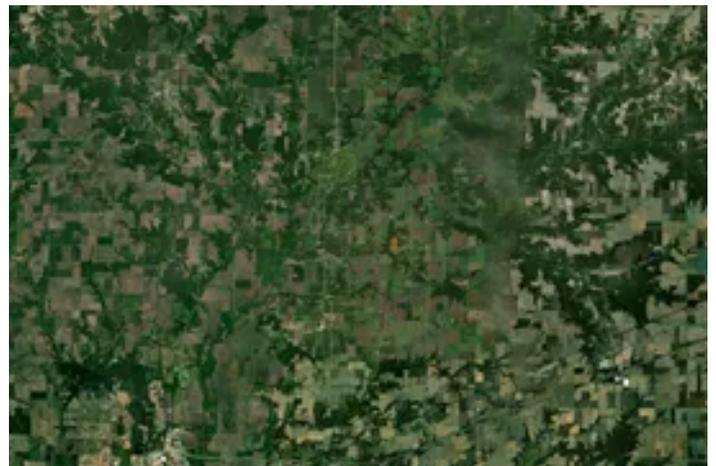


Fayette County, Illinois 20 Acres of Land for Sale
RR E 2300 Ave N
Brownstown, IL 62418

\$140,000
20± Acres
Fayette County



Fayette County, Illinois 20 Acres of Land for Sale Brownstown, IL / Fayette County

SUMMARY

Address

RR E 2300 Ave N

City, State Zip

Brownstown, IL 62418

County

Fayette County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

39.07076 / -88.97508

Acreage

20

Price

\$140,000

Property Website

<https://landguys.com/property/fayette-county-illinois-20-acres-of-land-for-sale-fayette-illinois/99654/>



Fayette County, Illinois 20 Acres of Land for Sale Brownstown, IL / Fayette County

PROPERTY DESCRIPTION

<h2>20± Acres with Build Site, Tillable Income & Hunting | Fayette County, Illinois</h2>

<p>Located in Fayette County, Illinois near Vandalia, this 20± acre tract offers a rare combination of build potential, hunting, and tillable income. Small acreage properties in this area that provide multiple building sites, road access, and income opportunity are hard to find.</p>

<p>The property consists of approximately 14 acres of tillable ground and 6 acres of timber. The tillable acres are currently grass and there is no farm tenant in place, giving a new owner flexibility for cash rent, row crop production, or conversion to food plots. The timbered edge and surrounding habitat support strong deer and turkey activity.</p>

<p>With utilities present, two-sided access, and frontage on a hard top road, this tract is well suited for a rural home, weekend cabin, or investment property. The farm is not located in a flood plain and lies within the Vandalia Community Unit School District #203. Additional adjoining acreage is available for buyers looking to expand.</p>

<h2>Property details</h2>

- Acreage: 20± acres
- County and state: Fayette County, Illinois
- Nearest town: Vandalia, Illinois
- Acreage breakdown: 14 acres tillable, 6 acres timber
- Access: Two-sided access with hard top road frontage
- Utilities: Present
- Flood status: Not in a flood plain
- School district: Vandalia Community Unit School District #203
- Additional acreage: Adjoining land available

<h2>Key features</h2>

- 20± total acres
- 14 acres of tillable ground
- 6 acres of timber
- Tenant rights free and clear
- Multiple building site locations
- Utilities available onsite
- Hard top road frontage
- Two-sided access
- Abundant deer and turkey
- Not located in a flood plain
- Strong income potential
- Additional adjoining acreage available

<h2>Frequently asked questions</h2>

<h3>Is this 20 acre property good for building a home in Fayette County, Illinois?</h3>

<p>Yes, this tract offers multiple potential building locations with utilities present. Hard top road frontage and two-sided access make development convenient. Its proximity to Vandalia adds to its appeal for full-time living or a weekend retreat.</p>

<h3>How much of the land is tillable and can it generate income?</h3>

<p>The property includes 14 acres of tillable ground. There is currently no farm tenant, so the land is free and clear for a new owner to

lease or farm. Income potential will depend on rental rates and farming practices.</p>

<h3>Is there good hunting on this Fayette County tract?</h3>

<p>Yes, the combination of 6 acres of timber and surrounding habitat supports deer and turkey activity. Small tracts with food sources and edge cover can provide strong hunting opportunities. The layout also allows for food plot development if desired.</p>

<h3>Is the property located in a flood plain?</h3>

<p>No, this property is not located in a flood plain. This is an important consideration for building and financing. Buyers should verify details with their lender or county office if needed.</p>

