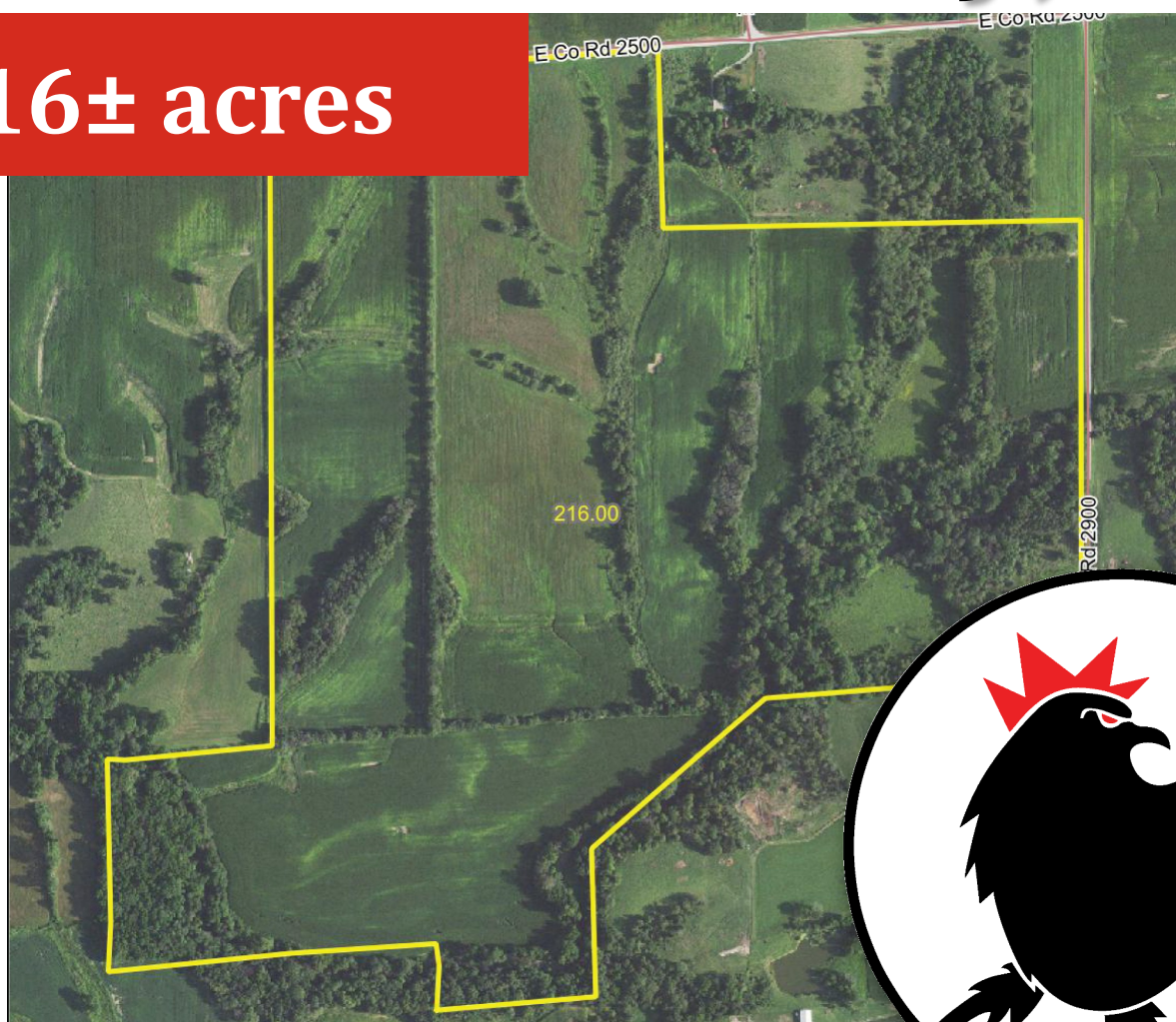


ROOSTER AG'

