

CANTON LAKE PARCEL

00 Sam Scott Street | Canton, IL
OFFERING MEMORANDUM



Canton Lake Parcel

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

CANTON LAKE PARCEL

OFFERING SUMMARY

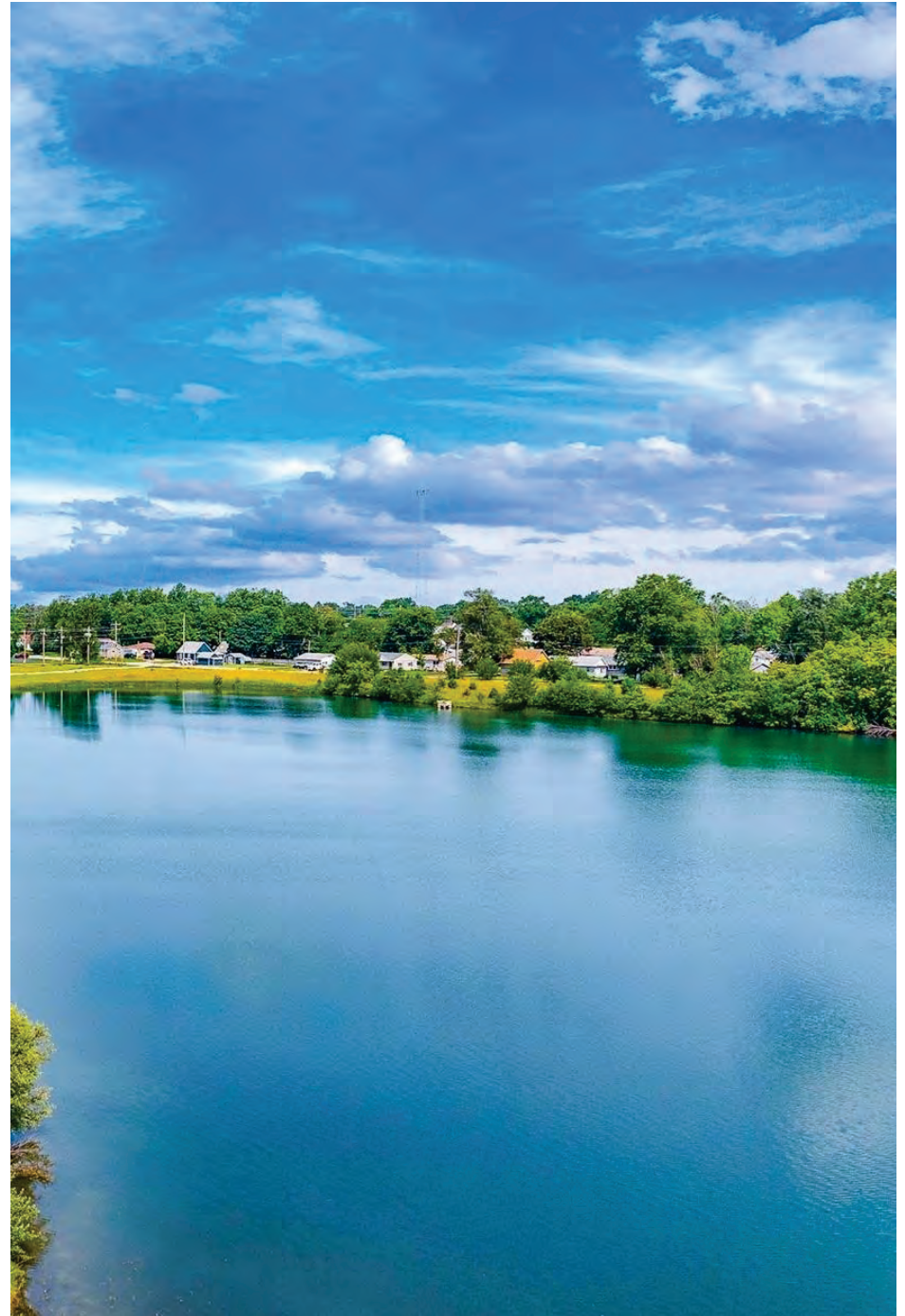
ADDRESS	00 Sam Scott Street Canton IL 61520
COUNTY	Fulton
MARKET	Peoria–Canton Combined Statistical Area
PRICE	\$600,000
PRICE PSF	\$0.23
LAND SF	2,564,377 SF
LAND ACRES	58.87
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Vacant Land (0020)
# OF PARCELS	1
APN	090835400022

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,091	11,639	15,088
2026 Median HH Income	\$51,756	\$56,436	\$58,167
2026 Average HH Income	\$64,550	\$89,950	\$89,824



