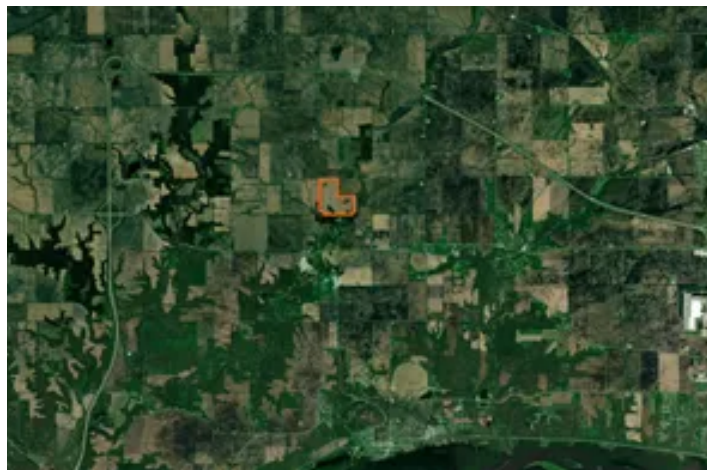
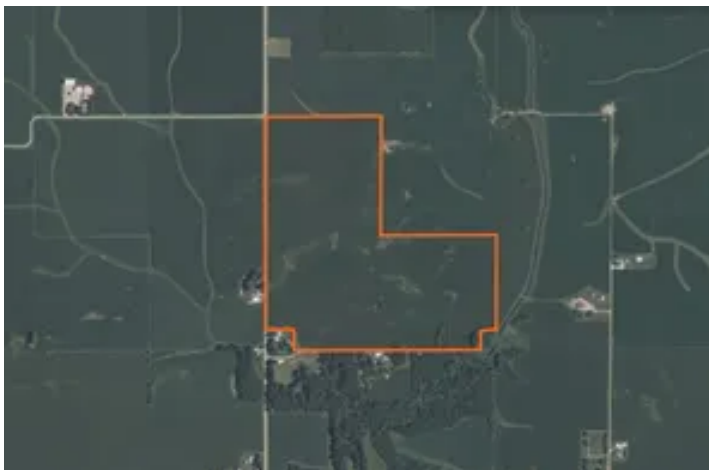


Bureau County, Illinois 117 Acres Of Land For Sale
15570 2750 East St
Princeton, IL 61356

\$1,497,600
117± Acres
Bureau County



Bureau County, Illinois 117 Acres Of Land For Sale Princeton, IL / Bureau County

SUMMARY

Address

15570 2750 East St

City, State Zip

Princeton, IL 61356

County

Bureau County

Type

Farms

Latitude / Longitude

41.36981 / -89.325657

Taxes (Annually)

6103

Acreage

117

Price

\$1,497,600

Property Website

<https://landguys.com/property/bureau-county-illinois-117-acres-of-land-for-sale-bureau-illinois/87014/>



Bureau County, Illinois 117 Acres Of Land For Sale Princeton, IL / Bureau County

PROPERTY DESCRIPTION

Great Investment Tillable Farm In Bureau County!

Located in the heart of Illinois' prime farm belt, this highly productive tillable farm land in Bureau Co, IL. 117.7 taxable acres ; 113.6 FSA tillable acres ; Avg PI 128. Open tenancy for 2026. Centrally located near Princeton, IL, with easy access to grain markets cooperatives, and transportation routes including I-80 and Rt 6. Less than 2 hours from the Chicagoland area, making it attractive for both local and out-of-area investors. Paved road frontage for easy equipment access.

Don't miss this rare opportunity to expand your farm operation, investors seeking stable ROI, 1031 exchange buyers, and long term agriculture investors.

