

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

# BOONE COUNTY ILLINOIS



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# HIGHLY PRODUCTIVE TILLABLE ACREAGE IN BOONE COUNTY

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Here is an opportunity to own 80 +/- surveyed acres in southern Bourbon County with lots of potential for hunting, recreation, grazing, or even building a cabin! Sitting just above the Marmaton River with some timbered draws running down to the Ag fields on the river bottoms, you possess some incredible bedding cover for those big bucks to sneak off to during the rut. The entire top is made up of a wonderful mix of natives included big bluestem, and with a little TLC could be a fantastic native grass meadow providing incredible habitat for deer and turkeys. The property has not been hunted, but the deer sign is incredible, with deer seen every time I've been in there.

There have been no cattle grazed here for the last year, but historically, this pasture was a place to graze some

cattle on the native so the fences on three sides are good. The north fence is not in, but the sellers drove steel corner posts in on all the survey markers to make sure they were permanent and to be ready for the fence if you choose. The property sits just northeast of the Bourbon State Fishing Lake and would also be a very cool place to build a getaway for the family! A bonus is that power has been run into the property to an old home site. The power is not on, but the work and expense are done.

This one won't last as farms at this price point are highly sought after in Bourbon County. Call Land Agent, Ryan Litwin, today for a tour!



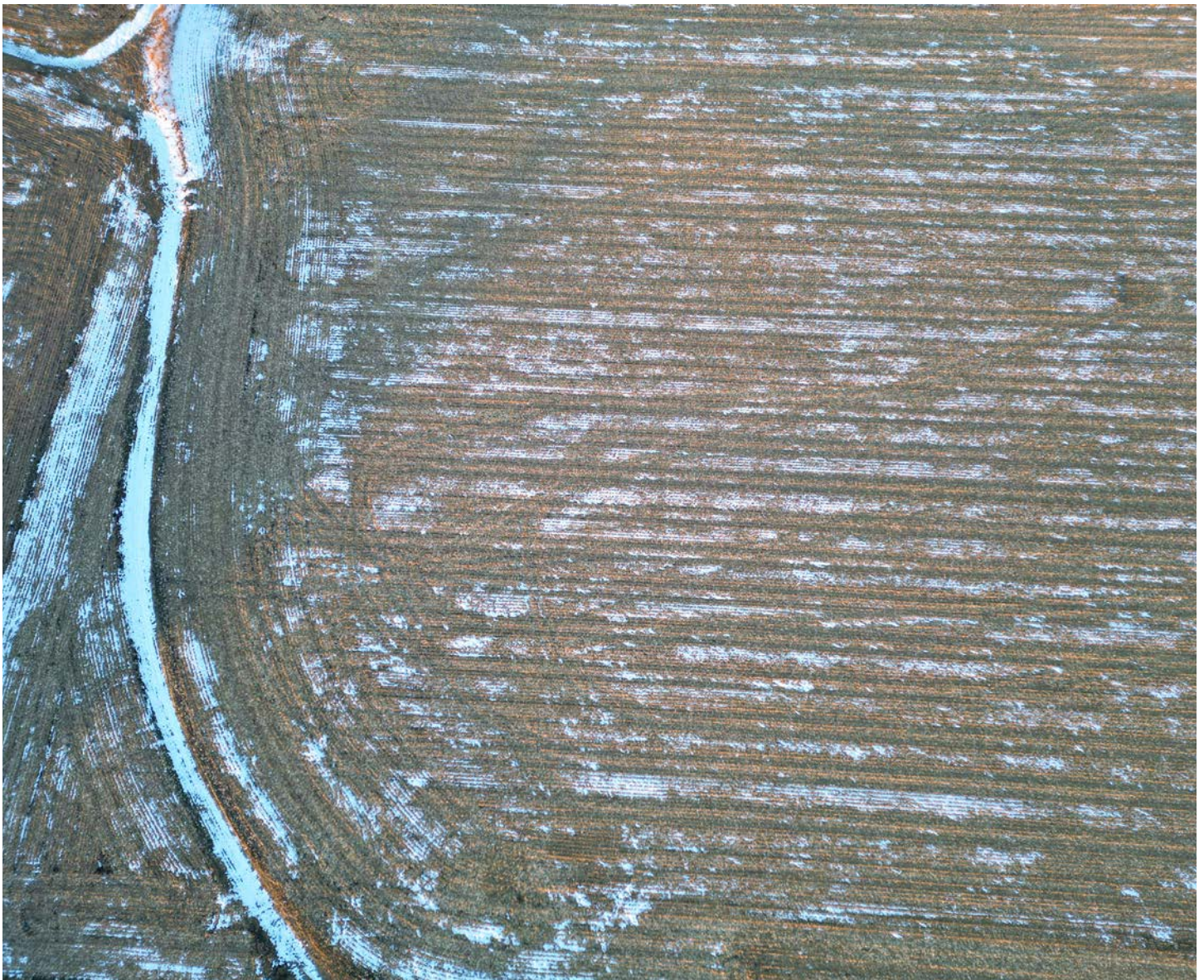


# PROPERTY FEATURES

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

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- 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

