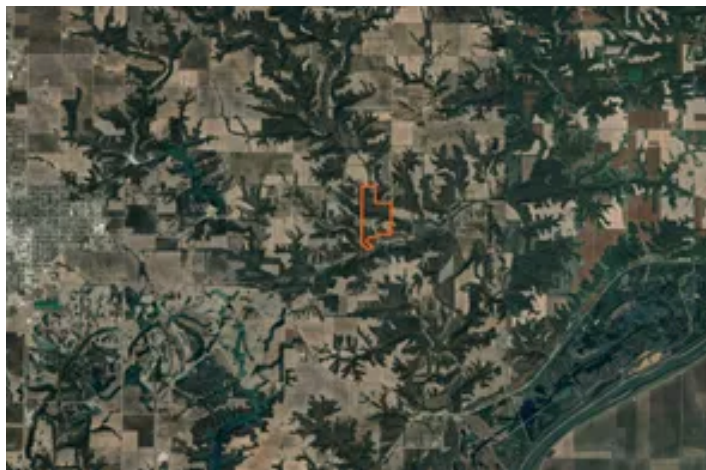


**Fulton County, Illinois 190 Acres of Land For Sale**  
25700 N Orion School Rd  
Canton, IL 61580

**\$1,178,000**  
190± Acres  
Fulton County





## Fulton County, Illinois 190 Acres of Land For Sale

### Canton, IL / Fulton County

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#### **SUMMARY**

**Address**

25700 N Orion School Rd

**City, State Zip**

Canton, IL 61580

**County**

Fulton County

**Type**

Recreational Land, Hunting Land, Farms

**Latitude / Longitude**

40.560778 / -89.92626

**Acreage**

190

**Price**

\$1,178,000

**Property Website**

<https://landguys.com/property/fulton-county-illinois-190-acres-of-land-for-sale/fulton/illinois/87598/>



## **Fulton County, Illinois 190 Acres of Land For Sale**

### **Canton, IL / Fulton County**

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#### **PROPERTY DESCRIPTION**

##### **Trophy whitetail with income, excellent access and newly cleared build site on 190 acres in Fulton Co., IL!**

Just over the Peoria County line in NE Fulton County is this 190 acres that was originally assembled with 2 off-market farms to create an outstanding hunting farm. The tillable is placed perfectly in the center off the farm with thick bedding cover on N & Side sides along with 2 sided access. Theres a newly cleared build site with electric and a fishing pond plus a new bulldozed trail leading to a planted food plot and 2 creek crossings. This farm was not hunted in the 2024 season and barely hunted prior that with excellent trail cam photos showing the farms potential. The 2 sided access make getting in and out a breeze with Copperras Creek offering easy access masking scent and sound going to stands.

#### **INCOME:**

Acreage Breakdown: 48 tillable & 142 Timber  
Income Breakdown: 12k

#### **KEY FEATURES:**

- 48 tillable
- Trophy deer
- Turkey
- Buildsite with electric and fishing pond
- New trail and foodplot
- New creek crossings
- Just over Peoria County line
- Available in 2 separate tracts (103 @ 6850 an acre & a 86 @ 6950 an acre)

