

MIDWEST LAND GROUP PRESENTS

220.62 TOTAL ACRES IN

WARREN COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

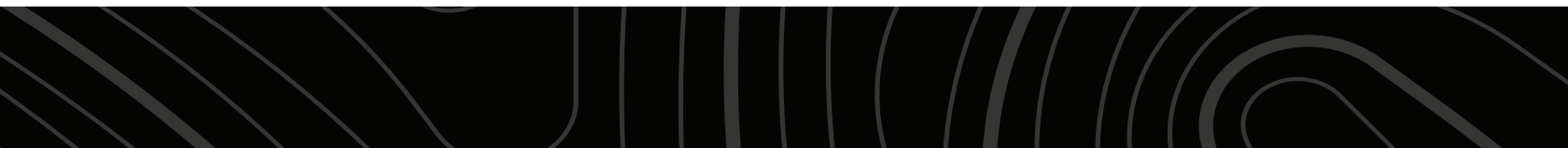
220.62 +/- ACRE INVESTMENT-GRADE TILLABLE PORTFOLIO

Midwest Land Group is proud to present an exceptional 220.62 +/- acre investment-grade tillable portfolio located near Monmouth in Warren County, Illinois. The offering consists of a highly productive 160 +/- acre farm and a separate 60.62 +/- acre farm located approximately five miles apart. Buyers have the opportunity to purchase the entire 220.62 +/- acres or either farm individually.

Combined, the properties offer approximately 213.9 tillable acres, representing nearly 97% of the total acreage, with an outstanding overall weighted productivity index of 139.3. Primary soils include Muscatine Silt Loam, Sable Silty Clay Loam, and Osco Silt Loam. Both farms feature efficient field layouts, strong and uniform crop health, excellent road frontage, and convenient field access.

The tillable acreage is open for the 2027 growing season, providing flexibility for an owner-operator or investor to establish a new lease or potentially continue with the existing tenant. Electric is available along the road frontage of both farms, and both properties are conveniently located within approximately five miles of a local grain elevator.

With nearly 214 tillable acres, exceptional soil productivity, efficient field configurations, and multiple purchase options, this offering provides a rare opportunity to acquire a substantial portfolio of high-quality Warren County farmland.



PROPERTY FEATURES

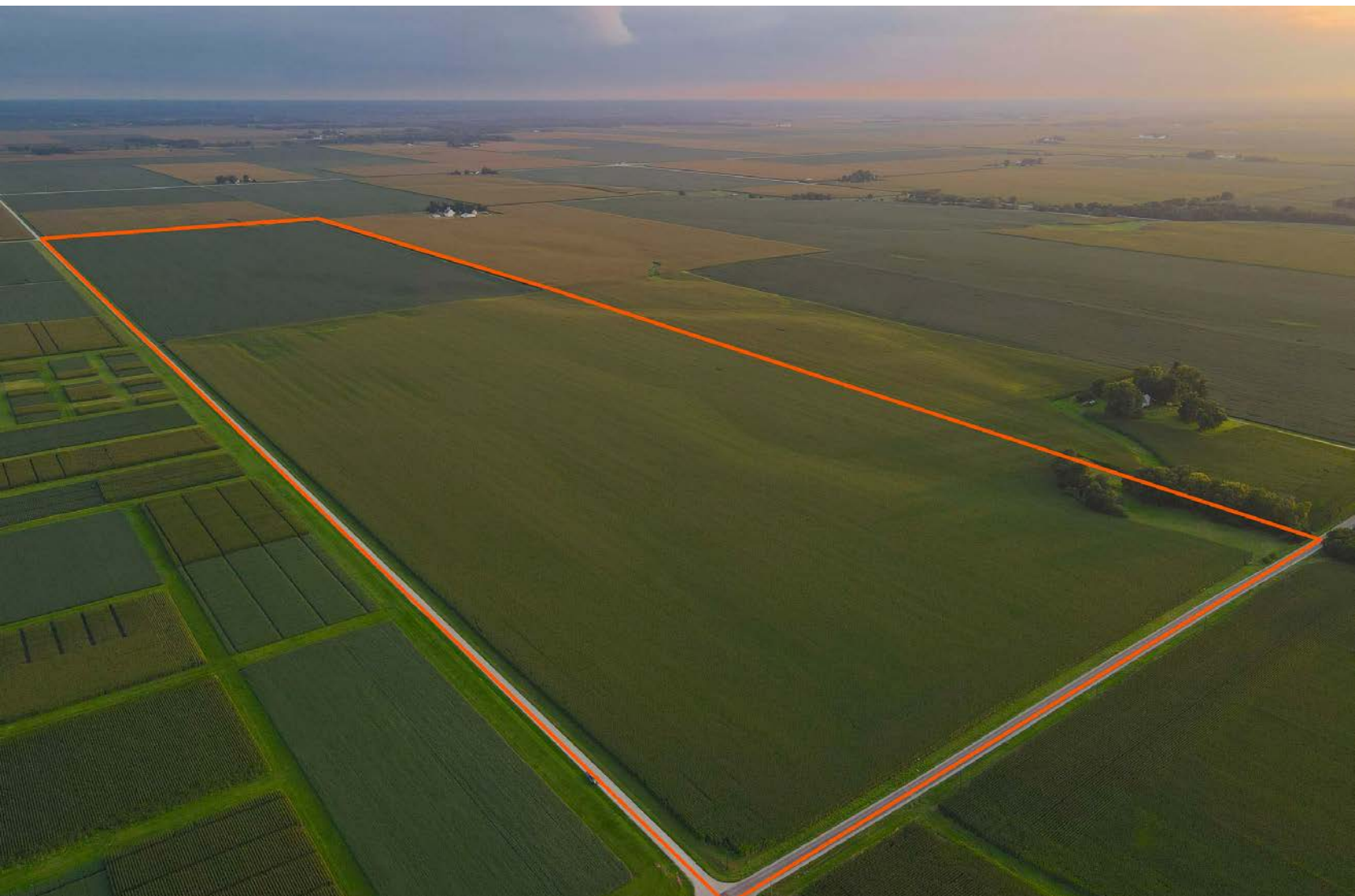
COUNTY: **WARREN** | STATE: **ILLINOIS** | ACRES: **220.62**

- 220.62 +/- total acres
- Consisting of a 160 +/- acre farm and a separate 60.62 +/- acre farm
- Available as the entire 220.62 +/- acres, 160 +/- acres, or 60.62 +/- acres
- 213.9 +/- total tillable acres – approximately 97% tillable
- 139.3 overall weighted productivity index
- Primary soils include Muscatune Silt Loam, Sable Silty Clay Loam, & Osco Silt Loam
- Well-drained soil
- Excellent field layouts and farmability
- Strong, uniform crop health
- Tillable acreage open for the 2027 growing season
- Excellent road frontage and convenient field access
- Electric available along the road frontage of both farms
- Less than 5 miles to local grain elevator
- 2025 taxes: \$13,304.84



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.



