



HAGEMAN
REALTY
Farmland Specialists



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

LOCATIONS SERVED: NORTHERN, IL • CENTRAL, IL
NORTHWEST, IN • CENTRAL, IN

Proudly Presents:
LASALLE COUNTY FARM
Utica, Illinois

Located 3 miles north of I-80 in Utica, IL. and 0.5 miles west of State Road 43 sits 154.31 +/- acres of Prime Illinois farmland. This property includes 143.8 +/- tillable acres with a PI score of 138.04; 5.4 CRP acres with a contract ending in 2026. Highly productive soils in a great location.

**Additional 53.99 acres available adjoining the south end of this property.*



TOTAL ACRES: 154.31 +/-
TILLABLE ACRES: 143.8 +/-
CRP ACRES: 5.4

- **LOCATION:**
Utica, IL
3 miles north of Interstate 80,
near State Road 43 and N 33rd Rd
- **IMPROVEMENTS:**
None
- **PRICE: \$2,340,500**
Price per Acre: \$15,500
- **VIEW MAP**
<http://bit.ly/LaSalleCo151>

Contact for more information:

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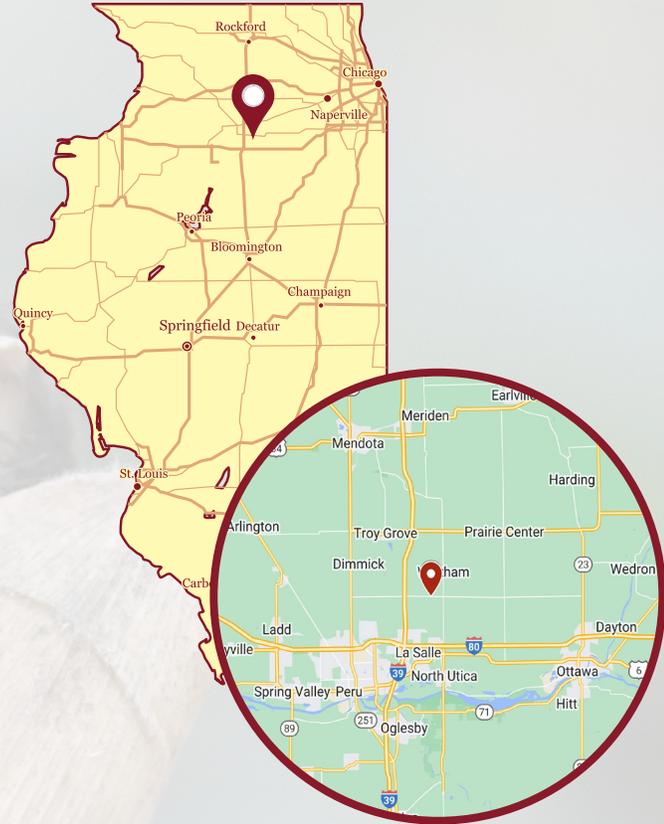
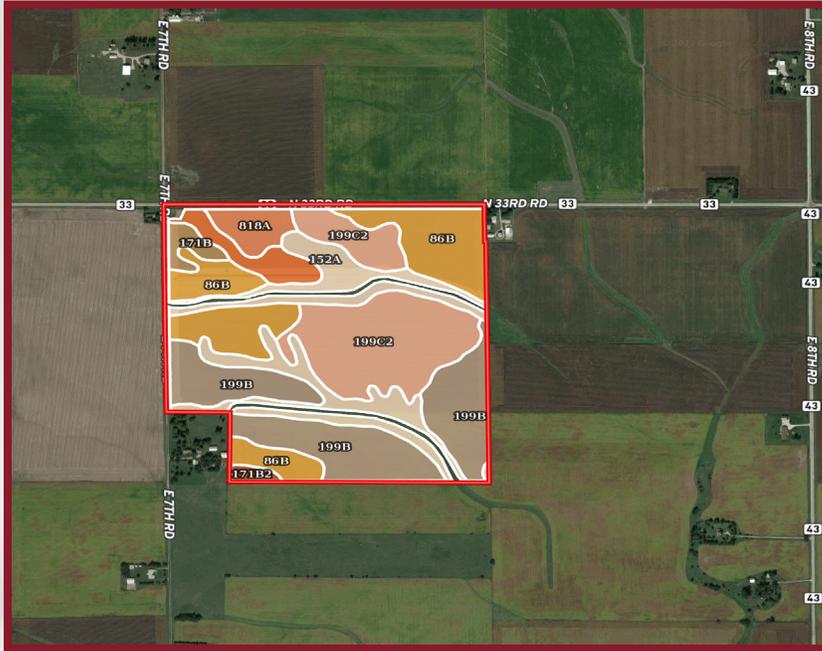
amanda.andreoni@hagemanrealty.com