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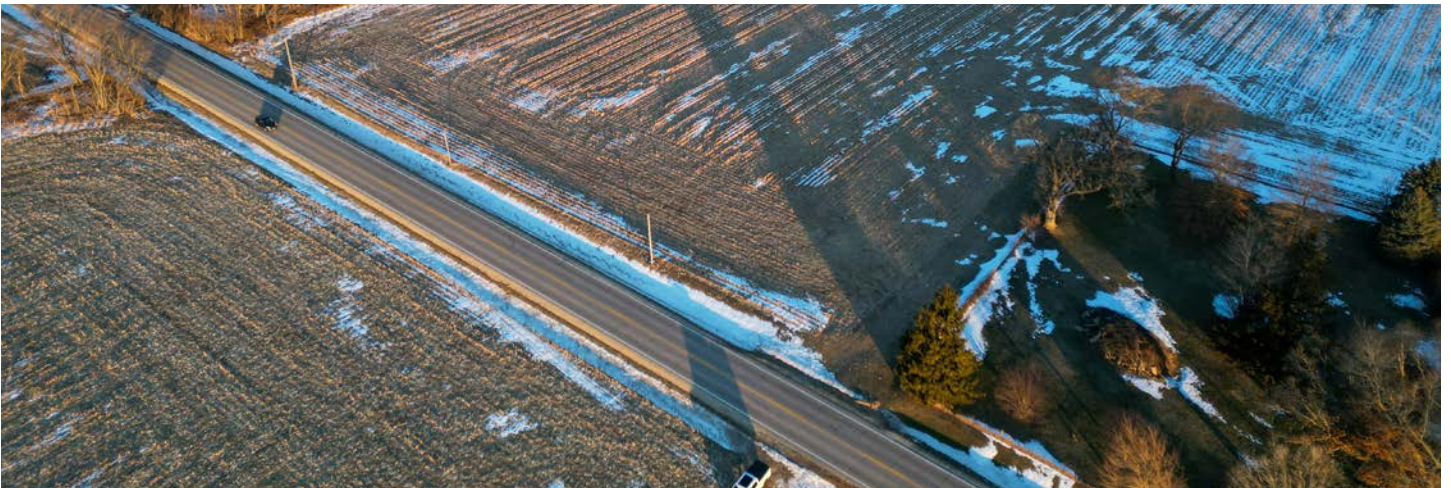
# PREDOMINATELY FLAT TOPOGRAPHY

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## ROAD FRONTAGE

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# QUALITY SOIL PROFILES

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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

