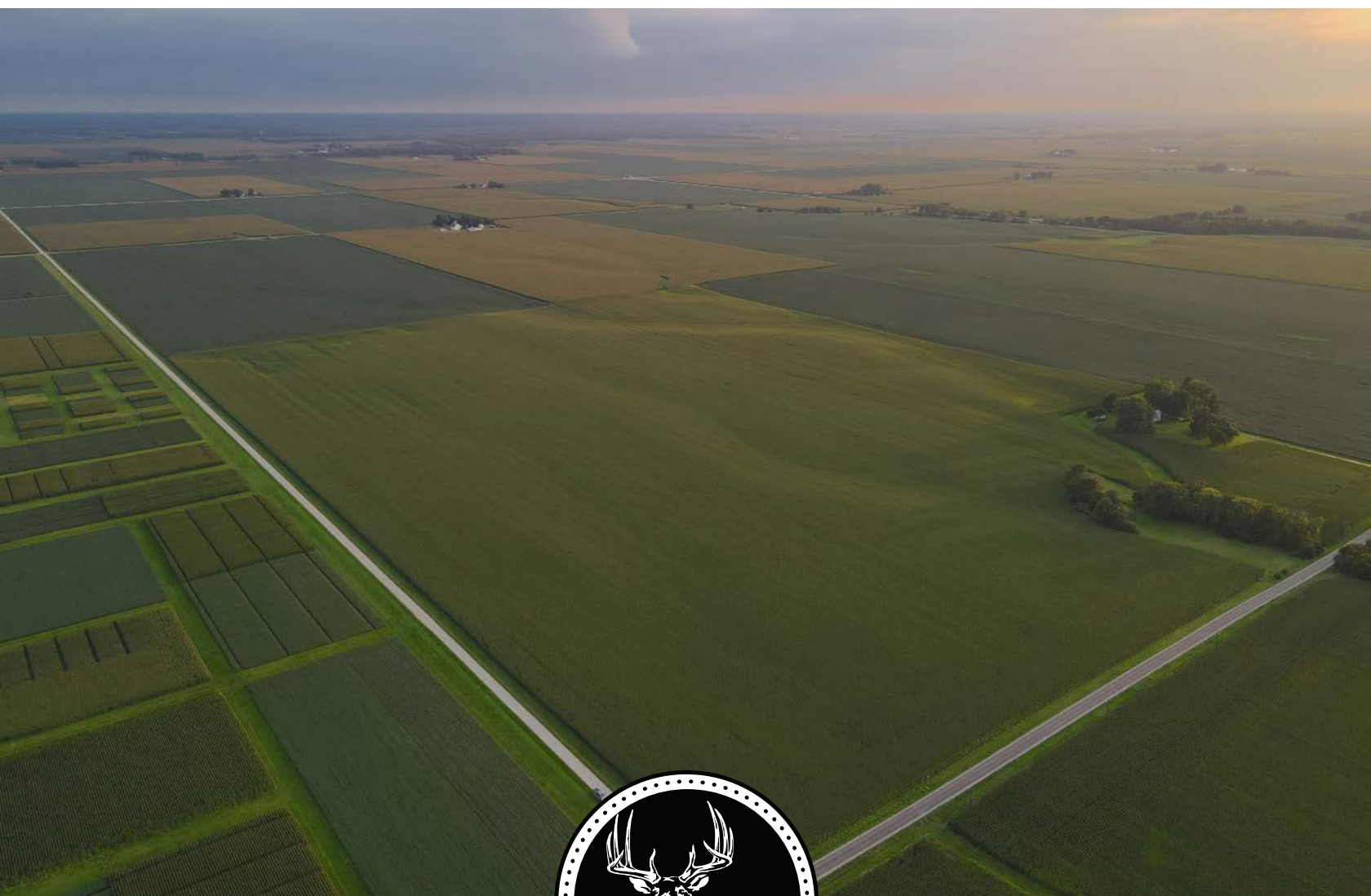


MIDWEST LAND GROUP PRESENTS

160 ACRES IN

WARREN COUNTY ILLINOIS

30TH STREET, MONMOUTH, IL 61462



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

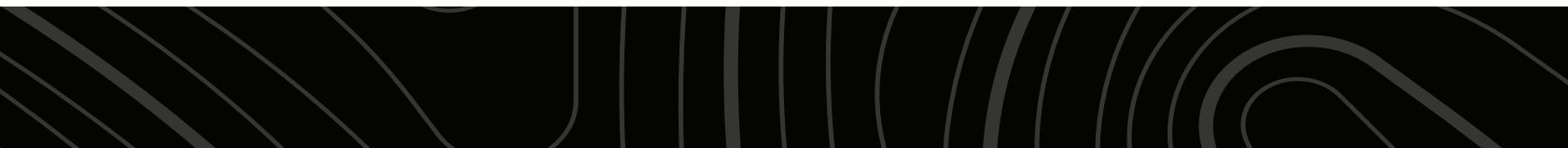
160 +/- ACRE INVESTMENT-GRADE TILLABLE FARM — WARREN COUNTY, ILLINOIS

Midwest Land Group is proud to present an exceptional 160 +/- acre investment-grade tillable farm located near Monmouth in Warren County, Illinois. With approximately 155 tillable acres, or 96% of the property, and an outstanding 141.8 weighted productivity index, this farm combines highly productive soils with the size, layout, and efficiency sought by both owner-operators and farmland investors.

Muscatune Silt Loam and Sable Silty Clay Loam make up the primary soil types, while the property's large, contiguous field layout provides excellent farmability and efficient operation for modern equipment. Strong and uniform crop health further demonstrates the productive characteristics of the farm.

Access is another standout feature, with road frontage on three sides and convenient field entrances from multiple roads. Electric is available along both the north and south road frontage, and a local grain elevator is located approximately two miles from the property.

The tillable acreage is open for the 2027 growing season, providing a new owner the flexibility to operate the farm, establish a new lease, or potentially continue with the existing tenant. With exceptional soils, approximately 96% tillable acreage, excellent accessibility, and an efficient 160-acre configuration, this is a high-quality Warren County farmland investment with long-term agricultural value.



PROPERTY FEATURES

COUNTY: **WARREN** | STATE: **ILLINOIS** | ACRES: **160**

- 155 +/- tillable acres — approximately 96% tillable
- Exceptional 141.8 weighted productivity index
- Primary soils include Muscatune Silt Loam and Sable Silty Clay Loam
- Good drainage
- Excellent field layout and farmability
- Strong, uniform crop health
- Road frontage on three sides
- Convenient field access from multiple roads
- Tillable acreage open for the 2027 growing season
- Electric available along both the north and south road frontage
- Approximately 2 miles from a local grain elevator
- 2025 property taxes: \$9,949.80



