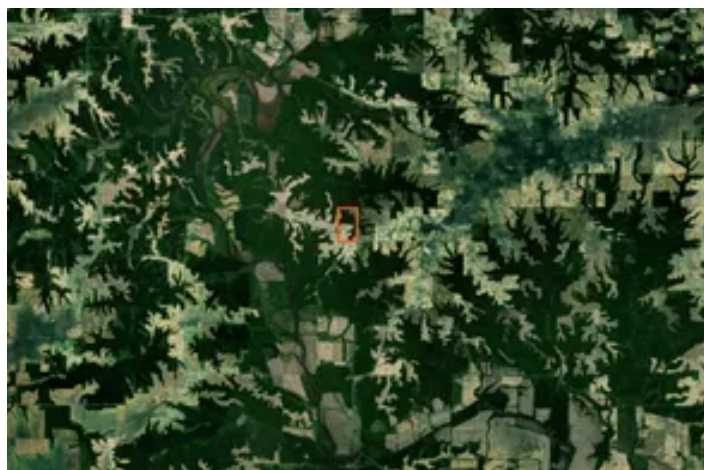


Fulton County, Illinois 94 Acres of Land For Sale
618 E. Howard Rd.
Smithfield, IL 61477

\$625,100
94± Acres
Fulton County



Fulton County, Illinois 94 Acres of Land For Sale

Smithfield, IL / Fulton County

SUMMARY

Address

618 E. Howard Rd.

City, State Zip

Smithfield, IL 61477

County

Fulton County

Type

Recreational Land, Hunting Land, Timberland, Farms

Latitude / Longitude

40.454925 / -90.32304

Acreage

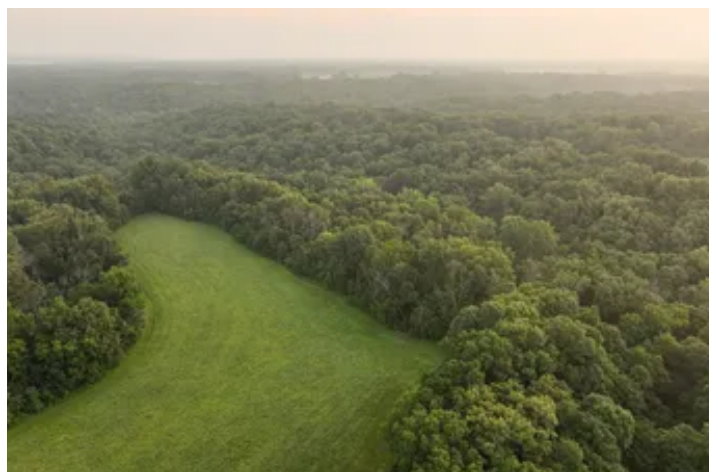
94

Price

\$625,100

Property Website

<https://landguys.com/property/fulton-county-illinois-94-acres-of-land-for-sale/fulton/illinois/86756/>



Fulton County, Illinois 94 Acres of Land For Sale

Smithfield, IL / Fulton County

PROPERTY DESCRIPTION

Amazing property, with 42 acres of tillable ground, awesome hunting, two amazing homesite locations.

This is an amazing property in an amazing area of Fulton County Illinois. Properties near the Spoon River in Fulton County means opportunity for amazing deer and turkey hunting. This property has approximately 42 tillable acres of which 4 acres are currently being mowed for alfalfa hay, the remaining 38 acres are in a corn – bean rotation which adds tremendous food diversity for this property. The current agriculture agreement is a cost-share agreement and the current tenant will work with a buyer on a future lease agreement. Farming rights will be available for 2026 farming season. There is easement access along the west side to access the Alfalfa field which gives better access for hunting as well.

There are two homesites on this property, one is vacant and ready for a cabin, camper, or home. Both sites have electricity, well water, and septic previously installed. The second location has a house in place but will not be accessible to potential buyers for showings, as the seller feels it is not habitable, and that it will need to be torn down. House will be bought (As-IS) or removed.

Rarely do I come across a property that hits all these check marks. Good balance of hardwoods timber, and agricultural use. This is a great looking property.