INCOME:

TILLABLE: 113.6

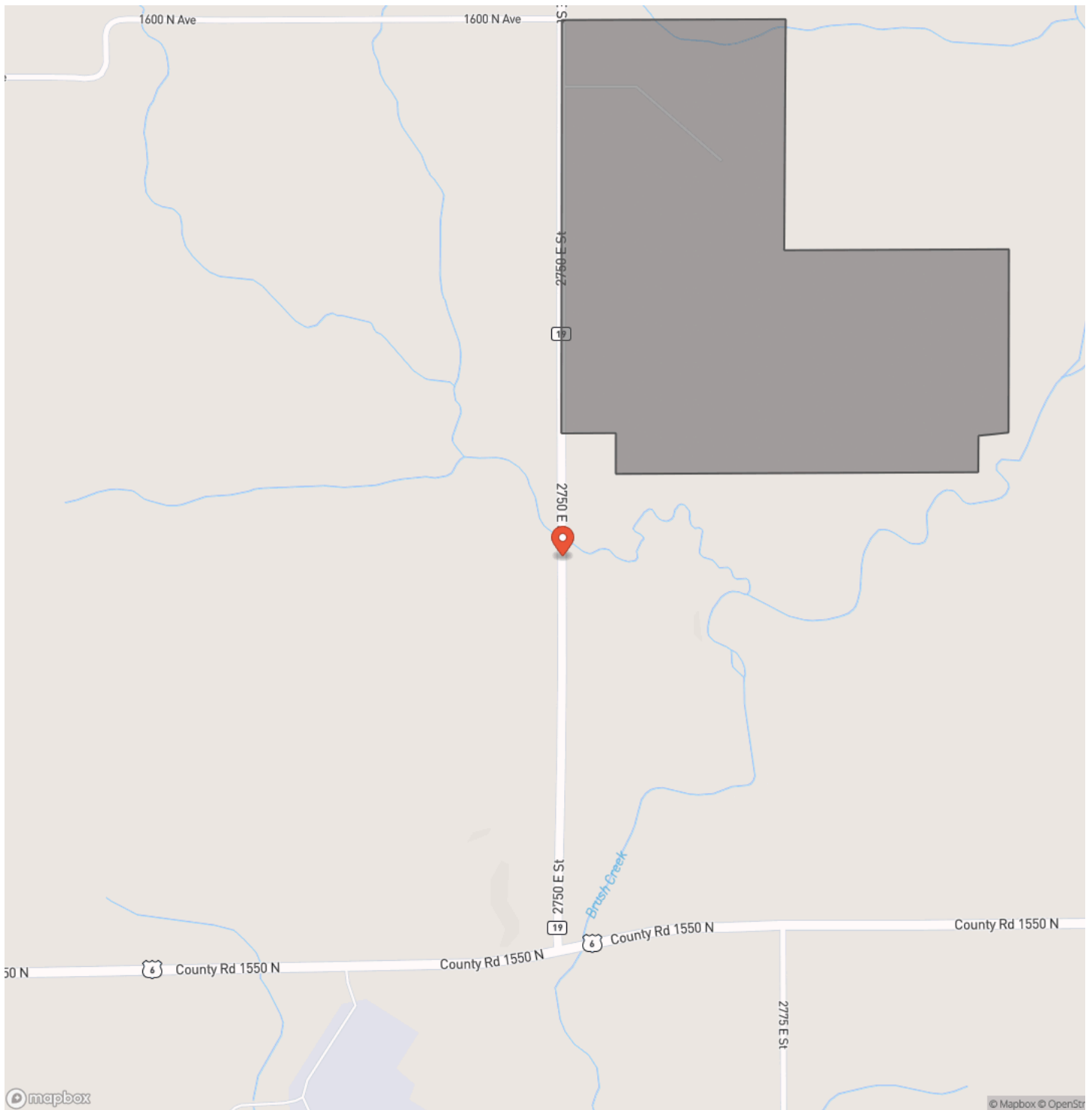
KEY FEATURES:

- 117.7 Acres
- 113.6 Tillable Acres
- \$13,900/ac
- Average PI 128.6
- Open Tenancy for 2026

