



HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:
SALOMONE FARM
Utica, Illinois

Located 5 miles North of Utica, IL sits 75 acres of class A Illinois farmground; featuring 68.82 FSA tillable acres with a PI score of 141.2 and 2 CRP acres. This farm is near the intersection of N 33rd Rd and E 9th Rd.



TOTAL ACRES: 75
TILLABLE ACRES: 68.82
CRP Acres: 2

- **LOCATION:**
5 miles north of Utica, IL near the intersection of N 33rd Rd and E 9th Rd
- **IMPROVEMENTS:**
None
- **PRICE: \$1,162,500 (\$15,500/Ac)**
Real Estate Taxes: \$4,147.58/Yr
- **VIEW MAP**
<http://bit.ly/LaSalleCo75>

Contact for more information:

Amanda Andreoni

Broker - Utica, IL

Phone:
219.261.2000

Cell:
219.863.4172

amanda.andreoni@hagemanrealty.com



Sara Hageman Schenck

Managing Broker, ALC

Phone:
219.261.2000

Cell:
765.366.1212

sara.hageman@hagemanrealty.com



Hinnerk Wolters

Broker

Phone:
219.261.2000

Cell:
317.517.0753

hinnerk.wolters@hagemanrealty.com



HAGEMANREALTY.COM

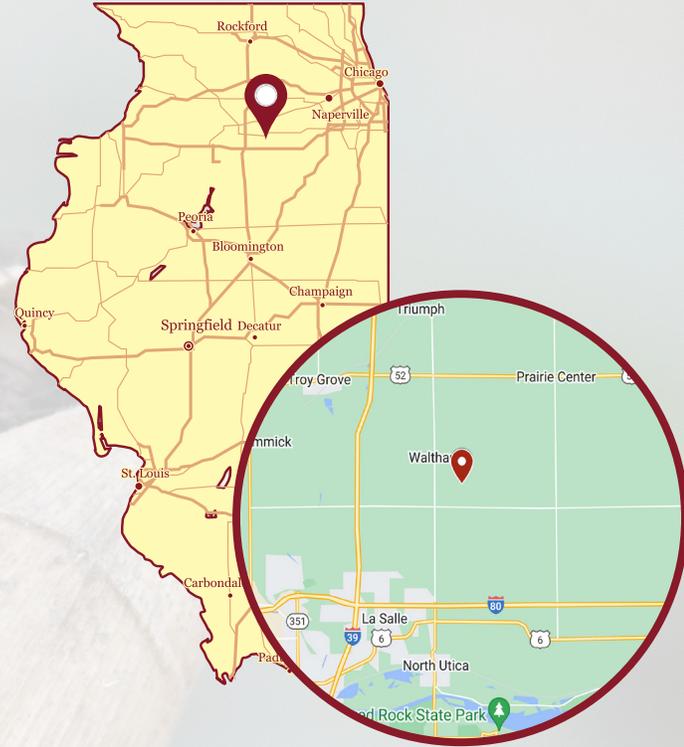


SARA HAGEMAN SCHENCK | MANAGING BROKER



SALOMONE FARM

Utica, Illinois



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.66	21.41	144	83	2w
51A	Muscataune silt loam, 0 to 2 percent slopes	11.92	18.69	147	96	1
199C2	Plano silt loam, 5 to 10 percent slopes, eroded	9.1	14.27	132	82	3e
199B	Plano silt loam, 2 to 5 percent slopes	8.91	13.97	141	93	2e
86B	Oscos silt loam, 2 to 5 percent slopes	8.29	13.0	138	92	2e
679B	Blackberry silt loam, 2 to 5 percent slopes	6.62	10.38	141	90	2e
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	3.09	4.84	141	92	1
68A	Sable silty clay loam, 0 to 2 percent slopes	1.6	2.51	143	83	2w
198A	Elburn silt loam, 0 to 2 percent slopes	0.61	0.96	143	91	1
TOTALS		63.8(*)	100%	141.1 8	89.1	1.9

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

