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**L-2500523**

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# LAND FOR SALE

**120± Acres, Christian County, Illinois**

**OFFERED AT  
\$2,200,000**

## **Highlights:**

- Offered as one tract with great road frontage
- 99% tillable with Productive Class A soils-PI 138.2
- Open tenancy for the 2026 crop year



**For additional information, please contact:**

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# Property Information

**Property Description:** This is an outstanding investor or farmer opportunity to own 120+/- acres, being offered as one tract. Of the 120 acres, 118.52 are tillable and primarily consists of Osco Silt Loam, Sable Silty Clay Loam, and Ipava Silt Loam. The farm has an overall PI rating of 138.2.

**Directions to Property:** 2449 North 2100 East Road, Blue Mound, IL 62513

**Legal Description:** 120+/- acres described as the South One-Half of the Northeast Quarter (S1/2 of the NE1/4) and the North One-Quarter of the Southeast Quarter (N1/4 of the SE 1/4) all in Section 36 Township 15 North, Range 1 West of the Third P.M. in Christian County, Illinois

**Price:** \$2,200,000

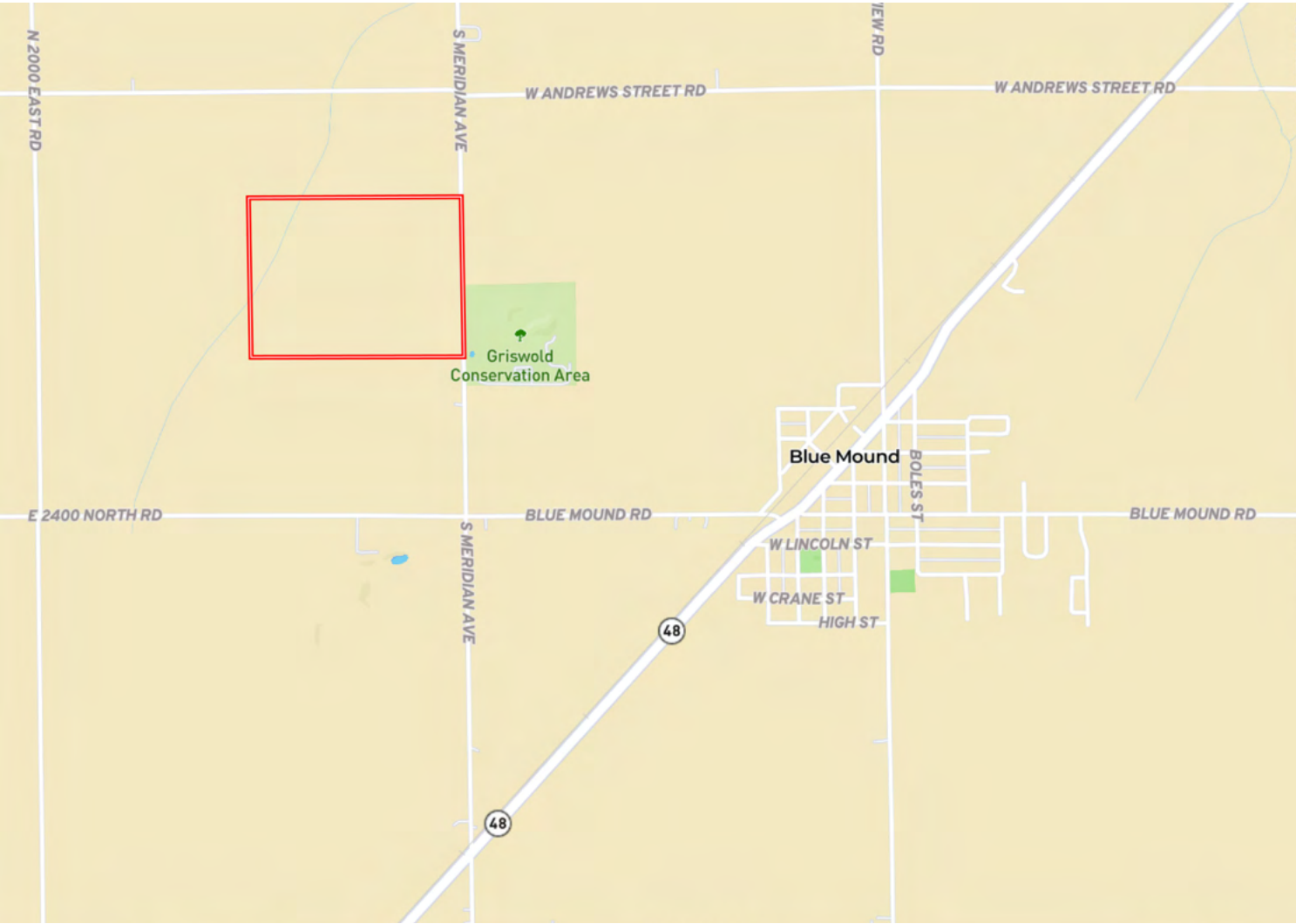
**Taxes:** \$5,538.38

<b>Farm Data:</b>	
Cropland	118.52± acres
Non-crop	1.48± acres
Total	120.00± acres

<b>FSA Information:</b>		
	<b>Base</b>	<b>Yield</b>
Corn	103.3 acres	149 bushels
Beans	9.3 acres	71 bushels



## Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	41.94	34.41	142	91	1
86B	Osco silt loam, 2 to 5 percent slopes	34.47	28.28	138	92	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	18.87	15.48	143	83	2w
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	10.71	8.79	122	72	3w
705B	Buckhart silt loam, 2 to 5 percent slopes	7.75	6.36	141	93	2e
567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	7.28	5.97	116	74	3e
45A	Denny silt loam, 0 to 2 percent slopes	0.84	0.69	118	71	3w
TOTALS		121.86(*)	100%	137.47	87.34	1.81





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