



Property Information:

This farm is a unique combination of tillable and recreational land, located in Section 19 of Milford Township and Section 25 of Ash Grove Township, Iroquois Co., IL

Tract Descriptions:

Tract 1: 72.81 ± total acres of Class "B" soils.

Tract 2: 70.32 ± total acres with 56 +/- tillable.

Tract 3: 126 ± total acres of mostly tillable land.

Tract 4: 38 ± total acres of predominately Bryce/Swygert soils.

Tract 5: 66 ± total acres of beautiful recreational/hunting land with timber, creek, and tillable fields for possible CRP or food plots. Easements will be provided down both sides of the railroad for access.

F.S.A. DATA: 309.9 tillable acres / 163.3 acre corn base - 119 PLC yield / 135.4 acre soybean base - 39 PLC yield

PREDOMINANT SOILS: Bryce silty clay, Swygert silty clay loam, and Zook silty clay: **PI. - 115**

TAXES: The real estate taxes paid in 2021 were approximately \$8,456.20.

SELLER: Lipshutz Family Partnership

For additional information, please visit loranda.com.

DIRECTIONS

TO PROPERTY:

From the stop sign in downtown Milford, head west on Jones Street. (CR 970 N) for approximately 4.75 miles to County Road 1800 East (County Hwy. 45). Turn left/south and travel 2 miles to County Road 800 North. Turn left/east, travel 0.25 miles and the property will begin on your right/south.

GPS: 40.60271, -87.77661

TO AUCTION SITE:

Town and Country Events - 35 East Jones Street, Milford, IL: From the stop sign in downtown Milford, head east on Jones Street for one block and the auction site will be on your left.

GPS: 40.62871, -87.69666