

Excellent Loraine Tillable
N 2900th Ave
Loraine, IL 62349

\$840,000
60± Acres
Adams County



Excellent Loraine Tillable
Loraine, IL / Adams County

SUMMARY

Address

N 2900th Ave

City, State Zip

Loraine, IL 62349

County

Adams County

Type

Farms, Undeveloped Land

Latitude / Longitude

40.1822 / -91.1074

Acreage

60

Price

\$840,000

Property Website

<https://arrowheadlandcompany.com/property/excellent-loraine-tillable-adams-illinois/58903/>

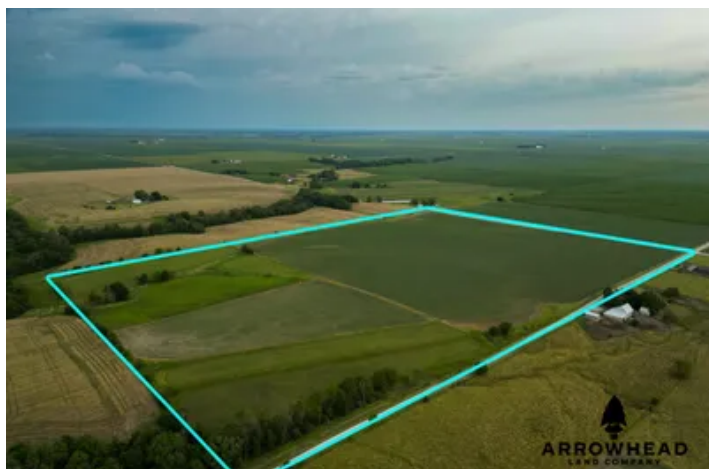


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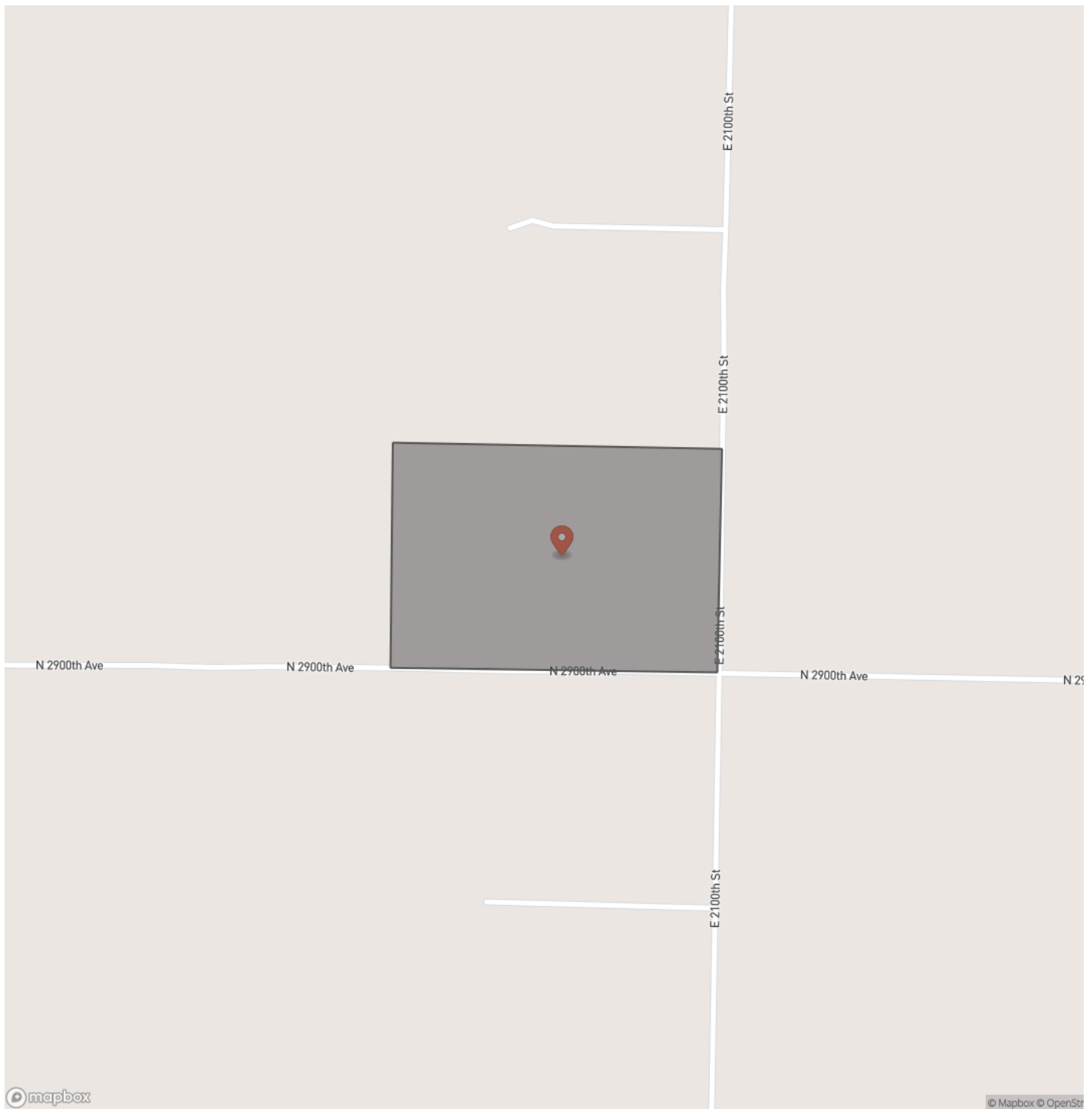
PROPERTY DESCRIPTION