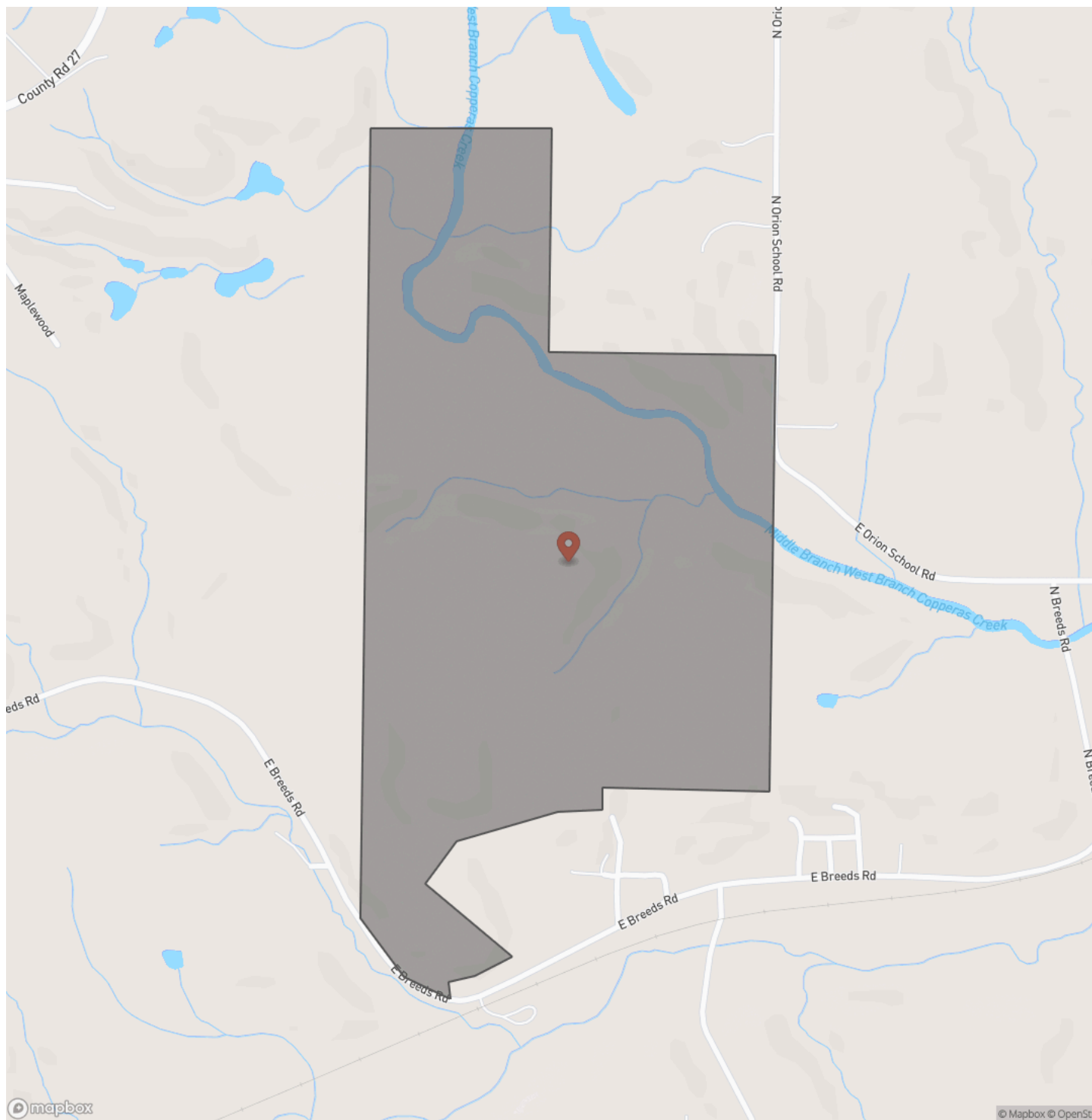


**Fulton County, Illinois 190 Acres of Land For Sale**  
**Canton, IL / Fulton County**

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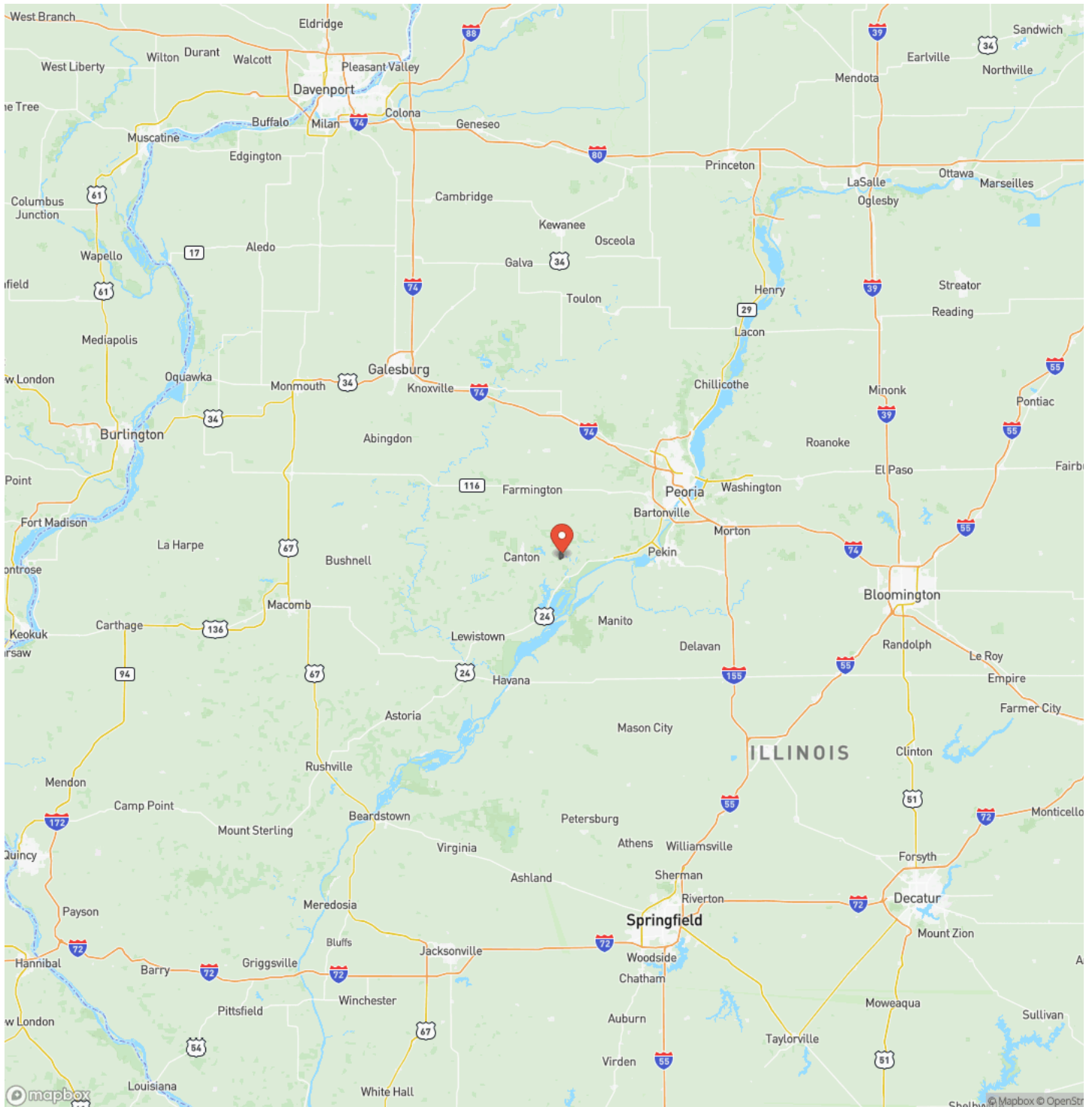


## Locator Map





## Locator Map



## Satellite Map



## Fulton County, Illinois 190 Acres of Land For Sale Canton, IL / Fulton County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matt Cox

## Mobile

(309) 221-1764

## Email

matt@landguys.com

**Address**

## City / State / Zip

Astoria, IL 61501

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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