



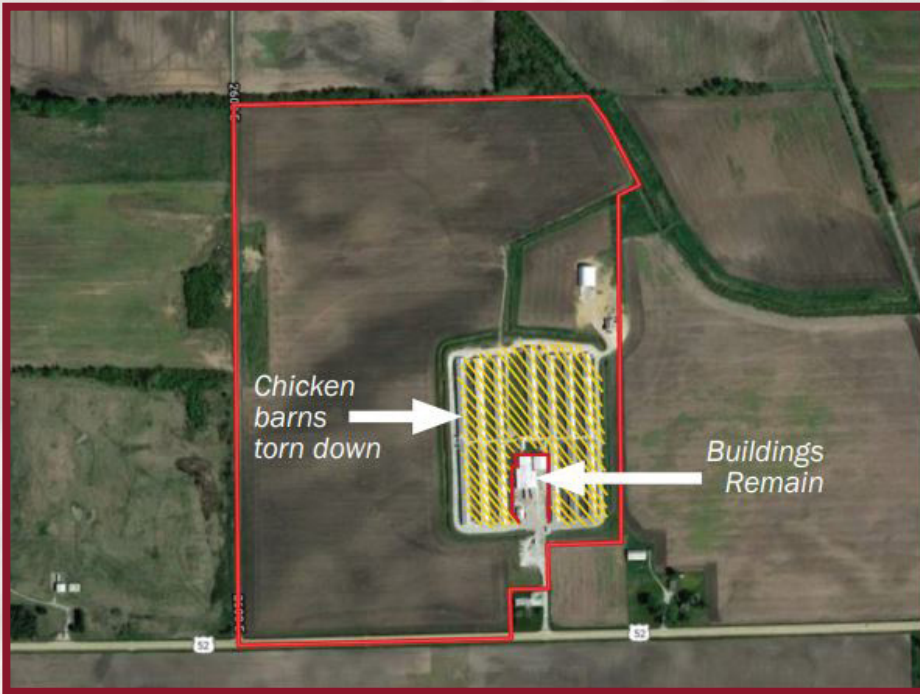
HAGEMAN
REALTY
Farmland Specialists



18390 S. 480 W. | Phone: 219-261-2000
Remington, IN 47977 | HagemanRealty.com

Proudly Presents:
IROQUOIS COUNTY FARM
Donovan, Illinois

Located 1-mile northwest of Donovan, IL, with road frontage on State Road 52. This property contains 110.62 acres, including 105 tillable acres. This property is being sold with the buildings removed.



TOTAL ACRES: 110 +/-
TILLABLE ACRES: 105 +/-
AVG PI: 96.19

- **LOCATION:**
1 mile northwest of Donovan, IL on State Road 52
- **PRICE: \$1,216,820**
\$11,000/Acre
RE Taxes: Approx: \$6,629.46/Yr
- **VIEW MAP**
<http://bit.ly/Donovan110>

Contact for more information:

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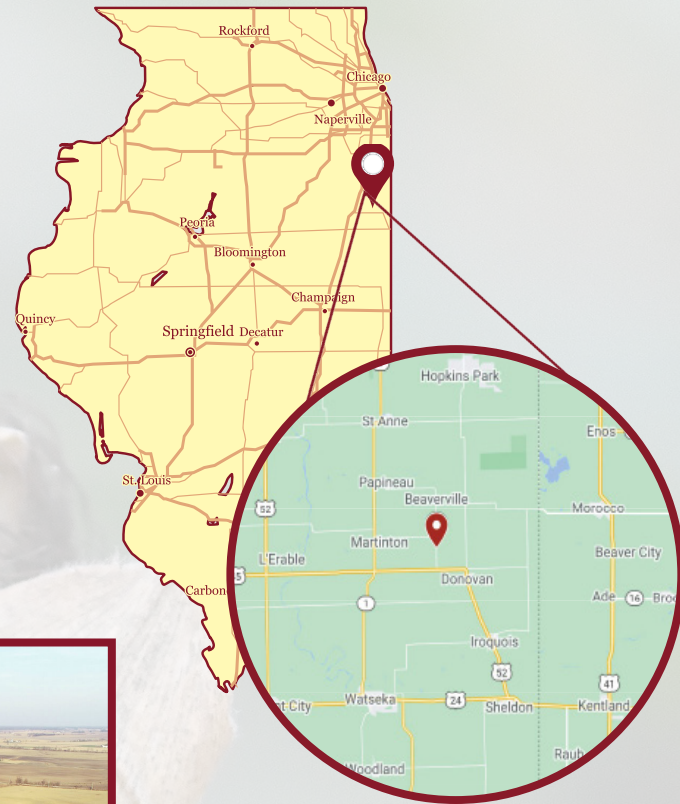


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
201A	Gilford fine sandy loam, 0 to 2 percent slopes	35.29	39.68	110	65	2w
49A	Watseka loamy fine sand, 0 to 2 percent slopes	35.05	39.41	93	57	3s
779B	Chelsea loamy fine sand, 1 to 6 percent slopes	18.26	20.53	76	48	4s
779D	Chelsea fine sand, 6 to 12 percent slopes	0.34	0.38	74	51	6s
TOTALS		88.94(*)	100%	96.19	58.31	2.82

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 The listing may be withdrawn with or without notice or approval.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