

MIDWEST LAND GROUP PRESENTS

53 ACRES IN

WHITESIDE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GREAT RECREATIONAL TRACT IN A CONVENIENT LOCATION

Awesome hunting and recreation right next to the city of Fulton! Proven producer for waterfowl and whitetails with hard road access. A small creek intersects the farm providing all year water source even in the driest of years. Ag fields surround this tract so food is abundant along with cover with a great stand of trees. While walking the property, there are many signs of whitetails and turkeys and

some great spots for stands as the creek and slough provide a natural funnel. This site would be an excellent place to hunt with accommodations just a block away. Come take a look and get ready for fall hunting. If you are looking for a great getaway spot to hunt but also have the convenience of town, look no further!



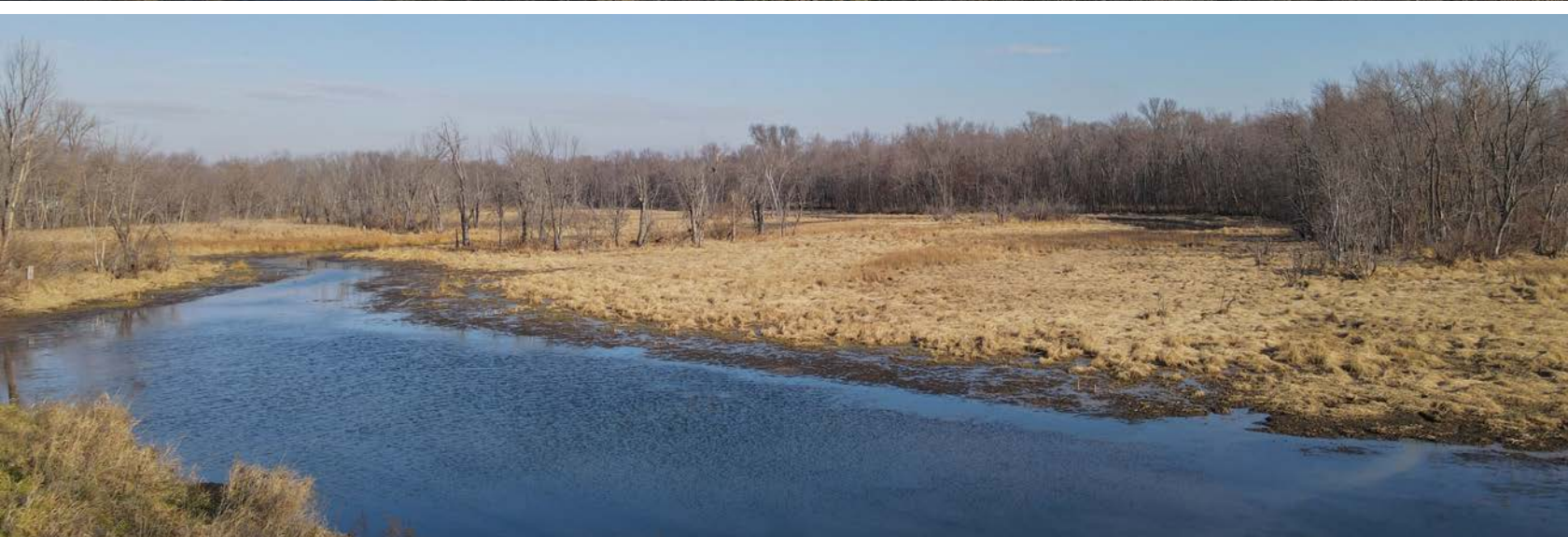
PROPERTY FEATURES

PRICE: **\$227,900** | COUNTY: **WHITESIDE** | STATE: **ILLINOIS** | ACRES: **53**

- Natural slough
- Great deer sign
- Blocks from Fulton
- Waterfowl paradise
- Hard road frontage
- Quiet setting
- Small man-made pond
- ATV riding
- Great funnels for stand placement
- Lodging nearby



