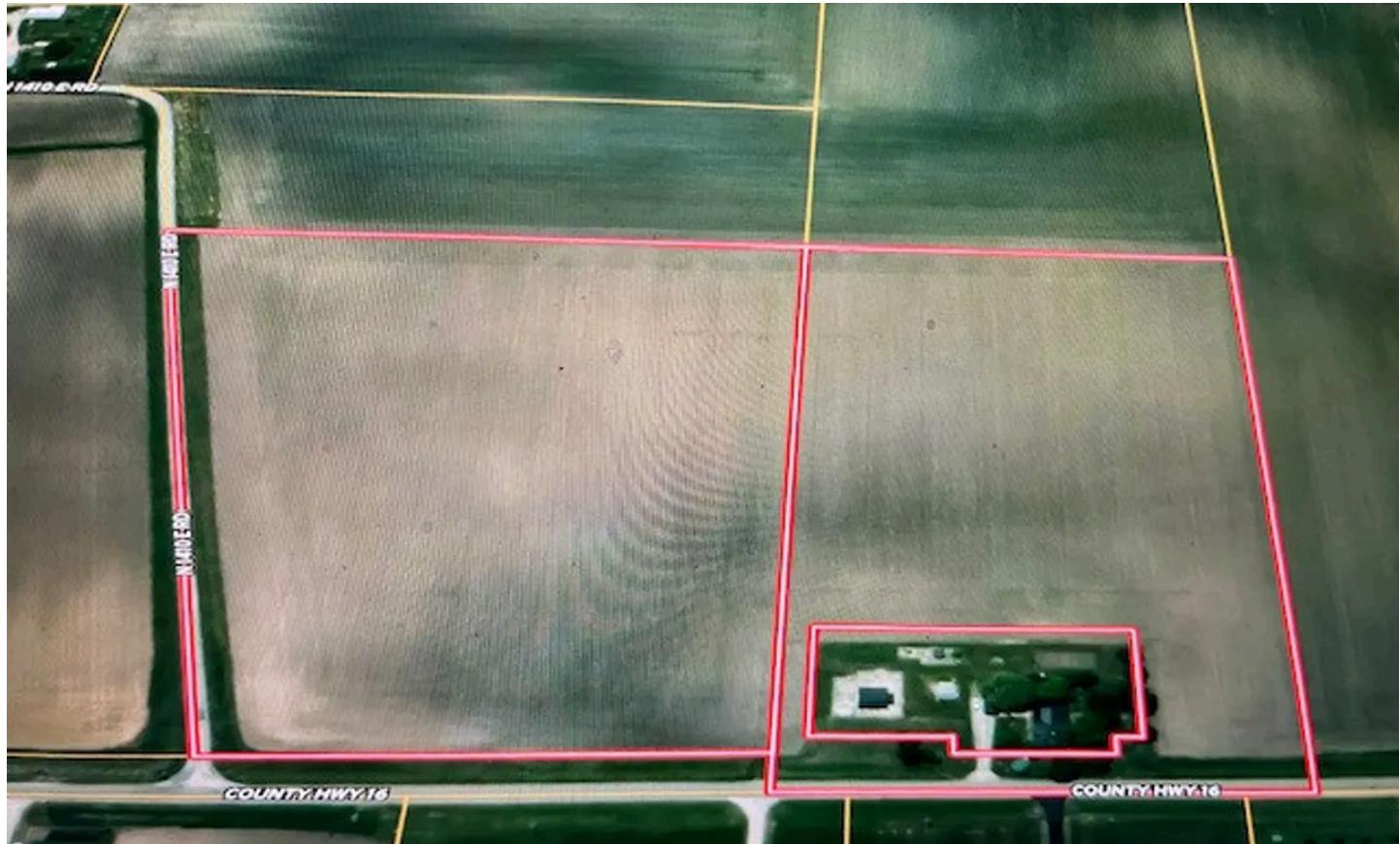


23.68 AC in Piatt County  
1390 N 100 Road  
Atwood, IL 61913

**\$414,400**  
23.680± Acres  
Piatt County



**23.68 AC in Piatt County  
Atwood, IL / Piatt County**

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**SUMMARY**

**Address**

1390 N 100 Road

**City, State Zip**

Atwood, IL 61913

**County**

Piatt County

**Type**

Farms

**Latitude / Longitude**

39.804389 / -88.480932

**Acreage**

23.680

**Price**

\$414,400

**Property Website**

<https://legacylandco.com/property/23-68-ac-in-piatt-county-piatt-illinois/96258/>