160 ACRE TRACT

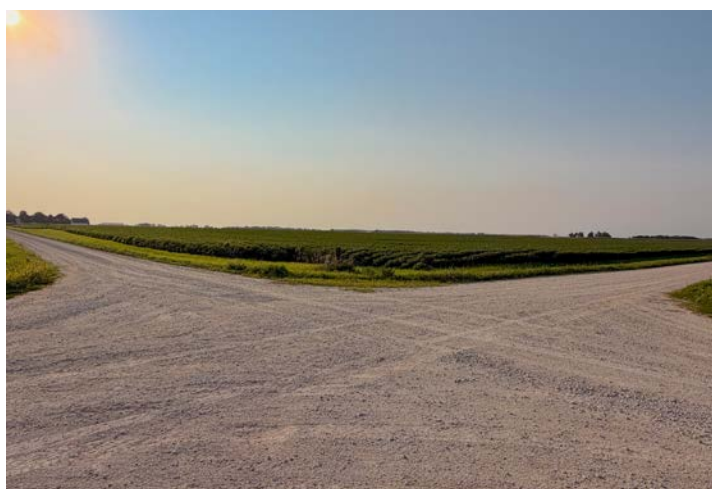
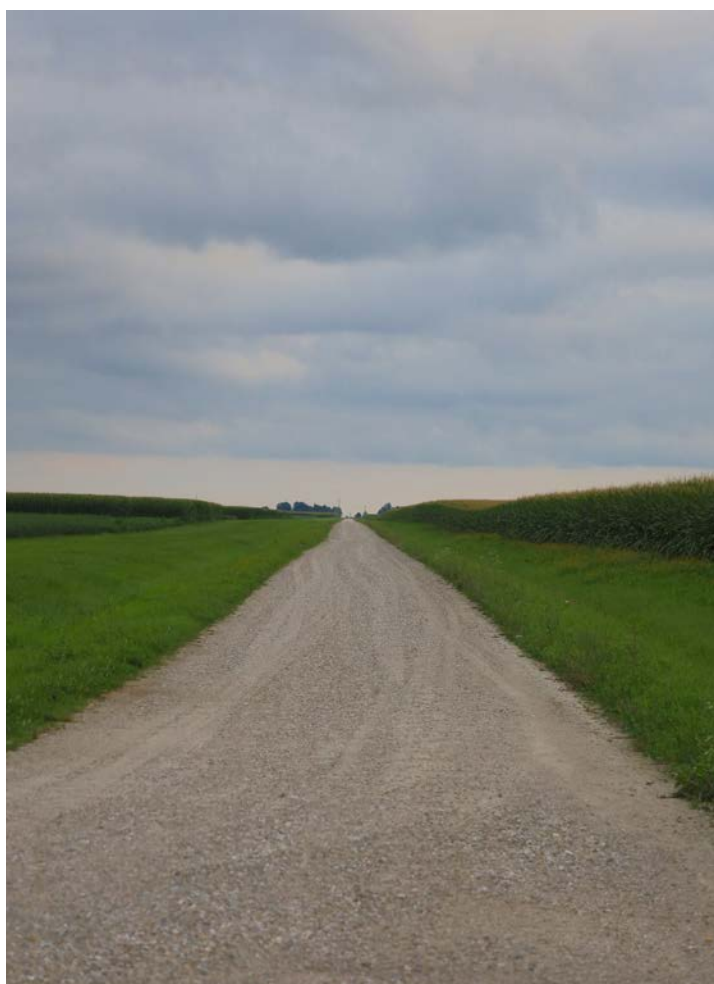
Muscatune Silt Loam and Sable Silty Clay Loam make up the primary soil types, while the property's large, contiguous field layout provides excellent farmability and efficient operation for modern equipment.



MUSCATUNE SILT & SABLE SILTY CLAY LOAM



ROAD FRONTAGE ON THREE SIDES



EXCELLENT FIELD LAYOUTS & FARMABILITY



AERIAL MAP - 160 +/- ACRE TRACT



©2026 AgriData, Inc.

Boundary Center: 40° 55' 47.46, -90° 43' 50.39

0ft 849ft 1699ft



Maps Provided By:



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21-11N-3W
Warren County
Illinois

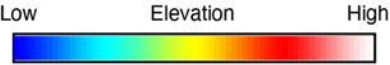


8/8/2026

HILLSHADE MAP - 160 +/- ACRE TRACT



©2026 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 4
Min: 735.2
Max: 765.9
Range: 30.7
Average: 757.7
Standard Deviation: 3.84 ft