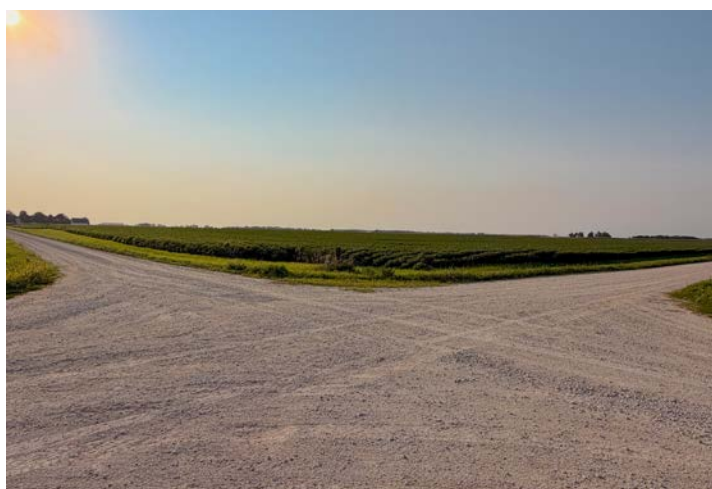
60.62 ACRE TRACT



MUSCATUNE, SABLE SILTY CLAY, & OSCO SILT LOAM



ROAD FRONTAGE AND FIELD ACCESS



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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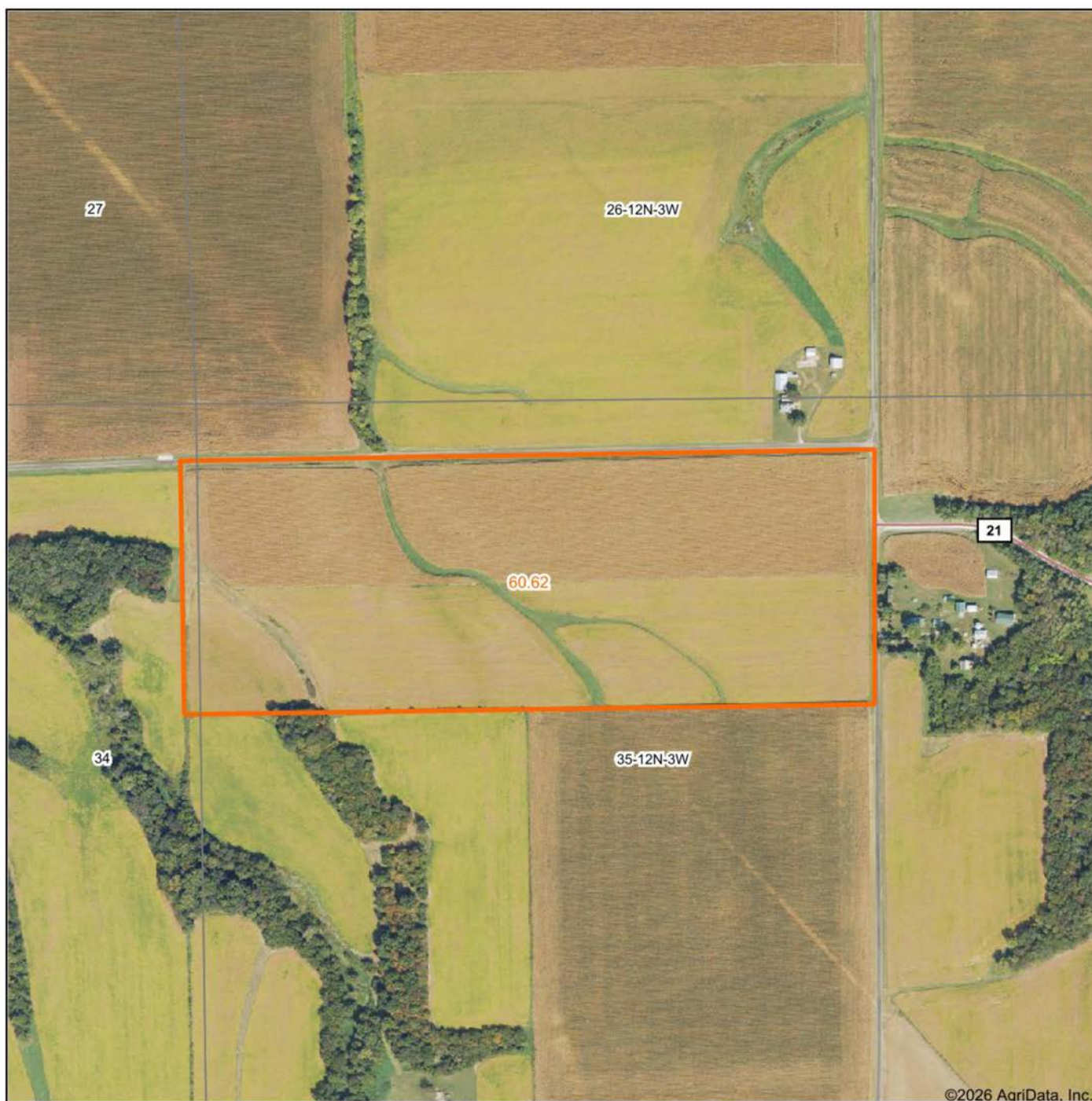
www.AgriDataInc.com

21-11N-3W
Warren County
Illinois



8/8/2026

AERIAL MAP - 60.62 +/- ACRE TRACT



©2026 AgriData, Inc.

