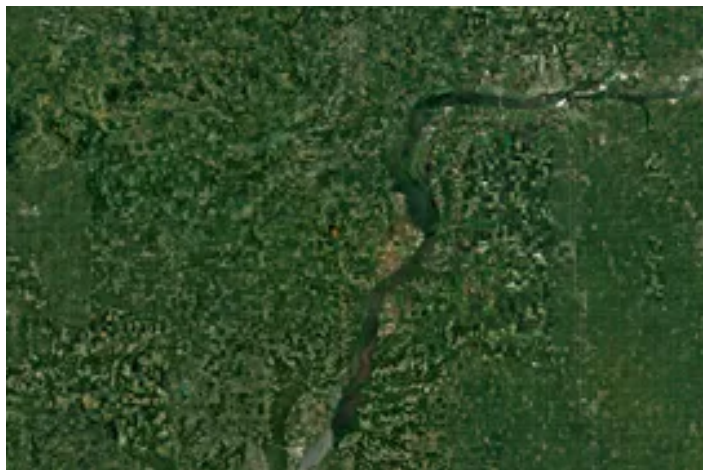


Marshall County, Illinois 76 Acres of Land for Sale
799 County Rd 1500
Henry, IL 61537

\$900,000
76± Acres
Marshall County



Marshall County, Illinois 76 Acres of Land for Sale Henry, IL / Marshall County

SUMMARY

Address

799 County Rd 1500

City, State Zip

Henry, IL 61537

County

Marshall County

Type

Farms, Business Opportunity

Latitude / Longitude

41.137166 / -89.493462

Acreage

76

Price

\$900,000

Property Website

<https://landguys.com/property/marshall-county-illinois-76-acres-of-land-for-sale-marshall-illinois/92279/>



Marshall County, Illinois 76 Acres of Land for Sale

Henry, IL / Marshall County

PROPERTY DESCRIPTION

76 Acres – Prime Farmland in Whitefield Township, Marshall Co IL

Offered for sale is a highly productive 76acre farm (subject to survey) located in Whitefield Township, Marshall County, Illinois. Of the total acreage, approximately 65 acres are tillable, producing excellent income potential. The productivity index (PI) averages 130.6.

Recent yield history:

2023 corn - 246 bu/ac

2024 beans - 66 bu/ac

2025 corn - 253 bu/ac

The farm is being offered with open lease status for the upcoming crop year (i.e. no buyer obligations to continue the existing lease). Ag lime has been applied fall 2025. Terraces have been installed to diver drainge water to ditches. Field tile could replace terraces allowing more tillable acres. Possession for the tillable acres will be at closing, allowing the buyer to control planting.

