

Whiteside County - Tampico 77.2 +/- (Tract 1)

77.20 Acres

Whiteside County, IL

\$864,640



HAYDEN  OUTDOORS.

Whiteside County - Tampico 77.2 +/- (Tract 1)

TOTAL ACRES:

77.20

PRICE:

\$864,640

COUNTY:

Whiteside County

CLOSEST TOWN:

Tampico, IL

Activities & Amenities:

Farm/Crops/Ag

Land Details:

Address: 0000 Jersey Rd,
Tampico, Illinois 61283, USA

Total Acres: 77.20

Water Rights: Yes

Mineral Rights: Yes

Income Type: Tillable Lease - 2024

Estimated Taxes: \$2,107.2 - 2022

Source of lot size: Unknown

Property Summary

Fantastic opportunity for both farmers or investors await with this 77.2 +/- acre property in Whiteside County just south of Tampico, IL. Located at the intersection of Jersey Rd and Matznick Rd, this property has easy hardtop road access in a prime location. Property carries a weighted PI of 118/119 across the 75 FSA cropland acres and is a perfect fit for your farming operation or an investor's portfolio.

Land

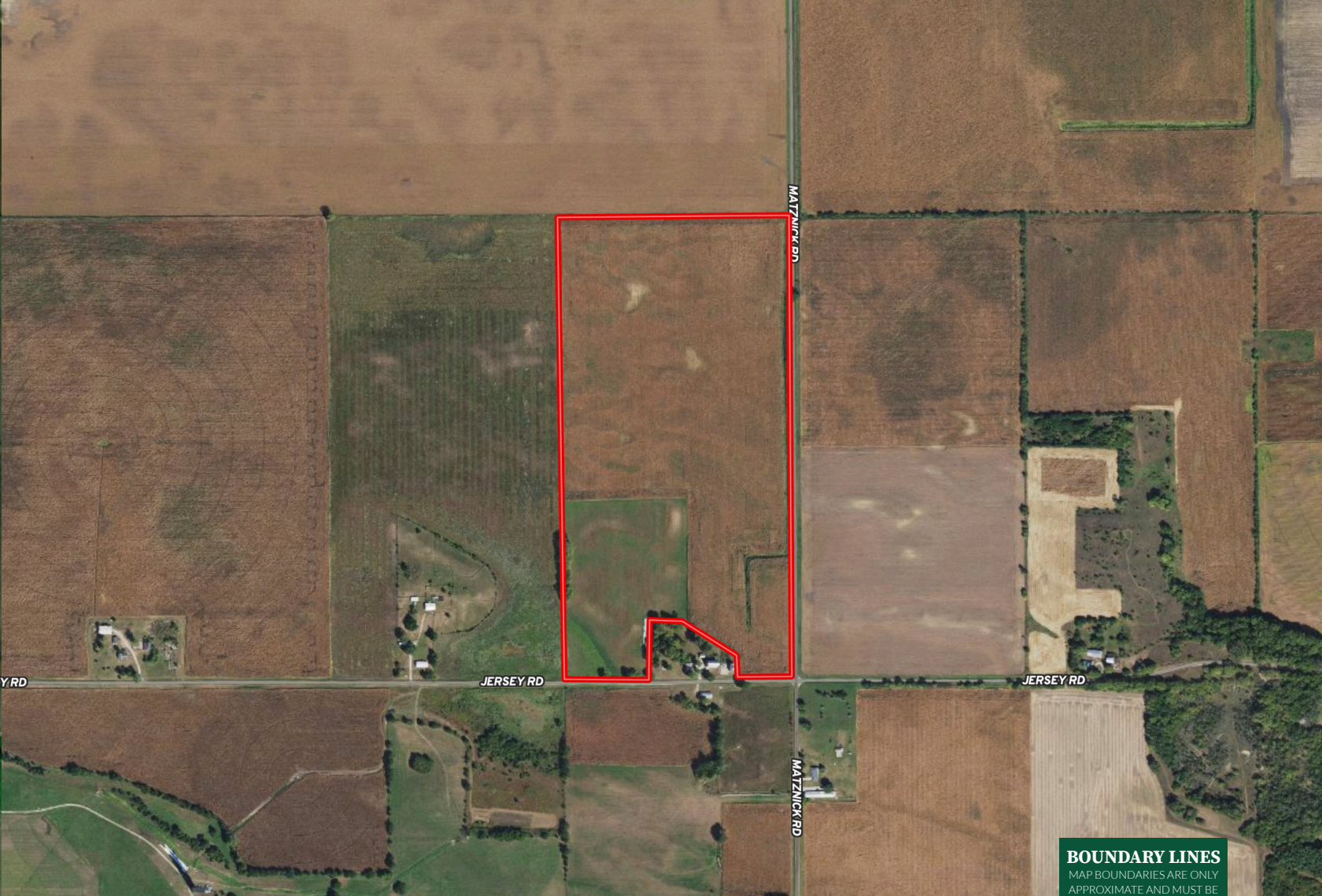
At 77.2 +/- acres, this property has the perfect balance of size/production accompanied with affordability to help expand anyone's operation regardless of what the future holds. With 75 +/- FSA cropland acres carrying a PI of 118/119, this farm consists of 97% productive Midwest farm ground that has been well managed and maintained and is sure to be a sound investment for many years to come. Throughout the 77.2 acres, there is a gentle role to the terrain leading to a drainage ditch bordering Matznick Rd on the east side of the field. While this land is available by itself, an adjacent 32 acres to the south is available as well.

Agriculture

Property totals 75 +/- FSA cropland acres that have been beautifully maintained/farmed by the same tenant for the last 15 years and is currently under contract for the 2024 season. Carrying a weighted PI of 118/119, this farm offers a phenomenal balance between production and affordability for anyone to continue developing into the future. Soil types include; Marshan Loam, Waukegan Silt Loam, and Drummer Silty Clay Loam.







 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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