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# LAND FOR SALE

112.21± Acres, Lee County, Illinois

OFFERED AT  
**\$1,301,636**

## Highlights:

- Open to lease for the 2025 crop year
- Gently rolling topography
- Productivity index of 130

For additional information, please contact:

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# Property Information

## Directions to Properties:

Starting at the intersection of State Route 38 and Woodlawn Road in Creston, Illinois, travel south 4.4 miles on Woodlawn Road. The farm is located on the east side of Woodlawn Road.

## Property Description:

112.21 acres - South of Creston, Illinois. The farm has paved road access from the west side. The farm topography is flat to gently rolling. Drainage tile was installed June 2018 and April 2019. Lease free for the 2025 crop year.

## Legal Description:

112.21 acres, N 1/2 SW 1/4, S 1/2 S 1/2 NW 1/4 Section 12, Township 39N, Range 2E of the 3rd Principal Meridian in Lee County, Illinois.



## FSA Information:

	Base	Yield
Corn	84.90 acres	175 bushels
Soybeans	28.29 acres	56 bushels

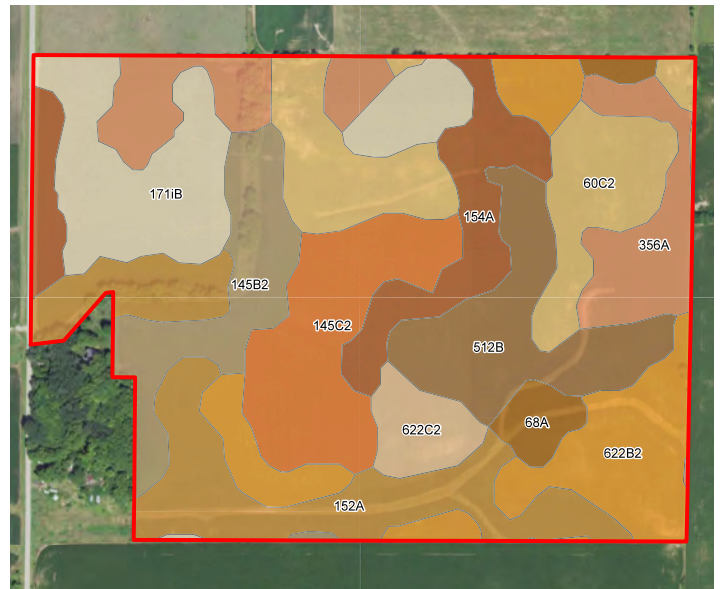
## Farm Data:

Cropland	105.08 acres
Non-crop	0.48 acres
Waste	6.65 acres
Total	112.21 acres

## Taxes:

- \$4,311.02

## Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
152A	Drummer silty clay loam, 0 to 2 percent slopes	144	195	63	16.2
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	110	148	48	14.5
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	114	153	50	14
171iB	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	137	185	58	14
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	12.1
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	123	166	53	11.4
512B	Danabrook silt loam, 2 to 5 percent slopes	137	185	58	10.5
154A	Flanagan silt loam, 0 to 2 percent slopes	144	194	63	9.6
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	125	170	54	8.7
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	112	150	49	3.3
68A	Sable silty clay loam, 0 to 2 percent slopes	143	192	63	2.7
Total		130.3	175.9	56.5	117

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