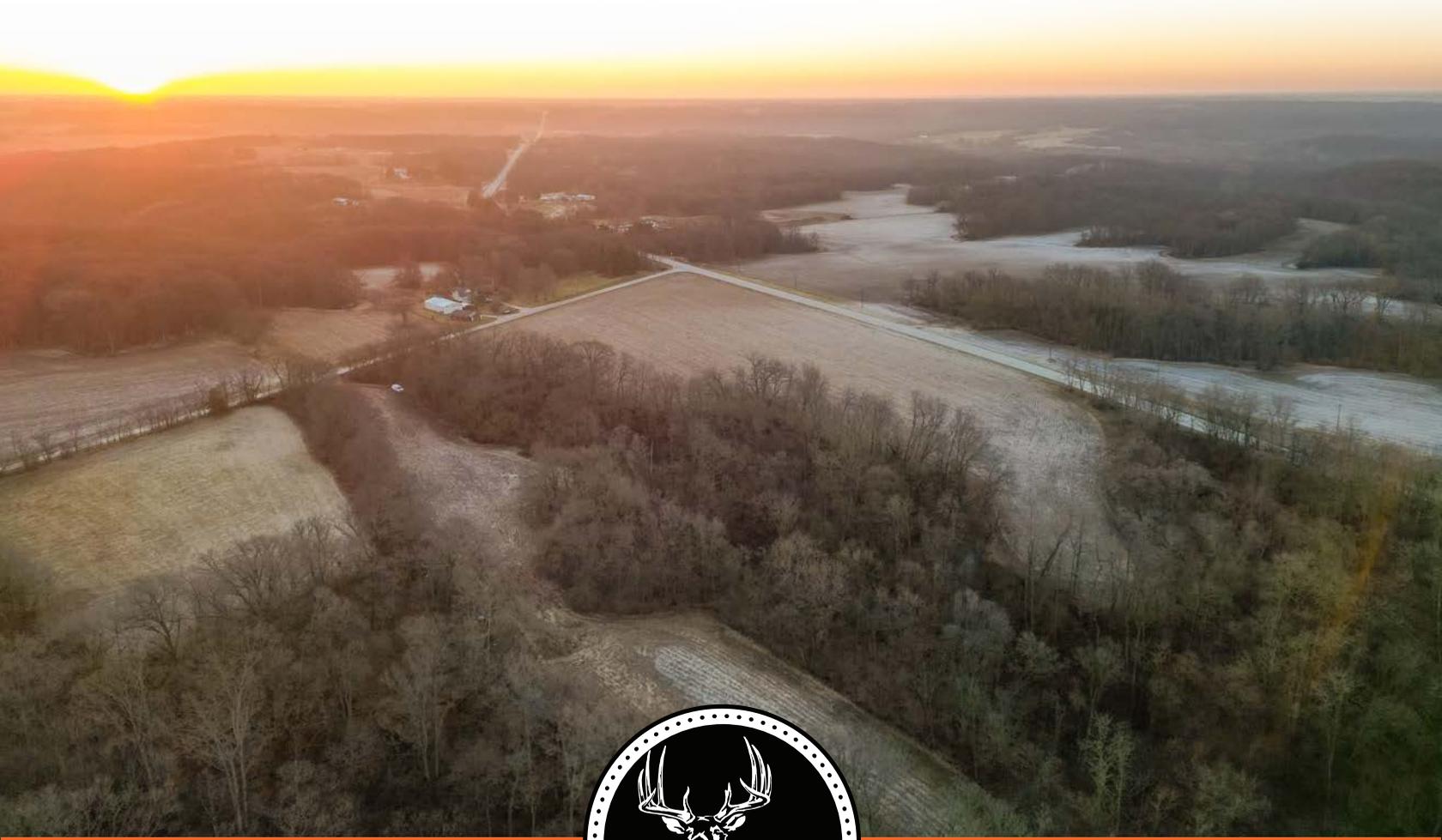


MIDWEST LAND GROUP PRESENTS

23 ACRES IN

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# FULTON COUNTY ILLINOIS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 23 +/- ACRES OF PRIME DEER HABITAT IN FULTON COUNTY

Discover an exceptional opportunity to own 23 acres of prime hunting and recreational land located just outside of Marietta in Fulton County, Illinois, an area well known for producing quality whitetail deer. This property offers the perfect combination of timber cover, wildlife habitat, and strategic access, making it an ideal setup for serious hunters or anyone looking for a private outdoor getaway.

