



STORM FAMILY FARMS

LAND FOR SALE

EAST OAKLAND TOWNSHIP, COLES COUNTY, ILLINOIS

19.919+/- ACRES



Part of the NW ¼ of S29, T14, R14W

Tucker Wood
Designated Managing Broker & Auctioneer
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LAND FOR SALE, COLES COUNTY, ILLINOIS

PROPERTY INFORMATION

Property Overview:

This exceptional 20-acre parcel in Coles County, Illinois, offers the perfect blend of productive farmland and recreational opportunities. With approximately 17 acres of high-quality tillable land and the remainder set aside as hunting ground, this property is ideal for farmers, investors, or outdoor enthusiasts looking for their slice of Midwest paradise.

Key Features:

- **Tillable Acres:** 17+/- acres of fertile, well-maintained farmland ready for planting. Suitable for corn, soybeans, or other row crops with excellent yield potential.
- **Hunting Land:** The remaining acreage is prime hunting ground, featuring a mix of timber and natural habitat. Perfect for deer, turkey, and other wildlife.
- **Versatility:** Use the property as a productive agricultural investment, a recreational getaway, or a combination of both.
- **Access:** Convenient access via a well-maintained road, making it easy to farm or enjoy the land year-round.

Why This Property?

- **Income Potential:** Generate steady income from farming the tillable acres while enjoying the recreational benefits of the hunting land.
- **Natural Beauty:** Experience the serene countryside and abundant wildlife in this peaceful setting.
- **Location:** Situated in Coles County, a region known for its agricultural productivity and outdoor activities, this property offers the best of both worlds.

Don't Miss Out!

This 20-acre property won't last long! Whether you're an investor, a farmer, or an outdoor enthusiast, this land is the perfect opportunity to own a piece of Illinois farmland with hunting potential.



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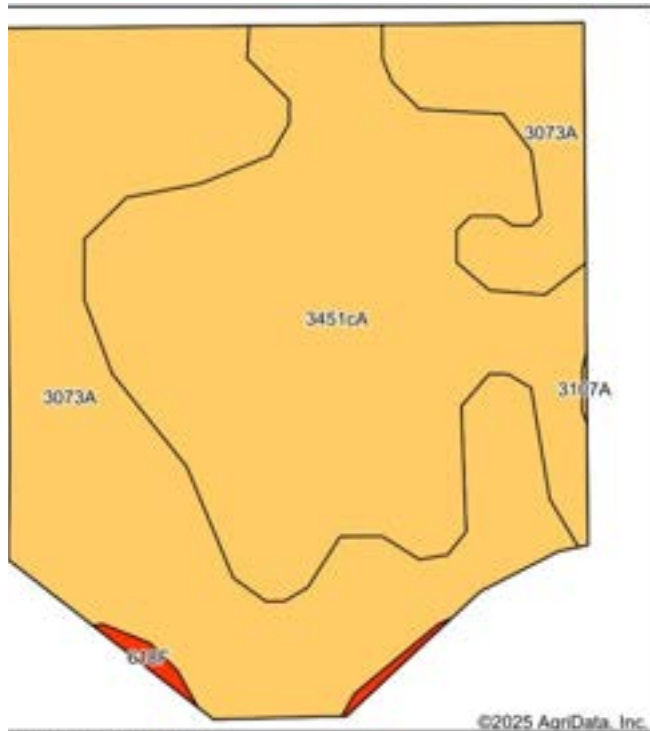
AERIAL MAP



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LAND FOR SALE, COLES COUNTY, ILLINOIS

SOILS MAP



State: **Illinois**
 County: **Coles**
 Location: **29-14N-14W**
 Township: **East Oakland**
 Acres: **16.98**
 Date: **1/23/2025**



Tucker Wood
 Land & Agri-Asset Specialists

Map Provided By



surety
 CUSTOMER-FOCUSED ONLINE MAPPING
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provided by USDA and NRCS.

ibol: IL029, Soil Area Version: 24

Soil Description	Acres	Percent of field	il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybean
Ross silt loam, 0 to 2 percent slopes, frequently flooded	8.66	51.0%		**123	80	80	61	
Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	8.19	48.2%		**126	85	85	64	
Senachwine silt loam, 18 to 35 percent slopes	0.13	0.8%		**75	20	20	18	
Weighted Average				124.1	*n 82	*n 82	*n 62.1	*

