

RANDOLPH COUNTY, ILLINOIS



LAND FOR SALE

183.4± Acres

83% Tillable Farmland



This is your chance at a productive farm with supplemental recreational appeal in the Randolph County river bottoms.

This 183.4± acre parcel is 83% income-producing with 152.25± tillable acres according to the FSA. A vast majority of the tillable acres (148.92±)

are levee-protected. Tillable soils carry a 110.5 Productivity Index Rating. The farm has been a good producer in recent years with yields at 200 bu/acre corn and 55 bu/acre beans. Located just 4± miles Southeast of Prairie du Rocher, the farm has access from Fish Lake and Levee Roads. The farm is cash rented for the 2026 crop season. Buyer will step into the landlord's position at closing and receive the 2026 rental income. Cash rent details are available upon request.

There are recreational components to enjoy, as well! South of the levee sits around 30± wooded acres and a 3.33± acre tillable field that carries a lot of wildlife. This is a charming farm worth your attention!

Property Details

Property Location: Property is located along Fish Lake Road approximately 4± miles Southeast of Prairie du Rocher in Randolph County, IL Sections 3 & 9 – Township 6S – Range 9W

Access: From Fish Lake Road and Levee Road

Acreage: 183.4± taxable acres, 152.25± USDA NHEL tillable acres, 30± wooded acres

Productivity Index Rating: 110.5

Primary Soil Type: Nameoki Silty Clay

Topography: Level

Parcel Numbers: 15-044-062-00 and 15-020-002-00

2024 Real Estate Taxes (Payable 2025): \$3,035.38

Asking Price: \$8,700/acre

Sales Terms Summary: Earnest money due upon signing a contract to purchase. Cash due at closing. Closing is subject to tenant's rights to the 2026 crop.

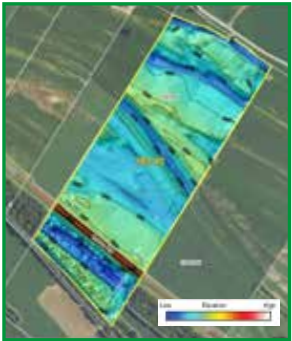


Questions or to make an offer:

Luke Worrell, AFM, ALC
Seller's Designated Representative & Managing Broker
217.473.7039



Additional details, maps, and photos are available online at www.Worrell-LandServices.com



Code	Soil Description	Acres	% of Field	ICPI*
8592A	Nameoki silty clay, 0-2% slopes	39.78	26.2%	119
8038B	Rocher loam, 2-5% slopes	28.18	18.5%	108
8394B	Haynie silt loam, 2-5% slopes	23.36	15.3%	116
8071L	Darwin silty clay, 0-2% slopes	22.82	15.0%	110
8304B	Landes very fine sandy loam, 2-5% slopes	20.42	13.4%	101
8591A	Fults silty clay loam, 0-2% slopes	14.23	9.3%	114
3847L	Fluvaquents-Orthents complex	2.21	1.5%	
3394B	Haynie silt loam, 2-5% slopes	1.25	0.8%	116
		Weighted Productivity Index Average 110.5		

*Illinois Crop Productivity Index

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.

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Land Sales & Auctions • Farm Management • Land Appraisals



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