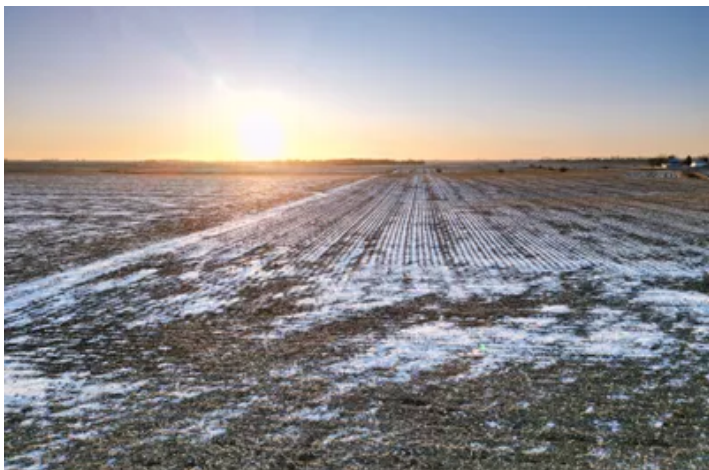
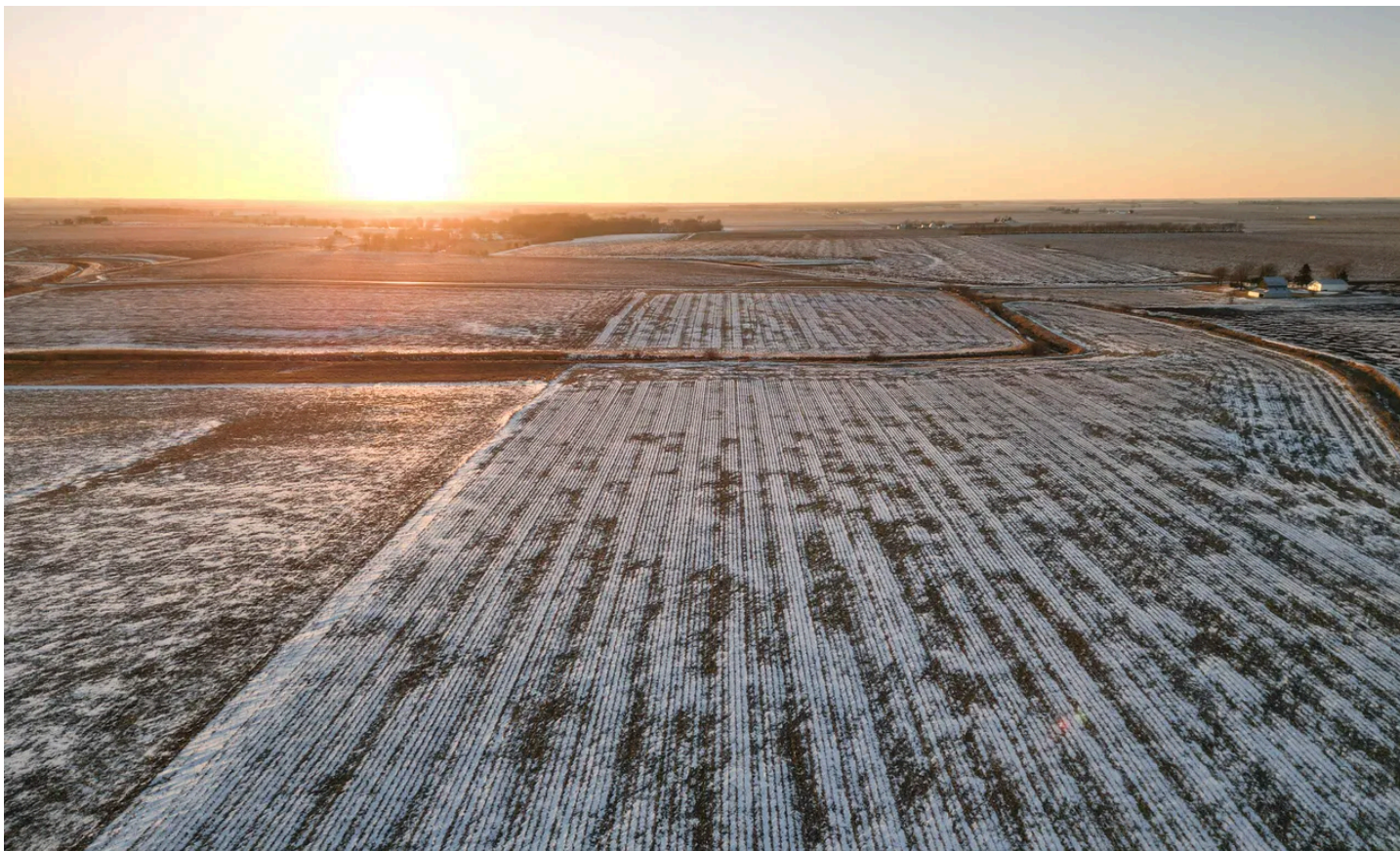


