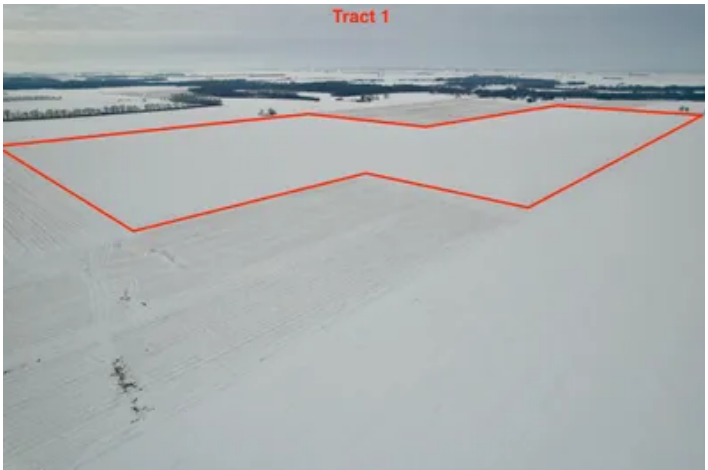
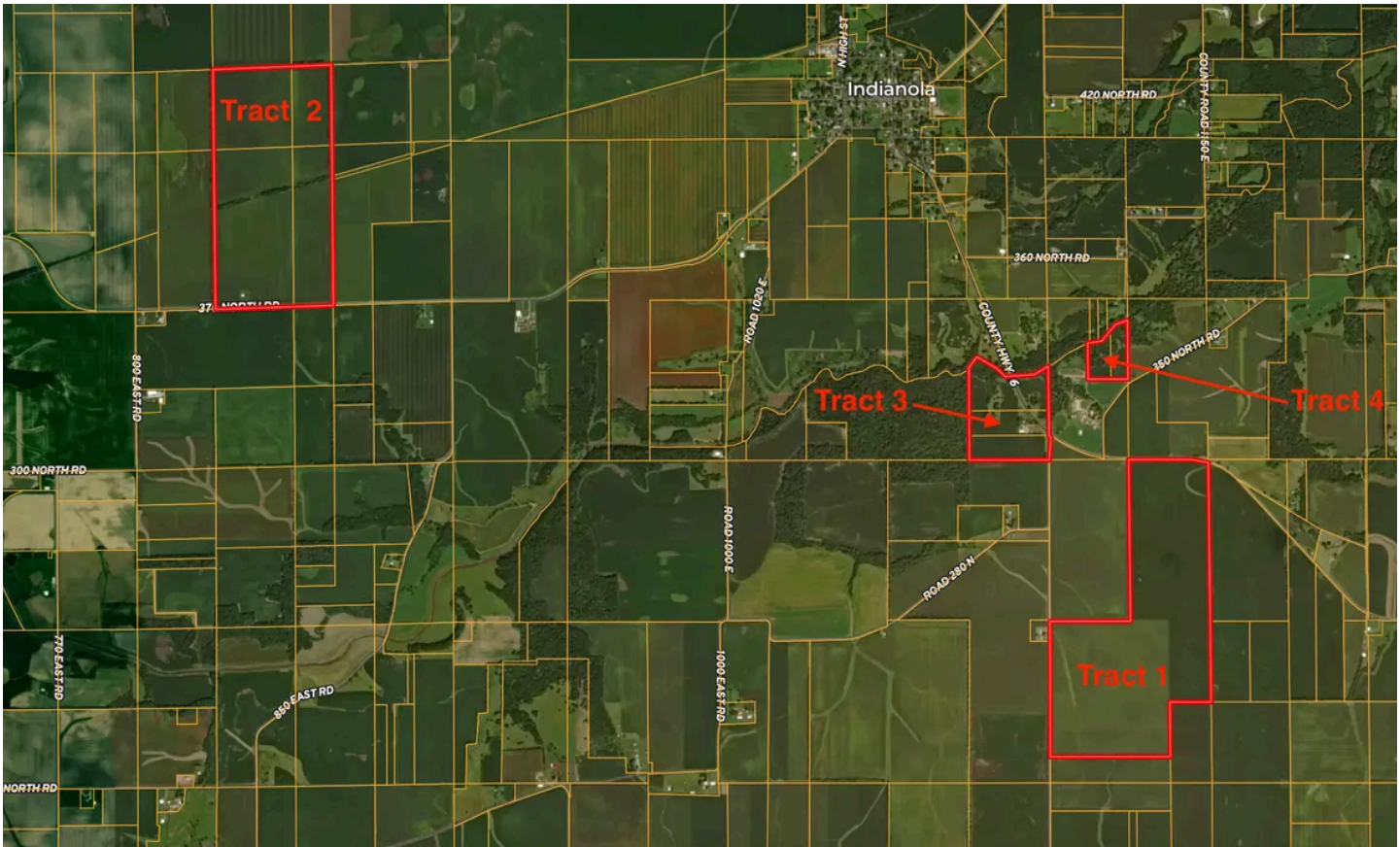


