

MIDWEST LAND GROUP PRESENTS

60.62 ACRES

WARREN COUNTY, IL

250TH AVENUE, MONMOUTH, ILLINOIS, 61462



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

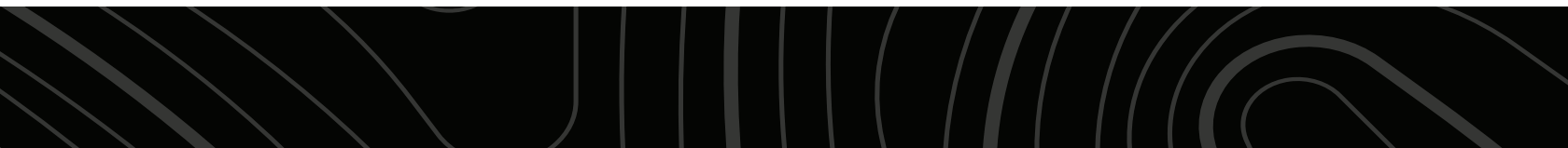
60.62 +/- ACRE HIGHLY TILLABLE FARM — WARREN COUNTY

Midwest Land Group is proud to present this highly tillable 60.62 +/- acre farm located near Monmouth in Warren County, Illinois. Approximately 58.9 acres, or 97% of the property, are tillable with a strong 132.8 weighted Productivity Index. Osco Silt Loam makes up the primary soil type, providing a productive foundation for long-term agricultural use.

The farm offers an efficient field layout, strong and uniform crop health, and excellent accessibility with road frontage on two sides and three convenient field access points. Electricity is available along both the north and

east road frontage, and a local grain elevator is located approximately five miles from the property.

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. With approximately 98% tillable acreage, productive soils, and an efficient layout, this is an attractive opportunity to add a highly usable Warren County farm to an existing operation or investment portfolio.



PROPERTY FEATURES

COUNTY: **WARREN** | STATE: **ILLINOIS** | ACRES: **60.62**

- 58.9 +/- tillable acres — approximately 97% tillable
- Exceptional 132.8 weighted productivity index
- Primary soil type is Osco Silt Loam
- Well-drained soils
- Excellent field layout and farmability
- Strong, uniform crop health
- Road frontage on two sides
- Convenient field access in three locations
- Tillable acreage open for the 2027 growing season
- Electric available along both the north and east road frontage
- Approximately 5 miles from a local grain elevator
- 2025 property taxes: \$3,355.04



58.9 +/- TILLABLE ACRES

The farm offers an efficient field layout, strong and uniform crop health, and excellent accessibility with road frontage on two sides and three convenient field access points.



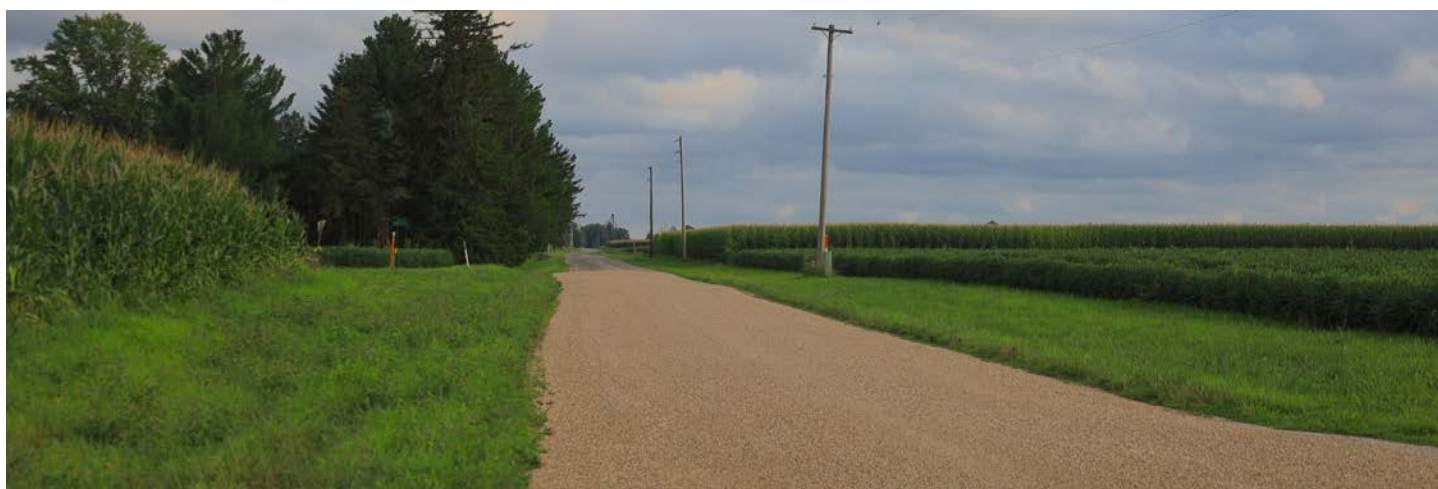
EXCELLENT FIELD LAYOUT & FARMABILITY



OSCO SILT LOAM



ROAD FRONTAGE



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: $40^{\circ} 59' 36.05$, $-90^{\circ} 42' 12.31$