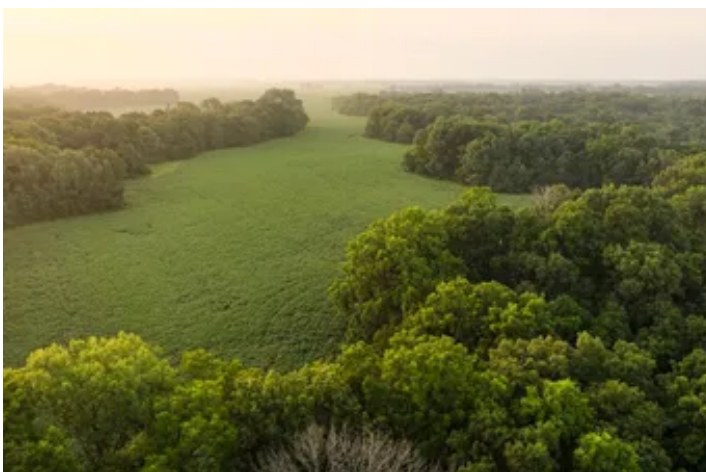
INCOME:

Currently on a crop share agreement with owner
Farmer is offering \$150 per tillable acre for future rental agreement

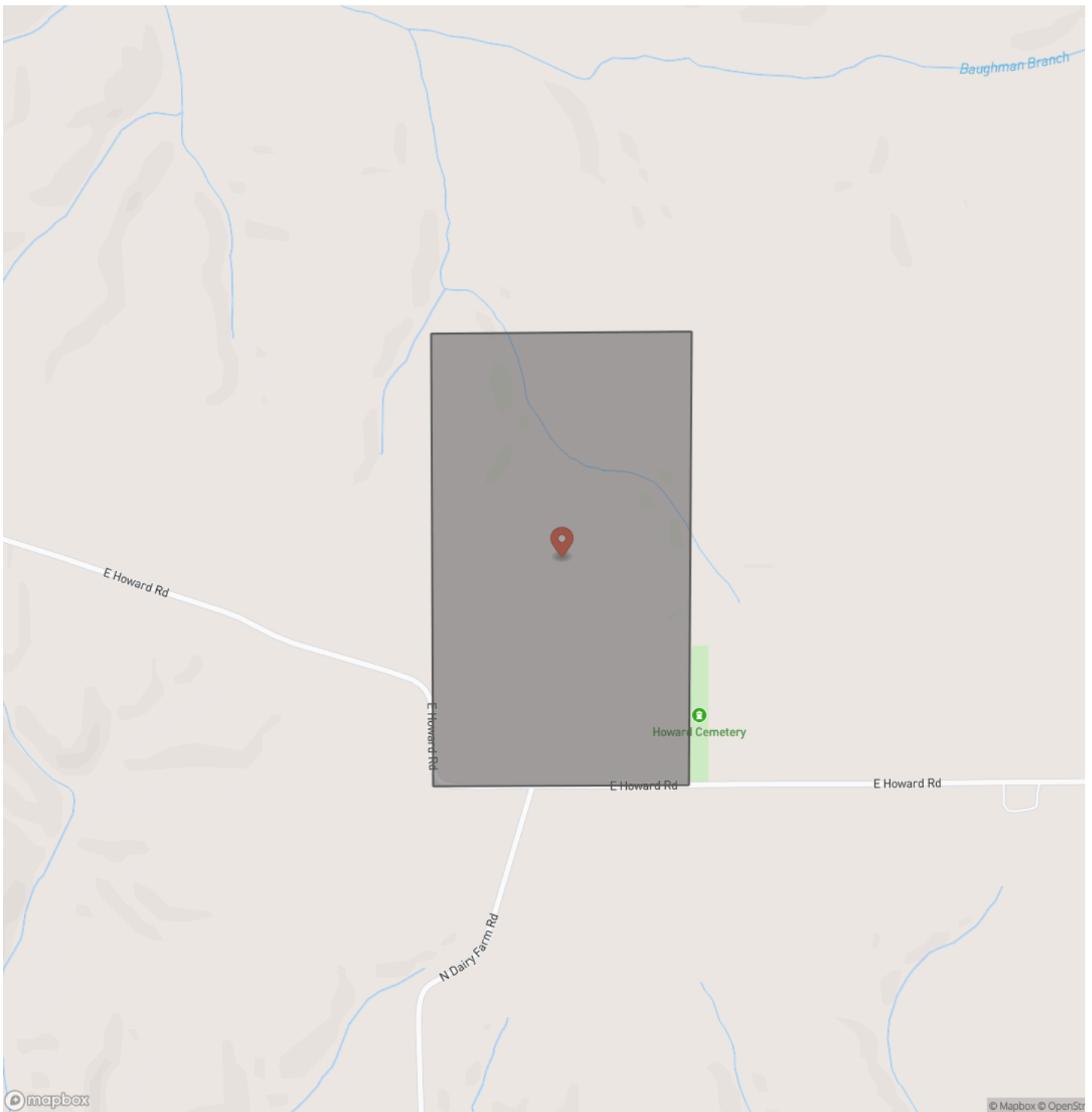
KEY FEATURES:

- Well known area for trophy whitetail and amazing turkey hunting.
- Two homesites provide, locations with well water, electricity, and septic systems.
- There is an existing home on the property that will not be accessible to potential buyers, as it is uninhabitable.
- 42 tillable acres according to the FSA records
- Approximately 4 acres are in alfalfa hay
- Remaining acreage falls in a corn/bean rotation offering \$6,300 annually for future cash rent.

