MIDWEST LAND GROUP PRESENTS

23 ACRES IN

FULTON COUNTY
ILLINOIS

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 Marietta 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

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

TIMBER

CREEK

STRONG DEER SIGN THROUGHOUT

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

Maps Provided By:

surety® CUSTOMIZED ONLINE MAPPING

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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

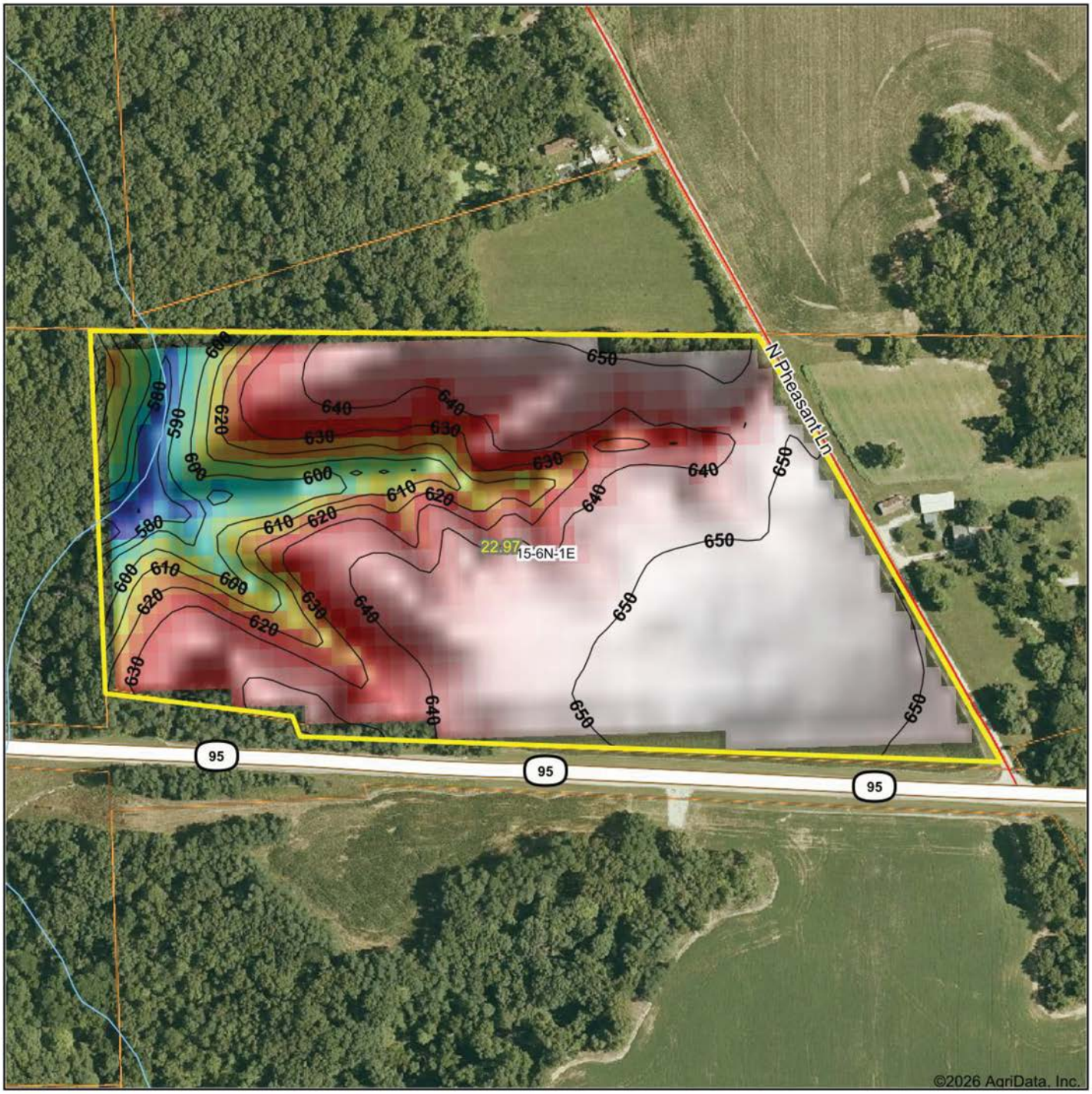
N W E S

3/16/2026

15-6N-1E
Fulton County
Illinois

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

HILLSHADE MAP



Low Elevation High

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

0ft 276ft 552ft

N W E S

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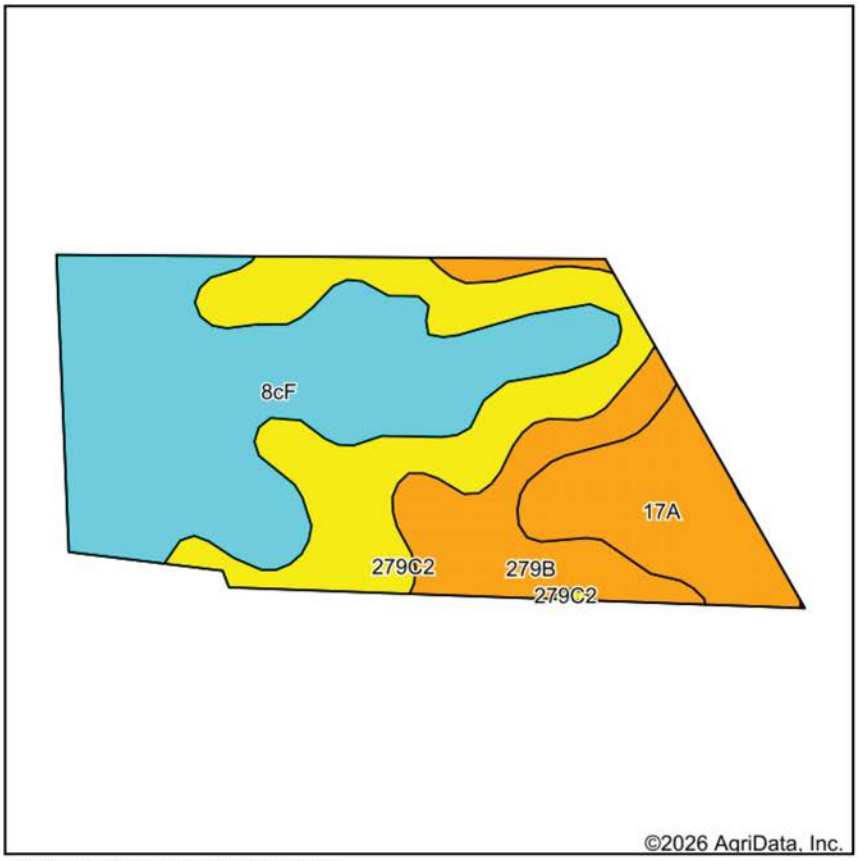
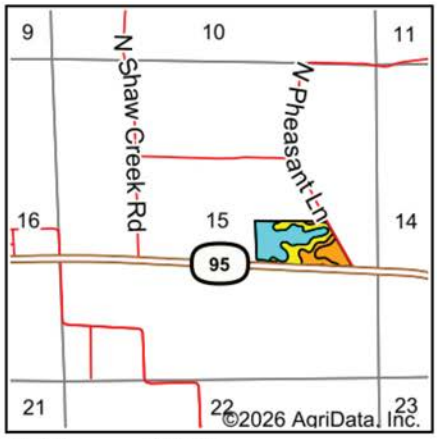
SOILS MAP





