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FOR SALE: FULTON & KNOX COUNTY IL 600+- ACRES

## PROPERTY DETAILS

Address: IL Route 116, Middle Grove IL  
List Price: \$1,800,000 / \$3000 Per Acre

Agricultural Property, Recreational Property, Coal Slurry Minerals Investment Property

600+- acres with 84 acres no-tilled in 2016 and an additional +/- 65 acres planned for no-till in 2017 bringing the tillable total to around 150 acres. Additional property may also be able to be brought into production in future years. The balance of the property is primarily recreational and includes a 100% mineral rights transfer for all Coal Slurry Minerals present below the surface. This is a very unique income producing recreation property located in Fulton and Knox County IL near Middle Grove, 5.5 miles west of Farmington, situated north of IL Route 116 and west of Middle Grove Road, with 1.25+- miles of frontage along Route 116 and 1+- mile of frontage along Middle Grove Road. All 600 acres are contiguous.

Owner will consider offers to purchase the Knox County (280+- acres) or Fulton County (320+- acres) parcels separately, but no further splits beyond this will be entertained. A copy of a Phase 1 Environmental Study was completed for the owner and can be made available upon request.

Property would make an excellent recreational property for deer and upland game hunting or establishment of a hunting club or wild-life preserve, with plenty of income from the tillable land.

Listing 2050L

CONTACT BROKERS:

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