0ft 605ft 1210ft



Maps Provided By:



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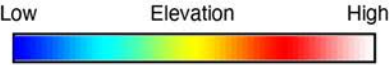
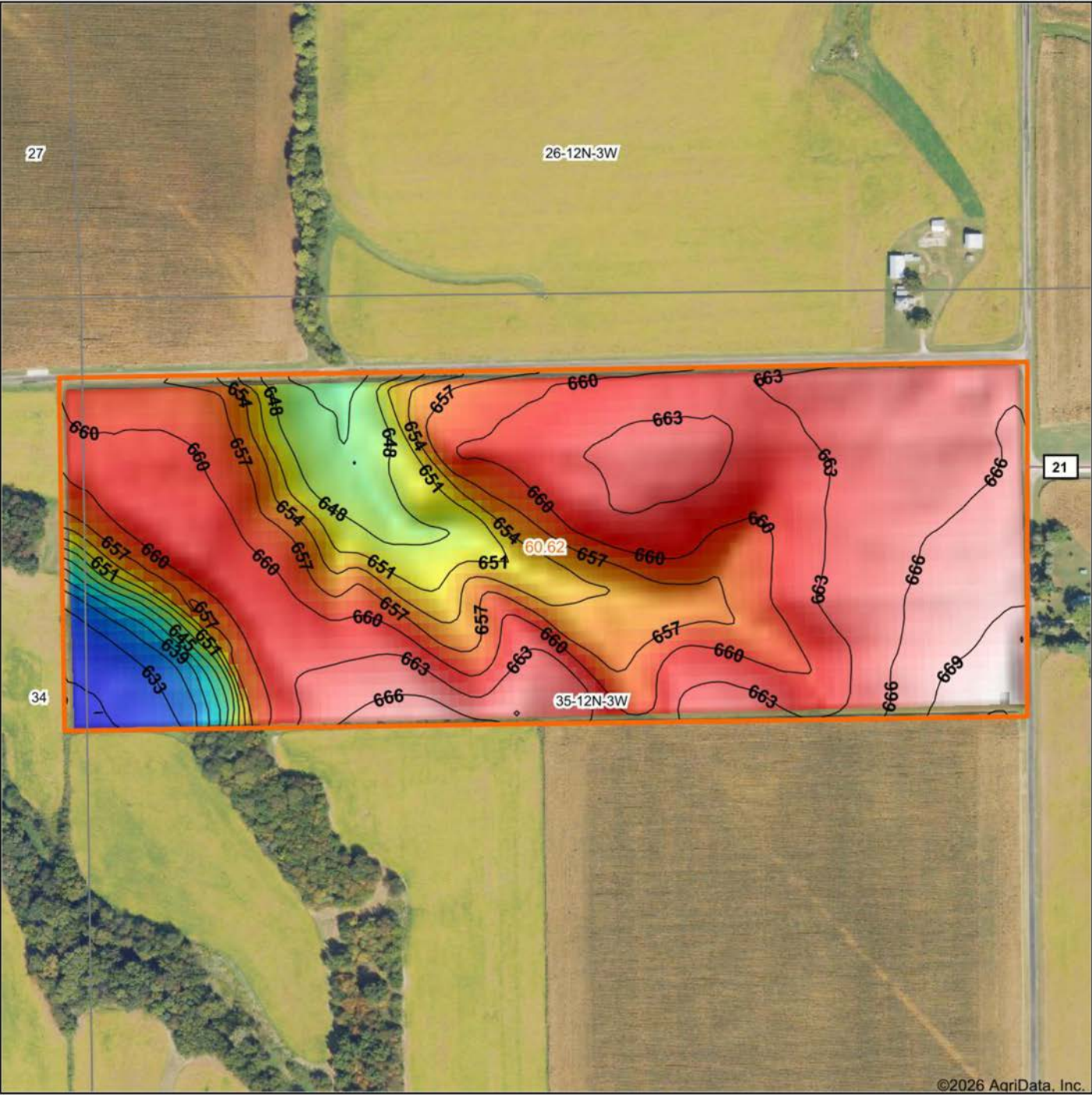
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35-12N-3W
Warren County
Illinois



