

PIATT COUNTY, ILLINOIS

147.94 Acres M/L

**Route 10
Monticello, IL 61856**

**Listing #18591
PeoplesCompany.com**



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



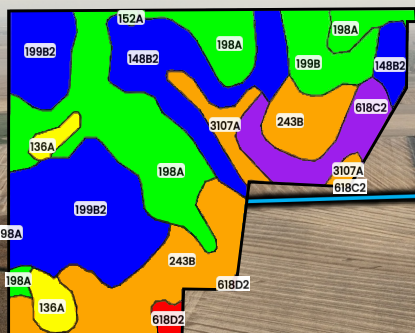
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An aerial photograph of a large, irregularly shaped agricultural field, outlined in blue. The field is divided into several sections, some of which are plowed, showing distinct rows. The surrounding landscape includes other fields, a line of trees, and a body of water in the distance. The sky is overcast.

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.



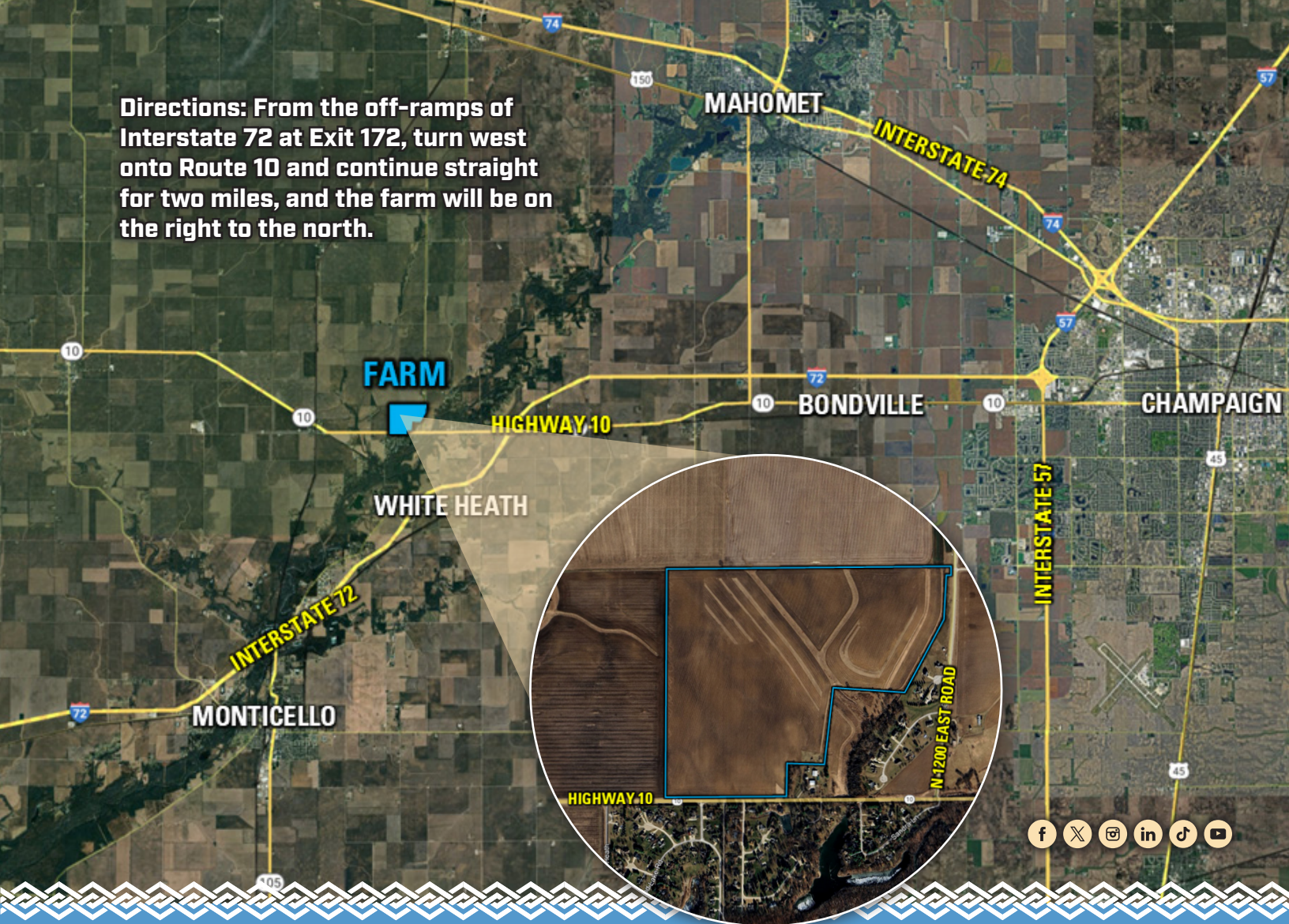
HIGHWAY 10



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



2805 Boulder Drive
Urbana, IL 61802



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

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