

VERMILION COUNTY, ILLINOIS



FARMLAND FOR SALE

235.64± Acres
97% Tillable Farmland



We are excited to offer an attractive 235.64± acre farm located near Collison in Vermilion County!

This highly tillable farm includes 227.59± FSA NHEL tillable acres, representing approximately 97% of the total acreage. The gently rolling Elliott Ashkum soils on this farm give it an average Productivity Index Rating of 124.6. Respective yields from 2024 and 2025 were 245/79 and 239/62. This farm has great access with paved roads surrounding. The main waterway on the farm was recently redone to improve drainage and reduce erosion.

A key feature of this offering is the existing wind turbine income, adding an attractive supplemental revenue stream. The expected wind energy payment for 2026 is \$28,738.52. The property includes several outbuildings, including a 65' x 40' tool shed. Possession will be granted at closing, subject to the current tenant's rights, and the farm will be open for the 2027 crop year.

Property Details

Property Location: Property is located along E 2500 North Road approximately 2± miles West of Collison/5± miles Southwest of Potomac/6± miles East of Royal in Vermilion County, IL Sections 4&5 – Township 20N – Range 13W and Section 32 – Township 21N – Range 13W

Access: Property is bordered by N 470 East Road, E 2500 North Road, and N 500 East Road

Acreage: 235.64± taxable acres, 227.59± USDA NHEL tillable acres

Productivity Index Rating: 124.6

Primary Soil Types: Ashkum, Elliott

Topography: Gently rolling

Tenancy: Rented for the 2026 crop season. Open for 2027.

Parcel Numbers: 12-32-300-002, 16-05-200-001, 16-04-100-001, 12-32-300-003, 12-32-300-004

2025 Real Estate Taxes (Payable 2026): \$10,984.76

Asking Price: \$13,250/acre

Sales Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing subject to current tenant's rights.



*Questions or to
make an offer:*

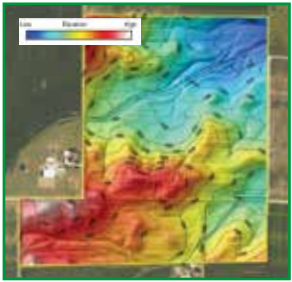
Austin Hornstein, AFM

**Seller's Designated
Representative**

217-379-7077



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



Code	Soil Description	Acres	% of Field	ICPI*
232A	Ashkum silty clay loam, 0-2% slopes	98.09	44.4%	127
146A	Elliott silt loam, 0-2% slopes	78.38	35.4%	125
146B2	Elliott silty clay loam, 2-4% slopes	43.57	19.7%	118
293A	Andres silt loam, 0-2% slopes	1.20	0.5%	135
*Illinois Crop Productivity Index				
Weighted Productivity Index Average 124.6				

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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