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

Indices and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

tgs.sc.egov.usda.gov/State/IL/documents/section=2&folder=52809

Indices from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the il. Soils EFOTG

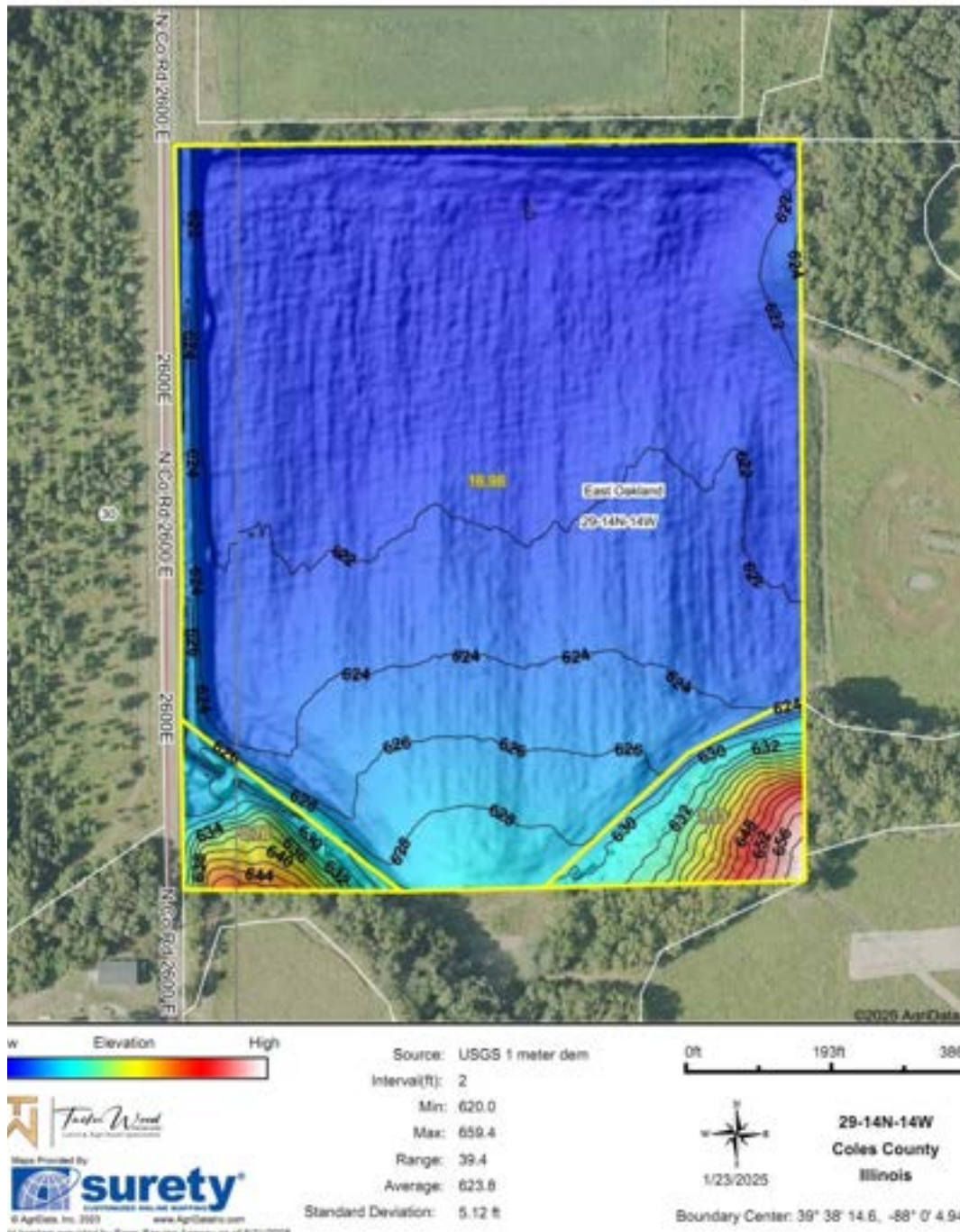
regression method is "Weighted Average using all components"



