



Tucker Wood
Land & Agri-Asset Specialists

LAND FOR SALE

EMBARRASS TOWNSHIP, EDGAR COUNTY, ILLINOIS

120 ACRES



Tucker Wood
Designated Managing Broker & Auctioneer
License # 471.021082

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

LAND FOR SALE, EDGAR COUNTY, ILLINOIS

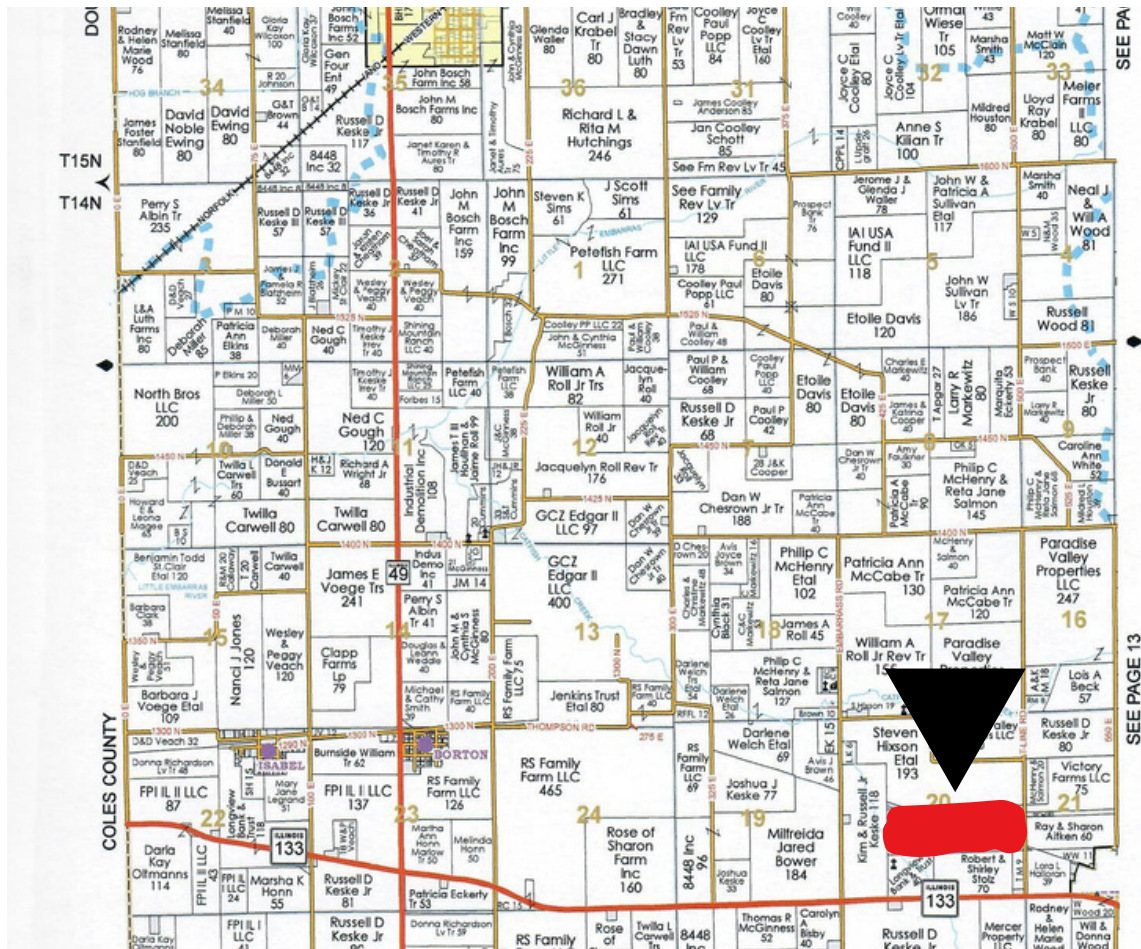
PROPERTY INFORMATION

120 Acres, Edgar County, Illinois

This exceptional 120-acre tract offers nearly 100% tillable farmland featuring highly productive Class A soils, making it an outstanding investment for both farmers and land investors. The property is well-shaped and easily accessible, allowing for efficient field operations and excellent drainage. Soil types include top-tier classifications known for their consistency and yield potential, supporting a wide variety of crops.

With its strong productivity index, reliable performance, and location in a proven agricultural area, this tract represents a rare opportunity to own true Class A Illinois farmland. Whether you're looking to expand your current operation or invest in high-quality soil for long-term appreciation, this farm checks all the boxes.