Indianola, IL 436  
300 n rd  
Indianola, IL 61850

**\$6,316,000**  
436± Acres  
Vermilion County



**Indianola, IL 436**  
**Indianola, IL / Vermilion County**

**SUMMARY**

**Address**

300 n rd

**City, State Zip**

Indianola, IL 61850

**County**

Vermilion County

**Type**

Farms, Hunting Land

**Latitude / Longitude**

39.90926 / -87.723707

**Acreage**

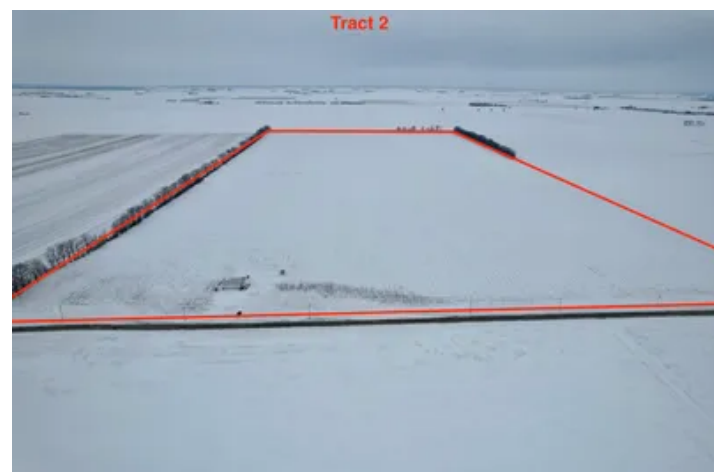
436

**Price**

\$6,316,000

**Property Website**

<https://kwland.com/property/indianola-il-436-vermilion-illinois/75258/>



**PROPERTY DESCRIPTION**

Tract 1:

+/-200 Taxable Acres

List Price - \$3,100,000

\$15,500/acre

Productivity Index - 143.8

Carroll Township

2023 payable 2024 Real Estate Tax Total - \$15,104.86

Tract 2: +/-180 Taxable Acres

List Price - \$2,790,000

\$15,500/acre

Pattern Tiled

Productivity Index - 138.7

Carroll Township

2023 payable 2024 Real Estate Tax Total - \$10,911

Tract 3: +/-44 Taxable Acres

List Price - \$354,000

CRP Annual Payment - \$1,275

Tillable Acreage - 25.35+/-

Carroll Township

2023 payable 2024 Real Estate Tax Total - \$1,723

Tract 4: +/-12 Taxable Acres

List Price - \$72,000

CRP Annual Payment - \$1,568

Carroll Township

2023 payable 2024 Real Estate Tax Total - \$313.84

\*Tenancy in place for 2025. The buyer will assume the owner's share of the Crop Share Lease agreement in 2025.

