

Bureau County Farmland
FOR SALE
4 Miles Southwest of Lamoille, IL

105±
Acres
\$1,693,125
\$16,125 per Acre



Location: 4 miles southwest of Lamoille, IL on U.S. Route 34, at NW corner of Route 34 and County Road 2750 East.

Acres: 105 Taxed Acres

PIN: 11-10-100-001

Description: Part of the NW Quarter of Section 10, lying north and west of U.S. Route 34, T17N R10E, Berlin Township, Bureau County, Illinois.

Taxes: \$5,313.24; 2025 taxes paid in 2026

Soils: Primarily Catlin and Osco silt loams, with Sable silt loam and Sable silty clay loam. Soil PI = 135.2

Cropland: Approximately 100 acres of cropland

Farm Lease: Lease is open for 2027

Buildings: None



Eric Manges, Broker
630-730-2975
www.mangesrealtyinc.com

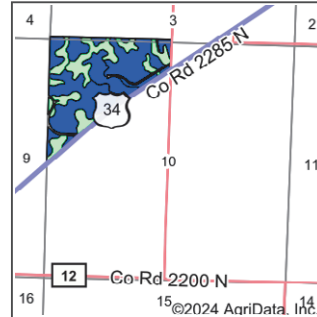
Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564
630-730-2975

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Soils Map



State: **Illinois**
County: **Bureau**
Location: **10-17N-10E**
Township: **Berlin**
Acres: **100.07**
Date: **10/28/2024**



Area Symbol: IL011, Soil Area Version: 21

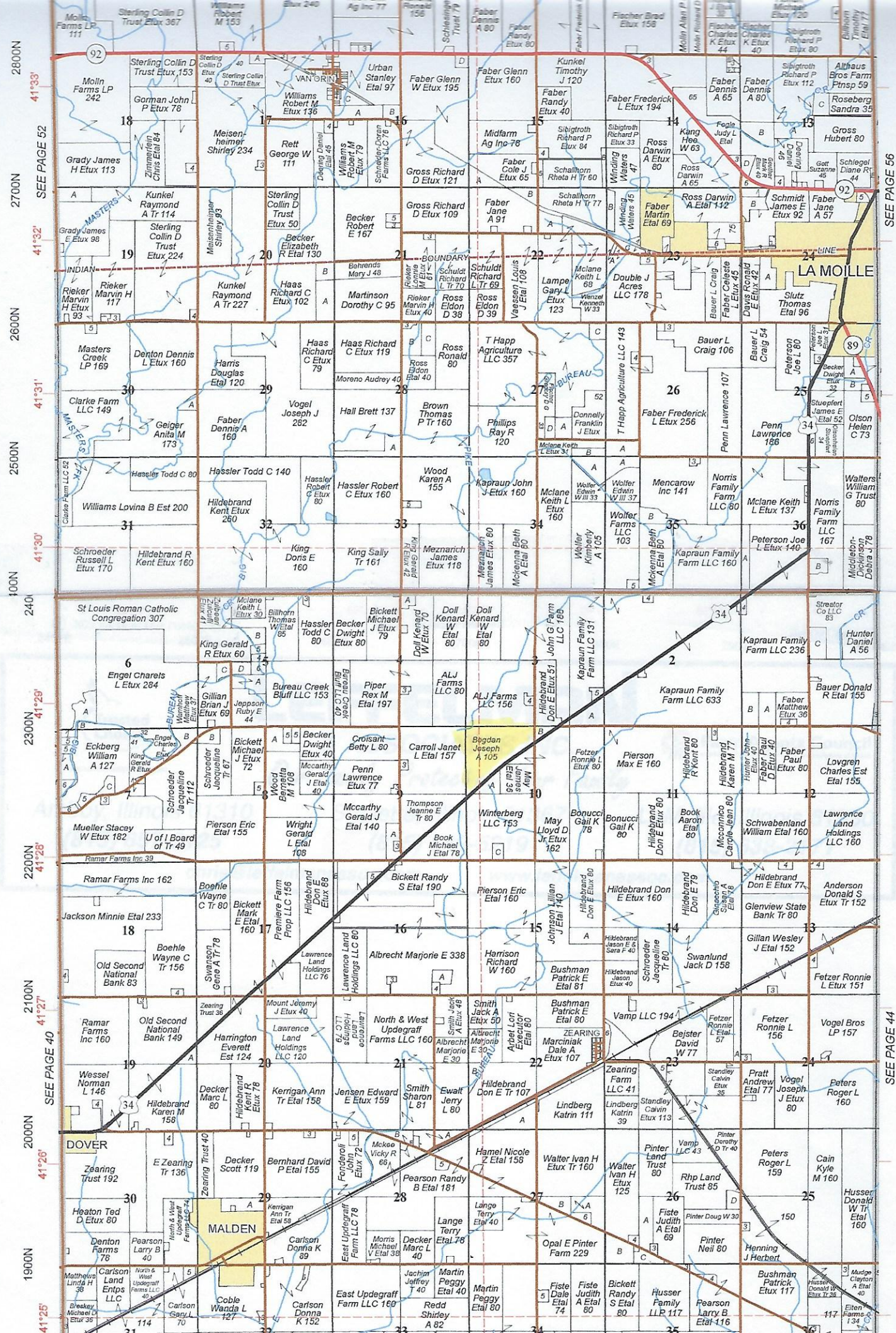
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	31.95	31.9%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	**178	**56	**131	75	75	6
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	26.73	26.7%		5ft.	> 6.5ft.	Well drained	FAV	**180	**56	**133	85	85	6
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	16.79	16.8%		0.5ft.	> 6.5ft.	Poorly drained	FAV	**194	**64	**144	91	91	7
**68A	Sable silty clay loam, 0 to 2 percent slopes	11.03	11.0%		0.5ft.	> 6.5ft.	Poorly drained	FAV	**192	**63	**143	84	84	7
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	10.66	10.7%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	**174	**55	**128	74	74	5
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
51A	Muscatarene silt loam, 0 to 2 percent slopes	2.91	2.9%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	200	64	147	96	96	8
Weighted Average									183	58.2	135.2	*n 81.9	*n 81.9	*n 65.

