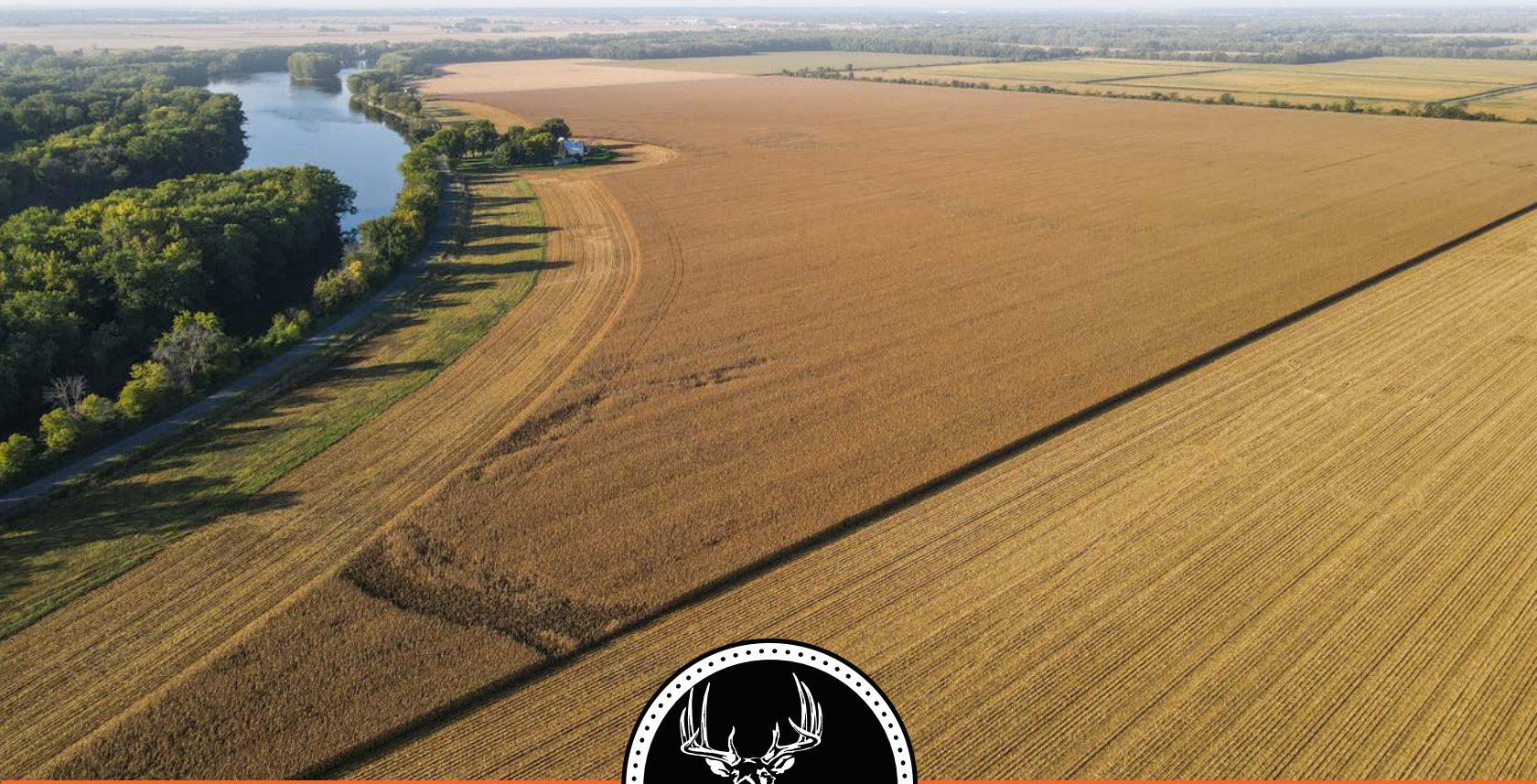


MIDWEST LAND GROUP PRESENTS

280 ACRES IN

WHITESIDE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE TILLABLE TRACT IN A CONVENIENT LOCATION

High percentage tillage farm just outside of Erie! Farms like this do not hit the market very often. This farm has access to hard roads on both the east and the south side for ease of operation. With a PI of approximately 121, it has a history of very respectable yields and should

hit close to 240 bushels of corn this year. Access to drainage is on the west side. The tillable is surrounded by CRP that is in compliance and provides extra income. Get this one under contract to start your planning for the 2024 crop season!



