



Tucker Wood
and associates
Land & Agri-Asset Specialists

FARMLAND FOR SALE

GRANDVIEW TOWNSHIP, EDGAR COUNTY, ILLINOIS

159± ACRES



LEGAL DESCRIPTION:

S24 T13 R13_NW EX S 1/2 SW NW.; S24 T13 R13_E 1/2 SW N OF RD.

Tucker Wood
Designated Managing Broker
License # 471.021082

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

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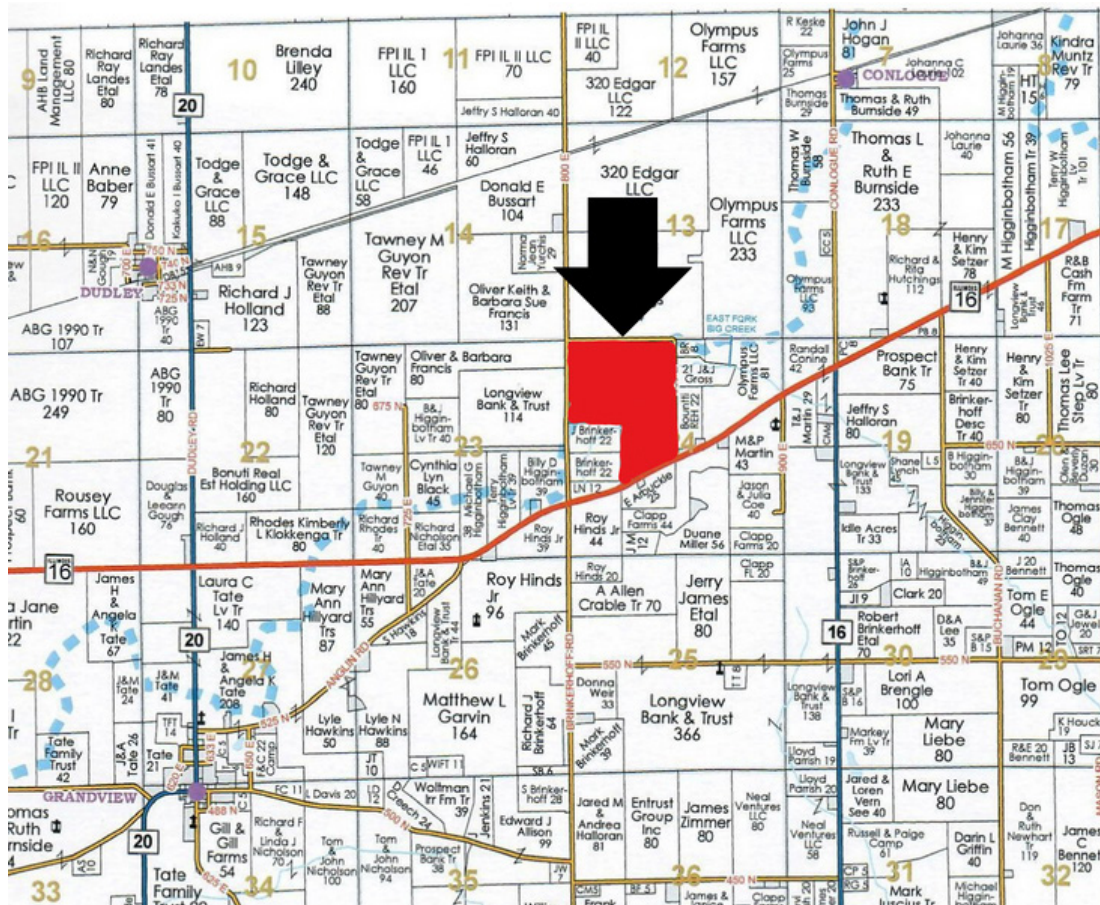
PROPERTY INFORMATION

Presenting 159 acres of well-maintained, high-quality farmland located in Grandview Township, Edgar County, Illinois. This outstanding property offers approximately 153 tillable acres, boasting a strong Productivity Index (PI) of 126.5, making it an excellent investment for operators and land investors alike.