The farm features strong timber cover throughout the property, creating natural travel corridors for deer and other wildlife. The mix of woods and open areas provides multiple locations suitable for establishing food plots, allowing the next owner to easily enhance the property's already strong wildlife appeal. With a little planning, these areas could be developed into prime feeding locations that help hold and attract deer throughout the season.

The property already shows excellent deer sign, including well-defined trails, rubs, and other indicators that whitetails are regularly using the area. Located in the heart of big deer country in Fulton County, the farm sits in a region known for strong genetics, quality habitat, and consistent hunting success. With the right management, this property has the potential to become a reliable producer of mature bucks year after year.

Whether you're looking for a dedicated hunting property, a recreational escape, or a manageable tract of land with strong wildlife potential, this 23-acre farm checks all the boxes. Its manageable size, strong habitat features, and strategic access make it a rare opportunity in a highly desirable hunting area.

Don't miss your chance to own a piece of prime Illinois deer country in Fulton County. Properties with this kind of habitat, access, and hunting potential are getting harder to find.



# PROPERTY FEATURES

COUNTY: **FULTON** | STATE: **ILLINOIS** | ACRES: **23**

- 23 +/- acres of prime hunting and recreational land
- Located near Marrieta in Fulton County
- Situated in the heart of Illinois big buck country
- Multiple locations are suitable for establishing food plots
- Natural travel corridors that funnel deer movement
- Multiple access points allow flexible hunting setups
- Property can be hunted with multiple wind directions
- Strong deer sign throughout the property, including trails and rubs
- Manageable acreage with excellent hunting potential
- Shown by appointment only



# TILLABLE & FOOD PLOT LOCATIONS

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The mix of woods and open areas provides multiple locations suitable for establishing food plots, allowing the next owner to easily enhance the property's already strong wildlife appeal.



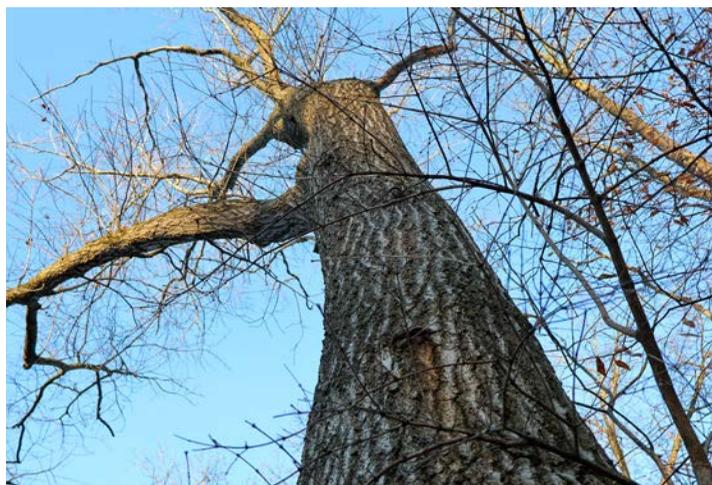
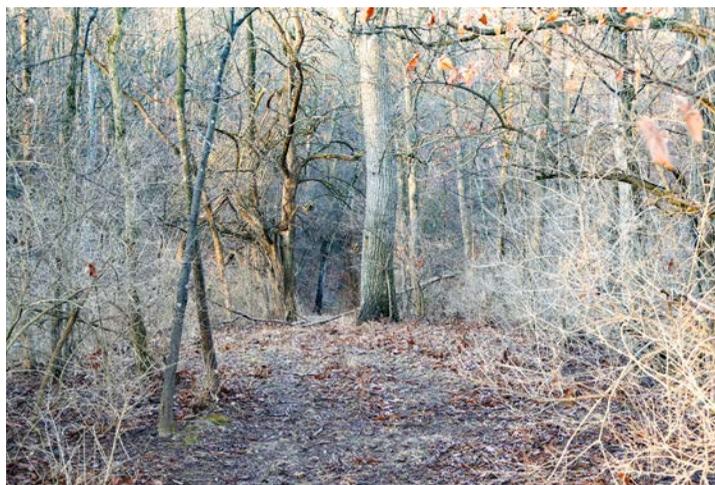
# GREAT ACCESS

