



**PROPERTY
SERVICES**

LAND LISTING

142.50± Acres – Iroquois County, IL



LOCATION

Legal: S5, T25N, R13W

Ash Grove Township, Iroquois County, IL

ROBERT J. WARMBIR
Designated Managing Broker
License #471.021140

815.693.4063
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LAND LISTING

Iroquois County, IL

CONTACT US TODAY!

Total Taxable Acres

142.50±

Estimated Tillable Acres

137.85±

Productivity Index (P.I.)

119.4

Asking Price

\$1,710,000

Price per Acre

\$12,000

Taxes

2024 payable in 2025

\$5,467.84

PIN

32-05-300-004

Lease

Open for the 2026 crop year.



The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.



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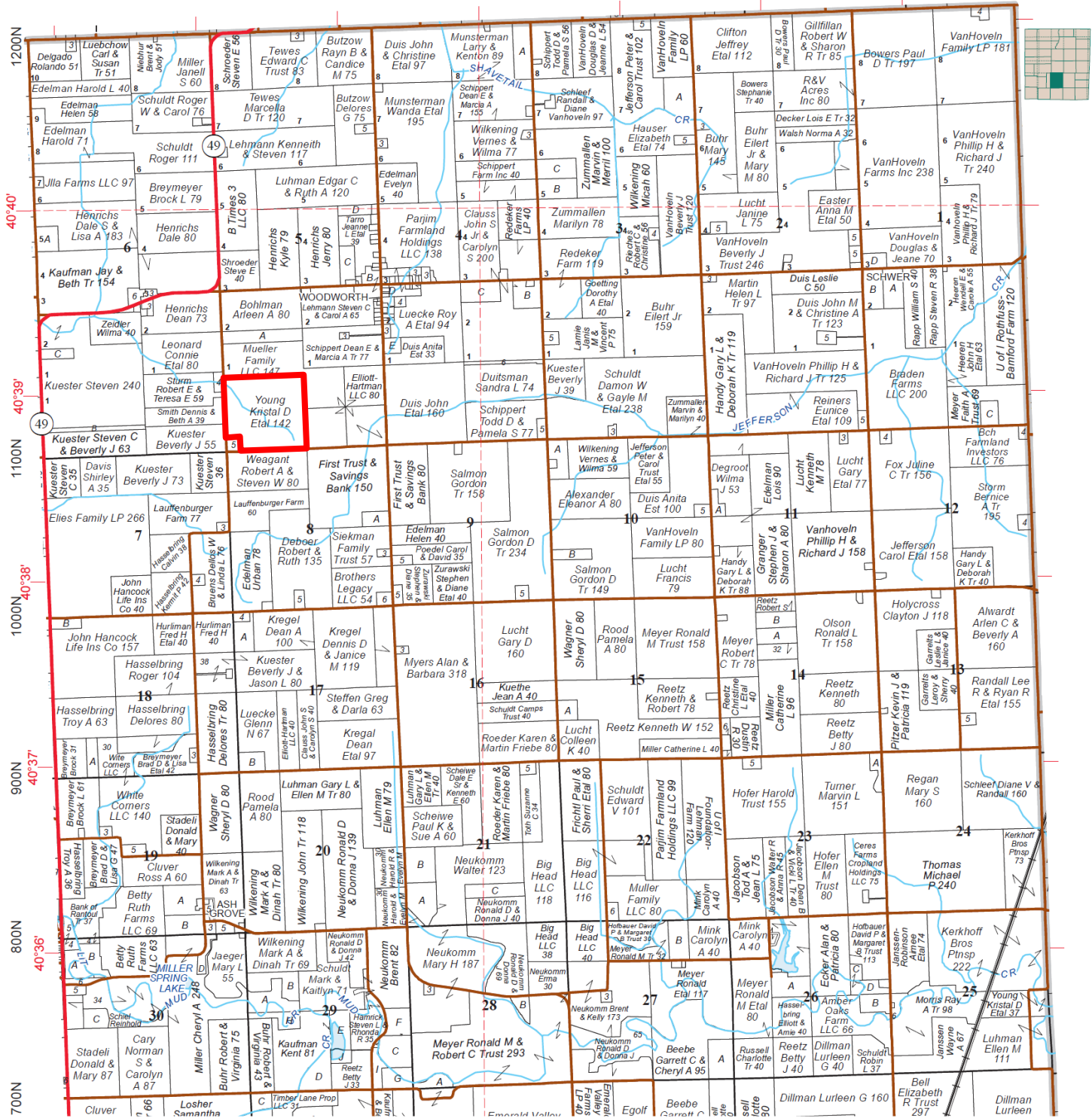
PROPERTY SERVICES

LAND LISTING

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EAST PART ASH GROVE

T.25N.-R.13W.