53 +/- ACRES



HARD ROAD FRONTAGE



BLOCKS FROM FULTON



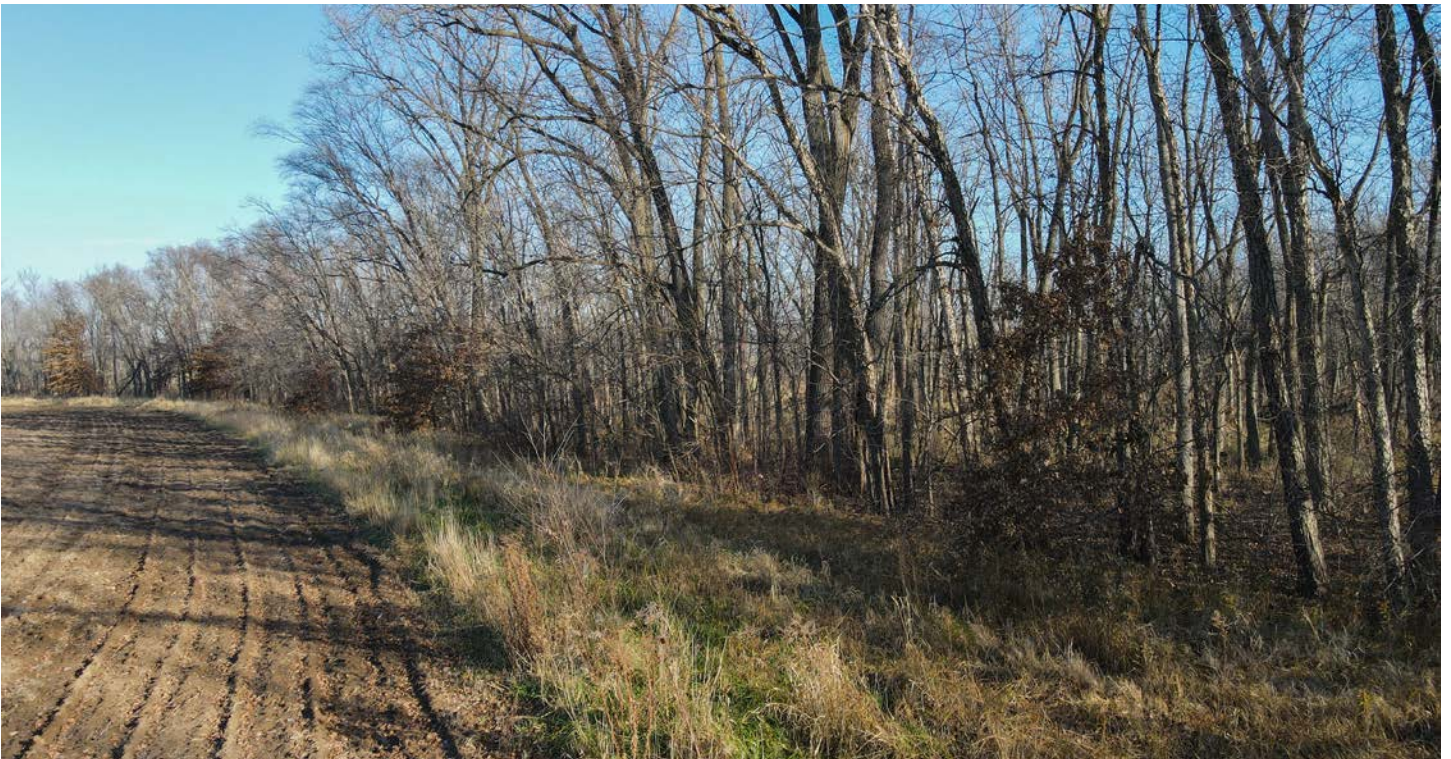
WATERFOWL PARADISE



SMALL MAN-MADE POND



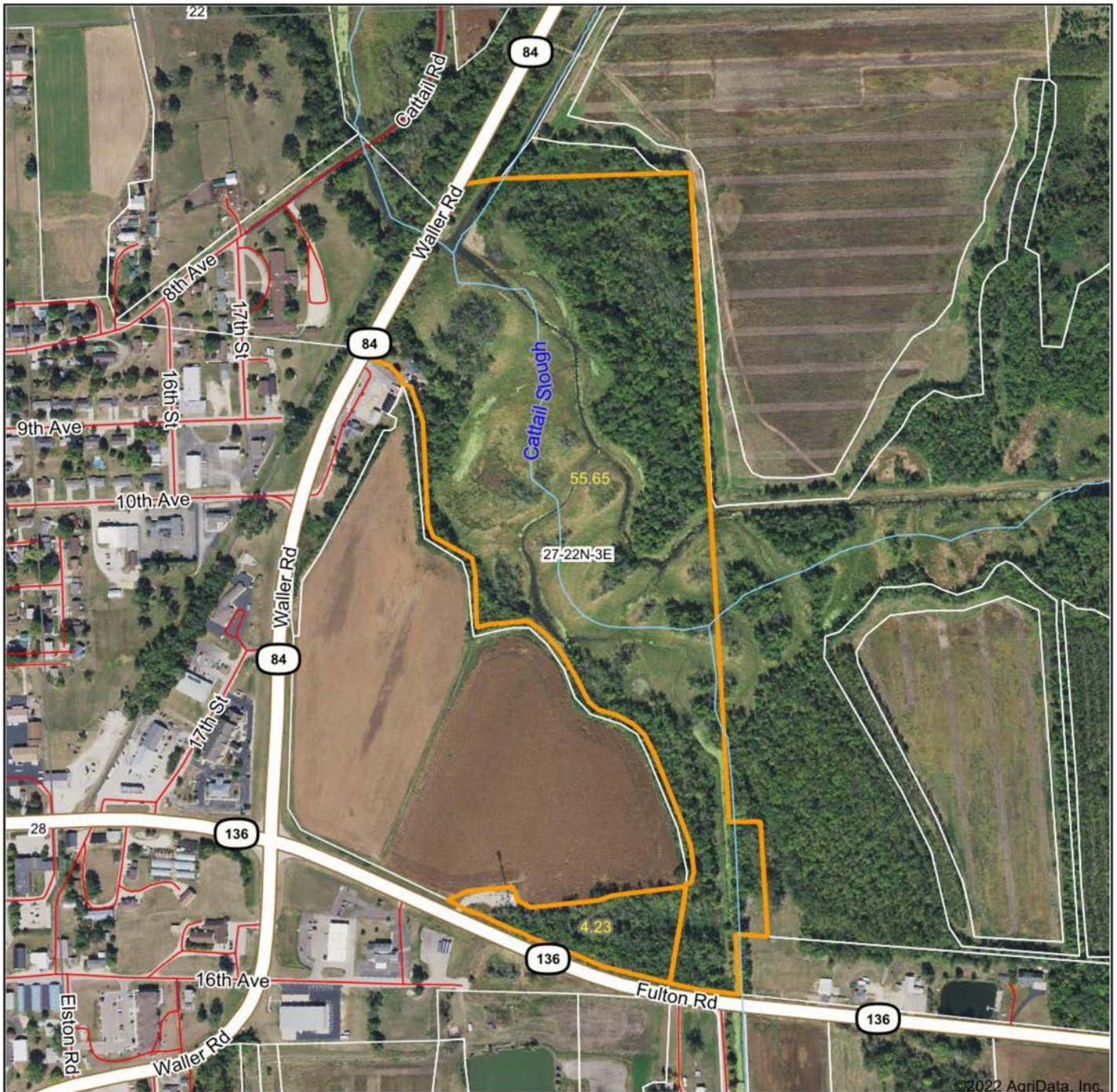
COVER



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Map Center: 41° 51' 59.62, -90° 8' 35.48

