



**HAGEMAN
REALTY**
Farmland Specialists

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

LASALLE COUNTY FARM

Streator, Illinois

Located 7 miles northwest of Streator, Illinois. This nice level property includes 37.89 total acres, 30.41 tillable acres and 4.4 CRP acres. Current CRP contract is up for renewal in 2021.



TOTAL ACRES: 37.89
Tillable Acres: 30.41
CRP Acres: 4.4
CAP. AVERAGE: 2.4
AVG PI: 102.5

- **LOCATION:**
7 miles northwest of Streator, IL
- **PRICE: \$416,790**
Terms: Cash
Real Estate Taxes: \$579.40/yr
- **VIEW MAP**
<http://bit.ly/Lasalle38>

Contact for more information:

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SARA HAGEMAN SCHENCK | BROKER

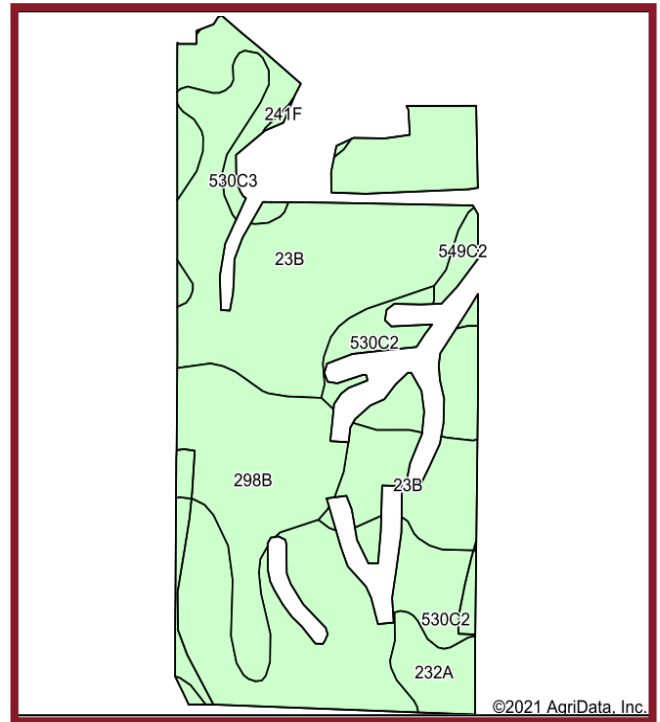


➤ **PRIMARY SOILS:**

See Map

➤ **DRAINAGE:**

Underground tile, ditch and natural



Area Symbol: IL099, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat	*n NCCPI Soybeans
23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	12.75	40.9%	Ile	118		3.8	6.2	56	41	48	45
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	9.49	30.4%	IIle	122		3.1	5.1	65	38	49	47
298B	Beecher silt loam, 2 to 4 percent slopes	5.32	17.1%	Ile	130		4	6.7	68	44	52	59
530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	1.86	6.0%	IIle	111		2.8	4.7	59	34	44	34
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.25	4.0%	IIw	148	24	4.5	7.4	74	49	57	60
549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	0.44	1.4%	IIle	119		3	4.4	63	40	48	30
241F	Chatsworth silty clay loam, 20 to 30 percent slopes	0.06	0.2%	VIIe								4
Weighted Average					121.8	1	3.6	5.9	61.7	40.4	49	*n 47.7

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 The listing may be withdrawn with or without notice or approval.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



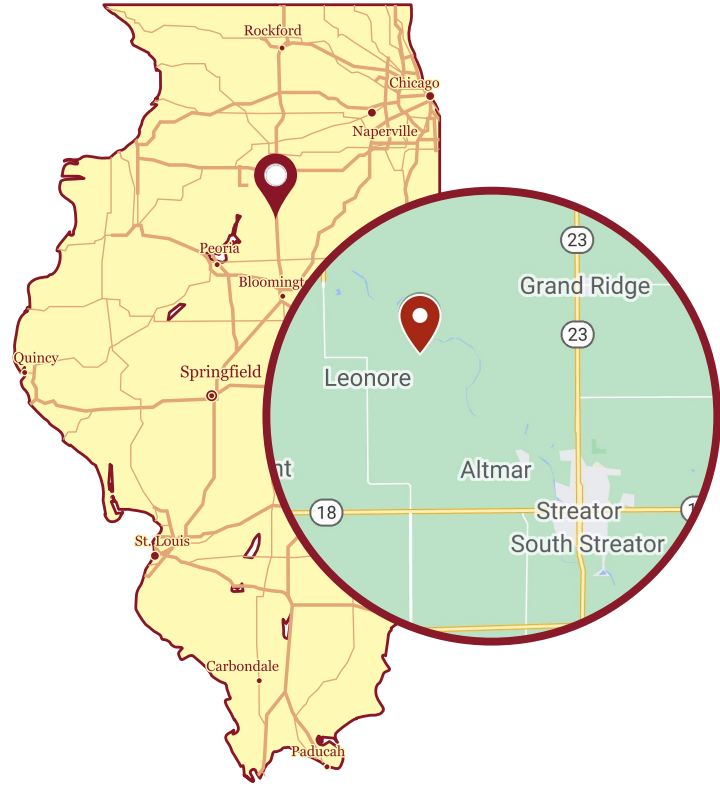
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