

**Highly Productive Tillable Farm**  
500 North Rd  
Toluca, IL 61369

**80± Acres**  
**Marshall County**



## Highly Productive Tillable Farm Toluca, IL / Marshall County

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### SUMMARY

#### Address

500 North Rd

#### City, State Zip

Toluca, IL 61369

#### County

Marshall County

#### Type

Farms

#### Latitude / Longitude

40.998495 / -89.104256

#### Taxes (Annually)

3486

#### Acreage

80

#### Property Website

<https://arrowheadlandcompany.com/property/highly-productive-tillable-farm-marshall-illinois/64402/>



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### **PROPERTY DESCRIPTION**

**Auction is to be conducted in-person & online Thursday, October 24th - 10:00AM Central.**

**Auction Venue Location: American Legion Post 440, 115 W. Santa Fe Ave., Toluca, IL 61369**

**Proxibid Link for online bidding:** [Click Here](#)

Located approximately 1 +/- mile east of Toluca, IL in Section 10, T29N-R1E, Bennington Township, Marshall County, Illinois. There are 80+/- taxable acres offered as a single tract. The farm represents highly productive tillable farmland with Class A soil.

- Average Productivity Index (PI): 132.5
- 57 acres of tillable between 133-139 PI
- 49.77 acres of Rutland Silt Loam
- 19.59 acres of Streator Silty Clay Loam
- 7.25 acres of Sawmill Silty Clay Loam

Located the corner of County Road 500 North & County Road 2800 E, Toluca, Illinois. Property is 2.5 +/- miles west of Rutland, legally described as: S10 T29 R1E NW 1/4 NW 1/4 & N 1/2 S 1/2 NW 1/4. Parcel ID#: 14-10-100-005.

Seller: James V Serafin Trust & Joyce B Helander-Serafin Trust

Auctioneer: Norm Willoughby

Managing Broker: Andrew Schultz

Agent/Primary Contact: Brody Elliott ([\(309\) 238-1496](tel:3092381496))

### **Method & Terms**

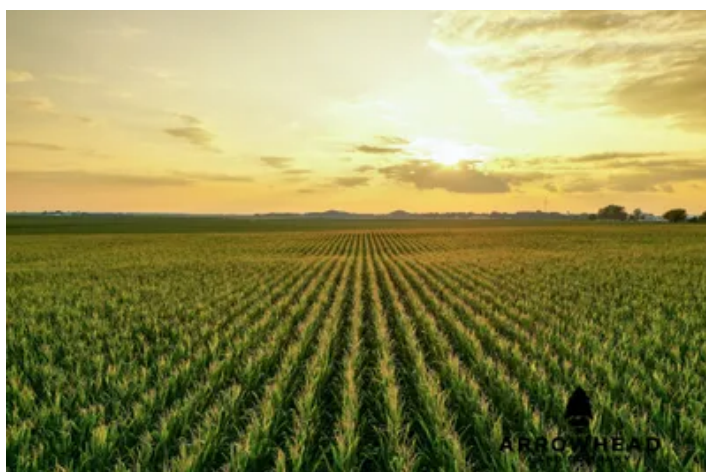
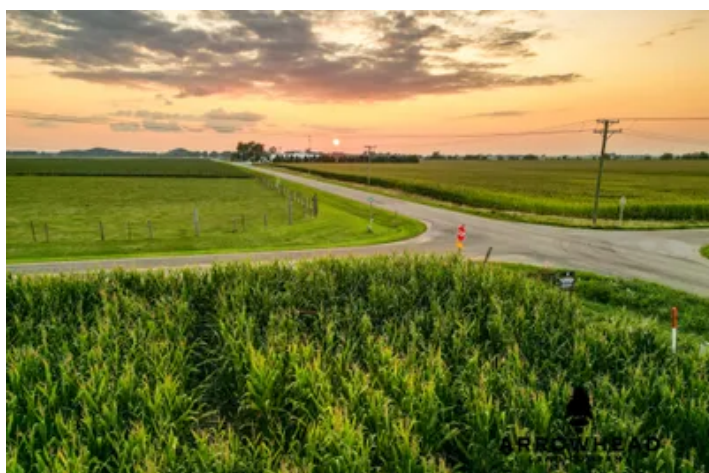
- The Serafin Farm will be sold on a price-per-acre basis, based on taxable acres. **This tract is being sold absolute, without reserve.**
- Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay 10 percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before **Wednesday, November 27th, 2024.**
- The seller will provide title insurance in the full amount of the purchase price. Seller will pay all if the 2024 real estate taxes, due and payable in 2025 through a credit at closing.
- The seller shall receive the Landowner share of the crop or 100% of the total cash rent for the 2024 crop year. Open lease for 2025 crop year. The buyer will receive and seller will convey all of seller's water, oil, gas, coal and other mineral rights not conveyed of record.

- Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.
- On-site bidders are required to bring a valid government-issued ID and proof of funds/preapproval letter.
- If the winning bid is online, you will be immediately contacted to make arrangements for the ten percent (10%) down payment and a purchase contract will be sent electronically for e-signature.
- All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller, auctioneer, or Arrowhead Land Company and its affiliates, pertaining to this property. Real estate is being sold "AS IS".

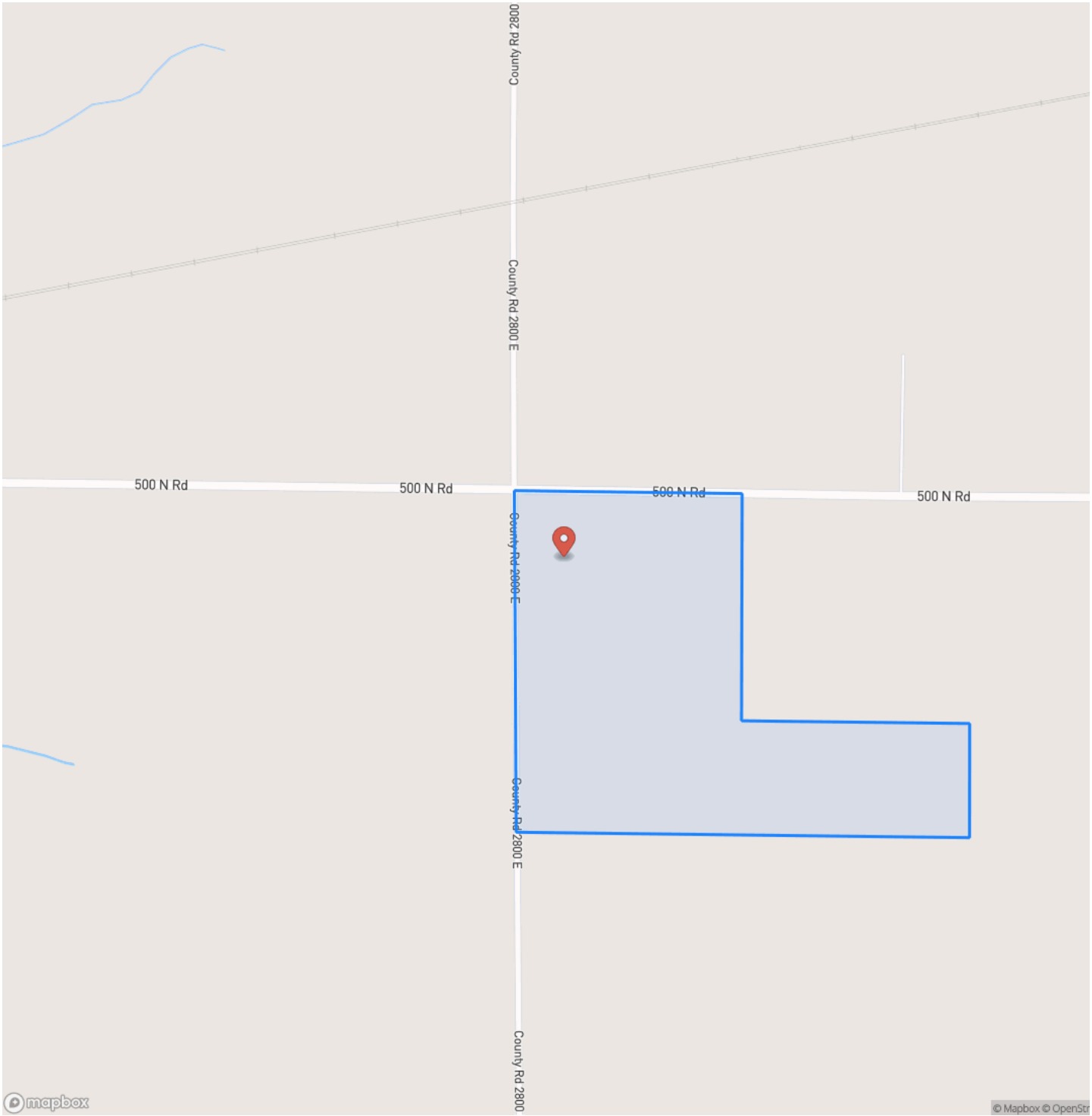