Situated along Illinois Highway 16, the farm offers convenient access and strong visibility. The land is approximately 97% tillable, providing efficient fieldwork potential and excellent income-producing capability. The farm has been well cared for, with consistent fertility and management practices in place.

Additional features include a functional Quonset building and a grain bin on-site, adding value and utility for storage and operational needs.

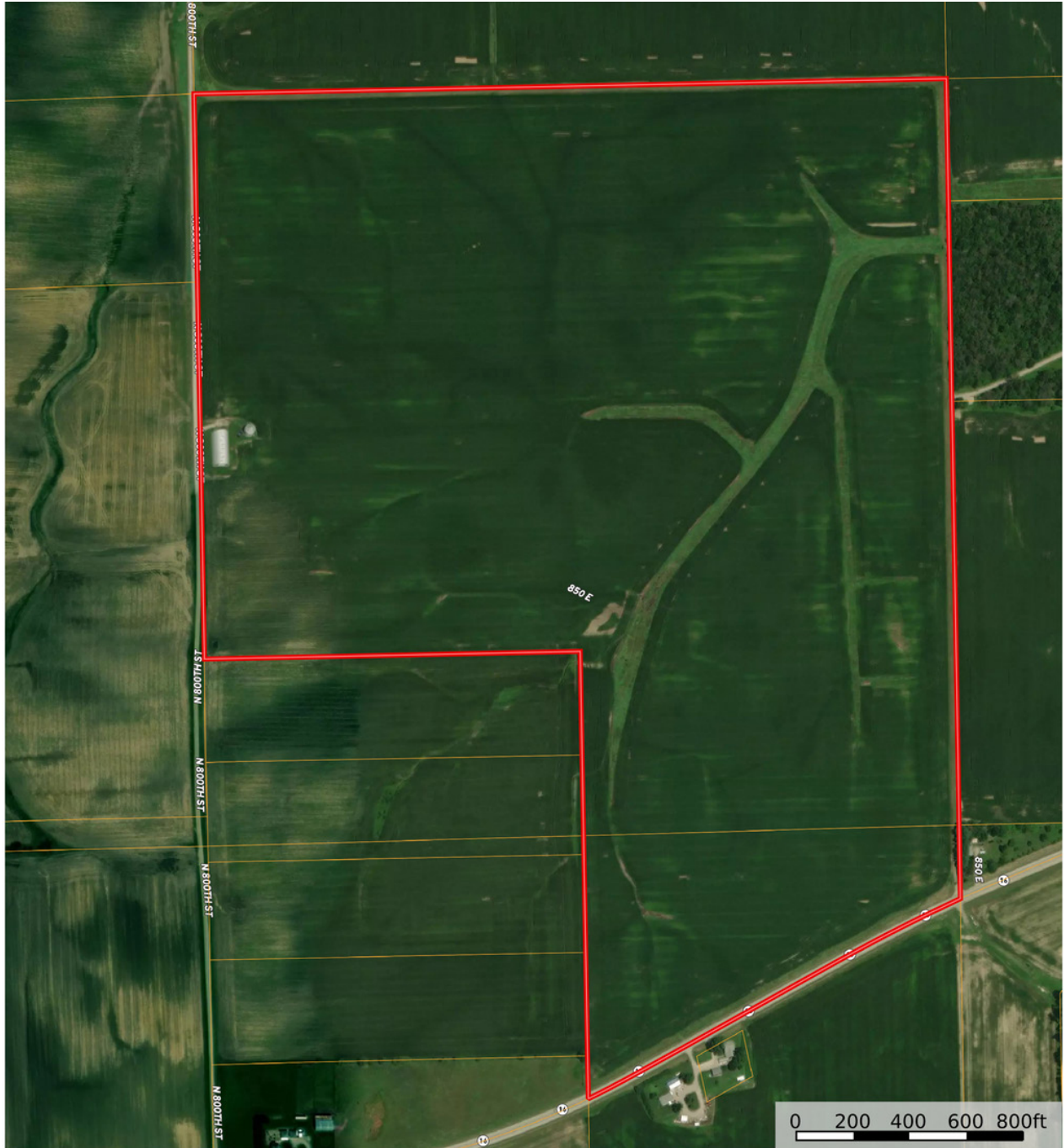
This is a rare opportunity to acquire a large, contiguous, and highly tillable tract of farmland in a desirable location. Whether you're looking to expand your current operation or invest in quality Illinois farmland, this property deserves your attention. For more details and information go to **tuckerwood.com**.



