Kendall County
ILLINOIS
CREEK ROAD FARM



105.12 ACRES M/L | LISTING #19872

HIGHLY PRODUCTIVE FARMLAND

Creek Road | Plano, Illinois

Ray Brownfield ALC, AFM
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PROPERTY OVERVIEW

KENDALL COUNTY, IL

Peoples Company is proud to present 105.122 surveyed acres of highly productive farmland located along Creek Road in Little Rock Township, Kendall County, Illinois. Situated within one of northern Illinois' competitive agricultural markets, the Creek Road Farm offers a desirable combination of quality soils, efficient field layout, and convenient accessibility.

The farm includes 101.20 FSA-certified cropland acres, representing over 96% of the total acreage. Carrying an impressive Productivity Index (PI) of 133.9 on the tillable acres, the property consists primarily of Flanagan, Catlin, and Mayville silt loams and has a five-year yield average of 247.66. The May 3, 2025 soil test from Advanced Crop Care indicates a pH of 5.8, P of 59, and K of 373. The current farm lease has been terminated, and the lease is open for 2027.

The gently rolling topography and frontage road access provides an excellent foundation for efficient farming operations and sustained agricultural productivity.

Possession will be granted at closing, allowing the new owner flexibility in future farming or leasing arrangements. Whether expanding an existing operation, strengthening a neighboring landholding, or diversifying an agricultural investment portfolio, this highly tillable tract presents a compelling opportunity for long-term farmland ownership.







CONTACTS



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TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IL PI
154A	Flanagan silt loam	39.04	38.58 %	144
171A	Catlin silt loam	35.07	34.65 %	136
193B	Mayville silt loam	8.93	8.83 %	108
171B	Catlin silt loam	8.54	8.44%	136
193C2	Mayville silt loam	7.32	7.23 %	102
233A	Birkbeck silt loam	1.65	1.63 %	122
8321A	Du Page silt loam	0.65	0.65 %	125

AVERAGE: 133.9



MAP



DIRECTIONS

From Plano: Beginning at the intersection of Main Street and Center Street in Plano, IL, travel .02 miles north to Abe Street. Turn left on Abe Street, traveling .05 miles where Abe Street and Ben Street Merge. Turn left, continuing to follow Abe Street for 1.1 miles, where Creek Road begins. Continue on Creek Road for 3.6 miles. The Creek Road Farm is on your left.

PRICE: $1,767,696

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #19872

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2681 U.S. Highway 34
Oswego, IL 60543

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



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