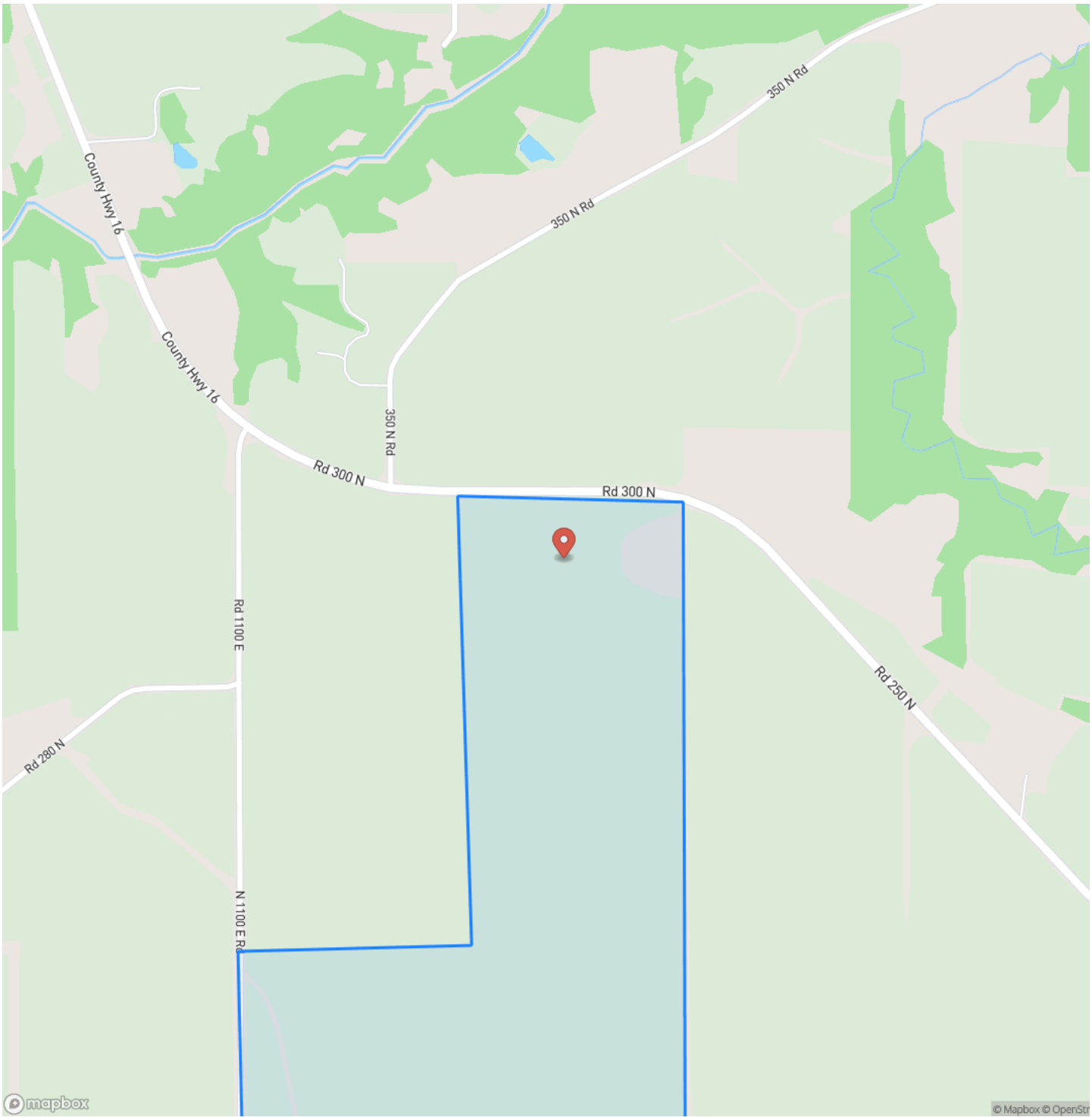
Contact Clayton Maddox with Keller Williams-Trec with all questions and inquiries!

