

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

BOONE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY PRODUCTIVE TILLABLE ACREAGE IN BOONE COUNTY

For the first time in 75 years, this exceptional 50 +/- acre tillable tract along Hunter Road is being offered to the public. Owned by the same family for nearly three generations, the farm has been well cared for and features predominantly flat, highly efficient topography with excellent drainage. With a strong Crop Productivity Index of 133, the property stands out as a highly productive and reliable tillable tract in Boone County.

Located along Hunter Road and in close proximity to Poplar Grove Road, this farm sits just minutes from the

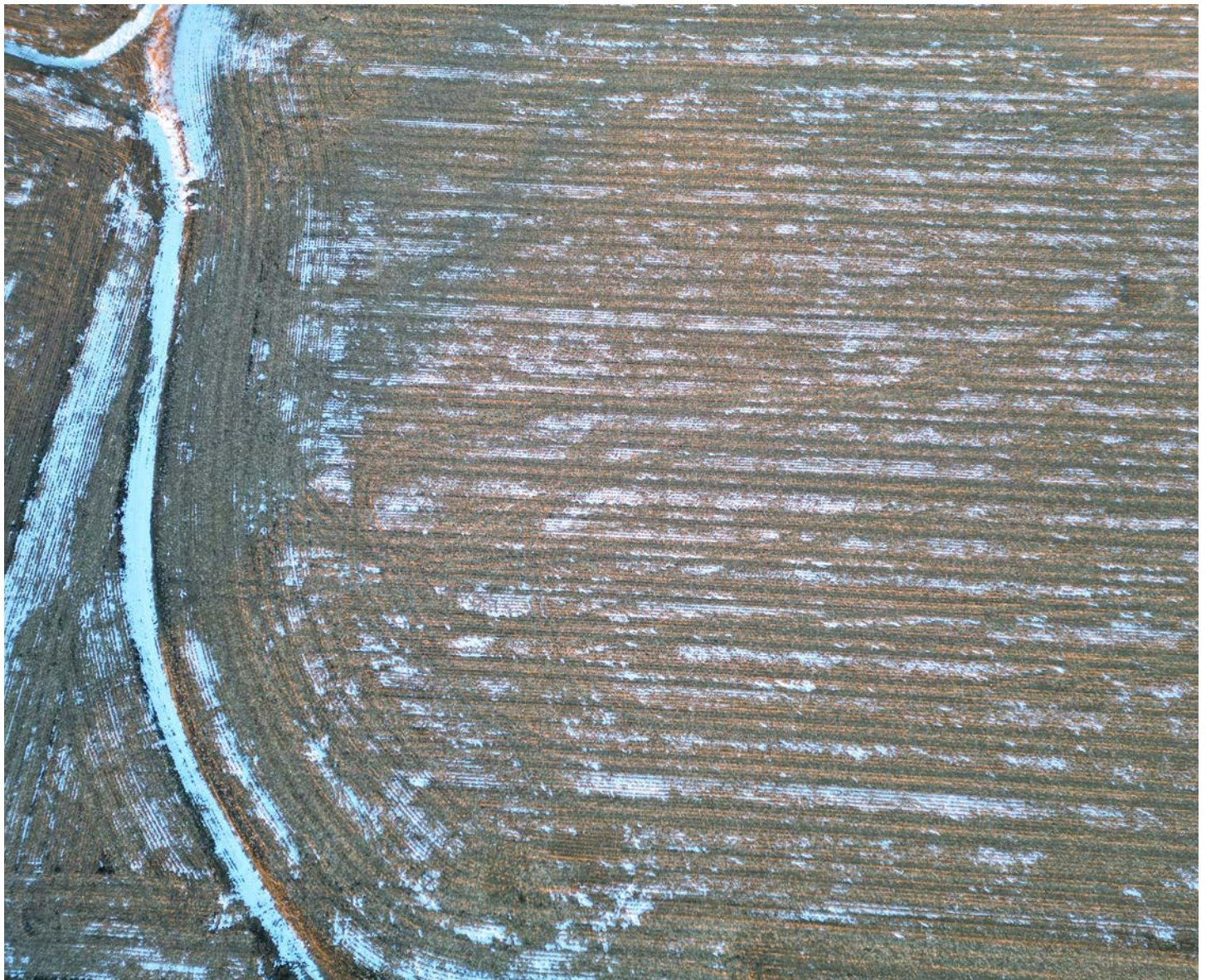
town of Poplar Grove with convenient access to Rockford. The tract offers high-quality tillable acres, outstanding access, and long-term stability in a region where farmland is tightly held. Strong soil profiles, reliable field performance, and an efficient footprint make this an excellent opportunity for operators looking to expand or investors seeking a well-positioned, productive piece of Boone County farmland.