LASALLE COUNTY FARM

Utica, Illinois



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
199B	Plano silt loam, 2 to 5 percent slopes	37.0	25.75	141	94	2e
199C2	Plano silt loam, 5 to 10 percent slopes, eroded	34.11	23.74	132	85	3e
86B	Oscos silt loam, 2 to 5 percent slopes	31.64	22.02	138	94	2e
152A	Drummer silty clay loam, 0 to 2 percent slopes	25.65	17.85	144	83	2w
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	5.96	4.15	128	75	3e
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	5.21	3.63	141	92	1
171B	Catlin silt loam, 2 to 5 percent slopes	2.94	2.05	137	78	2e
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	1.16	0.81	131	76	2e
TOTALS		143.67(*)	100%	138.04	88.57	2.24

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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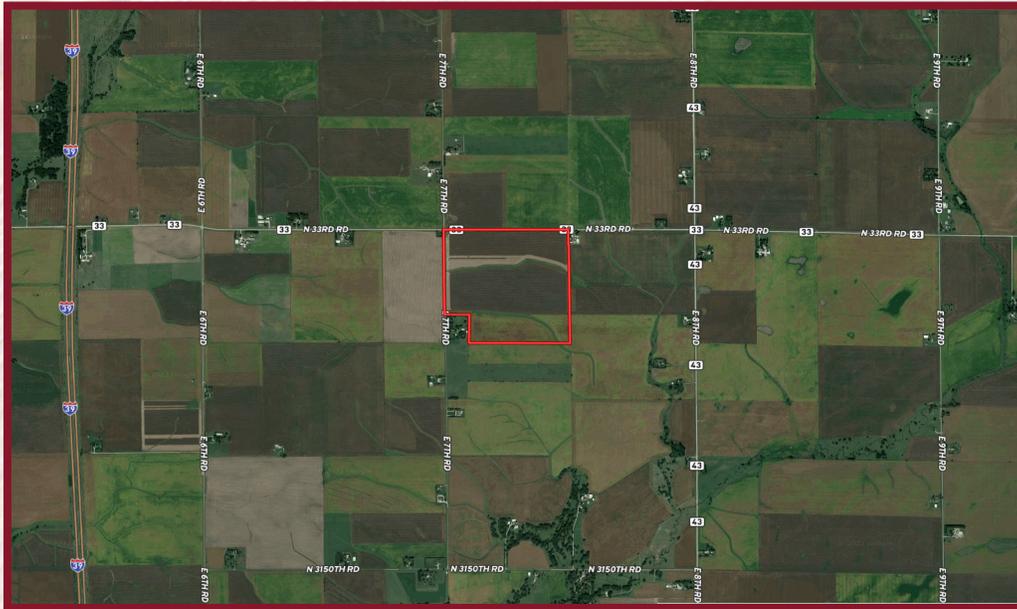
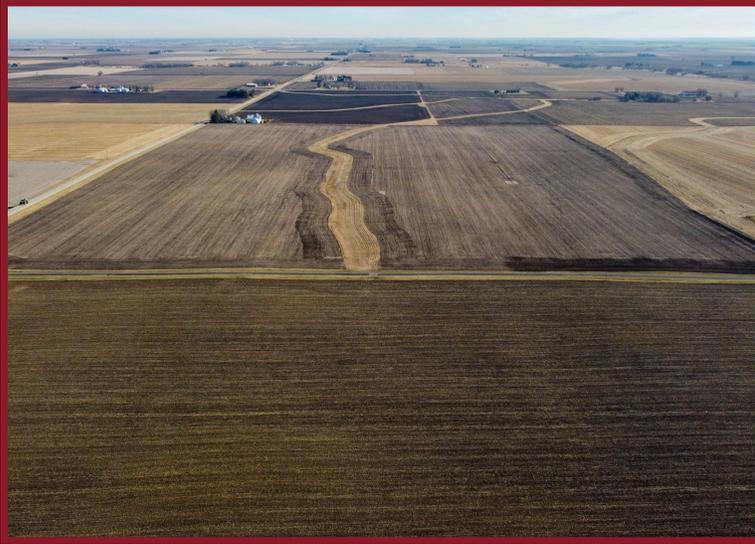
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