

VERMILION COUNTY, ILLINOIS

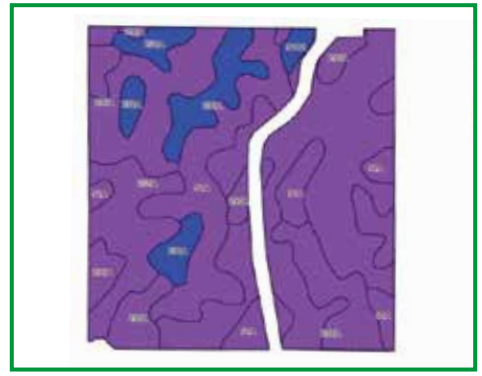
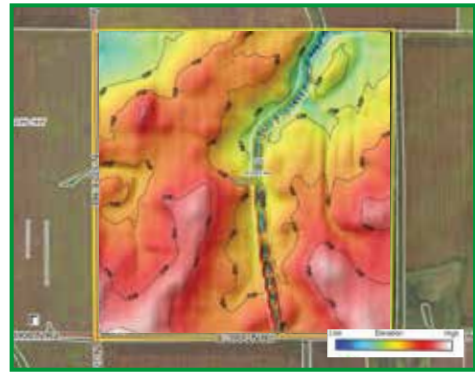
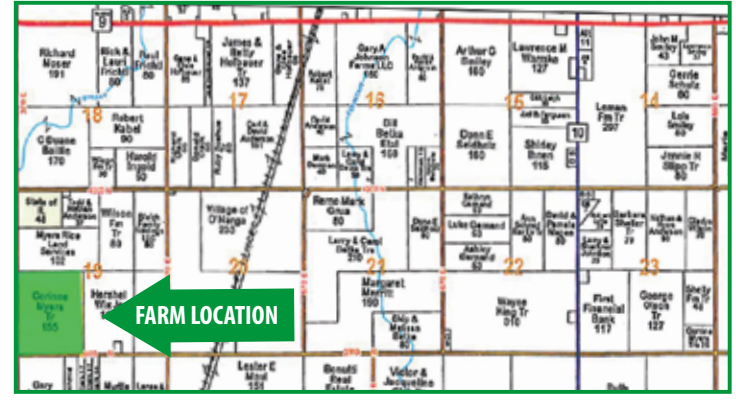


# TILLABLE FARMLAND FOR SALE

## 155.04± Acres

### Don't miss the chance for a known producer in Northern Vermilion County!

Located in a strong agricultural area, this 155.04-acre farm sits just South of Route 9 and within three miles of Rankin and East Lynn. There are 140.91± tillable acres that carry a weighted PI of 120.4. The farm has been meticulously cared-for by the current tenants for decades. Five-year yield averages are 175 bu/ac corn and 60 bu/ac beans. The farm is improved with a 10,000-bushel grain bin and two smaller 3,000-bushel bins.



### Property Details

**Property Location & Directions:** East on Route 9 through Rankin then South on N 370 Road.  
**Legal Access:** Along the Western boundary off of N 370 E Road and along the Southern boundary off of E 3900 N Road.  
**Acreage:** 155.04 taxable acres, 140.91 tillable acres  
**Topography:** Level to slightly rolling  
**Tenancy:** Open for the 2023 cropping season.  
**Parcel Numbers:** 02-19-300-001  
**2021 Real Estate Taxes:** \$4,226.00  
**Possession and Terms Summary:** Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing subject to 2022 harvest.  
**Asking Price:** \$9,900 per acre

Code	Soil Description	Acres	% of Field	ICPI*
235A	Bryce silty clay, 0-2% slopes	58.19	41.3%	121
295A	Mokena silt loam, 0-2% slopes	33.76	24.0%	126
91A	Swygert silty clay loam, 0-2% slopes	33.00	23.4%	118
230A	Rowe silty clay loam, 0-2% slopes	14.56	10.3%	111
91B2	Swygert silty clay loam, 2-4% slopes	1.40	1.0%	110
<b>Weighted Productivity Index Average 120.4</b>				

\*Illinois Crop Productivity Index



**Questions or to make an offer:**  
**Luke Worrell**  
Seller's Designated Representative and Managing Broker  
217.473.7039  
LukeW@Worrell-LandServices.com





Information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.

Additional details, maps, and photos are available online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)

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represented by



Land Sales & Auctions • Farm Management • Land Appraisals



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