REAL ESTATE

Hancock County, IL

216± acres



\$7,300 Per Acre

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

Dalton Jahntz

Broker

Email: dalton@roosterag.com

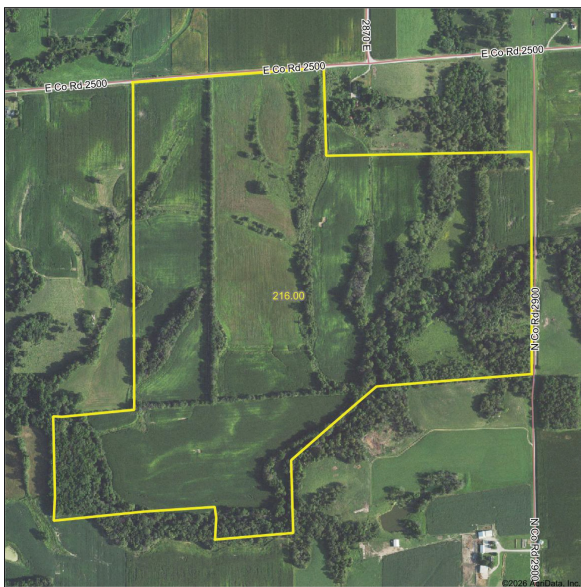
Phone: 630.525.1431



About the Property

The La Harpe Farm is 216± acres located in La Harpe Township, Hancock County, IL. This property is conveniently located off E Co Rd 2500 near IL State Route 9 ... Just south of the town of La Harpe, IL. *Excellent hunting property!*

GROSS ACRES:	216.00±
TILLABLE ACRES:	135.84±
SOIL PI	106.3
ESTIMATED RE TAXES	\$6,285.60
PRICE PER ACRE	\$7,300



Excellent mix of farmland, recreational/hunting property, ridge areas and creek.

A great property opportunity you won't want to miss out on!

The La Harpe Farm consists of 135.84± tillable acres with a Soil PI of 106.3.

Nice Location! Near La Harpe, IL.

This land would make a great addition to an investment portfolio.

**Aerial video footage available at:
<https://youtu.be/hXipHjfFPyI>**

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Outstanding Hunting / Rec Property



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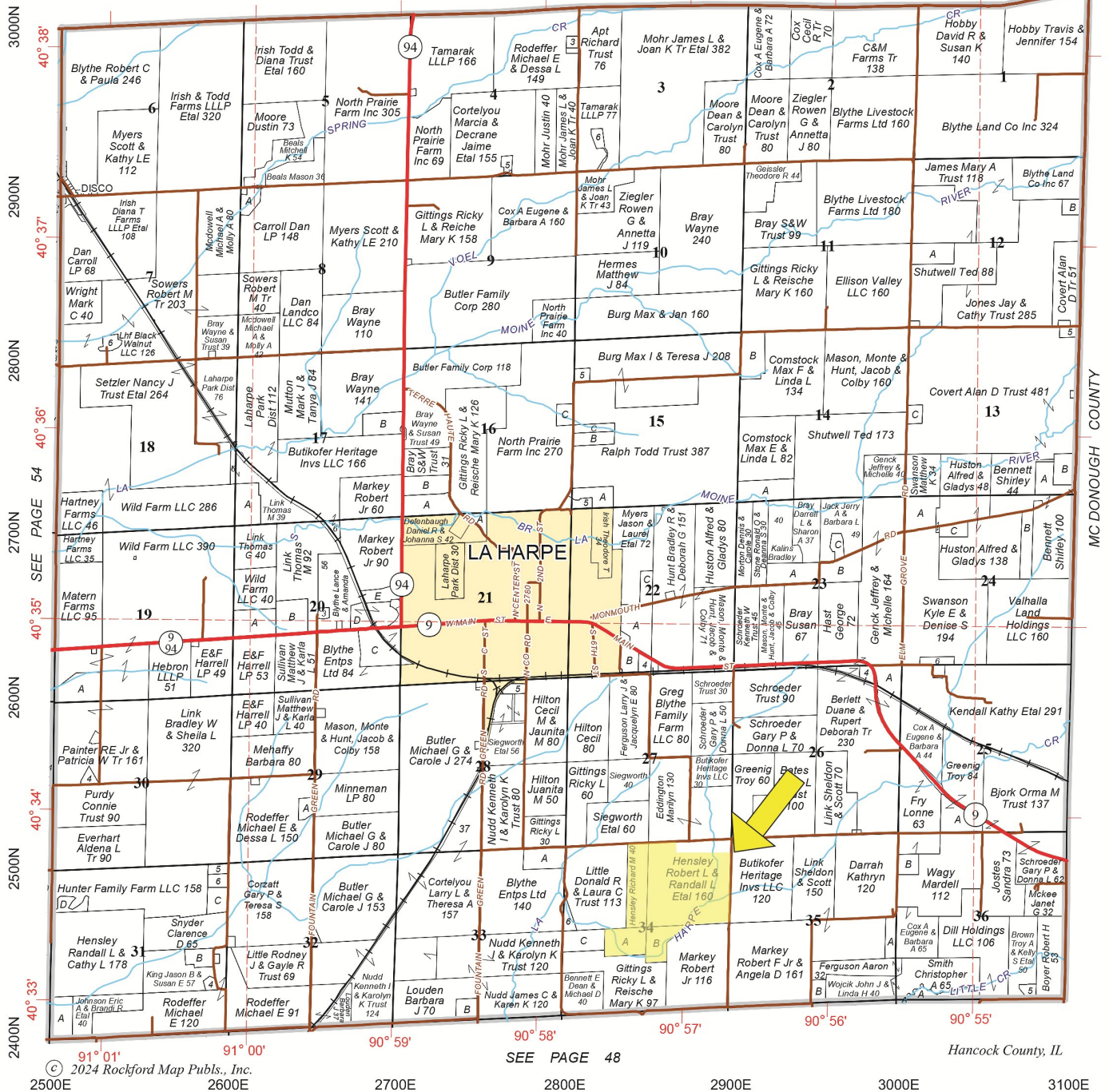
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LA HARPE

