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# LAND FOR SALE

**36.29± Acres, Lee County, Illinois**

OFFERED AT  
**\$444,553**

## 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 to Ritchie Road. Turn west and travel two miles to Mulford Road. Turn south and travel 1.1 miles on Mulford Road (Mulford Road changes to Paw Paw Road at the Lee-Ogle County line). The farm is located on the west side of Mulford/Paw Paw Road.

## Property Description:

36.29 acres with a productivity index of 132. The farm has paved road access from the east side. The farm topography is gently rolling with a CRP filter strip bordering the north, west, and south edges of the acreage. Lease-free for the 2026 crop year.

## Legal Description:

36.29 acres, tract lying in E 1/2 SE 1/4 Section 4, Township 39N, Range 2E of the 3rd Principal Meridian in Lee County, Illinois

## Taxes:

- \$1,175.36



## FSA Information:

	Base	Yield
Corn	18.53 acres	175 bushels
Soybeans	6.18 acres	56 bushels

## Farm Data:

Cropland	25.16 acres
Non-crop	7.19 acres
Waste	3.94 acres
Total	36.29 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	15.9
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	114	153	50	13.3
154A	Flanagan silt loam, 0 to 2 percent slopes	144	194	63	3.4
679B	Blackberry silt loam, 2 to 5 percent slopes	141	192	59	3.3
Total		132.6	179.1	57.8	35.9

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.