

HENRY COUNTY

Illinois

HIGHLY PRODUCTIVE FARMLAND



277.33

ACRES M/L

Property Highlights

Peoples Company is pleased to present 277.33 acres m/l of high-quality farmland located just north of Atkinson, Illinois, on North 2400th Avenue in Section 34 of Loraine Township, Henry County. This exceptional tract offers a rare opportunity to acquire a well-maintained, income-producing farm in one of western Illinois' productive agricultural regions.

The farm consists of 258.28 FSA cropland acres, including 241.68 acres currently in row crop production and 16.60 acres enrolled in the Conservation Reserve Program (CRP). The CRP contract generates an annual payment of \$4,687, providing a dependable source of supplemental income while enhancing conservation efforts on the property.

Carrying a 92.4 Productivity Index (PI), the farm features productive soils including Booker silty clay, Milford silty clay loam, and Niota silt loam. The combination of strong soil productivity, quality farmability, and desirable location makes this property well-suited for both local operators seeking to expand their farming operation and investors looking to add a quality agricultural asset to their portfolio.

Owned by Langman Construction Inc., the farm is currently leased for the 2026 and 2027 crop year. Contact agent for details.

Tillable Soils

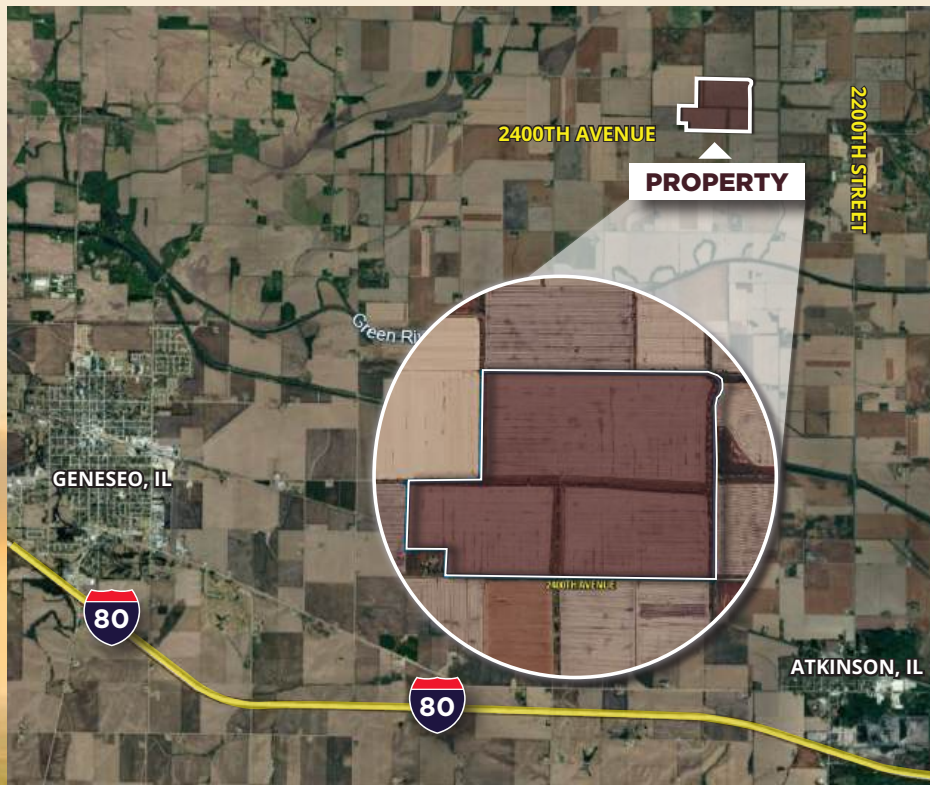
CODE		DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
457A	●	BOOKER SILTY CLAY	197.66	81.78%	55
69A	●	MILFORD SILTY CLAY LOAM	16.00	6.62%	89
261A	●	NIOTA SILT LOAM	15.24	6.31%	85
87B	●	DICKINSON SANDY LOAM	11.40	4.72%	70
565C2	●	TELL SILT LOAM	0.71	0.29%	80
565A	●	TELL SILT LOAM	0.69	0.29%	90
AVERAGE:					60.0

Map





Whether you are an operator looking to expand your acreage, a 1031 exchange buyer, or an investor seeking a productive Illinois farmland investment with long-term appreciation potential, this Henry County farm presents an outstanding opportunity to own a premier agricultural property.



Directions

From Atkinson, IL: Head north on E. 2200th Street for 4.7 miles. Turn left onto N 2400th Ave and continue for 1.1 miles. The farm will be on the right/to the north.



DOUG YEGGE

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19591



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DeWitt, Iowa 52742



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SCAN THE QR
CODE TO THE LEFT
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