7/22/2026

HILLSHADE MAP



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

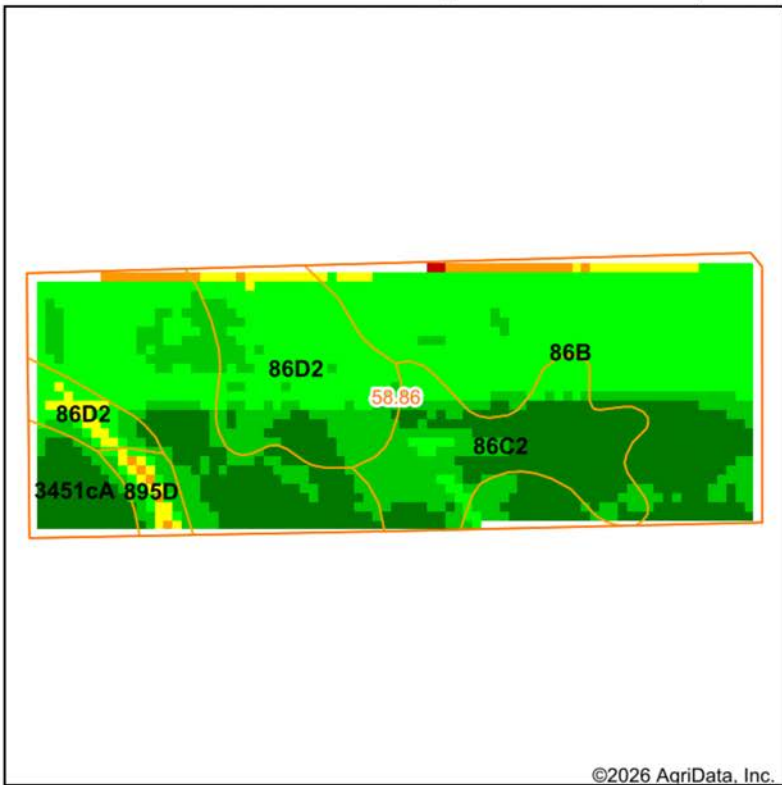


7/22/2026

35-12N-3W
Warren County
Illinois

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

SOILS MAP



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

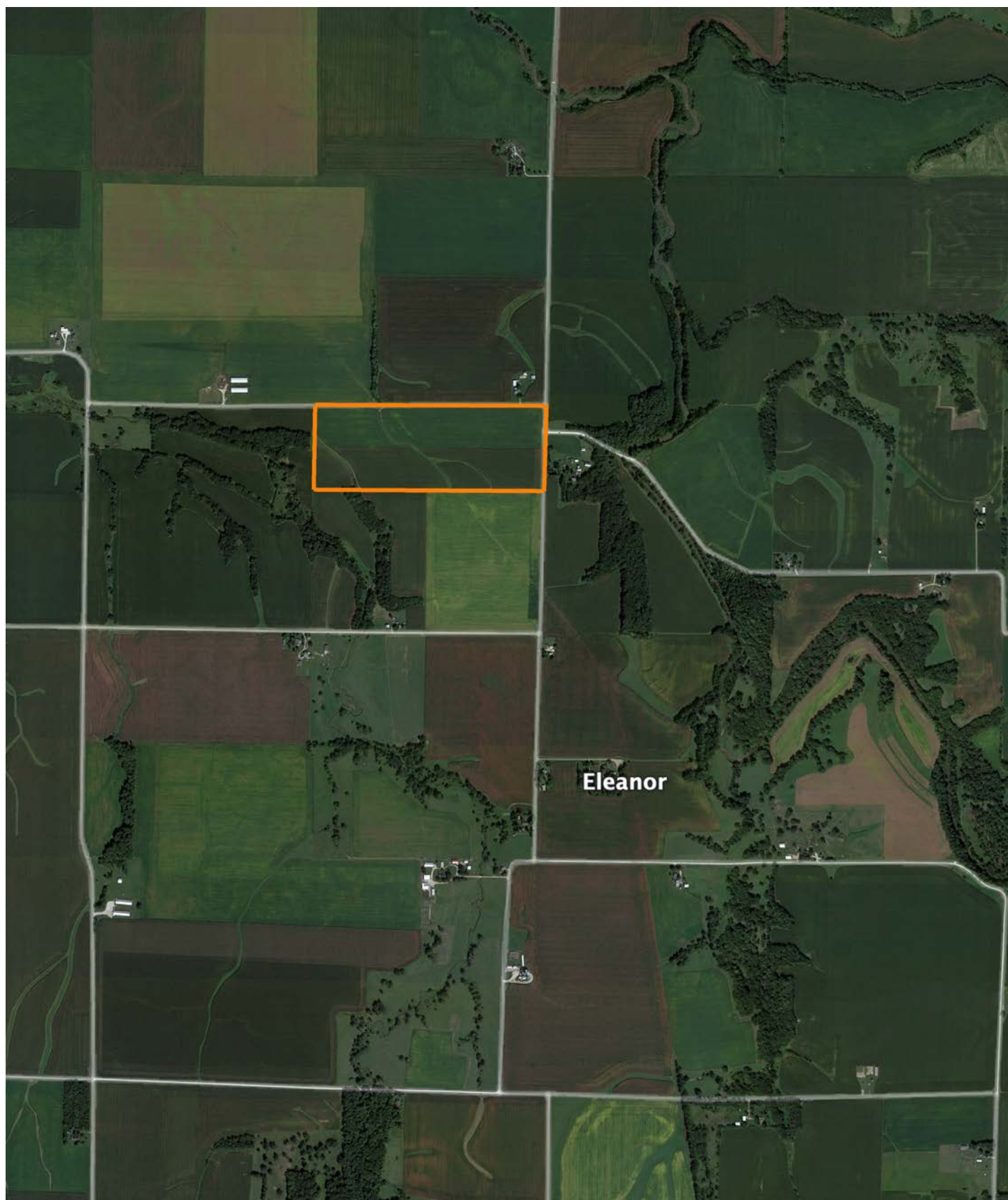
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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"

