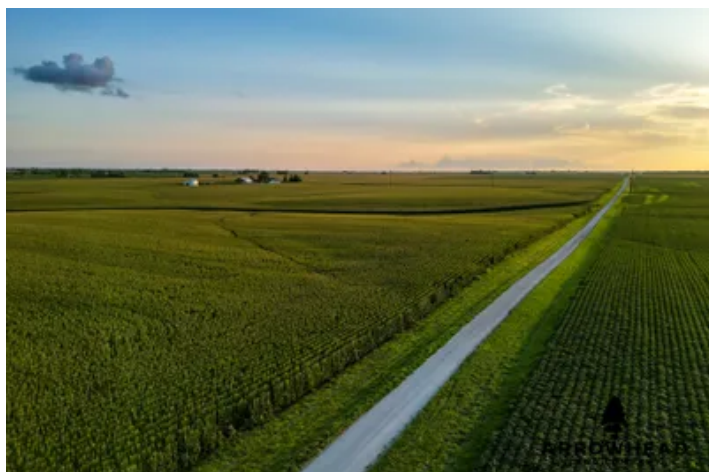
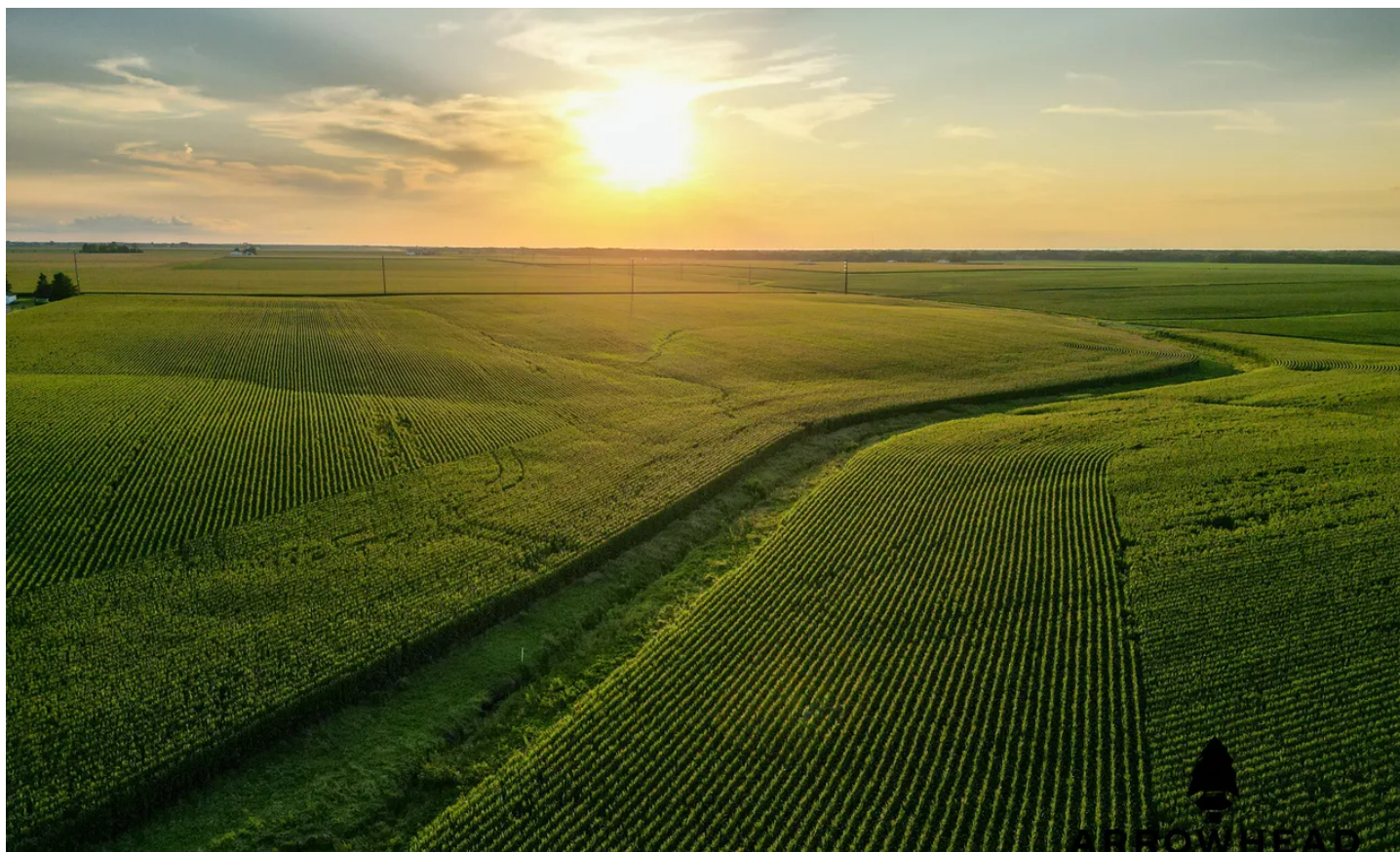


