

**GREAT deer hunting, 407+- acres, Grain Bin cabins,
making income**
12009 E CO 14 Hwy
Lewistown, IL 61542

\$2,495,000
407± Acres
Fulton County



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SUMMARY

Address

12009 E CO 14 Hwy

City, State Zip

Lewistown, IL 61542

County

Fulton County

Type

Hunting Land, Residential Property

Latitude / Longitude

40.397903 / -90.218606

Dwelling Square Feet

4,000

Bedrooms / Bathrooms

5 / 4

Acreage

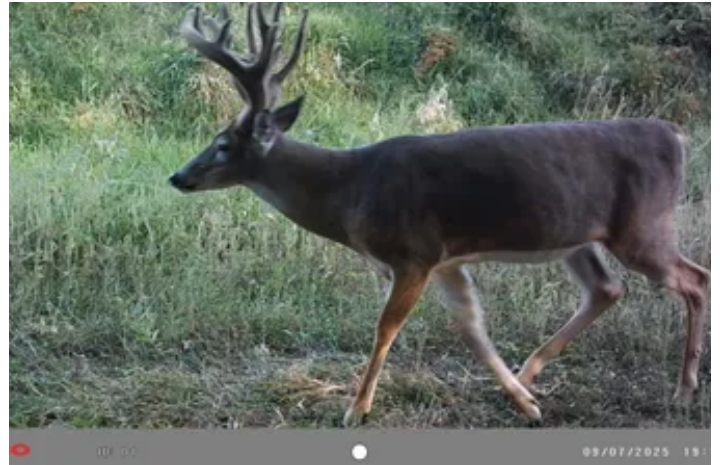
407

Price

\$2,495,000

Property Website

<https://legacylandco.com/property/great-deer-hunting-407-acres-grain-bin-cabins-making-income/fulton/illinois/94589/>



PROPERTY DESCRIPTION

A Premier 500± Acre Trophy Hunting & Income-Producing Property on the Spoon River

This is the one you've been waiting for. A rare combination of big-buck habitat, river access, turnkey lodging, and exceptional income potential—all on a massive, meticulously managed block of land. To truly appreciate the scope of this property, call Legacy Land Company listing agent Cabot Benton for a full walk-through.

402.256 Acres of Prime CREP Timber & Habitat

The heart of this farm is its spectacular timbered CREP ground, loaded with oak, maple, sycamore, cottonwood, cedar, and diverse hardwoods and softwoods. The layout is built for holding and growing mature whitetails:

- Multiple established food plots—clover/chicory, alfalfa, corn/beans—with room to expand
- Internal creeks feeding into the Spoon River, providing abundant year-round water
- Expansive blocks of thick timber filled with rubs and bedding cover
- Brushy, grassy river-bottom staging areas that funnel deer into nearby ag fields
- Excellent road and trail system—drive throughout the property in a truck or slip in quietly by ATV or e-bike
- Long-term habitat management with a proven history of producing great bucks

Bonus: Deeded Hunting Rights on Adjacent 98± Tillable Acres

A 98±-acre tillable field on the south side is farmed by a neighboring landowner with easement access—but hunting rights are deeded to this property forever, giving you effective control of over 500 huntable acres. Most of the trail-cam photos are from this year, and the quality speaks for itself.

For full details on the habitat design and management plan, call Cabot Benton with Legacy Land Company.

Income-Producing Modern Lodging — Grain Bin Homes & Tiny House

Approximately 4 acres are outside CREP and feature three beautifully finished, highly profitable Airbnb units:

Grain Bin Home #1 (Large)

- 3 bedrooms
- Large tiled shower for two + second full bath with tub
- Washer/dryer
- Stunning kitchen with stainless appliances & quartz countertops
- Modern, stylish finishes that make this a true retreat

Grain Bin Home #2 (Small)

- Spacious one-bedroom layout with a “man-cave” feel
- Corrugated metal & reclaimed barn wood interior
- Large, well-appointed bathroom
- Cozy, rustic, and perfect for guests or hunters

Container Tiny Home

- Sleeps 3
- Full kitchen, bathroom & sitting area
- Covered porch + grill
- First-class craftsmanship throughout

Between the units is a fenced-in hot tub area, grilling space, and two separate fire pits—perfect for groups, families, and hunting camps. All units feature:

- Wi-Fi
- Separate septic systems
- On-demand water heaters
- Excellent furnishings

These rentals generate strong Airbnb income—significantly more than traditional tillable rent. Contact Cabot for actual performance numbers.

