

**Mercer County, Illinois 79 Acres For Sale**  
000 RR  
Aledo, IL 61231

**\$1,100,000**  
79± Acres  
Mercer County



**Mercer County, Illinois 79 Acres For Sale**  
**Aledo, IL / Mercer County**

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**SUMMARY**

**Address**

000 RR

**City, State Zip**

Aledo, IL 61231

**County**

Mercer County

**Type**

Recreational Land, Farms

**Latitude / Longitude**

41.156623 / -90.651366

**Acreage**

79

**Price**

\$1,100,000

**Property Website**

<https://landguys.com/property/mercercounty-illinois-79-acres-for-sale-mercercounty-illinois/81829/>



## **Mercer County, Illinois 79 Acres For Sale**

### **Aledo, IL / Mercer County**

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#### **PROPERTY DESCRIPTION**

This 79-acre Mercer County farm offers a highly productive and investment-worthy tract of Illinois farmland. With approximately 74.5 acres currently in row crop production, this farm carries an impressive 131.7 average PI, anchored by prime Muscatune, Osco, and Greenbush silt loams. The farm lies level to gently rolling and is easily accessed via gravel road frontage along three sides. Located just 7 miles from both Viola and Aledo, and less than 4 miles from both Hwy 17 and Hwy 67, the farm is well-positioned for local operators and offers convenient proximity to two nearby grain elevators.

The farm is leased for the 2025 crop year and will be open for the 2026 season. Zoned agricultural, with utilities nearby, this is a clean and efficient investment in premium Illinois farmland. Whether you're a local operator looking to expand or an investor seeking long-term appreciation with dependable income, this farm is a high-quality, low-management asset in a strong local market.

#### **INCOME:**

79 Taxable Acres: 74.5 +/- Tillable Acres

#### **KEY FEATURES:**

- 79 Taxable Acres | 74.5 +/- Tillable Acres
- 131.7 PI | Predominantly Muscatune & Osco Soils
- Level to Gently Rolling Topography
- Gravel Road Frontage on Three Sides
- No Improvements | Zoned Ag
- Electric Along West Boundary
- Leased for 2025 | Open for 2026
- 7 Miles to Viola & Aledo | 3.5 mi to Hwy 17, 4 mi to Hwy 67
- Close to Two Grain Elevators
- Strong Local Demand | Ideal for Operators or 1031 Buyers