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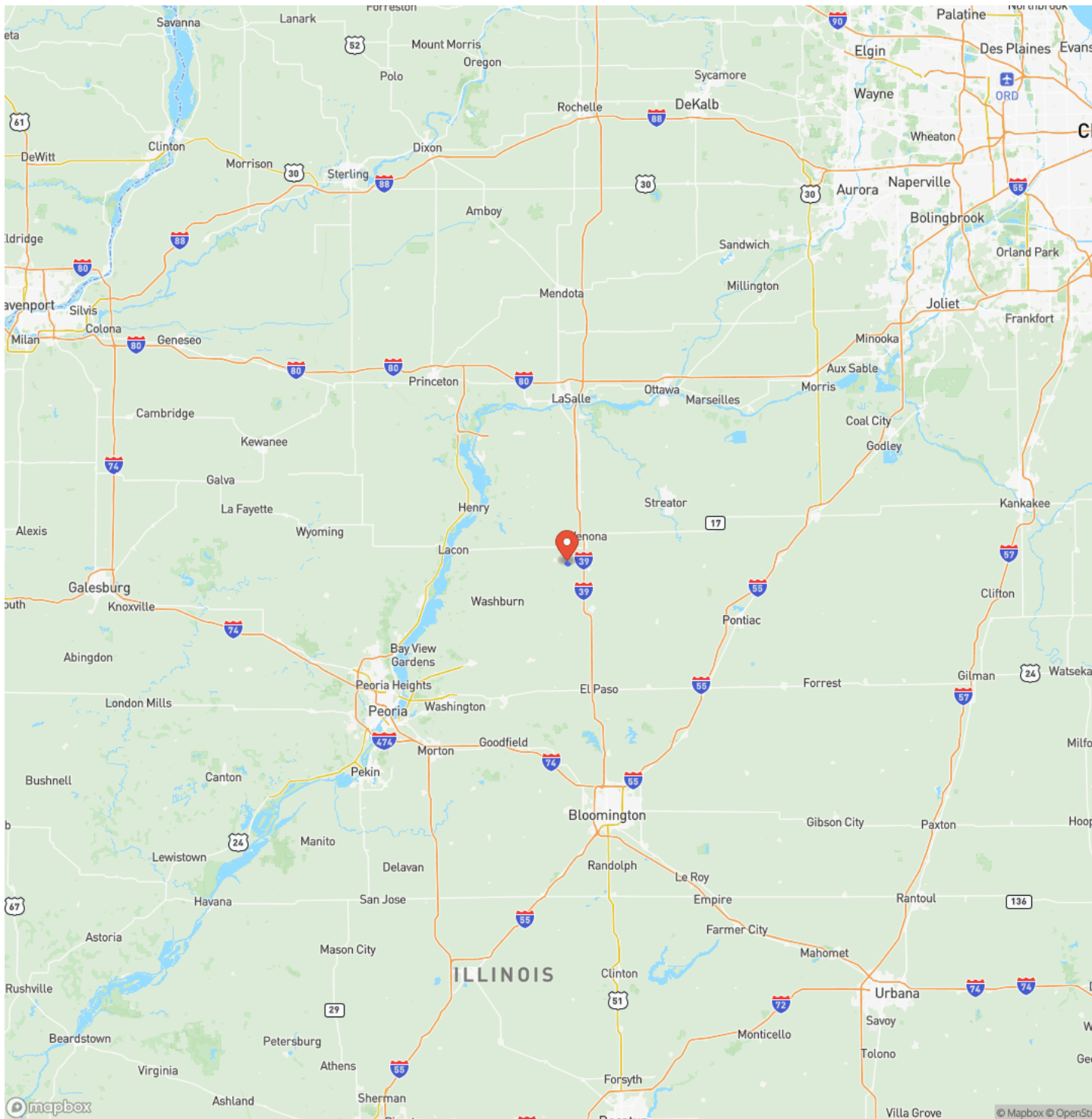
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# Locator Map



## Locator Map





## Satellite Map





## Highly Productive Tillable Farm Toluca, 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

Bradford, IL 61421

## NOTES

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

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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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