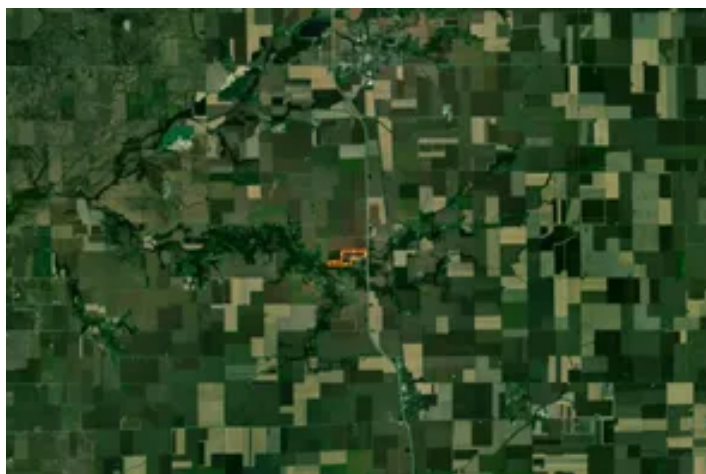


**Dewitt County, Illinois 61 Acres of Land With Newly
Constructed Building**
14477 US Highway 51
Wapella, IL 61777

\$1,285,000
61± Acres
De Witt County



Dewitt County, Illinois 61 Acres of Land With Newly Constructed Building Wapella, IL / De Witt County

SUMMARY

Address

14477 US Highway 51

City, State Zip

Wapella, IL 61777

County

De Witt County

Type

Recreational Land, Hunting Land, Farms, Business Opportunity

Latitude / Longitude

40.258879 / -88.984255

Dwelling Square Feet

7425

Acreage

61

Price

\$1,285,000

Property Website

<https://landguys.com/property/dewitt-county-illinois-61-acres-of-land-with-newly-constructed-building-de-witt-illinois/87974/>



Dewitt County, Illinois 61 Acres of Land With Newly Constructed Building Wapella, IL / De Witt County

PROPERTY DESCRIPTION

Located in Northern DeWitt County, IL this 61.67 acre property offers a 7,425 sq ft steel framed building with tillable income and recreational opportunities abound.

Situated in Northern DeWitt County, Illinois, this surveyed 61.67-acre property offers a rare combination of income-producing farmland, exceptional recreational opportunities, and a newly constructed 7,425 sq. ft. steel-framed building. Conveniently located just 15 minutes south of Bloomington along US Highway 51, the property offers a variety of possibilities for business, agricultural, or personal uses.

The 5,500 sq. ft. main shop features concrete in-floor heating, insulated metal-finished walls, and an adaptable layout, making it ideal for equipment storage, or workshop space. An additional 1,925 sq. ft. of potential living quarters or office space boasts vaulted ceilings and expansive windows, creating an open, light-filled environment. A wraparound front porch overlooks the property's ag field, providing the perfect vantage point for wildlife viewing and outdoor entertaining.

A 1.3± acre parking lot on the east side of the building accommodates large equipment, multiple vehicles, or event parking. The property's 24.5± acres of tillable ground carry a productivity index of 125, with an additional 7.69 acres of expiring CRP contract acres. These areas also lend themselves well to possible wildlife food plots or enhanced habitat projects.

With a mix of upland and bottomland terrain connected by natural wildlife corridors, the land offers outstanding hunting and year-round recreational use right outside your door. Properties of this caliber are seldom available near Bloomington-Normal—making this an exceptional investment opportunity.

INCOME:

TILLABLE: \$7000

ACREAGE BREAKDOWN:

TILLABLE: 24.5 +/- Acres

EXPIRING CRP: 7.69 Acre

TIMBER: 22.5 +/- Acres

PARKING LOT: 1.3 +/- Acre

KEY FEATURES:

- 15 minutes south of Bloomington, 8 minutes south of Heyworth
- Newly constructed 7,425 sq. ft. steel-framed building
- 5,500 sq. ft. heated shop space with insulated metal walls
- Two overhead doors: (20' x 14') and (18' x 10')
- 1,925 sq. ft. of potential living or office space with vaulted ceilings
- Large windows with scenic farm views
- Wraparound porch with outdoor lighting
- Heated concrete floors
- Solar-powered electricity; generator-ready setup
- Newly installed septic system and private well
- Surveyed 61.67-acre property
- 1.3+/- acre parking lot suitable for large equipment or events
- 24.5 +/- tillable acres with a Productivity Index (PI) of 125
- 22.5 +/- acres of mature timber
- 7.69 acres of potential tillable ground or ideal food plot locations
- Abundant wildlife, including whitetail deer and wild turkey

