



LAND FOR SALE

128.2 ACRES M/L

LISTING #19217

MARSHALL COUNTY, IL



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700 6th Ave

DeWitt, Iowa 52742



LAND FOR SALE

LEGAL DESCRIPTION: Part of the Southeast 1/4, Section 26, Township 29 North, Range 1 West, Marshall Co., IL. Exact legal description taken from the Title Commitment.

COMMENTS & BUILDING INFORMATION: Peoples Company is pleased to offer this 128.2 M/L –acre farm featuring highly productive row-crop ground, located just Southeast of LaRose and Northwest of Pattonsburg.

The farm includes an estimated 131.68 FSA Farmland and 126.25 FSA Cropland acres currently in production. The productive tillable acres consist primarily of Graymont silt loam, Flanagan silt loam, varna silty clay loam, Elpaso silty clay loam, Varna silty clay loam and Chenoa silty clay loam soils, ideal for consistent row crop yields and cash rent potential. The farmland offers a steady revenue stream of cash rent payments to offset holding costs and support long-term value appreciation.

Whether you are expanding your farming footprint or investing in income producing land or seeking a stable inflation-resistant asset, this farm delivers.

LEASE/FSA INFORMATION:

Farm leased for 2026 crop year.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: **Alan McNeil**
Cell: 563.321.1125
Office: 563.659.8185
Alan@peoplescompany.com

128.2 Acres M/L, Marshall County, IL

TOTAL ACRES:	128.2
PRICE:	\$1,679,420
Price Per Acre:	\$13,100
Owner:	Bollin
Operator:	-
County & State:	Marshall, IL
Location:	SW of Toluca, IL
Possession Date:	As Agreed Upon
Drainage Info:	Some tile
Average Productivity:	128.9 PI
Taxable Acres:	128.2
Net RE Taxes:	\$6,272.95
Taxes Payable In:	2025
Topography:	Level

F.S.A. INFORMATION:

Farmland:	131.68
Crop Acres:	127.25
CRP Acres:	1.0
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	93.24
Corn Yield:	185
Soybean Base:	31.08
Soybean Yield:	55

APPROXIMATE BREAKDOWN OF ACRES:

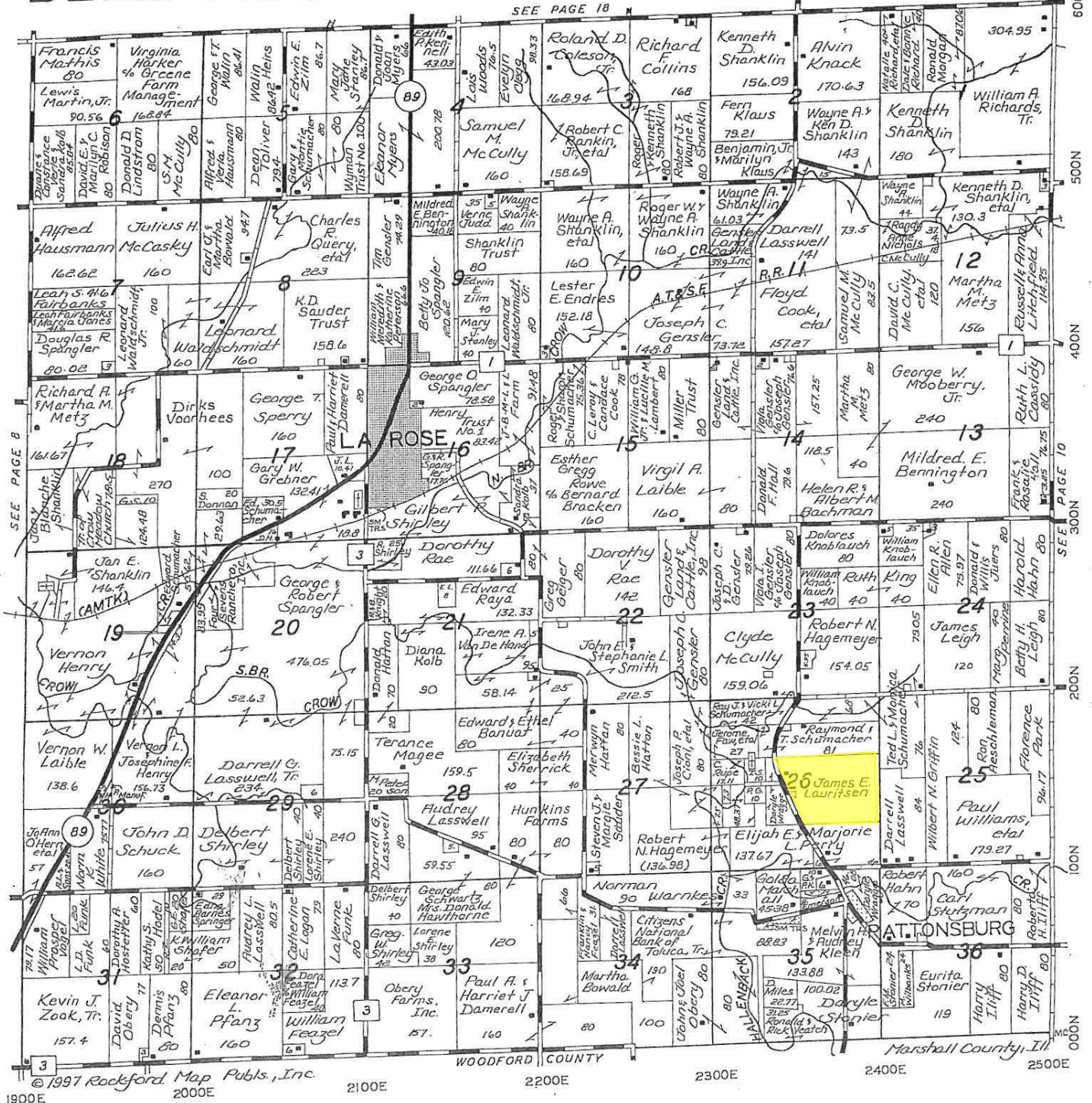
Total Acres:	128.2
Tillable Acres:	126.251
CRP Acres:	1
Farmstead:	-
Roads:	0.95
Waterways:	-
Timber:	-
Pasture:	-