Boundary Center: 40° 59' 36.05, -90° 42' 12.31

0ft 605ft 1210ft



Maps Provided By:



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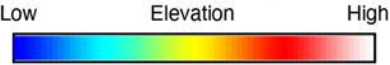
www.AgriDataInc.com

35-12N-3W
Warren County
Illinois



7/22/2026

HILLSHADE MAP - 160 +/- ACRE TRACT



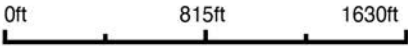
Maps Provided By:



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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

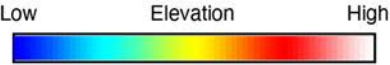
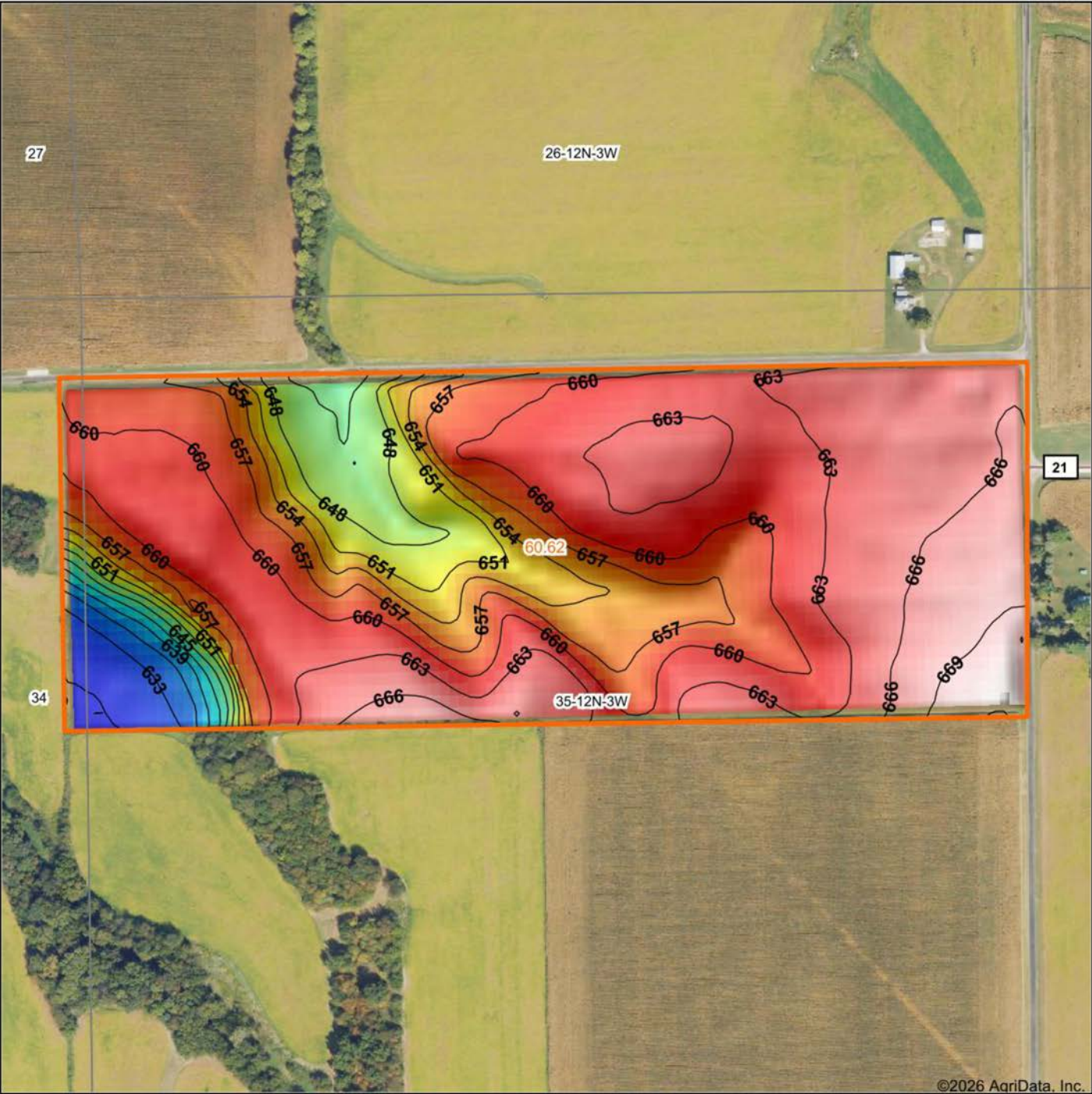


8/8/2026

21-11N-3W
Warren County
Illinois

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

HILLSHADE MAP - 60.62 +/- ACRE TRACT



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 3
Min: 629.5
Max: 671.4
Range: 41.9
Average: 658.6
Standard Deviation: 7.97 ft

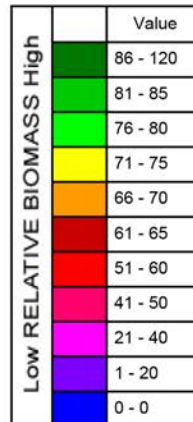
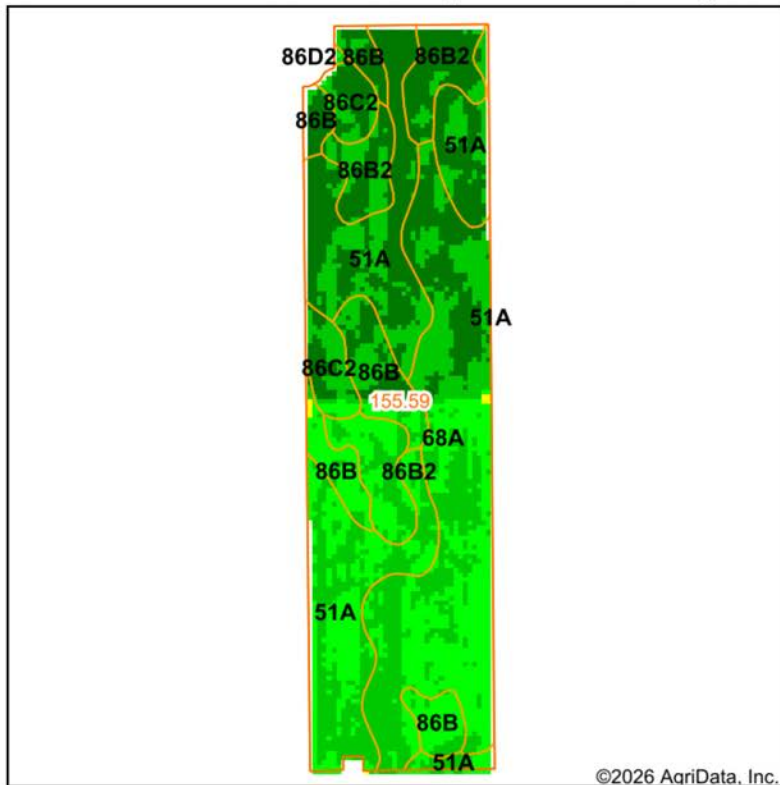