HENDERSON COUNTY

Refer to page 66 for keyed parcels
T.7N.-R.5W.



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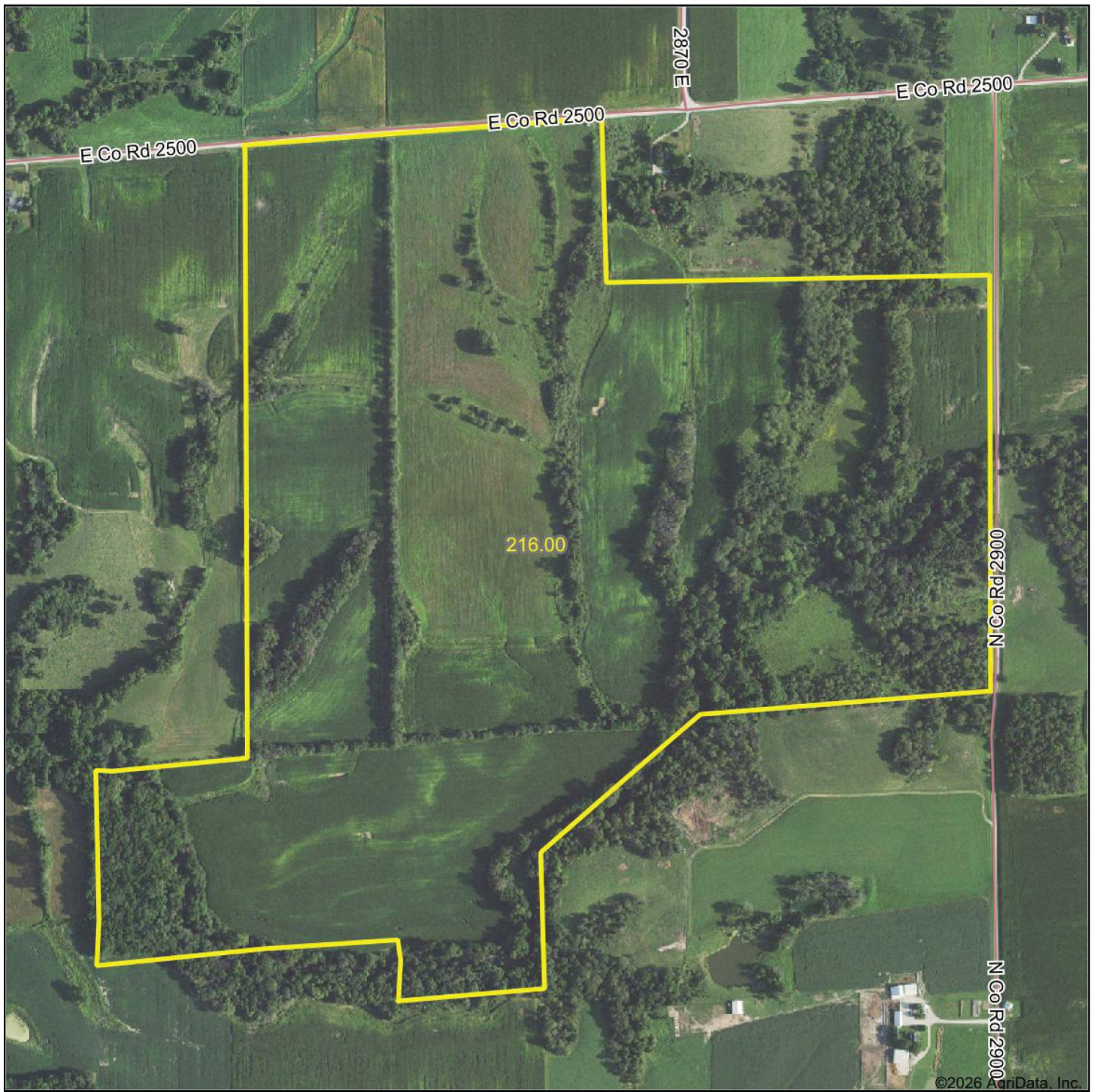