PeoplesCompany.com
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BELL PLAIN

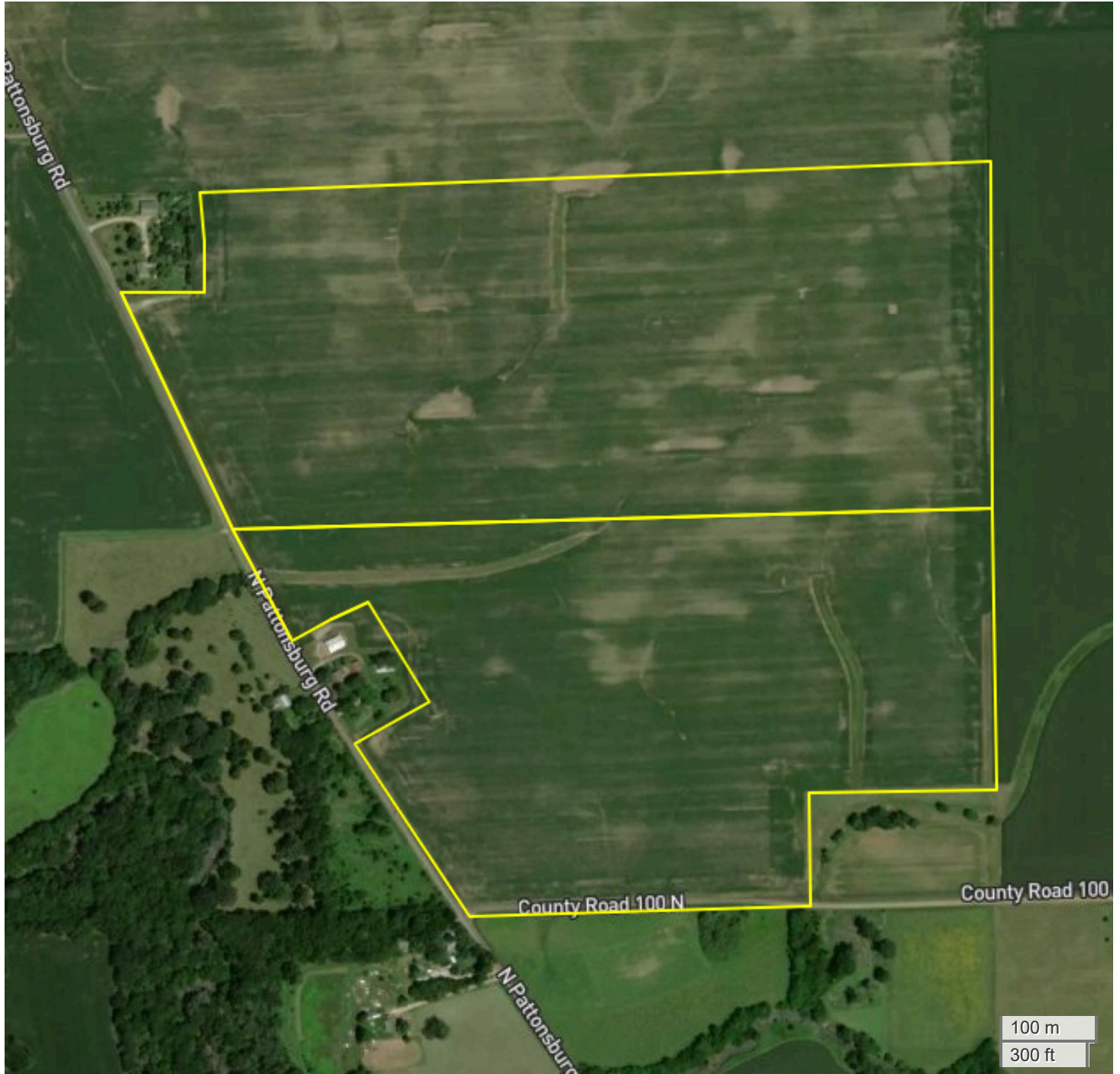
T. 29N-R. 1 W.