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# TIMBER

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# CREEK

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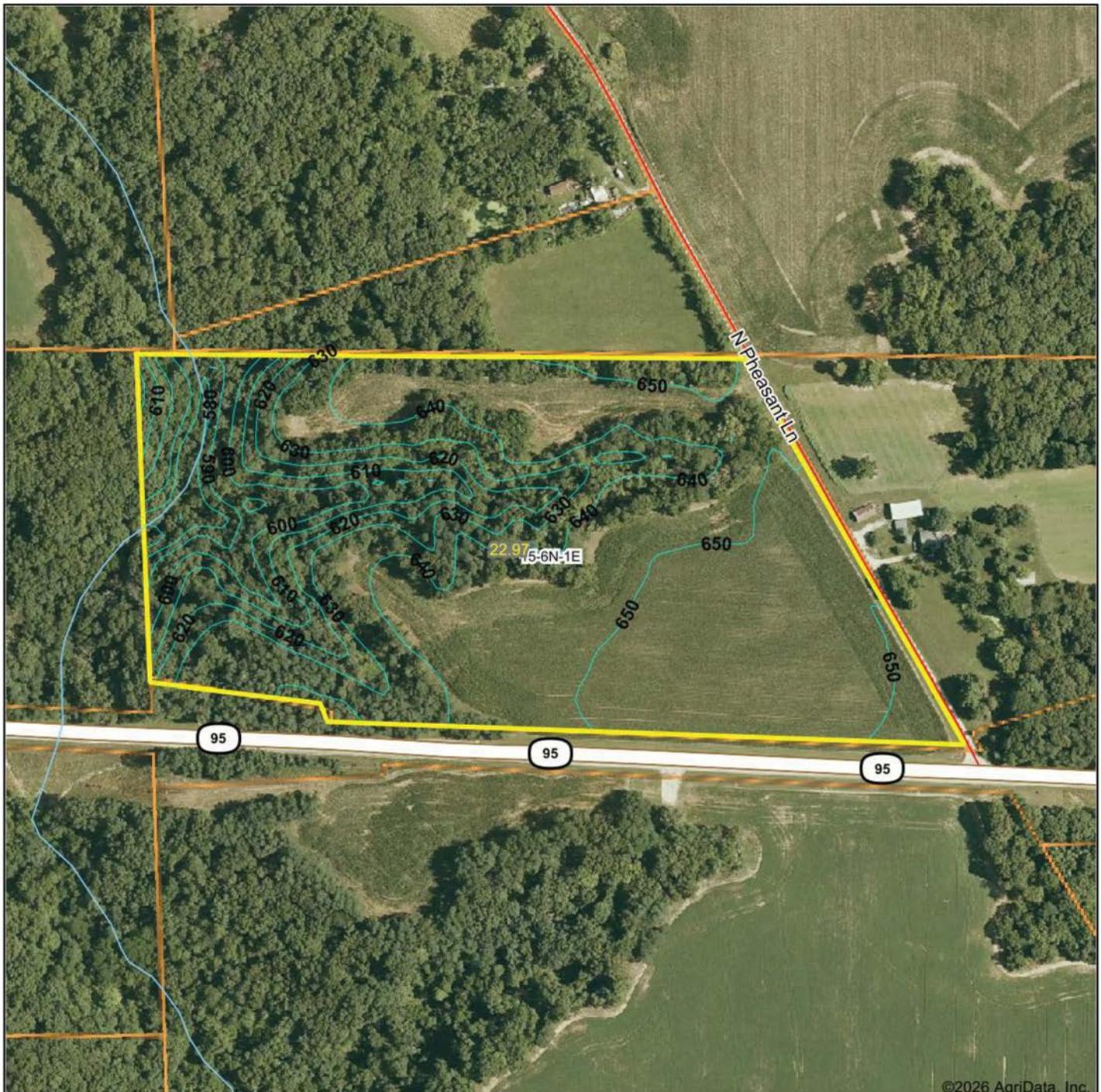
# STRONG DEER SIGN THROUGHOUT

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The property already shows excellent deer sign, including well-defined trails, rubs, and other indicators that whitetails are regularly using the area. Located in the heart of big deer country in Fulton County, the farm sits in a region known for strong genetics, quality habitat, and consistent hunting success.



# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 565.8

Max: 652.0

Range: 86.2

Average: 635.2

Standard Deviation: 19.39 ft

0ft 306ft 613ft

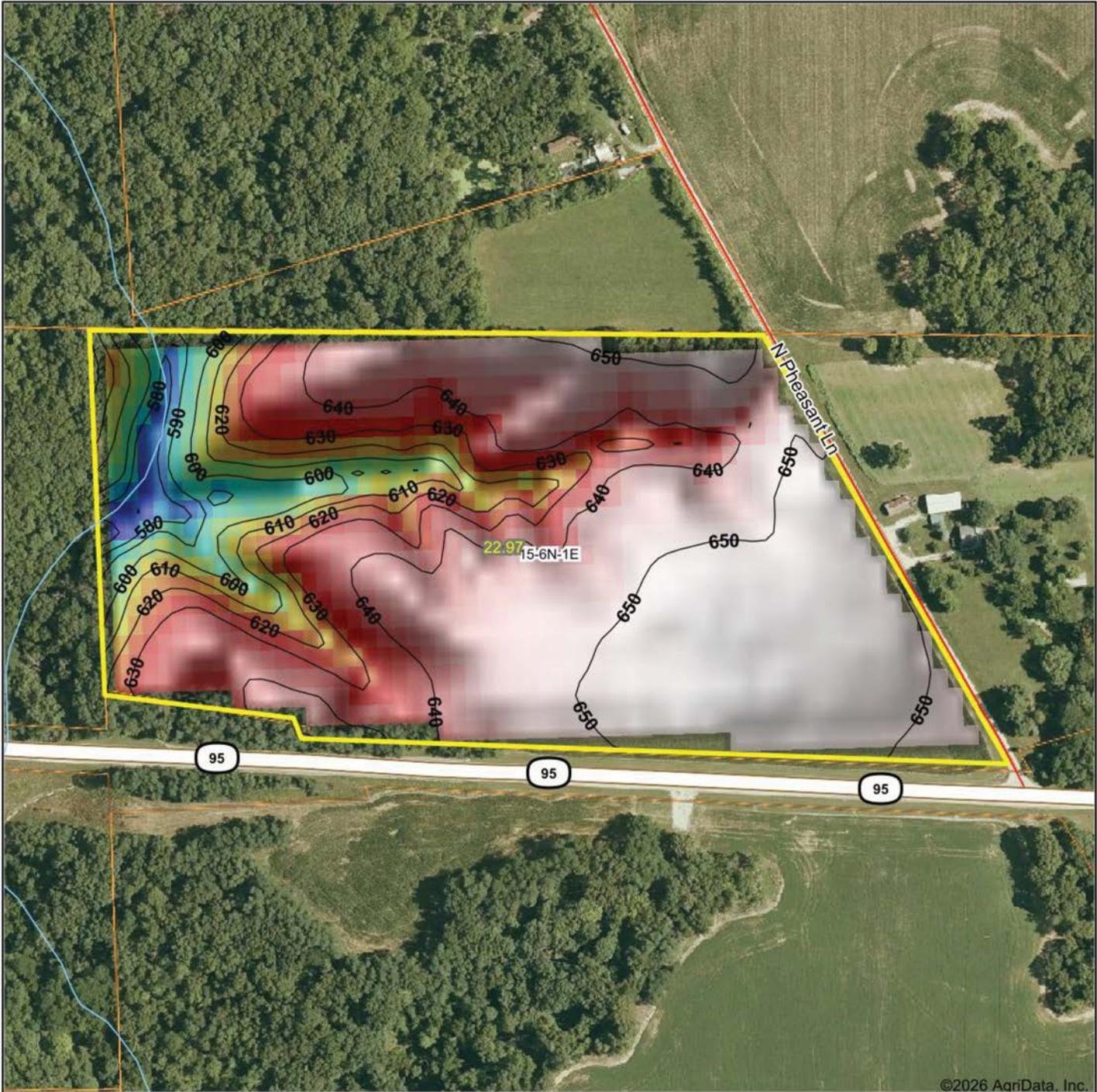


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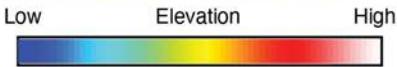
15-6N-1E  
Fulton County  
Illinois

Boundary Center: 40° 30' 5.42, -90° 22' 24.51

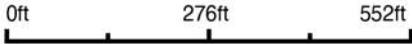
# HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 565.8  
 Max: 652.0  
 Range: 86.2  
 Average: 635.2  
 Standard Deviation: 19.39 ft



