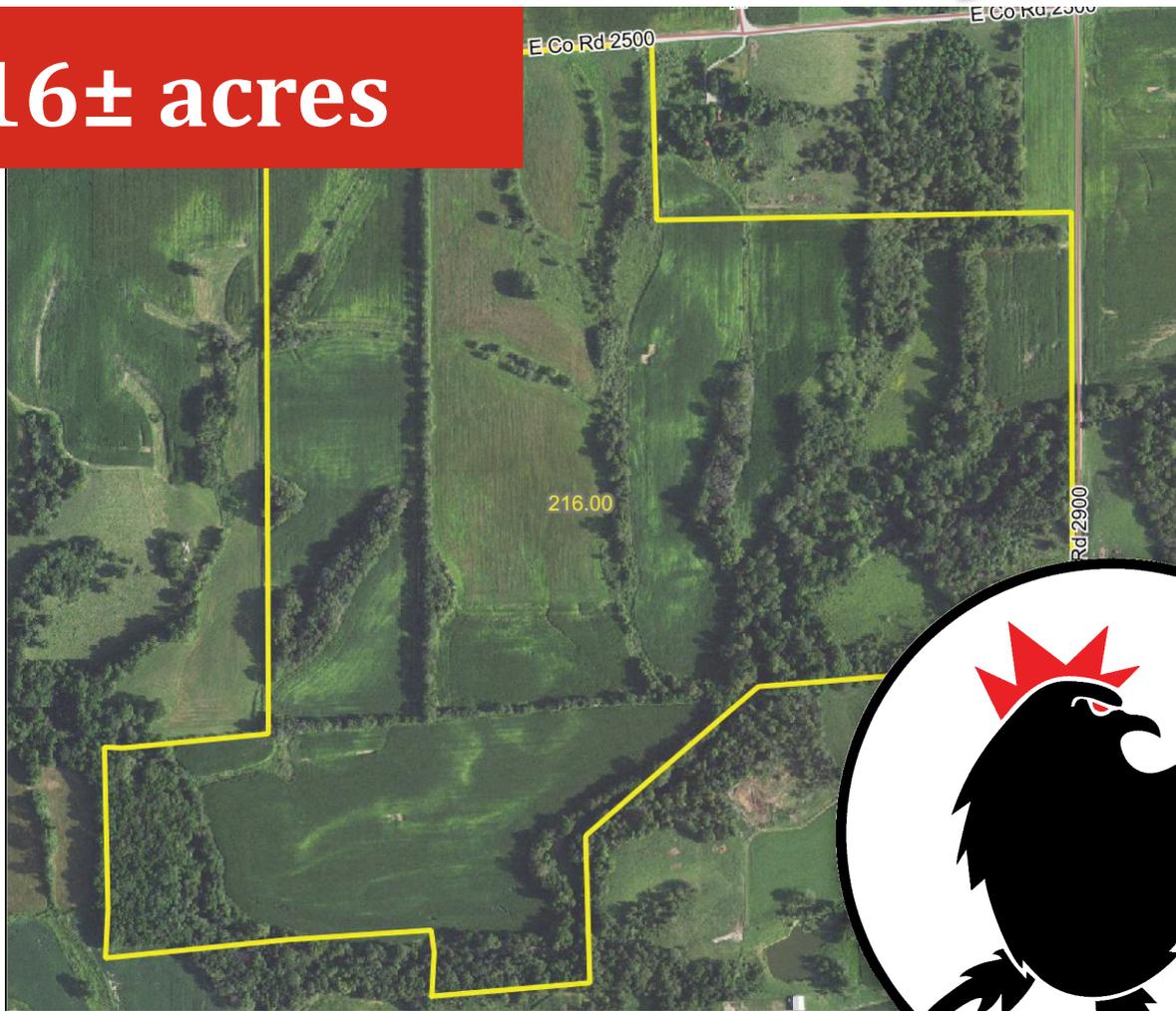


ROOSTER AG'

# REAL ESTATE

## Hancock County, IL

216± acres



**\$7,500 Per Acre**

### ROOSTER AG' REALTY

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

**Dalton Jahntz**

Broker

Email: [dalton@roosterag.com](mailto:dalton@roosterag.com)