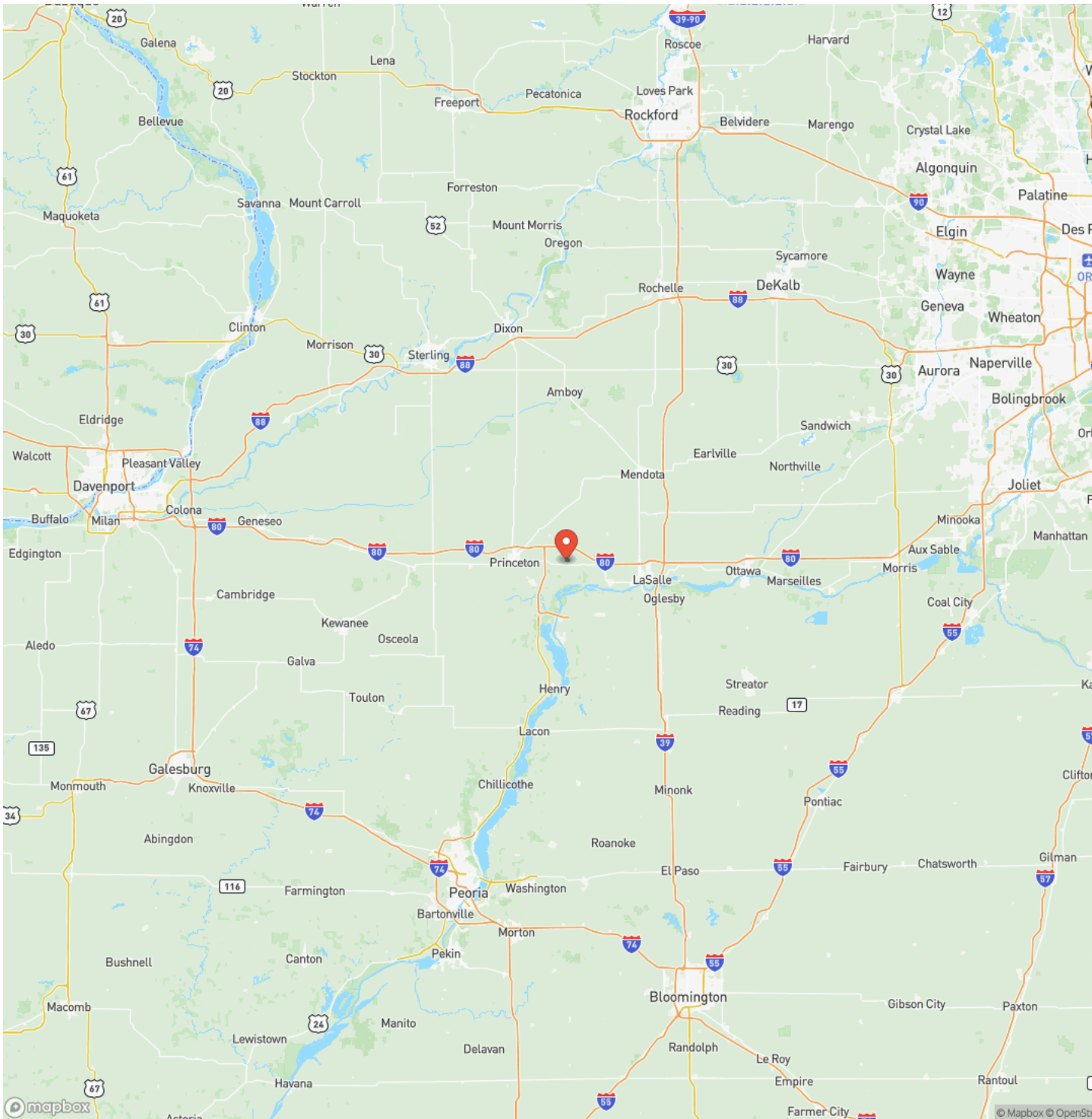
Bureau County, Illinois 117 Acres Of Land For Sale
Princeton, IL / Bureau County



Locator Map



Locator Map



Satellite Map



Bureau County, Illinois 117 Acres Of Land For Sale Princeton, IL / Bureau County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan Cumpton

Mobile

(815) 878-6780

Email

nathan@landguys.com

Address

City / State / Zip

NOTES

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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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