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FOR MORE INFO!



LAND FOR SALE

197.79± Acres, Boone County, Illinois

OFFERED AT
\$2,155,911

Highlights:

- Gently rolling tract
- Tillable and woodland acres
- PI - 124



For additional information, please contact:

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Property Information

Directions to Property:

Beginning at the intersection of Illinois Route 173 and Caledonia Road, Caledonia, Illinois, travel south one-half mile. The farm is located on the east side of Caledonia Road.

Legal Description:

Part of Section 21, Township 45 North, Range 3 East of the 3rd Principal Meridian, Boone County, Illinois.

Property Description:

197.79 acres located south of Caledonia on Caledonia Road featuring 159.82 tillable acres and 35.51 woodland acres. Gently rolling topography with a productivity index of 124.

Farm Data:

Cropland	158.12 acres
Non-crop	1.98 acres
Timber	29.78 acres
Other	<u>7.91 acres</u>
Total	197.79 acres

FSA Information:

	Base	Yield
Corn	114.80 acres	151 bushels
Soybeans	47.9 acres	41 bushels

2024 Taxes:

03-21-179-009 - \$207.90
03-21-200-009 - \$524.10
03-21-300-006 - \$1,031.06
03-21-400-003 - \$5,072.82

Price:

\$2,155,911



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



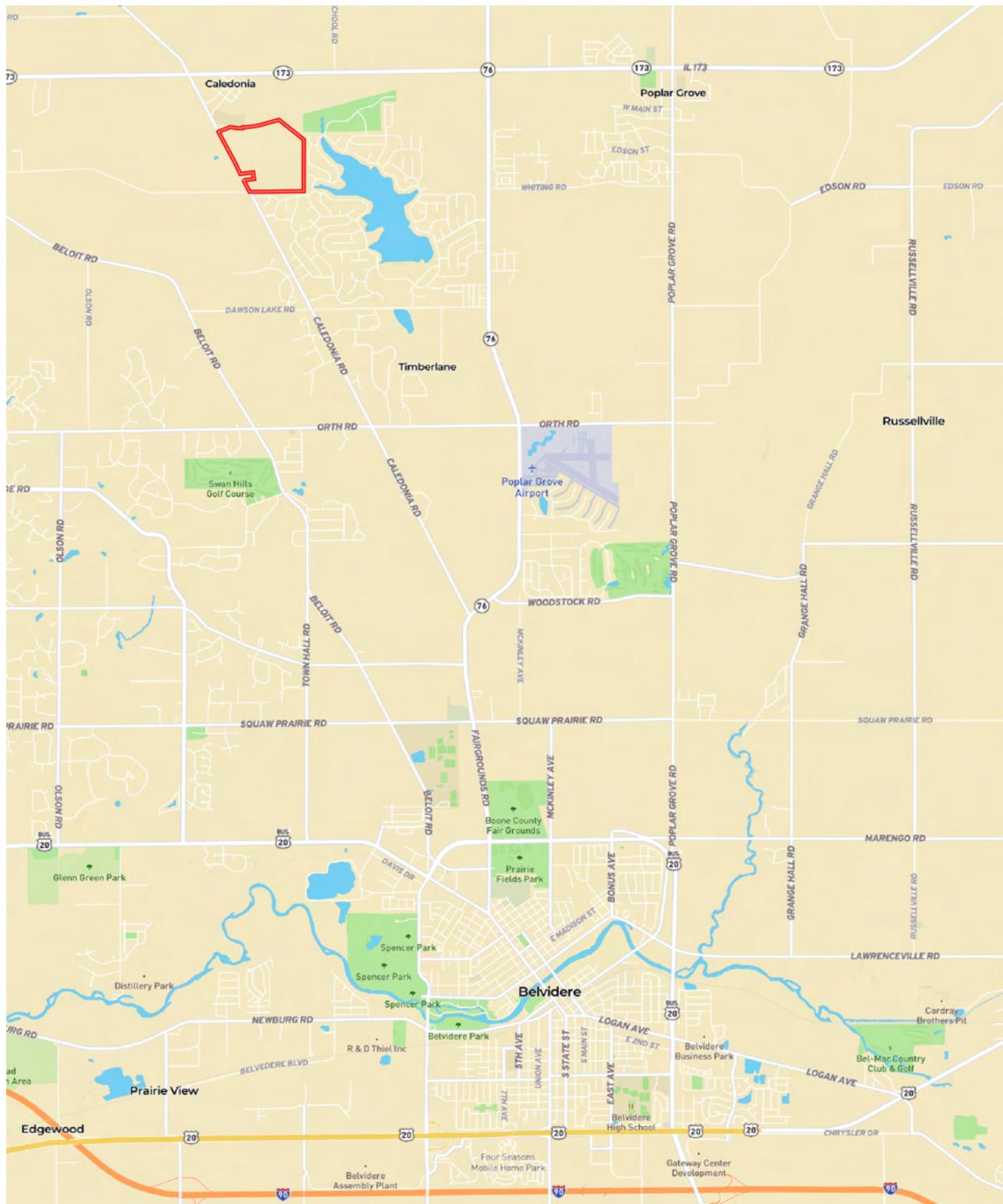
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
419B	Flagg silt loam, 2 to 5 percent slopes	106.7 7	54.06	118	82	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	27.77	14.06	143	83	2w
278A	Stronghurst silt loam, 0 to 2 percent slopes	23.69	11.99	125	93	2w
280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	20.26	10.26	120	89	2e
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	8.27	4.19	144	91	2w
61A	Atterberry silt loam, 0 to 2 percent slopes	6.61	3.35	132	84	2w
103A	Houghton muck, 0 to 2 percent slopes	2.4	1.22	130	10	3w
152A	Drummer silty clay loam, 0 to 2 percent slopes	1.13	0.57	144	83	2w
21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	0.39	0.2	105	82	3e
310C2	McHenry silt loam, 4 to 6 percent slopes, eroded	0.23	0.12	108	68	2e
TOTALS		197.5 2(*)	100%	124.3 8	83.74	2.01



Property Location



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