7/22/2026

35-12N-3W
Warren County
Illinois

Boundary Center: 40° 59' 36.05, -90° 42' 12.31

SOILS MAP - 160 +/- ACRE TRACT



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

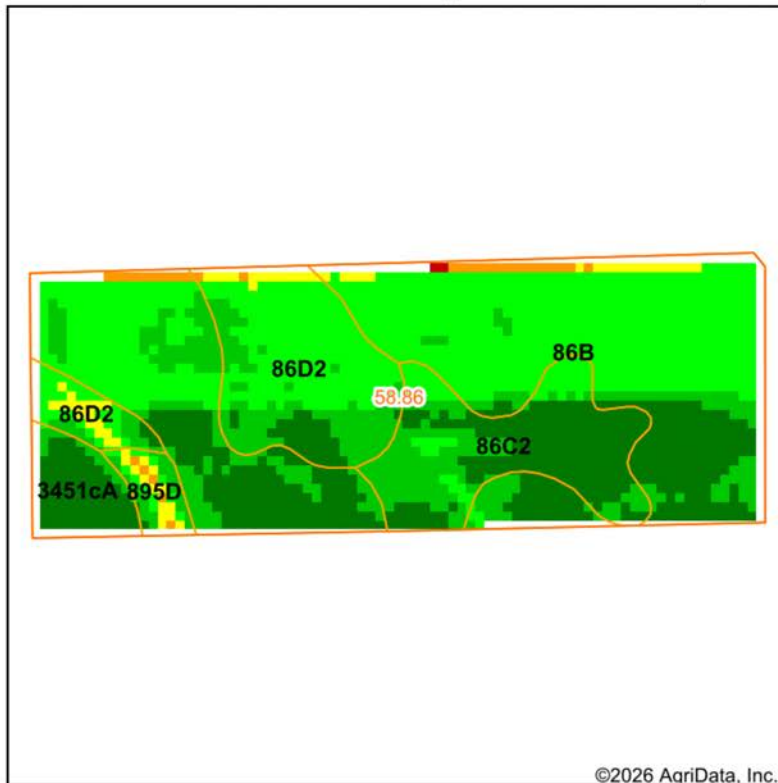
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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"

SOILS MAP - 60.62 +/- 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: **35-12N-3W**
 Township: **Sumner**
 Acres: **58.86**
 Date: **7/22/2026**

Crop:

Corn - 50%
 Soybeans - 48%

*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
**86B	Osco silt loam, 2 to 5 percent slopes	34.82	59.1%	Well drained	**138	81.4	92
**86D2	Osco silt loam, 10 to 18 percent slopes, eroded	10.93	18.6%	Well drained	**123	80.4	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.87	15.1%	Well drained	**131	84.9	84
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	2.82	4.8%	Somewhat poorly drained	**126	86.8	85
**895D	Fayette-Westville complex, 10 to 18 percent slopes	1.42	2.4%	Well drained	**107	78	79
Weighted Average					132.8		*n 87.5

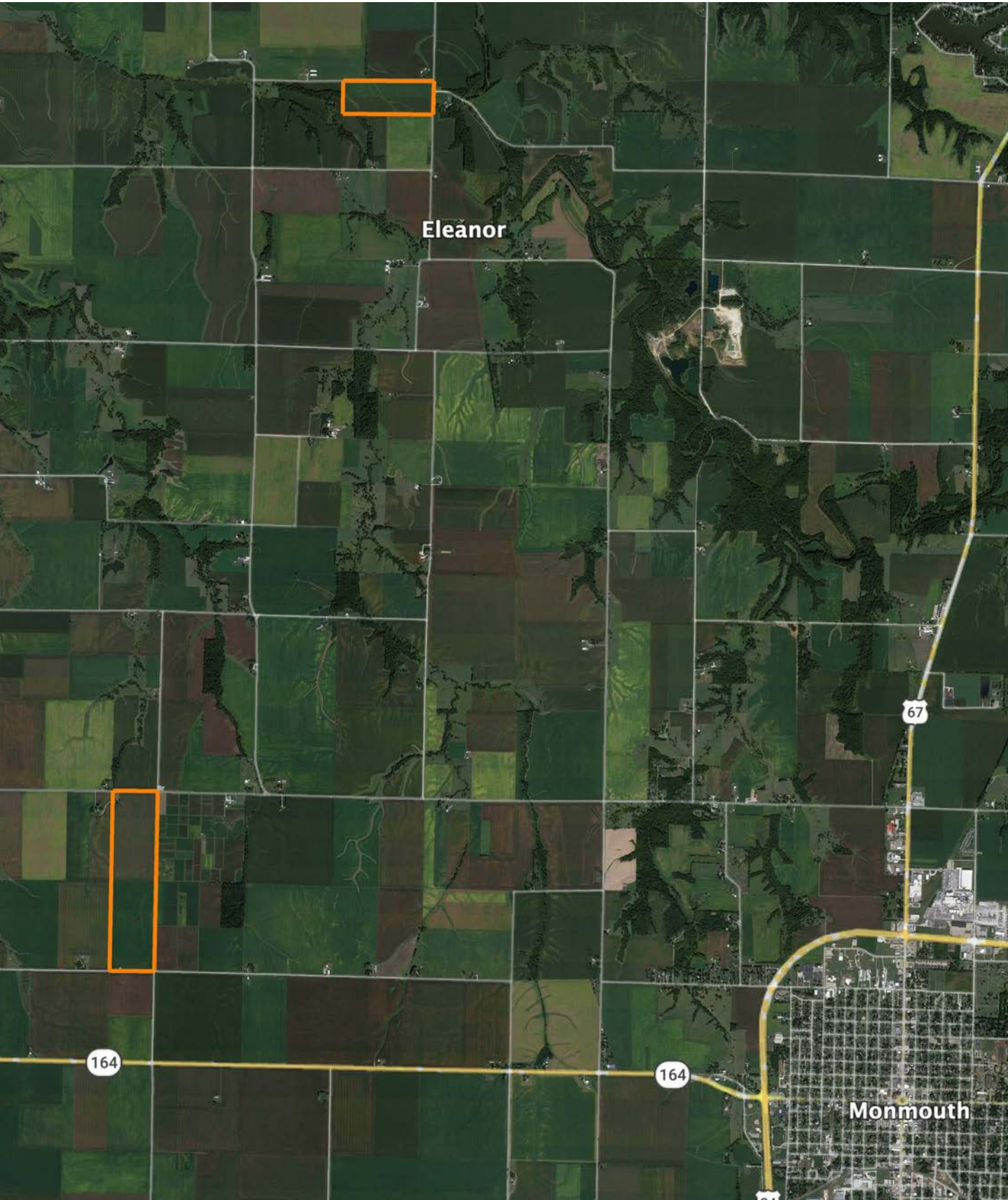
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*n: The aggregation method is "Weighted Average using all components"