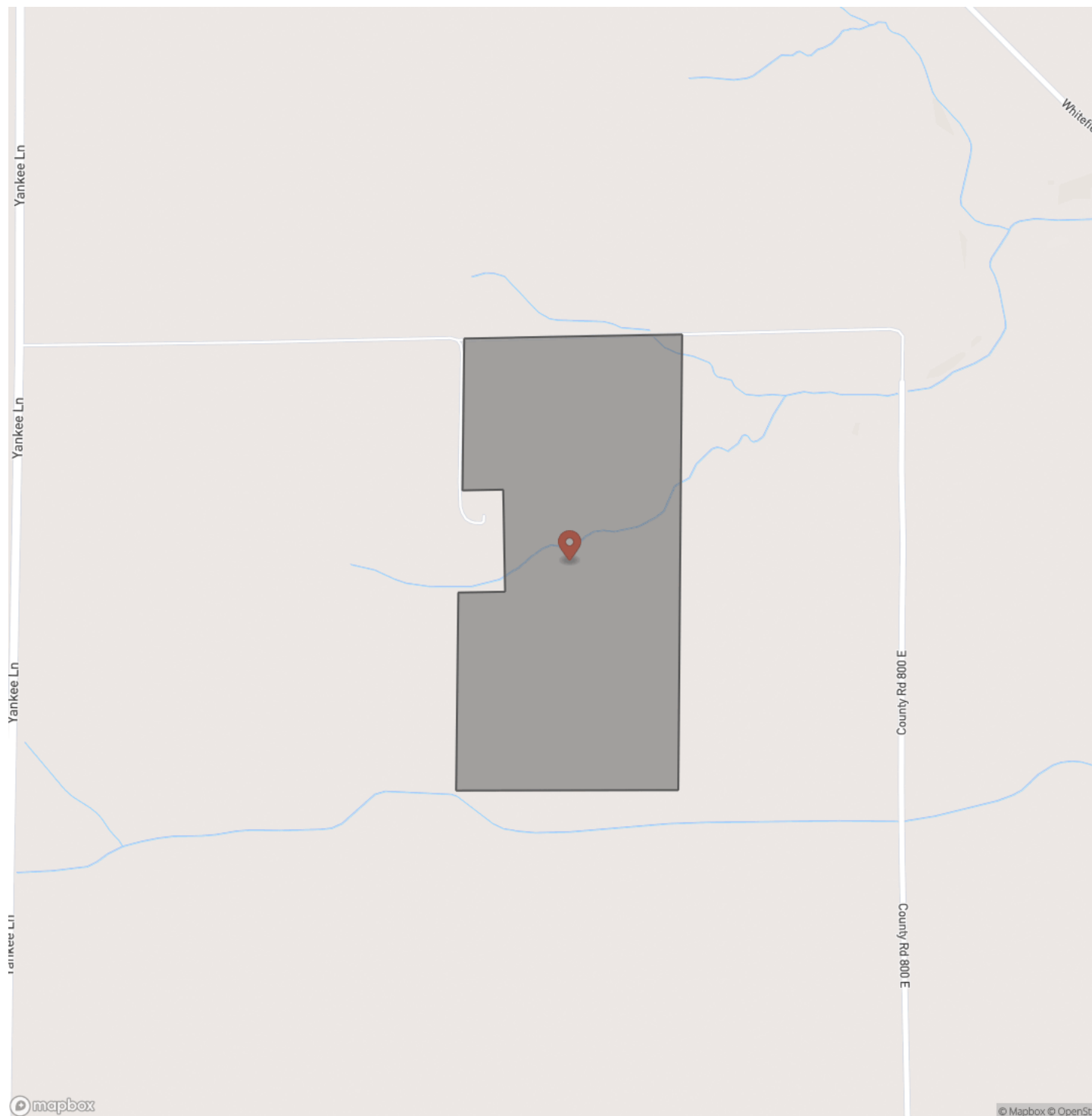
KEY FEATURES

- Zoned Agricultural – No current lease for 2026
- 130.6 PI avg
- Strong Yield History
- Drainage Terraces Installed
- Great Outlet for Tiling

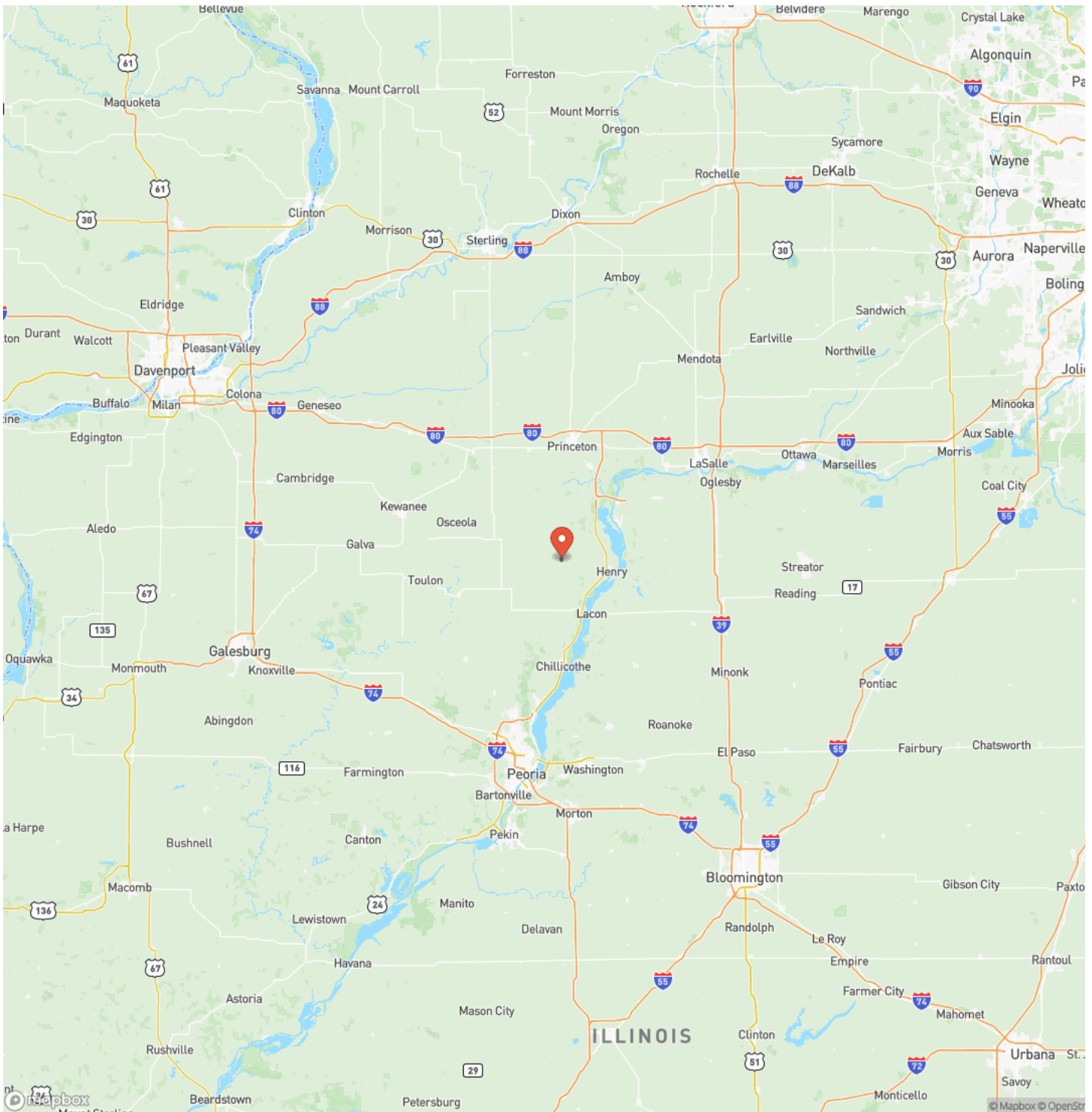
Marshall County, Illinois 76 Acres of Land for Sale
Henry, IL / Marshall County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Marshall County, Illinois 76 Acres of Land for Sale Henry, IL / Marshall County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Cumpston

Mobile

(815) 878-6780

Email

nathan@landguys.com

Address

City / State / Zip

NOTES

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

[illegible]

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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