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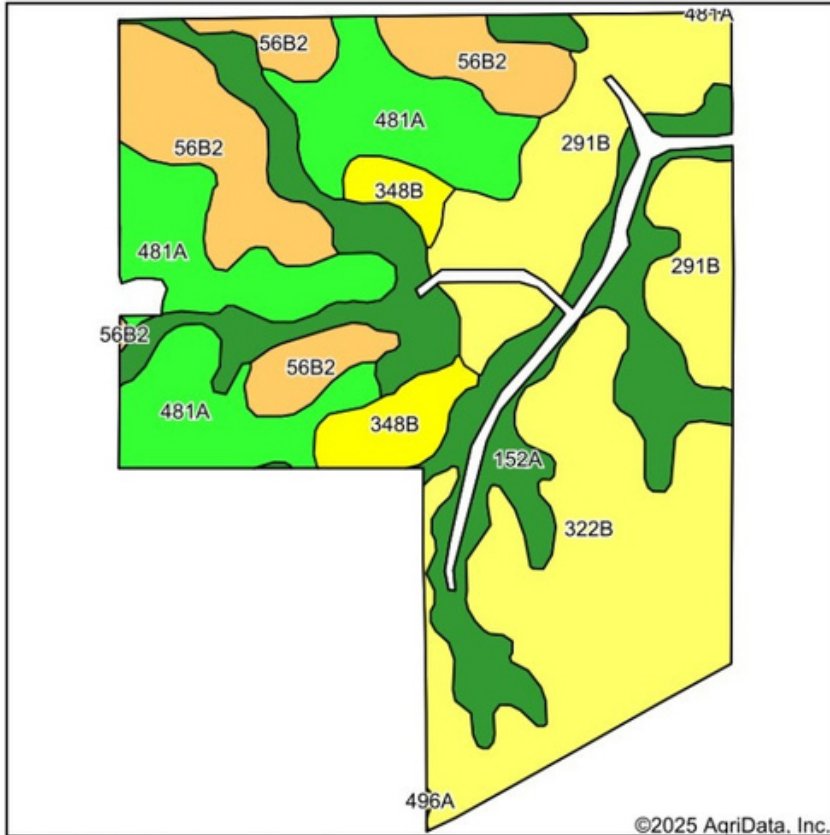
AERIAL MAP



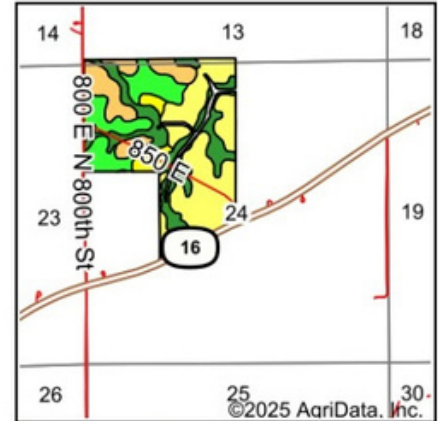
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Edgar**
 Location: **24-13N-13W**
 Township: **Grandview**
 Acres: **153**
 Date: **6/16/2025**



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Maps Provided By:



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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
**322B	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	36.62	24.0%		**158	**50	**115
**152A	Drummer silty clay loam, 0 to 2 percent slopes	33.46	21.9%		**195	**63	**144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	29.70	19.4%		183	58	134
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	24.69	16.1%		**159	**49	**116
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	21.88	14.3%		**169	**53	**123
**348B	Wingate silt loam, 2 to 5 percent slopes	6.65	4.3%		**162	**51	**119
Weighted Average					172.9	54.7	126.5