Indianola, IL 436  
Indianola, IL / Vermilion County

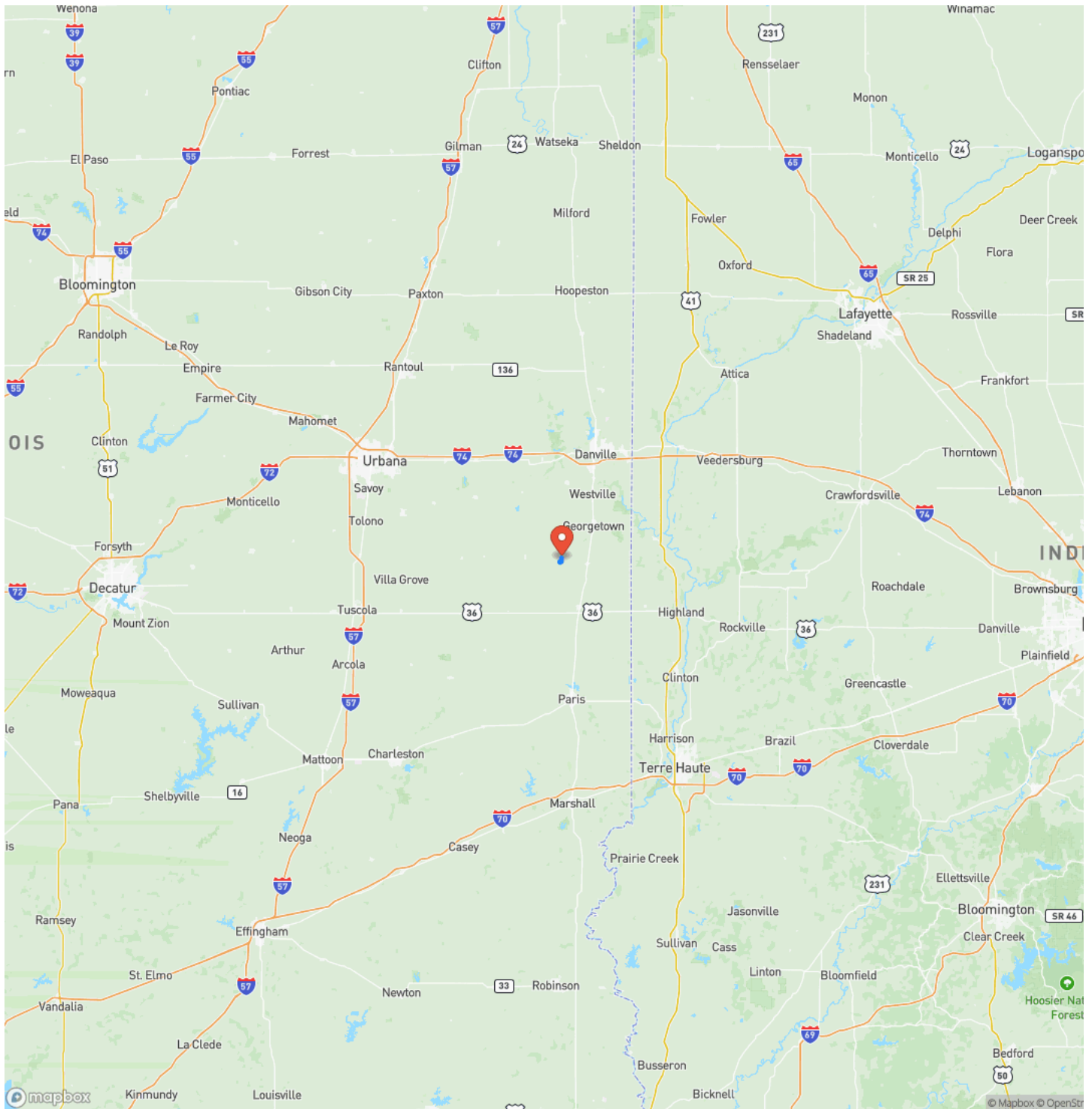




# Locator Map



## Locator Map



## Satellite Map





**Indianola, IL 436**  
**Indianola, IL / Vermilion County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Clayton Maddox

## Mobile

(217) 474-1345

## Email

claytonmaddoxland@gmail.com

### Address

2441 Village Green Pl

## City / State / Zip

Champaign, IL 61822

## NOTES

## NOTES

This image shows a single sheet of white paper with horizontal blue 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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**Keller Williams Realty The Real Estate Center**  
**2441 Village Green Place**  
**Champaign, IL 61822**  
**(217) 356-6100**

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