Canton Lake Parcel

- Ever dreamed of owning your own private lake? This exceptional 58.87 acre recreational property on the southeast edge of Canton, Illinois, offers a rare opportunity to own two private lakes, outstanding hunting, excellent fishing, and income potential. The centerpiece of the property is an impressive 34.6 acre lake, complemented by a second 1.45 acre lake. The larger lake has been carefully managed for trophy largemouth bass and is also home to crappie, bluegill, catfish, walleye, and tiger muskie, providing outstanding fishing opportunities year-round. A boat launch on the northeast corner makes it easy to get out on the water. Waterfowl and upland hunting are equally impressive. The property offers excellent duck, goose, and dove hunting, complete with a steel goose pit already in place.
- The current owner has historically leased the hunting rights for \$6,000 annually and the approximately 16.20 acres of tillable farmland for an additional \$3,500 per year, demonstrating the property's income-producing potential. Those leases are not in place this year, as the owner has chosen to enjoy the property personally. Approximately 5.0 acres on the northeast corner offer an outstanding potential homesite with lake views, making this an ideal location to build a dream home, weekend retreat, or family getaway. The property is accessed through a single private entrance, adding to its privacy and exclusivity. Properties of this size featuring a private lake, quality hunting, exceptional fishing, income potential, and a premier building site rarely become available. Whether you're looking for a recreational retreat, an investment, or the perfect place to build overlooking your own private lake, this property deserves your attention.





02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts
- Drive Times (Heat Map)

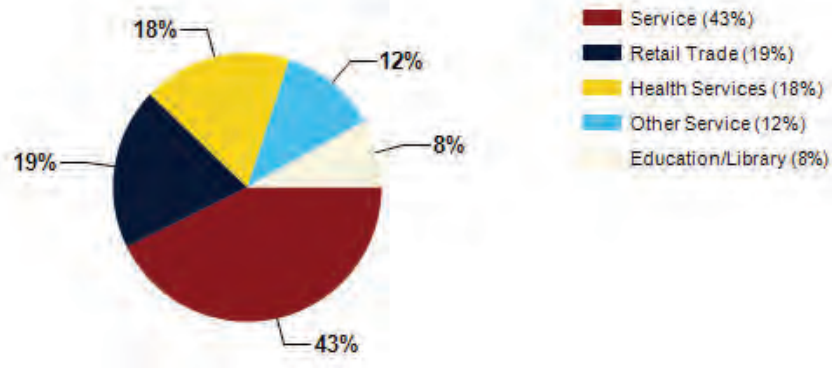
Canton, IL

- Canton is the largest city in Fulton County, Illinois, United States. The population was 13,242 at the 2020 census, down from 14,704 at the 2010 census. The Canton Micropolitan Statistical Area covers all of Fulton County; it is, in turn, part of the wider Peoria–Canton, Illinois Combined Statistical Area (CSA).

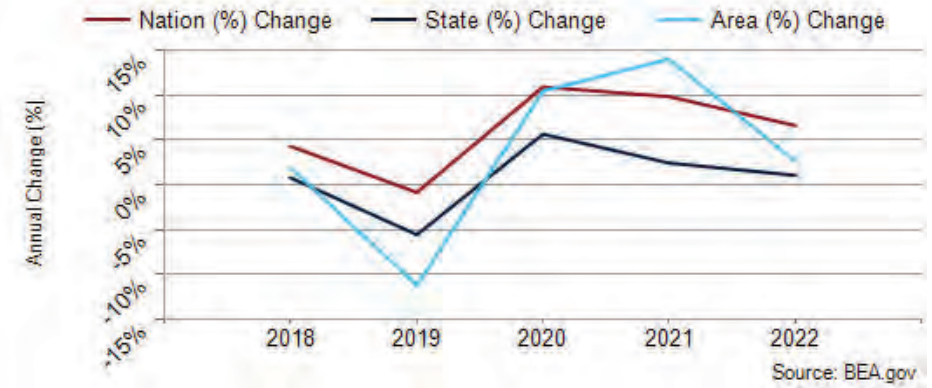
Peoria-Canton Illinois CSA

- The Peoria Metropolitan Statistical Area, as defined by the United States Census Bureau, is an area consisting of six counties in Central Illinois, anchored by the city of Peoria. As of the 2020 census, the area had a population of 402,391 or 368,782 excluding Fulton County. The City of Peoria, according to the 2020 US Census Bureau, has 113,150 people.