OVERVIEW



60.62 ACRES HISTORICAL IMAGERY - 2014 & 2015

2015



2014



60.62 ACRES HISTORICAL IMAGERY - 2017 & 2019

2019



2017



60.62 ACRES HISTORICAL IMAGERY - 2021 & 2023

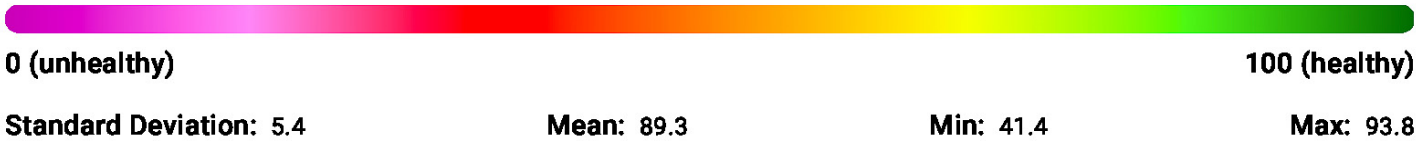
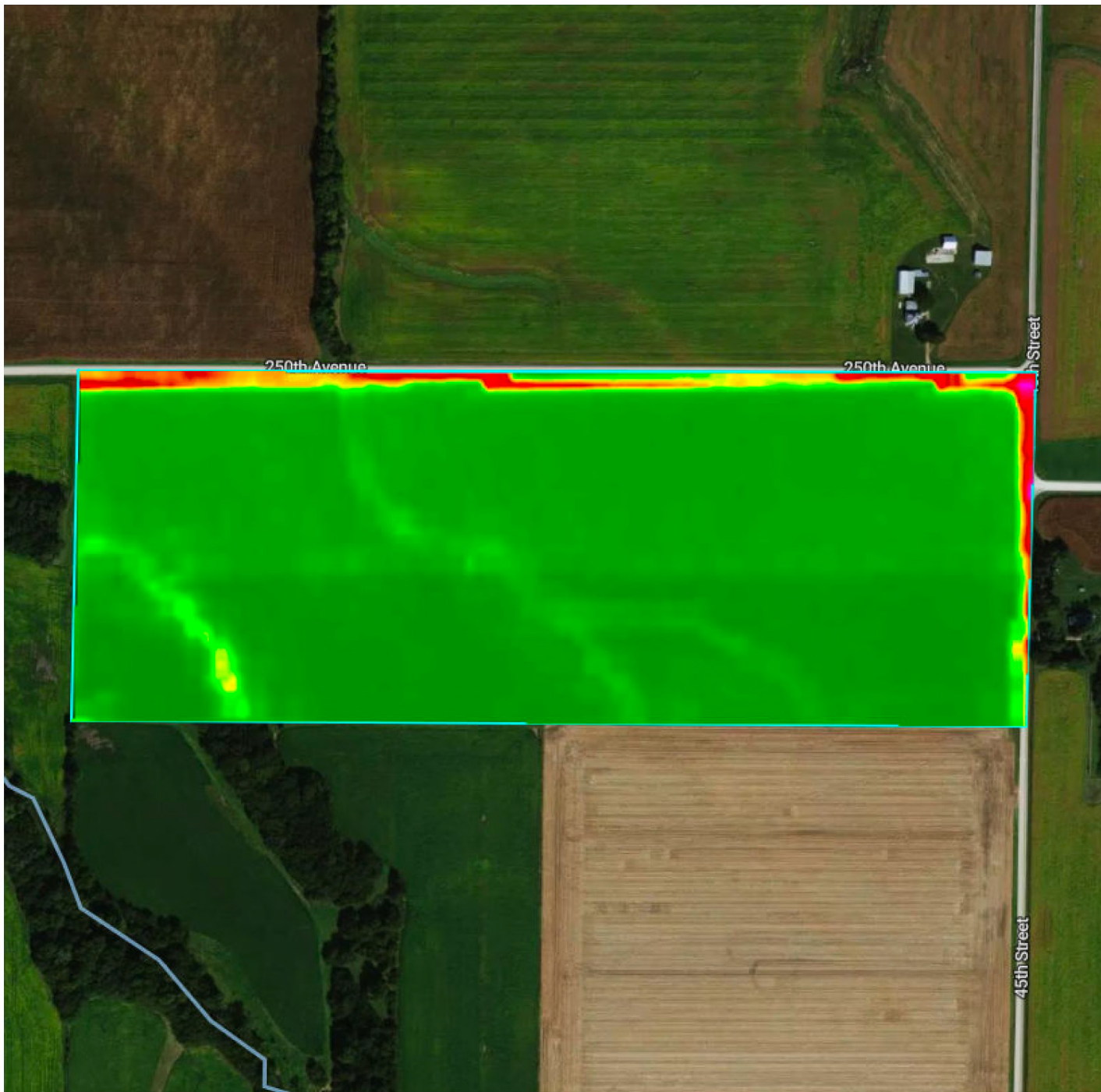
2023