**36-46N-3E**  
**Boone County**  
**Illinois**

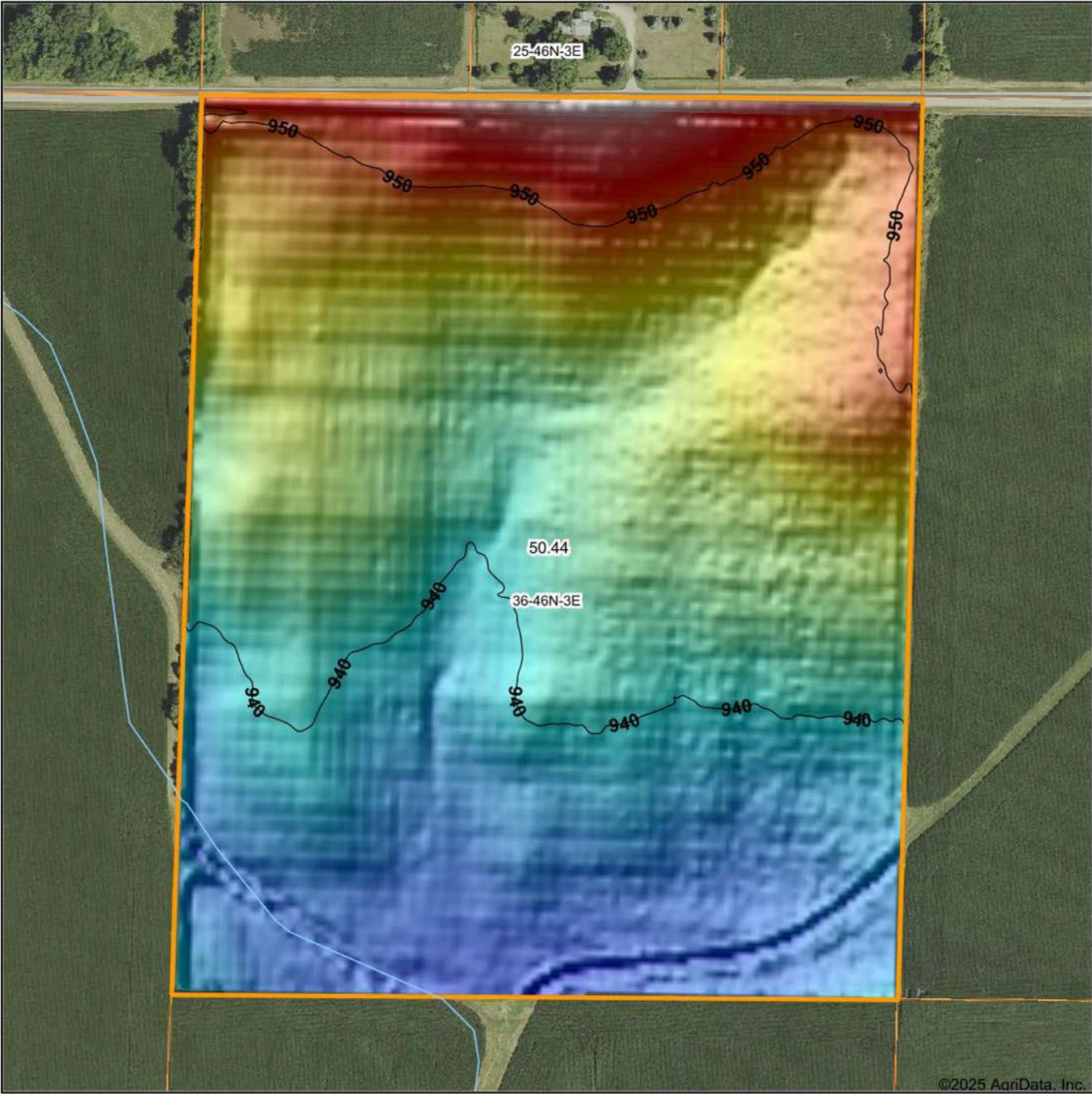
0ft 649ft 1298ft



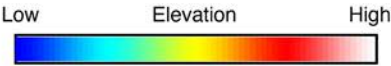
11/17/2025



# HILLSHADE MAP



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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