PROPERTY FEATURES

COUNTY: **BOONE** | STATE: **ILLINOIS** | ACRES: **50**

- 50 +/- acres of productive, contiguous tillable farmland in Boone County
- Strong 133 Crop Productivity Index (CPI) with proven yield potential
- Predominantly flat, efficient topography ideal for modern row-crop production
- Excellent access and road frontage along Hunter Road
- Currently leased to a local operator, offering immediate income for new ownership
- Property professionally farmed and maintained
- Quality soil profiles known for consistency and long-term performance
- Clean field shape with long, straight rows that maximize farmability and efficiency
- Minutes from Poplar Grove and a short drive to Rockford, providing strong operator and investor accessibility
- Rare chance to acquire a well-managed investment tract in a tightly held agricultural region



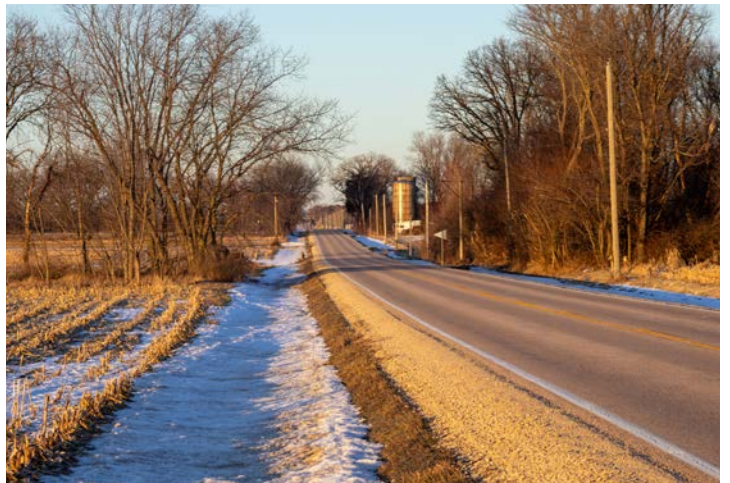
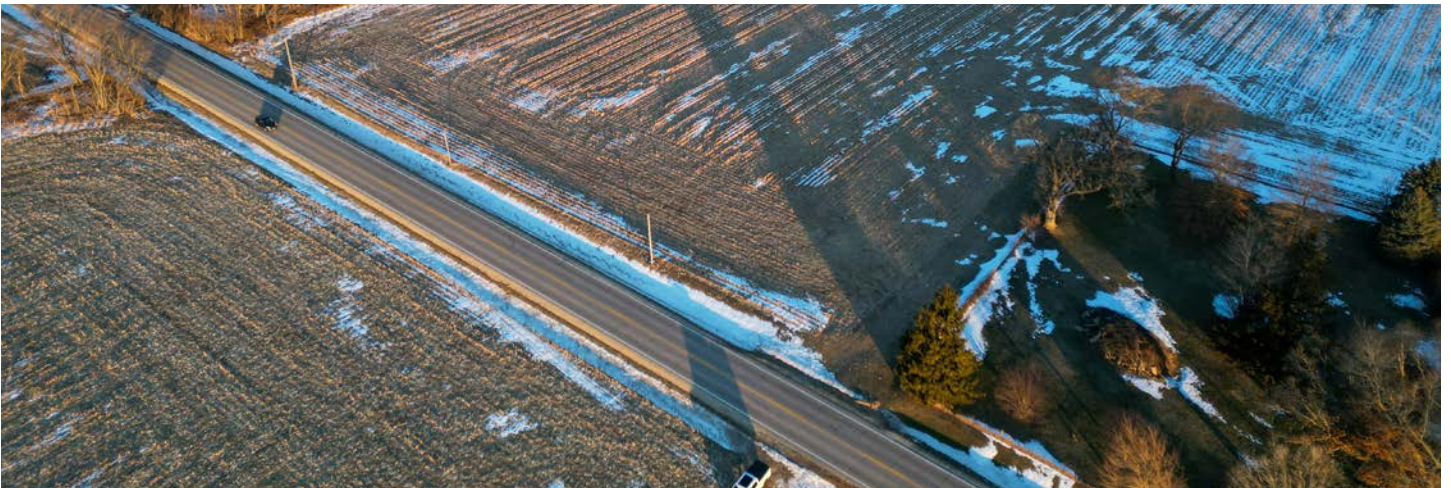
PRODUCTIVE TILLABLE FARMLAND