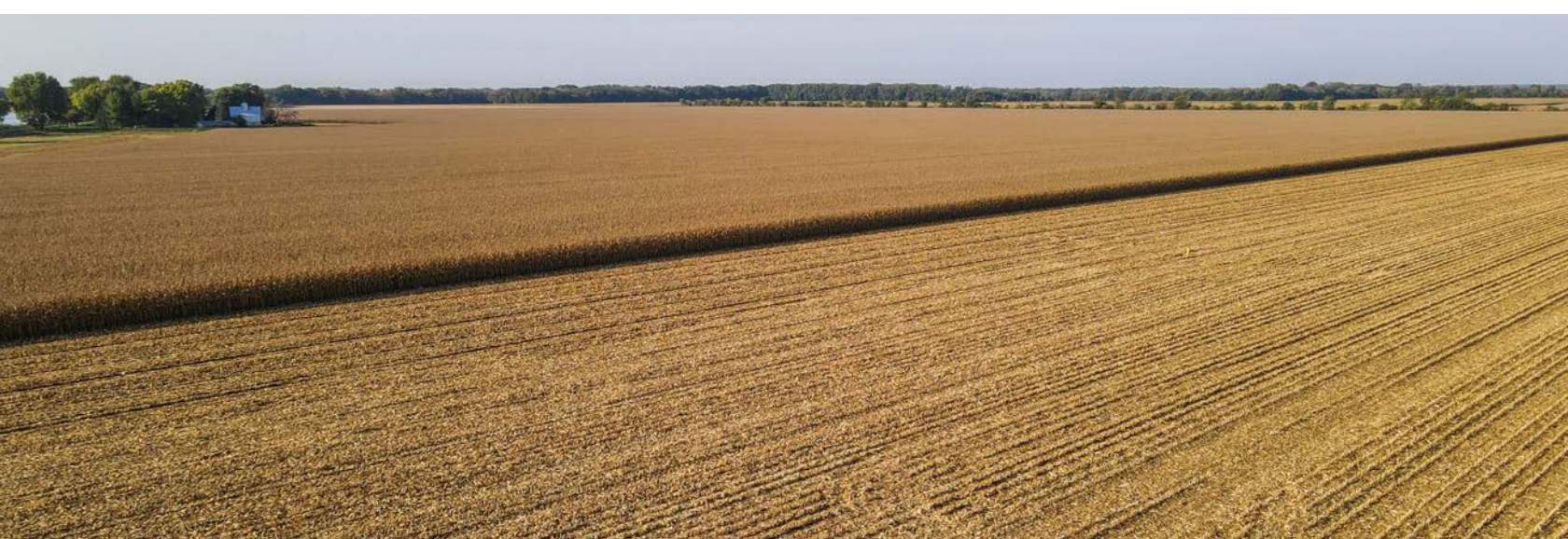
PROPERTY FEATURES

PRICE: **\$3,080,000** | COUNTY: **WHITESIDE** | STATE: **ILLINOIS** | ACRES: **280**

- Road access on two sides
- Great access to drainage
- 121 PI average
- Just a few miles from Erie
- Zoned farmland
- Large contiguous tract
- Well-maintained
- CRP income
- 280 +/- total acres
- Close to elevators