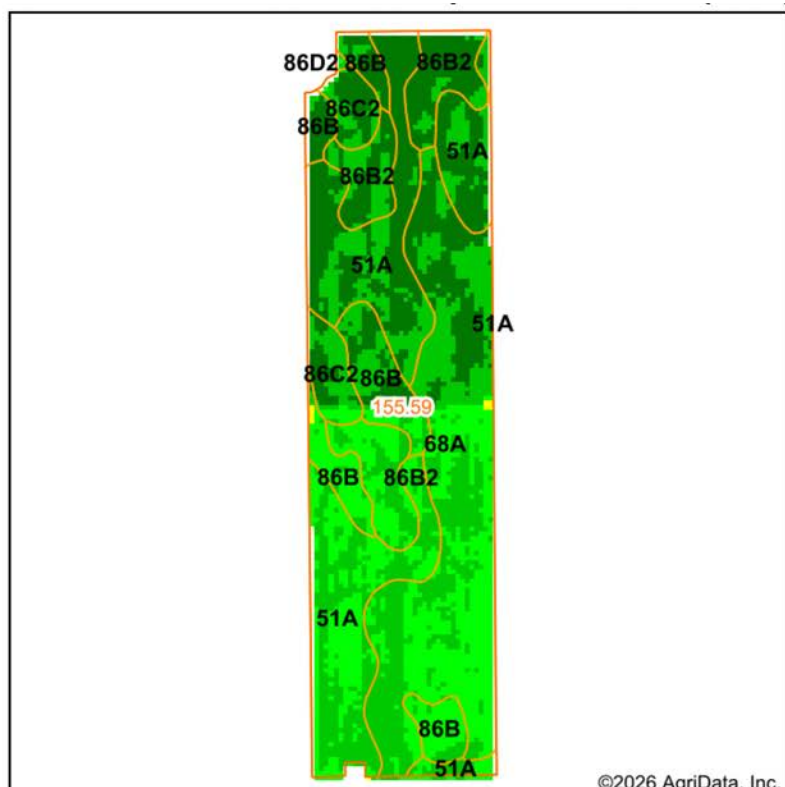


8/8/2026

21-11N-3W
Warren County
Illinois

Boundary Center: 40° 55' 47.46, -90° 43' 50.39

SOILS MAP - 160 +/- ACRE TRACT



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: **Warren**
 Location: **21-11N-3W**
 Township: **Hale**
 Acres: **155.59**
 Date: **8/8/2026**

Crop:

Corn - 50%
 Soybeans - 49%

*USDA CropScape



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL187, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2025	*n NCCPI Overall
51A	Muscataune silt loam, 0 to 2 percent slopes	54.87	35.3%	Somewhat poorly drained	147	83.4	95
**68A	Sable silty clay loam, 0 to 2 percent slopes	53.04	34.1%	Poorly drained	**143	82	84
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	19.62	12.6%	Well drained	**133	83.9	85
**86B	Osco silt loam, 2 to 5 percent slopes	19.41	12.5%	Well drained	**138	83	92
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.46	5.4%	Well drained	**131	85.1	84
**86D2	Osco silt loam, 10 to 18 percent slopes, eroded	0.19	0.1%	Well drained	**123	83.5	78
Weighted Average					141.8		*n 89