OVERVIEW MAP



HISTORICAL IMAGERY - 2014 & 2015

2015



2014



HISTORICAL IMAGERY - 2017 & 2019

2019



2017



HISTORICAL IMAGERY - 2021 & 2023

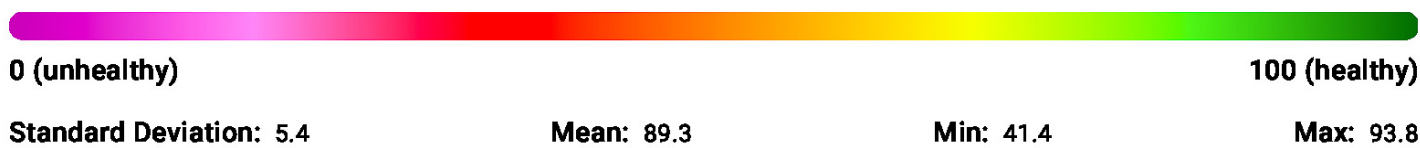
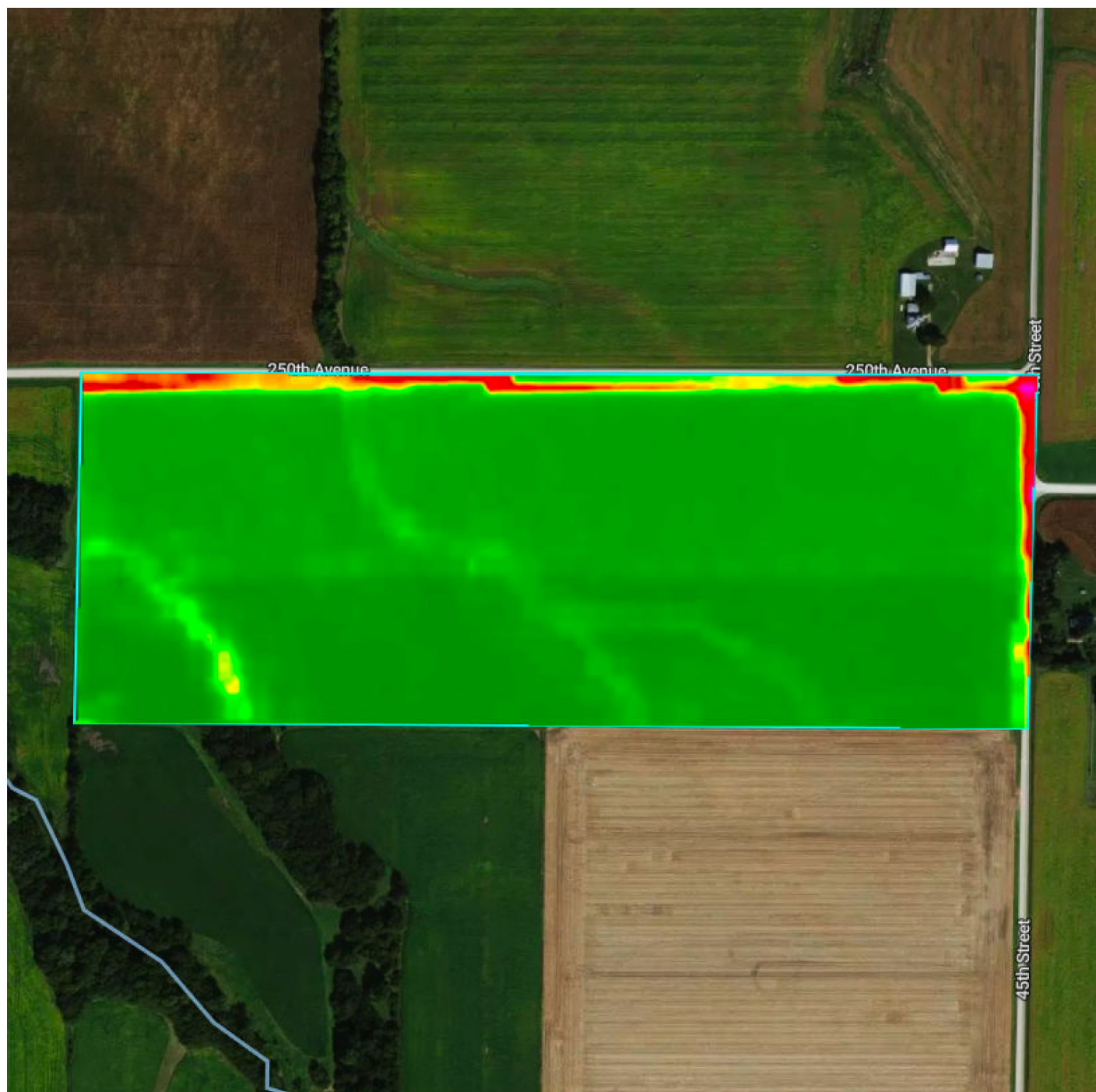
2023



