

PIATT COUNTY, ILLINOIS

147.94 Acres M/L

**Valley View Road
New Glarus, WI 53574**

**Listing #18591
PeoplesCompany.com**



Listing Price: \$2,256,000
Price Per Acre: \$15,250



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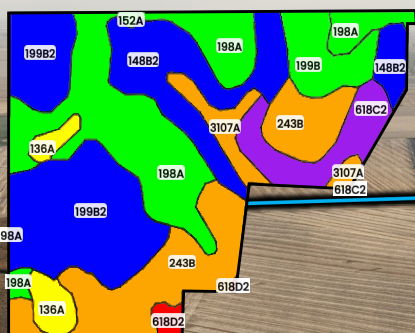
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Peoples Company is pleased to present the opportunity to acquire 147.94 acres m/l of high-quality Central Illinois farmland. The farm consists of 136.79 tillable acres m/l with favorable soil types, including Elburn and Plano. The soil types create an aggregate soil Productivity Index of 130.3 on the tillable acres. The farm is open for the 2026 crop year.

This farm has a history of strong yield averages over the past several years, including a corn yield of 259 bu/acre in 2024 as well as a soybean yield of 77 bu/acre in 2023. A new field entrance was recently installed at the southwest of the property along Illinois Route 10, providing improved access for equipment.

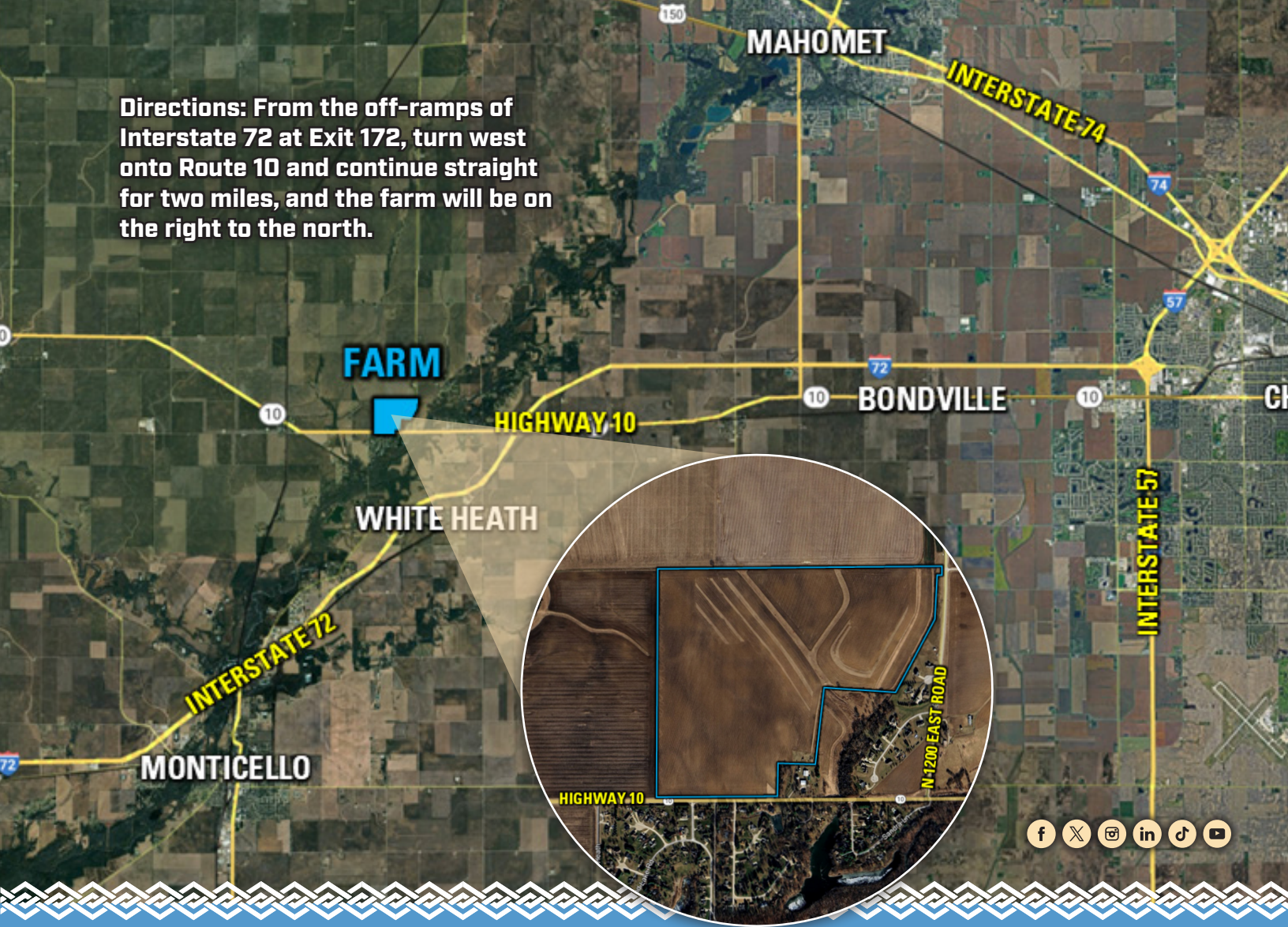
The farm is located between the towns of White Heath and Mansfield, just north of Illinois Route 10. This property is conveniently accessible from Interstate 72. Piatt County is known for agricultural production and the high soil productivity average. The property is conveniently located near agricultural services, including equipment dealers, seed suppliers, and co-ops. The nearest options are just three miles away in Galesville, Premier Cooperative, and Galesville Elevator Co.



HIGHWAY 10

PeoplesCompany.com





Directions: From the off-ramps of Interstate 72 at Exit 172, turn west onto Route 10 and continue straight for two miles, and the farm will be on the right to the north.

Corn Yield History

YR-PRT	Production	Acres	Yield Desc
2018	0.0.	0.00	201 L
2019-A	27,733.70	139.50	199 A
2020-Z	0.0	0.00	0 Z
2021-Z	0.0	0.00	0 Z
2022-B	31,447.7	139.50	225 A
2023-Z	0.0	0.00	0 Z
2024-B	36,193.2	139.50	259 A

Soybean Yield History

YR-PRT	Production	Acres	Yield Desc
2019	0.0	0.00	59 L
2020-A	8,275.7	139.50	59 A
2021-A	10,269.70	139.50	74 A
2022-Z	0.0	0.00	0 Z
2023-A	10,791.8	139.50	77 A
2024-Z	0.0	0.00	0 Z

Soils Map Key

Code	Description	Acres	% of Field	IL PI	Drainage Class
198 A	Elburn silt loam, 0 to 2 percent slopes	36.07	24.38%	143	Somewhat poorly drained
199B2	Plano silt loam, 2 to 5 percent slopes, eroded	32.80	22.17%	135	Well drained
243B	St. Charles silt loam, 2 to 5 percent slopes	27.22	18.40%	121	Well drained
148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	21.74	14.70%	127	Well drained
618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	9.69	6.55%	100	Well drained
199B	Plano silt loam, 2 to 5 percent slopes	7.99	5.40%	141	Well drained
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	5.67	3.83%	125	Poorly drained
136A	Brooklyn silt loam, 0 to 2 percent slopes	4.98	3.37%	112	Poorly drained
618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	1.43	.97%	93	Well drained
152A	Drummer silty clay loam, 0 to 2 percent slopes	.33	.22%	144	Poorly drained



12119 Stratford Drive
Clive, IA 50325



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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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