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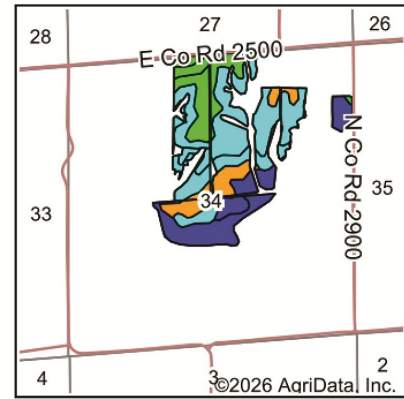
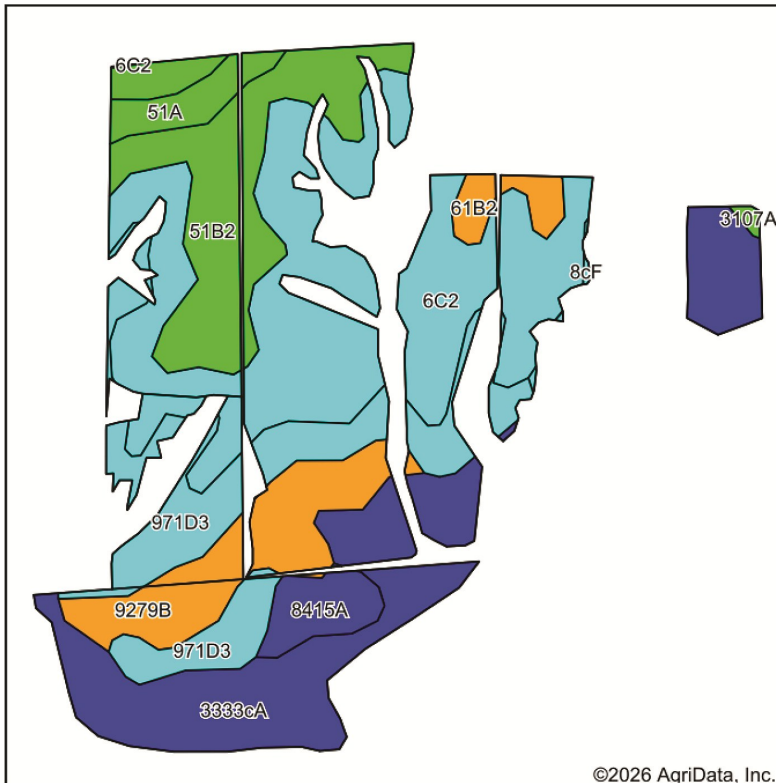
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Soils Map