Major Industries by Employee Count



Fulton County GDP Trend





Kemper Construction Inc

Approx. 28 Employees

Approx. 1 mile

Fairview

Kinsel Trucking & Excavating LLC

Approx. 20 Employees

Approx. 2 miles

Chubbs Package Store

Approx. 9 Employees

Approx. 3 miles

US Army Reserve

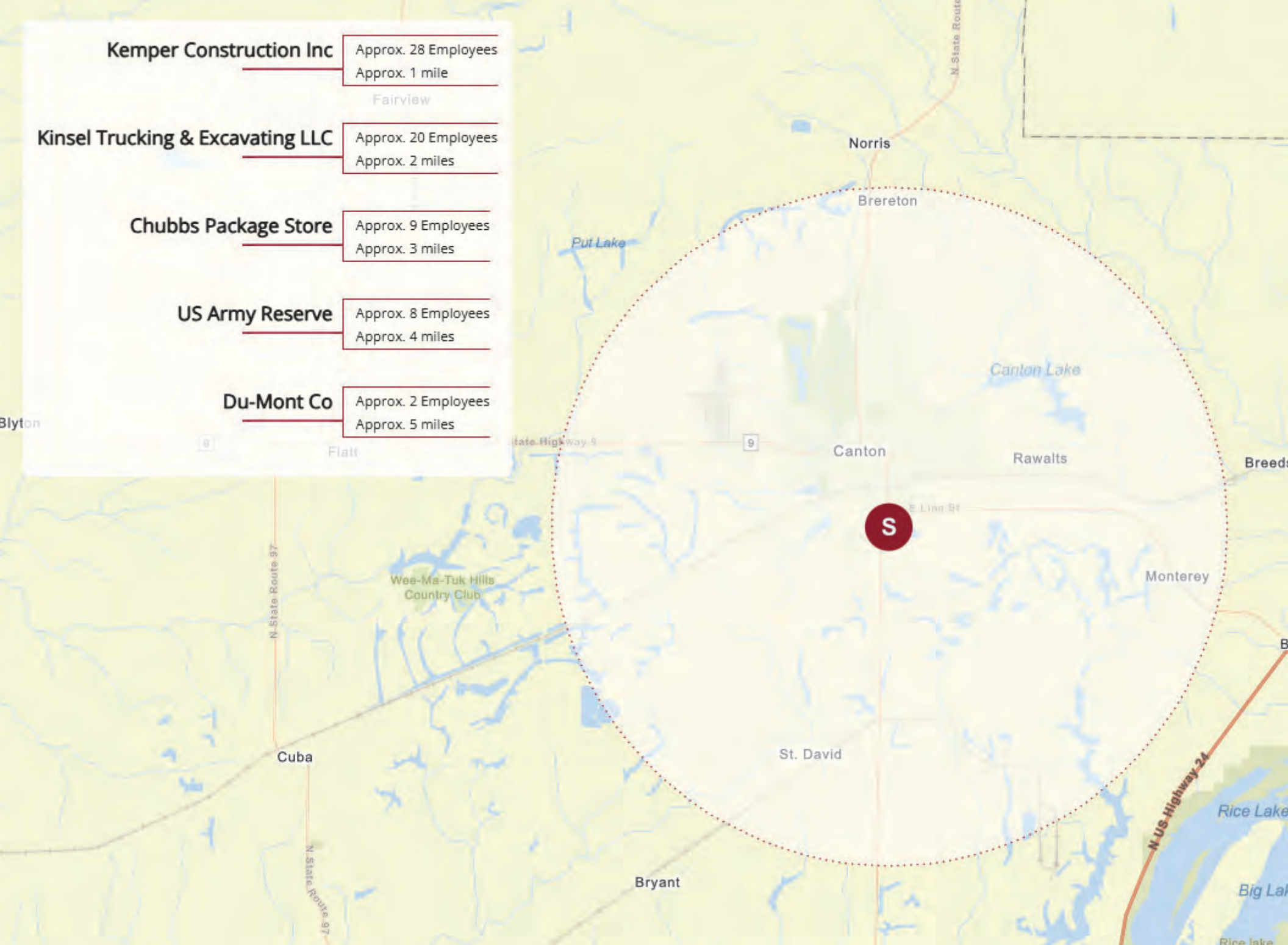
Approx. 8 Employees

Approx. 4 miles

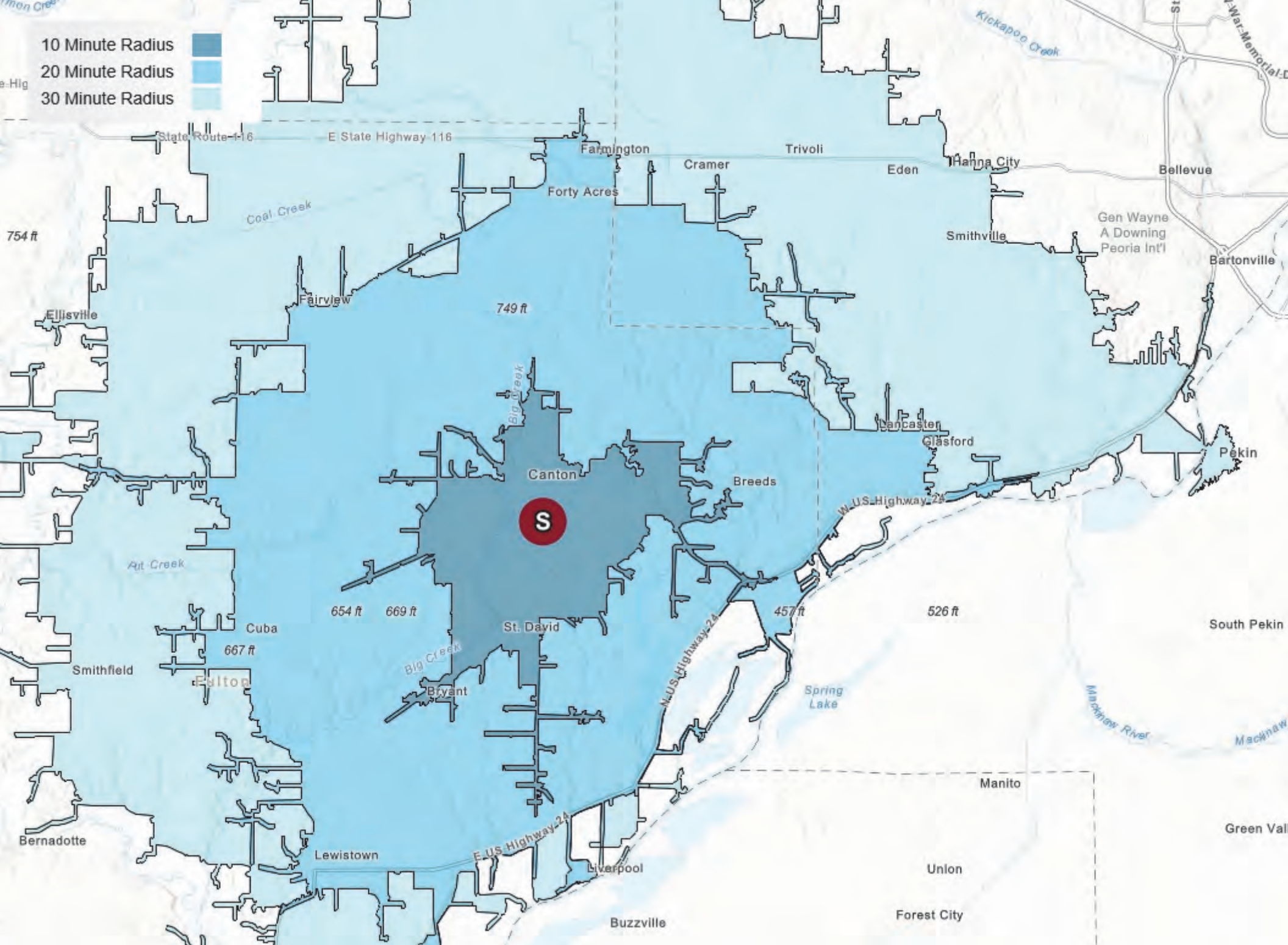
Du-Mont Co

Approx. 2 Employees

Approx. 5 miles









03

Property Description

Property Features

Property Images

CANTON LAKE PARCEL

PROPERTY FEATURES