PREDOMINATELY FLAT TOPOGRAPHY



ROAD FRONTAGE



QUALITY SOIL PROFILES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 25' 38.28, -88° 49' 43.92

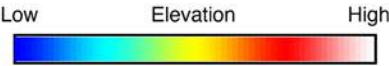
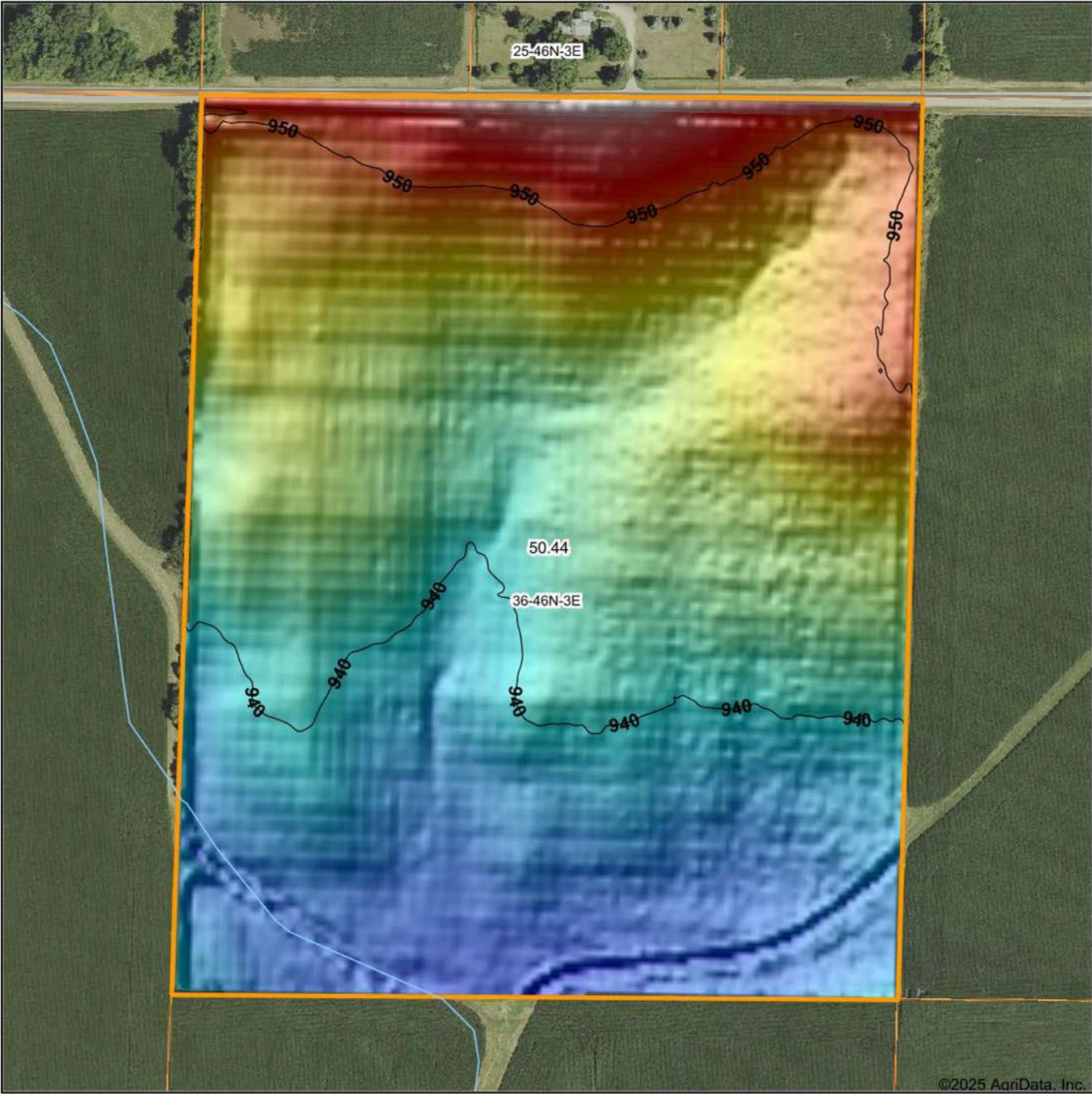
0ft 649ft 1298ft