3/16/2026

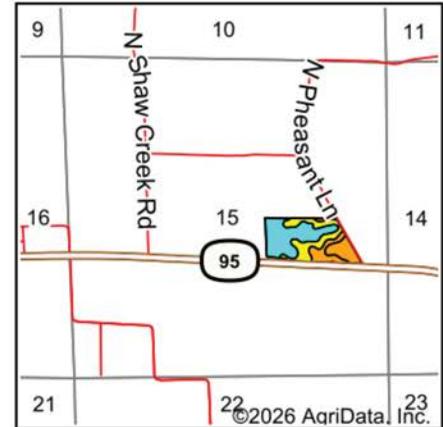
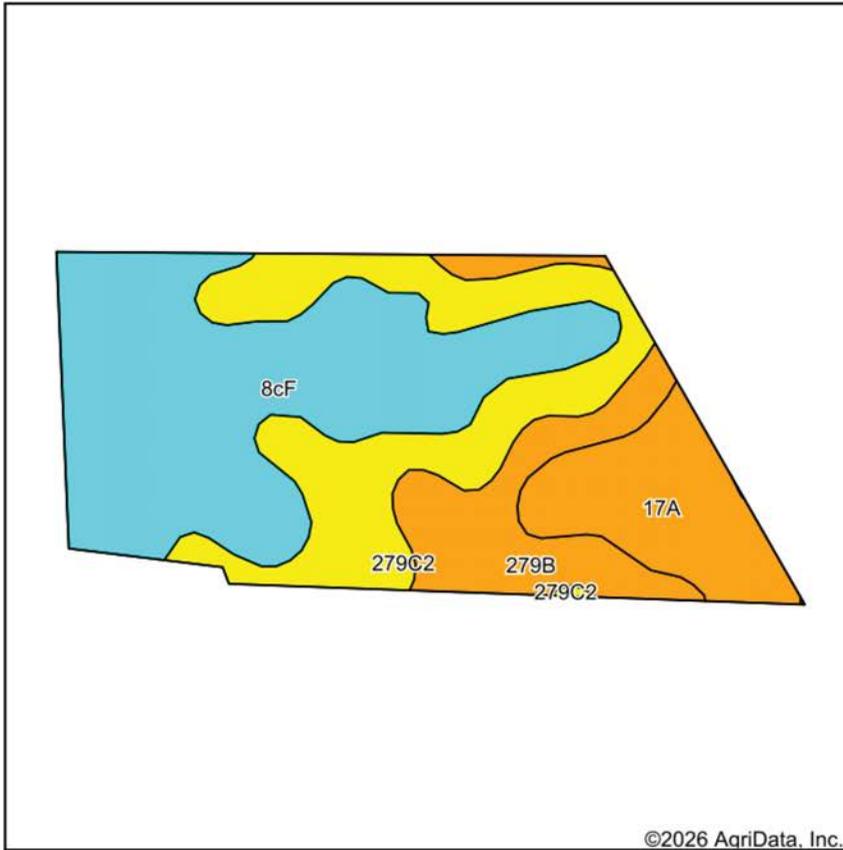
**15-6N-1E**  
**Fulton County**  
**Illinois**

Boundary Center: 40° 30' 5.42, -90° 22' 24.51



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



State: **Illinois**  
 County: **Fulton**  
 Location: **15-6N-1E**  
 Township: **Harris**  
 Acres: **22.97**  
 Date: **3/16/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

