

Wyoming Township | Sections 22 & 27
Paw Paw, IL 61353

Listing
#19470

Highly Productive Farm

LEE COUNTY ILLINOIS

355.58 ACRES M/L

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Highly Productive Farm

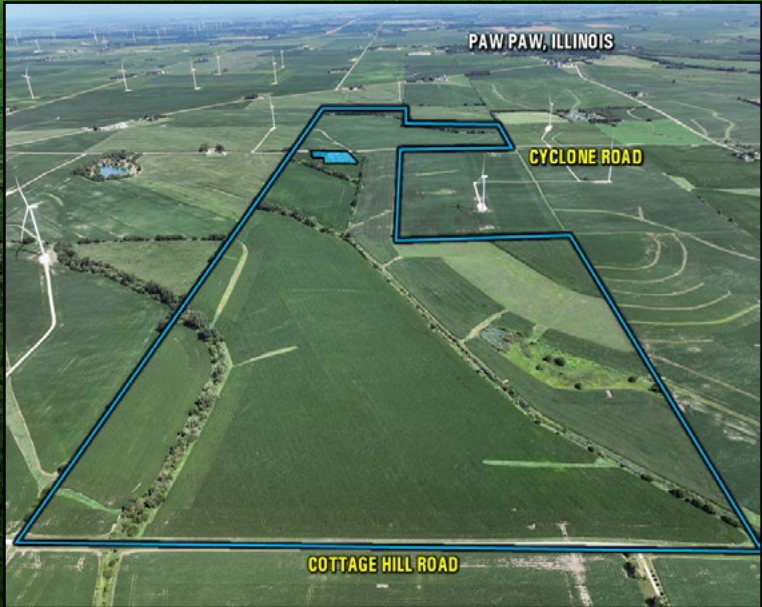
Peoples Company is pleased to present a highly productive farm in Lee County, Illinois. The farm consists of 355.58 surveyed acres m/l with 324.51 FSA tillable acres m/l, offering a strong combination of scale, productivity, and investment appeal.

Primary soil types on the farm include Saybrook, Drummer, Catlin, and Wyanet silt loams, providing a diverse and productive soil base. The tillable acreage carries an average Productivity Index (PI) of approximately 126.6, supporting consistent crop performance in a proven corn and soybean rotation.

The farm features gently rolling topography with an elevation range of approximately 792 to 909 feet, allowing for good natural drainage, with strategically placed tile lines. A history of balanced corn and soybean production further enhances the reliability and income potential of this asset, with strong historical yields.

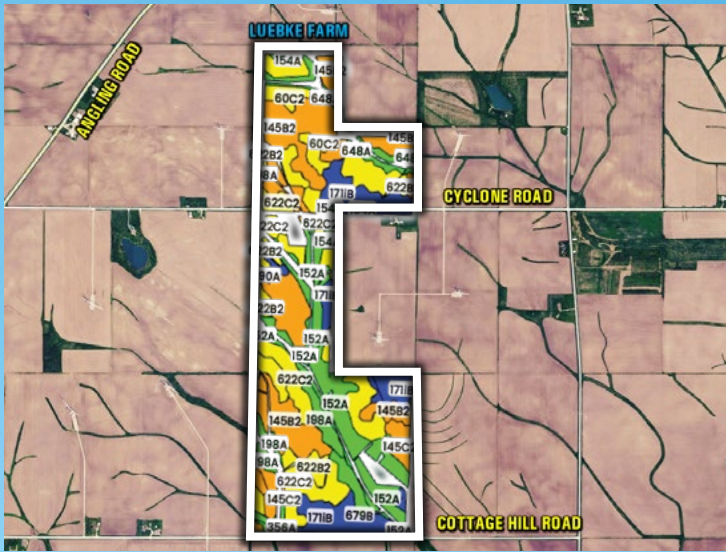
The Luebke Trust Farm presents a compelling opportunity for operators looking to expand their operation, as well as for investors seeking a stable, income-producing land asset in a strong Northern Illinois agricultural region. With quality soils, strong local yields, and a desirable location, this farm offers long-term value and upside potential.

The farm is located in Sections 22 & 27, Wyoming Township, Lee County, Illinois, in a well-regarded farming area with access via Cyclone Road. **(Home and building site not included.)**



Yield History

LUEBKE TRUST FARM (BUSHELS PER ACRE)		
YEAR	CORN	SOYBEANS
2025	267	68
2024	250	60
2023	248	66
2022	250	64



Tillable Soils

CODE	DESCRIPTION	ACRES	% OF FIELD	IL PI
145B2	Saybrook silt loam	76.45	23.56 %	124
152A	Drummer silty clay loam	49.42	15.23 %	143
171iB	Catlin silt loam	45.79	14.11 %	136
622C2	Wyanet silt loam	41.14	12.68 %	111
60C2	La Rose silt loam	27.14	8.36 %	109
622B2	Wyanet silt loam	26.48	8.16 %	114
145C2	Saybrook silt loam	18.25	5.62 %	122
198A	Elburn silt loam	10.98	3.38 %	143
648A	Clyde clay loam	10.63	3.28 %	140
679B	Blackberry silt loam	5.77	1.78 %	140
154A	Flanagan silt loam	4.89	1.51 %	144
60B2	La Rose silt loam	2.75	0.85 %	112
490A	Odell silt loam	2.43	0.75 %	129
356A	Elpaso silty clay loam	2.39	0.74 %	143

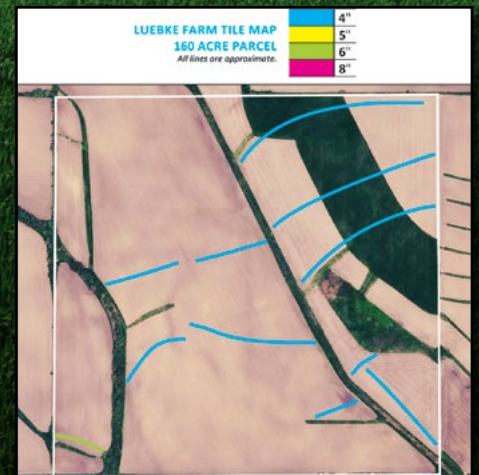
AVERAGE PI: 126.6



Directions

From the intersection of Peru Street and Chicago Road in Paw Paw, Illinois, travel south on Peru Street (Paw Paw Road) for approximately one mile. Turn southwesterly (right) onto Earlville Road, traveling 1.4 miles to Cyclone Road. Turn west (right) onto Cyclone Road. The Luebke Farm is one half mile on your right (north).

Tile Maps





2681 U.S. Highway 34
Oswego, IL 60543



PeoplesCompany.com
Listing #19470



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

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