280 +/- ACRES



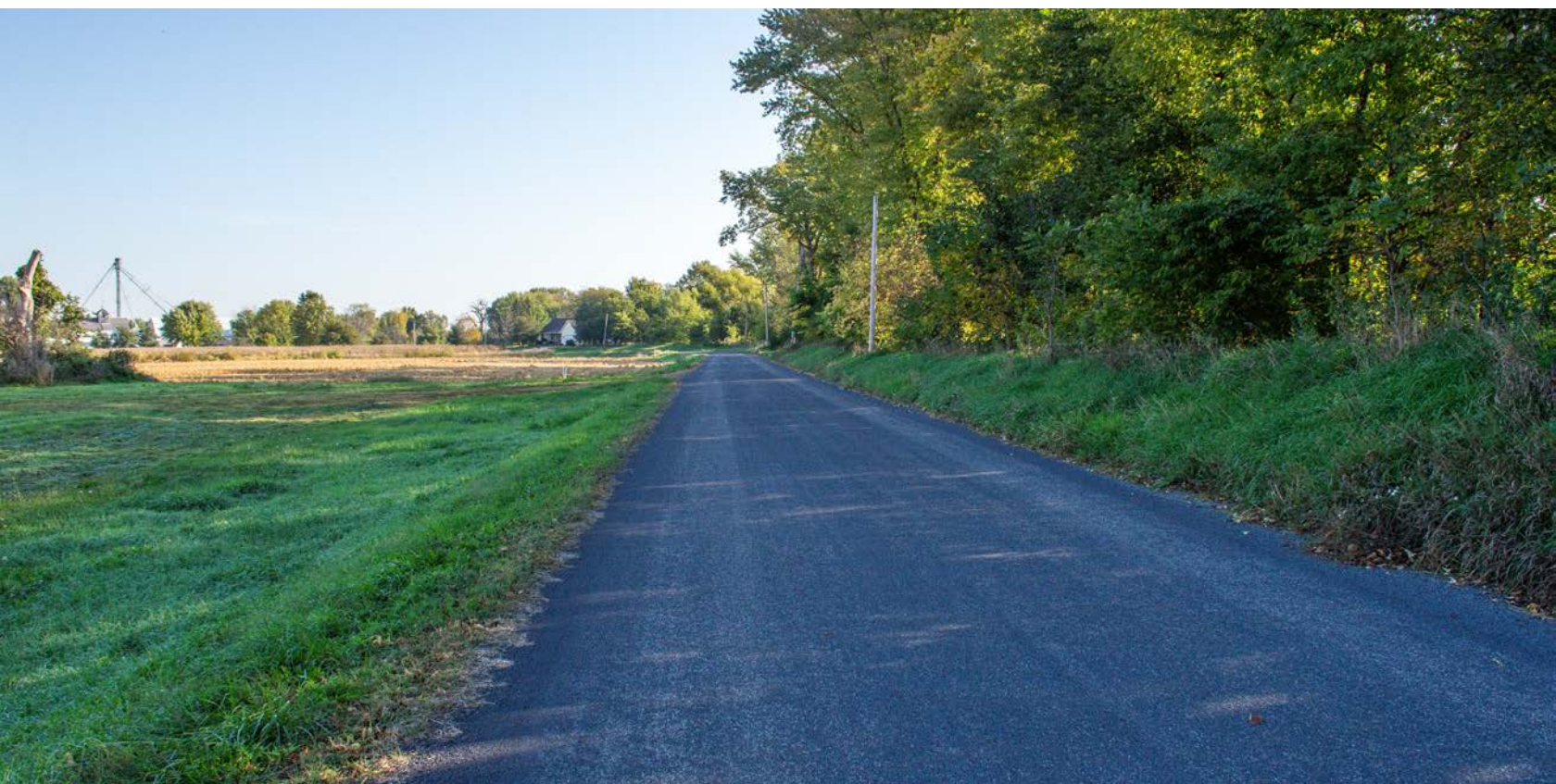
CRP INCOME



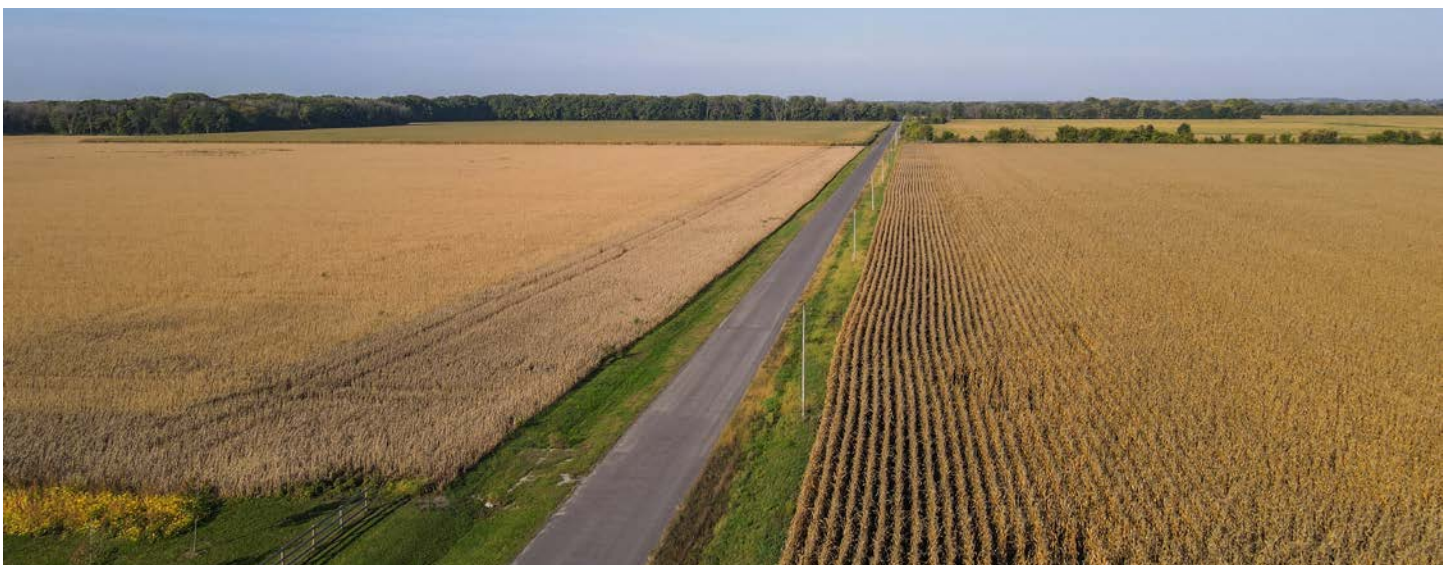
