



Tucker Wood
Land & Agri-Asset Specialists

LAND FOR SALE

GRANDVIEW TOWNSHIP, EDGAR COUNTY, ILLINOIS
111.32+/- ACRES



Tucker Wood
Designated Managing Broker & Auctioneer
License # 471.021082

(833) LAND-217
tucker@tuckerwood.com
tuckerwood.com

LAND FOR SALE, EDGAR COUNTY, ILLINOIS

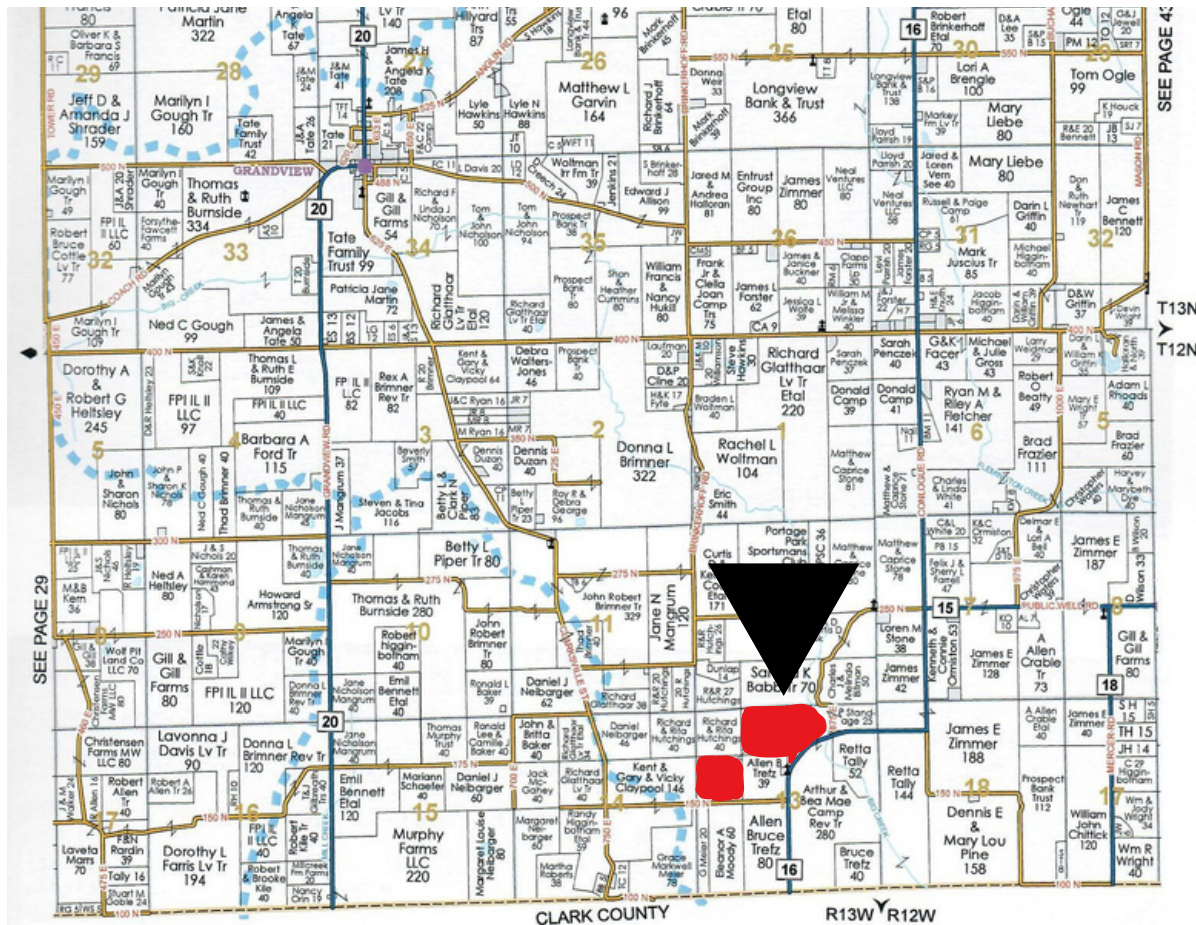
PROPERTY INFORMATION

Land For Sale – Grandview Township, Edgar County, IL

Discover 111.32± acres of versatile land located in the heart of Grandview Township, Edgar County, Illinois. This exceptional property offers approximately 65 acres of productive tillable farmland, ideal for row-crop production or investment income. The remaining 45± acres feature beautiful mature woods with a scenic creek meandering through, providing excellent opportunities for recreation, hunting, and wildlife habitat.

