

13 +/- acres off Birkbeck Rd.  
Harp Township, De Witt County  
Clinton, IL 61727

**\$162,500**  
13.640± Acres  
De Witt County





**13 +/- acres off Birkbeck Rd.  
Clinton, IL / De Witt County**

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**SUMMARY**

**Address**

Harp Township, Dewitt County

**City, State Zip**

Clinton, IL 61727

**County**

De Witt County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

40.202493 / -88.839956

**Acreage**

13.640

**Price**

\$162,500

**Property Website**

<https://legacylandco.com/property/13-acres-off-birkbeck-rd-de-witt-illinois/79147/>



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**PROPERTY DESCRIPTION**

It doesn't take long to feel deep in the woods when you step out on this 13.64 acre parcel near Clinton Lake. Mature white oak trees, a few scattered walnut, red oak, and hickory trees. You will notice 3 or 4 old deer stands and current owners have 6 different stands they hunt. (While walking the property, we actually bumped a herd of around 40 deer bedded close to the property line.) Access to property is provided by an easement that runs a few hundred yards off Birkbeck Road. You would also have access to bow hunt - A proper permit from power company was obtained. Owner was offered \$25k to cut 50 trees in early March. Most of those 50 being veneer white oak trees. Dont miss out on this opportunity - Small acreage properties on this side of the lake are rare! Current taxes are \$33 a year.



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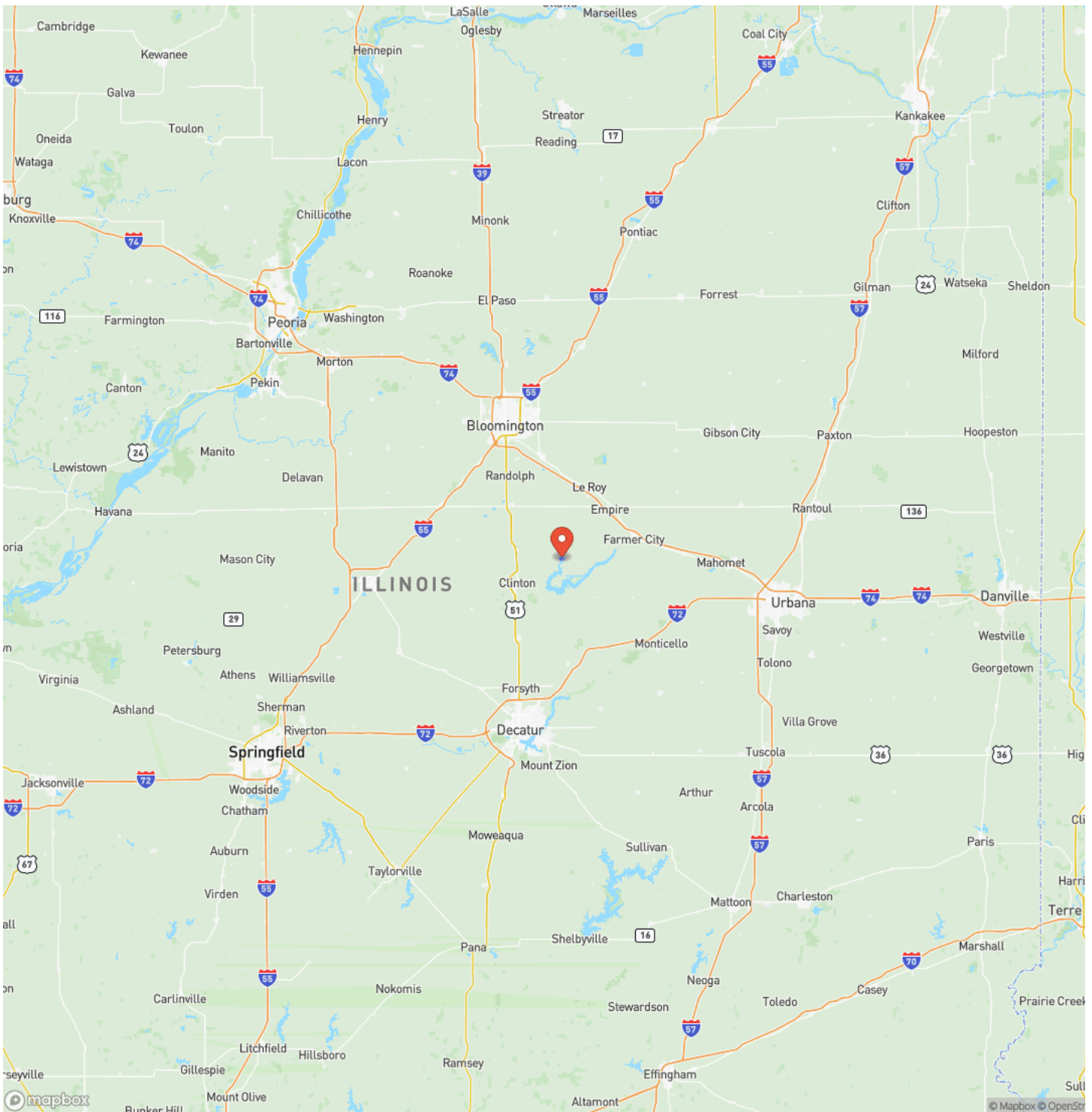
## Locator Map





