

340 +/- Acres - Fulton County Illinois

Land for Sale

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



PROPERTY ADDRESS:

00 Hwy 24
 Canton, IL 61520

PRICE: \$3,620,000

ACRES: 340

COUNTY: Fulton

PROPERTY DESCRIPTION:

340+/- acres of land, approximately 130 tillable acres cash rented for \$210/ac and the balance in woods offering excellent deer and turkey hunting and the best part is the world-class waterfowl hunting.

The land is adjacent to Duck Creek Cooling Pond which is a 2,000+ acre reservoir used to cool a coal-fired power station which allows for 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. I've personally hunted this land and it is truly unbelievable. Just sitting in the pit and listening to that many birds is unreal. This is truly a chance of a lifetime!

PROPERTY HIGHLIGHTS:

- First time Publicly offered
- .5 mile from Rice Lake State Fish and Wildlife Area (5,660 acres)
- 4.7 miles from Chautauqua National Wildlife Refuge (4,388 acres)
- 9 miles from Emiquon National Wildlife Area (11,122 acres)
- 6 miles from Banner Marsh State Fish and Wildlife Area (4,363 acres)
- 35 miles from Peoria
- 163 miles from St. Louis
- 192 miles from Chicago
- 50 minute flight from Peoria-Chicago



PRESENTED BY:

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T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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TILLABLE: 130 Acres

TIMBERED: 210 Acres

PASTURED: 0 Acres

