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www.Worrell-LandServices.com

COLES COUNTY, IL

 **FARMLAND FOR SALE**

**224.28± Acres as 3 Tracts**  
**93% Tillable Farmland**

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represented by

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**It's our honor to offer 224.28± acres of high-quality farmland as three tracts within 2± miles of each other in Coles County, Illinois!**

These three tracts can be purchased together, separately, or in any combination to allow buyers the opportunity to go after the acreage that suits them best. All tracts have good access and farmability. Begin farming immediately at closing, as they have

open tenancy for 2026. Each tract is being offered at \$15,850 per taxable acre. The farms are located approximately 3± miles South of Hindsboro, 6± miles West of Oakland, and 2± miles North of Bushton.

**Possession & Terms Summary:** Earnest money due upon signing a contract to purchase. Balance due and possession granted at closing subject to reimbursement for the 2026 inputs applied by the current operator (contact us for details).

Additional details are available at [Worrell-LandServices.com](http://Worrell-LandServices.com)



Austin Hornstein



Luke Worrell

**Austin Hornstein**  
**AFM**  
217.379.7077

**Luke Worrell, AFM, ALC**  
**Managing Broker**  
217.473.7039



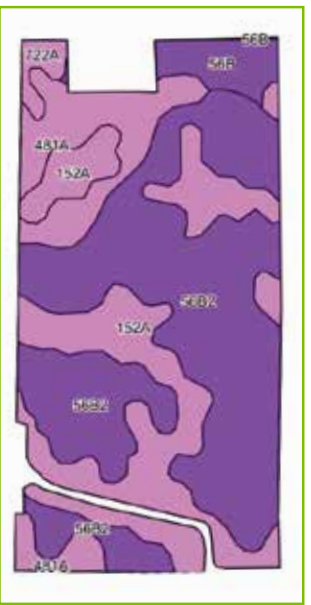
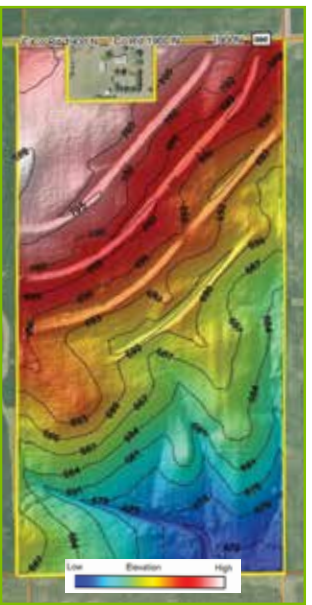


# TRACT 1

77.00± Acres • 97% Tillable

## Property Details

**Location:** Section 19 – Township 14N – Range 10E  
**Access:** From County Road 1900 North along the North  
**Acreage:** 77.00± taxable acres, 74.53± tillable acres  
**Topography:** Gently rolling  
**Parcel Number:** 08-0-00369-000  
**2024 Real Estate Taxes (Payable 2025):** \$3,669.04



Code	Soil Description	Acres	% of Field	ICPI*
56B2	Dana silt loam, 2-5% slopes	39.70	53.2%	123
152A	Dummer silty clay loam, 0-2% slopes	20.92	28.1%	144
481A	Raub silt loam, 0-2% slopes	9.40	12.6%	134
56B	Dana silt loam, 2-5% slopes	3.27	4.4%	130
722A	Drummer-Milford silty clay loams, 0-2% slopes	1.24	1.7%	138
*Illinois Crop Productivity Index <b>Weighted Productivity Index Average 130.8</b>				

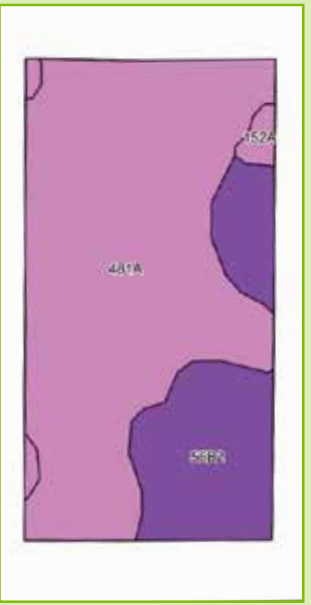
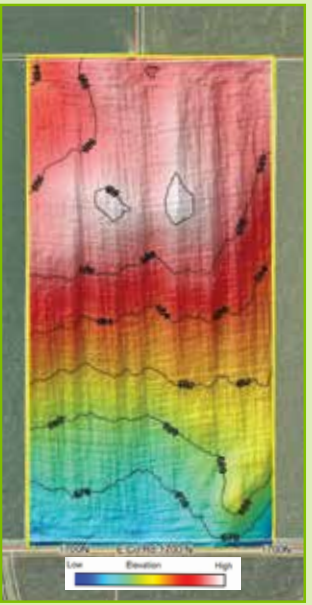


# TRACT 2

27.28± Acres • 98% Tillable

## Property Details

**Location:** Section 25 – Township 14N – Range 9E  
**Access:** From County Road 1700 North along the South  
**Acreage:** 27.28± taxable acres, 26.75± tillable acres  
**Topography:** Level  
**Parcel Number:** 12-0-00728-000  
**2024 Real Estate Taxes (Payable 2025):** \$1,034.54



Code	Soil Description	Acres	% of Field	ICPI*
481A	Raub silt loam, 0-2% slopes	19.39	72.5%	134
56B2	Dana silt loam, 2-5% slopes	6.69	25.0%	123
152A	Drummer silty clay loam, 0-2% slopes	0.67	2.5%	144
*Illinois Crop Productivity Index <b>Weighted Productivity Index Average 131.5</b>				

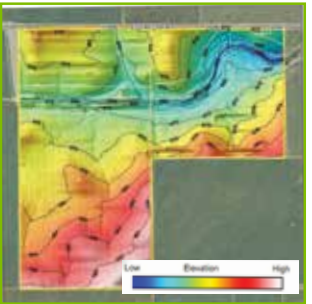


# TRACT 3

120.00± Acres • 89% Tillable

## Property Details

**Location:** Section 36– Township 14N – Range 9E  
**Access:** From County Road 1700 North along the North  
**Acreage:** 120.00± taxable acres, 107.35± tillable acres  
**Topography:** Level  
**Parcel Numbers:** 12-0-00917-000 and 12-0-00915-000  
**2024 Real Estate Taxes (Payable 2025):** \$5,519.44



Code	Soil Description	Acres	% of Field	ICPI*
152A	Drummer silty clay loam, 0-2% slopes	56.07	52.2%	144
56B2	Dana silt loam, 2-5% slopes	33.82	31.5%	123
154A	Flanagan silt loam, 0-2% slopes	10.04	9.4%	144
481A	Raub silt loam, 0-2% slopes	4.72	4.4%	134
56B	Dana silt loam, 2-5% slopes	2.70	2.5%	130
*Illinois Crop Productivity Index <b>Weighted Productivity Index Average 136.6</b>				



Information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liabilities for any inaccuracies, errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.