BOLLIN 128.2 A., MARSHALL CO., IL (128.20 AC TOTAL, 124.32 AC TILLABLE)

AERIAL MAP



Center: 40.944706, -89.185150

26-29N-1W

Bell Plain Township

Marshall County, IL

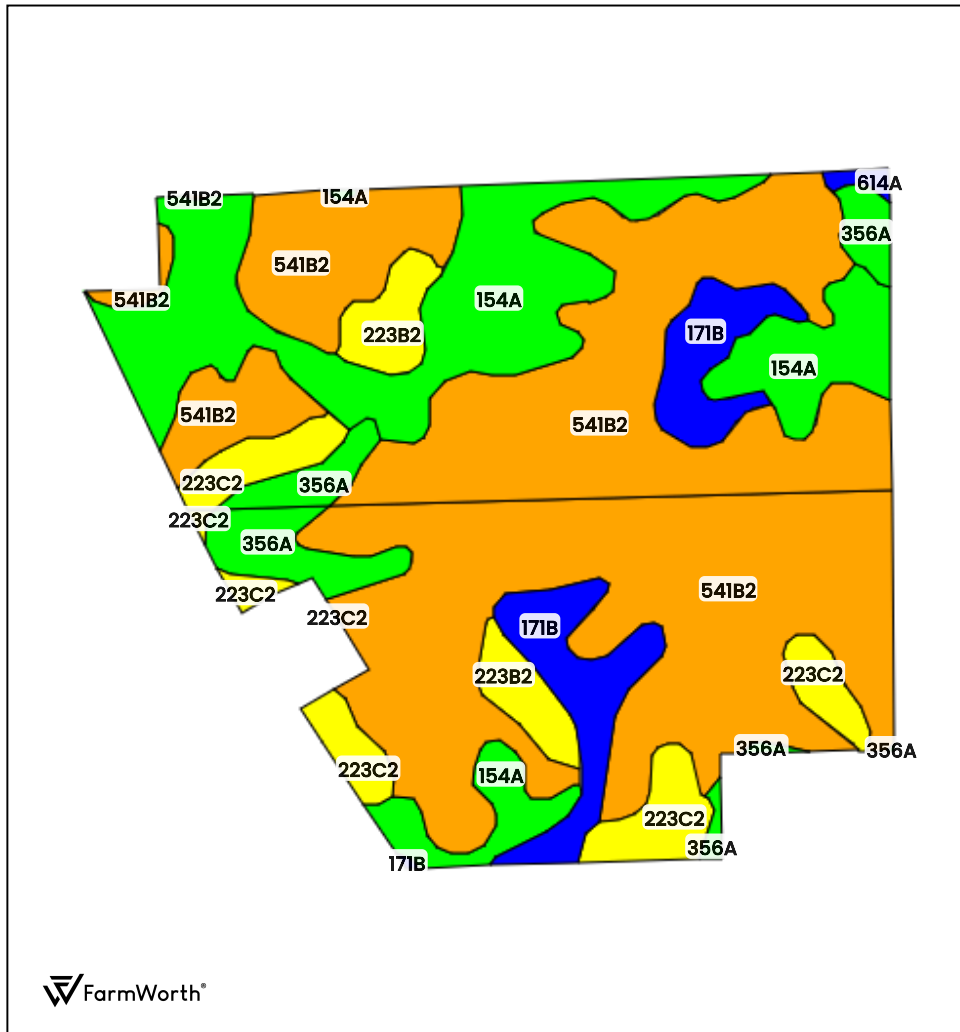
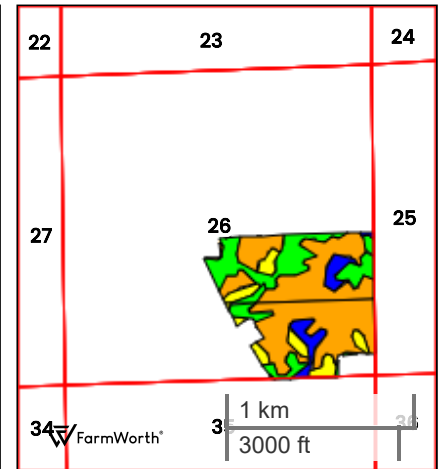