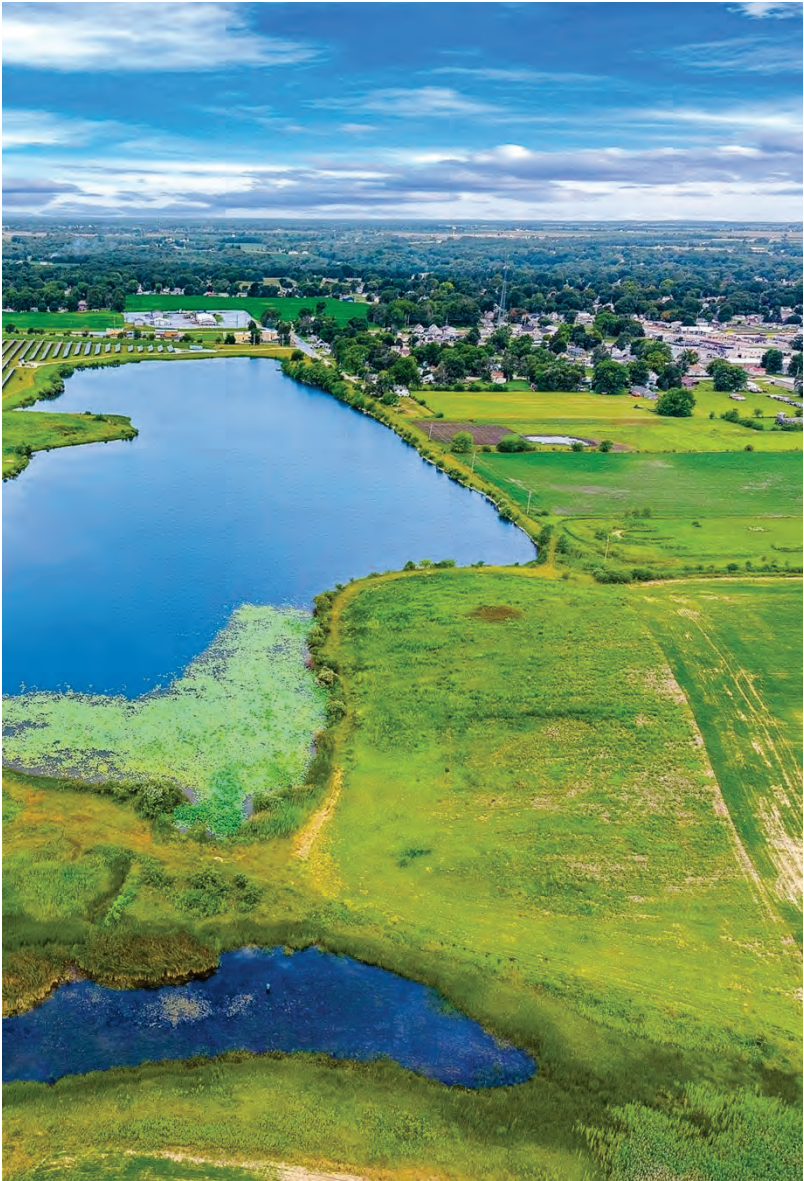
LAND SF	2,564,377
LAND ACRES	58.87
# OF PARCELS	1
ZONING TYPE	Vacant Land (0020)
TOPOGRAPHY	Flat
LOCATION CLASS	B
LOT DIMENSION	775x26x1316x899x116x210x162 x115x719x427x596x771x140x36 5x178x211x273x311x237
CORNER LOCATION	5th & Sam Scott

