

BUREAU COUNTY *Illinois*



Ray Brownfield, ALC, AFM

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LAND AVAILABLE



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Peoples Company is proud to present 126 acres m/l of high-quality farmland in Bureau County, Illinois. This parcel offers an excellent opportunity for farmers and investors alike and is conveniently located to the east of Cherry, Illinois, and 4.7 miles northwest of the I-80 and Plank Road interchange at Peru, Illinois.

This nearly 100% tillable farm includes 125.67 FSA-certified cropland acres, as documented by the Bureau County Farm Service Agency. With a Productivity Index (PI) rating of 136.5, the property features top-producing soil types, including Osco silt loam, Muscatune silt loam, and Sable silt loam. The average soybean yield was 78.5 bushels per acre, with an average corn yield of 248.5 bushels per acre.



The farm is open for the 2026 growing season.

Whether you're a local producer seeking to expand your operation or an investor interested in affordable land in a thriving agricultural region, this Bureau County farm is an exceptional choice.

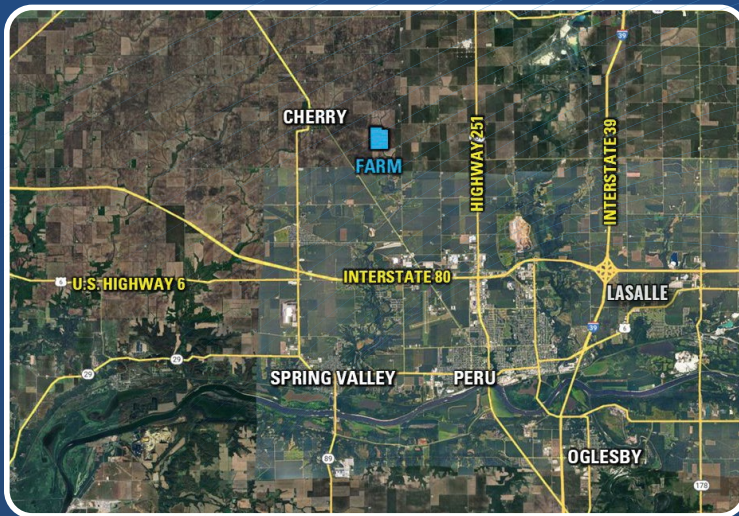
Asking Price: \$2,015,325 (\$15,900/ac.) | Net Taxes: \$6,525.52



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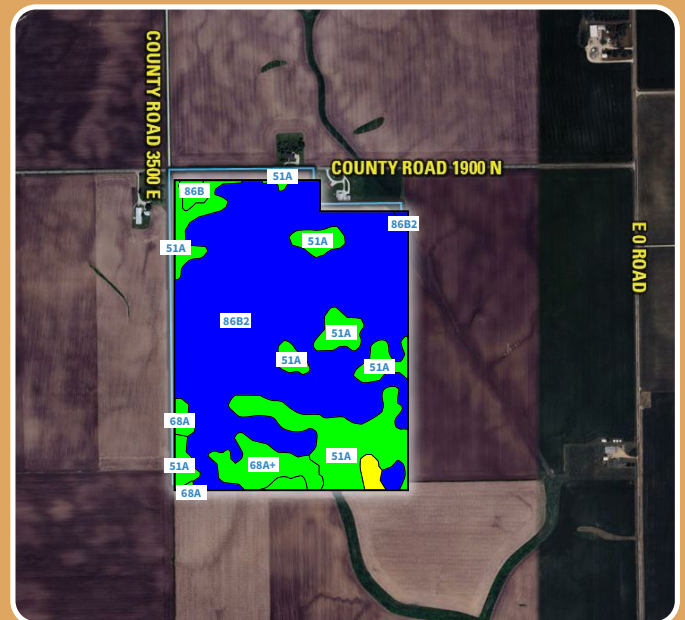
Directions

From the intersection of Main Street and Cherry Avenue, travel south for 0.1 miles on Main Street, turning left (east) onto Lincoln Avenue. Travel 0.4 miles east on Lincoln Avenue, turning right (southeast) onto Plank Road. Travel 0.2 miles on Plank Road, turning left (east) onto Co Rd 1900 N. Travel 1.2 miles east on Co Rd 1900 North. The Heun Trust Farm is on your right (south).

Tillable Soils Map

Code	Description	Acres	Soil Class (Non-Irr)	IL PI
86B2	Osco silt loam	88.54	2	133
51A	Muscatune silt loam	27.33	1	147
68A+	Sable silt loam	6.41	2	144
223D2	Varna silt loam	1.20	4	108
86B	Osco silt loam	1.17	2	138
68A	Sable silty clay loam	1.02	2	143

Average IL PI: 136.5



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2681 U.S. Highway 34
Oswego, IL 60543



PeoplesCompany.com
Listing #18697



SCAN TO
VIEW ONLINE!

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