

SCAN THE QR CODE
FOR MORE INFO!



Tract 1
80.27 acres

LAND FOR SALE

80.27± Acres, Iroquois County, Illinois

OFFERED AT
\$1,043,510

Highlights:

- Highly Productive Soils
- Close to Grain Markets
- Open Lease for the 2025 Crop Year



For additional information, please contact:

Patrick Gooding, AFM/Agent | (217) 607-0118 or (217) 369-6335
PGooding@FarmersNational.com

Property Information

Directions to Property:

From Crescent City, Illinois, drive five miles south on State Route 49, turn west on County Road 1300N and travel one-half mile and the farm will be on the south side of the road.

Legal Description:

N 1/2 of the NW 1/4 of Section 31, Township 26 North, Range 13 West, Iroquois County, Illinois.

Property Description:

Excellent Iroquois County farmland with good road access on the north and west sides of the farm.

Farm Data:

Cropland	77.21 acres
Non-crop	<u>3.06 acres</u>
Total	80.27 acres

FSA Information:

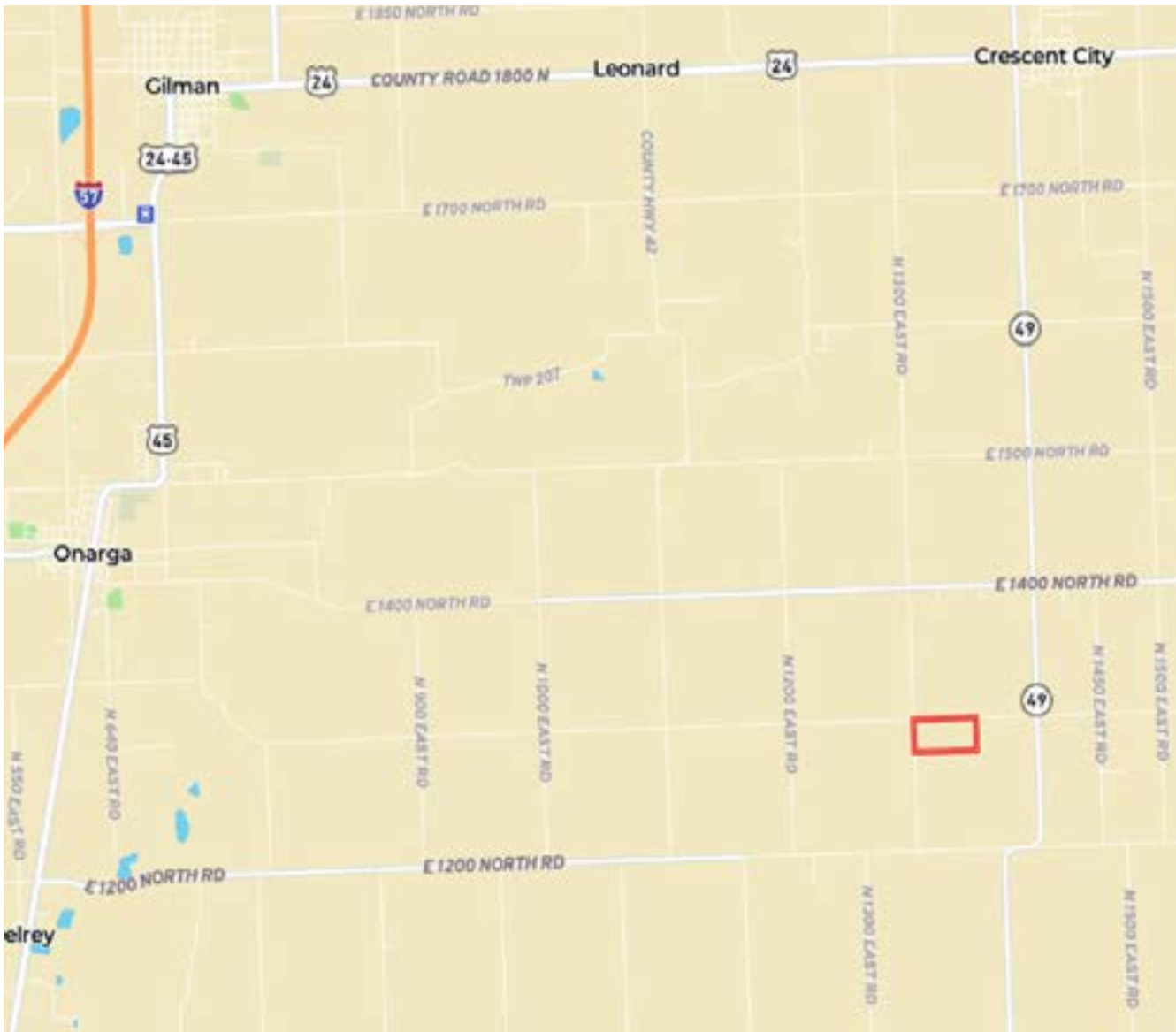
	<u>Base</u>	<u>Yield</u>
Corn	38.2 acres	156 bushels
Soybeans	38.2 acres	39 bushels

2023 Taxes: \$2,837.98

Price:

\$1,043,510

Property Location Map



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.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
69A	Milford silty clay loam, 0 to 2 percent slopes	64.68	79.88	128	67	2w
189A	Martinton silt loam, 0 to 2 percent slopes	12.56	15.51	130	86	1
235A	Bryce silty clay, 0 to 2 percent slopes	3.74	4.62	121	56	3w
TOTALS		80.98(*)	100%	128.0	69.45	1.89



LAND FOR SALE

80.27± Acres, Iroquois County, Illinois



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock