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C O M P A N Y

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L-2600513

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LAND FOR SALE

80± Acres, Lee County, Illinois

OFFERED AT
\$1,016,000

Highlights:

- Productivity index of 143
- Flat topography
- 7.72 CRP acres



For additional information, please contact:

Marlon Ricketts, AFM/Broker

(815) 751-3467

MRicketts@FarmersNational.com

Property Information

Directions to Property: Beginning at the intersection of Illinois Route 251 and Interstate 88 in Rochelle, Illinois, drive south on Illinois Route 251 for 2.75 miles to Elva Road. Turn west on Elva Road and travel 3 miles to Thorpe Road. Turn north on Thorpe Road and travel 0.75 mile. The farm is located on the west side of Thorpe Road.

Legal Description: N1/2 NE1/4 of Section 8, Township 39N, Range 1E

Property Description: Highly productive soils with flat topography, located in close proximity to transportation routes and marketing facilities.

Price: \$1,016,000 **Taxes:** \$4,010.70

Farm Data:

Cropland	70.97 acres
CRP	7.72 acres
Total	78.69 acres

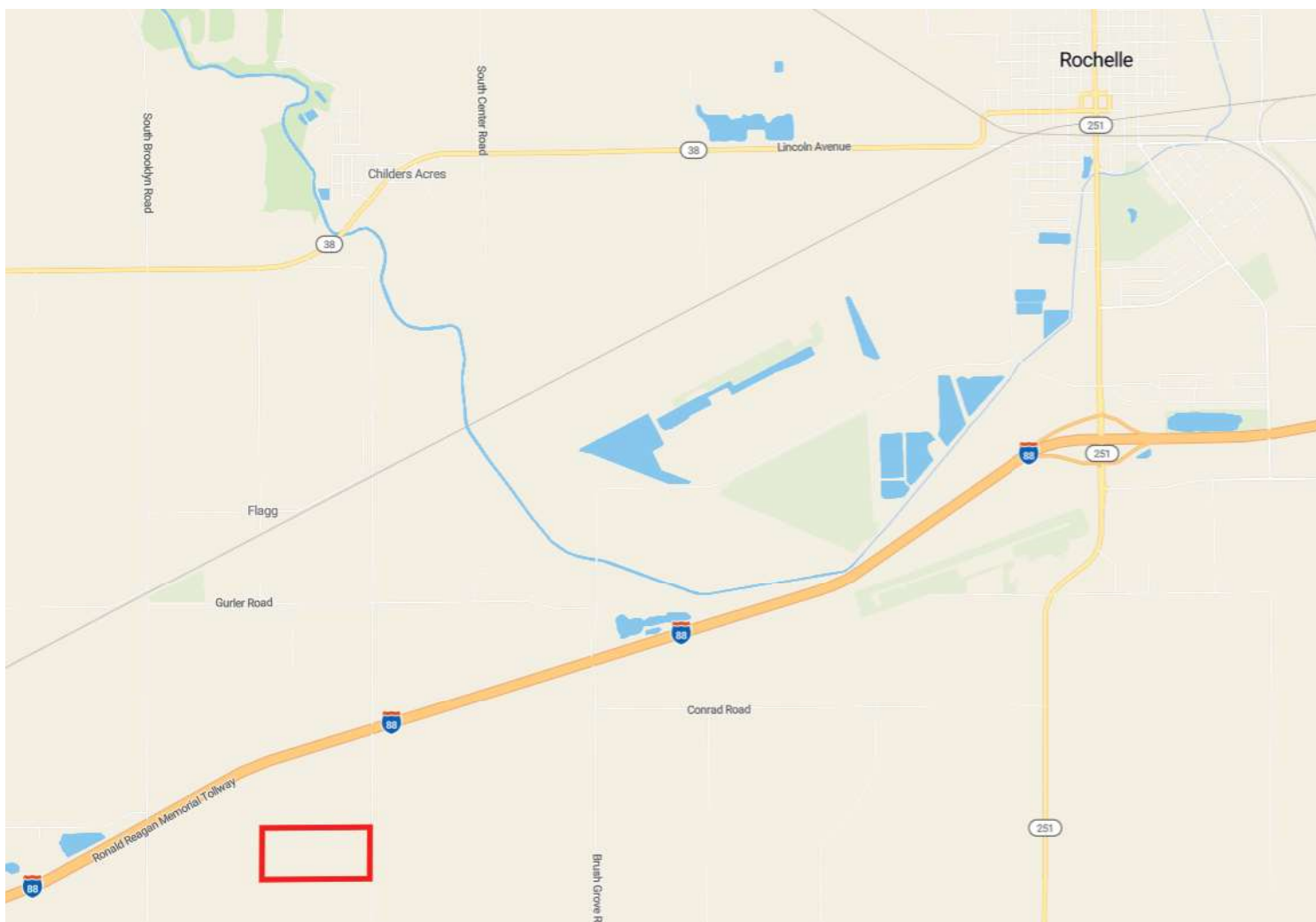
FSA Information:

Crop	Base	Yield
Corn	37.70 acres	175 bushels
Soybeans	33.27 acres	47 bushels

CRP Information:

7.72 acres with an annual payment of \$2,835, expiring 9/30/2026

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



143.6/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)
●	152A	Drummer silty clay loam, 0 to 2 percent slopes	93.8%	75.3	2w	--	144
●	67A	Harpster silty clay loam, 0 to 2 percent slopes	3.3%	2.7	2w	--	133
●	198A	Elburn silt loam, 0 to 2 percent slopes	2.9%	2.3	1	--	143

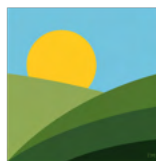


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