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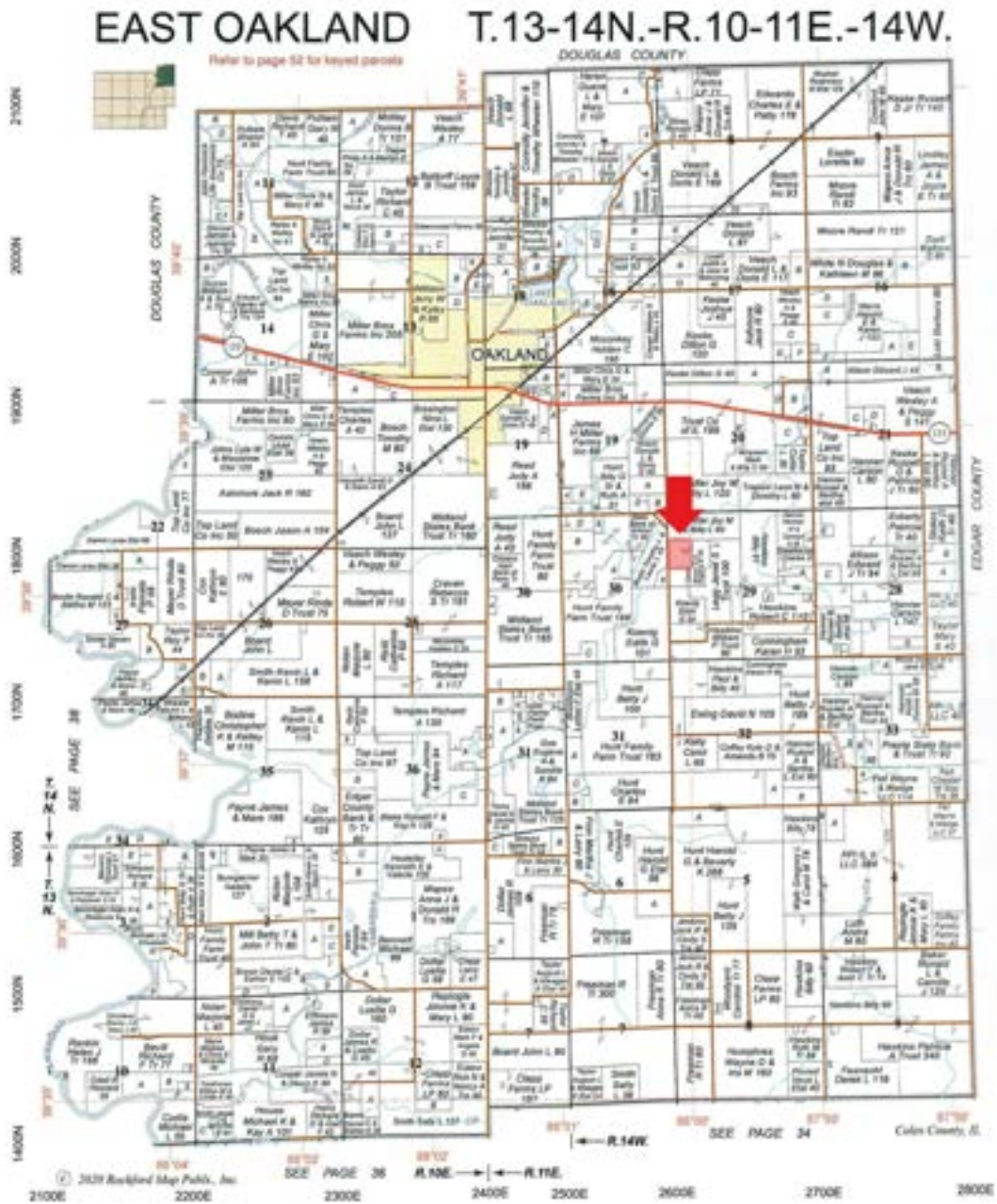
TOPOGRAPHY MAP



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PROPERTY LOCATION



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