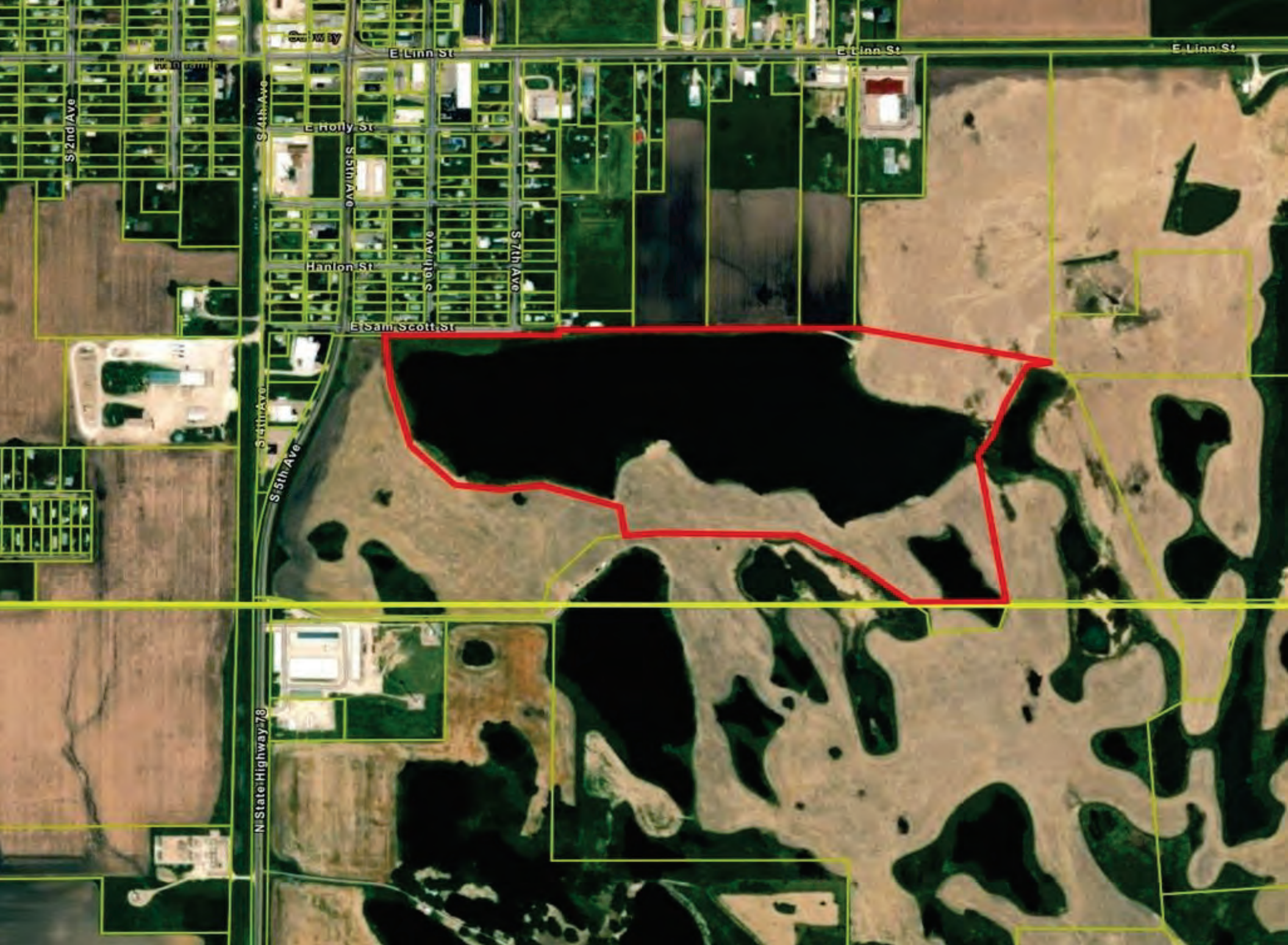
NEIGHBORING PROPERTIES

NORTH	Residential & Farm
SOUTH	Solar & Farm
EAST	Farm
WEST	Solar

UTILITIES

WATER	Public nearby
ELECTRICITY / POWER	Power nearby







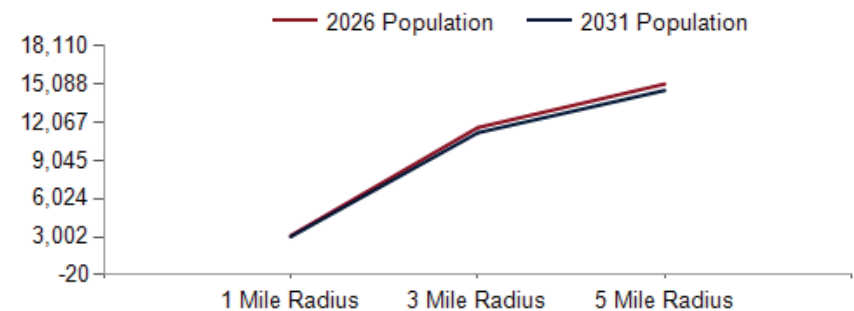
04

Demographics

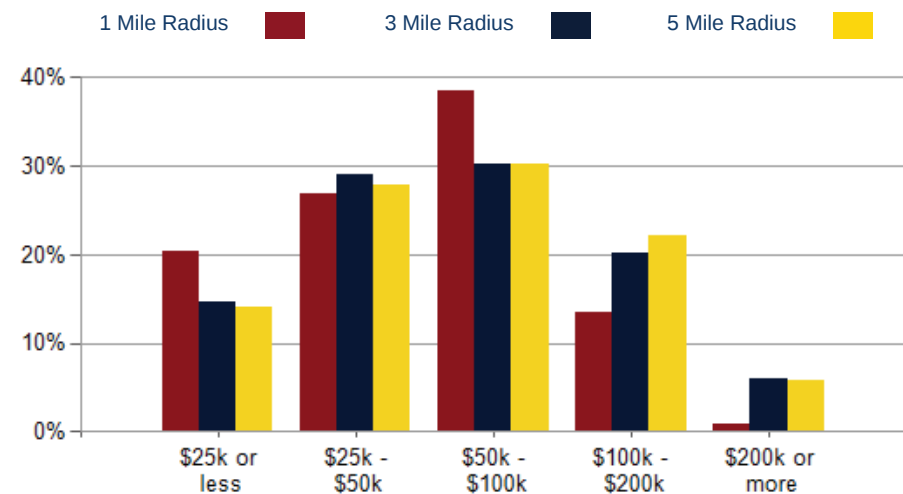
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,588	15,185	17,798
2010 Population	3,408	13,502	17,557
2026 Population	3,091	11,639	15,088
2031 Population	3,002	11,227	14,583
2026 African American	107	468	1,138
2026 American Indian	11	28	38
2026 Asian	9	48	60
2026 Hispanic	70	315	594
2026 Other Race	49	193	434
2026 White	2,771	10,396	12,819
2026 Multiracial	140	499	592
2026-2031: Population: Growth Rate	-2.90%	-3.60%	-3.40%