Desirable Tillable Ground
TBD N County Road 1500
Colusa, IL 62329

\$1,285,746
83.490± Acres
Hancock County



Desirable Tillable Ground Colusa, IL / Hancock County

SUMMARY

Address

TBD N County Road 1500

City, State Zip

Colusa, IL 62329

County

Hancock County

Type

Farms, Undeveloped Land

Latitude / Longitude

40.577951 / -91.210459

Acreage

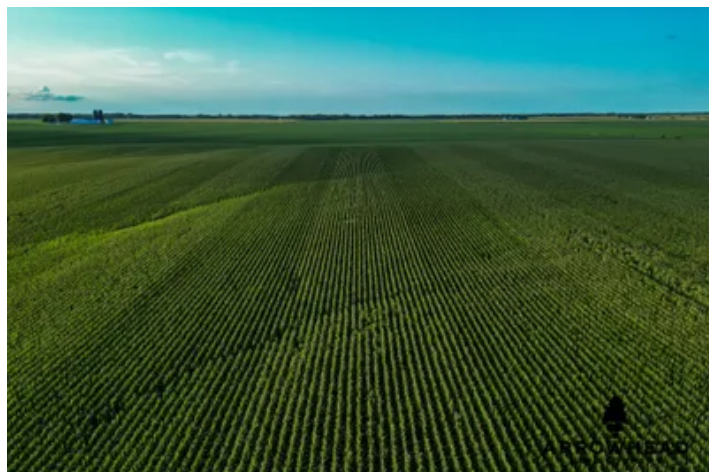
83.490

Price

\$1,285,746

Property Website

<https://arrowheadlandcompany.com/property/desirable-tillable-ground-hancock-illinois/60284/>