27-22N-3E
Whiteside County
Illinois

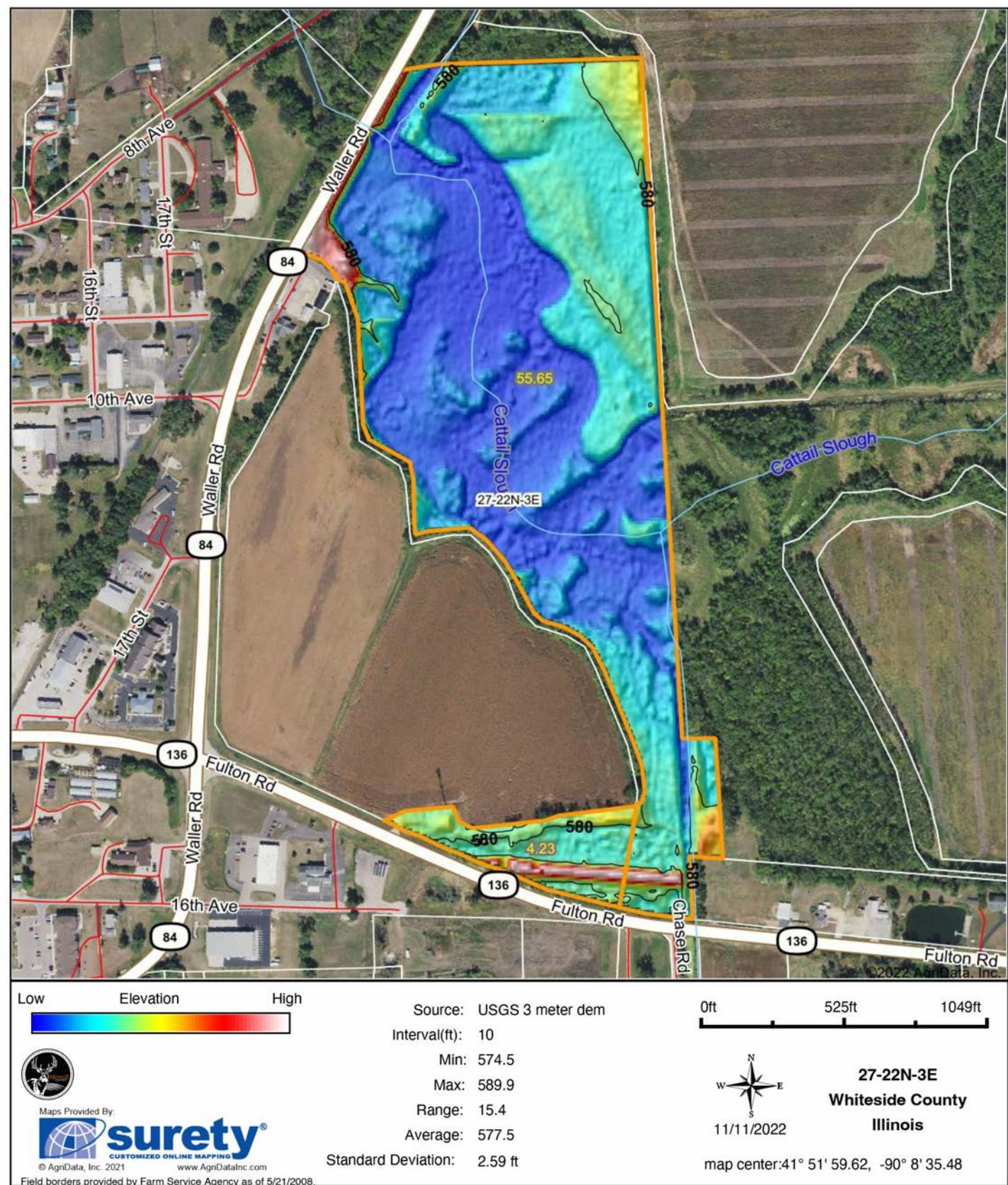
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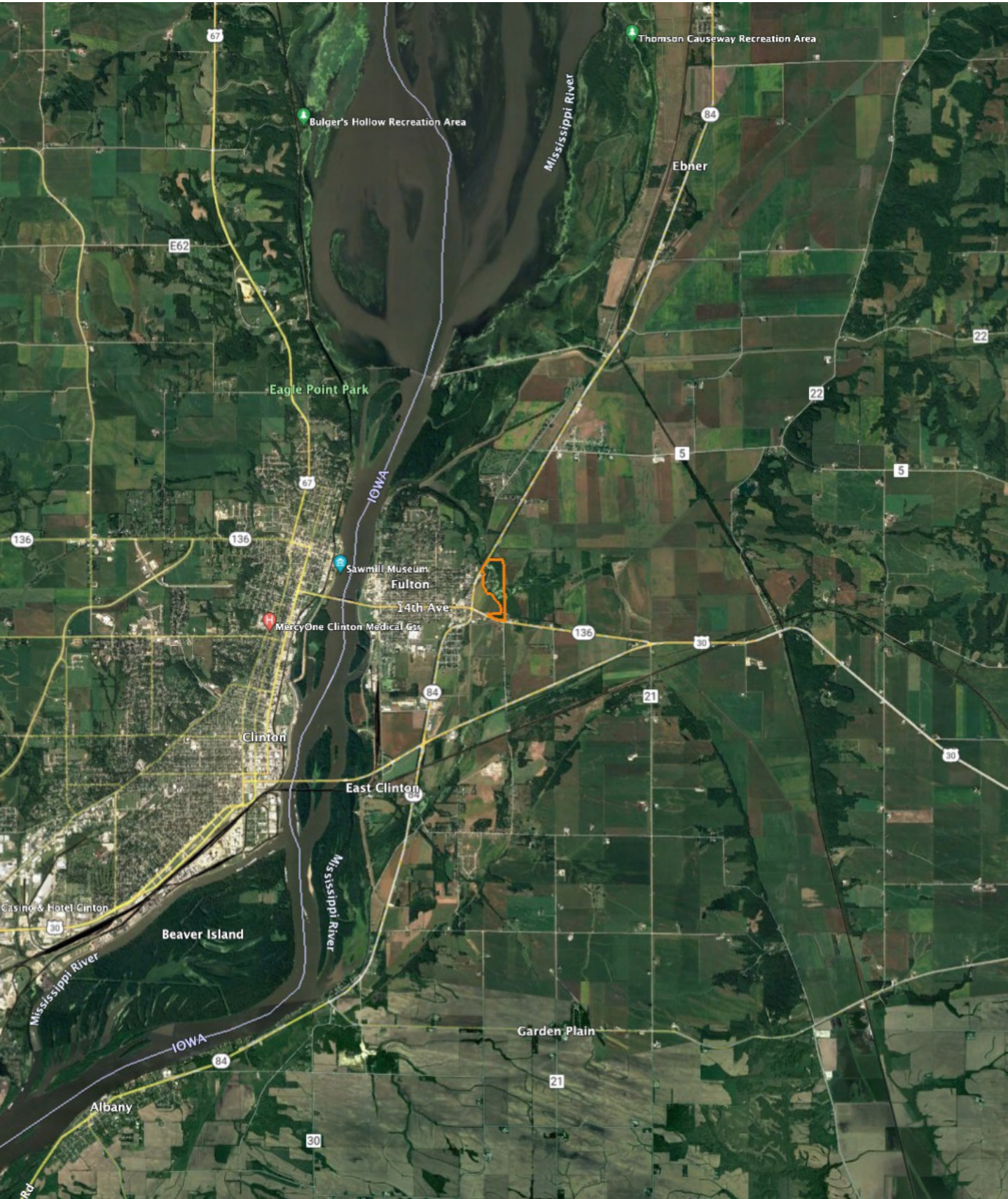
11/11/2022

Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Jason DeSplinter isn't afraid to talk to anyone, but that's just part of what makes him such a good land agent. Prior to coming to Midwest Land Group, Jason had years of experience selling tillable and recreational ground. His ag knowledge extends well beyond the land itself, having also served as a technical support specialist with John Deere Harvester Works. He enjoys working in real estate because it allows him to interact with people and, of course, the outdoors. Born in Annawan, IL, Jason has been hunting whitetails since he was 10 years old. He graduated from Annawan High School and Black Hawk College in Kewanee, IL, with an Associate's degree in Business.

Jason has a diverse background, and that experience has made him well-versed in farm programs through the FSA and NRCS. He's assisted many clients with Beginning Farmer/Rancher loans and CRP applications/compliance. He's so dedicated to each client's goals that he doesn't rest when it comes to helping them buy or sell land.

A member of the Henry County Farm Bureau, coach for youth football, and member of the Annawan Booster Club, Jason enjoys hunting, fishing, and farming in his spare time. He lives outside Annawan with his wife, Kelli, son Wyatt, and daughter Shelby. If you're in the market to buy or sell land, look no further than Jason DeSplinter. He'll ensure no stone is left unturned.



JASON DeSPLINTER,
LAND AGENT

309.517.2369

JDeSplinter@MidwestLandGroup.com



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