Whether you're looking to expand your farming operation, invest in quality Illinois farmland, or enjoy a private recreational retreat, this property offers the perfect blend of income and outdoor enjoyment. Don't miss this rare opportunity to own a diverse tract in a great rural setting.

For more information, please visit tuckerwood.com

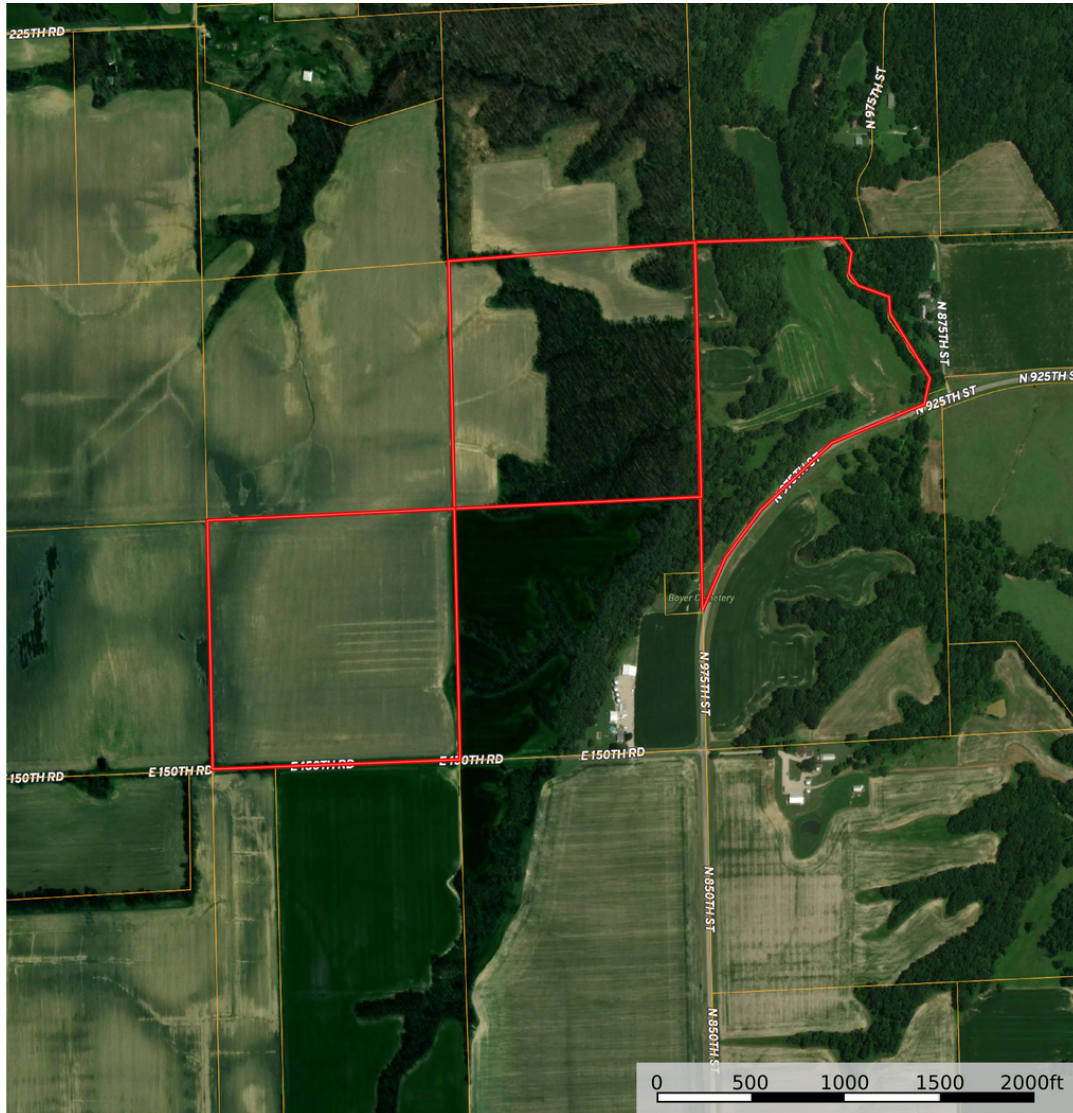


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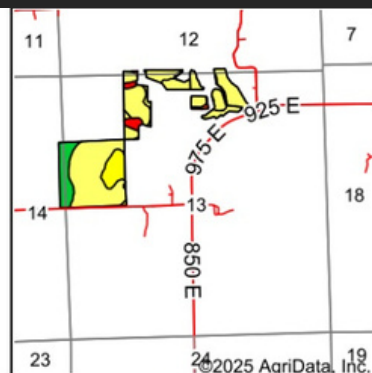
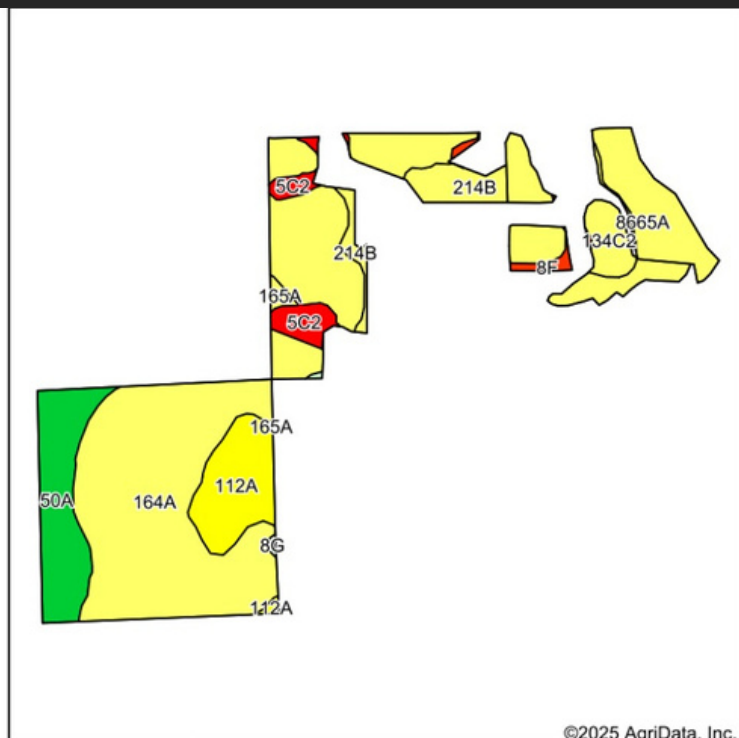
AERIAL MAP



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SOILS MAP



State: **Illinois**
 County: **Edgar**
 Location: **13-12N-13W**
 Township: **Grandview**
 Acres: **70.16**
 Date: **11/5/2025**



