

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

# FULTON COUNTY ILLINOIS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# RUSTIC RETREAT: 15 +/- ACRES OF TIMBER, COZY 900 SQUARE FOOT HOME, & SPACIOUS 60'X50' SHOP

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Here is your opportunity to own secluded acres in Fulton County, Illinois. The 15 +/- acre property is located on a dead-end gravel road just west of Cuba and east of Macomb. The area is very quiet with only a handful of houses on the dead-end road. This remarkable property boasts a complete trail system, allowing you to effortlessly explore every corner of its 15 +/- acres. Whether you're accessing deer stands or embarking on ATV adventures, these trails ensure easy navigation and endless exploration. From mature hardwood forests to lush cedar thickets, each ecosystem offers its own unique charm and beauty. The gentle flow of Laswell Branch Creek adds a touch of serenity to the scenery, its waters meandering gracefully through the land. Venture into the creek bottom, where the open timber creates a tranquil oasis unlike any other.

The property is littered with deer and turkey sign. As you explore the wooded trails and creek bottoms, you'll encounter evidence of the thriving wildlife population

that calls this land home. From well-worn deer trails to telltale turkey scratching, the signs are clear: this is a sanctuary for game animals, offering prime hunting opportunities at every turn.

The two bedroom, two bath home is approximately 900 square feet. It features a living area with a wood-burning fireplace, a nice-sized kitchen, and a full basement. In the basement, you will find another wood-burning stove that can also be used to heat the entire house. Adjacent to the house is a 30'x30' all-metal garage, with ample space for your vehicles. Just down the drive is another 60'x50' all-metal shop.

Experience the thrill of the hunt in its purest form as you immerse yourself in the natural beauty of this extraordinary property. With its bountiful wildlife and endless hunting opportunities, it's a haven for sportsmen, a hunting camp or just a weekend get away.





# PROPERTY FEATURES

PRICE: **\$265,000** | COUNTY: **FULTON** | STATE: **ILLINOIS** | ACRES: **15**

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- Private location
- 2 bed, 2 bath home
- 30'x30' metal building
- 60'x50' metal building
- Great deer and turkey hunting
- Laswell Branch Creek passes through property
- Complete trail system
- Multiple food plot locations
- 26 miles east of Macomb
- 5 miles west of Cuba





## 2 BED, 2 BATH HOME

The two bedroom, two bath home is approximately 900 square feet. It features a living area with a wood-burning fireplace, a nice-sized kitchen, and a full basement.





## 30'X30' METAL BUILDING

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## 60'X50' METAL BUILDING

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# GREAT DEER AND TURKEY HUNTING

