

ILLINOIS | IROQUOIS CO | MIDDLEPORT TWP

FOR SALE

PRODUCTIVE TILLABLE FARMLAND

200+/- ACRES

PATTERN TILING

EXCELLENT SURFACE DRAINAGE

OPEN TENANCY FOR 2026

**LOCATED: 3 MILES NORTHEAST
OF WATSEKA, ILLINOIS**

These two parcels of NHEL tillable farmland feature road frontage along both 1950 and 2000 North Road in eastern Iroquois County. The weighted average PI is approximately 118. The farm's productivity is enhanced by pattern tiling, and excellent surface drainage. Fertility has been well-maintained. The property is ideal for adding to a farm operation or an investment portfolio. Contact Pat for more information!

View additional property details, photos and maps at halderman.com/property-listings.

LISTING PRICE: \$2,260,000



HALDERMAN

REAL ESTATE & FARM MANAGEMENT



PICTURED ABOVE: SOUTHEAST CORNER OF 2000 NORTH ROAD LOOKING NORTHWEST

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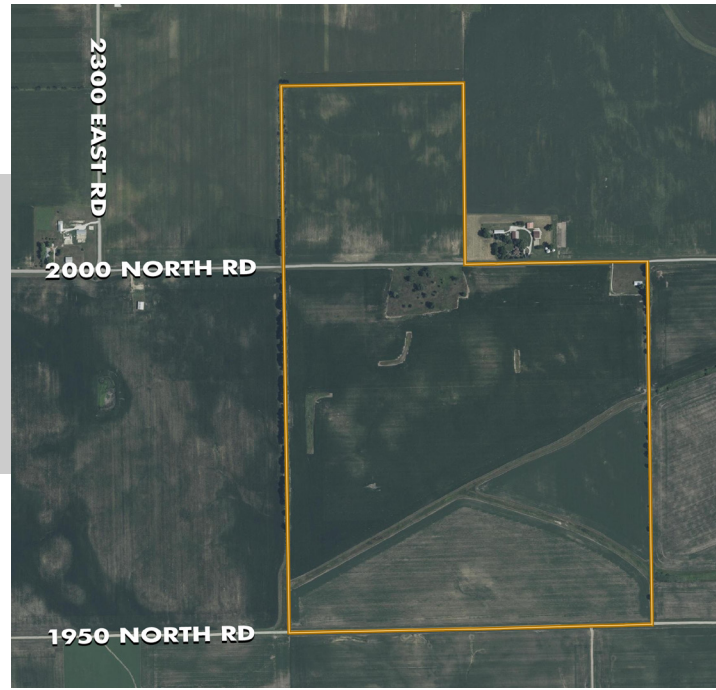




PICTURED ABOVE: POTENTIAL BUILDING SITE ALONG 2000 NORTH RD



PICTURED: ALONG 2000 NORTH RD & WOODEN SHED (PICTURED BELOW)



200+/- ACRES

187.5+/- Tillable, 12.5+/- Other*

*On the 160 acre parcel, **4.9+/- acres** was formerly used as a pasture and remains as grass and trees. It is located on a small hilltop with road frontage and could be a potential building site.

3.0+/- acres on northeast corner of 160 acre parcel has an older 60' x 27' wooden shed with a dirt floor and an open side to the south.

LEARN MORE ABOUT THIS LISTING

Access additional photos, details, drone footage and maps.



PROPERTY LOCATION

2371 E 2000 North Road
Watseka, IL 60970

3 miles northeast of Watseka, IL
in Middleport Township, Iroquois County.

ZONING

A-1 Agricultural

SCHOOL DISTRICT

Watseka, IL Schools

PROPERTY TYPE

Farm

TOPOGRAPHY

Flat to Gently Rolling

ANNUAL TAXES

\$6,130.30

SOIL MAP

KEY	SOIL DESCRIPTION	ACRES
125A	Selma loam, 0 to 2 percent slopes	75.5
88B	Sparta loamy fine sand, 1 to 6 percent slopes	32.7
490A	Odell silt loam, 0 to 2 percent slopes	27.3
495B	Corwin loam, 2 to 5 percent slopes	19.1
102A	La Hogue loam, 0 to 2 percent slopes	14.2
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	11.0
150B	Onarga fine sandy loam, 2 to 5 percent slopes	5.9
495	Corwin clay loam, 5 to 12 percent slopes, severely eroded	4.4
779D	Chelsea fine sand, 6 to 12 percent slopes	4.4
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.5
440B	Jasper loam, 2 to 5 percent slopes	3.2