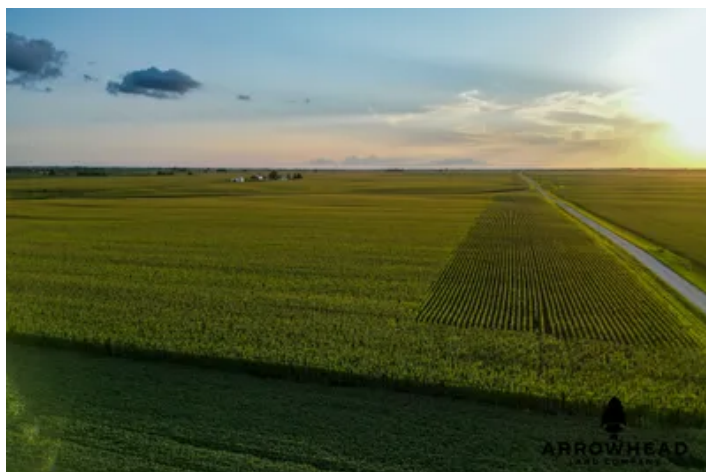
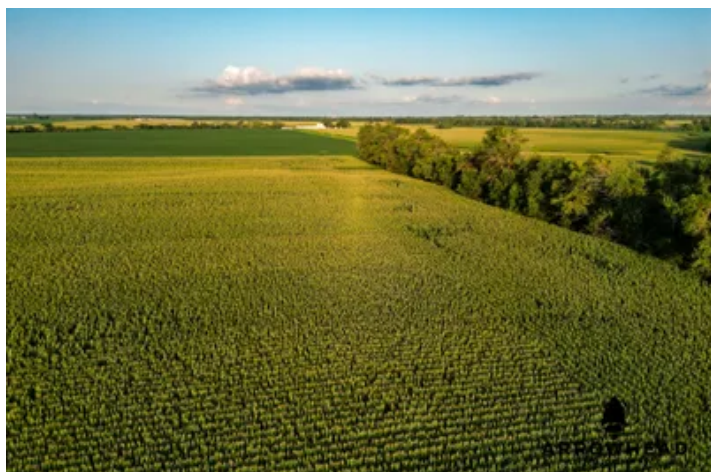
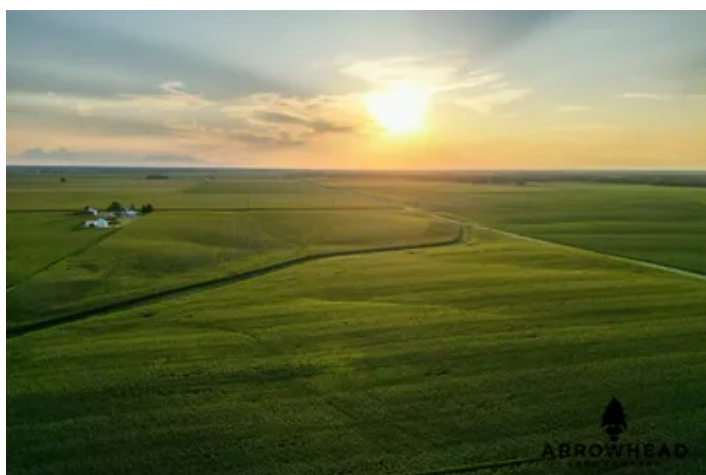
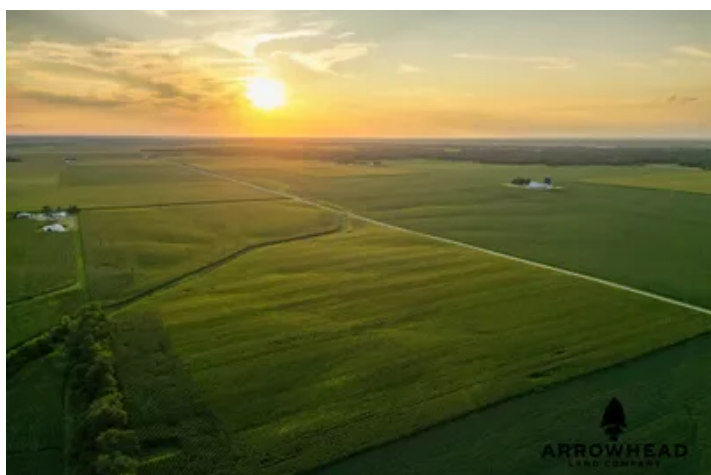