**Class A Tillable**  
**County Road 2700 E**  
**Rutland, IL 61358**

**\$632,190**  
**48.630± Acres**  
**Marshall County**





**Class A Tillable**  
**Rutland, IL / Marshall County**

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**SUMMARY**

**Address**

County Road 2700 E

**City, State Zip**

Rutland, IL 61358

**County**

Marshall County

**Type**

Farms, Undeveloped Land, Business Opportunity

**Latitude / Longitude**

40.946171 / -89.119605

**Acreage**

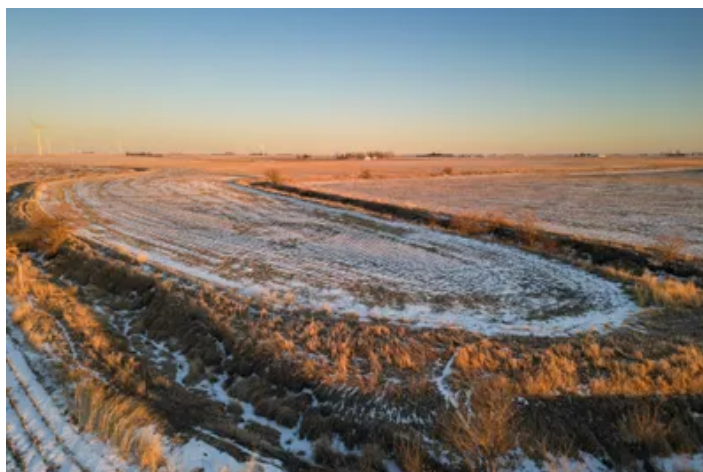
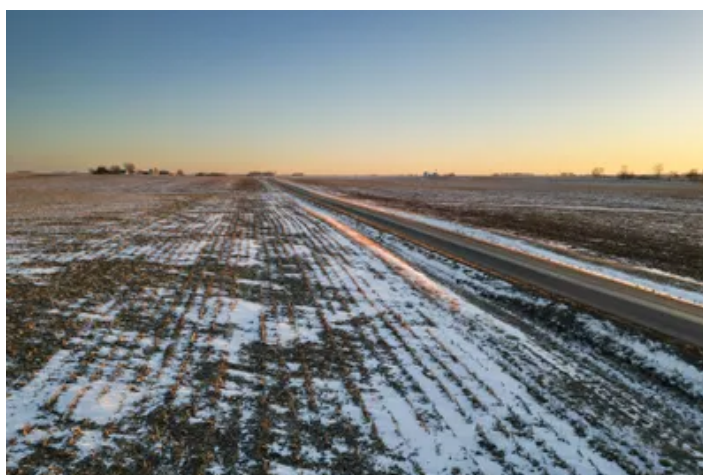
48.630

**Price**

\$632,190

**Property Website**

<https://arrowheadlandcompany.com/property/class-a-tillable-marshall-illinois/76898/>



**Class A Tillable**  
**Rutland, IL / Marshall County**

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**PROPERTY DESCRIPTION**

Farmers and investors looking for a highly productive tillable investment in Illinois; look no further! Located 4 +/- miles from Toluca, IL and 30 +/- miles from Peoria, IL is this top end, 48.63 +/- acre piece of tillable ground. With an average Productivity Index of 135 and large sections of the field reaching up to 144 PI, the property has truly top end crop yield potential. Access into the property from a blacktop road to the west and a field road from the south allows the property to be easily utilized by equipment. The waterway present on the north property border as well as tiling helps with water drainage. Farming tenancy rights can be vacated if needed, or the current owner can lease back the property if desired. High quality tillable pieces such as this do not hit the market often, so do not hesitate on this amazing investment! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brody Elliott at [\(309\) 238-1496](tel:3092381496) . Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