**23.68 AC in Piatt County  
Atwood, IL / Piatt County**

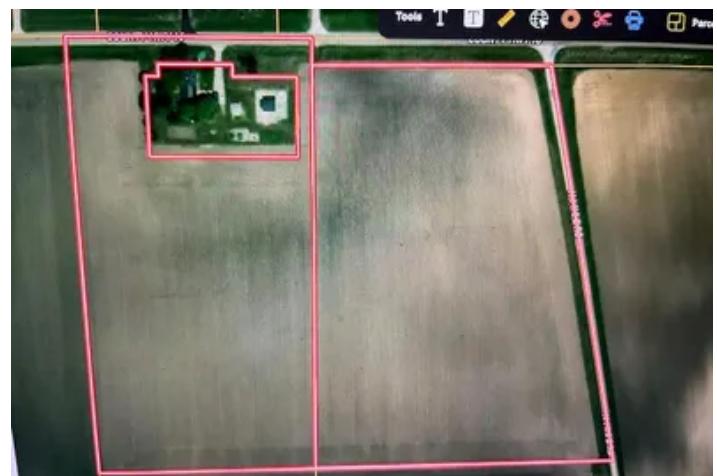
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**PROPERTY DESCRIPTION**

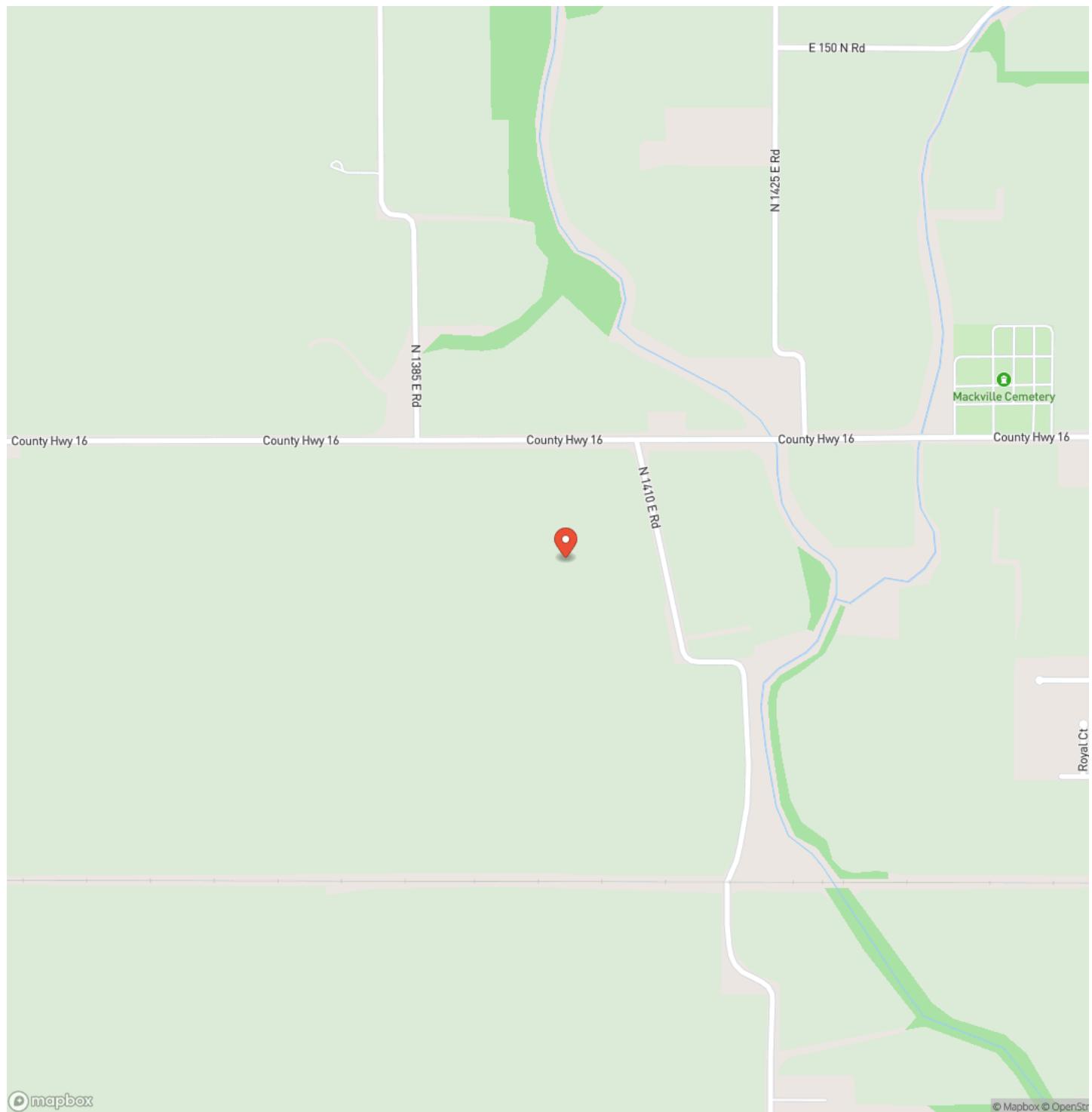
Great Opportunity to acquire 23.68 AC in Southern Piatt County! Two parcels currently being used as 23.68 Tillable acreage - could also be used as build lots for two properties (as they were in place as of 9/14/2010). Productivity Index is 137 on the 10.9 parcel and 110 on the 12.78 parcel. Primary soils are Flanagan, Sunbury and Drummer-Milford. These particular parcels have been in the seller's family since the 1850s. Being sold together - will not separate. Located at corner of County Road 1425E and 100 North Road (just north of Route 36) and west of Atwood.

