

MIDWEST LAND GROUP PRESENTS

59.52 ACRES IN

# LASALLE COUNTY ILLINOIS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# ROLLING ACREAGE WITH ENDLESS POSSIBILITIES

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This beautiful 59.52 +/- acre tract sits in the rolling countryside of LaSalle County, Illinois, just off the Kendall County line. The property offers an ideal blend of productivity and scenery, with the majority of the acreage being tillable farmland complemented by subtle elevation changes that add character and enhance drainage. The gently undulating terrain provides long views across open fields - perfect for both agricultural use and future homesite potential.

With frontage on two roads, including a lightly traveled gravel road, the property enjoys convenient access yet retains a quiet rural atmosphere. Its location places it within easy reach of nearby towns while maintaining the peace and privacy of the countryside. Whether you're looking to expand your farming operation, invest in quality land, or build a dream home with panoramic views, this tract represents a rare opportunity in one of the area's most desirable agricultural regions.

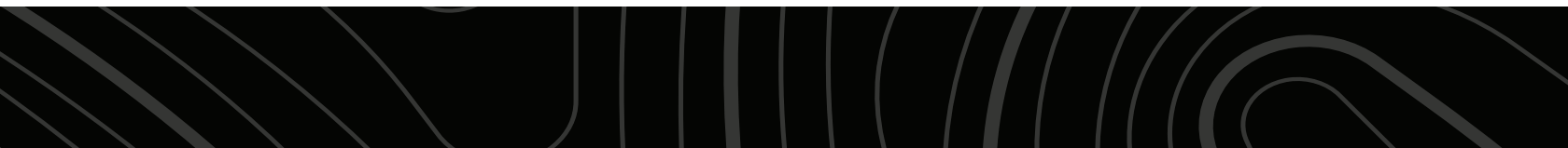
## PROPERTY FEATURES

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PRICE: **\$595,000** | COUNTY: **LaSALLE** | STATE: **ILLINOIS** | ACRES: **59.52**

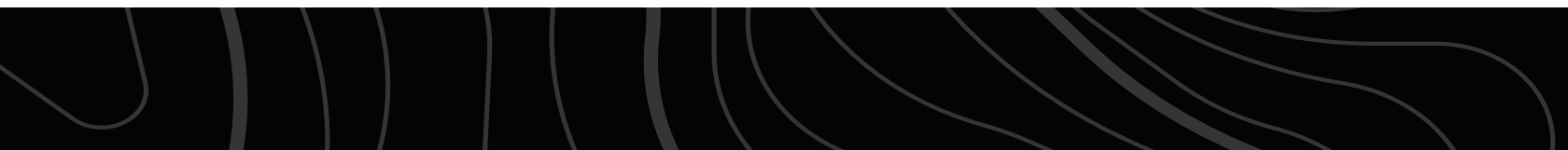
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- 59.52 +/- acres along the LaSalle/Kendall County line
- Mostly tillable ground with Class B/C soils (112 Pl)
- Gentle rolling topography with natural drainage
- Frontage on two roads, including a quiet gravel road
- Easy access for farm equipment and vehicles
- Scenic open fields with long countryside views
- Close to local grain bins and elevators
- Excellent option for hobby farming or custom homesite
- Solid cash-rent and investment potential
- Peaceful rural setting with quick access to Newark, Sheridan, and Plano



# MOSTLY TILLABLE GROUND

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# ROAD FRONTAGE ON TWO SIDES