A Turnkey Recreational Legacy

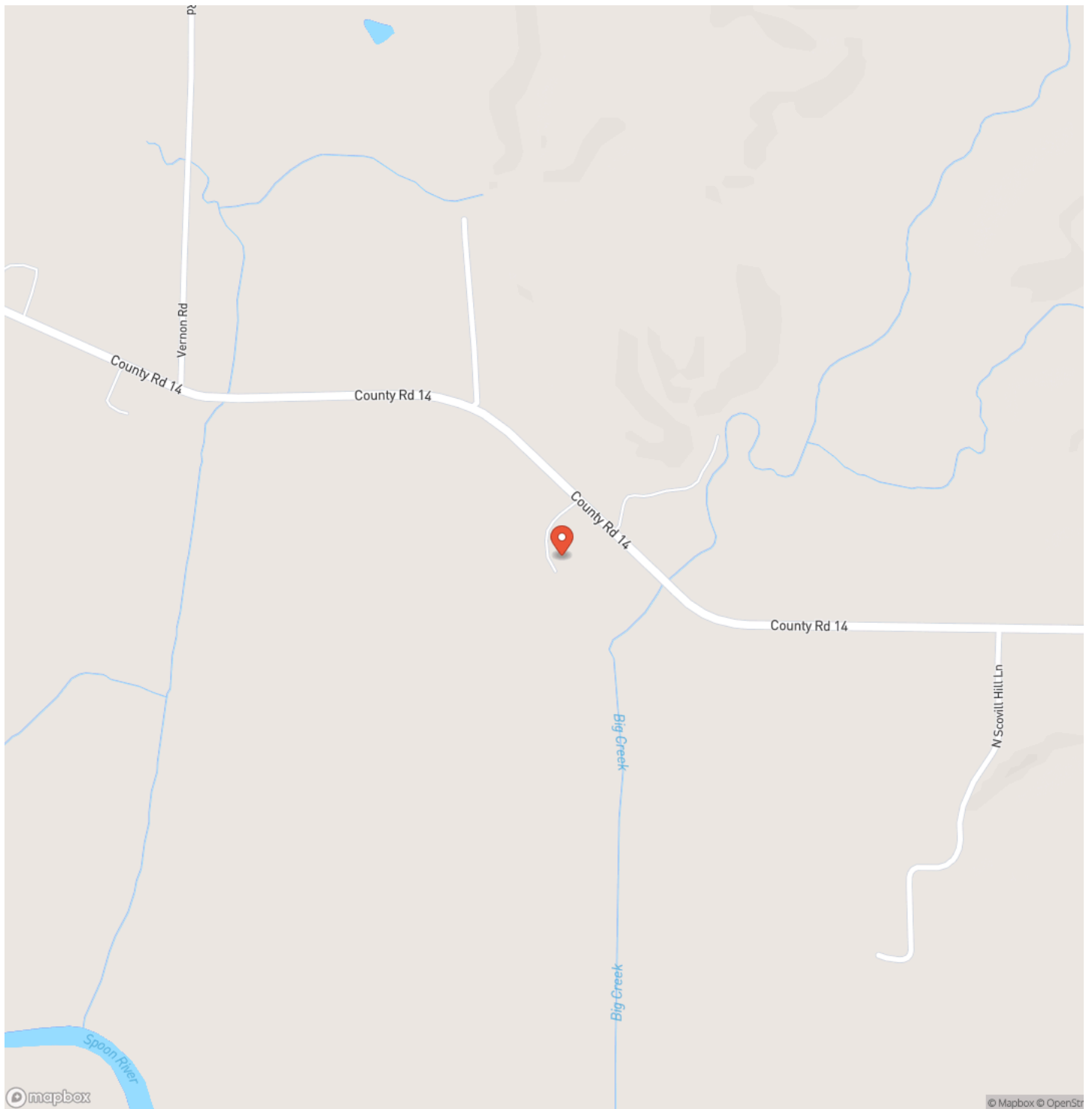
From the land to the deer to the lodging, everything here has been thoughtfully designed and expertly maintained. This property offers world-class hunting, exceptional income, and a place your family and friends will love.