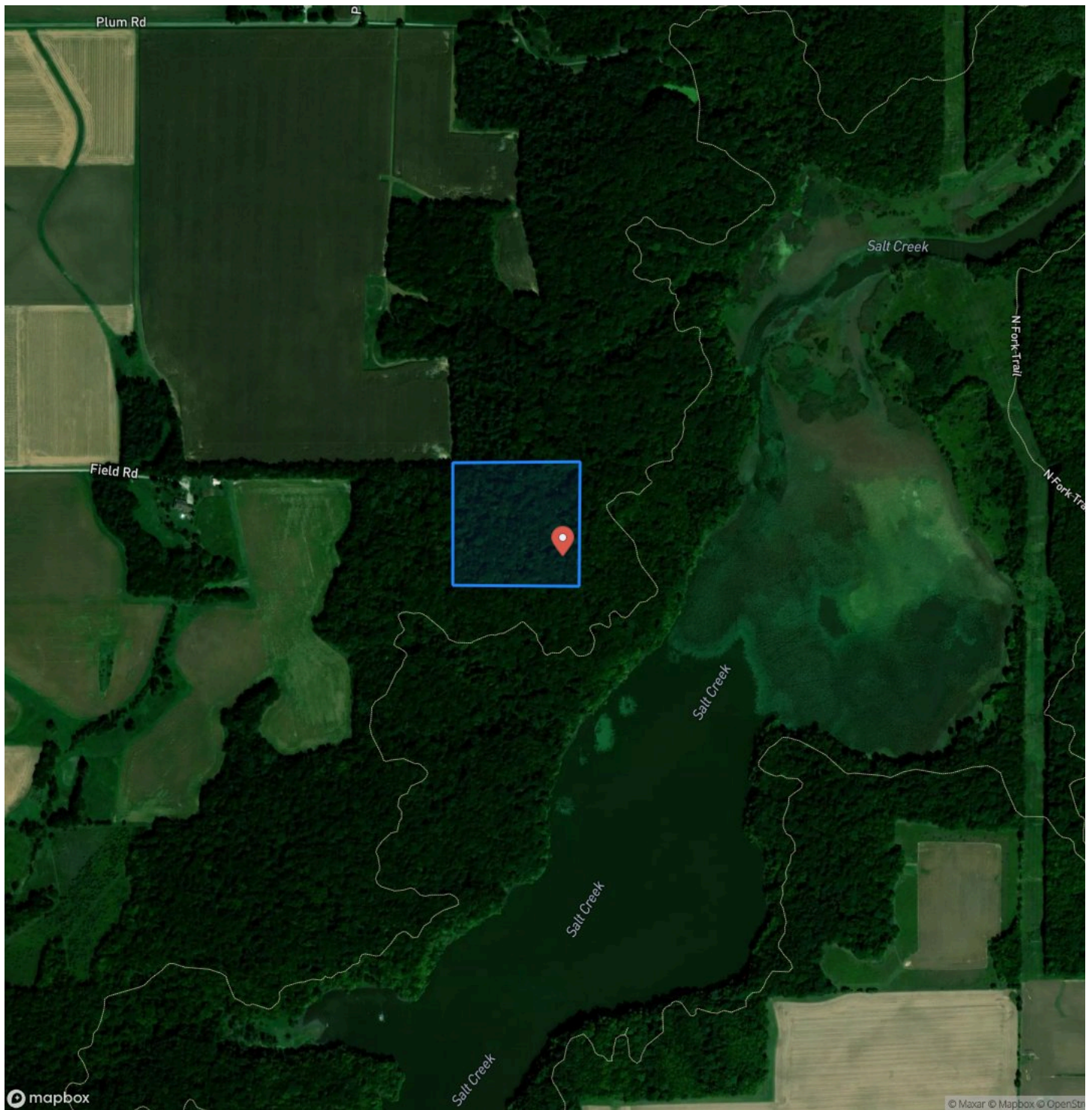
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# Locator Map



13 +/- acres off Birkbeck Rd.  
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## 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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