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 IL Soils EFOTG

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

160 ACRE HISTORICAL IMAGERY - 2014 & 2015

2015



2014

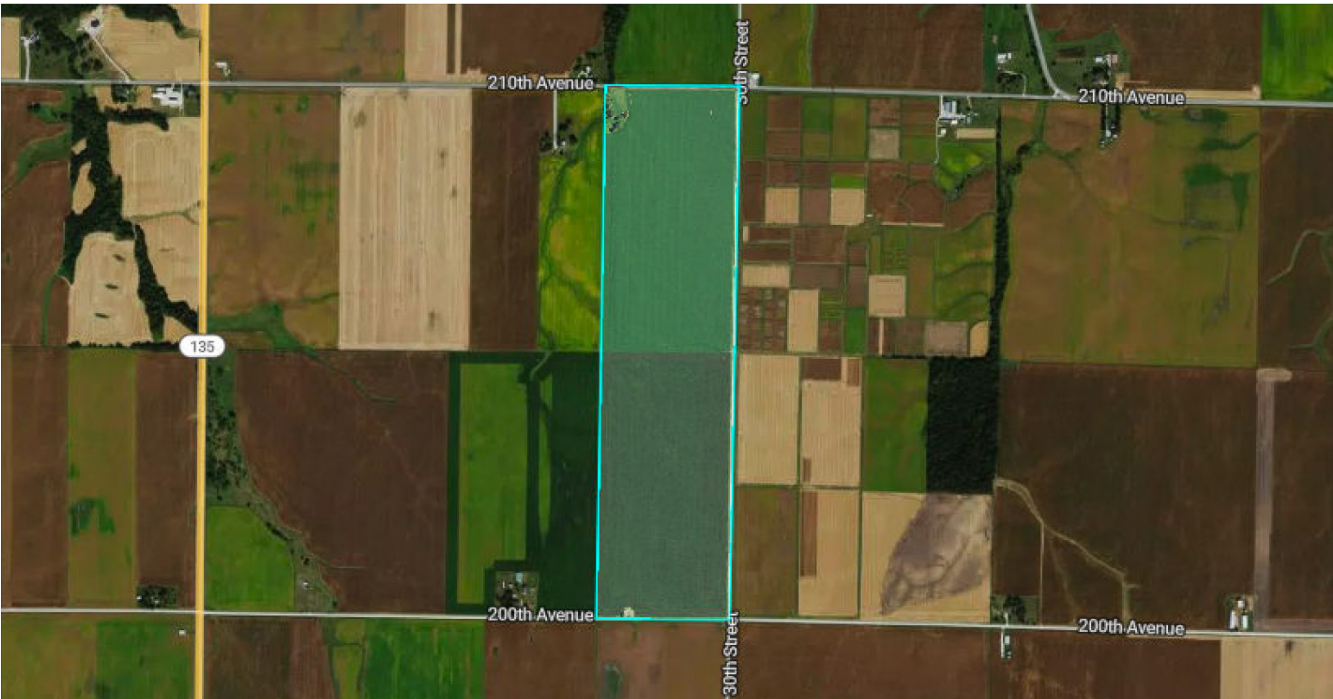


160 ACRE HISTORICAL IMAGERY - 2017 & 2019

2019