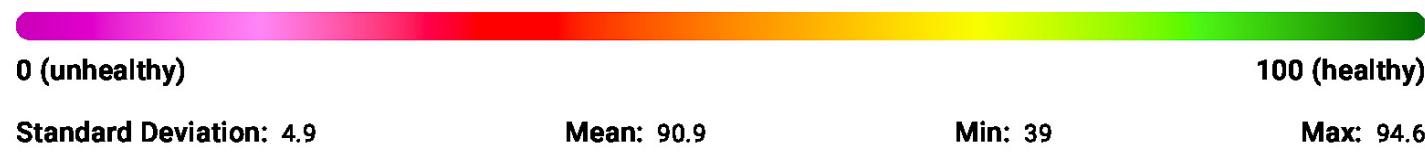
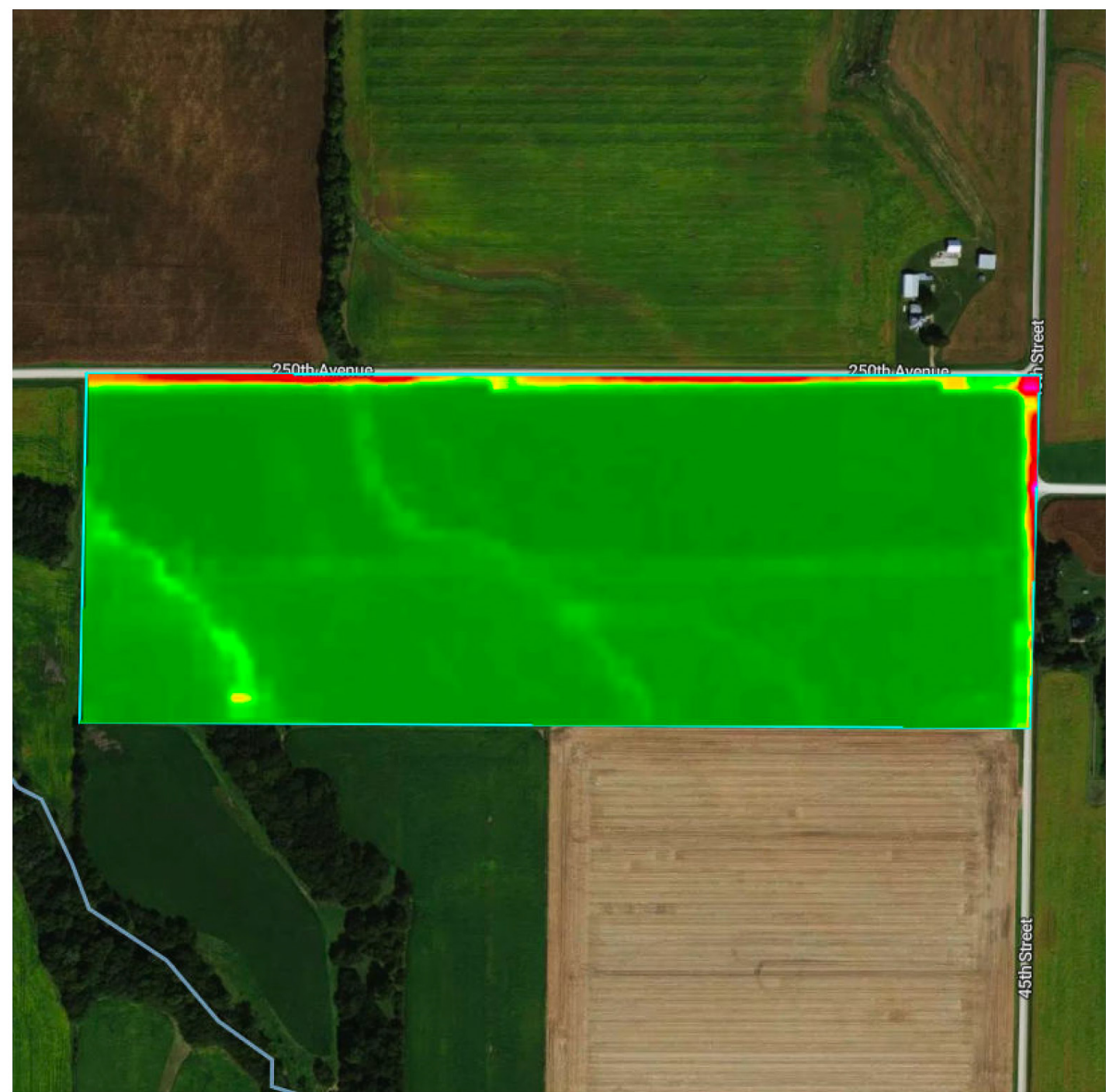
2021



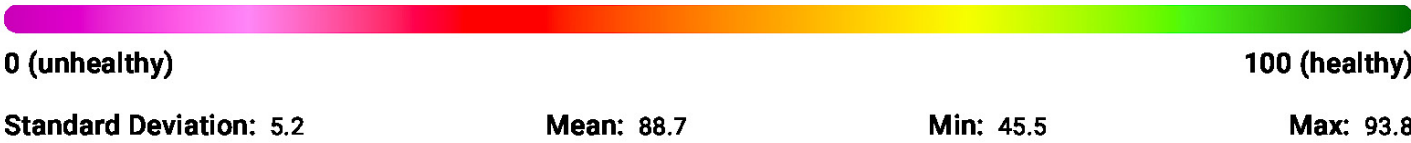
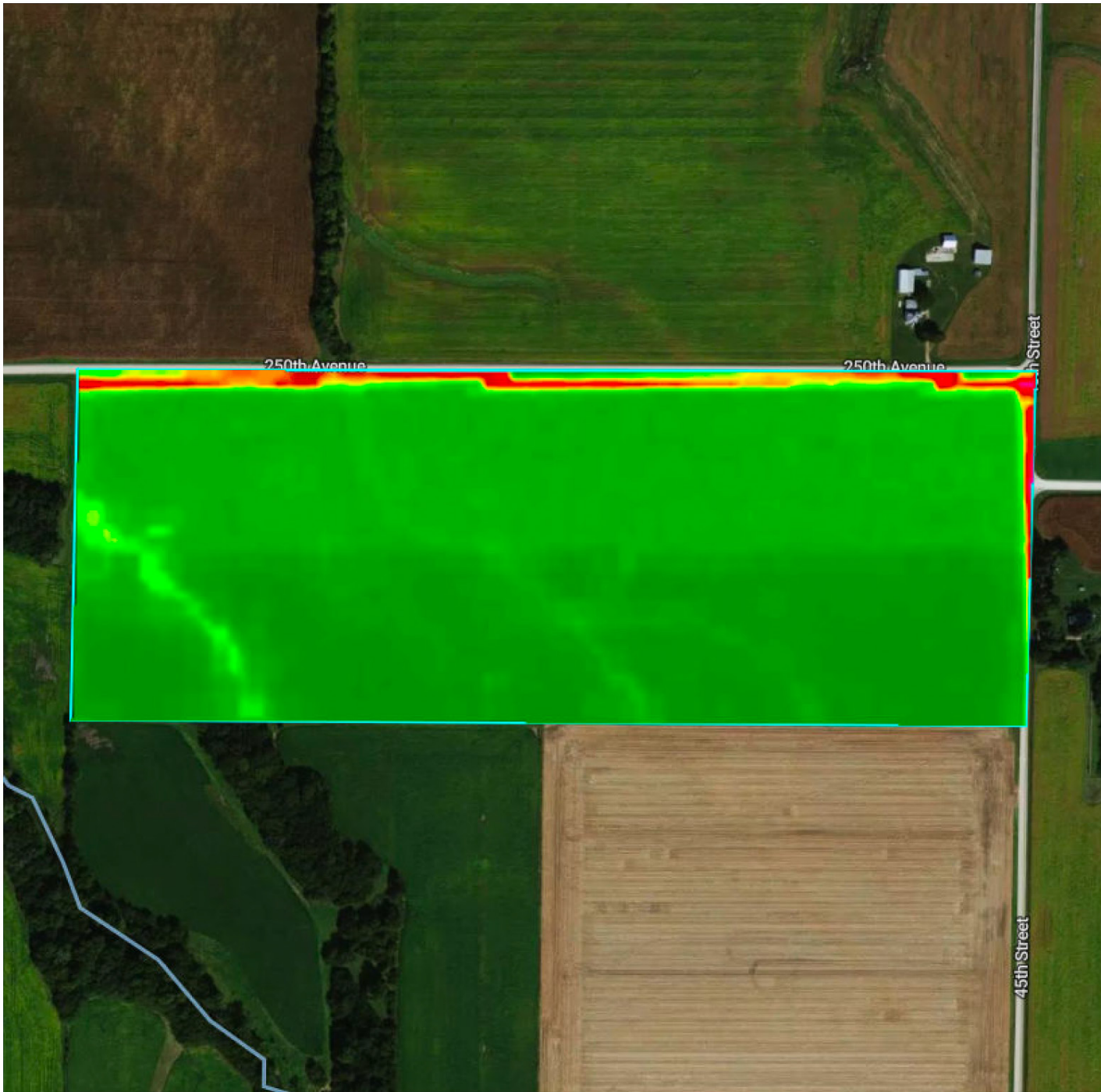
60.62 ACRE VEGETATION INDEX - 2019