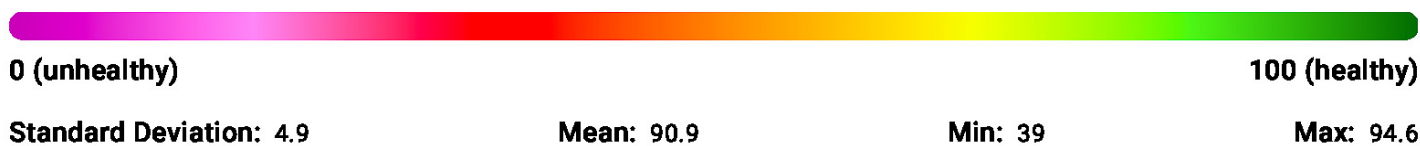
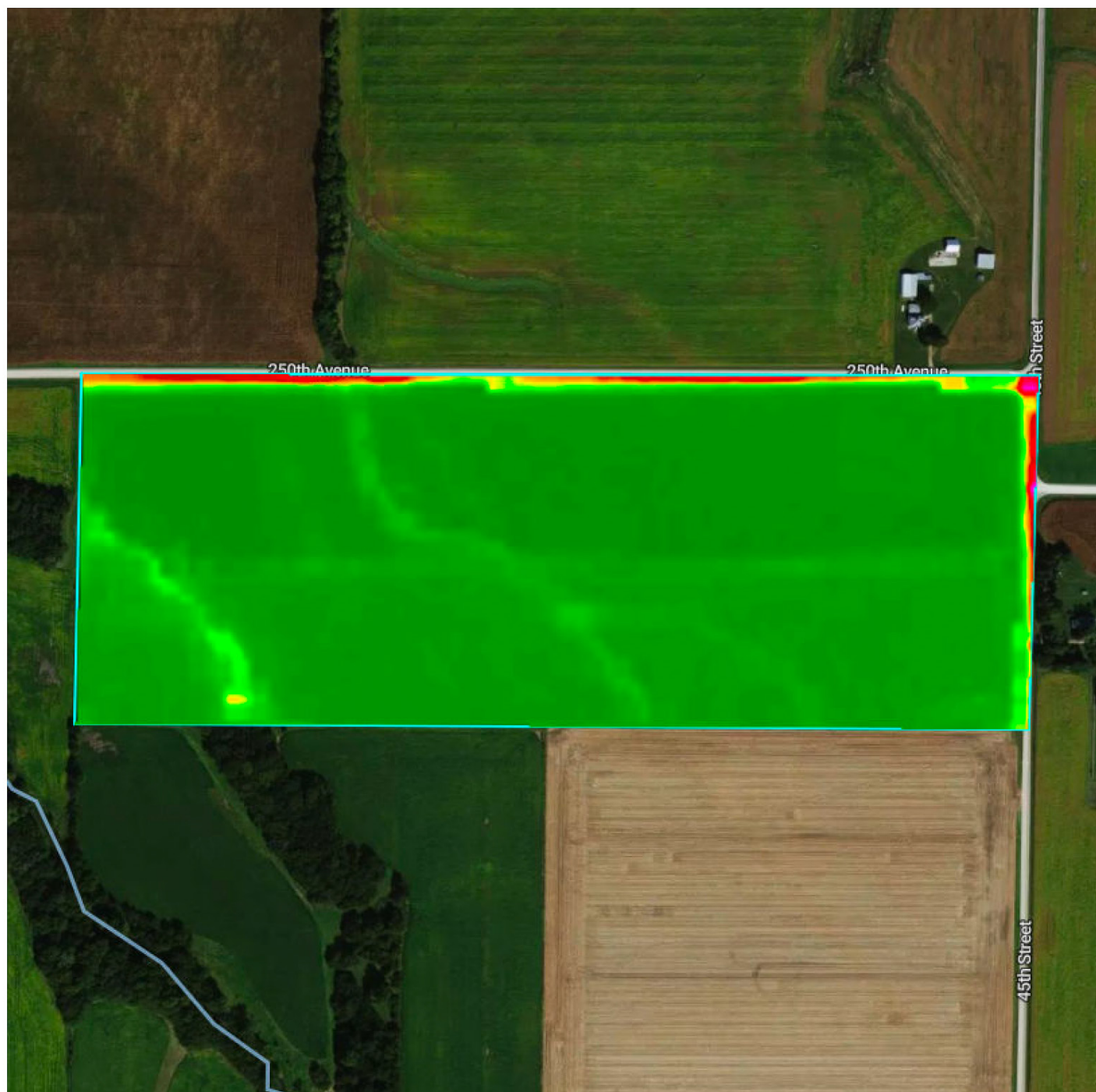
2021