LARGE CONTIGUOUS TRACT



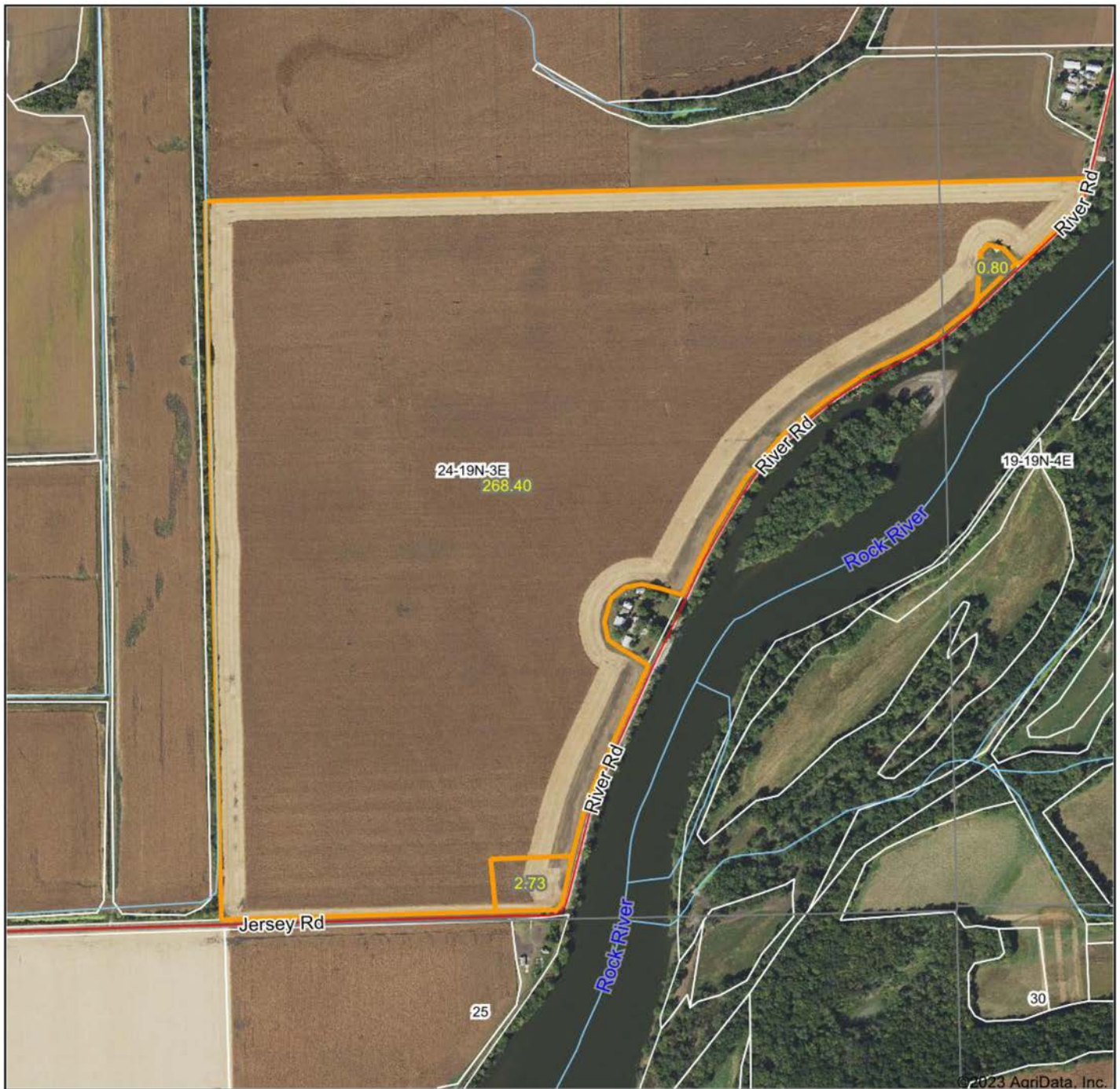
ROAD ACCESS ON TWO SIDES



ADDITIONAL PHOTOS



AERIAL MAP



©2023 AgriData, Inc.

Boundary Center: 41° 37' 8.75, -90° 5' 58.93

0ft 866ft 1733ft



Maps Provided By:



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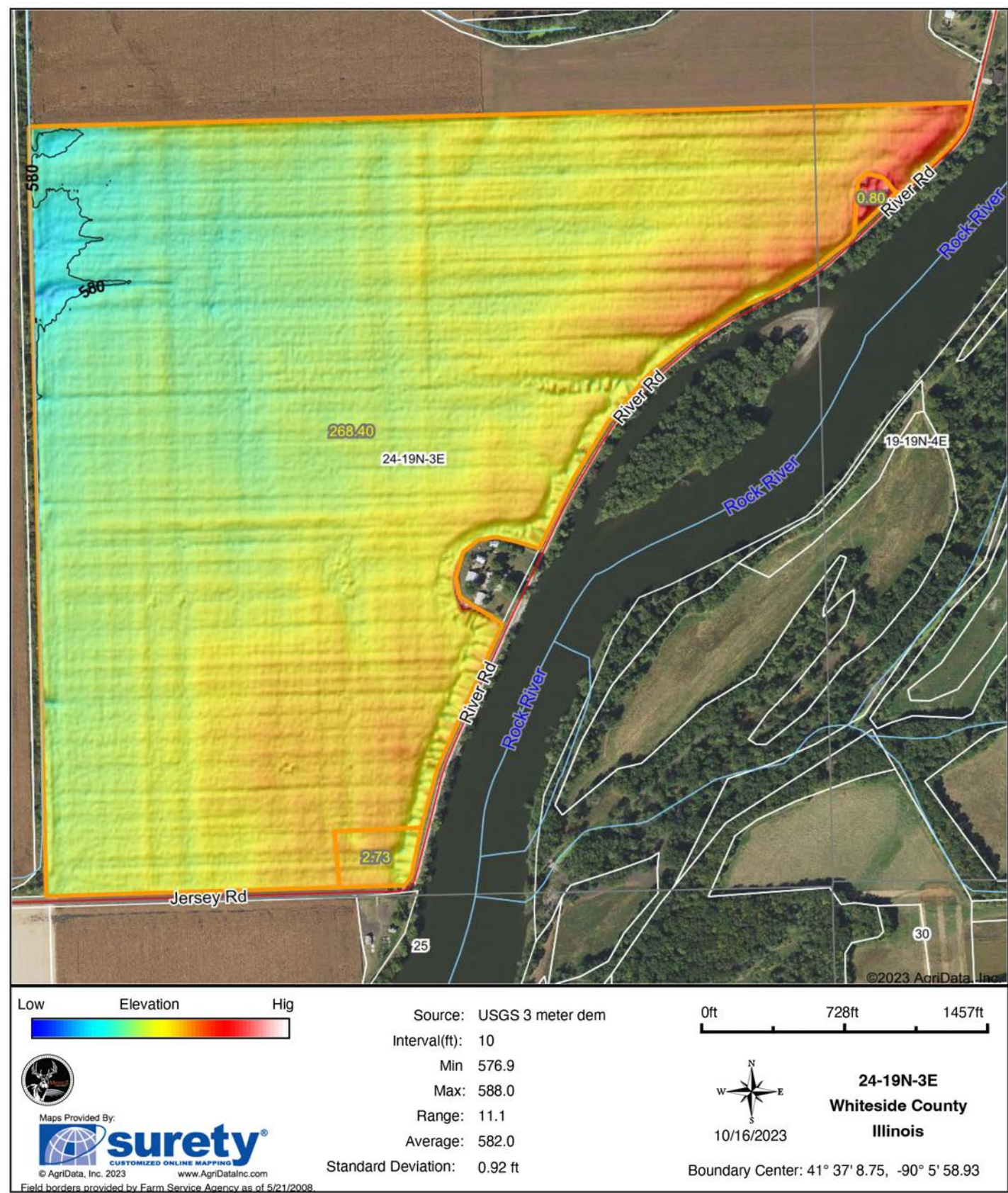
24-19N-3E
Whiteside County
Illinois