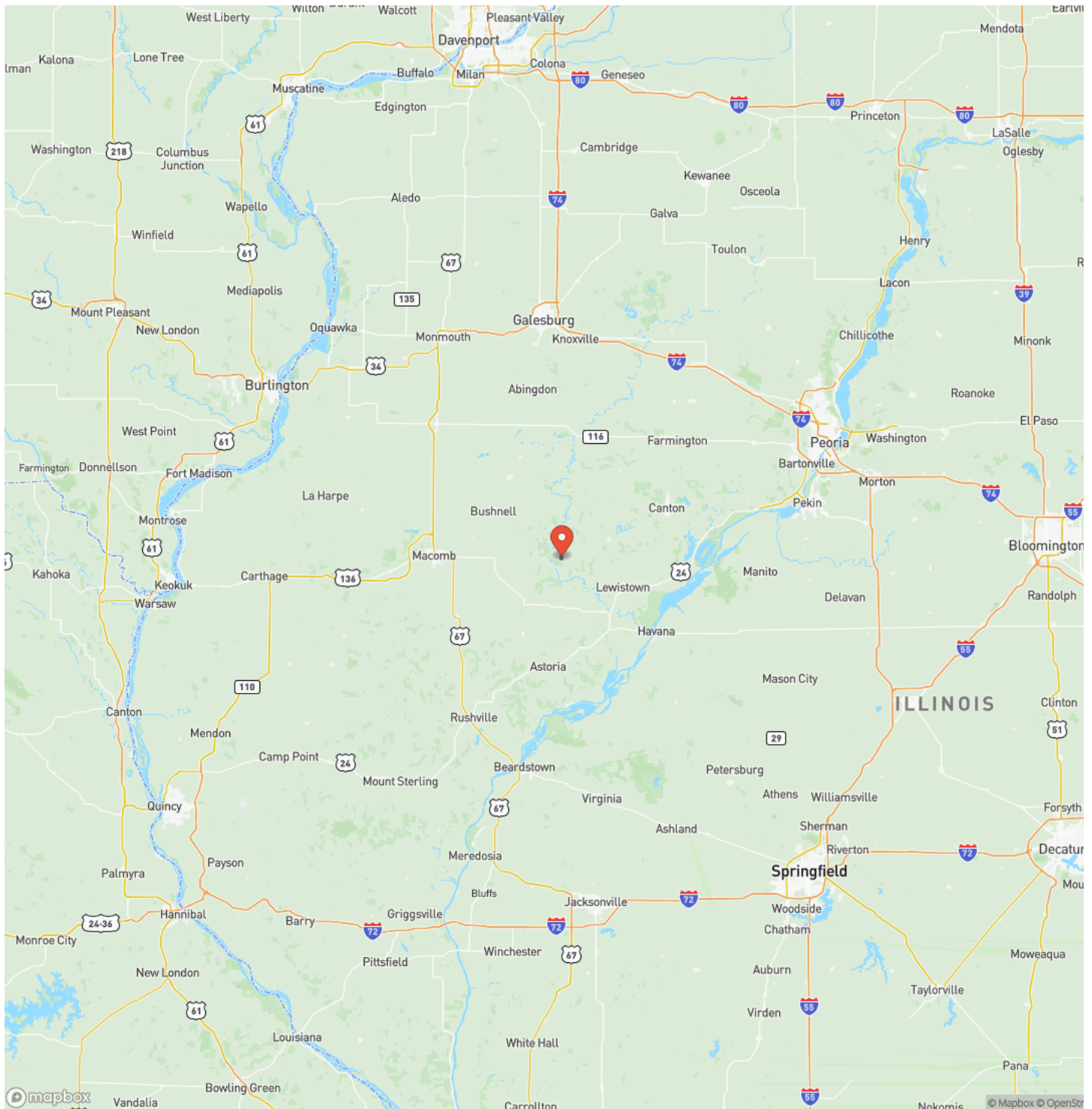
Fulton County, Illinois 94 Acres of Land For Sale
Smithfield, IL / Fulton County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Fulton County, Illinois 94 Acres of Land For Sale Smithfield, IL / Fulton County

LISTING REPRESENTATIVE

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Matt Cox

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(309) 221-1764

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Address

City / State / Zip

Astoria, IL 61501

NOTES

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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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