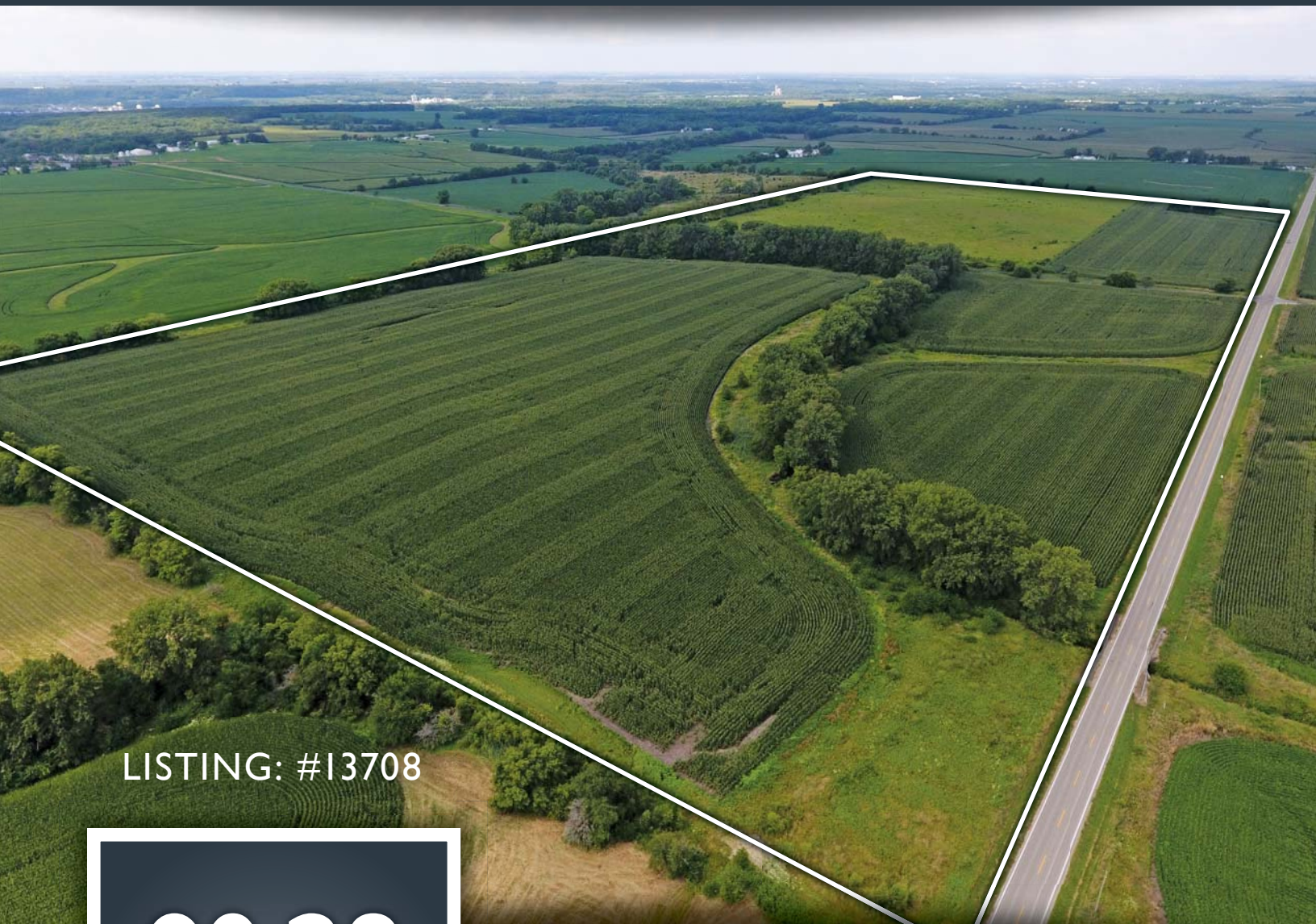


# LAND FOR SALE NEAR MARSEILLES, IL



LISTING: #13708

**90.28**

ACRES M/L



**STEVE BRUERE**

Cell: 515.240.7500

[Steve@PeoplesCompany.com](mailto:Steve@PeoplesCompany.com)