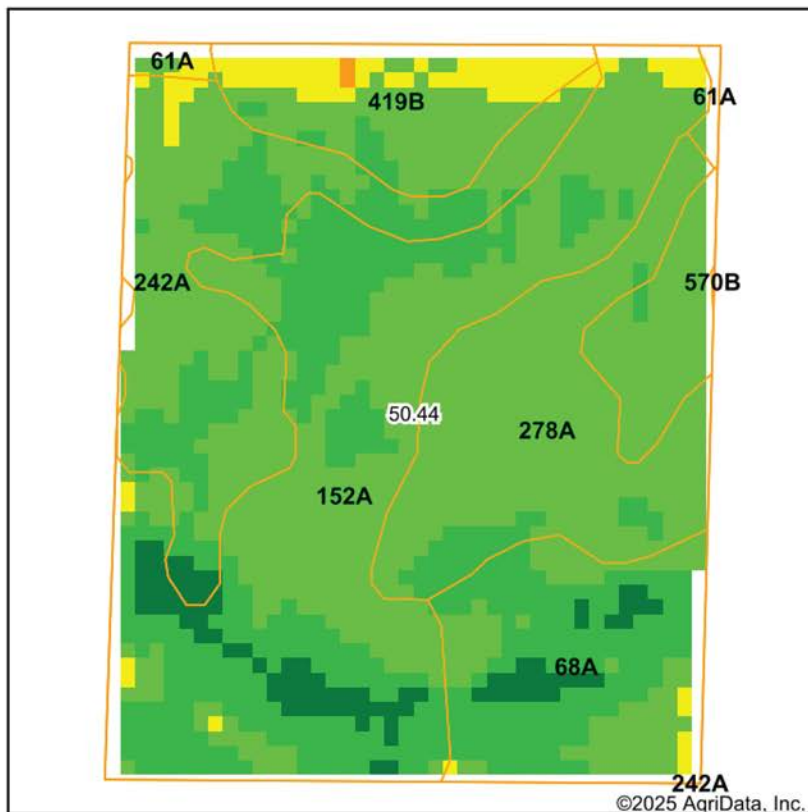
11/17/2025

**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

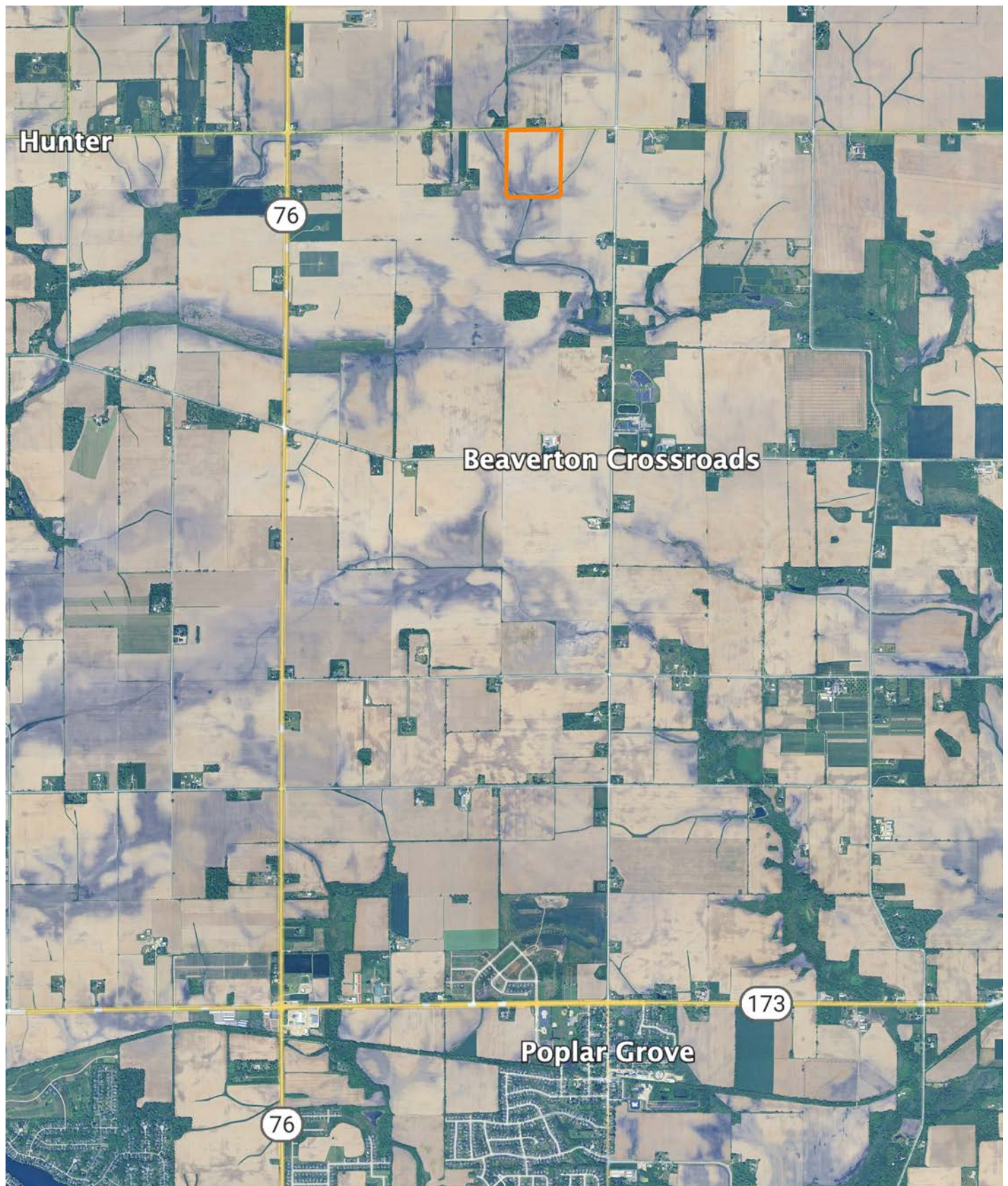
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* 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

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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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