**23.68 AC in Piatt County  
Atwood, IL / Piatt County**

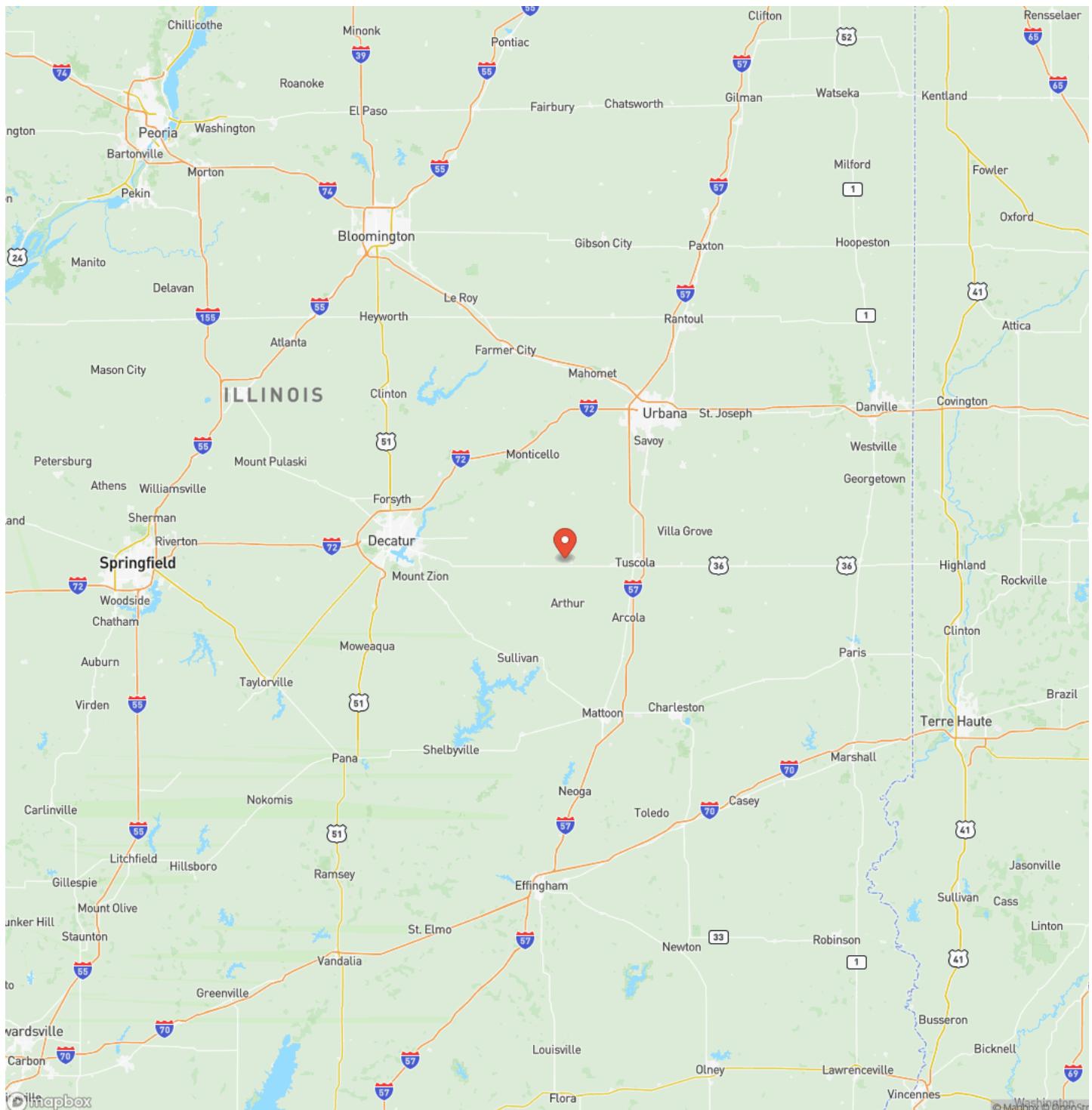
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## Locator Map



## Locator Map



23.68 AC in Piatt County  
Atwood, IL / Piatt County

## Satellite Map



## 23.68 AC in Piatt County Atwood, IL / Piatt County

## **LISTING REPRESENTATIVE**



## Representative

Ginger Denton

## Mobile

(217) 369-4864

## Email

gdenton@legacylandco.com

## Address

900 E Columbia

**City / State / Zip**

## NOTES



## NOTES

## **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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**Legacy Land Co LLC**  
**903 Liberty St**  
**Rushville, IL 62681**  
**(217) 371-2598**

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