

# 26.5+- Acres McLean County IL

*Located on the West Side of Saybrook IL*



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## PROPERTY DETAILS (2303L)

Address: Courtland & Locust Streets, Saybrook IL

List Price: \$114,000

Recreational Land with Plenty of Water and Sangamon River Frontage

Beautiful tract of recreational land with lots of water and Sangamon River frontage. Tract is located on West side of Saybrook IL in McLean County, East of Bloomington and is partially in the Village limits. Property was formerly a gravel pit. Current owners report the South lake has depth near 20 feet and North lake has depth around 10 feet. Great fishing with catfish, bass and crappie regular catches. Deer and turkey are regularly seen as well. Property is in floodplain of Sangamon River which runs along the South boundary. This property has plenty of road frontage and some areas near those village streets with potential for new homes. Public water is reported to be available and other utilities readily available along those streets. Property has 3.9 acres enrolled in the USDA CRP program for Riparian buffers with annual income of \$1,519 with an expiration of September 30, 2023. Great places to camp near the water. Make this beautiful, secluded little gem of a property yours today and enjoy for years to come!

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