



SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

159.6± Acres, Woodford County, Illinois

OFFERED AT  
**\$2,433,900**

## Highlights:

- High-quality farm offered at \$15,250 per acre
- Open lease for 2025
- Located east of Minonk



**For additional information, please contact:**  
**Ryan Vance, Agent | (217) 372-5612**  
[RVance@FarmersNational.com](mailto:RVance@FarmersNational.com)

# Property Information

## Directions to Property:

Take 1st Street east out of Minonk. The farm is located at the intersection of County Road 2100 North and County Road 2800 East.

## Property Description:

This is a highly productive Woodford County farm located just east of Minonk, Illinois. A great investment opportunity for farmers and investors.

## Legal Description:

NE 1/4 Sec. 17, Twp. 28N, Rge. 2E of the 3rd P.M. Woodford County

## FSA Information:

	Base	Yield
Corn	78.75 acres	158 bushels
Soybeans	78.75 acres	46 bushels

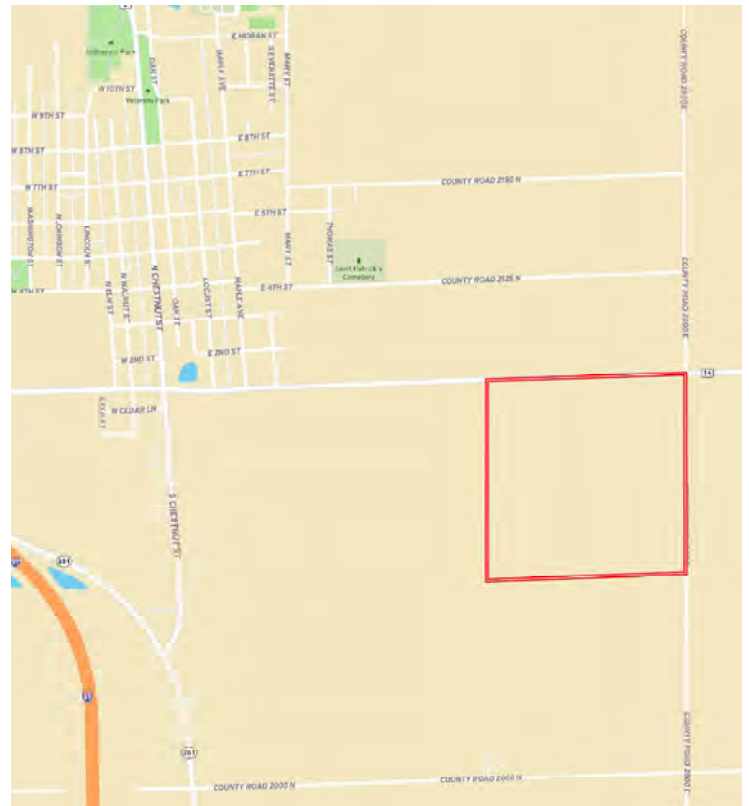
## Farm Data:

Cropland	158.45 acres
Non-crop	1.15 acres
<b>Total</b>	<b>159.60 acres</b>

## Taxes:

• \$5,576.56

## Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
435A	Streator silty clay loam, 0 to 2 percent slopes	86.58	53.53	131	67	2w
388B2	Wenona silt loam, 2 to 5 percent slopes, eroded	35.93	22.21	123	72	2e
91A	Swygert silty clay loam, 0 to 2 percent slopes	15.13	9.35	118	63	2w
388C2	Wenona silty clay loam, 5 to 10 percent slopes, eroded	11.08	6.85	120	68	3e
330A	Peotone silty clay loam, 0 to 2 percent slopes	5.15	3.18	123	63	3w
91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	3.92	2.42	110	56	2e
375A	Rutland silty clay loam, 0 to 2 percent slopes	3.42	2.11	133	83	2w
241C2	Chatsworth silty clay loam, 4 to 7 percent slopes, eroded	0.53	0.33	71	37	4s
<b>TOTALS</b>		<b>161.74(*)</b>	<b>100%</b>	<b>126.33</b>	<b>67.65</b>	<b>2.11</b>

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.