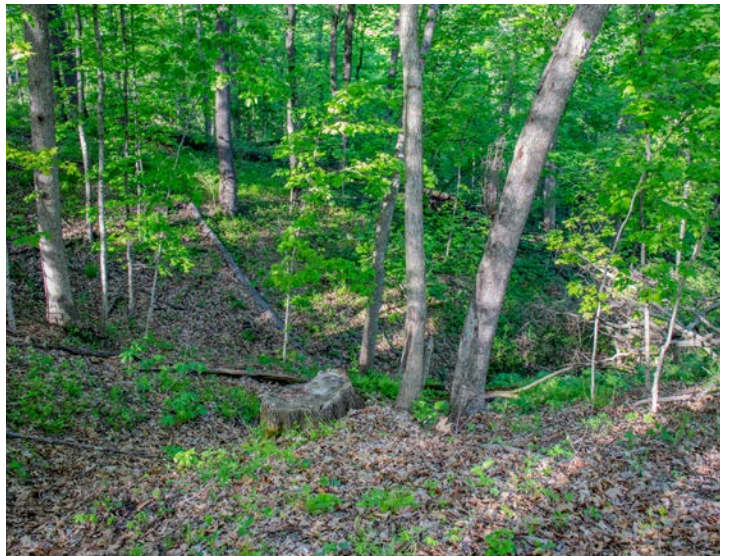
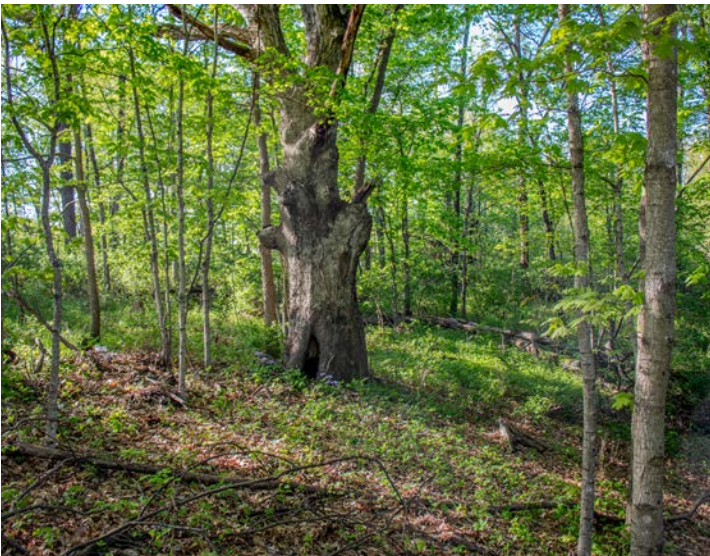
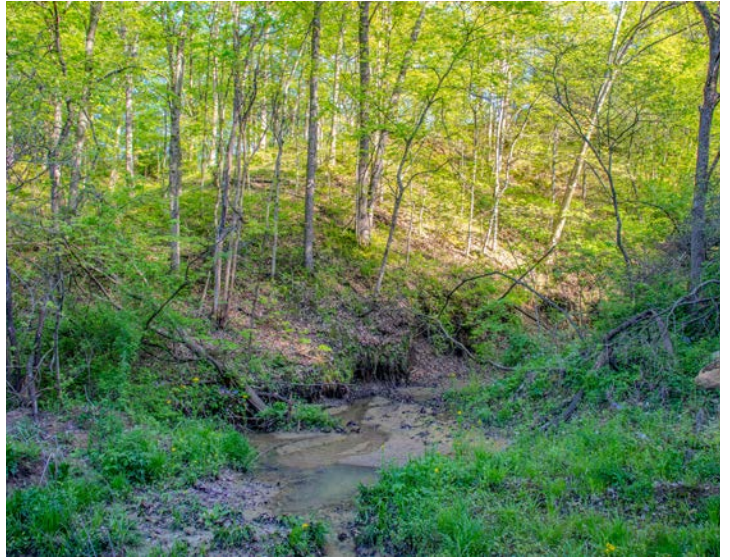
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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 40° 30' 0.45, -90° 16' 24.36

0ft 249ft 497ft



Maps Provided By:



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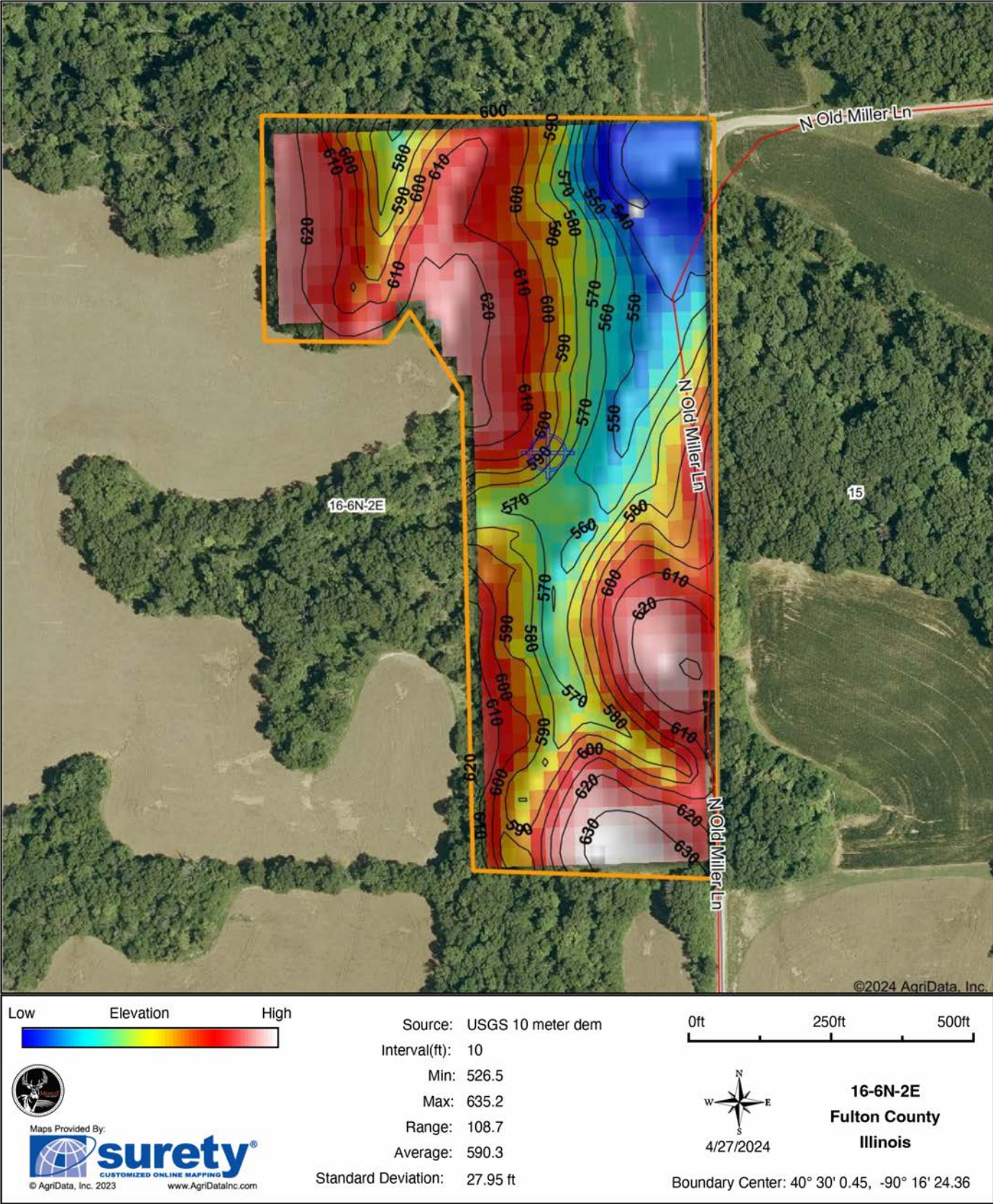
16-6N-2E  
Fulton County  
Illinois