 **PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.







**90.28**  
ACRES M/L

**LASALLE CO.  
FARMLAND  
FOR SALE NEAR  
MARSEILLES, IL**

90.28 acres m/l of productive LaSalle County, Illinois farmland consisting of 76.05 FSA tillable acres with a CPI of 117.4 and an additional 11.1 acres enrolled in CRP paying \$2,027.44 annually. See CRP information table for further details on individual fields and contact agent for contract details. Primary soil types on the tillable acres include Rutland, Bryce, and Swygart silty clay loam. Potential for great building sites as one house can be built per 35 acres. Owner would consider splitting the property, contact Agent for details. Farm is located northwest of Marseilles and 1/2 south of Interstate 80 in Sections 2 and 3 of Rutland Township.



**FARM PROGRAM INFORMATION**

Corn: 22.38 base acres with a PLC Yield of 115  
Beans: 21.22 base acres with a PLC Yield of 43



**CRP INFORMATION**

ACRES	CONTRACT TYPE	EXPIRES	ANNUAL INCOME
2.4	CP21	2017	\$459.14
2.8	CP21	2017	\$524.30
5.0	CP33	2018	\$745
0.9	CP8A	2025	\$299

**TAXES**

\$1,189 Annually (Estimated)

**ZONING**

Agricultural

**DIRECTIONS**

From Marseilles, travel north out of town on Rutland St/ Hwy 15 approximately 2.5 miles. Turn west onto N 30th Rd/Hwy 4 and continue approximately 2.0 miles to E 22nd Rd. Farm is located on the southwest corner and southeast corner of the intersection of Hwy 4 and E 22nd Rd.



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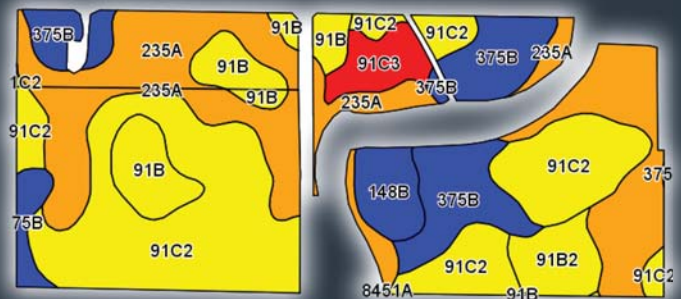
**LISTING: #13708**

