

LAND FOR SALE

80± Acres, Dekalb County, Illinois
Offered at \$780,000 or \$9,750 Per Acre

Highlights:

- Lease free for 2021 crop year
- Highly tillable, productive class A soils



Property Location: From Leland, Illinois, travel north on Leland Road for two miles. Turn right (east) on Sanderson Road and travel one mile to Burma Road. The farm is located on the north side of Sanderson Road east of Burma Road.

Legal Description: S1/2 SE1/4 Section 28 Township 37N, Range 4E of the 3rd P.M. in Dekalb County, Illinois



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For additional information, please contact:

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Property Information

Property Description: 80± acres offered northeast of Leland, Illinois. The farm has gravel road access from the west and south side of the farm. The farm is flat, 100% tillable with an average soil productivity index of 139. The farm is lease free for the 2021 crop year.

Farm Data:

Cropland	77.69 acres
Non-crop	2.31 acres
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	77.69 acres	126 bushels

Taxes: \$3,748



Aerial Photo



Property Location Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI
154A	Flanagan silt loam, 0 to 2 percent slopes	15.7	20.51	144
512B	Danabrook silt loam, 2 to 5 percent slopes	4.3	5.59	137
198A	Elburn silt loam, 0 to 2 percent slopes	7.5	9.84	143
356A	Elpaso silty clay loam, 0 to 2 percent slopes	15.8	20.72	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	28.8	37.76	133
171B	Catlin silt loam, 2 to 5 percent slopes	4.3	5.58	137
TOTALS		76.4	100%	138.97

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.