4/27/2024

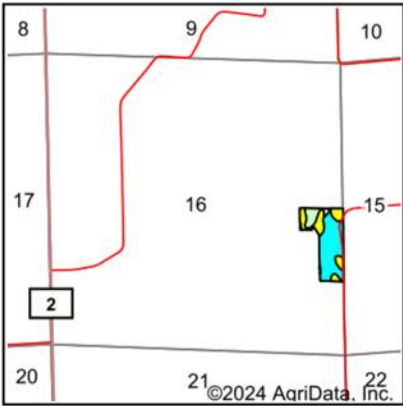
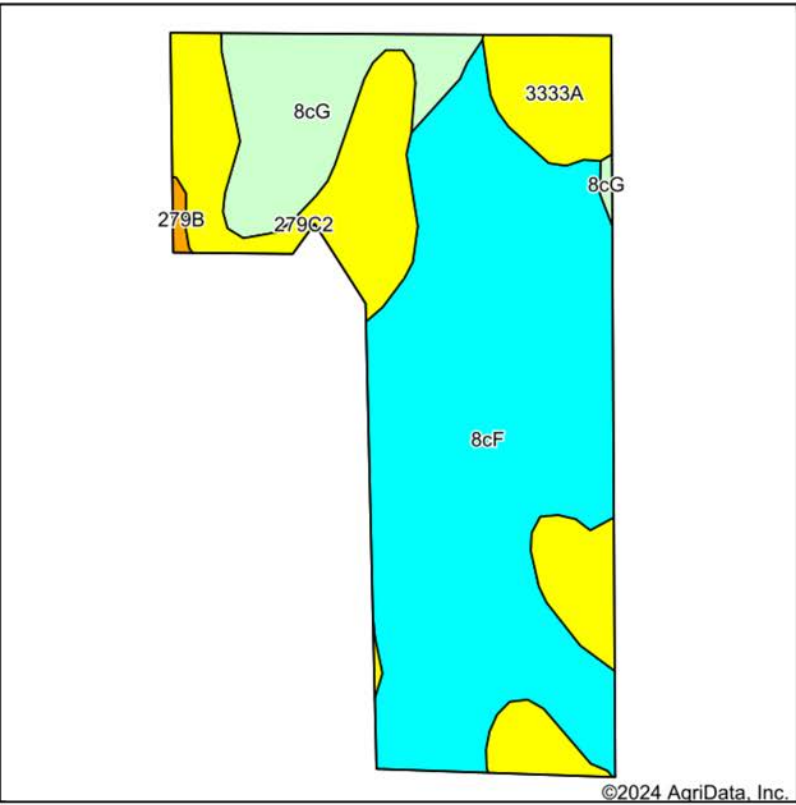


# HILLSHADE MAP





# SOIL MAP



State: **Illinois**  
County: **Fulton**  
Location: **16-6N-2E**  
Township: **Cass**  
Acres: **16.77**  
Date: **4/27/2024**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL057, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Restrictive Layer	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-le gume <sup>e</sup> hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCC Corr
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	10.11	60.3%		> 6.5ft.	FAV	**89	**30	**36	**41	0	**3.00	**68	23	
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	3.46	20.6%		> 6.5ft.	FAV	**153	**47	**60	**78	0	**4.90	**112	82	
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	2.08	12.4%		> 6.5ft.	FAV	**58	**20	**24	**27	0	**1.90	**44	24	
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	1.05	6.3%		> 6.5ft.	FAV	**157	**50	**61	**77	0	**4.60	**115	75	
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.07	0.4%		> 6.5ft.	FAV	**161	**50	**64	**82	0	**5.20	**118	87	



# OVERVIEW MAP

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# AGENT CONTACT

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For land agent Curt Felker, having a passion for the outdoors began at the young age of five in the river bottoms of Central Illinois. He's been on the water or in the field every weekend since. Born in Quincy, Illinois' Gem City, Curt graduated from Quincy Senior High School and attended Quincy University to study sports management.

For nearly 15 years, Curt worked in the food service sales industry for brands such as Dot Foods, US Foods, and Kohl Wholesale, working his way up to the title and responsibilities of Direct Sales Representative, earning several awards for sales and growth along the way. This experience brought him success by building lasting relationships through meeting with people and helping them succeed in achieving their dreams and goals. This continued desire to help people comes in handy at Midwest Land Group, where he's able to do just that for his clients, all while leveraging his love for the outdoors and intimate knowledge of land.

On the side, Curt works as a part-time firefighter for the Tri Township Fire Department. He enjoys spending time hunting whitetail and waterfowl, working out at the gym, and playing sports such as softball and soccer. He lives with his wife, Dani, and daughter, Becca, in Quincy. If you're in the market to buy or sell land in and around Central Illinois, be sure to give Curt a call.



**CURT FELKER, LAND AGENT**

**217.577.2007**

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## MidwestLandGroup.com

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