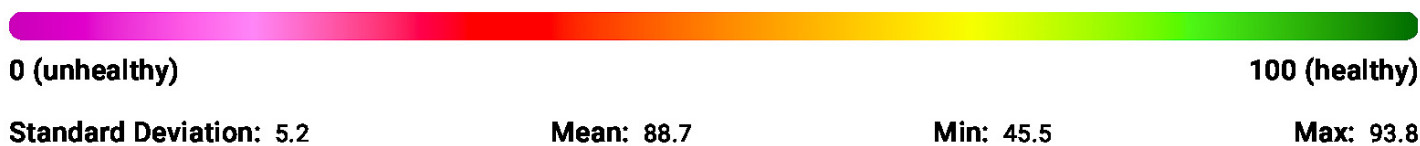
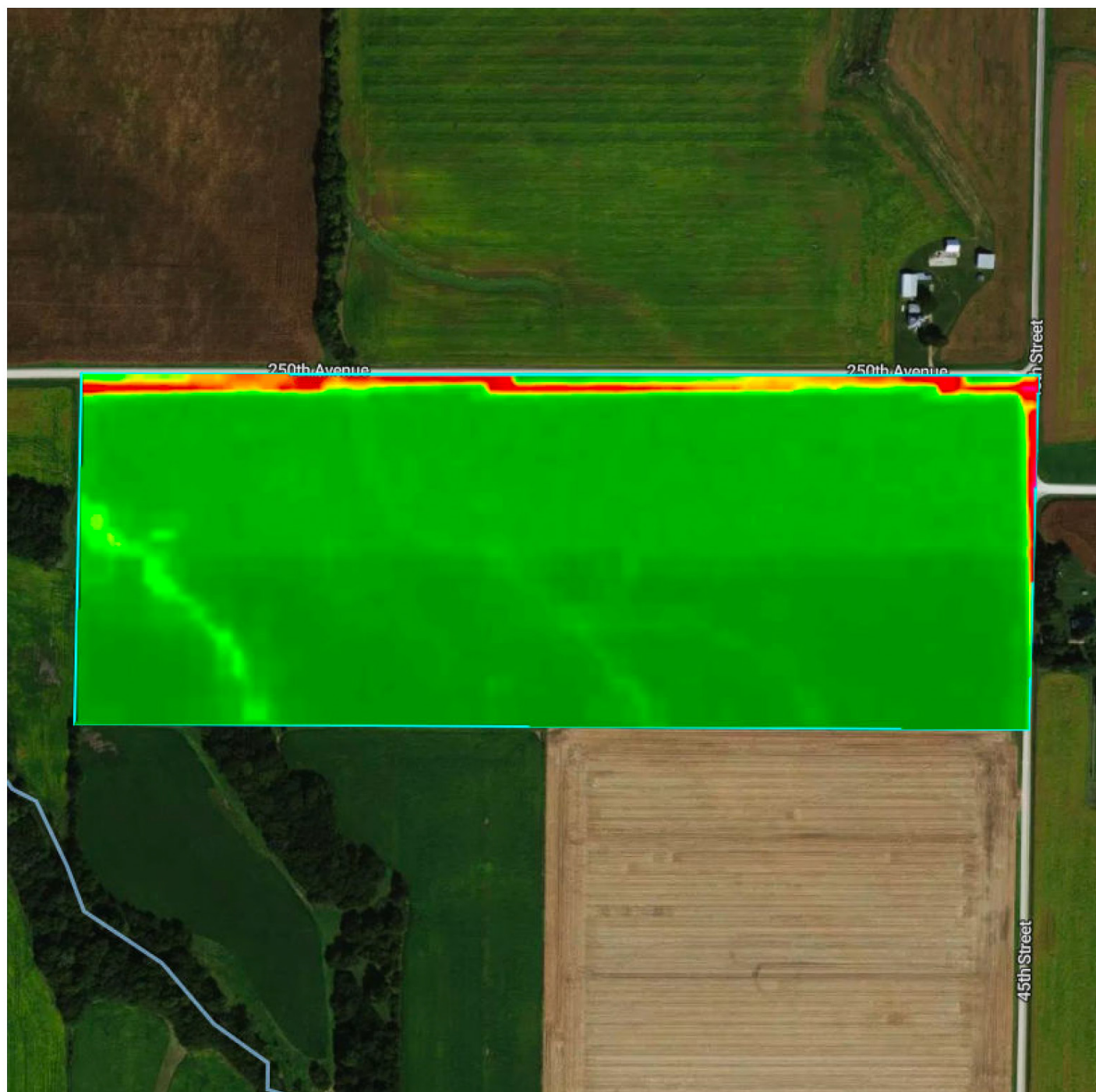
VEGETATION INDEX - 2019