Additional Information is available online at www.mangesrealtyinc.com

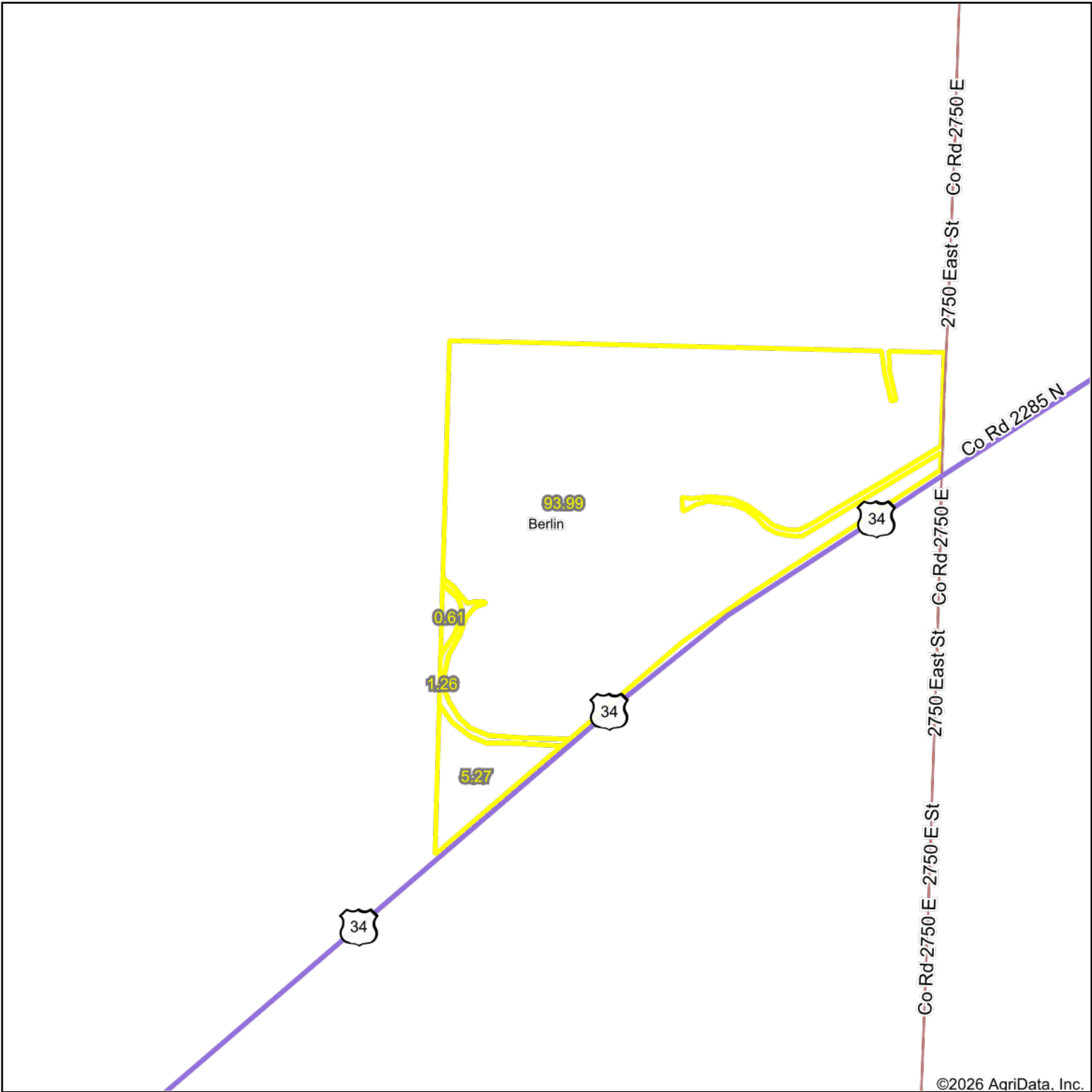


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Overview Map



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Map Center: 41° 28' 40.09, -89° 19' 59.89

0ft 849ft 1699ft



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6/25/2026