



A-22967



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LAND FOR SALE

114.26± Acres, Sangamon County, Illinois

REDUCED PRICE
\$1,485,380

Highlights:

- Lease free for 2026
- Offered in a single tract
- Desirable soils with a 135 PI Average



For additional information, please contact:

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EQUAL HOUSING
OPPORTUNITY

Property Information

Directions to Property:

From the Intersection of State Route 125 and Duewer Road in Pleasant Plains, Illinois, travel north transitioning to Salisbury Road East for 2.8 miles, farmland is on the north Side of the road. Address is approximately 12087-12001 Salisbury Road, Pleasant Plains, Illinois.

Legal Description:

Part of the Southwest Quarter of Section 27 and part of the Northwest Quarter of Section 34, all in Township 17 North, Range 7 West of the Third Principal Meridian and The North Half of the North Half of the North Half of the East Half of the Northeast Quarter of Section 33, Township 17 North, Range 7 West of the Third Principal Meridian and Part of the Northeast Quarter of Section 33, Township 17 North, Range 7 West of the Third Principal Meridian, Sangamon County, Illinois 62677.

Property Description:

Outstanding investor or farmer opportunity to own 114.26 +/- acres being offered as one tract. Of the 114.26 acres 100.51 acres are tillable with desirable soils such as Osco and Ipava Silt Loams with an overall PI of 135.5. Excellent yield history and well located.

Farm Data:

Cropland	100.51 acres
Non-crop	<u>13.75 acres</u>
Total	114.26 acres

FSA Information:

	Base	Yield
Corn	47.70 acres	167 bushels
Corn	41.40 acres	54 bushels

2024 Taxes:

Tract 1: \$5,427.54
(5 Parcel Identification Numbers)

Reduced Price:

\$1,485,380.00



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.

Aerial Map



Soil Map



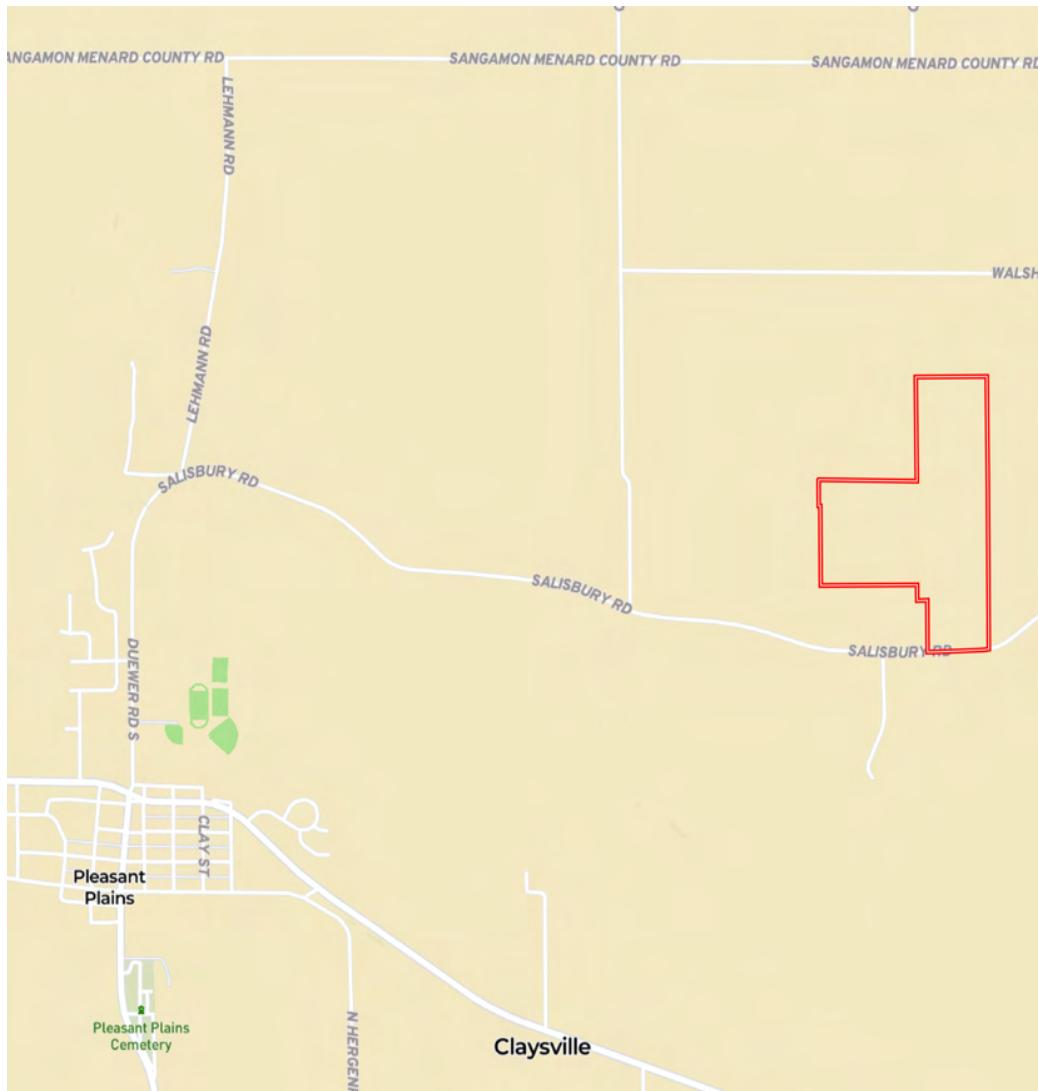
SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI
86B	Osco silt loam, 2 to 5 percent slopes	42.31	36.95	138
43A	Ipava silt loam, 0 to 2 percent slopes	37.73	32.95	142
567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	22.31	19.48	116
68A	Sable silty clay loam, 0 to 2 percent slopes	5.5	4.8	143
567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	3.34	2.92	109
705A	Buckhart silt loam, 0 to 2 percent slopes	2.11	1.84	142
259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	1.19	1.04	104
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.01	0.01	122
TOTALS		114.5(*)	100%	134.1 3



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Property Location Map



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