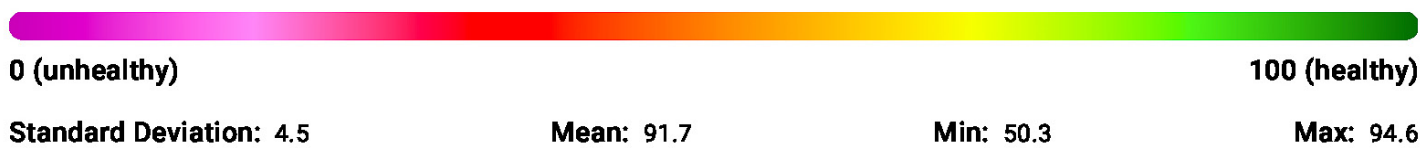
VEGETATION INDEX - 2020



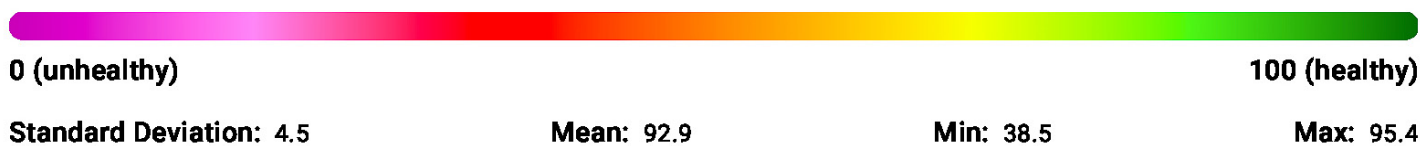
VEGETATION INDEX - 2021



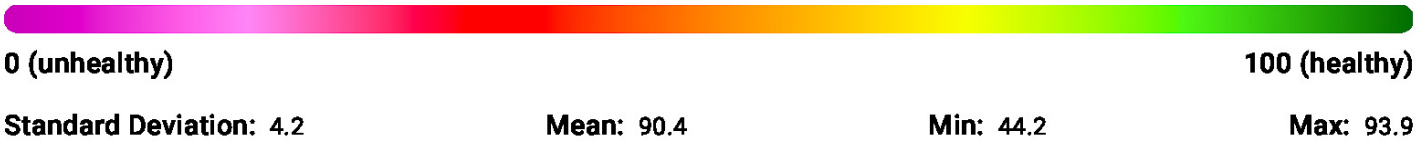
