

161 +/- Acres Fulton County
4059 E IL Hwy 95
Marietta, IL 61459

\$1,225,000
161± Acres
Fulton County



**161 +/- Acres Fulton County
Marietta, IL / Fulton County**

SUMMARY

Address

4059 E IL Hwy 95

City, State Zip

Marietta, IL 61459

County

Fulton County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

40.499698 / -90.371272

Acreage

161

Price

\$1,225,000

Property Website

<https://legacylandco.com/property/161-acres-fulton-county-fulton-illinois/75248/>



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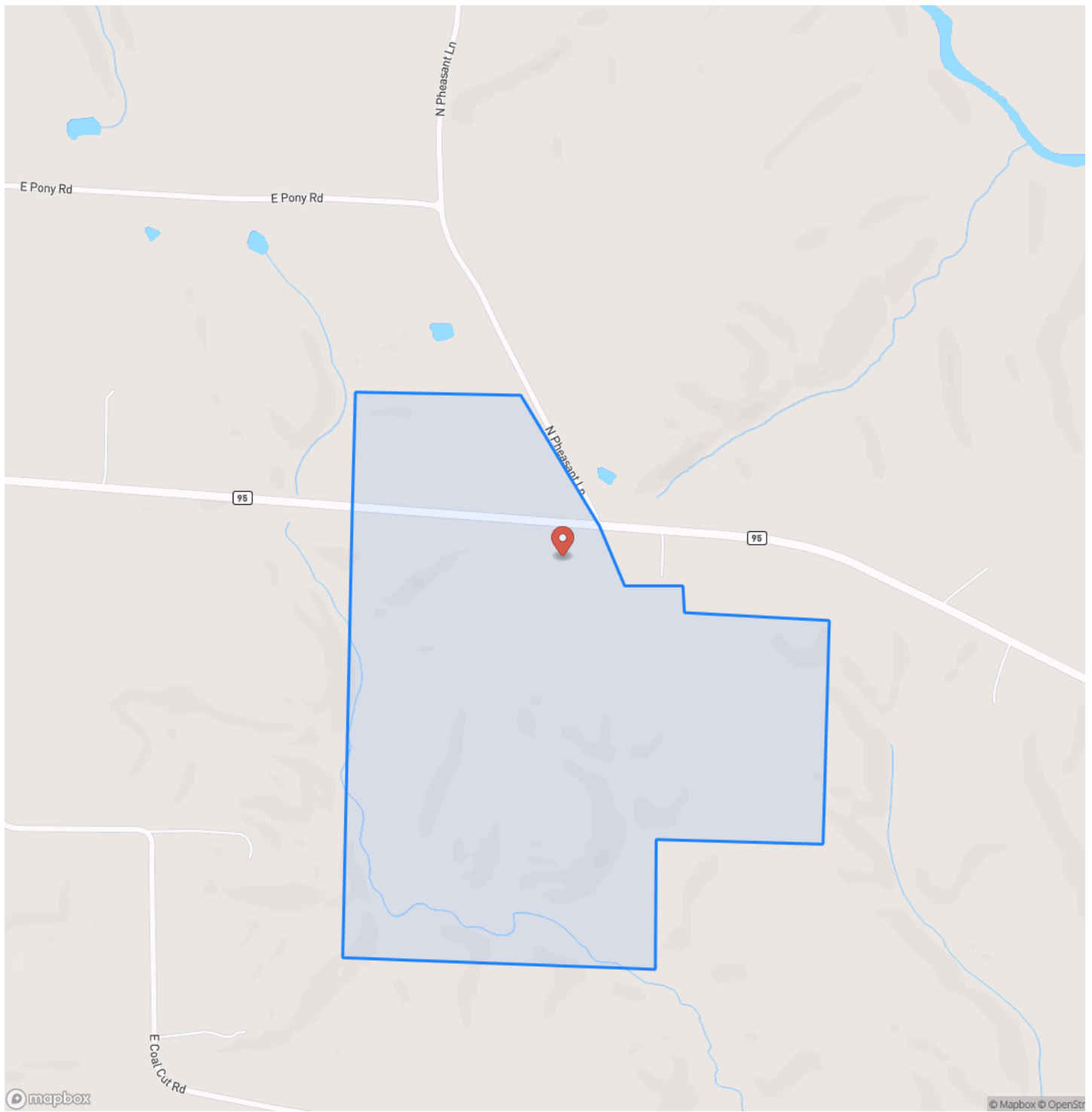
PROPERTY DESCRIPTION

