



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 2 miles northwest of Donovan, IL sits 353 +/- acres of solid Illinois farmland. This property features 331.4 +/- tillable acres and includes multiple grain bins and a 44 x 90 pole building. Property is under solar option agreement with option payments of \$75+ per acre and potential solar payments of \$750+ per acre.



TOTAL ACRES: 353 +/-
TILLABLE ACRES: 331.4 +/-

- **LOCATION:**
2 miles northwest of Donovan
Intersection of CR 2500 E and CR 2700 N
- **PRICE: \$3,265,250**
Price per Acre: \$9,250
Real Estate Taxes: \$6,918.52/Yr
- **VIEW MAP**
<http://bit.ly/Donovan353>

Contact for more information:

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SARA HAGEMAN SCHENCK | MANAGING BROKER

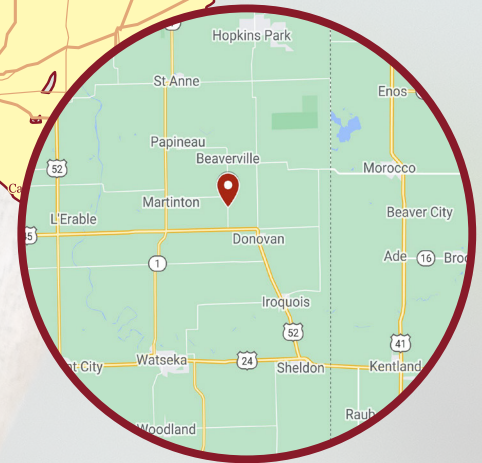
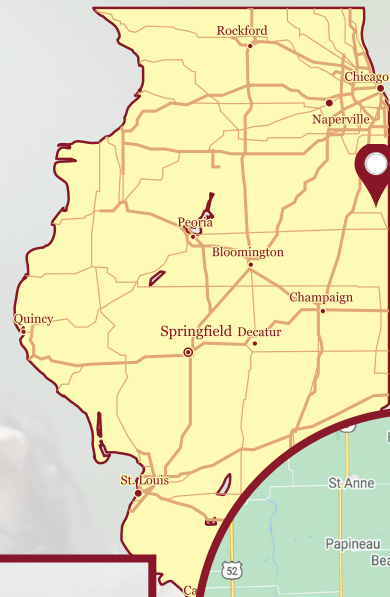


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
201A	Gilford fine sandy loam, 0 to 2 percent slopes	133.8	40.39	110	65	2w
49A	Watsoka loamy fine sand, 0 to 2 percent slopes	112.1 6	33.86	93	57	3s
779B	Chelsea loamy fine sand, 1 to 6 percent slopes	35.16	10.61	76	48	4s
88B	Sparta loamy fine sand, 1 to 6 percent slopes	26.4	7.97	91	57	4s
779D	Chelsea fine sand, 6 to 12 percent slopes	13.64	4.12	75	51	6s
235A	Bryce silty clay, 0 to 2 percent slopes	6.16	1.86	121	56	3w
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	3.03	0.91	114	77	2s
319A	Aurelius muck, 0 to 2 percent slopes	0.9	0.27	97	35	4w
TOTALS		331.2 5(*)	100%	97.89	59.13	2.9

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 The listing may be withdrawn with or without notice or approval.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



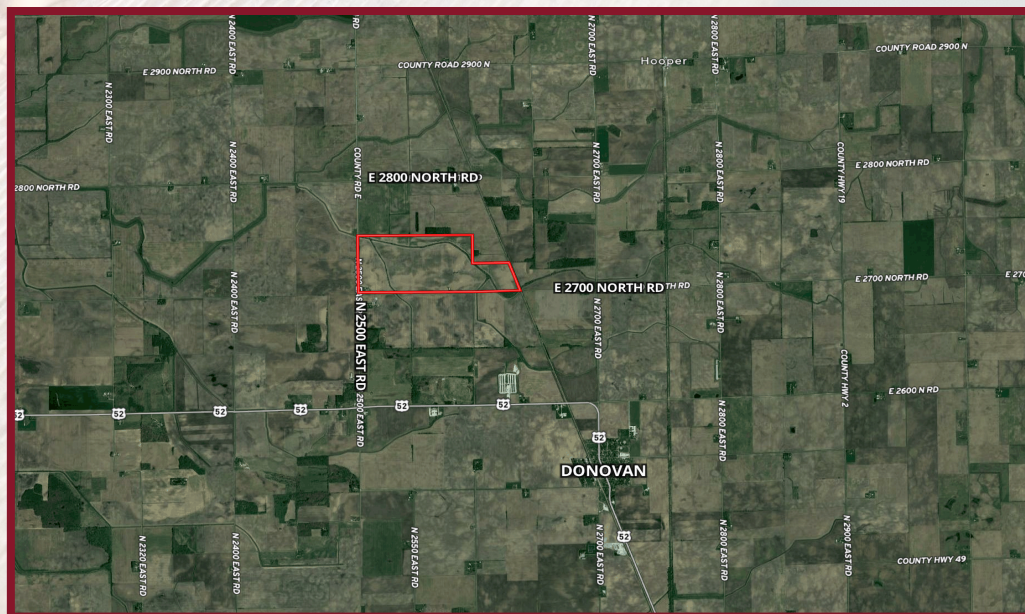
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