<h3>Are there additional acres available for purchase?</h3>

<p>Yes, adjoining acreage may be available. This gives buyers the opportunity to expand their footprint over time. Contact the listing agent for details on additional land options.</p>

<h3>Are there tenant rights tied to the tillable acres?</h3>

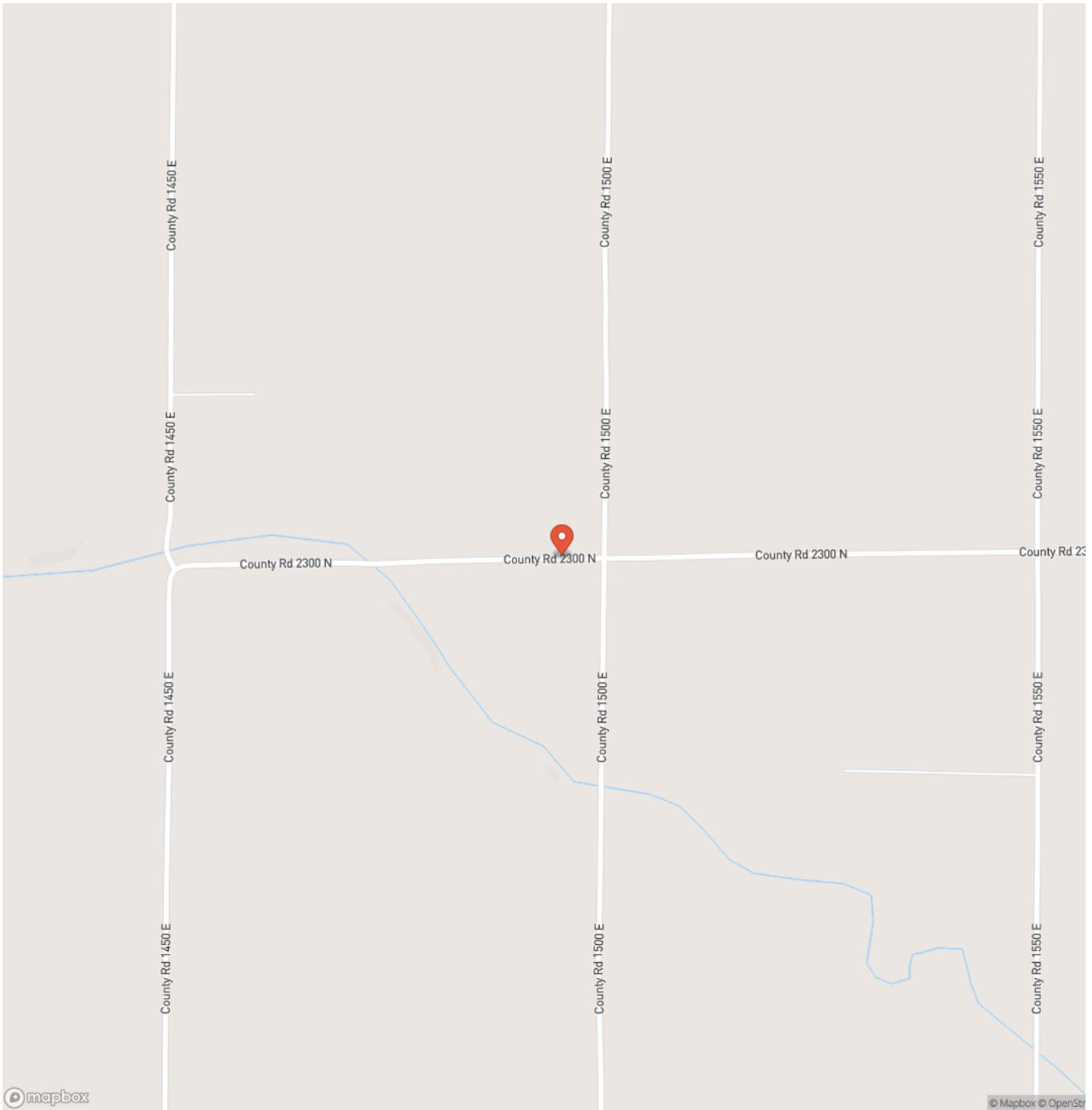
<p>No, the 14 acres of tillable ground are free and clear of tenant rights. This allows immediate control for leasing, farming, or conversion to recreational use. It provides flexibility for both income and management plans.</p>

<p>Every Property Tells a Story. Let LandGuys Tell Yours.</p>

**Fayette County, Illinois 20 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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