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Farmland Specialists

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Remington, IN 47977 | HagemanRealty.com

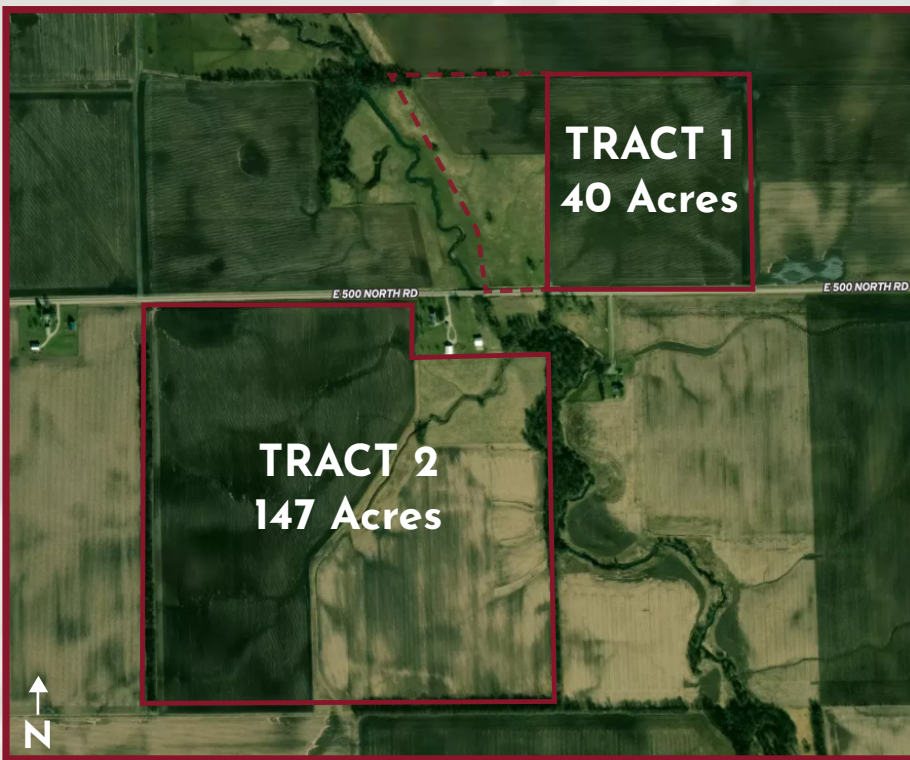
Proudly Presents:

ENGLEKING FARM - IROQUOIS COUNTY

Milford, Illinois

Prime Illinois farmland with great soils and 184 +/- tillable acres. The Engleking farm is located 5.5 miles south of Milford, IL with easy access to IL-1. This farm is offered as 2 tracts. Tract 1 offers the option to buy an additional 20 acres to the west.

TOTAL ACRES: 187
Tillable Acres: 184 +/-



- **LOCATION:**
Milford, IL
- **DRAINAGE:**
Ditch and natural
- **PRICE:** \$2,190,500.00
Tract 1: \$500,000.00 (\$12,500/Acre)
Tract 2: \$1,690,500.00 (\$11,500/Acre)
Terms: Cash
Real Estate Taxes: Estimated \$35/Acre
- **VIEW LISTING AND MAP:**
<https://bit.ly/engleking187>

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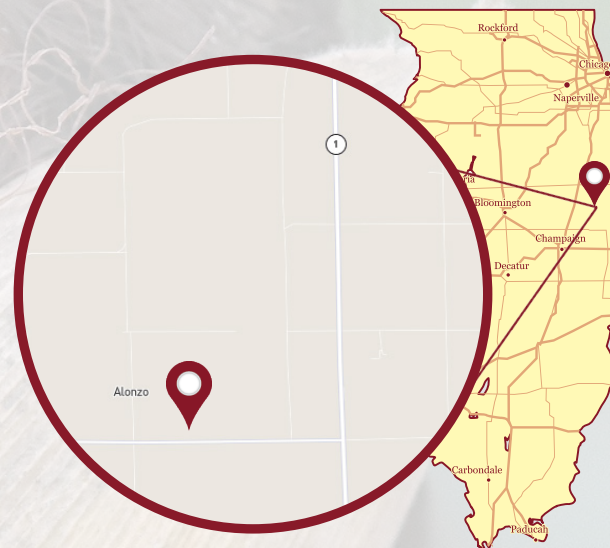
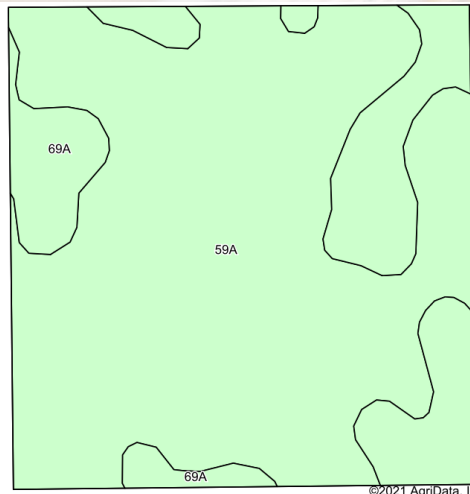
ENGLEKING FARM - IROQUOIS COUNTY - Tract 1

Milford, Illinois

TOTAL ACRES: 40
Tillable Acres: 39.56
PI: 133.68

- **PRICE: \$500,000 (\$12,500/Acre)**
Terms: Cash
Real Estate Taxes: Estimated \$35/Acre
Additional 20 acres to the west can be purchased.

- **PRIMARY SOILS:**
Lisbon silt loam, Milford silty clay loam



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
59A	Lisbon silt loam, 0 to 2 percent slopes	30.44	76.9%	lw	187	5.6	7.7	103	59	73	78
69A	Milford silty clay loam, 0 to 2 percent slopes	9.12	23.1%	llw	149	4.8	8	77	49	50	64
Weighted Average				1.23	178.2	5.4	7.8	97	56.7	67.7	*n 74.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, is the Selling Broker, and exclusively the agent of the Seller and not of the Purchaser, however, the Selling Broker is under a duty to treat all parties in a transaction fairly. The information in this brochure is thought to be accurate; however, it is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments and offers may be channeled through: **HAGEMAN REALTY, INC.** 18390 S. 480 W., Remington, IN 47977

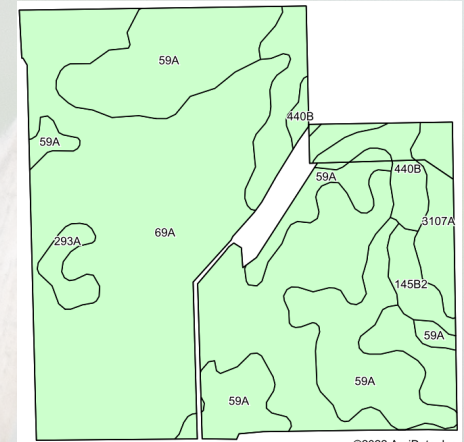


ENGLEKING FARM - IROQUOIS COUNTY - Tract 2

Milford, Illinois

TOTAL ACRES: 147
Tillable Acres: 144 +/-
PI: 125.29

- **PRICE: \$1,690,500 (\$11,500/Acre)**
Terms: Cash
Real Estate Taxes: Estimated \$35/Acre
- **PRIMARY SOILS:**
Milford silty clay loam, Lisbon silt loam



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Soybeans Bu	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
69A	Milford silty clay loam, 0 to 2 percent slopes	79.23	58.9%	IIw	149	4.8	8	77	49		50	64
59A	Lisbon silt loam, 0 to 2 percent slopes	34.52	25.7%	Iw	187	5.6	7.7	103	59		73	78
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	5.84	4.3%	IIIw	150	4.6	7.6	77	48		57	45
102A	La Hogue loam, 0 to 2 percent slopes	4.89	3.6%	Iw	144	4.7	7.9	71	48		63	70
440B	Jasper loam, 2 to 5 percent slopes	4.87	3.6%	IIe	173	5.7	7.6	93	56		70	71
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2.86	2.1%	IIe	150	5.2	8.7	79	48		57	68
293A	Andres silt loam, 0 to 2 percent slopes	2.32	1.7%	Iw	162	4.8	7.9	84	52	63		70
Weighted Average				1.73	159.7	5	7.9	84.2	51.8	1.1	56.7	*n 67.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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