

# BOONE COUNTY, IL

Denny Road, Poplar Grove, IL 61065 | Listing #18770



**35.09 ACRES M/L**

Ray Brownfield, ALC, AFM | IL LIC 471.002495  
630.258.4800 | [Ray.Brownfield@PeoplesCompany.com](mailto:Ray.Brownfield@PeoplesCompany.com)





# Property Information

Peoples Company is proud to present the opportunity to acquire 35.09 acres m/l of high-quality farmland in Boone County, Illinois. The Cosman Farm's nearly all tillable Class A soils have a Productivity Index of 133 with the primary soil types of Waupecan silt loam, Beardstown loam, and Comfrey loam.

Geryune Creek, which runs from the southeast to the northwest in the lower portion of the farm, provides an outlet for existing tile that is installed on the north side and south side of the creek.

This is an excellent opportunity to add this small acreage to an existing farming operation or for a beginning farmer to start with a purchase of this high-quality smaller acreage.



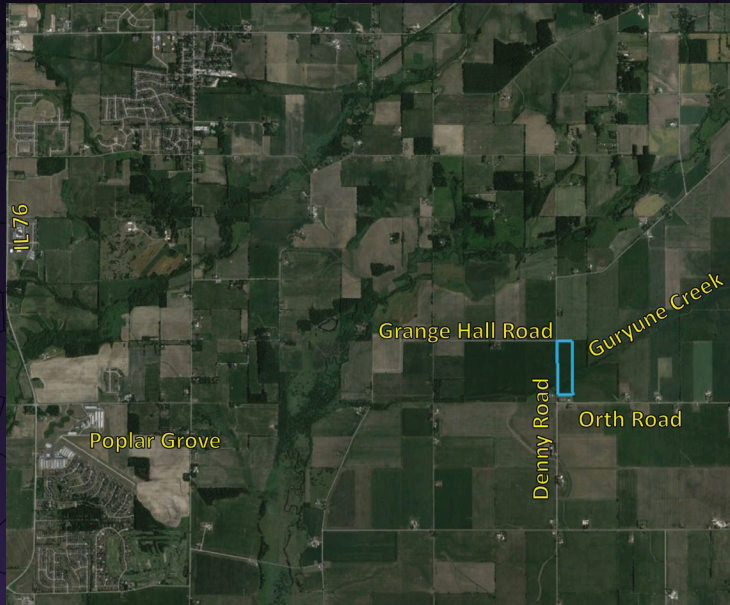
**PRICE: \$508,805**  
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












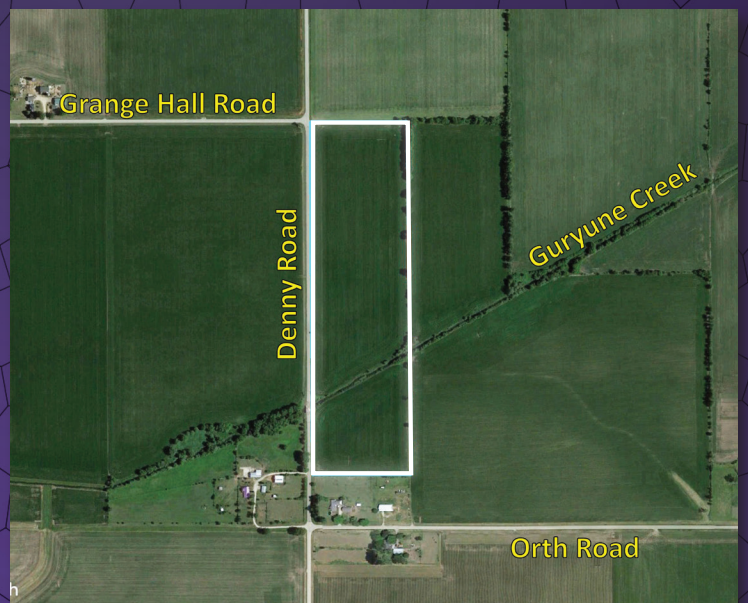
## Directions

From the intersection of Ray Street and State Street/Poplar Grove Road, travel south for .5 miles turning east (left) onto Edson Road. Stay on Edson Road for 1.2 miles, turning south (right) onto Russellville Road. Travel south for 1.5 miles on Russellville Road, turning east (left) onto Grange Hall Road. After 1 mile, Grange Hall Road ends at Denny Road. Turn south (right) and the Cosman Farm is to your east (left).



## Tillable Soils Map

CODE	LEGEND	SOIL DESCRIPTION	ACRES	% OF	
				FIELD	IL PI
369A		Waupecan silt loam	11.87	36.44%	139
188A		Beardstown loam	6.61	20.29%	114
8776A		Comfrey loam	3.07	9.43%	141
104A		Virgil silt loam	2.49	7.65%	132
343A		Kane silt loam	2.06	6.32%	125
152A		Drummer silty clay loam	1.99	6.11%	144
199B		Plano silt loam	1.93	5.93%	141
625B		Geryune silt loam	1.33	4.08%	136
199A		Plano silt loam	0.54	1.66%	142
3776A		Comfrey loam	0.41	1.26%	127
440A		Jasper silt loam	0.27	0.83%	130
				AVERAGE: 132.8	





2681 U.S. Highway 34  
Oswego, IL 60543



PeoplesCompany.com  
Listing #18770



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

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