



**HAGEMAN
REALTY**
Farmland Specialists

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

IROQUOIS COUNTY FARM
Donovan, Illinois

Located 1 mile east of Donovan, IL on County Road 2600 N, 2.5 miles from the Indiana state line. This property features 160 total acres, nearly all tillable. Great location with Highly Productive Soils and access by hard surface roads on 3 sides.



TOTAL ACRES: 160
Tillable Acres: 157.69
AVG PI: 128.5

- **LOCATION:**
1 mile east of Donovan
- **PRICE: \$1,600,000**
Terms: Cash
Real Estate Taxes: \$4,598.58/yr
- **VIEW MAP**
<http://bit.ly/Iroquois160>
- **VIEW VIDEO**
<http://bit.ly/Iroquois160V>

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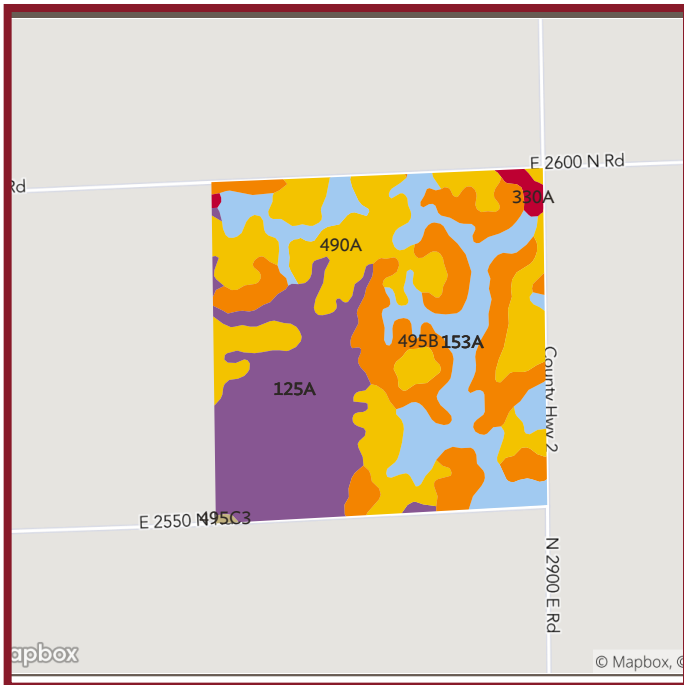




IROQUOIS COUNTY FARM

Donovan, Illinois

- **PRIMARY SOILS:**
Odell silt loam, Selma loam, Corwin loam
- **DRAINAGE:**
Underground tile, ditch and natural



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
490A	Odell silt loam, 0 to 2 percent slopes	46.42	28.8%	1	129.0
125A	Selma loam, 0 to 2 percent slopes	41.49	25.8%	2	129.0
495B	Corwin loam, 2 to 5 percent slopes	37.37	23.2%	3	121.0
153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	33.82	21.0%	2	136.0
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.69	1.0%	3	123.0
495C3	Corwin clay loam, 5 to 12 percent slopes, severely eroded	0.23	0.1%	4	104.0
161.01					128.5

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 The listing may be withdrawn with or without notice or approval.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

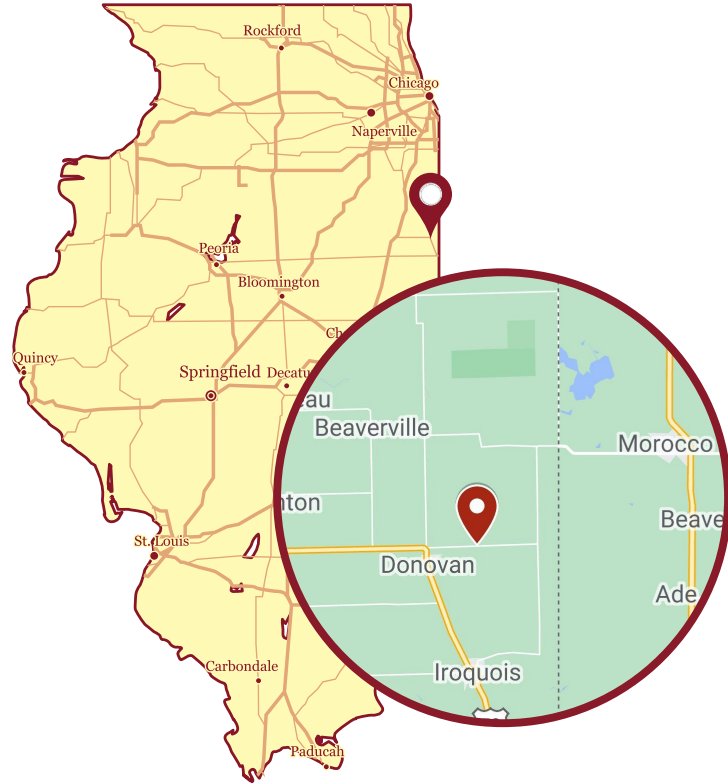


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