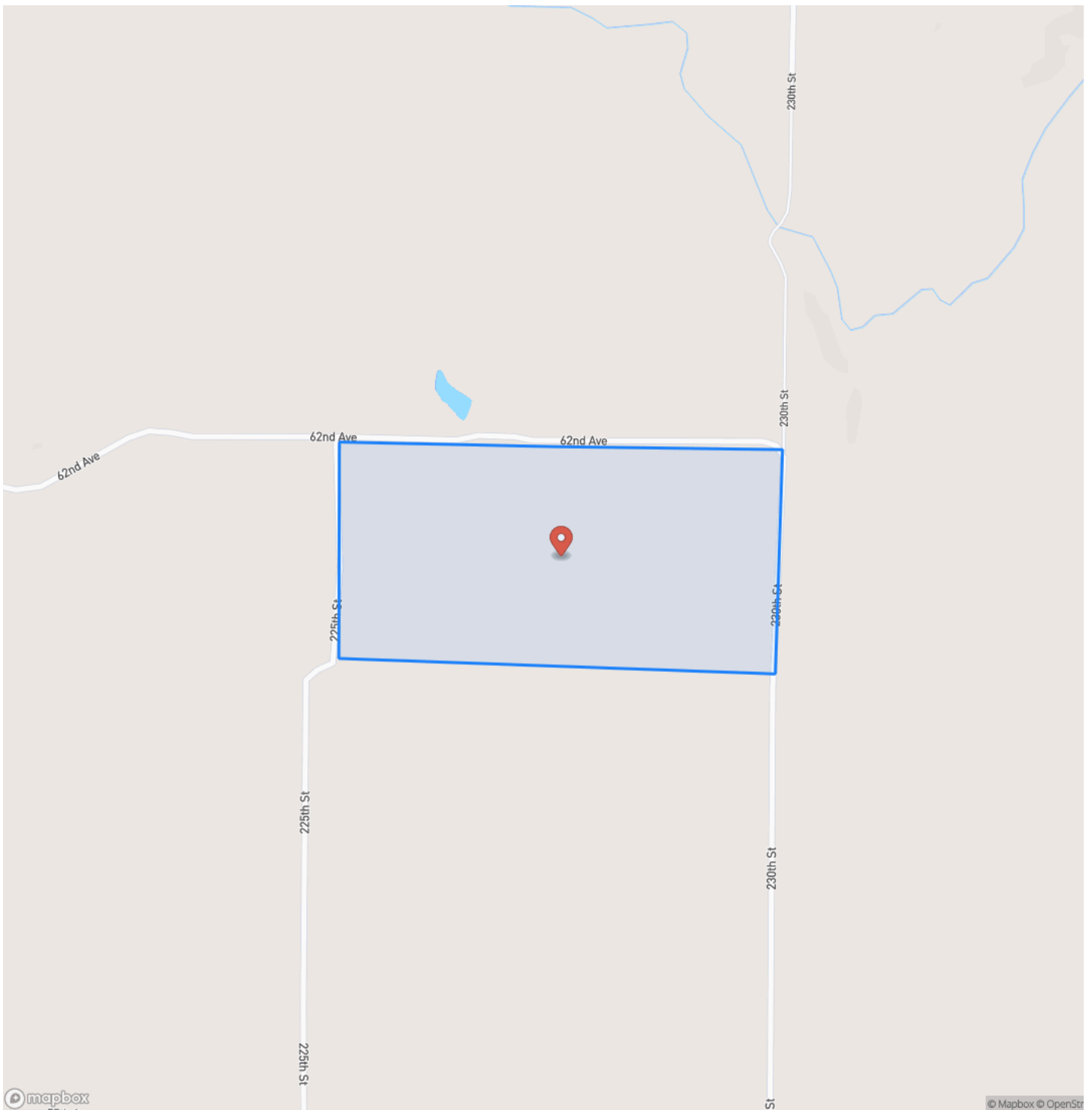


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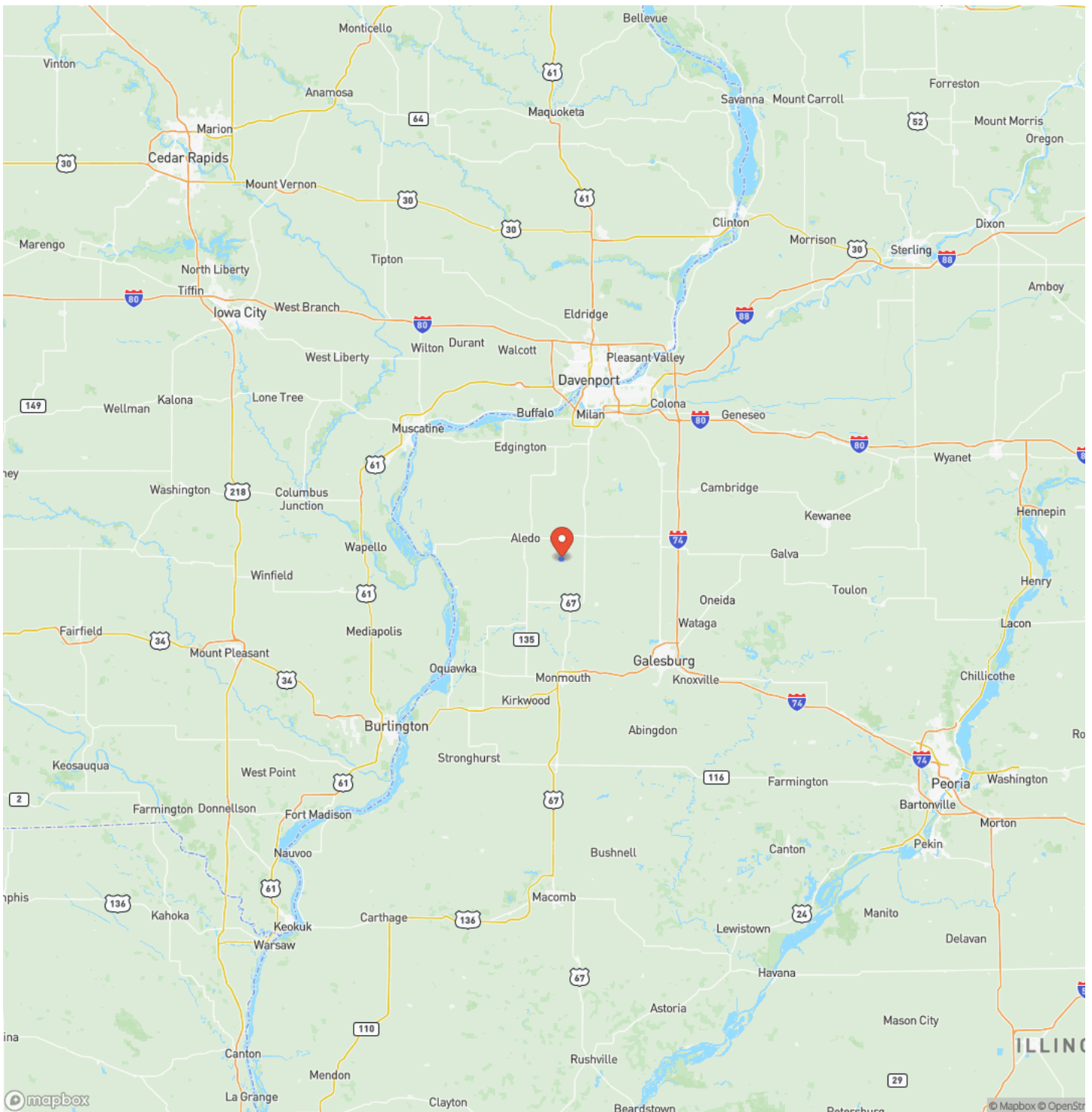
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## Locator Map



## Locator Map





## Satellite Map



## **Mercer County, Illinois 79 Acres For Sale**

### **Aledo, IL / Mercer County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Chase Burns

## Mobile

(309) 368-0370

## Email

chase@landguys.com

**Address**

City / State / Zip

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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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