



75± Acre Recreational Property with Manufactured Home for Sale - Fulton County

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

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:

1894 N. Buffalo Road
Astoria, IL 61501

PRICE: \$639,000

ACRES: 75±

COUNTY: Fulton

PROPERTY HIGHLIGHTS:

- Excellent deer & turkey density
- Well known area for trophy bucks
- Large timbered ridges
- Newer home with finished outbuildings
- Very secluded

PROPERTY DESCRIPTION:

This 75 ± acres is very private and completely set up for the perfect weekend getaway, recreational property or forever home! It is located in an area well known for trophy bucks and you can easily see from the aerial photos that it sits in the middle of several large timbered fingers that feed into it making it an excellent funnel.

This property boasts about 70 acres of mature timber complete with a couple small creeks and beautiful oak ridges. There are roughly 2.5 acres ideally set up between the ridges where the creeks funnel out that are used as food plots. The two shoot houses will convey with the property.



PRESENTED BY:

SCOTT ATHMER

Land Specialist

M: (618) 830-6192

P: (855) 573-5263 x739

E: sathmer@trophy.com

Trophy Properties and Auction

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophy.com

leads@trophy.com



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

75± Acre Recreational Property with Manufactured Home for Sale - Fulton County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com

The 1,200 sq ft manufactured home was built in 2014 and consists of 3 bedrooms, 2 baths, 2 car insulated garage, and is set on a 9ft full basement where additional rooms could easily be added. It is finished off with a metal roof and a beautiful covered deck where the seller often sat in the evenings and enjoyed the sunsets with deer and turkey in their backyard. The outdoor wood burner keeps the home cozy in the winter. There is plenty of room for storage or entertainment in the 40 x 70 outbuilding that is fully insulated, heated and complete with a concrete floor.

Being only about 2.5 hours from St. Louis and 3.5 hours from Chicago this property will not last long!



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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

75± Acre Recreational Property with Manufactured Home for Sale - Fulton County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal