



**HAGEMAN  
REALTY**  
Farmland Specialists

18390 S. 480 W.  
Remington, IN 47977

Phone: 219-261-2000  
HagemanRealty.com

*Proudly presents:*

## LASALLE COUNTY FARM

*Leonore, Illinois*

Prime farmland located 2.5 mile Southeast of Leonore, IL. This property features 80 total acres with 72.75 tillable acres. This farmland has highly productive soil with a 123.9 PI score. Productive, slightly rolling farmland in LaSalle County, Illinois.



**TOTAL ACRES:** 80  
**Tillable Acres:** 72.75  
**AVG PI:** 123.9  
**CAP. AVERAGE** 2.3

- **LOCATION:**  
1.5 Miles east of Highway 44 on N 17th Rd
- **PRICE: \$920,000**  
Terms: Cash  
Real Estate Taxes: \$2,093.68/yr
- **VIEW LISTING AND MAP**  
<http://bit.ly/LaSalle80>

*Contact for more information:*

**SARA  
HAGEMAN  
SCHENCK**

Phone:  
219.261.2000

Cell:  
765.366.1212

[sara.hageman@hagemanrealty.com](mailto:sara.hageman@hagemanrealty.com)



**AMANDA  
ANDREONI**

Phone:  
219.261.2000

Cell:  
219.863.4172

[amanda.andreoni@hagemanrealty.com](mailto:amanda.andreoni@hagemanrealty.com)

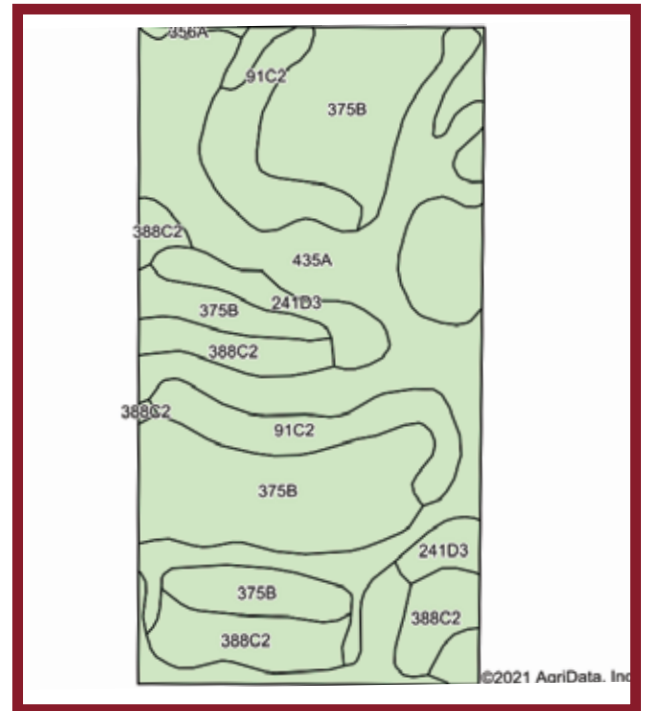
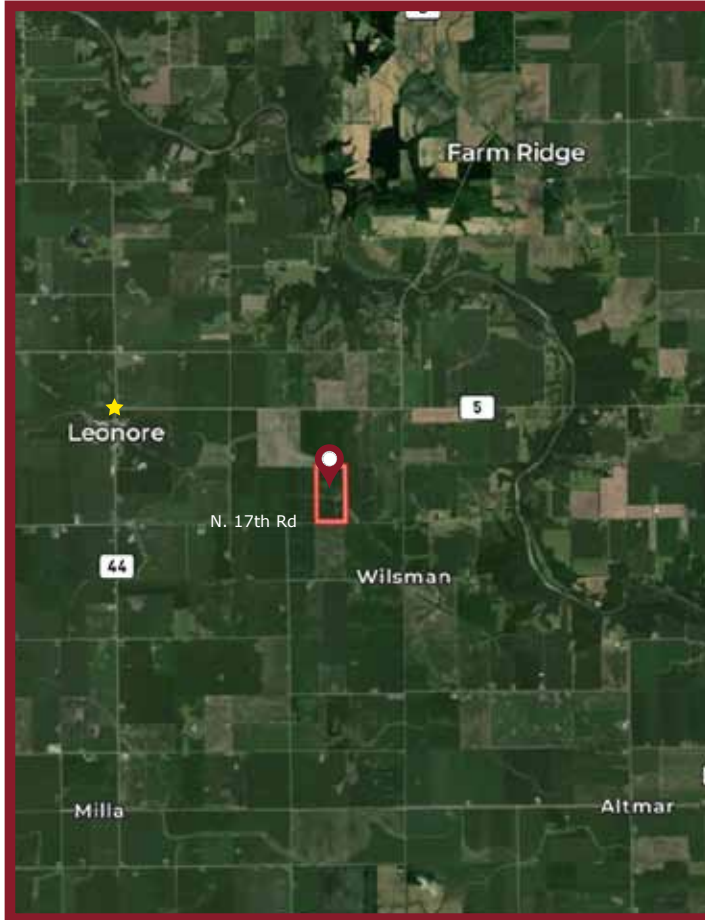




# LASALLE COUNTY FARM

*Leonore, Illinois*

- **PRIMARY SOILS:**  
See map
- **DRAINAGE:**  
Ditch and Natural



| Code                    | Soil Description   | Acres | Percent of field | NonIrr Class *c | Corn         | Grass legume hay | Grass legume pasture | Oats        | Soybeans    | Winter wheat | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|-----------------|--------------|------------------|----------------------|-------------|-------------|--------------|-------------------|
| 375B                    | Rutland silty clay loam, 2 to 5 percent slopes                 | 32.38 | 40.0%            | Ile             | 178          | 5.5              | 7.3                  | 96          | 57          | 70           | 65                |
| 435A                    | Streator silty clay loam, 0 to 2 percent slopes                | 25.13 | 31.1%            | Ilw             | 157          | 4.6              | 7.6                  | 81          | 51          | 61           | 62                |
| 91C2                    | Swygert silty clay loam, 4 to 6 percent slopes, eroded         | 9.56  | 11.8%            | Ile             | 125          | 3.6              | 6                    | 63          | 41          | 50           | 38                |
| 388C2                   | Wenona silty clay loam, 5 to 10 percent slopes, eroded         | 9.38  | 11.6%            | Ille            | 145          | 4.6              | 6.7                  | 76          | 47          | 57           | 57                |
| 241D3                   | Chatsworth silty clay, 6 to 12 percent slopes, severely eroded | 4.20  | 5.2%             | Vle             |              | 2.4              | 3                    |             |             |              | 17                |
| 356A                    | Elpaso silty clay loam, 0 to 2 percent slopes                  | 0.20  | 0.2%             | Ilw             | 172          | 5.1              | 8.5                  | 89          | 56          | 59           | 80                |
| <b>Weighted Average</b> |  |       |                  |                 | <b>152.1</b> | <b>4.7</b>       | <b>6.9</b>           | <b>80.1</b> | <b>49.1</b> | <b>59.7</b>  | <b>*n 57.5</b>    |

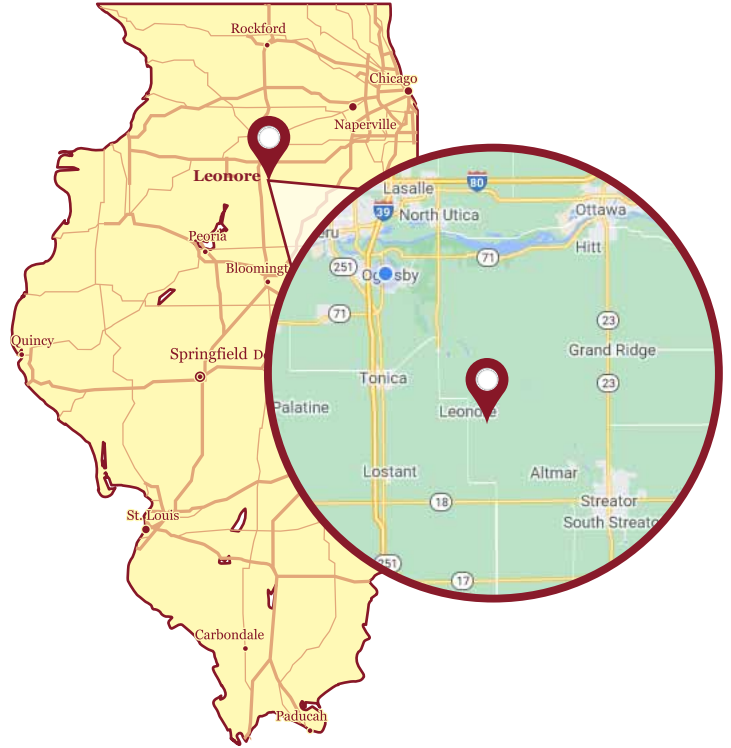
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# LASALLE COUNTY FARM

*Leonore, Illinois*



|                        |              |
|------------------------|--------------|
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| <b>AVG PI:</b>         | <b>123.9</b> |
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