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BOLLIN 128.2 A., MARSHALL CO., IL (128.20 AC TOTAL, 124.32 AC TILLABLE)

TOTAL SOILS



County: **Marshall County, IL**

Location: **26-29N-1W**

Township: **Bell Plain**

Acres: **128.20**

Date: **03/11/2026**



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Code	Description	Acres	% of field	IL PI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	73.81	57.58 %	125	69	-	2	Moderately well drained
154A	Flanagan silt loam, 0 to 2 percent slopes	26.01	20.29 %	144	89	-	1	Somewhat poorly drained
171B	Catlin silt loam, 2 to 5 percent slopes	9.07	7.07 %	136	77	-	2	Moderately well drained
223C2	Varna silty clay loam, 5 to 10 percent slopes, eroded	8.29	6.47 %	106	64	-	3	Moderately well drained
356A	Elpaso silty clay loam, 0 to 2 percent slopes	6.27	4.89 %	143	88	-	2	Poorly drained
223B2	Varna silty clay loam, 2 to 5 percent slopes, eroded	4.38	3.42 %	109	69	-	2	Moderately well drained
614A	Chenoa silty clay loam, 0 to 2 percent slopes	0.37	0.29 %	127	69	-	2	Somewhat poorly drained
Average:					128.7	74.2		

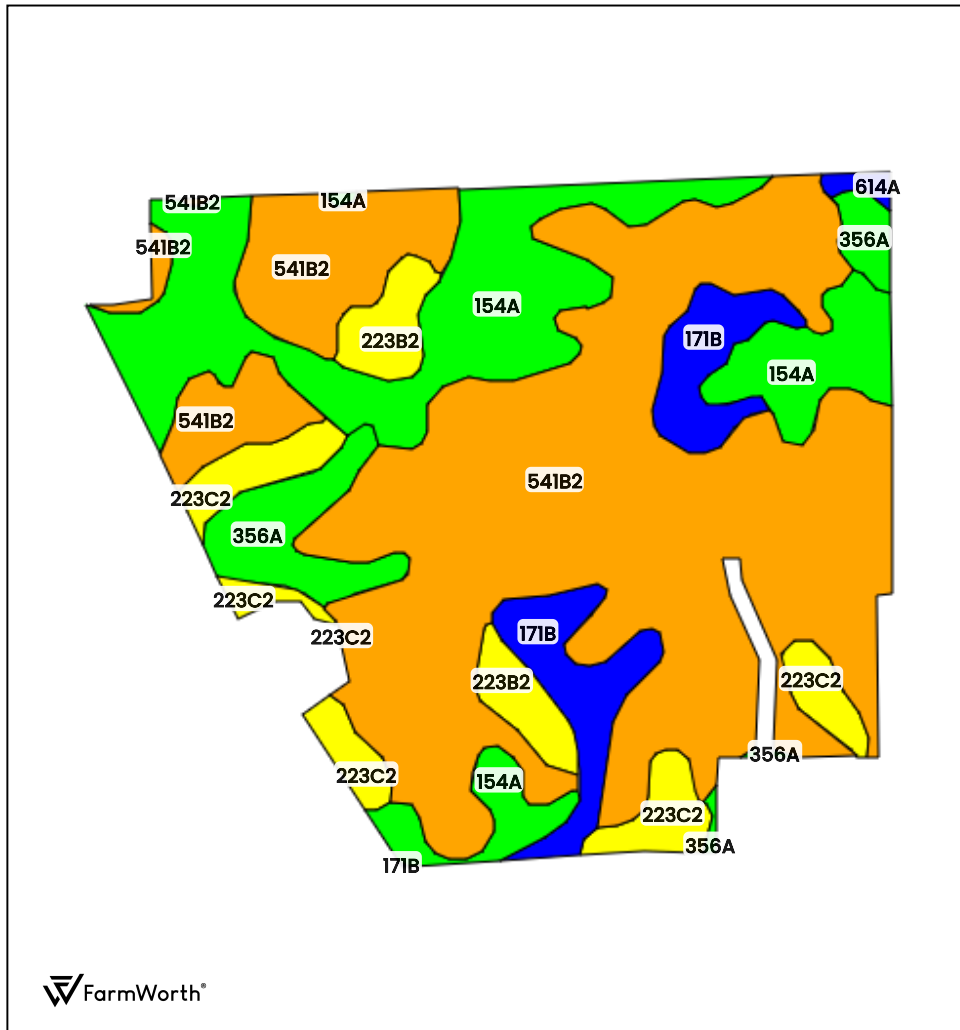
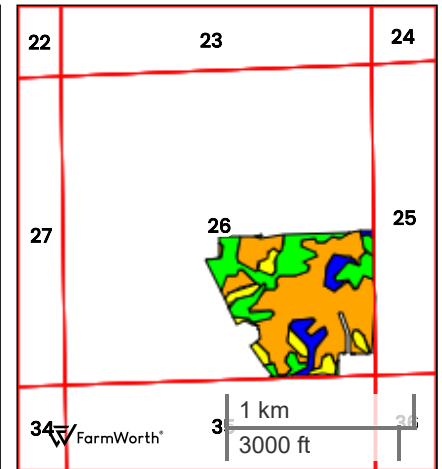
IL Productivity Index calculations are based on Bulletin 811 and obtained from the [NRCS Field Office Technical Guide](#)

