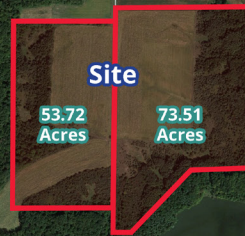


# For Sale - 127.23 Acres Available Potential Development Opportunity

N. Lake Road  
Canton, IL 61520



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# Property Specs

<b>County</b>	Fulton	
<b>Total Acreage</b>	127.23	
<b>Township</b>	Canton (53.72 Acres)	Orion (73.51 Acres)
<b>Tillable Acreage</b>	53.72 Acres   82%	73.51 Acres   83%
<b>Zoning</b>	AG	
<b>APN</b>	09-08-24-200-001	10-09-19-100-001
<b>Taxes</b>	\$2,053.34	
<b>Sale Price</b>	\$1,200,000	

## Highlights

- Beautiful lakeside property with 0.5 mile border to 350-acre Lake Canton.
- Great site for elevated vistas residential development next door to Canton, the largest city in Fulton County.
- Unique feature: Includes a 26' wide private lane access to the lake shore. Perfect boat and pedestrian access for residents and guests.
- Lake Canton provides boating recreation, fishing, and sports as a Canton Parks area.
- Currently farmland usage with no existing structures.
- Solar & Wind Energy and Agricultural usage options.
- No flooding history or conditions.
- Certified usage for Organic Farming which yields higher-revenue crops.



# Demographics

## 10 Miles

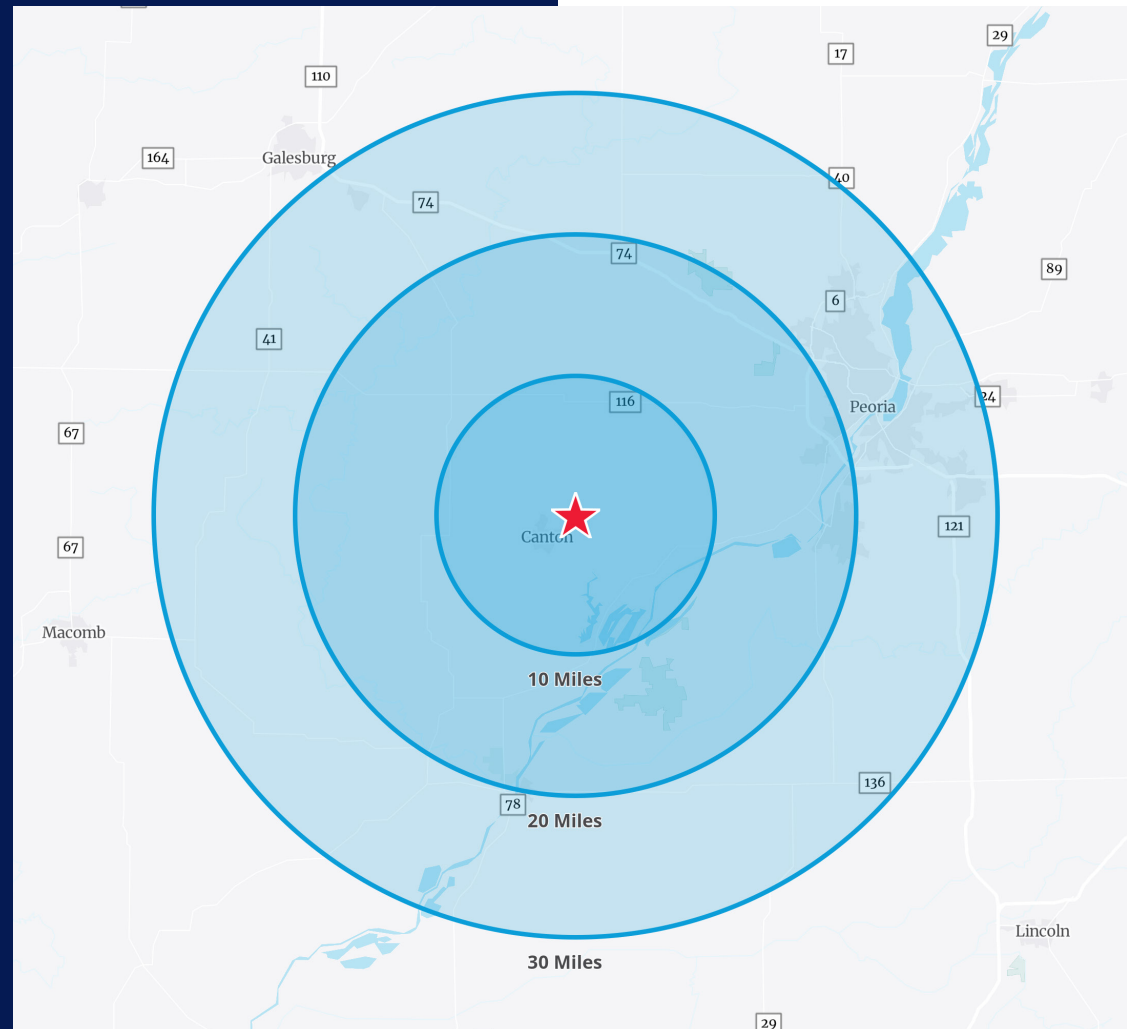
Population	23,738
Median Age	43.3
Avg. Income	\$55,192
Median Home Value	\$119,488

