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# LAND FOR SALE

40± Acres, Lee County, Illinois

OFFERED AT  
**\$485,000**

## Highlights:

- Open to lease for the 2026 crop year
- Gently rolling topography
- Productivity index of 136

**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 two and one-half miles to Ritchie Road. Turn west and travel 1.3 miles. The farm is located on the north side of Ritchie Road.

## Property Description:

40 acres, with a Productivity index of 136. The farm has paved road access from the south side. The farm topography is gently rolling. Drainage tile was installed in 2018. Waterway reshaped and drainage ditch dredged in April 2023. Lease-free for the 2026 crop year.

## Legal Description:

40 acres, SW 1/4 NE 1/4 Section 34 Township 40N Range 2E of the 3rd Principal Meridian in Ogle County, Illinois. Principal Meridian in Lee County, Illinois.

## Taxes:

- \$2,106.10



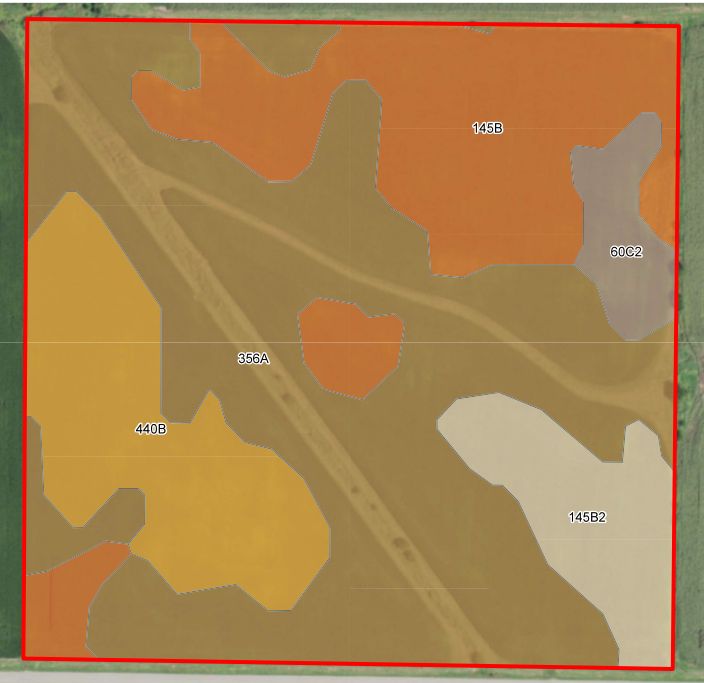
## FSA Information:

	Base	Yield
Corn	27.53 acres	183 bushels
Soybeans	9.17 acres	57 bushels

## Farm Data:

Cropland	36.49 acres
Non-crop	2.51 acres
Waste	1.00 acres
Total	40.00 acres

Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	19.6
145B	Saybrook silt loam, 2 to 5 percent slopes	131	177	56	9
440B	Jasper loam, 2 to 5 percent slopes	129	173	56	5.8
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	125	170	54	3.1
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	110	148	48	1.4
Total		136	183.9	59.1	38.9

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.