



224

ACRES
M/L

Farmland Available

EDGAR COUNTY, ILLINOIS



DOUGLAS YEGGE
563.320.9900 | DOUG@PEOPLES COMPANY.COM



STEVE BRUERE
515.222.1347 | STEVE@PEOPLES COMPANY.COM

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224 ACRES M/L

PROPERTY ADDRESS: E 2300TH RD & N 1050TH ST | CHRISMAN, IL 61924

DESCRIPTION

Peoples Company is proud to offer 224 total acres m/l of productive Edgar County, IL farmland located in a strong area. Farm consists of 219.32 tillable acres carrying an excellent Productivity Index of 143.6. High quality soil types include Drummer, Flanagan, and Elburn. This is an excellent opportunity to own a large, nearly 100% tillable farm with remarkable soils. Farm includes three grain bins with a combined capacity of 19,500 bushels. Farm is located northeast of Metcalf, Illinois in Section 25 of Young America Township.



FARM DETAILS

Corn - 164.4 base acres with a PLC yield of 133
Soybeans - 54.8 base acres with a PLC yield of 43
Farm is currently enrolled in ARC-CO. Wetland Determination is not complete.

Sign On Property: Yes
Parcel Number: 150225400001, 150225300002
General Area: West of Chrisman, Illinois
Net Taxes: \$9,537.00
Possession: At closing subject to farm tenants rights
Terms: Cash/Conventional

DIRECTIONS

From Chrisman, head west on E 2300th Road/2300 N Road for 5.6 miles until you reach N 1050th Street. Take a right on N 1050th Street and the farm lies the east and west of N 1050th Street.

From Metcalf, head east onto E 2300th Road/2300 N Road for 1.2 miles. Turn north on N 1050th Street. Farm is located on the east and west sides of N 1050th Street.

IMPROVEMENTS

Three grain bins with a combined capacity of 19,500 bushels.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	PI Legend	PI
152A	Drummer silty clay loam	166.10	75.7%		144
154A	Flanagan silt loam	31.82	14.5%		144
198A	Elburn silt loam	10.11	4.6%		143
153A	Pella silty clay loam	8.56	3.9%		136
**199B	Plano silt loam	2.73	1.2%		**141
Weighted Average					143.6



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

PRICE/ACRE: **\$9,821**

For more information visit peoplescompany.com | Listing #14546





12119 Stratford Drive, Suite B
Clive, IA 50325
PeoplesCompany.com

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