## 20 Miles

Population	107,292
Median Age	42.8
Avg. Income	\$56,371
Median Home Value	\$126,432

## 30 Miles

Population	337,628
Median Age	41.3
Avg. Income	\$58,041
Median Home Value	\$141,887



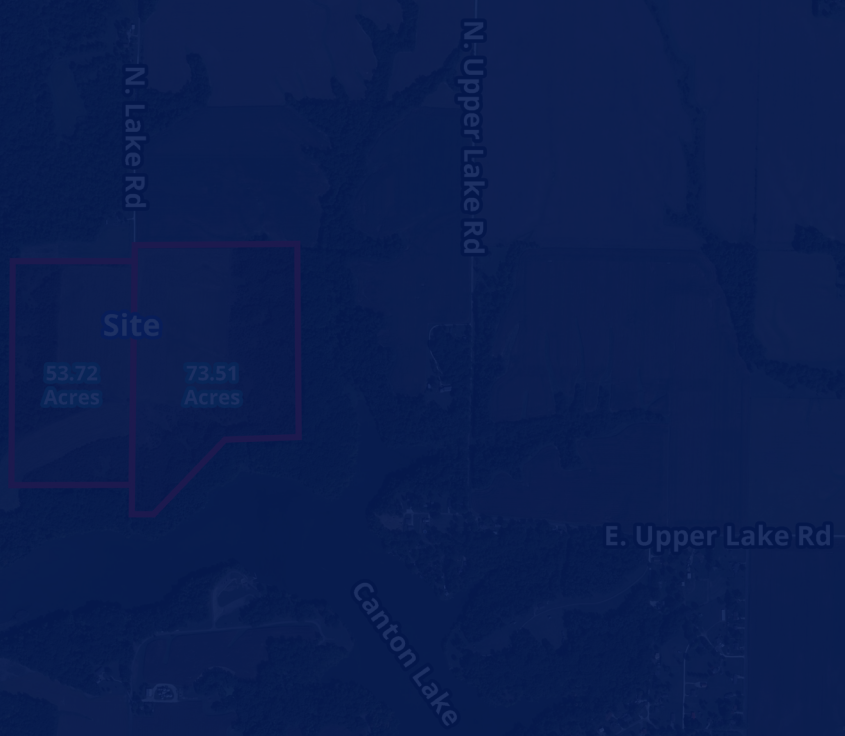
[Click for Details](#)



DEVELOPMENT OPPORTUNITY

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CONTACT US

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