10/16/2023

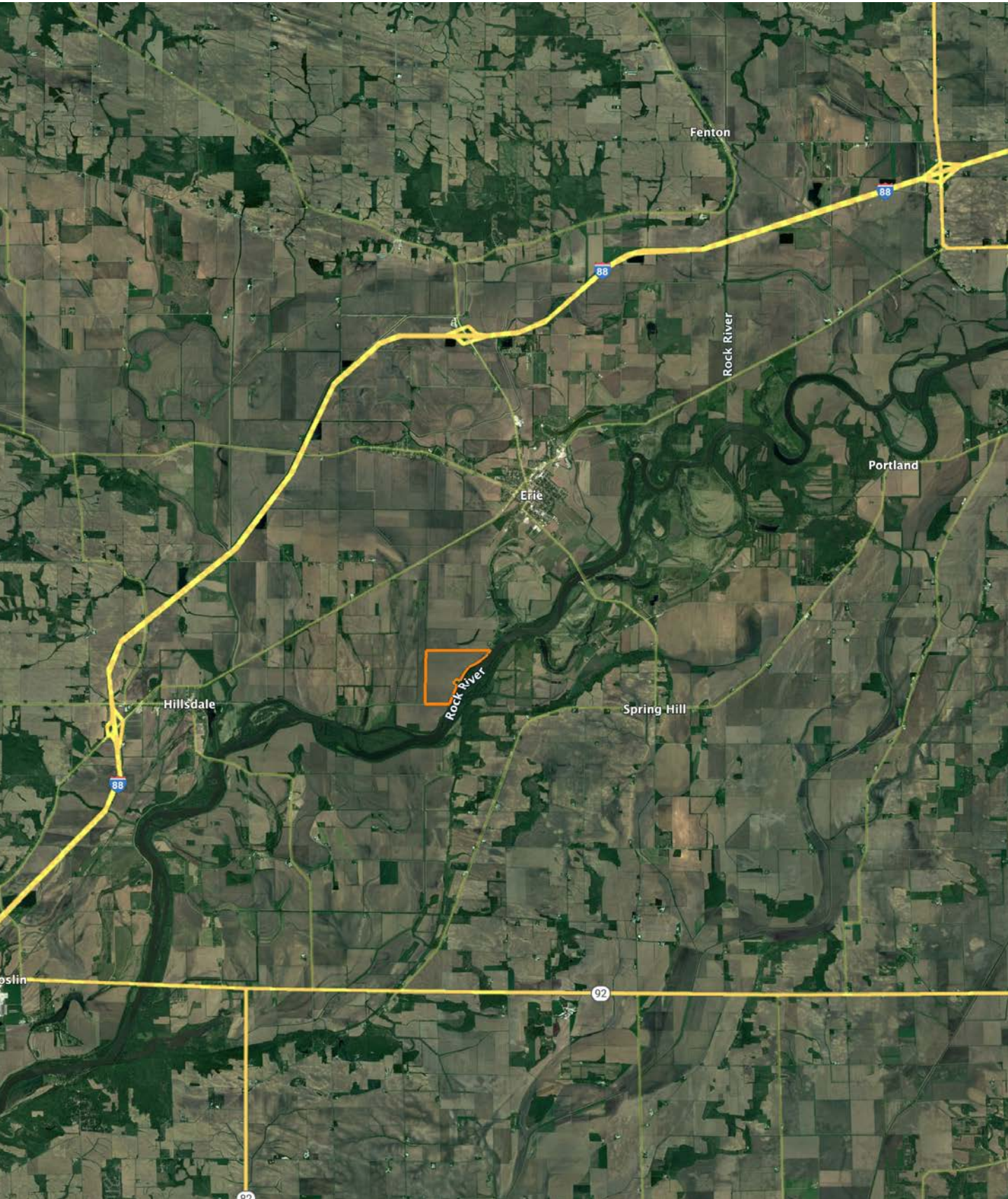
Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

SOIL MAP



AGENT CONTACT

Jason DeSplinter isn't afraid to talk to anyone, but that's just part of what makes him such a good land agent. Prior to coming to Midwest Land Group, Jason had years of experience selling tillable and recreational ground. His ag knowledge extends well beyond the land itself, having also served as a technical support specialist with John Deere Harvester Works. He enjoys working in real estate because it allows him to interact with people and, of course, the outdoors. Born in Annawan, IL, Jason has been hunting whitetails since he was 10 years old. He graduated from Annawan High School and Black Hawk College in Kewanee, IL, with an Associate's degree in Business.

Jason has a diverse background, and that experience has made him well-versed in farm programs through the FSA and NRCS. He's assisted many clients with Beginning Farmer/Rancher loans and CRP applications/compliance. He's so dedicated to each client's goals that he doesn't rest when it comes to helping them buy or sell land.

A member of the Henry County Farm Bureau, coach for youth football, and member of the Annawan Booster Club, Jason enjoys hunting, fishing, and farming in his spare time. He lives outside Annawan with his wife, Kelli, son Wyatt, and daughter Shelby. If you're in the market to buy or sell land, look no further than Jason DeSplinter. He'll ensure no stone is left unturned.



JASON DeSPLINTER,
LAND AGENT

309.517.2369

JDeSplinter@MidwestLandGroup.com



MidwestLandGroup.com

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