

FOR SALE: 123+- ACRES FULTON COUNTY IL

Great Income / Excellent Recreation & Hunting / Nice Home Site



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PROPERTY DETAILS (2859L)

Address: Morning Star Rd, Astoria IL 61501

List Price: \$866,000 (Entire Farm)

Reduced Price: 45 Ac: \$249,000 / 78 Ac: \$617,000

Located in Fulton County IL 123+- acres of classic farm with the perfect combination of great income and excellent recreational opportunities. The farm can be sold in two separate parcels:

Parcel 1 - 45 Acres. Consists of 26 tillable acres and 19 untillable acres. Located on southside Morning Star Road. Reduced Price: \$249,000 / List Price: \$274,000

Parcel 2 - 78 Acres. Consists of 69 tillable acres, 9 untillable acres. Located on northside of Morning Star Road. List Price: \$617,000. Please Note: 23 acres is sale pending. Parcel 2 was 101 acres.

Farm is located on the bluffs of the Illinois River in southern Fulton County. This 123-acre property provides the perfect combination of great income and excellent recreational opportunities. It offers a great return on your investment as it has 100 tillable acres that has an average productivity index of 116. It also has a 10-12,000-bushel grain bin that can be used for fall storage of grain.

Although the property is primarily made up of tillable acreage, it also offers some great opportunities for hunting deer, turkey, mushrooms and more. If hunting is your top priority, some of the tillable coves and points make great locations for potential food plots. To take it a step further, one could enroll some of the tillable acreage into CRP and with the right food plot setup, this could easily become a dream farm for giant deer. There is also a small pond on the south side of Morning Star Road that needs a small amount of work to fix the levee, but it provides another layer of recreational use.

This is the epitome of a classic Illinois farm. Recreation, tillable and income.

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