



LAND FOR SALE

LANDGUYS

BUREAU CO., IL | 106 +/- ACRES

Prime Farmland Near Mineral

North of Interstate 80
Mineral, IL 61344

\$1,685,400
\$15,900/ACRE
\$6,980.66 TAXES



A highly productive Bureau County farm located in Mineral Township. Great investment opportunity for farmers and investors. The farm consists of 106 total acres and approximately 104 tillable acres. The tillable acres have an average PI of 143. The farm lease for 2025 is open. Rt 6 west of Sheffield, North on 550 East St, left on 1725 North Ave, left on 1750 North Ave, left on 300 East St, South to property.

- 106+/- taxable acres
- Average PI 143
- 104 tillable acres
- Open Tenancy for 2025



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Bureau Co., IL
106 +/- Acres; Avg. PI 143

SOIL MAP

LAND FOR SALE
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Boundary 104.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
198A	Elburn silt loam, 0 to 2 percent slopes	45.14	43.34	143	91	1
152A	Drummer silty clay loam, 0 to 2 percent slopes	39.22	37.65	144	83	2w
199A	Plano silt loam, 0 to 2 percent slopes	15.4	14.78	142	91	1
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.03	2.91	139	92	2w
206A	Thorp silt loam, 0 to 2 percent slopes	1.4	1.34	126	82	2w
TOTALS		104.19(*)	100%	142.93	87.92	1.42

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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All acreage, information, lines and dimensions are approximate and created from available public records, and existing map sources, plat maps or aerial photography and not always directly from field surveys and are in no way guaranteed.