

# LAND FOR SALE

**151.86± Acres • Lee County, Illinois**  
*Price Reduced \$1,033,600 or \$6,800 Per Acre*

## Highlights:

- Combination of sloping tillable acres, woodland, and pasture
- Class B soils
- Road access to the east and west sides of the farm



L-2100144

**Property Location:** From Franklin Grove, travel 2.4 miles west on Illinois State Route 38. Turn north onto Detour Road. Travel northwest on Detour Road 500 feet. The farm is located on the east side of Detour Road.

**Legal Description:** Part of Section 4, Township 21N Range 10E and Section 33 Township 22N Range 10E, Lee County, Illinois.



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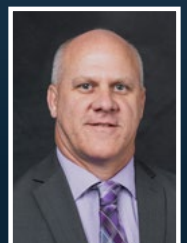
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## Property Information

**Property Description:** 151.86+/- acres located west of Franklin Grove, Illinois. The farm has road access from both the east and west side. The rolling tillable acres contain a soil productivity index of 121.

### Farm Data:

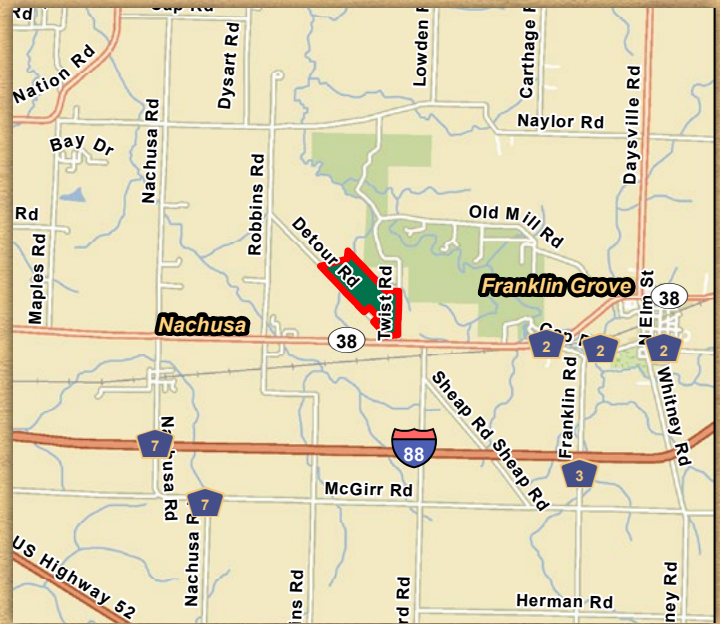
Cropland	117.27 acres
Pasture	11.85 acres
Timber	17.49 acres
Roads/Waste	<u>5.25 acres</u>
<b>Total</b>	<b>151.86 acres</b>

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	76.87 acres	182 bushels
Soybeans	25.63 acres	55 bushels

**2019 Taxes:** \$3,573.92

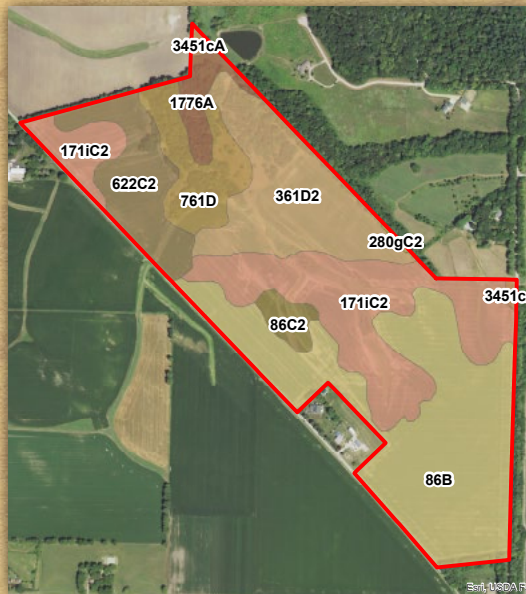
## Property Location Map



### Aerial Photo



### Soil Map



MAP SYMBOL	SOIL NAME	PRODUCTIVITY INDEX	CORN YIELD	BEANS YIELD	ACRES
86B	Osco silt loam, 2 to 5 percent slopes	140	189	59	51.1
171iC2	Catlin silt loam, Illinois till plain, 5 to 10 percent slopes, eroded	128	174	55	36.6
361D2	Kidder silt loam, 6 to 12 percent slopes, eroded	95	127	43	25.7
622C2	Wyand silt loam, 5 to 10 percent slopes, eroded	112	150	49	14.5
761D	Eleva fine sandy loam, 7 to 15 percent slopes	78	103	35	11.6
1776A	Comfrey silt loam, undrained, 0 to 2 percent slopes, frequently flooded	138	185	61	4.7
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	131	178	56	3.1
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	140	190	61	1.0
280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	113	155	49	0.2
<b>Total</b>		<b>121.4</b>	<b>163.7</b>	<b>52.4</b>	<b>148.4</b>

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.