



BUREAU COUNTY, IL | 160 ACRES FOR SALE

160 Acres of Prime Farmland in Westfield Township, IL

41.45901, -89.20711

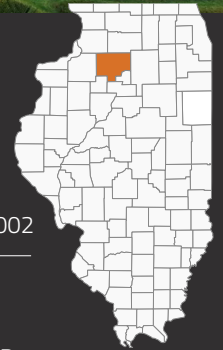
**21505 3400th East St.
Arlington, IL 61312**

\$8,105.62

2022 TAXES | PIN: 12-15-200-002

\$16,250 PRICE/ACRE

\$2,600,000 LIST WEB



Bureau (160+/- Acres; Blended PI Avg. 138.5)

- 1 mile South East of Arlington, IL
- 160 total acres | 158 FSA tillable acres
- 138.5 PI average
- Soil: Osco Silt Loam, Sable Silty Clay, Musatune Silt Loam, and Sable Silt Loam
- Open tenancy for 2024
- Great access with more than 1/2 mile of road frontage
- Close proximity to Ladd Elevator, Marquis Energy, ADM Grain, and Consolidated Grain & Barge.



Contact Nathan to learn more
or to schedule a visit to the farm.

NATHAN CUMPTON
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Licensed in Illinois (471.021292)





Bureau County, IL
160 +/- Acres; PI Avg. 138.5

SOIL MAP



156.74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	75.89	48.42	133	85	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	27.79	17.73	143	83	2w
51A	Muscatune silt loam, 0 to 2 percent slopes	25.32	16.15	147	96	1
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	14.97	9.55	144	91	2w
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	5.59	3.57	131	75	2e
705A	Buckhart silt loam, 0 to 2 percent slopes	3.06	1.95	142	96	1
86B	Osco silt loam, 2 to 5 percent slopes	2.43	1.55	138	92	2e
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.69	1.08	140	92	2w
TOTALS		156.74(*)	100%	138.34	87.04	1.82

Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.