2017



160 ACRE HISTORICAL IMAGERY - 2021 & 2023

2023



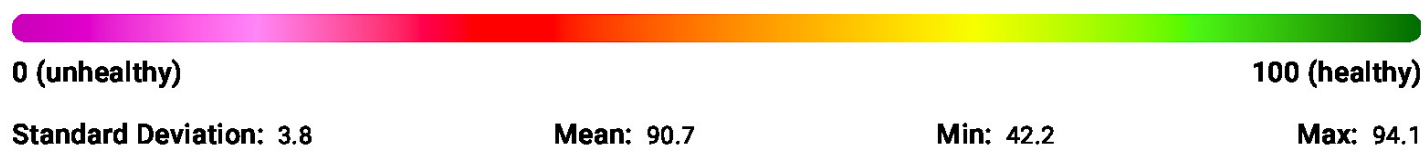
2021



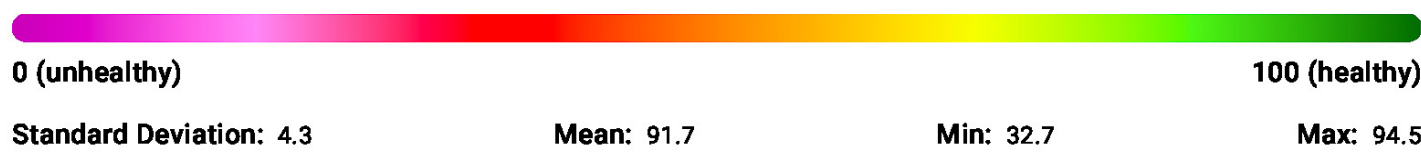
OVERVIEW



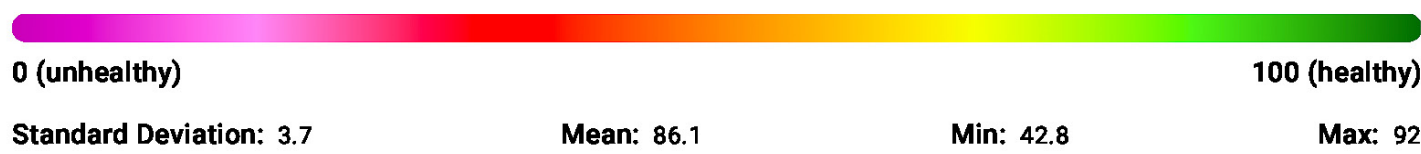
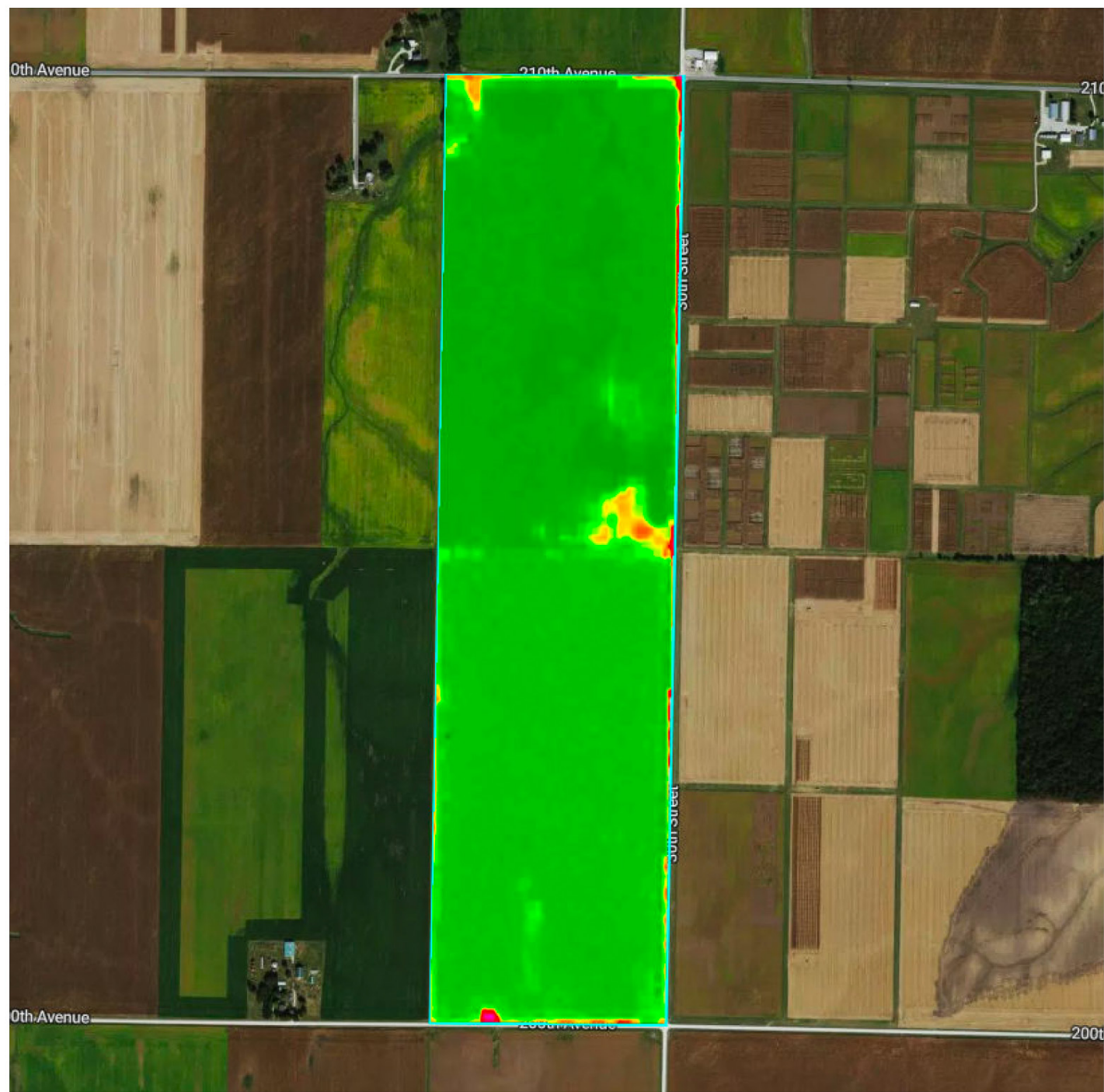
160 ACRE VEGETATION INDEX - 2019