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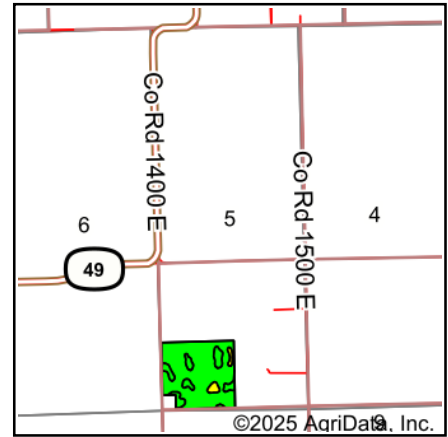
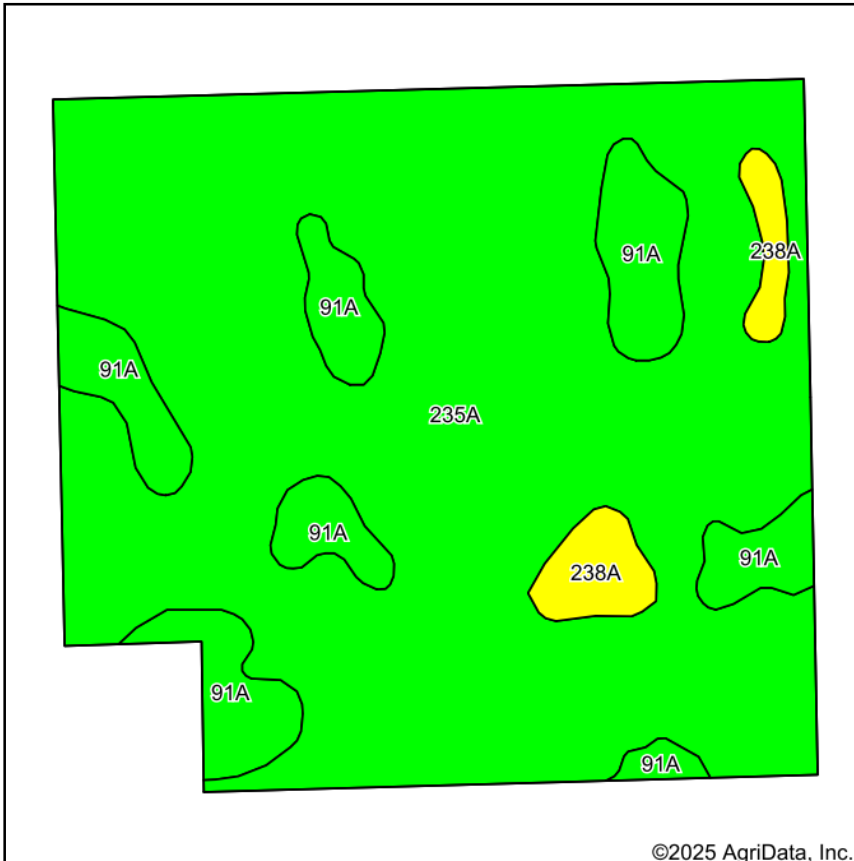
Aerial Map



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Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **5-25N-13W**
 Township: **Ash Grove**
 Acres: **137.85**
 Date: **10/24/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall
**235A	Bryce silty clay, 0 to 2 percent slopes	114.83	83.3%		**120	55
**91A	Swygert silty clay loam, 0 to 2 percent slopes	18.68	13.6%		**118	63
**238A	Rantoul silty clay, 0 to 2 percent slopes	4.34	3.1%		**109	45
Weighted Average					119.4	*n 55.8