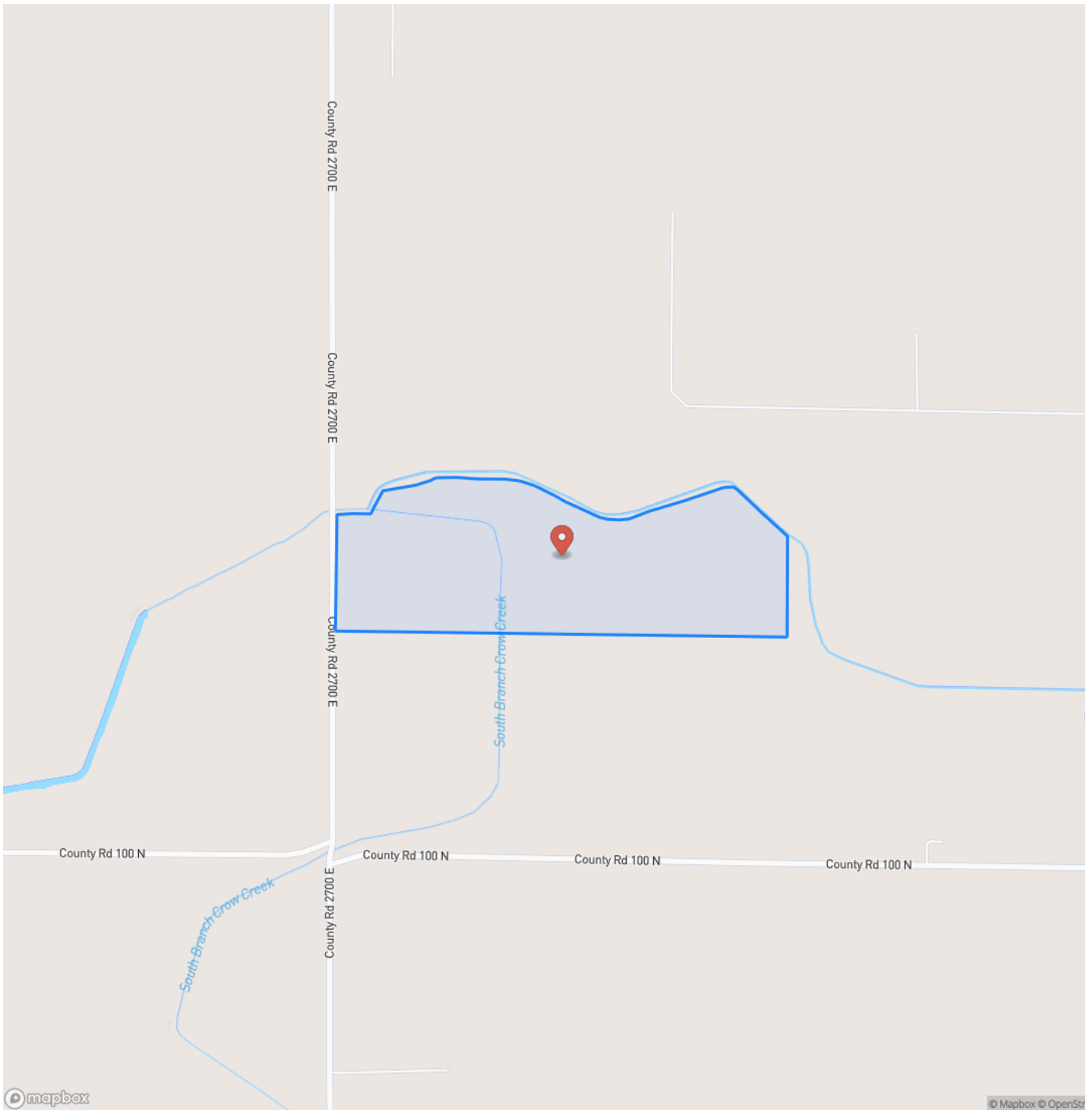


**Class A Tillable**  
**Rutland, IL / Marshall County**

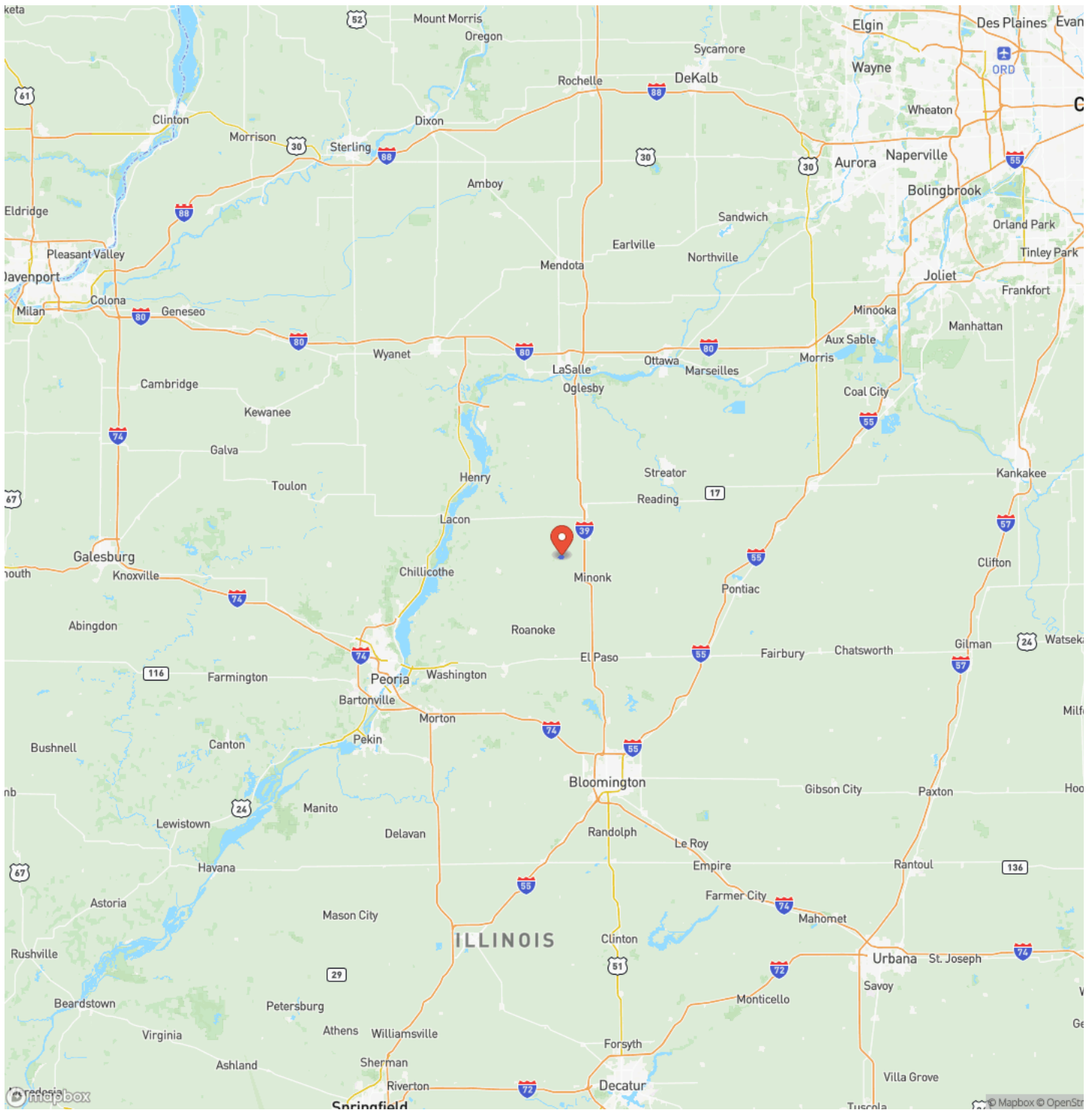
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## Locator Map



## Locator Map





## Satellite Map



**Class A Tillable**  
**Rutland, IL / Marshall County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brody Elliott

## Mobile

(309) 238-1496

## Email

brody.elliott@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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