Vermilion County 22
1700 East Road
Bismarck, IL 61834

$248,500
22.92± Acres
Vermilion County







SUMMARY

Address
1700 East Road

City, State Zip
Bismarck, IL 61834

County
Vermilion County

Type
Farms, Undeveloped Land, Business Opportunity

Latitude / Longitude
40.269764 / -87.622824

Acreage
22.92

Price
$248,500

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

22.92 Acre Tillable Farm near Bismarck, IL

This 22.92 acre farm is about one mile northwest of Bismarck in Vermilion County. Of the total, 21.84 acres are cropland, so the farm is about 95% tillable with very little non-productive ground. The soils are mainly Ashkum silty clay loam, a dark, productive prairie soil, along with Blount and Ozaukee silt loams. The weighted productivity index is about 116.

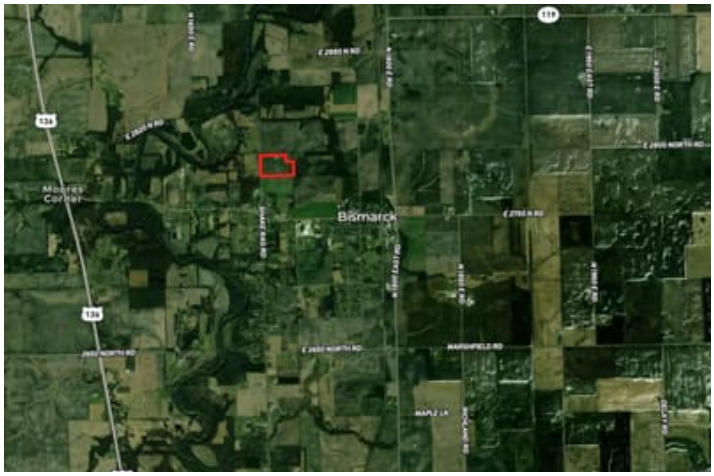
The field is open and efficient to farm. Its 832 feet of road frontage gives easy access for equipment and grain hauling. The farm would be a strong addition for a neighboring operator or a well-sized investment for a buyer who wants a manageable land holding.

The property also has attractive residential potential. The road frontage leaves room for a future home, shop and drive without taking much of the field out of production. The remaining cropland can keep producing income. The farm is within the Bismarck-Henning school district, a short drive from town.

For more information or to schedule a showing, call Land Specialist Ty Mills at (260) 264-9134.





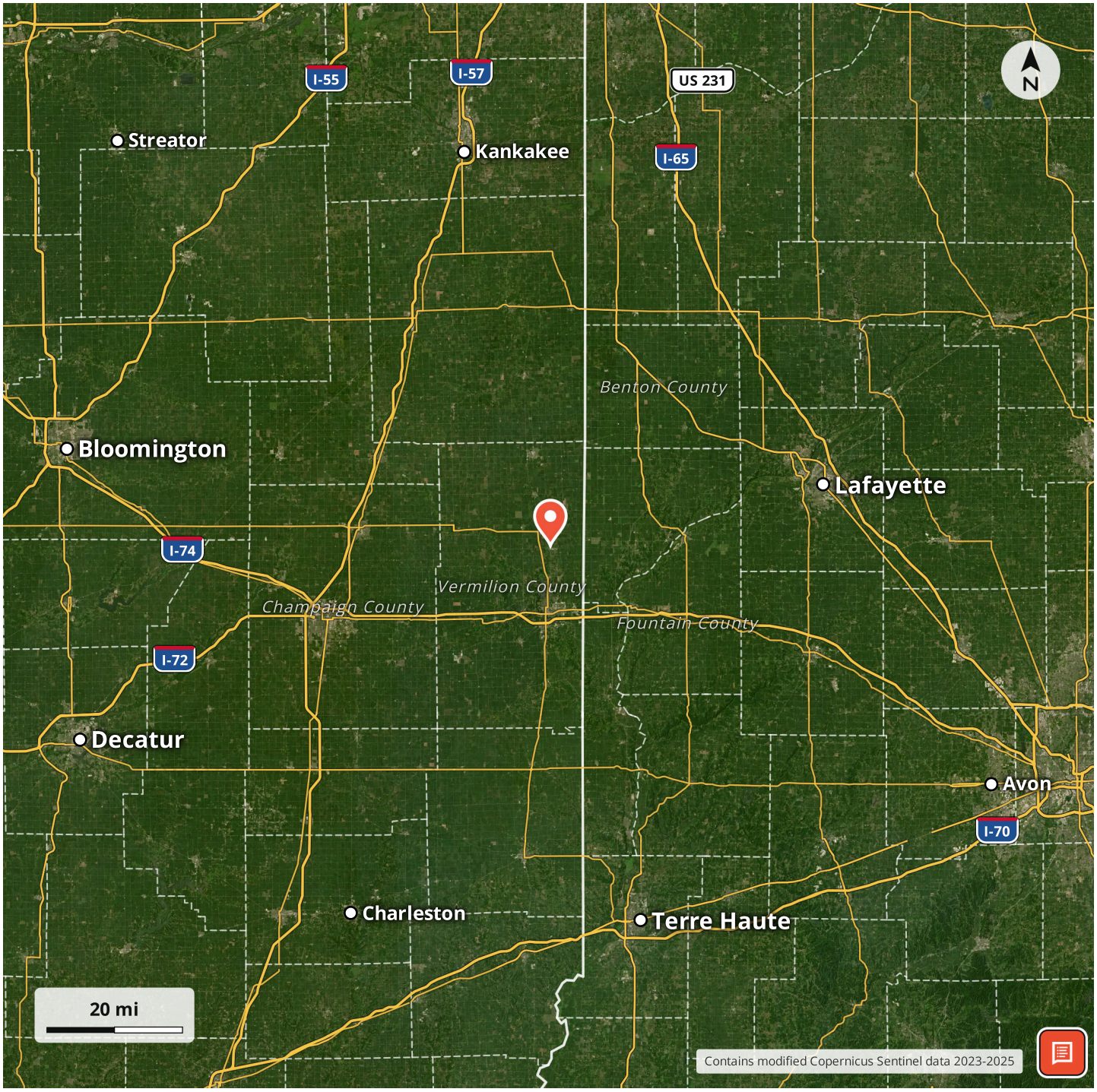




232A	Ashkum silty clay loam, 0 to 2 percent slopes	12.39	54.22%	127	66	2w
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	3.87	16.94%	105	71	2w
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	3.40	14.88%	102	57	3e
23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	3.20	14%	100	57	2e
Totals		**115.83 PI**	**64.28 NCCPI**			**2.15 Cap.**



Regional Map



Locator Map

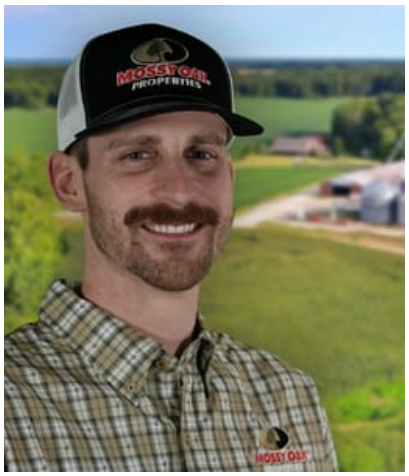

N
N 1700 East Rd
Virginia Dr
2750 North Rd
E 2750 North Rd
1000 ft

Aerial Map



LISTING REPRESENTATIVE

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