

Sangamon County, Illinois 10 Acres of Land For Sale
3674-3200 Tozer Rd
Springfield, IL 62707

\$140,000
10± Acres
Sangamon County



Sangamon County, Illinois 10 Acres of Land For Sale Springfield, IL / Sangamon County

SUMMARY

Address

3674-3200 Tozer Rd

City, State Zip

Springfield, IL 62707

County

Sangamon County

Type

Recreational Land, Lot

Latitude / Longitude

39.852678 / -89.709187

Taxes (Annually)

183

Acreage

10

Price

\$140,000

Property Website

<https://landguys.com/property/sangamon-county-illinois-10-acres-of-land-for-sale-sangamon-illinois/87614/>



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Springfield, IL / Sangamon County

PROPERTY DESCRIPTION

This hard-to-find 10-acre buildable property offers a private setting with a great mix of open space and natural cover.

Located just off a quiet road, a private gravel driveway leads you into the heart of the property, where a cleared site near a small-shared pond offers an ideal spot for your future home. The land features a balanced combination of mature trees, brush, and open grassy areas. Mowed access trails make it easy to walk or ride through the property, connecting different areas and enhancing its usability.

Whether you're planning to build right away or just want a scenic retreat to enjoy, the layout gives you both flexibility and privacy. Electric service is available at the front of the property. Adjacent cell tower is non-functioning. If you've been searching for a manageable rural property with character, seclusion, and practical build potential—this 10-acre site checks the boxes.

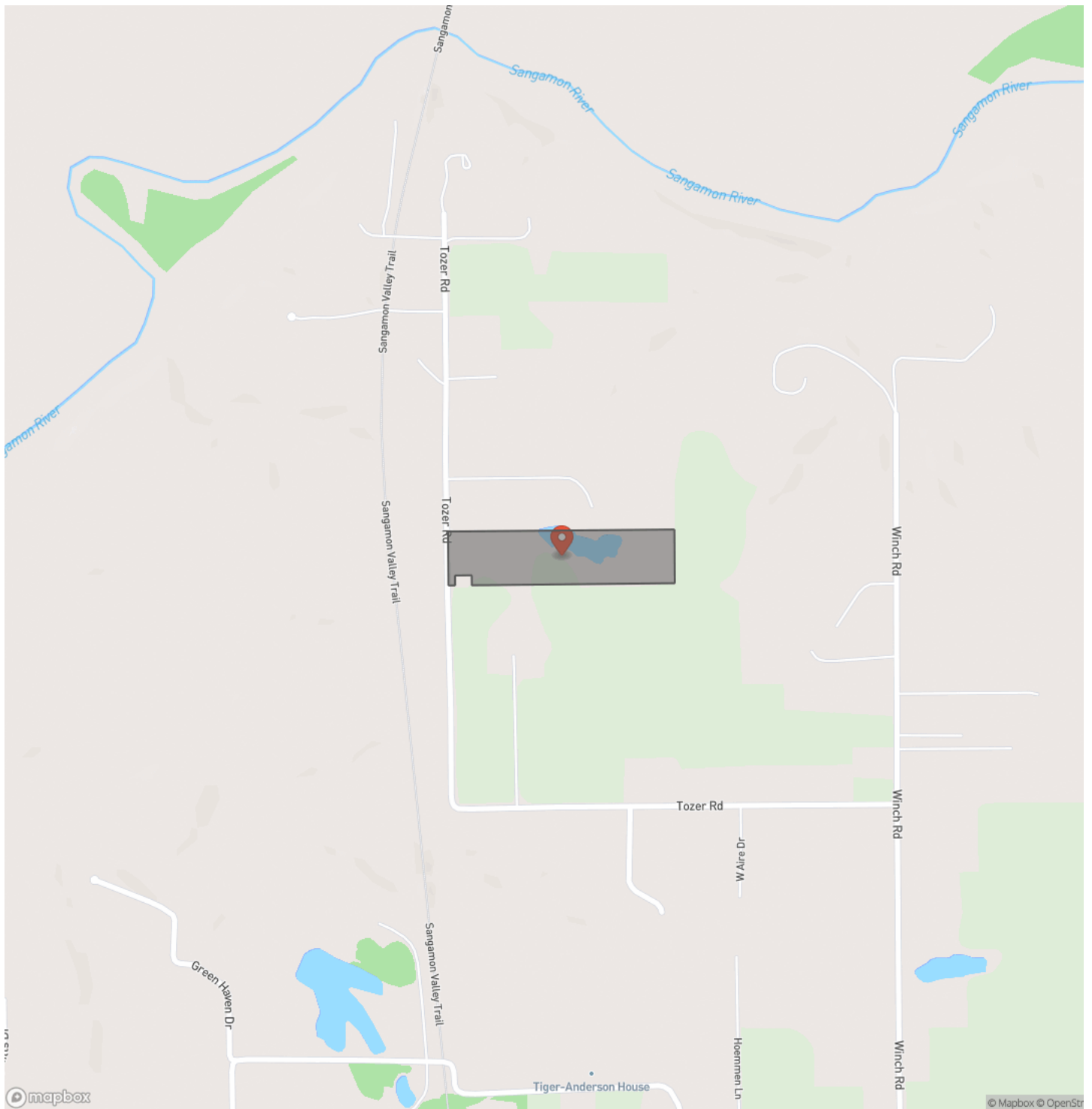
KEY FEATURES:

- Springfield District 186
- Small pond
- Existing drive
- Timbered tract with open grass areas
- Mowed trails throughout

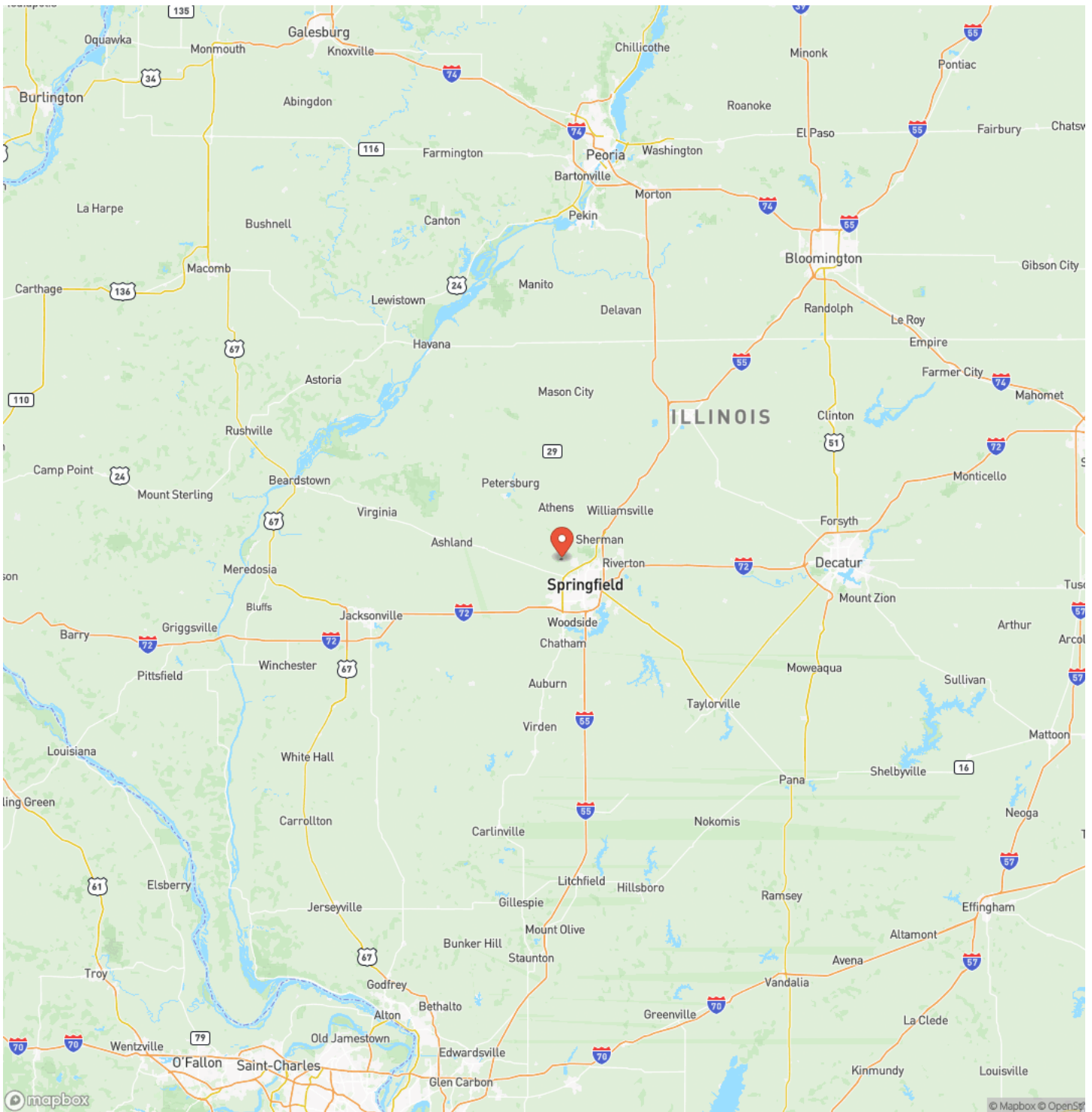
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Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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www.landguys.com

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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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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