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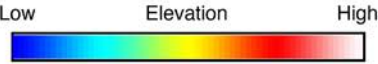
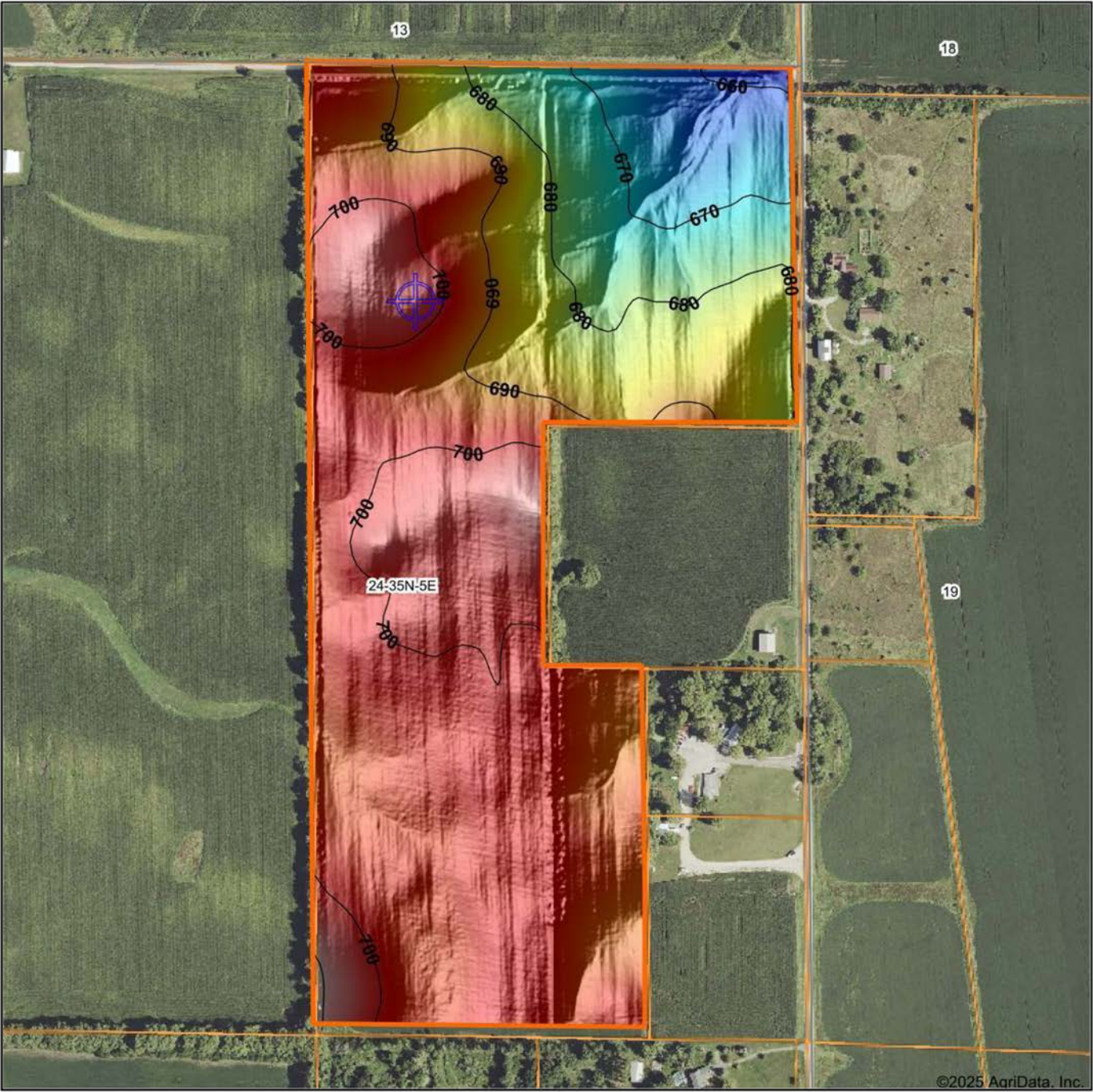


# PEACEFUL RURAL SETTING

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# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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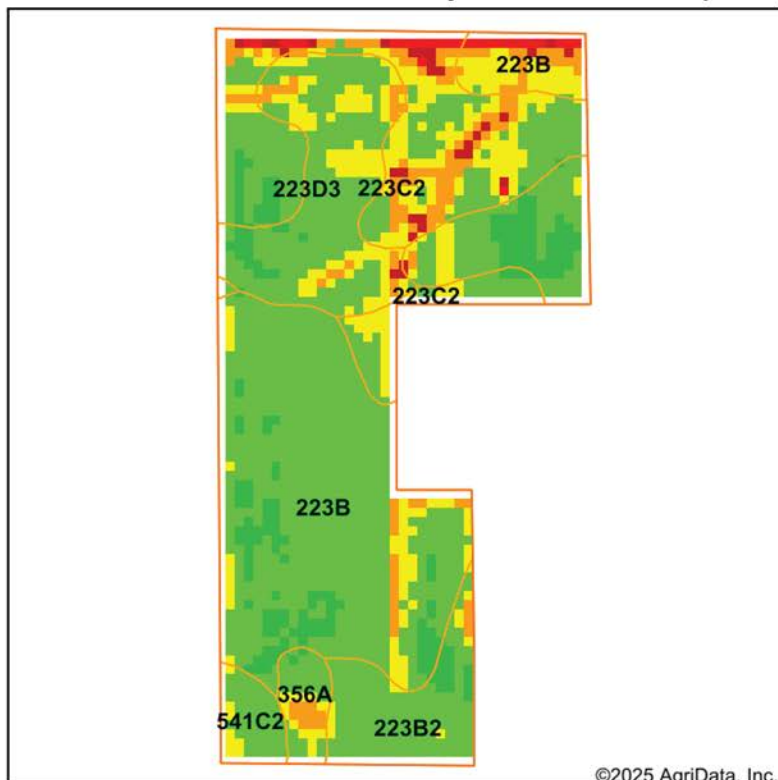
Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 656.7  
Max: 712.7  
Range: 56.0  
Average: 691.4  
Standard Deviation: 11.12 ft