FULTON COUNTY IL!!! 161 Acres with 58 being tillable, the remaining is timber. These pieces of property don't come very often! Located one mile East of Marietta. Entering the property, you will look out over the field, seeing several nice coves that could potentially be nice food plots! Work your way deeper onto the farm you can find some nice ridges that run down to a creek in the bottoms. With a good mixture of thick bedding areas, open timber, flats, steep hills, and the creek running through, it could easily have a giant whitetail hiding right around the corner! There are trails made throughout the entire property for easy access to get in and out or just to do some trail riding. Enjoy making memories on all this and still having tillable acreage to produce income. Buyer will also have opportunity to purchase 3 bedroom home with a little over 3.5 acres that adjoins this property. Contact listing agent for more details, Ted Abernathy (309)219-6389.

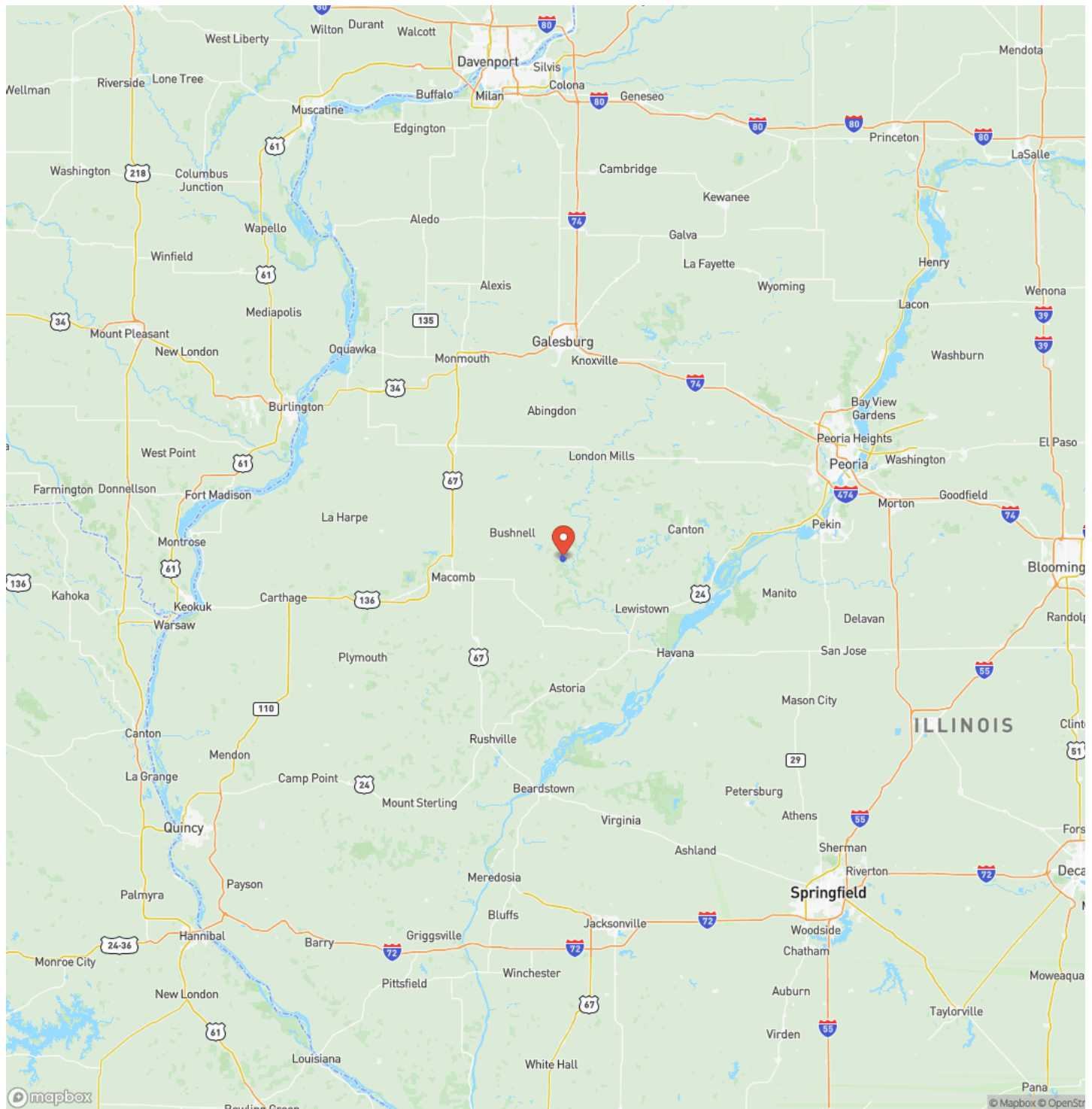
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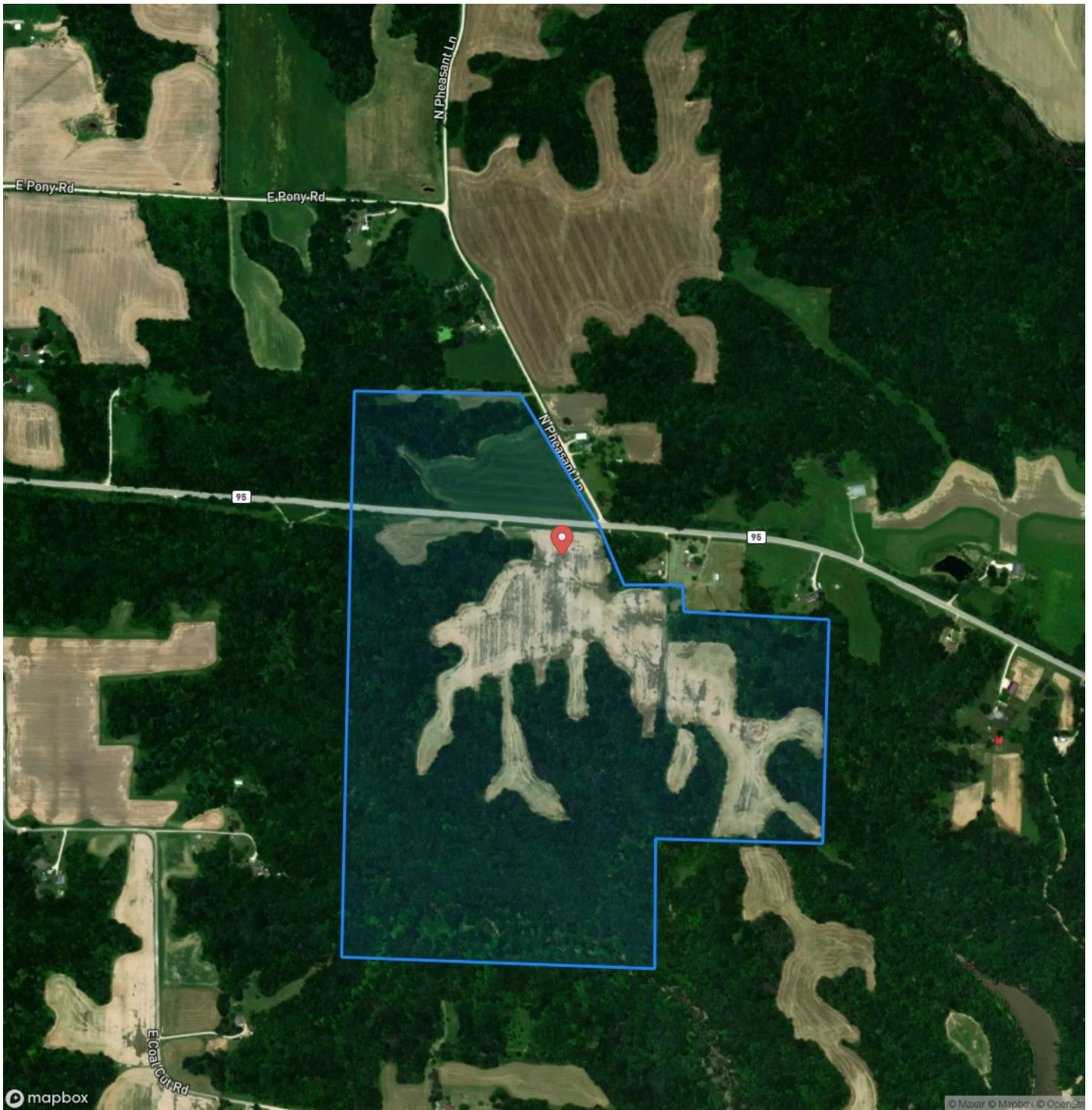
Locator Map



Locator Map



Satellite Map



**161 +/- Acres Fulton County
Marietta, IL / Fulton County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Ted Abernathy

Mobile

(309) 219-6389

Email

tabernathy@legacylandco.com

Address

City / State / Zip

Covington, IN 47932

NOTES

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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