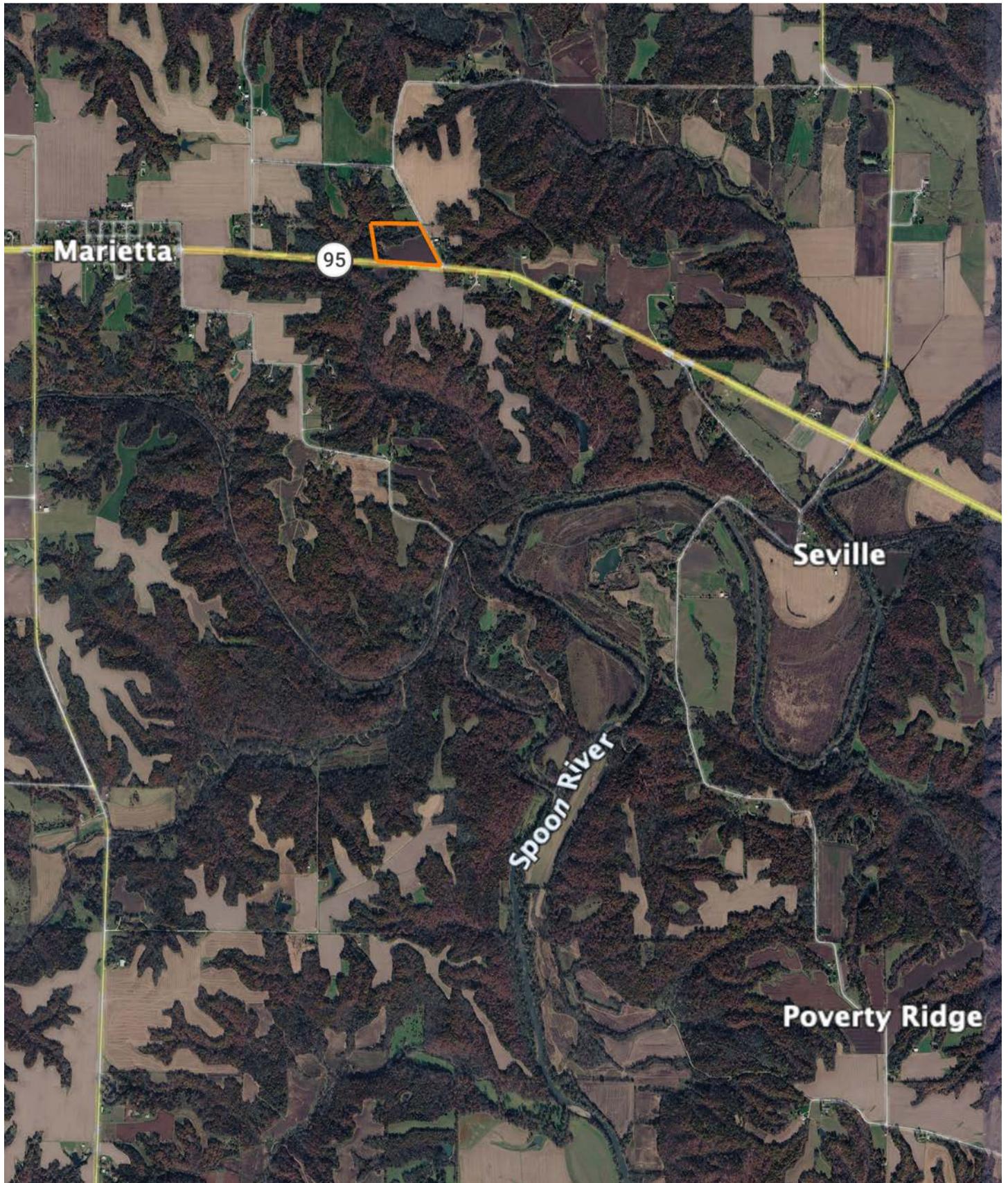
Area Symbol: IL057, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	10.37	45.2%		> 6.5ft.	FAV	**89	**30	**36	**68	24	23	13
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	5.89	25.6%		> 6.5ft.	FAV	**153	**47	**60	**112	82	82	63
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.43	14.9%		> 6.5ft.	FAV	**161	**50	**64	**118	87	87	78
17A	Keomah silt loam, 0 to 2 percent slopes	3.28	14.3%		> 6.5ft.	FAV	161	51	65	119	89	89	70
<b>Weighted Average</b>							<b>126.4</b>	<b>40.3</b>	<b>50.5</b>	<b>94</b>	<b>*n 57.6</b>	<b>*n 57.1</b>	<b>*n 43.7</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

# OVERVIEW MAP



## AGENT CONTACT

Serving Northern Illinois, Austin Knobloch combines his strong work ethic, practical experience, and passion for the outdoors to help clients successfully buy and sell rural property. Born in Rockford and now living in Union, Illinois, with his wife Sarah, and son, Wyatt, he has a genuine appreciation for the people and land that make this region special.

Before joining Midwest Land Group, Austin spent 10 years as a licensed plumber in his small hometown, earning a reputation for reliability, honesty, and excellent customer service. Those same values guide his work in land sales, where he focuses on building meaningful relationships and making sure every client feels confident and cared for throughout the process.

Austin's agricultural background includes long days working on a large grain operation. His extensive experience in the field has given him a solid understanding of land productivity, soil quality, and what makes a property valuable.

Outside of work, Austin is a passionate waterfowl hunter who has been known to travel hundreds of miles each weekend scouting birds and studying migration patterns across Northern Illinois. Years of time in the field have given him an exceptional knowledge of the land, as well as strong relationships with local farmers who allow him access to hunt on their properties. He's committed to putting in the miles—literally and figuratively—to help clients achieve their land goals.



**AUSTIN KNOBLOCH,**  
LAND AGENT  
**815.322.1677**  
AKnobloch@MidwestLandGroup.com



**MidwestLandGroup.com**

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