MORE INFO ONLINE:

www.landguys.com

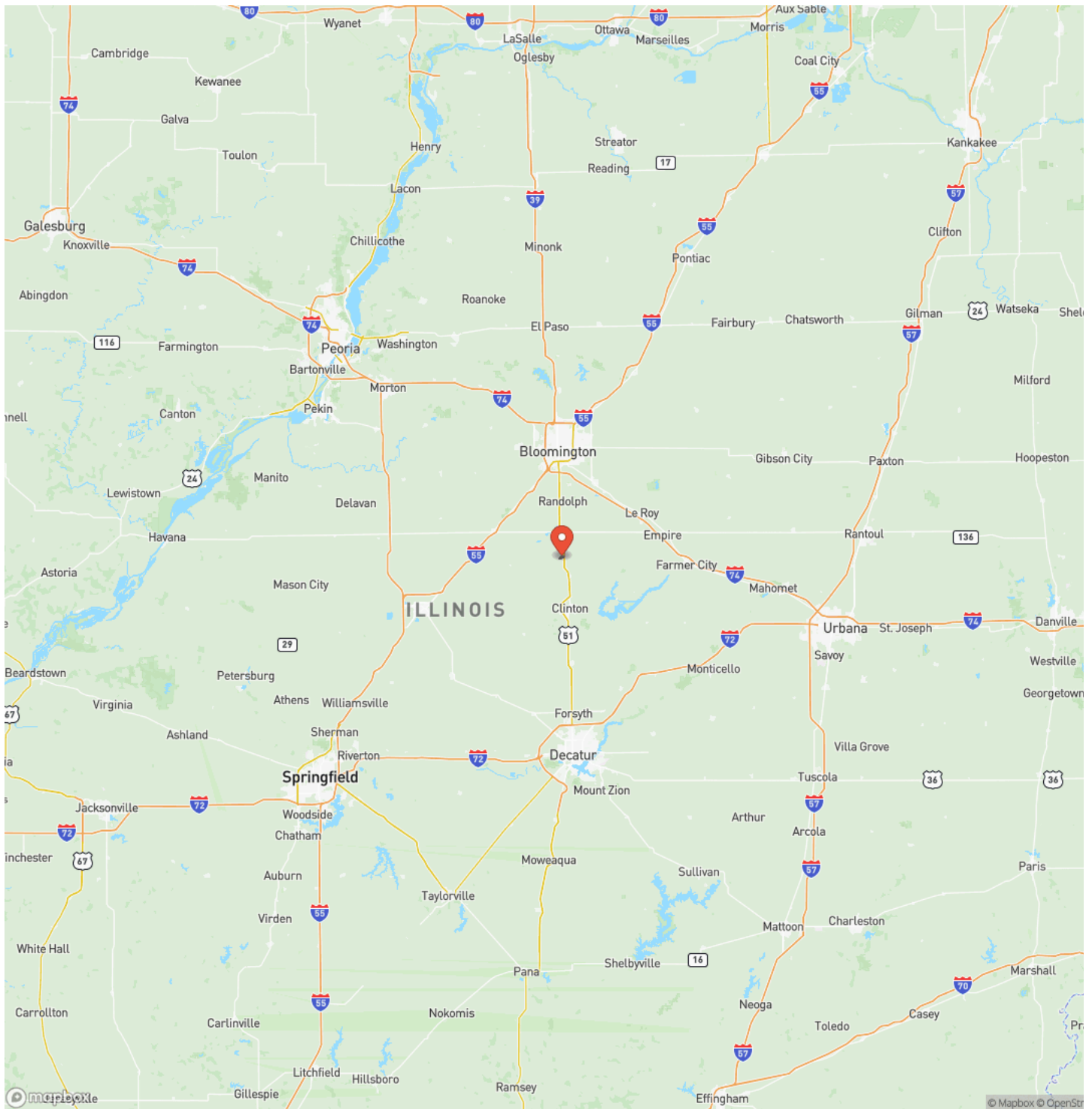
Dewitt County, Illinois 61 Acres of Land With Newly Constructed Building
Wapella, IL / De Witt County



Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

www.landguys.com

Dewitt County, Illinois 61 Acres of Land With Newly Constructed Building Wapella, IL / De Witt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ross Fogle

Mobile

(309) 310-7958

Email

ross.fogle@landguys.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or ledger paper. There are no margins, text, or other markings present.

[illegible]

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.

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