For more information, please visit tuckerwood.com



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AERIAL MAP

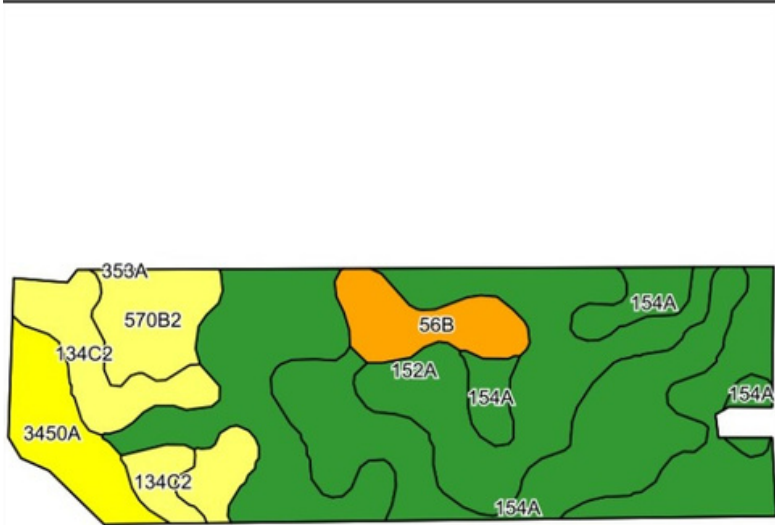


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SOILS MAP

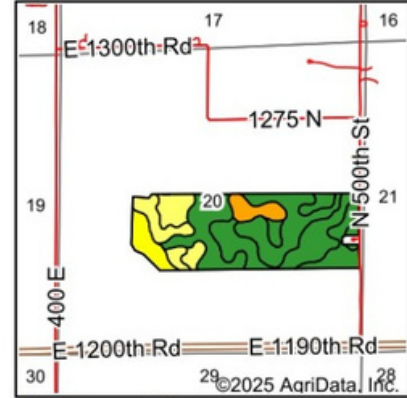


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Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	52.84	44.6%		**195	**63	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	29.60	25.0%		194	63	144
**570B2	Martinsville loam, 2 to 5 percent slopes, eroded	10.32	8.7%		**143	**45	**105
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	10.24	8.6%		**154	**47	**111
**3450A	Brouillett silt loam, 0 to 2 percent slopes, frequently flooded	8.51	7.2%		**162	**52	**120
**56B	Dana silt loam, 2 to 5 percent slopes	6.99	5.9%		**178	**55	**130
Weighted Average					183.3	58.8	135.2



State: Illinois
County: Edgar
Location: 20-14N-13W
Township: Embarrass
Acres: 118.5
Date: 7/11/2025



Tucker Wood
and Associates
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Maps Provided By:



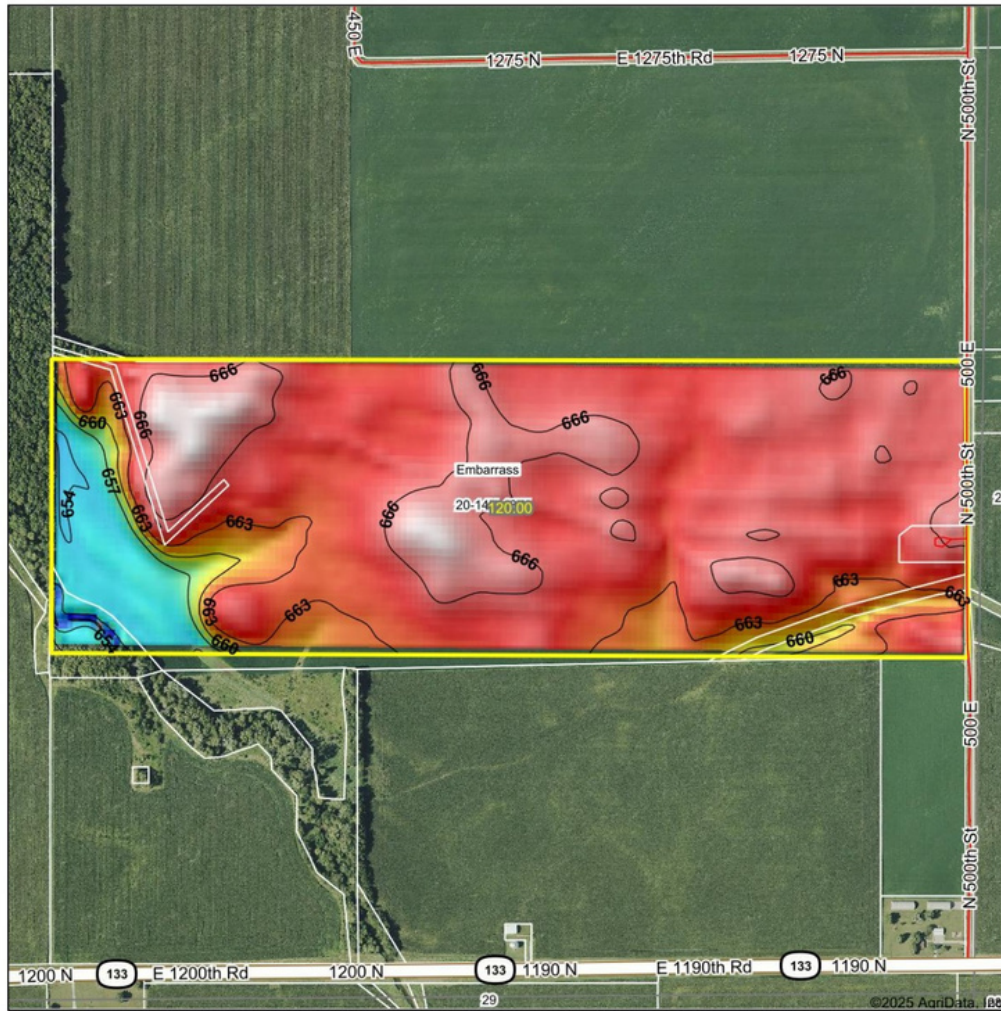
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TOPOGRAPHY MAP

Topography Hillshade



Low Elevation High



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3
Min: 649.6
Max: 669.3
Range: 19.7
Average: 663.9
Standard Deviation: 3.31 ft

0ft 631ft 1262ft



7/11/2025

20-14N-13W
Edgar County
Illinois

Boundary Center: 39° 38' 56.57, -87° 52' 45.88

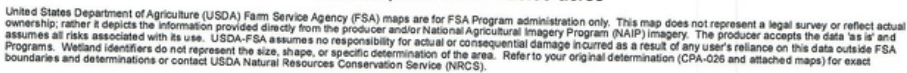


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FSA MAP





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