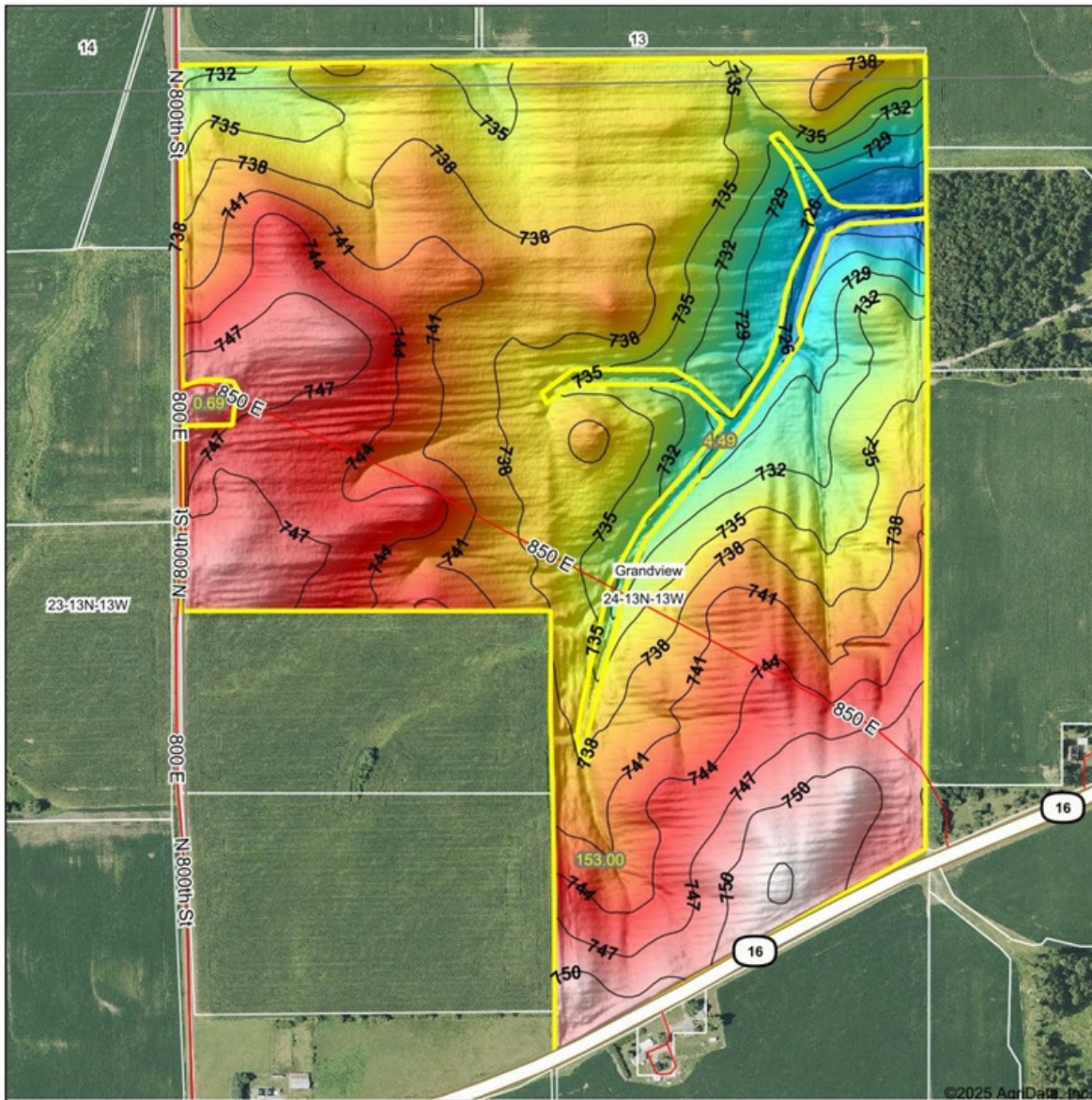


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TOPOGRAPHY MAP



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: 718.9

Max: 753.6

Range: 34.7

Average: 739.6

Standard Deviation: 6.46 ft

0ft 560ft 1119ft



6/16/2025

24-13N-13W
Edgar County
Illinois

Boundary Center: 39° 34' 2.33, -87° 48' 33.98



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