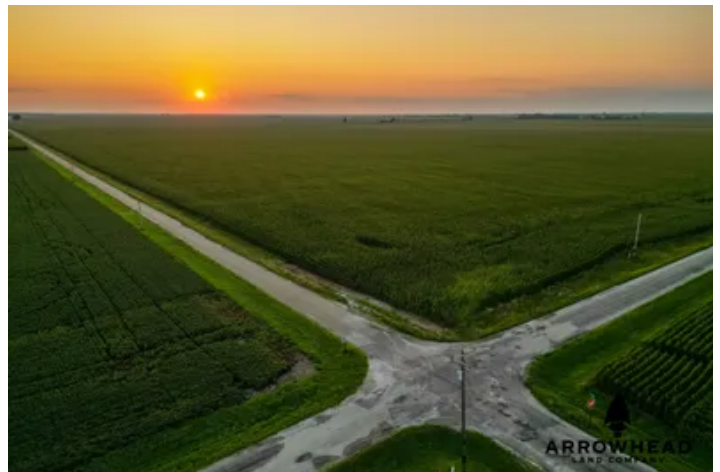
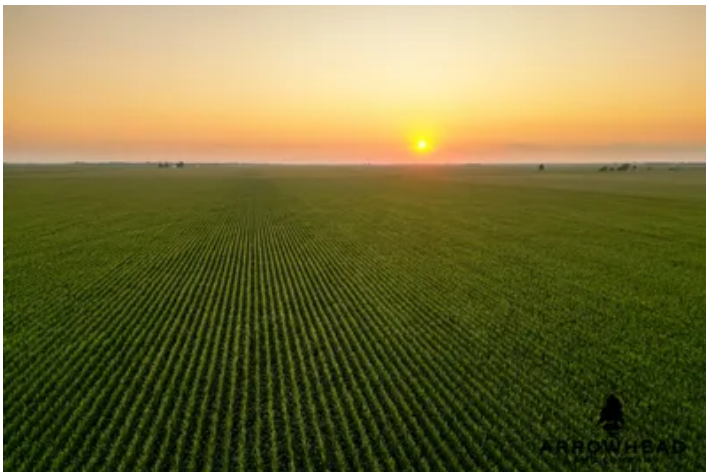


**Premier Raritan Tillable**  
TBD 100N  
Raritan, IL 61471

**\$1,722,250**  
83± Acres  
Henderson County



**Premier Raritan Tillable**  
**Raritan, IL / Henderson County**

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**SUMMARY**

**Address**

TBD 100N

**City, State Zip**

Raritan, IL 61471

**County**

Henderson County

**Type**

Undeveloped Land, Farms

**Latitude / Longitude**

40.653531 / -90.832286

**Acreage**

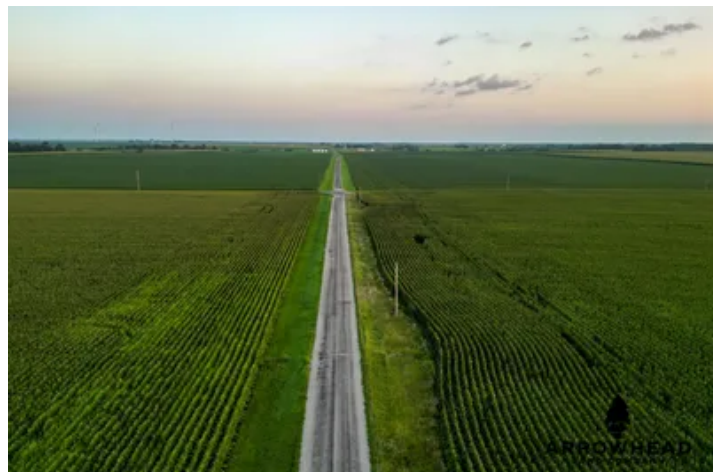
83

**Price**

\$1,722,250

**Property Website**

<https://arrowheadlandcompany.com/property/premier-raritan-tillable-henderson-illinois/60371/>



**PROPERTY DESCRIPTION**

As far as tillable farm ground goes, one would be extremely hard-pressed to find a property more impressive than this. Located 6 +/- miles from Raritan and 16 +/- miles from Macomb, this property boasts an astounding average of 143 on the PI index, with certain areas reaching up to 147 PI. The extremely productive Muscatine and Sable soil types, with a 0-2% slope, make up the entirety of the acreage. This means that a farmer will not have a single acre on the parcel without high-yielding income potential. The property is also tilled every 30 feet throughout, ensuring that drainage will not be an issue. Two-sided blacktop road access totaling  $\frac{3}{4}$  of a mile allows for highly convenient equipment access to and from the property. This property is a farmer's dream—both easy to work and very high-yielding. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Steve Noble at [309-331-5767](tel:309-331-5767).