Asking Price: \$2,495,00 Contact Legacy Land Company listing agent Cabot Benton with questions or a private showing [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

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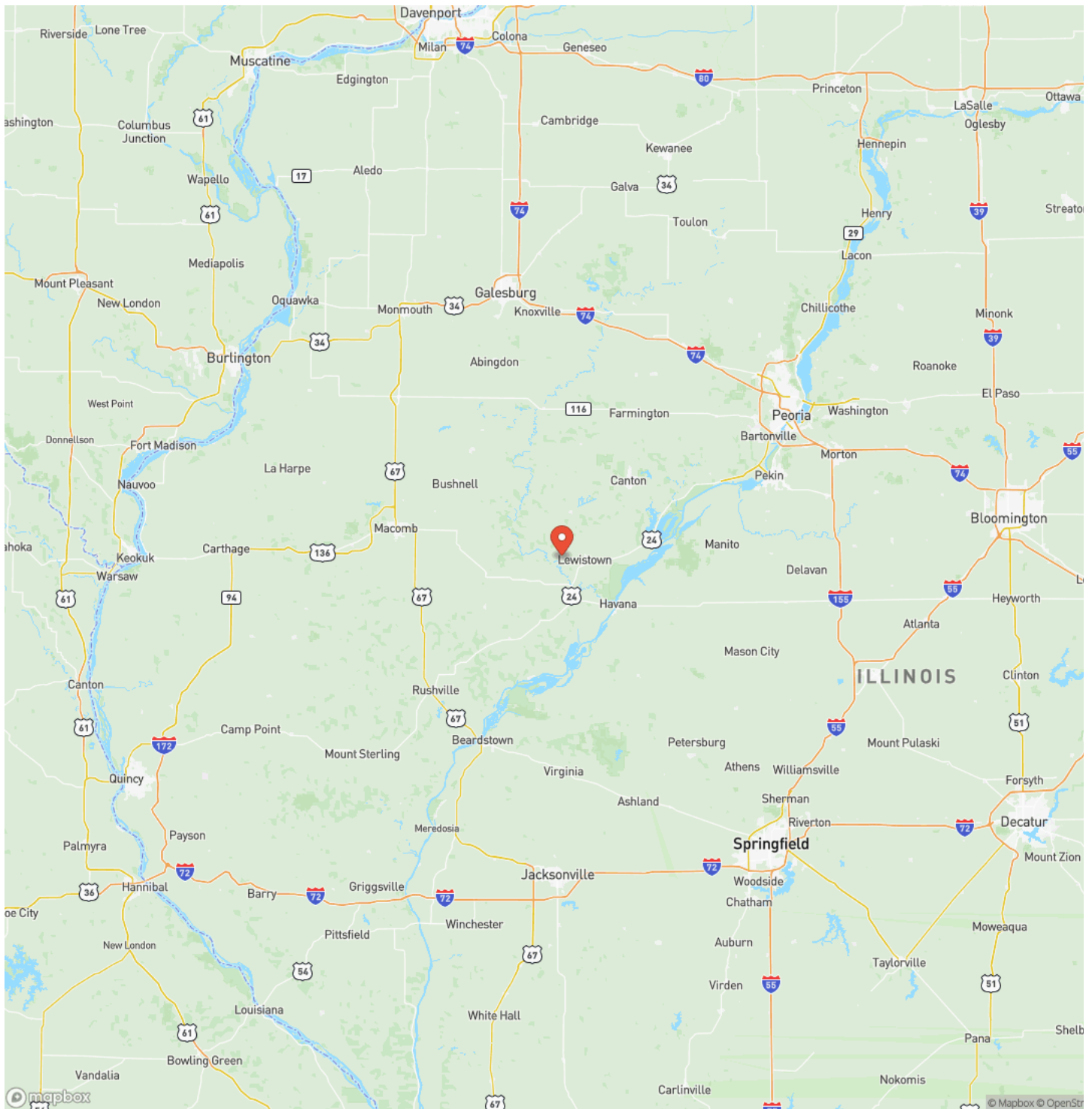


Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES

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NOTES

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

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.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