Soils data provided by USDA and NRCS.



BOLLIN 128.2 A., MARSHALL CO., IL (128.20 AC TOTAL, 126.25 AC TILLABLE)

TILLABLE SOILS



County: **Marshall County, IL**
 Location: **26-29N-1W**
 Township: **Bell Plain**
 Acres: **126.25**
 Date: **03/19/2026**



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Code	Description	Acres	% of field	IL PI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	72.58	57.49 %	125	69	-	2	Moderately well drained
154A	Flanagan silt loam, 0 to 2 percent slopes	26.17	20.73 %	144	89	-	1	Somewhat poorly drained
171B	Catlin silt loam, 2 to 5 percent slopes	8.73	6.91 %	136	77	-	2	Moderately well drained
223C2	Varna silty clay loam, 5 to 10 percent slopes, eroded	7.76	6.15 %	106	64	-	3	Moderately well drained
356A	Elpaso silty clay loam, 0 to 2 percent slopes	6.18	4.89 %	143	88	-	2	Poorly drained
223B2	Varna silty clay loam, 2 to 5 percent slopes, eroded	4.38	3.47 %	109	69	-	2	Moderately well drained
614A	Chenoa silty clay loam, 0 to 2 percent slopes	0.46	0.36 %	127	69	-	2	Somewhat poorly drained
Average:					128.9	74.3		

IL Productivity Index calculations are based on Bulletin 811 and obtained from the [NRCS Field Office Technical Guide](#)

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Marshall County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Program Year

Map Created January 21, 2026

Farm **5052**
Tract **10737**

Tract Cropland Total: 127.25 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS
MARSHALL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5052

Prepared : 3/6/26 11:14 AM CST

Crop Year : 2026

Operator Name : ~~XXXXXXXXXX~~
CRP Contract Number(s) : 11415D,11481B
Recon ID : 17-123-2024-44
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
131.68	127.25	127.25	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	126.25		0.00		1.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	93.24	0.00	185	0
Soybeans	31.08	0.00	55	0
TOTAL	124.32	0.00		

NOTES

Tract Number : 10737

Description :
FSA Physical Location : ILLINOIS/MARSHALL
ANSI Physical Location : ILLINOIS/MARSHALL
BIA Unit Range Number :
CRP Contract Number(s) : 11415D,11481B
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JERRY M BOLLIN TRUST
Other Producers : JANE A SIMPSON
Recon ID : 17-123-2024-43

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.68	127.25	127.25	0.00	0.00	0.00	0.00	0.0

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5052
Prepared : 3/6/26 11:14 AM CST
Crop Year : 2026

Tract 10737 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	126.25	0.00	1.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	93.24	0.00	185
Soybeans	31.08	0.00	55
TOTAL	124.32	0.00	

NOTES

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