Desirable Tillable Ground Colusa, IL / Hancock County

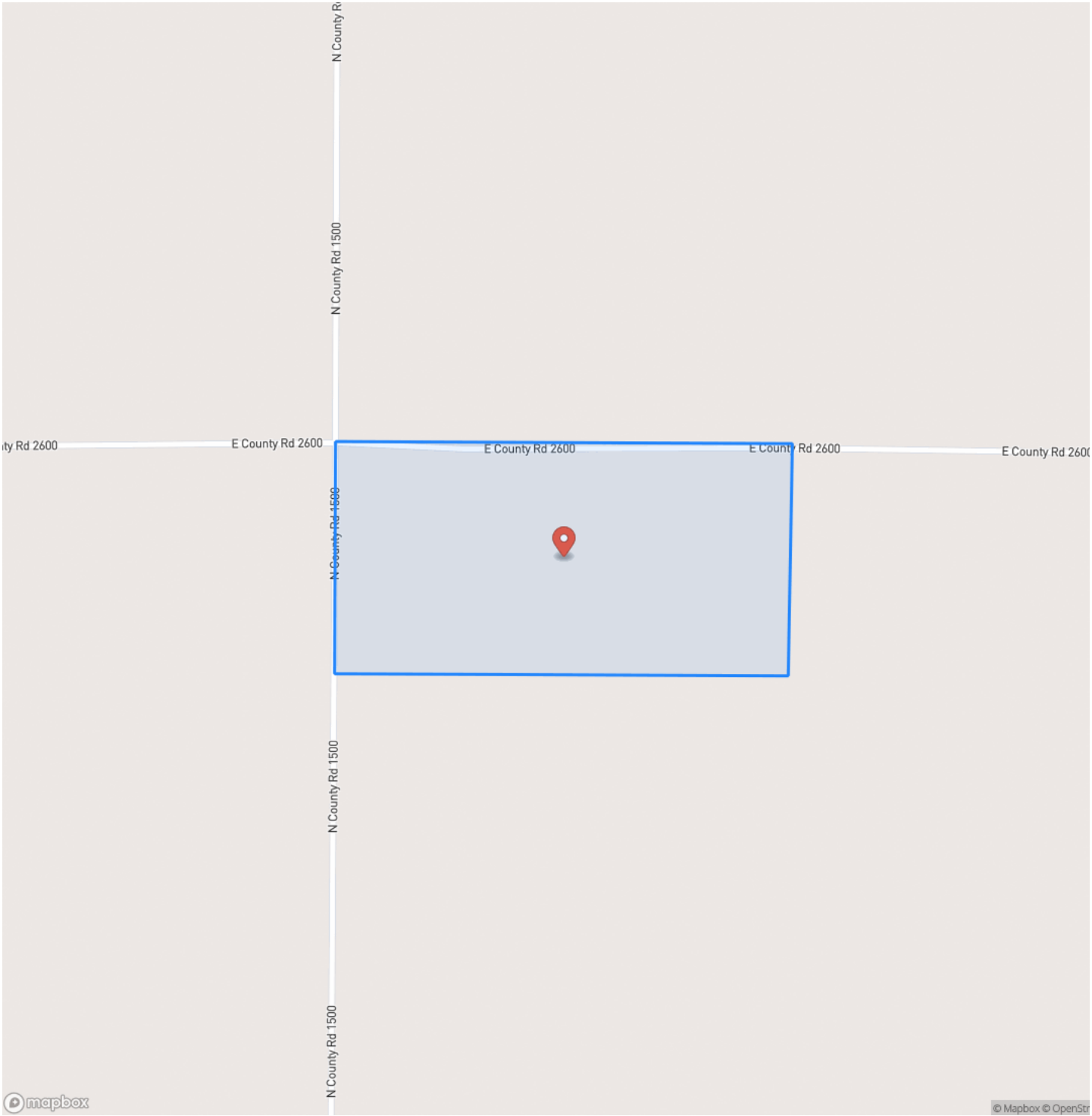
PROPERTY DESCRIPTION

PRICE REDUCED. If you're in the market for a top-of-the-line piece of tillable ground in West-Central Illinois, this property will prove to be an excellent investment. This 83 +/- acre farm is made up of 77 +/- acres of tillable ground averaging 131 on the PI index, with 20 acres boasting the best of the best at 147 PI, and 40 +/- acres consisting of 138 PI dirt, making the income potential from this piece fantastic. Highly productive Muscatine soils with a 0-5% slope make up 71% of the property, which makes this farm highly desirable from a farmer's perspective. Crop history on this farm suggests its productivity is even better than the noted high-quality soil it encompasses. The remaining non-tillable acreage is in a maintained waterway, draining the soil very effectively with random tiling in select areas to ensure no drainage concerns on this farm. Two-sided road access totaling over $\frac{3}{4}$ of a mile allows for convenient access in and out of the farm with equipment. This property is located 4 +/- miles from Dallas City and 2.5 +/- miles from Colusa. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Steve Noble at [\(309\) 331-5767](tel:3093315767).