36-46N-3E
Boone County
Illinois



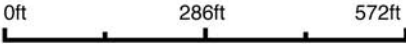
11/17/2025

HILLSHADE MAP



Maps Provided By:
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Source: USGS 3 meter dem
Interval(ft): 10
Min: 933.9
Max: 958.2
Range: 24.3
Average: 942.8
Standard Deviation: 5.02 ft

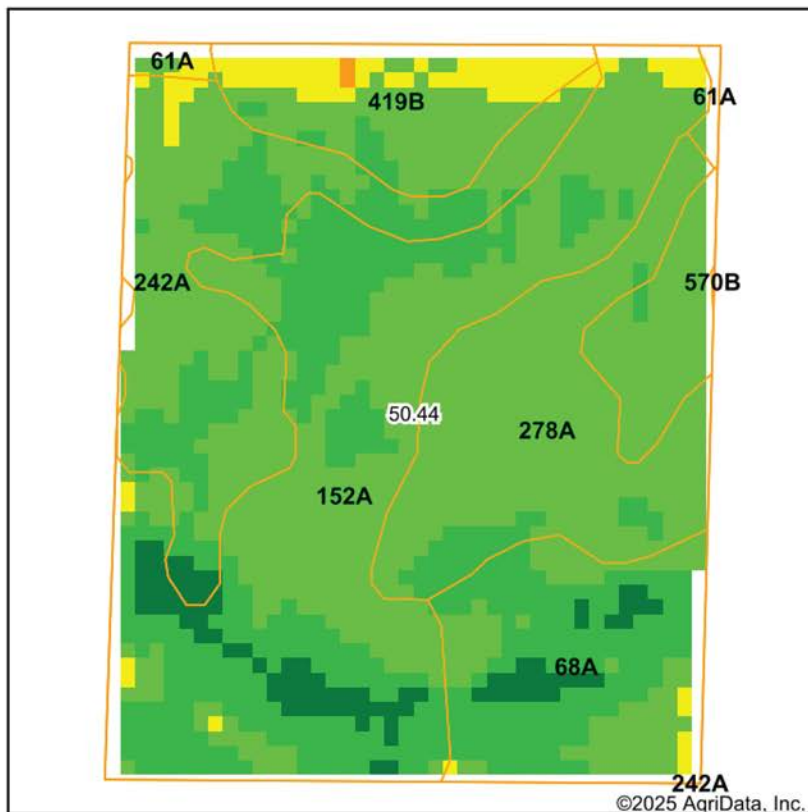


11/17/2025

36-46N-3E
Boone County
Illinois

Boundary Center: 42° 25' 38.28, -88° 49' 43.92

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: **Boone**
 Location: **36-46N-3E**
 Township: **Manchester**
 Acres: **50.46**
 Date: **11/17/2025**

Crop:



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2025	*n NCCPI Overall
**152A	Drummer silty clay loam, 0 to 2 percent slopes	18.96	37.6%	Poorly drained	**195	**63	**144	80.9	81
242A	Kendall silt loam, 0 to 2 percent slopes	9.24	18.3%	Somewhat poorly drained	172	53	125	80	87
278A	Stronghurst silt loam, 0 to 2 percent slopes	8.18	16.2%	Somewhat poorly drained	171	54	125	79.2	93
**68A	Sable silty clay loam, 0 to 2 percent slopes	6.88	13.6%	Poorly drained	**192	**63	**143	82.2	83
**419B	Flagg silt loam, 2 to 5 percent slopes	6.65	13.2%	Well drained	**160	**51	**118	77.8	82
61A	Atterberry silt loam, 0 to 2 percent slopes	0.55	1.1%	Somewhat poorly drained	182	56	132	75.5	84
Weighted Average					181.7	58.1	133.7		*n 84.5

