

HIGH-QUALITY FARMLAND AVAILABLE

Logan County

ILLINOIS

138.66 ACRES M/L

Matt Myers

217.617.7605 | IL LIC 475.209712

Matt.Myers@PeoplesCompany.com



Listing #18540

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

Logan County, IL

138.66 ACRES M/L

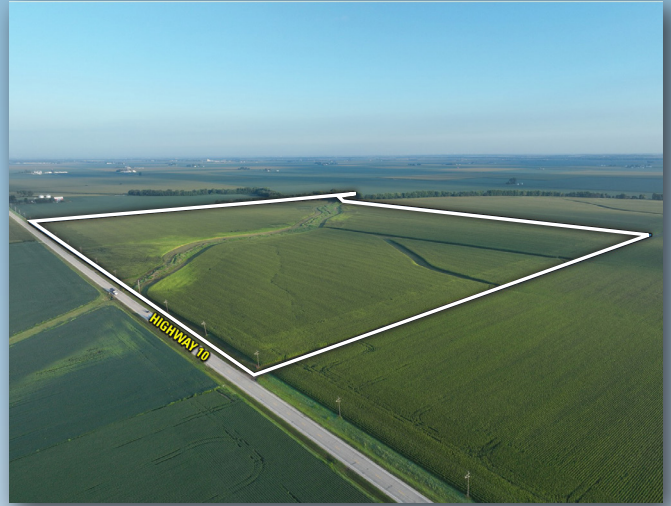
Peoples Company is pleased to present the opportunity to acquire 138.66 acres m/l of high-quality Central Illinois farmland.

The farm consists of 126 tillable acres m/l with favorable soil types including Elburn, Tama, and Sawmill. The soil types create an aggregate soil productivity index of 138.5 on the tillable acres – well above the Logan County average. The farm recently underwent improvement projects. These improvements included tree and ditch cleanup, removal of the homesite, and demolition of the grain bins to increase tillable acres. The farm is well suited for drainage tile due to the large ditch that bisects the property, providing an easy outlet for excess water. The farm is leased until 2026.

The farm is situated off Highway 10 between the cities of Lincoln and Clinton. Logan County is known for agricultural production and the area has equipment dealers, seed stores, and co-ops all within proximity of the farm – the closest in Beason, 3 miles from the property.

This Central Illinois farm offers a great opportunity to purchase a high-quality, recently improved Logan County farm. Contact the listing agent for more details.

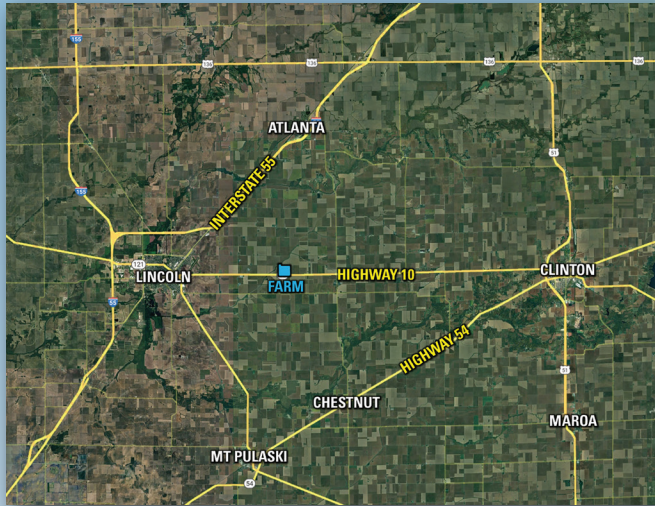
Asking Price: \$2,079,900



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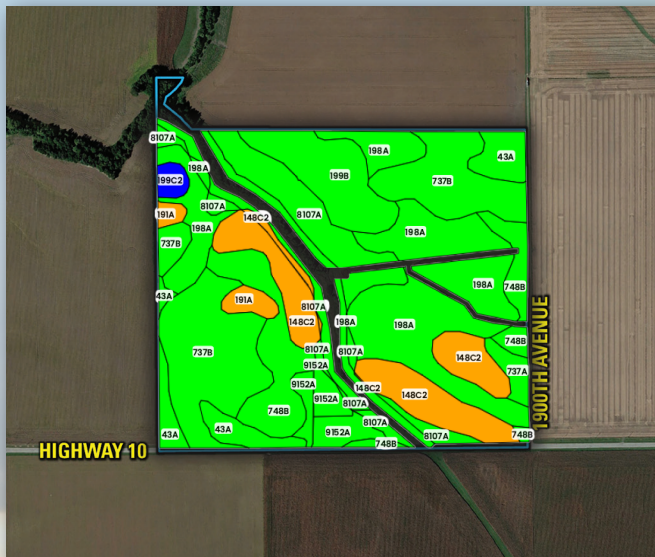
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Directions

From Lincoln, Illinois: Head east on Keokuk Street, then turn left/north onto Highway 10. Continue for 6 miles and the farm will be on the left/to the east.

Highway 10 & 1900th Avenue
Beason, Illinois 62512



Tillable Soils Map

Code	Description	Acres	Soil Class	IL PI
198A	Elburn silt loam	29.82	■	143
737B	Tama silt loam	24.84	■	138
8107A	Sawmill silty clay loam	18.22	■	139
148C2	Proctor silt loam	15.55	■	126
748B	Plano silt loam	12.42	■	141
199B	Plano silt loam	8.76	■	141
43A	Ipava silt loam	6.96	■	142
9152A	Drummer silty clay loam	4.61	■	144
191A	Knight silt loam	2.14	■	121
737A	Tama silt loam	1.59	■	139
199C2	Plano silt loam	1.11	■	132

Average: 138.5



12119 Stratford Drive
Clive, IA 50325



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