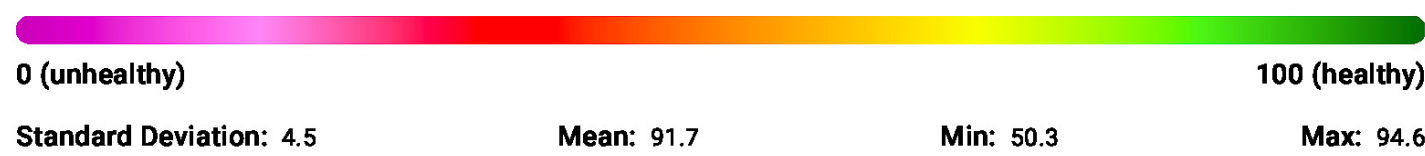
60.62 ACRE VEGETATION INDEX - 2020



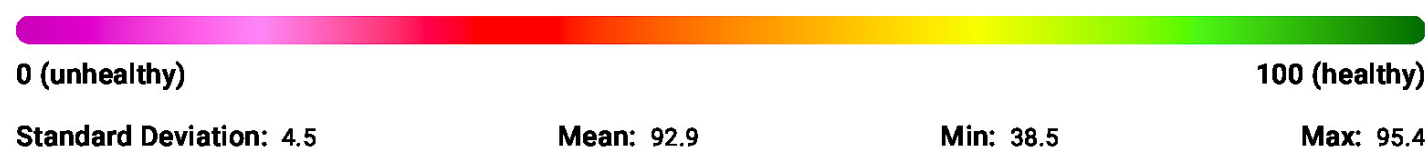
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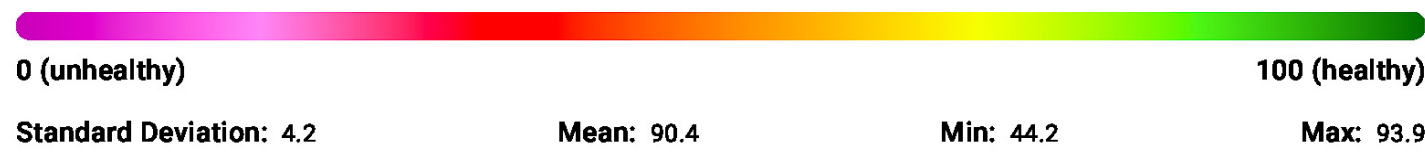
60.62 ACRE VEGETATION INDEX - 2022