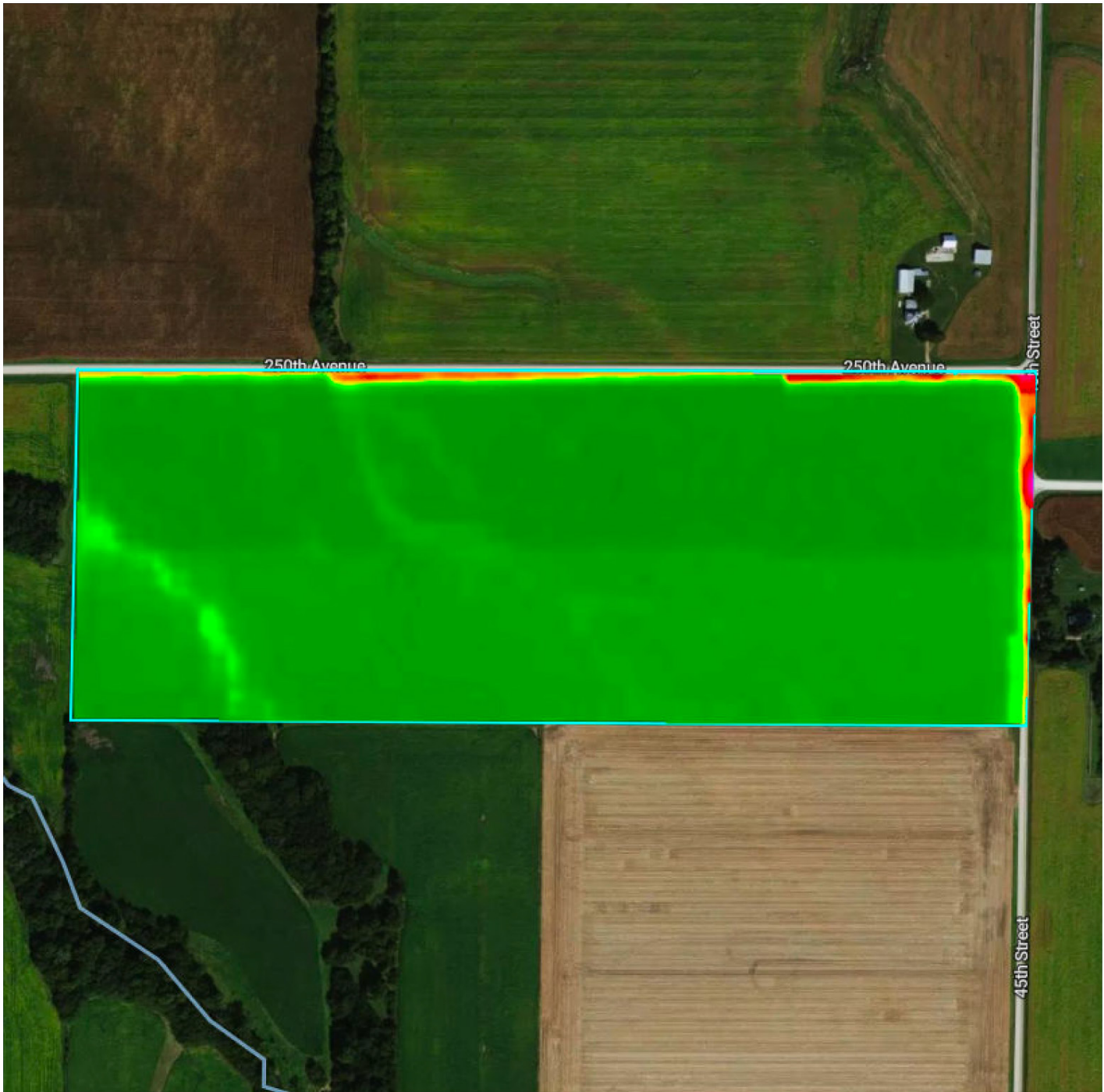
VEGETATION INDEX - 2022



VEGETATION INDEX - 2023



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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