

# LAND FOR SALE

192 +/- Acres, Iroquois County, Illinois  
Offered at \$1,593,600

**Highlight:**

- Lease free for 2020
- Close to grain markets
- Highly productive farmland (PI 131)

L-2000050

**Property Location:** This farm is located three miles north of Hoopeston Illinois and one mile east of Route 1.

**Legal Description:** Long legal on file, contact agent for details.



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**For additional information, please contact:**

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# Property Information

**Property Description:** This highly productive farm is located on both the east and west sides of the railroad with access by a gravel lane that is located on the north side of the property.

**Farm Data:**  
Cropland 192 acres

**Taxes:** \$5,459.30

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	88.44 acres	132 bushels
Soybeans	91.56 acres	48 bushels



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
69A	Milford silty clay loam, 0 to 2 percent slopes	88.7	47.22	128	-
59A	Lisbon silt loam, 0 to 2 percent slopes	76.8	40.91	136	-
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	10.2	5.44	125	-
293A	Andres silt loam, 0 to 2 percent slopes	9.3	4.95	135	-
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.8	1.48	123	-
TOTALS		187.8	100%	131.38	-

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.