PRICE REDUCED! This highly productive tillable property located in northern Adams County, IL will impress anyone in the market for high-quality farm ground. This 60 +/- acre parcel is made up of 57 +/- acres of tillable land, averaging 117 PI across the board. 30 +/- acres of this tillable land consist of top-end quality soils reaching into the 140 PI range. Terraces in place on the property are an added benefit to a prospective buyer as well. Two-sided road frontage makes for easy access into the property with farm equipment. A system of field roads that cross the property allows equipment to access the back end of the property, even when the fields are planted. Whether you are a farmer trying to add a highly productive property to your operation or an investor looking to expand their portfolio, this farm would make a fantastic investment for any buyer. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Steve Noble at [\(309\) 331-5767](tel:3093315767).

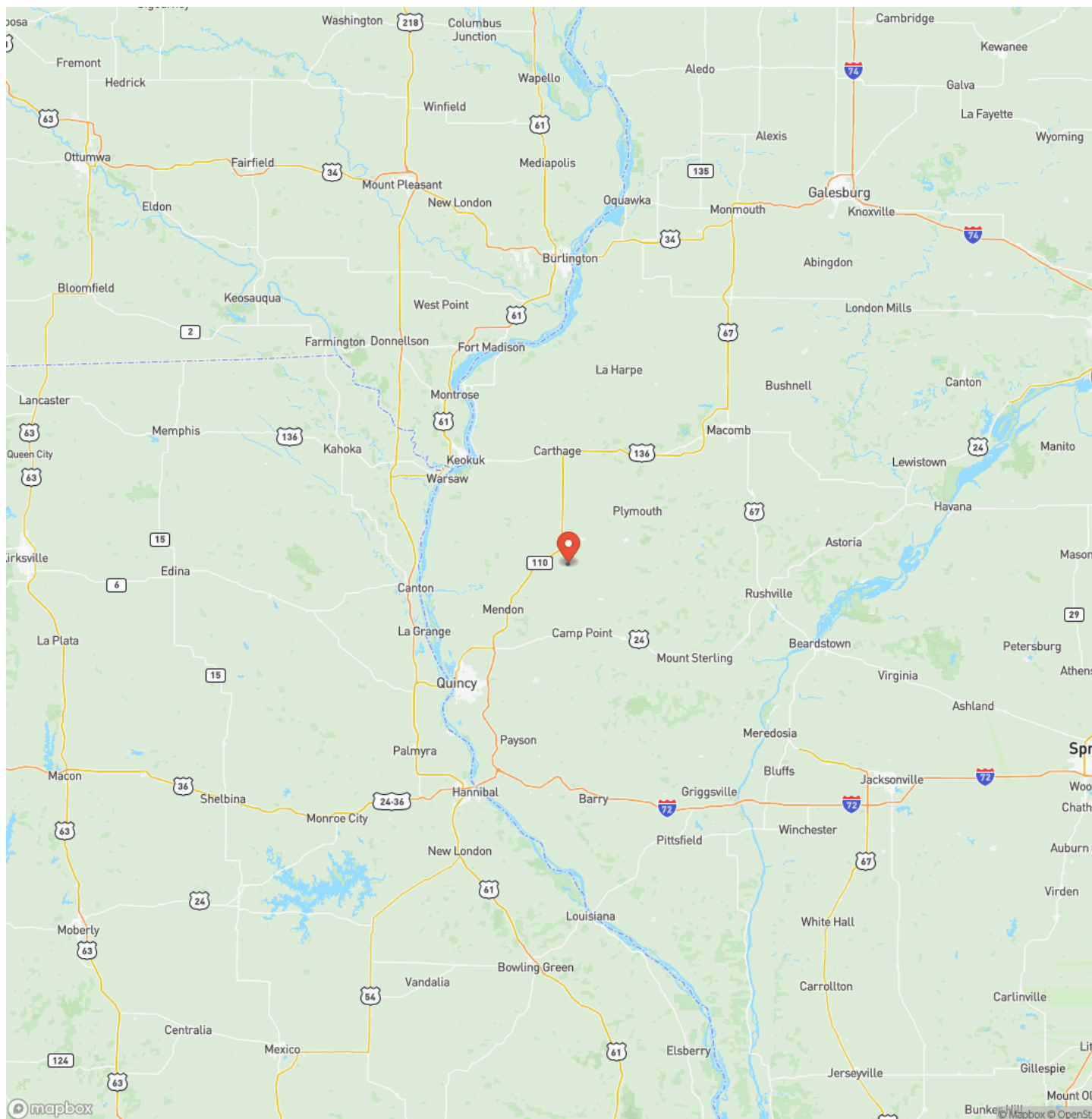
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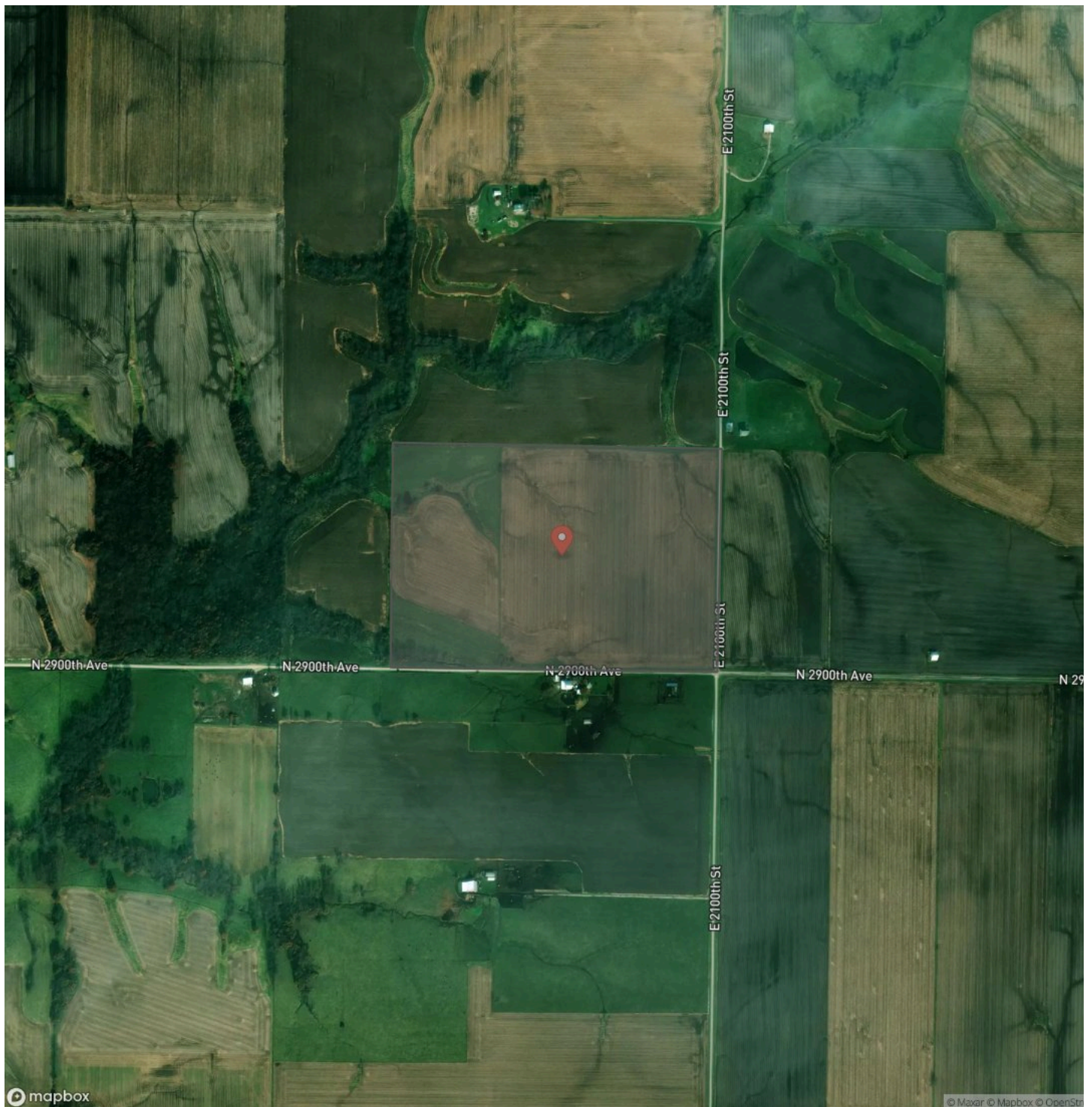
Locator Map



Locator Map



Satellite Map



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Loraine, IL / Adams County

LISTING REPRESENTATIVE
For more information contact:



Representative
Steve Noble

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(641) 799-9012

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(309) 331-5767

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City / State / Zip
Ottumwa, IA 52501

NOTES

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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.

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