60.62 ACRE VEGETATION INDEX - 2023



60.62 ACRE VEGETATION INDEX - 2024



160 ACRE HISTORICAL IMAGERY - 2014 & 2015

2015



2014



160 ACRE HISTORICAL IMAGERY - 2017 & 2019

2019



2017



160 ACRE HISTORICAL IMAGERY - 2021 & 2023

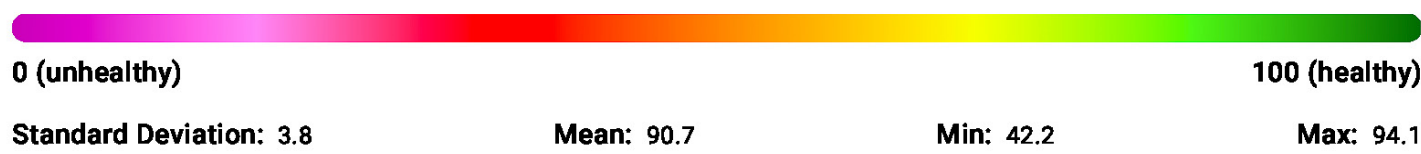
2023



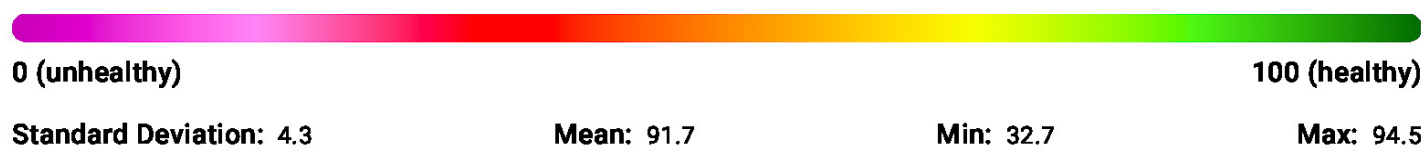
2021



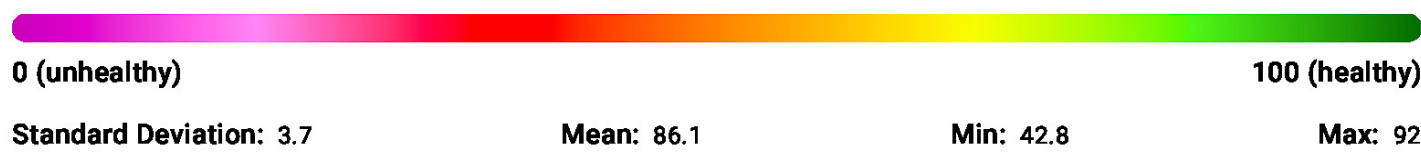
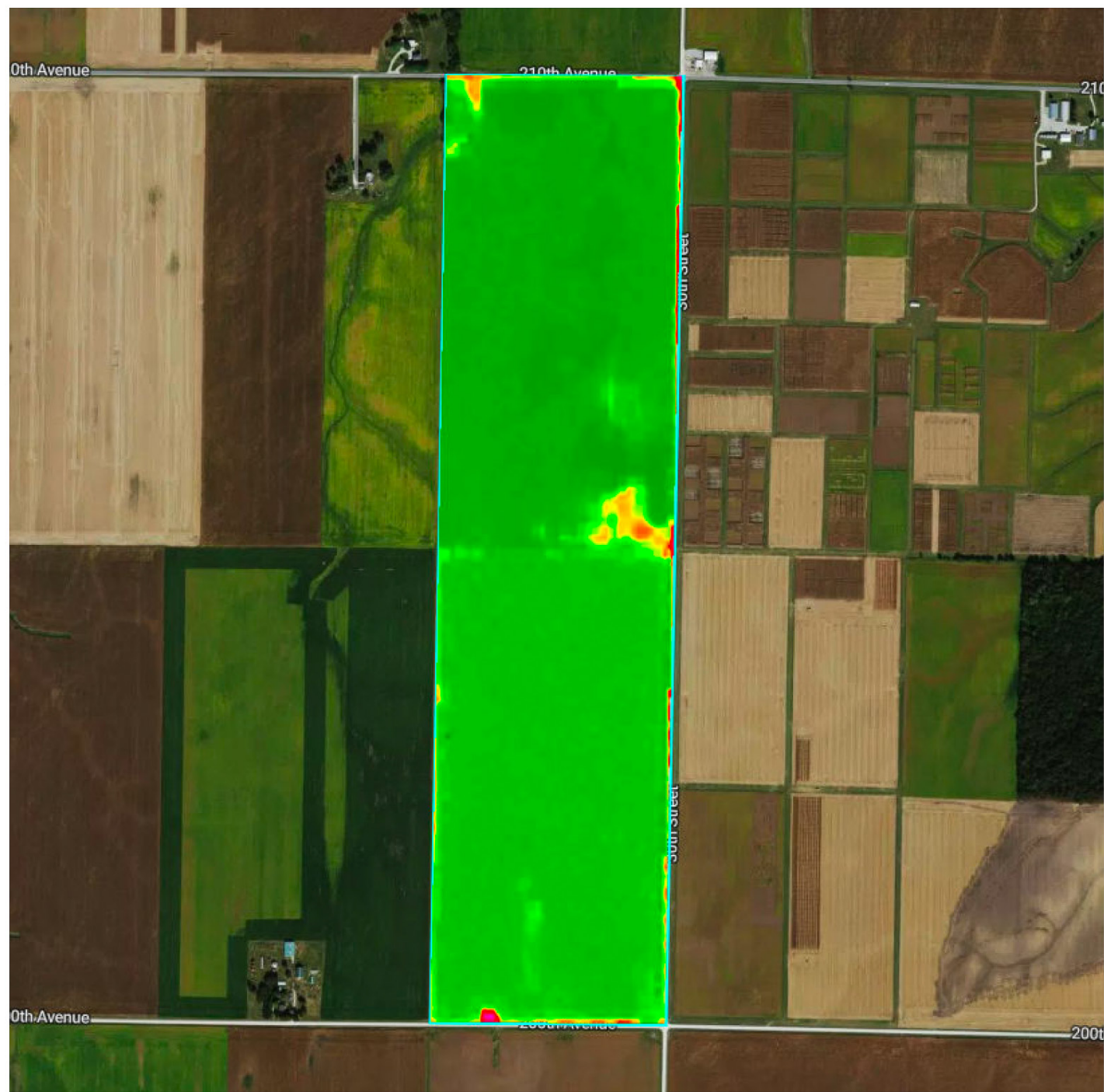
160 ACRE VEGETATION INDEX - 2019



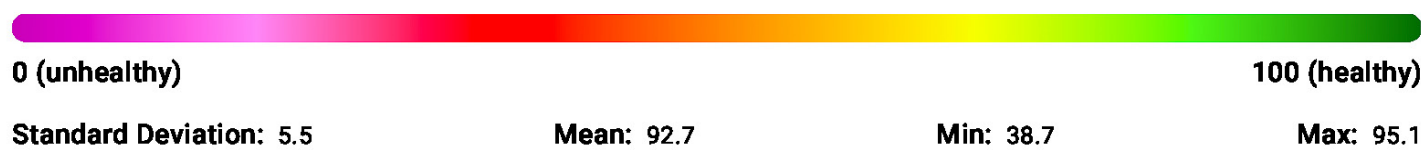
160 ACRE VEGETATION INDEX - 2020



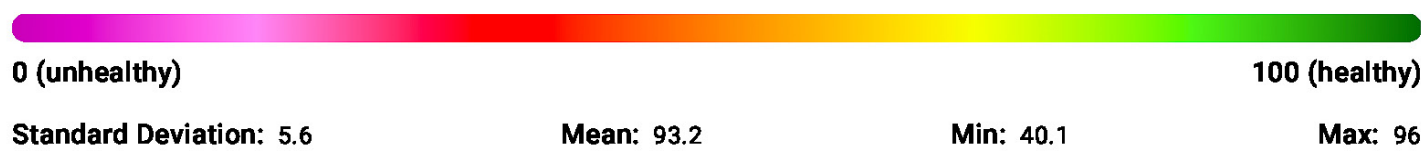
160 ACRE VEGETATION INDEX - 2021



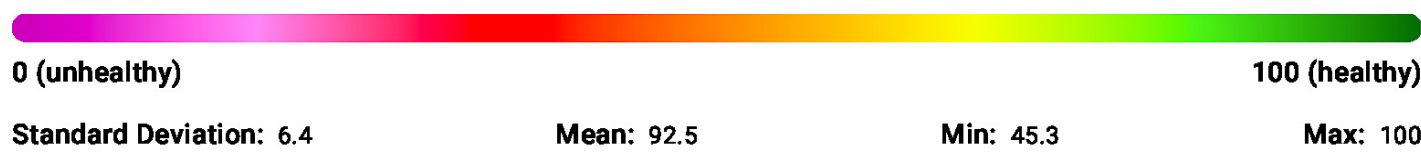
160 ACRE VEGETATION INDEX - 2022



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

815.745.4365

JHeller@MidwestLandGroup.com



MidwestLandGroup.com

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