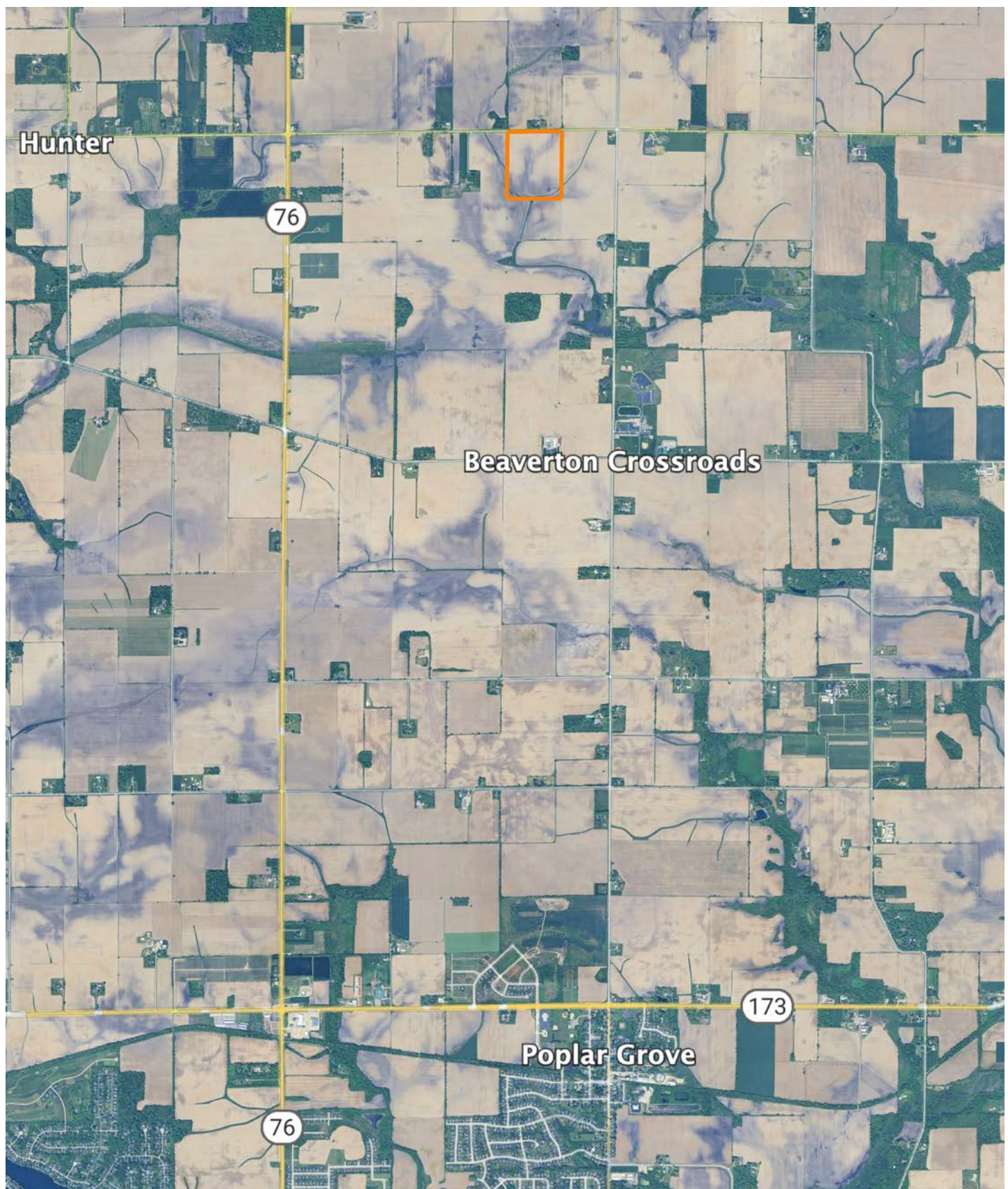
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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 II. Soils EFOTG

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

OVERVIEW MAP



AGENT CONTACT

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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