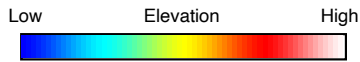
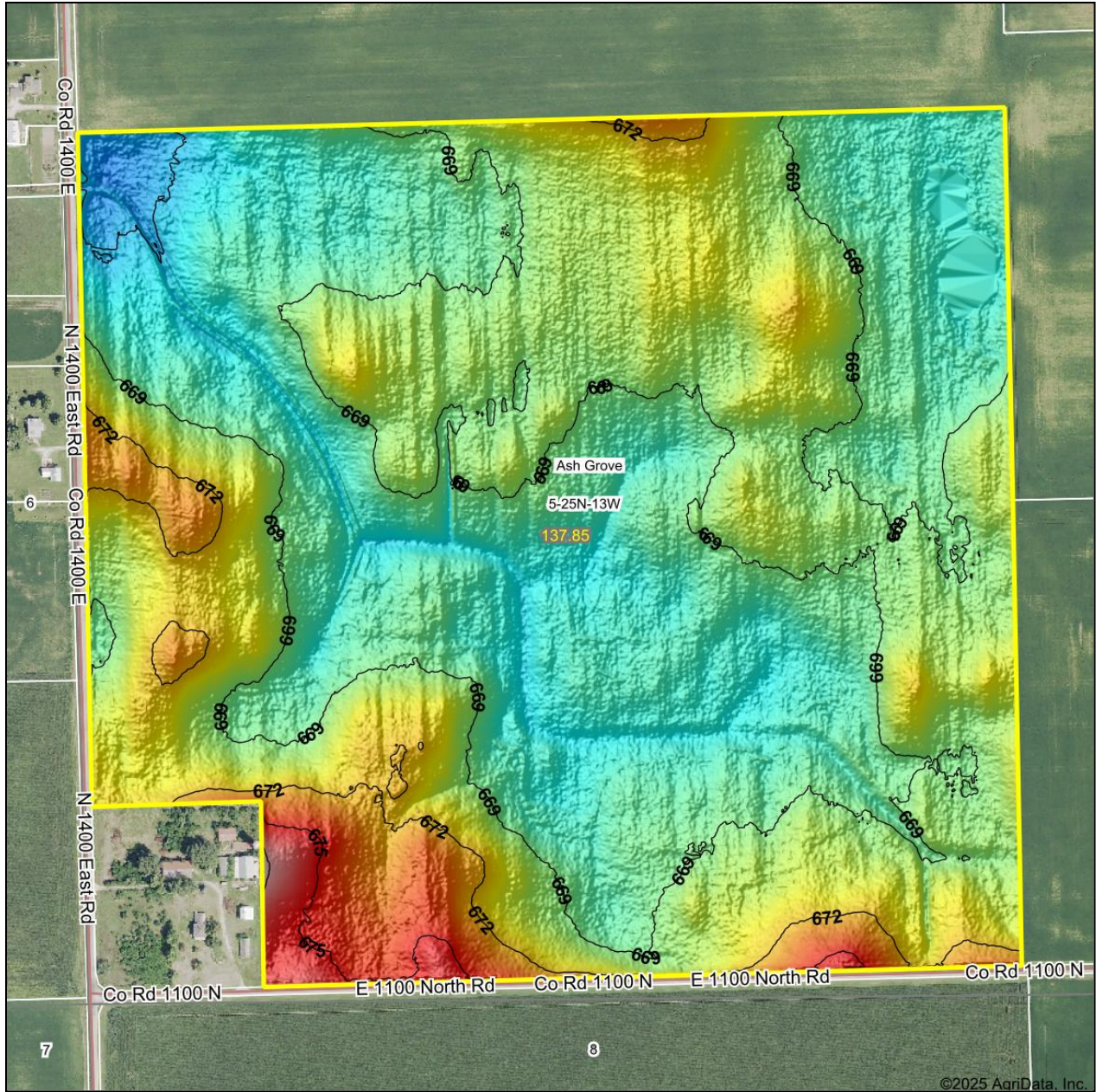
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 662.9
 Max: 679.1
 Range: 16.2
 Average: 669.4
 Standard Deviation: 1.84 ft



5-25N-13W
 Iroquois County
 Illinois

Boundary Center: 40° 38' 54.36, -87° 51' 31.41



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 Field borders provided by Farm Service Agency as of 5/21/2008.



Company **Services**

Farmland Real Estate

Appraisal Services

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