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# LAND FOR SALE

**79.93± Acres, Lee County, Illinois**

OFFERED AT  
**\$927,188**

## Highlights:

- Open to lease for the 2026 crop year
- Gently rolling topography
- Productivity index of 132

**For additional information, please contact:**

**Marlon Ricketts, AFM, Agent | (815) 322-7290**

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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 two and one-half miles south on Woodlawn Road to Ritchie Road. Turn west on Ritchie Road, and travel one mile to Locust Road. Turn south on Locust Road, and travel one mile to Hayes Road. The farm is located on the west side of Locust Road and south of Hayes Road.

## Property Description:

79.93 acres, southwest of Creston, Illinois. Productivity index of 132. The farm is bordered by gravel roads, with Locust Road on the east and Hayes Road on the north. The farm topography is gently rolling. The farm is lease-free for the 2026 crop season.

## Legal Description:

79.93 acres, Part N 1/2 SE 1/4 Section 3, Township 39N Range 2E of the 3rd Principal Meridian in Lee County, Illinois.



## FSA Information:

	Base	Yield
Corn	41.00 acres	144 bushels
Soybeans	24.70 acres	47 bushels

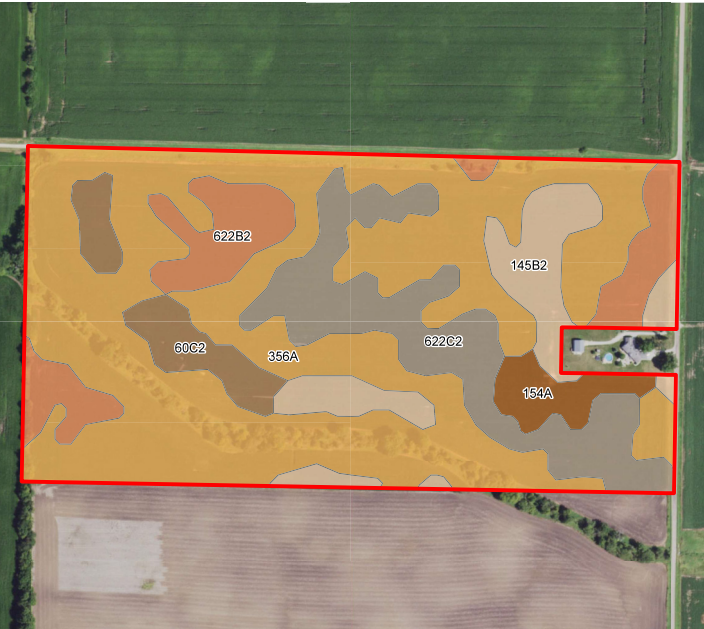
## Farm Data:

Cropland	70.38 acres
Non-crop	2.22 acres
Waste	7.33 acres
Total	79.93 acres

## Taxes:

• \$3,274.10

## Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	45.3
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	112	150	49	12.1
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	114	153	50	8.7
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	125	170	54	7.5
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	110	148	48	4.1
154A	Flanagan silt loam, 0 to 2 percent slopes	144	194	63	2.5
Total		132.4	178.9	57.9	80.2

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.