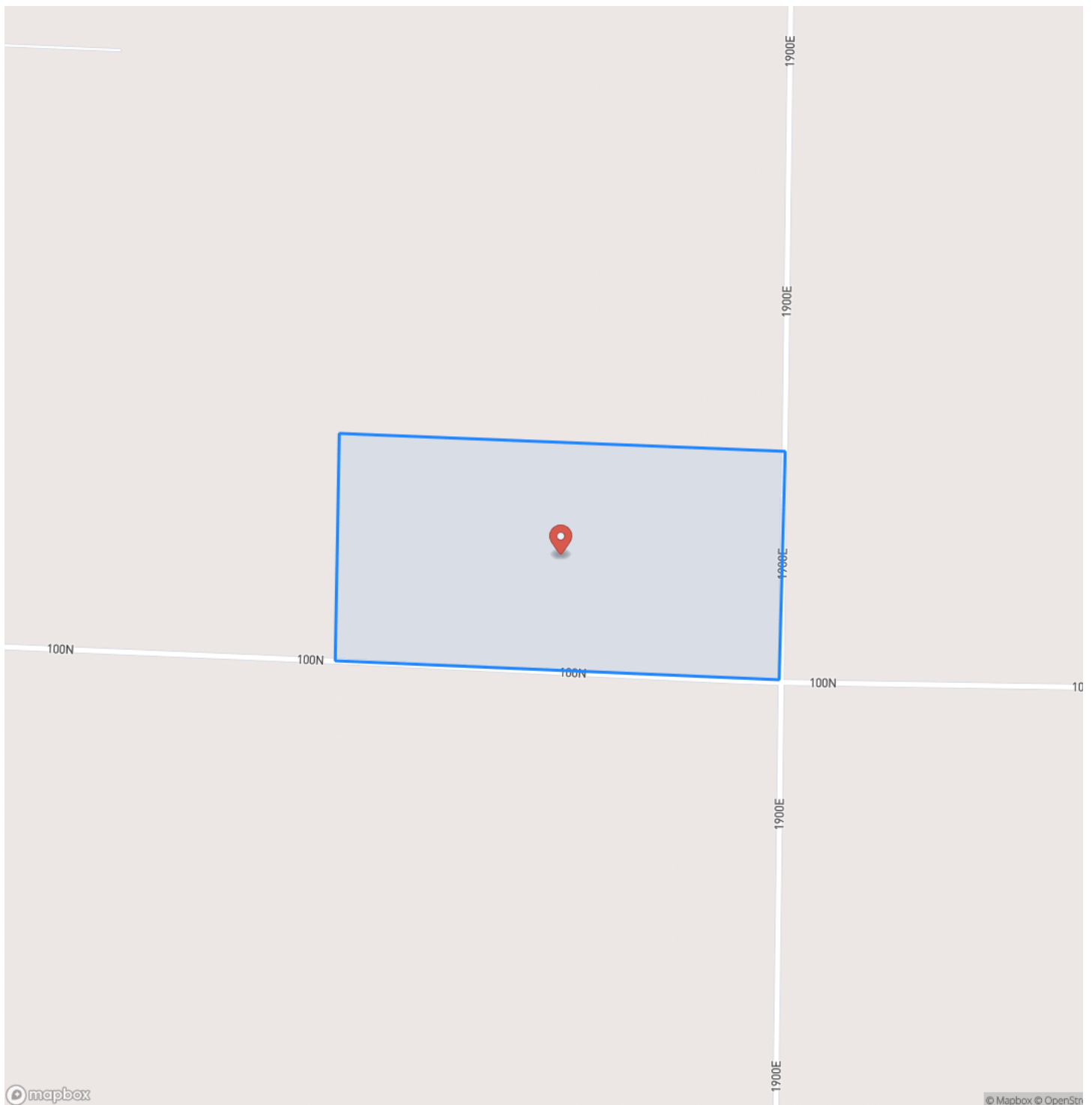




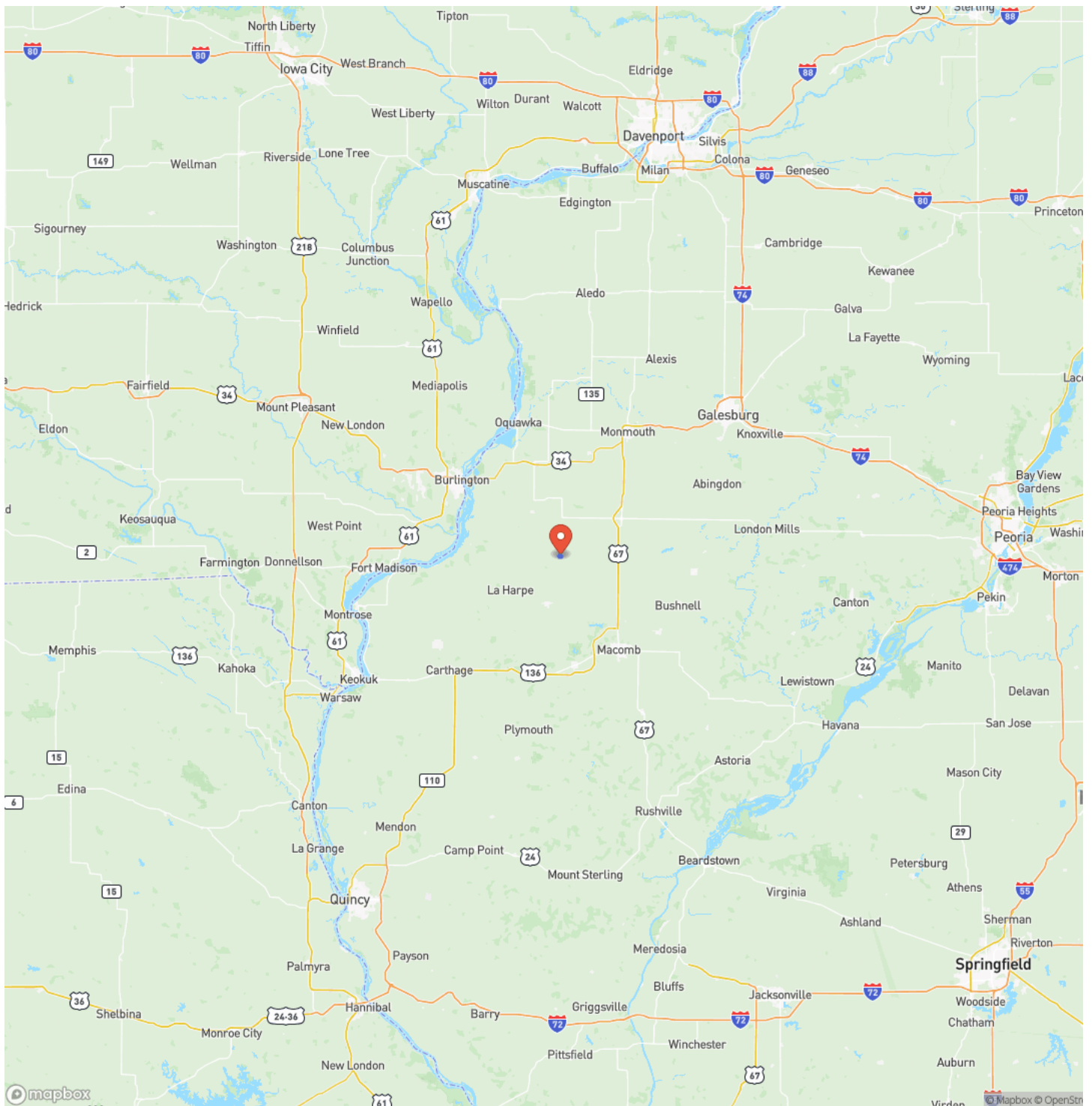
Premier Raritan Tillable  
Raritan, IL / Henderson County



## Locator Map



## Locator Map





## Satellite Map



## Premier Raritan Tillable Raritan, IL / Henderson County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steve Noble

## Mobile

(641) 799-9012

## Office

(309) 331-5767

## Email

steve.noble@arrowheadlandcompany.com

**Address**

18587 74th. St.

## City / State / Zip

Ottumwa, IA 52501

## NOTES



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## 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.



## **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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