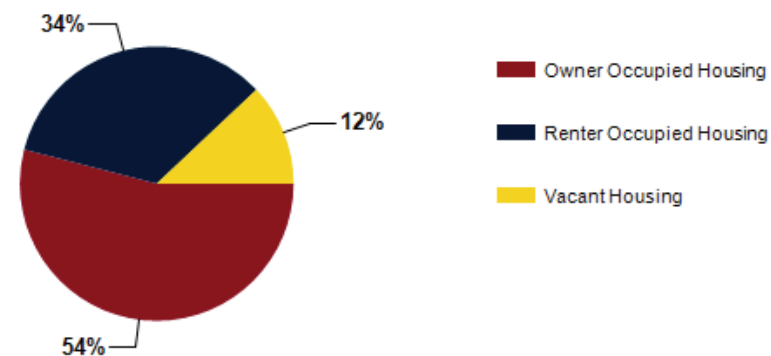
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	201	505	566
\$15,000-\$24,999	84	302	324
\$25,000-\$34,999	173	810	880
\$35,000-\$49,999	203	788	868
\$50,000-\$74,999	282	994	1,153
\$75,000-\$99,999	255	664	741
\$100,000-\$149,999	136	837	1,072
\$150,000-\$199,999	52	271	317
\$200,000 or greater	12	332	363
Median HH Income	\$51,756	\$56,436	\$58,167
Average HH Income	\$64,550	\$89,950	\$89,824



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

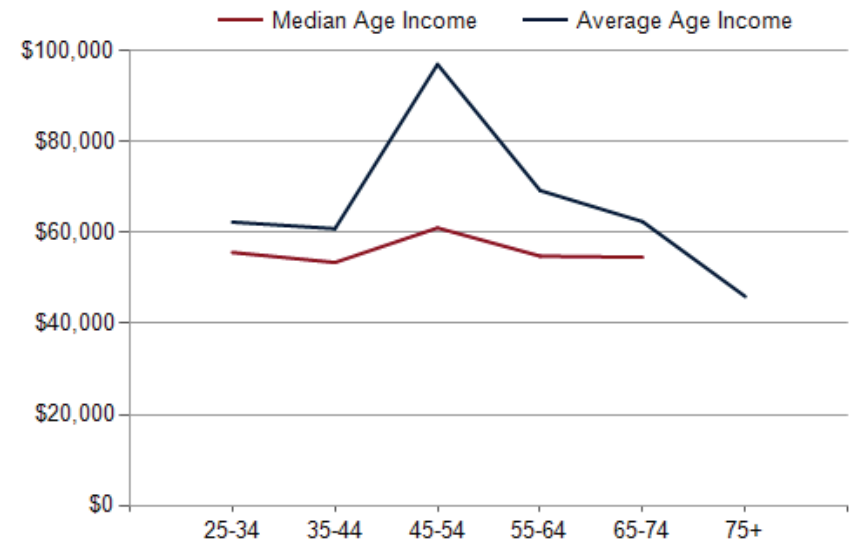
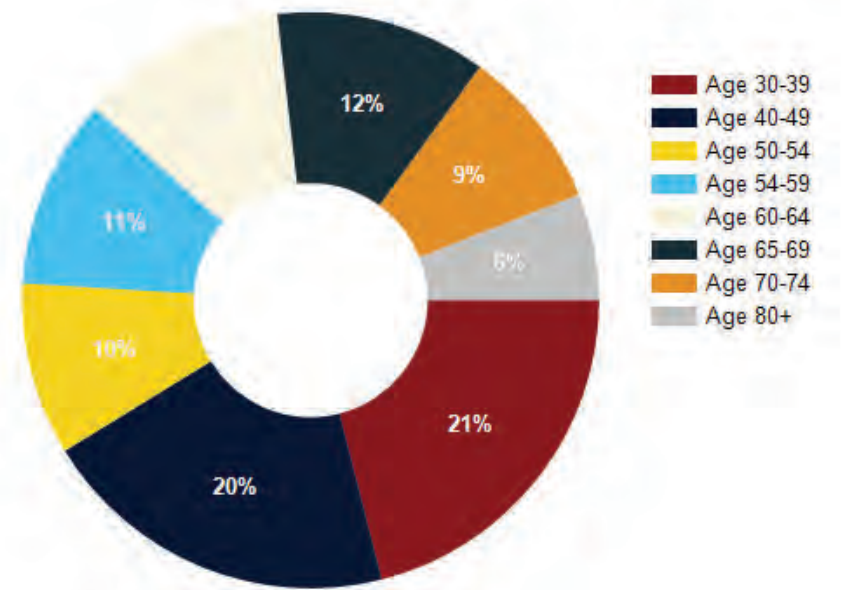