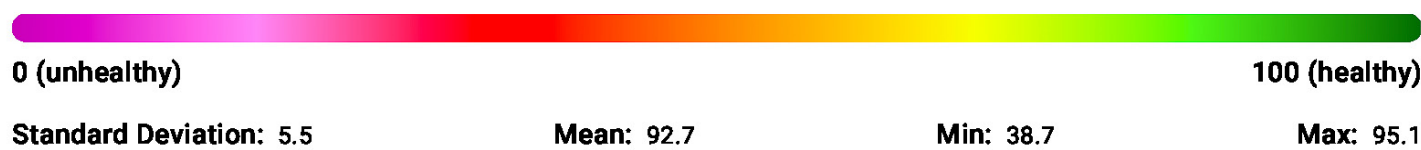
160 ACRE VEGETATION INDEX - 2020



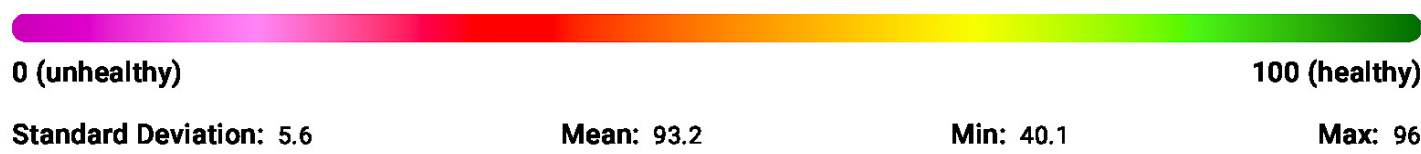
160 ACRE VEGETATION INDEX - 2021



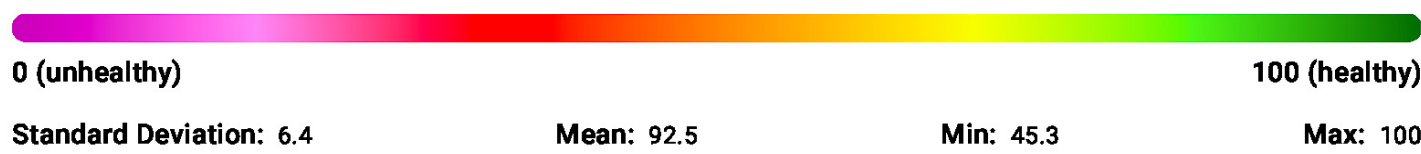
160 ACRE VEGETATION INDEX - 2022



160 ACRE VEGETATION INDEX - 2023



160 ACRE VEGETATION INDEX - 2024



BROKER CONTACT

Jason Heller is a land broker specializing in farmland, recreational, and investment properties across Illinois and Wisconsin. Raised on a working farm in rural Jo Daviess County, Illinois, Jason developed an early appreciation for land ownership, stewardship, and the long-term value of well-managed ground.

With a lifelong background in hunting and habitat management, Jason brings a practical, real-world understanding of how land functions—not just on paper, but on the ground. From timber stand improvement and habitat enhancement to evaluating access, topography, and wildlife potential, he understands what truly drives value in recreational and rural properties. That hands-on experience allows him to quickly identify strengths, weaknesses, and opportunities that many buyers and sellers overlook.

Jason earned a degree in Agricultural Business from the University of Wisconsin–Platteville and began his professional career in agricultural banking. This foundation gives him strong insight into land financing, including conventional ag loans, government programs, and FSA financing—an advantage for both buyers navigating complex purchases and sellers evaluating buyer qualifications.

Today, Jason works with buyers seeking hunting properties, farmland expansions, rural homes, and long-term land investments, while also helping sellers strategically position their properties to attract the right buyers and maximize market value. His approach is straightforward, data-driven, and grounded in market realities—no fluff, no guesswork.

Outside of real estate, Jason enjoys spending time with his family and time outdoors when his schedule allows. If you're considering buying or selling land in Illinois or Wisconsin, Jason would welcome the opportunity to help you evaluate your options and move forward with confidence.



JASON HELLER, LAND BROKER

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JHeller@MidwestLandGroup.com



MidwestLandGroup.com

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