

# 154.285 Acres - Fulton County Illinois

## Land for Sale

Trophy Properties and Auction • 855.573.5263 • leads@trophypro.com



### PROPERTY ADDRESS:

00 Hwy 9  
 Canton, IL 61520

**PRICE:** \$769,720.00

**ACRES:** 154.285

**COUNTY:** Fulton

### PROPERTY DESCRIPTION:

154.285 surveyed acres just east of Canton. This farm has 100 tillable acres with the cash rent of \$210 per acre, 3 pit blinds leased for \$3,000 each and 3 beautiful lakes with excellent fishing that can also be leased out if a person is looking for more income. The land around the lakes offers some beautiful home sites and the sellers would consider dividing the farm to persons looking for a smaller tract of land with water to build on. Outside of great fishing the farm also offers excellent dove and waterfowl hunting. For those unfamiliar with the area this property lies just 1 mile north of the Duck Creek Cooling Pond that has open water 365 days a year.

The Illinois Waterfowl Aerial Inventory conducted on 12/21/2016 reported 45,500 Mallards and 13,000 Canada Geese on Duck Creek.

*This listing is in cooperation with United Country iAuction & Realty*

### PROPERTY HIGHLIGHTS:

- 3 miles east of Canton
- 35 miles SW of Peoria
- 5 miles west of Banner March State Fish & Wildlife Area
- 5 miles north of Rice Lake State Fish & Wildlife Area
- 10.5 miles North of Chatauqua National Wildlife Refuge
- 13 miles north of Emiquon National Wildlife Refuge



**PRESENTED BY:**

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**TILLABLE:** 100 Acres

**TIMBERED:** 0 Acres

**PASTURED:** 0 Acres