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

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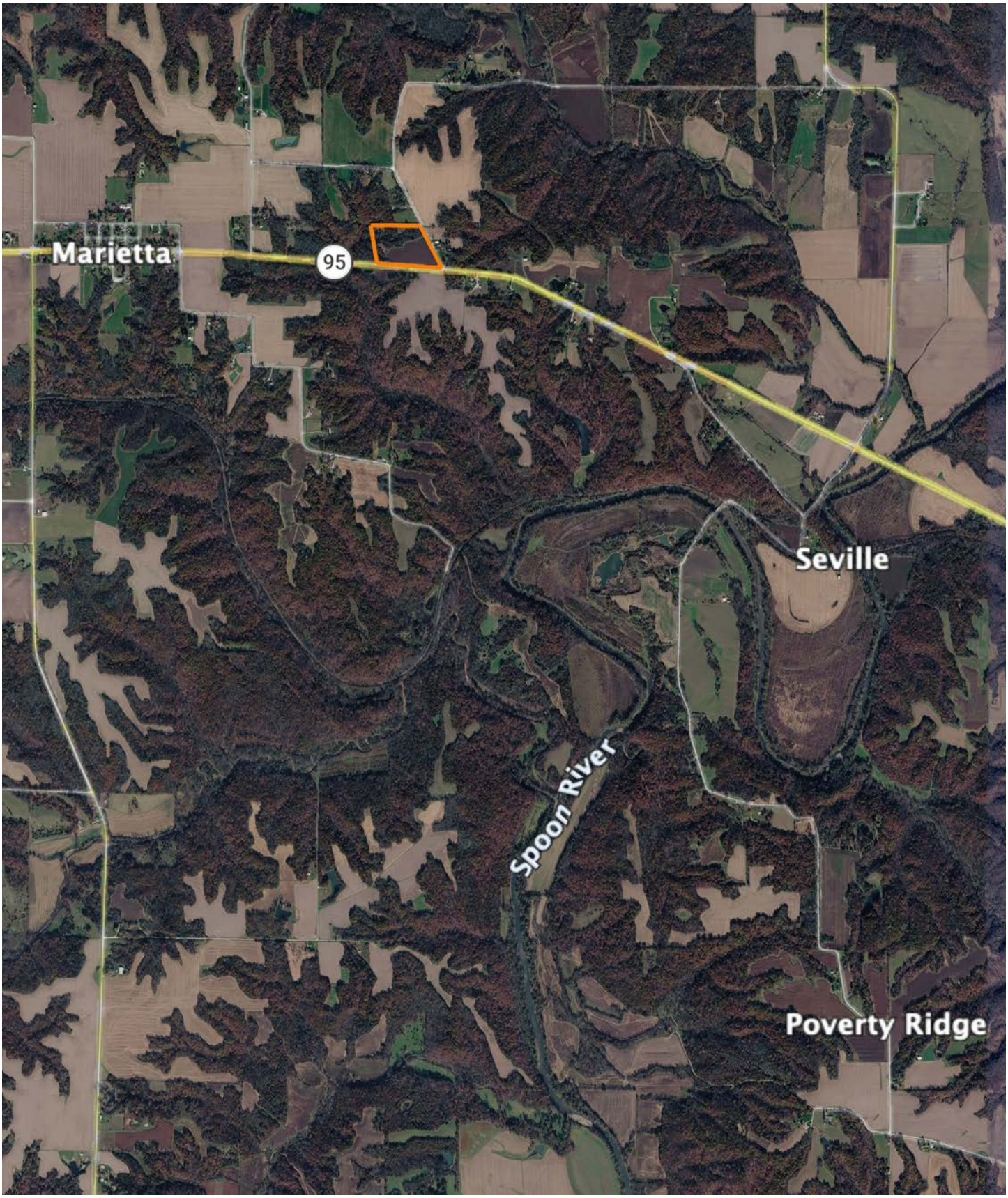
Soils data provided by USDA and NRCS.

Area Symbol: IL057, Soil Area Version: 20													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Subsoil rooting *a*	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
						Weighted Average	**126.4**	**40.3**	**50.5**	**94**	***n 57.6**	***n 57.1**	***n 43.7**

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

Michael Hammer's connection to land began early and has only grown stronger with time. Born in Winfield, Illinois, and now living in Sugar Grove with his better half, Rose Marie, who shares 6 children and 5 grandchildren. Michael has spent a lifetime immersed in the outdoors, from hunting deer and pheasants with his father to summers fishing at a Wisconsin lake house, land has always been more than an investment—it's been a passion and a way of life.

Michael holds both a Bachelor's degree in Economics and an MBA from Northern Illinois University, and he brings more than 30 years of professional sales, management, and negotiation experience to every transaction. For over two decades, he has personally bought, renovated, and invested in real estate, developing a sharp understanding of value, market dynamics, and the importance of getting the details right. That foundation, paired with a blue-collar work ethic and a commitment to win-win outcomes, allows him to serve clients with confidence and clarity.

An avid deer and turkey hunter, fisherman, golfer, and dedicated wildlife land manager, Michael has scouted tens of thousands of acres and continually studies how to develop properties that grow and hold mature wildlife. He is known for listening closely, communicating clearly, and never quitting on his clients. When you're ready to buy or sell land in Illinois or Wisconsin, Michael Hammer is the kind of trusted partner who will work tirelessly to help you achieve the outcome you want.

MICHAEL HAMMER,
LAND AGENT
815.310.5068
MHammer@MidwestLandGroup.com

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