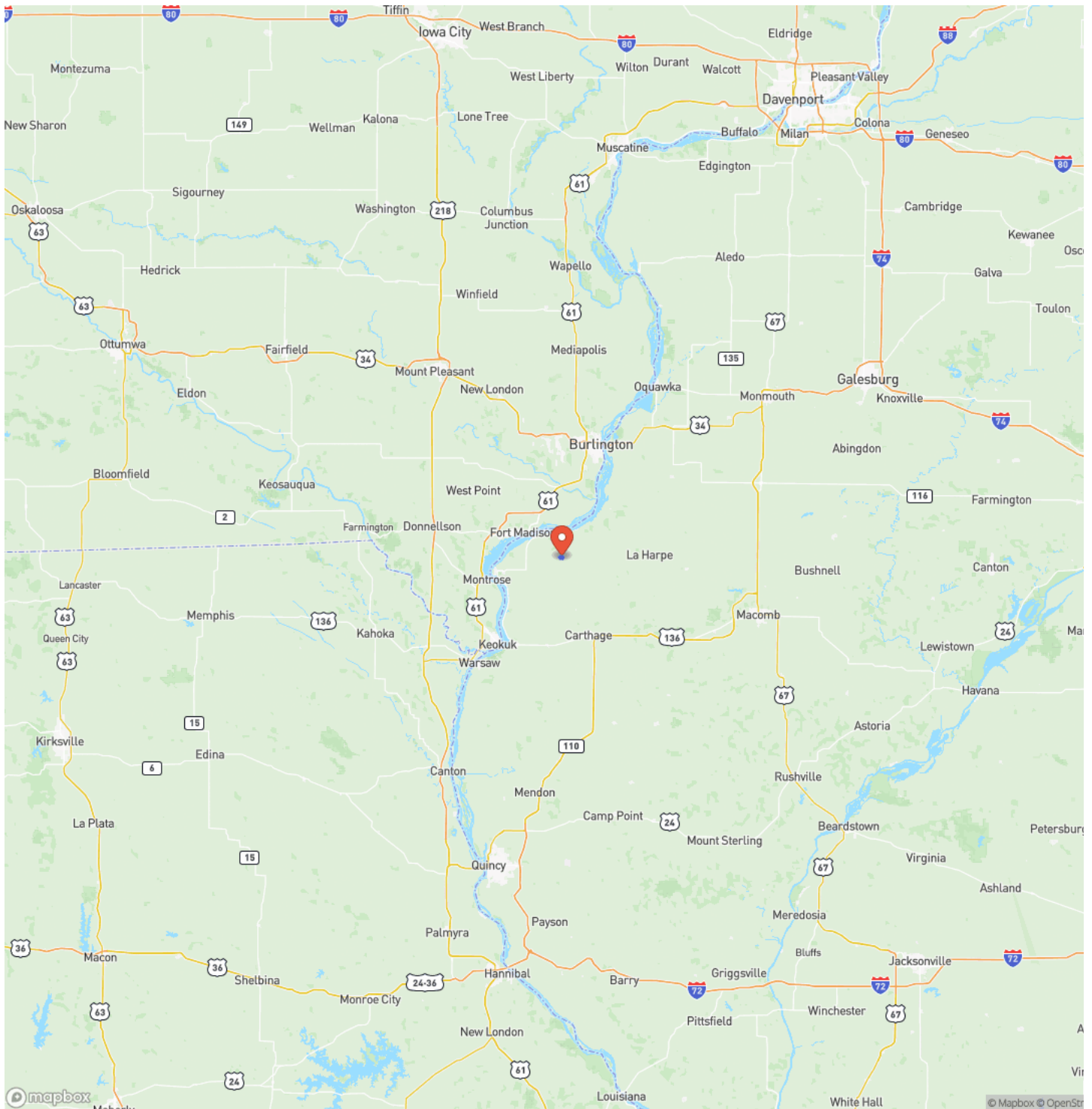
Desirable Tillable Ground
Colusa, IL / Hancock County



Locator Map



Locator Map



Satellite Map



Desirable Tillable Ground Colusa, IL / Hancock County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Noble

Mobile

(641) 799-9012

Office

(309) 331-5767

Email

steve.noble@arrowheadlandcompany.com

Address

18587 74th. St.

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
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Sapulpa, OK 74066
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