



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Fulton County Illinois Land for Sale at iAuction - Walker Farm

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BIDDING ENDS TUESDAY, JULY 18TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00 N Bottom Road
Fairview, IL 61432

ACRES: 60.031

COUNTY: Fulton

AUCTION DETAILS:

Property Preview Saturday, July 8th 8AM to 10AM.

Bidding Ends Tuesday, July 18th at 10AM.

Welcome to a stunning property in Fulton County, IL, near Fairview! This remarkable parcel encompasses a total of 60.031 acres, offering a harmonious blend of grassland, mature woods, and picturesque wooded draws. The Farm Service Agency shows there to be 28.50 acres of cropland, ensuring potential agricultural endeavors.

Upon entering the property, you'll notice a well-maintained 42' x 72' machine shed with a gravel base. The shed is equipped with a reliable 200-amp service, providing ample electricity for all your needs. Inside, a small bunk room awaits, providing a cozy retreat after a productive day. Additionally, there's a 12' x 72' lean-to attached to the shed, offering extra storage space for your equipment or vehicles.

One of the property's highlights is the pond, complete with a rustic dock that extends into the tranquil waters. This delightful pond has been stocked with an assortment of fish, including blue gill, bass, and catfish, ensuring enjoyable fishing experiences for avid anglers or tranquil moments of relaxation by the water's edge.

Nature enthusiasts and hunters will revel in the excellent deer and turkey hunting opportunities available on this property. The abundance of mature woods and wooded



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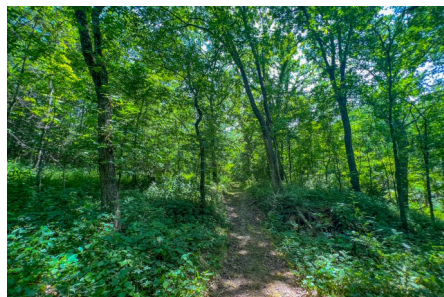
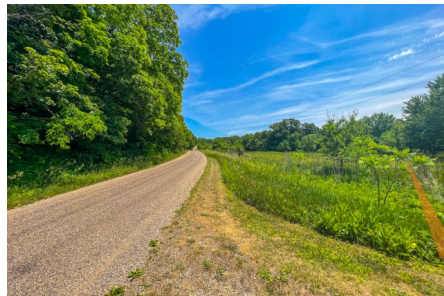
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draws provides an ideal habitat for wildlife, creating a haven for outdoor enthusiasts and those seeking recreation therapy in the great outdoors.

As an added bonus, the property includes several valuable assets to facilitate your day-to-day operations and maintenance. A Ford 3000 3-cylinder tractor is at your disposal, equipped with an updated starter, rod bearings, and rear hydraulics. Additionally, an Ariens Zoom 48XL zero-turn mower offers efficient lawn care, while a Rhino 5' 3-point hitch brush hog aids in clearing and maintaining the land. For enhanced mobility and exploration, a Honda 420 4x4 fuel-injected ATV is also included.



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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