**PRICE: \$540,000**

**PEOPLES COMPANY.COM**

**LEGAL DESCRIPTION**

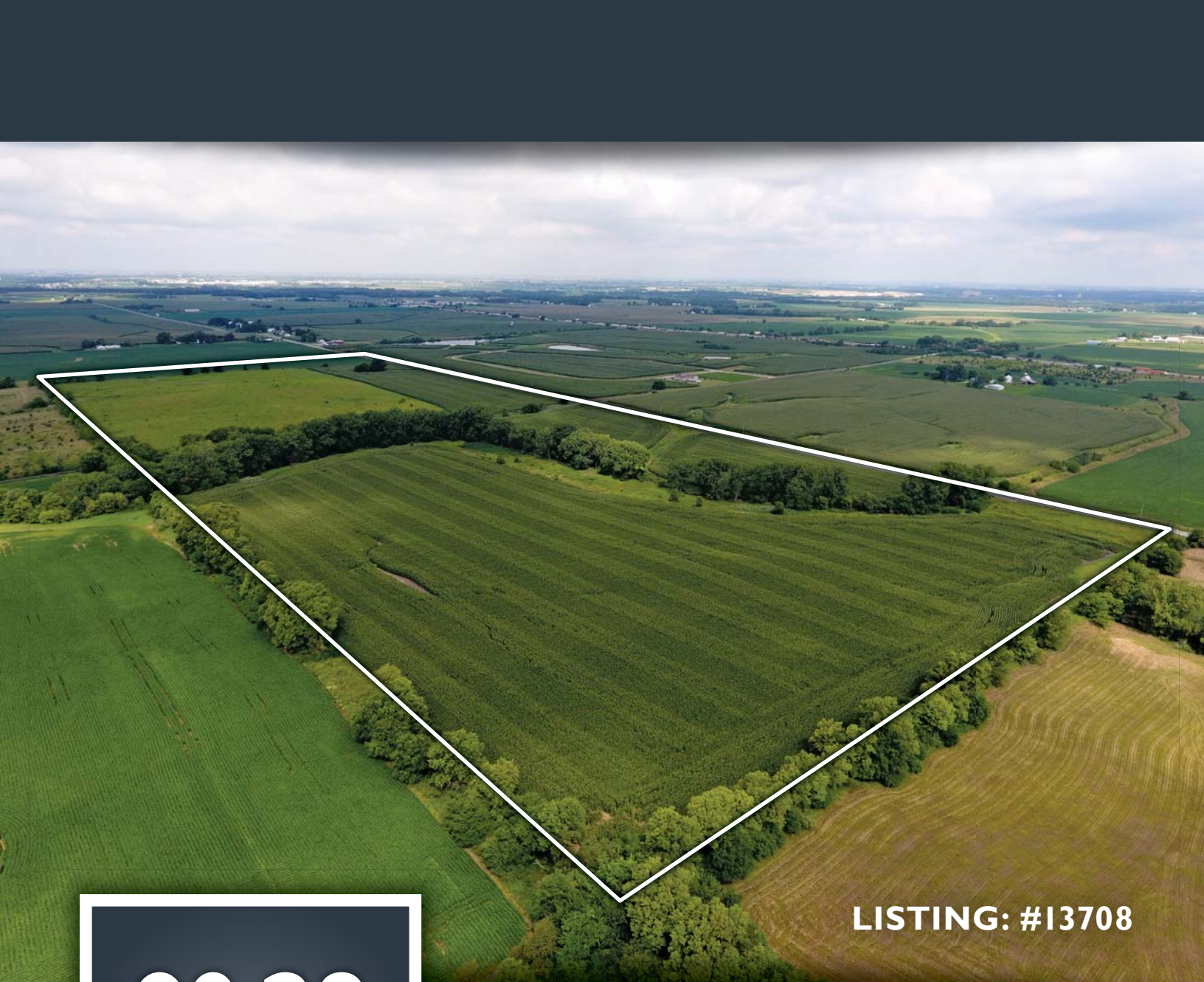
The West 50 Acres of the North Half of the Northwest Quarter (W 50 Ac N 1/2 NW 1/4) of Section 2 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 3, Township 33 North, Range 4 East of the 3rd PM, LaSalle County, Iowa. Copy of the Plat of Survey available upon request.



**TILLABLE SOILS**

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	PRODUCTIVITY INDEX	CORN BU/A	BEANS BU/A	WHEAT BU/A	OATS BU/A	ALFALFA T/A	GRASS T/A	CPI
91C2	Swygert silty clay loam	27.52	36.2%		147	48	59	73	0.00	4.20	110
235A	Bryce silty clay	23.02	30.3%		162	54	64	82	0.00	4.77	121
375B	Rutland silty clay loam	11.25	14.8%		178	57	70	96	0.00	5.46	132
91B	Swygert silty clay loam	6.24	8.2%		156	51	62	78	0.00	4.47	117
91B2	Swygert silty clay loam	2.86	3.8%		147	48	59	73	0.00	4.20	110
148B	Proctor silt loam	2.66	3.5%		183	57	69	98	6.34	0.00	134
91C3	Swygert silty clay loam	2.50	3.3%		123	41	49	62	0.00	3.53	92
<b>Weighted Average</b>					<b>157.3</b>	<b>51.5</b>	<b>62.4</b>	<b>80</b>	<b>0.22</b>	<b>4.41</b>	<b>117.4</b>





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For more information, please visit  
our website: [PeoplesCompany.com](http://PeoplesCompany.com)