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

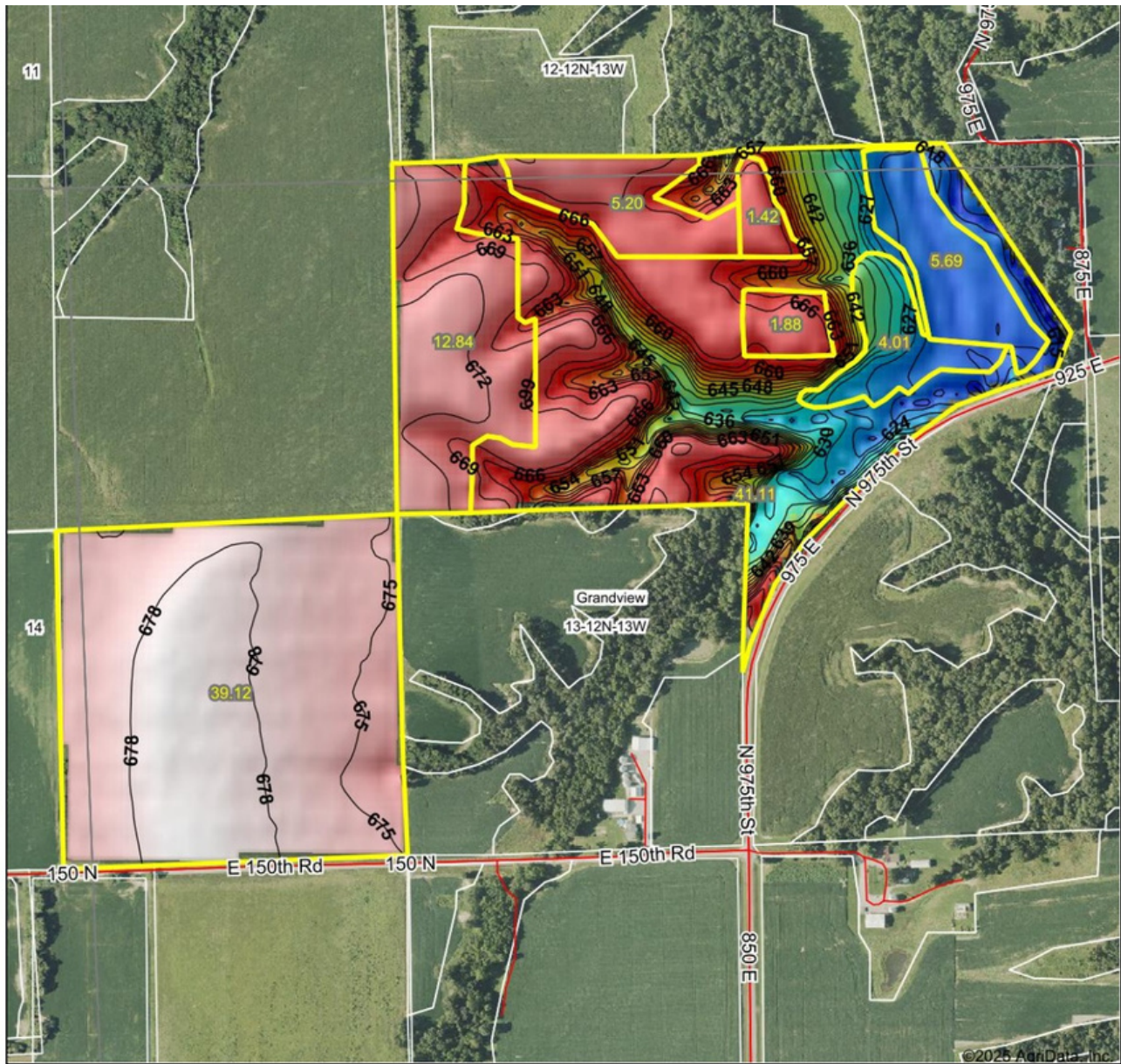
Area Symbol: IL045, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
164A	Stoy silt loam, 0 to 2 percent slopes	37.65	53.7%		145	47	109
**8665A	Stonelick fine sandy loam, 0 to 2 percent slopes, occasionally flooded	7.45	10.6%		**143	**44	**103
**50A	Viriden silt loam, 0 to 2 percent slopes	7.40	10.5%		**188	**61	**139
**214B	Hosmer silt loam, 2 to 5 percent slopes	6.02	8.6%		**137	**45	**103
112A	Cowden silt loam, 0 to 2 percent slopes	6.01	8.6%		159	49	117
**5C2	Blair silt loam, 5 to 10 percent slopes, eroded	2.25	3.2%		**123	**40	**93
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.21	3.1%		**154	**47	**111
**8F	Hickory silt loam, 18 to 35 percent slopes	0.63	0.9%		**89	**30	**68
165A	Weir silt loam, 0 to 2 percent slopes	0.39	0.6%		141	46	106
**8G	Hickory silt loam, 35 to 60 percent slopes	0.15	0.2%		**58	**20	**44
Weighted Average					148.7	47.7	110.7



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TOPOGRAPHY MAP



Low Elevation High



Source: USGS 10 meter dem

Interval(ft): 3

Min: 612.1

Max: 680.3

Ranne: 682

0ft 609ft 1218ft



13-12N-13W
Edgar County



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