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L-240092



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LAND FOR SALE

52.47± Acres, Douglas County, Illinois

OFFERED AT
\$891,990

Highlights:

- Open Lease for 2024
- Good road access to highway and local grain markets in the area
- Additional 82.71 acres (adjacent to farm) offered for individual sale



For additional information, please contact:
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Property Information

Directions to Property:

From the town of Camargo, head south on State Highway 130 for three-quarters of a mile. The subject property is located on the west side of the road.

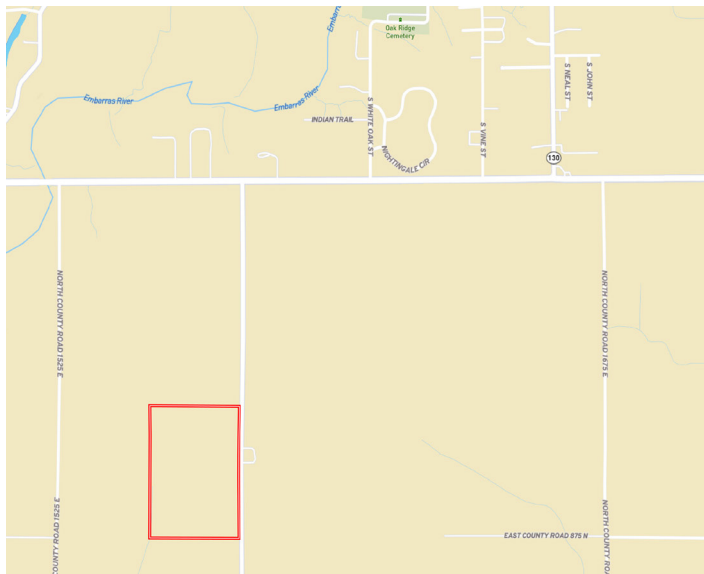
Legal Description:

Beginning at point 38.36 chains South of the NE corner of Section 3, Township 15N, Range 9 East of the 3rd PM & the SW 1/4 of East half of Lot 2 of the NE 1/4 of Section 3, Township 15N, Range 9 East & the South 9.95 acres of the East half of the East half of the NE 1/4 of Section 3, Township 15N, Range 9 East of the 3rd PM, in Douglas County, Illinois.

Property Description:

This productive farm ground is located along State Highway 130 in Douglas County, Illinois. This property consists mainly of Drummer and Camden soil types with good production levels.

Property Location Map



Farm Data:

Cropland	52.42 acres
Non-crop	0.05 acres
Total	52.47 acres

FSA Information:

• Tract 1:

	Base	Yield
Corn	3.50 acres	157 bushels
Soybeans	3.42 acres	53 bushels

• Tract 2:

	Base	Yield
Corn	37.67 acres	157 bushels
Soybeans	7.83 acres	53 bushels

Taxes:

• \$1,967.04

Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
242A	Kendall silt loam, 0 to 2 percent slopes	23.42	44.74	125	87	2w
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.81	32.11	144	83	2w
136A	Brooklyn silt loam, 0 to 2 percent slopes	6.82	13.03	112	81	2w
134B	Camden silt loam, 2 to 5 percent slopes	3.68	7.03	117	91	2e
132A	Starks silt loam, 0 to 2 percent slopes	1.62	3.09	119	89	2w
TOTALS		52.35(*)	100%	128.66	85.28	2.0

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.