0ft 422ft 845ft



**24-35N-5E**  
**LaSalle County**  
**Illinois**  
10/16/2025  
Boundary Center: 41° 29' 49.82, -88° 35' 59.57

# SOILS MAP



| Low RELATIVE BIOMASS High | Value    |
|---------------------------|----------|
|                           | 86 - 120 |
|                           | 81 - 85  |
|                           | 76 - 80  |
|                           | 71 - 75  |
|                           | 66 - 70  |
|                           | 61 - 65  |
|                           | 51 - 60  |
|                           | 41 - 50  |
|                           | 21 - 40  |
|                           | 1 - 20   |
|                           | 0 - 0    |

State: **Illinois**  
 County: **LaSalle**  
 Location: **24-35N-5E**  
 Township: **Mission**  
 Acres: **59.35**  
 Date: **10/16/2025**

Crop:

Corn - 98%  
 Grassland/Pasture - 1%

\*USDA CropScape



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 20

| Code             | Soil Description                                               | Acres | Percent of field | Soil Drainage           | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management | NDVI 2024 | *n NCCPI Overall |
|------------------|----------------------------------------------------------------|-------|------------------|-------------------------|-----------|---------------|------------------------------------------------|-----------|------------------|
| **223B           | Varna silt loam, 2 to 4 percent slopes                         | 27.68 | 46.6%            | Moderately well drained | **156     | **50          | **115                                          | 78        | 72               |
| **223C2          | Varna silt loam, 4 to 6 percent slopes, eroded                 | 14.90 | 25.1%            | Moderately well drained | **149     | **47          | **109                                          | 74.2      | 67               |
| **223D3          | Varna silty clay loam, 6 to 12 percent slopes, severely eroded | 9.00  | 15.2%            | Moderately well drained | **133     | **43          | **98                                           | 76.7      | 54               |
| **223B2          | Varna silt loam, 2 to 4 percent slopes, eroded                 | 4.67  | 7.9%             | Moderately well drained | **150     | **48          | **110                                          | 77.8      | 68               |
| **541C2          | Graymont silt loam, 5 to 10 percent slopes, eroded             | 1.59  | 2.7%             | Moderately well drained | **170     | **53          | **125                                          | 77.8      | 70               |
| **356A           | Elpaso silty clay loam, 0 to 2 percent slopes                  | 1.51  | 2.5%             | Poorly drained          | **195     | **63          | **144                                          | 75.3      | 88               |
| Weighted Average |                                                                |       |                  |                         | 151.7     | 48.4          | 111.5                                          |           | *n 68.1          |