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	211	708	1,012
2026 Population Age 35-39	169	689	952
2026 Population Age 40-44	185	738	1,009
2026 Population Age 45-49	180	746	1,006
2026 Population Age 50-54	175	732	987
2026 Population Age 55-59	192	686	907
2026 Population Age 60-64	209	721	929
2026 Population Age 65-69	214	804	998
2026 Population Age 70-74	163	680	847
2026 Population Age 75-79	108	501	611
2026 Population Age 80-84	89	375	440
2026 Population Age 85+	131	407	474
2026 Population Age 18+	2,491	9,507	12,537
2026 Median Age	43	44	43
2031 Median Age	43	45	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,654	\$64,511	\$68,626
Average Household Income 25-34	\$62,330	\$80,477	\$83,173
Median Household Income 35-44	\$53,440	\$61,678	\$64,420
Average Household Income 35-44	\$60,881	\$79,412	\$81,196
Median Household Income 45-54	\$61,058	\$75,466	\$75,924
Average Household Income 45-54	\$97,058	\$130,673	\$127,616
Median Household Income 55-64	\$54,843	\$67,189	\$68,958
Average Household Income 55-64	\$69,288	\$88,104	\$87,583
Median Household Income 65-74	\$54,592	\$56,310	\$57,684
Average Household Income 65-74	\$62,423	\$108,952	\$106,713
Average Household Income 75+	\$45,975	\$56,393	\$57,154

Population By Age



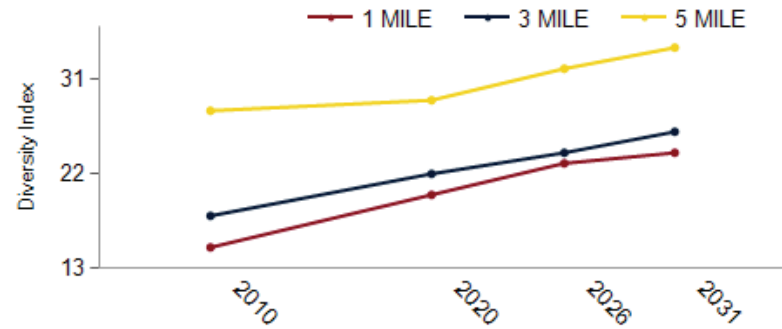
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	24	26	35
Diversity Index (current year)	23	24	33
Diversity Index (2020)	20	22	29
Diversity Index (2010)	15	18	28

POPULATION BY RACE



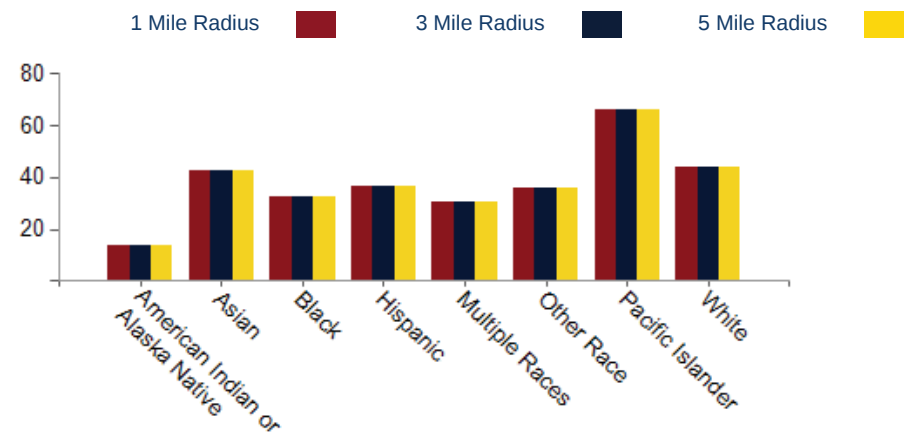
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	4%	7%
American Indian	0%	0%	0%
Asian	0%	0%	0%
Hispanic	2%	3%	4%
Multiracial	4%	4%	4%
Other Race	2%	2%	3%
White	88%	87%	82%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	14	55	54
Median Asian Age	43	46	49
Median Black Age	32	33	34
Median Hispanic Age	37	35	36
Median Multiple Races Age	30	26	28
Median Other Race Age	36	35	36
Median Pacific Islander Age	66	66	66
Median White Age	44	46	46

2026 MEDIAN AGE BY RACE



CANTON LAKE PARCEL

05 Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 26 and works for State Farm Corporate. My daughter, Reagan, is 16 and is a sophomore. My hobbies include watching sports, sports announcing, & going to church.

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Canton Lake Parcel

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