

LAND FOR SALE

LANDGUYS

HENRY, IL

MARSHALL CO., IL | 81 +/- ACRES

**PRIME TILLABLE**

Highly Productive Farm  
Northwest of Henry, IL

00 County Rd 1450N  
Henry, IL 61537

**\$1,154,250**

**\$14,250/ACRE**

Marshall Co, IL prime tillable farm just a couple miles Northwest of Henry, IL. 81+/- acres of highly productive soil types, predominantly: Littelton silt loam & Plano Silt loam. The farm tenancy is open for the 2024 cropping season. The adjacent property has a pivot irrigation system that is designed to operate on the subject farm. Access to the irrigator is attainable through a fee designated from the adjacent land owner. Fee to be determined on by-water-unit basis.

- 81 acres West of Henry, IL
- 136.9 PI avg
- Access to Irrigation Pivot
- Open Tenancy for 2024
- 2022 RE taxes: \$3,738.76
- 100% Tillable

**NATHAN CUMPTON**

Illinois Land Broker

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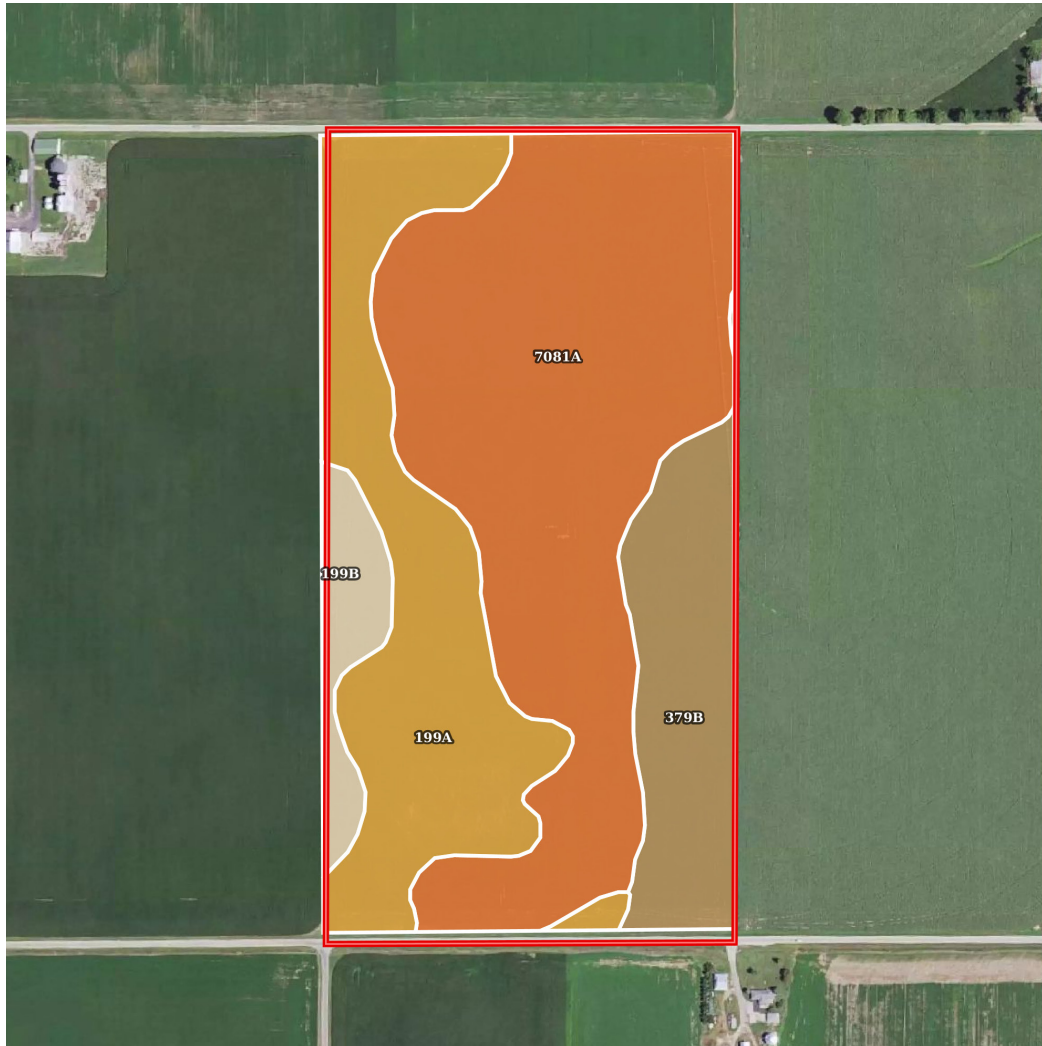
Licensed in Illinois (471.021292)



Marshall Co., IL  
81 +/- Acres; Avg. PI 136.9

# SOIL MAP

LAND FOR SALE  
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80.81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
7081A	Littleton silt loam, 0 to 2 percent slopes, rarely flooded	42.06	52.04	142	80	1
199A	Plano silt loam, 0 to 2 percent slopes	22.65	28.03	142	92	1
379B	Dakota loam, 2 to 5 percent slopes	11.94	14.77	108	76	2e
199B	Plano silt loam, 2 to 5 percent slopes	4.16	5.15	141	92	2e
TOTALS		80.81(*)	100%	136.9 1	83.38	1.2

(\*) 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.

ILLINOIS  
MARSHALL  
Form: FSA-156EZ



FARM : 3062  
Prepared : 1/23/24 1:03 PM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : J  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/W Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.94	80.94	80.94	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	80.94	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	40.00	0.00	144	
Soybeans	40.00	0.00	43	
<b>TOTAL</b>	<b>80.00</b>	<b>0.00</b>		

**NOTES**

**Tract Number : 9239**

Description : SEC7 Henry(T13N R10E)PIN:03-07-200-008  
 FSA Physical Location : ILLINOIS/MARSHALL  
 ANSI Physical Location : ILLINOIS/MARSHALL  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : ME TRUST  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.94	80.94	80.94	0.00	0.00	0.00	0.00	0.0

ILLINOIS  
MARSHALL  
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United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3062  
Prepared : 1/23/24 1:03 PM CST  
Crop Year : 2024

Tract 9239 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	40.00	0.00	144
Soybeans	40.00	0.00	43
<b>TOTAL</b>	<b>80.00</b>	<b>0.00</b>	

NOTES

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