State: **Illinois**
 County: **Hancock**
 Location: **34-7N-5W**
 Township: **La Harpe**
 Acres: **135.84**
 Date: **1/29/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL067, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Crop productivity index for optimum management
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	44.70	33.0%		**87
**3333cA	Wakeland silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	28.35	20.9%		**128
**51B2	Muscature silt loam, 2 to 5 percent slopes, eroded	20.17	14.8%		**138
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	18.98	14.0%		**62
**9279B	Rozetta silt loam, terrace, 2 to 5 percent slopes	12.70	9.3%		**118
8415A	Orion silt loam, 0 to 2 percent slopes, occasionally flooded	4.15	3.1%		131
51A	Muscature silt loam, 0 to 2 percent slopes	3.50	2.6%		147
**61B2	Atterberry silt loam, 2 to 5 percent slopes, eroded	2.78	2.0%		**125
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.32	0.2%		**139
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.19	0.1%		**68
Weighted Average					106.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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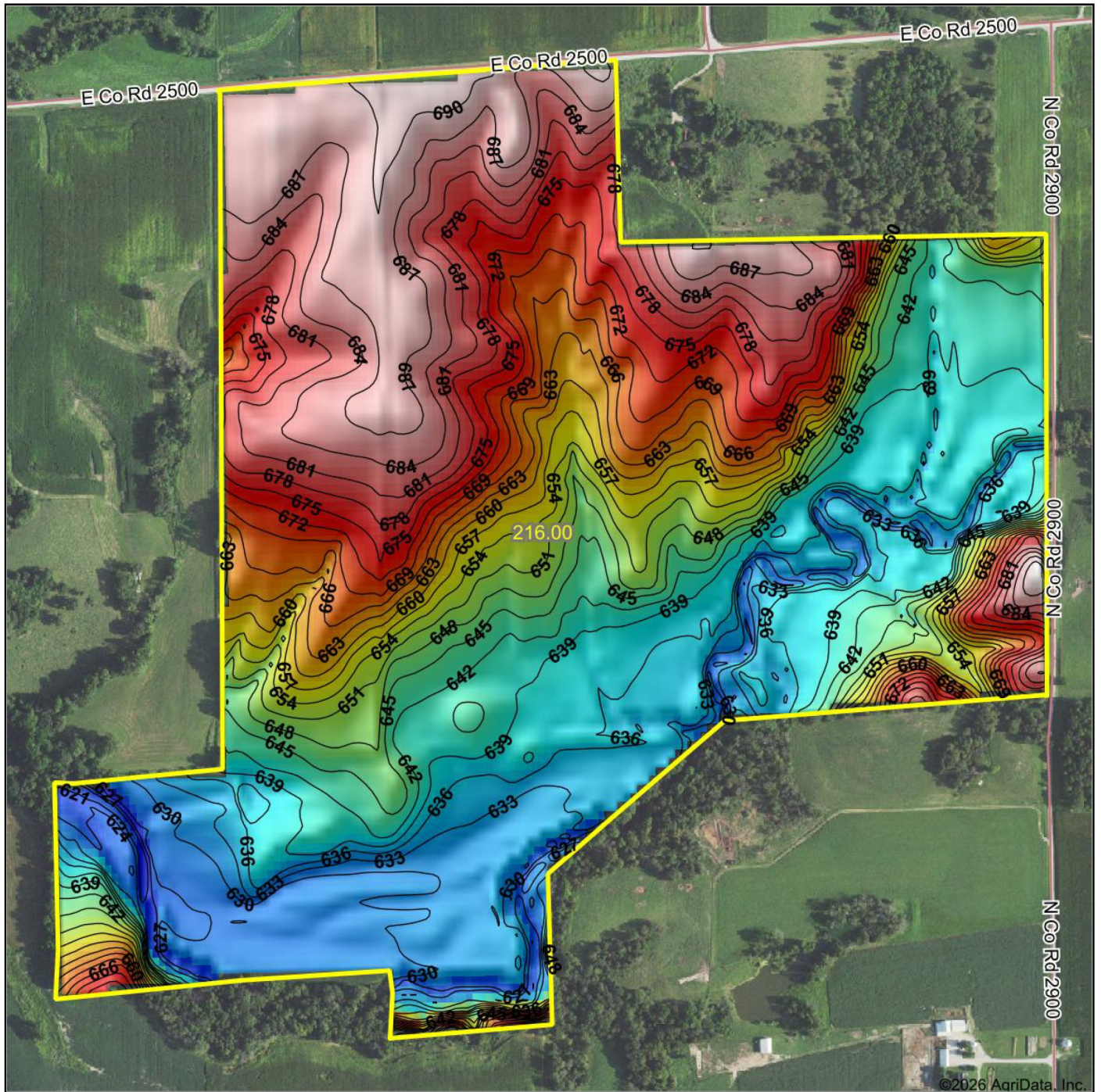


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