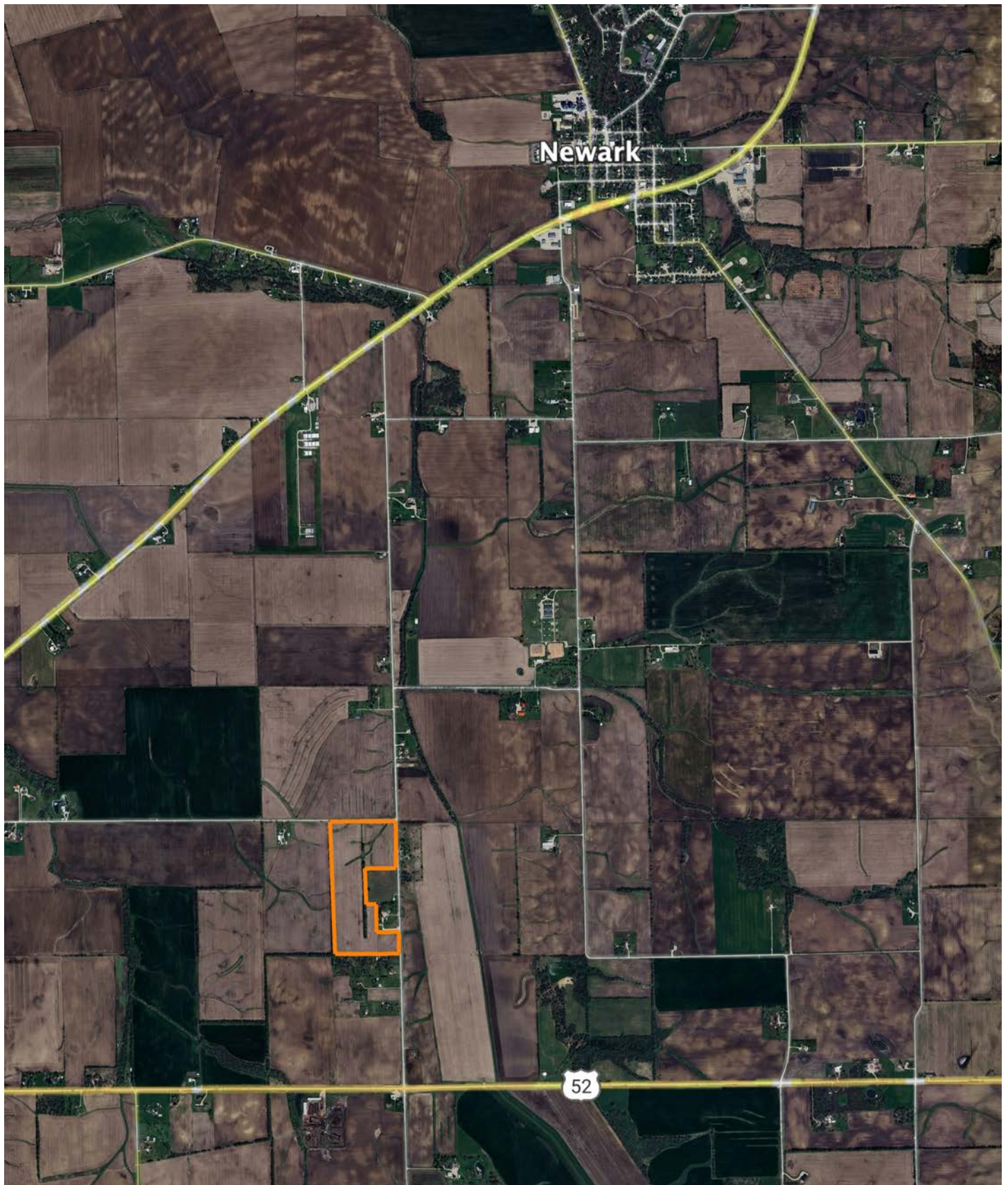
**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 01-28-2025

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"

# OVERVIEW MAP



# AGENT CONTACT

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Drew Kissel is the type who excels at identifying hidden value and seeing things from multiple perspectives. His talent for building relationships ensures a rewarding and stress-free experience for his clients. They choose to work with Drew because he is more than just a land agent; he is a trusted friend who is always available to provide assistance and support.

Born in Elgin, Illinois, Drew graduated from Burlington Central High School and later attended Elgin Community College, where he studied Fire Science. He served as a firefighter/EMT for several years and was nominated, along with his crew, for Provena Saint Joseph's Hospital's Call of the Year. Drew's diverse background also includes working as a sales manager at Hopkins Ford of Elgin and managing his family's landscape design and installation business.

With extensive knowledge of grading, drainage, plant and tree species, groundskeeping, and animal habitats, Drew's passion for land and desire to preserve it make him a perfect fit for the Midwest Land Group.

When not hard at work, Drew, a resident of Sycamore, Illinois, can often be found engaging in a variety of outdoor activities, such as Western big game hunting, whitetail or waterfowl hunting, bass fishing, cooking, barbecuing, or golfing. A devoted family man, he enjoys being active in his church and spending time with his wife Olevia, dog Greta, and two nephews.

If you are looking to buy or sell land in Illinois, trust Drew Kissel to guide you through the process. Give him a call today.



**DREW KISSEL,**

LAND AGENT

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## MidwestLandGroup.com

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