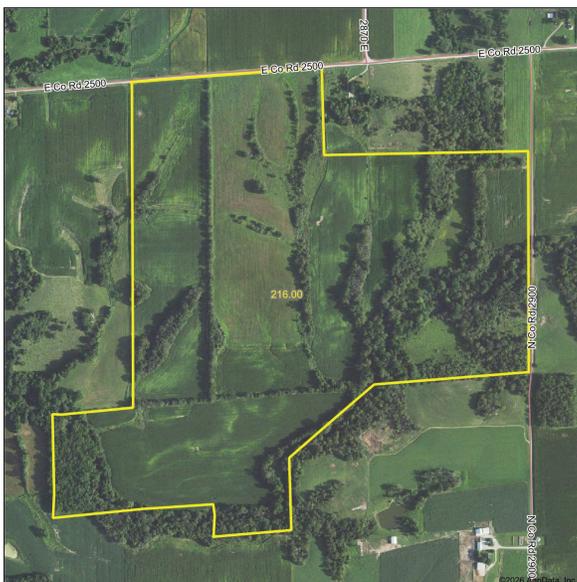
Phone: 630.525.1431



# About the Property

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

<b>GROSS ACRES:</b>	<b>216.00±</b>
<b>TILLABLE ACRES:</b>	<b>135.84±</b>
<b>SOIL PI</b>	<b>106.3</b>
<b>ESTIMATED RE TAXES</b>	<b>\$6,285.60</b>
<b>PRICE PER ACRE</b>	<b>\$7,500</b>



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

**A solid 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 drone footage currently not available.**

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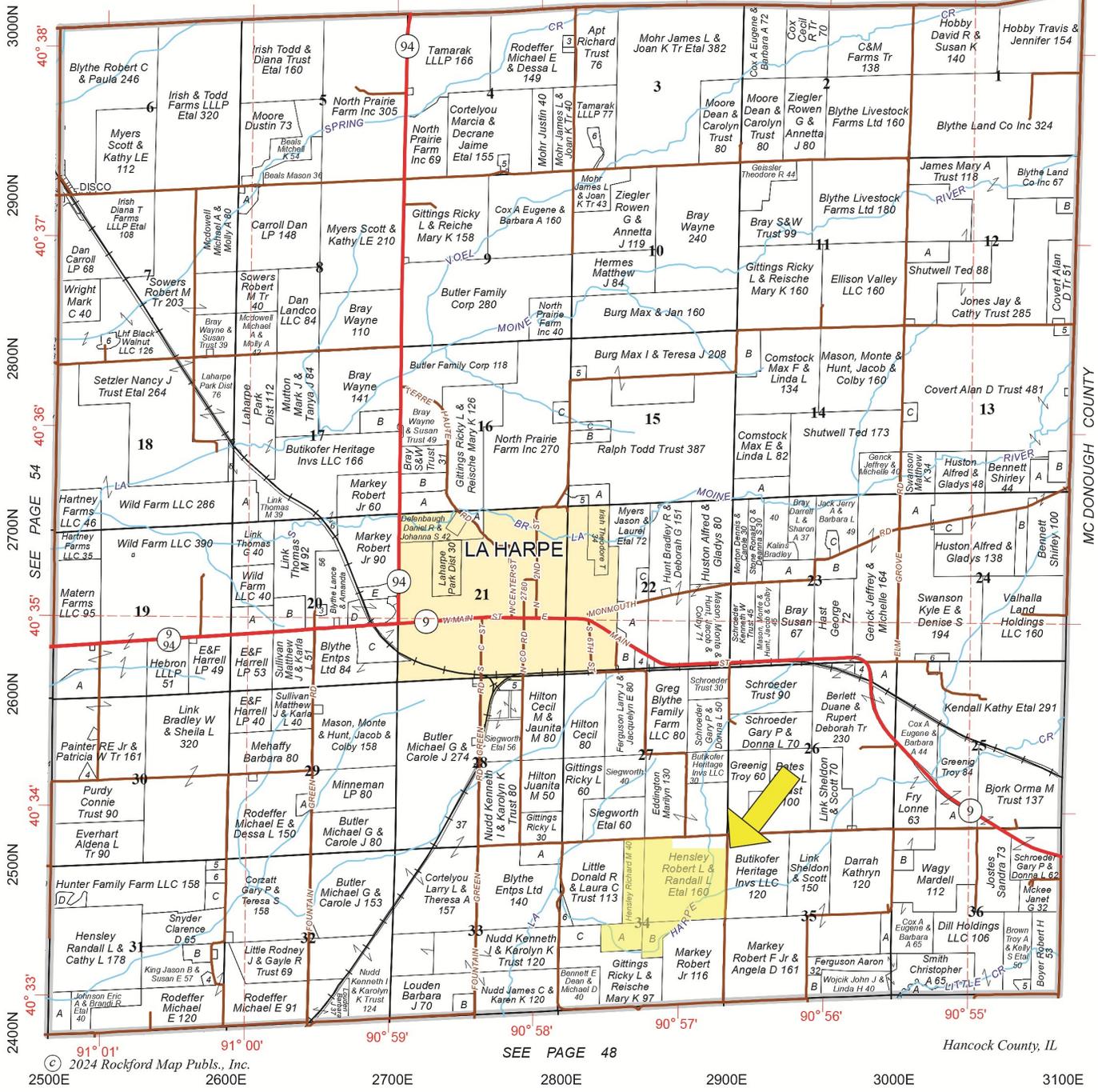
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# LA HARPE

HENDERSON COUNTY

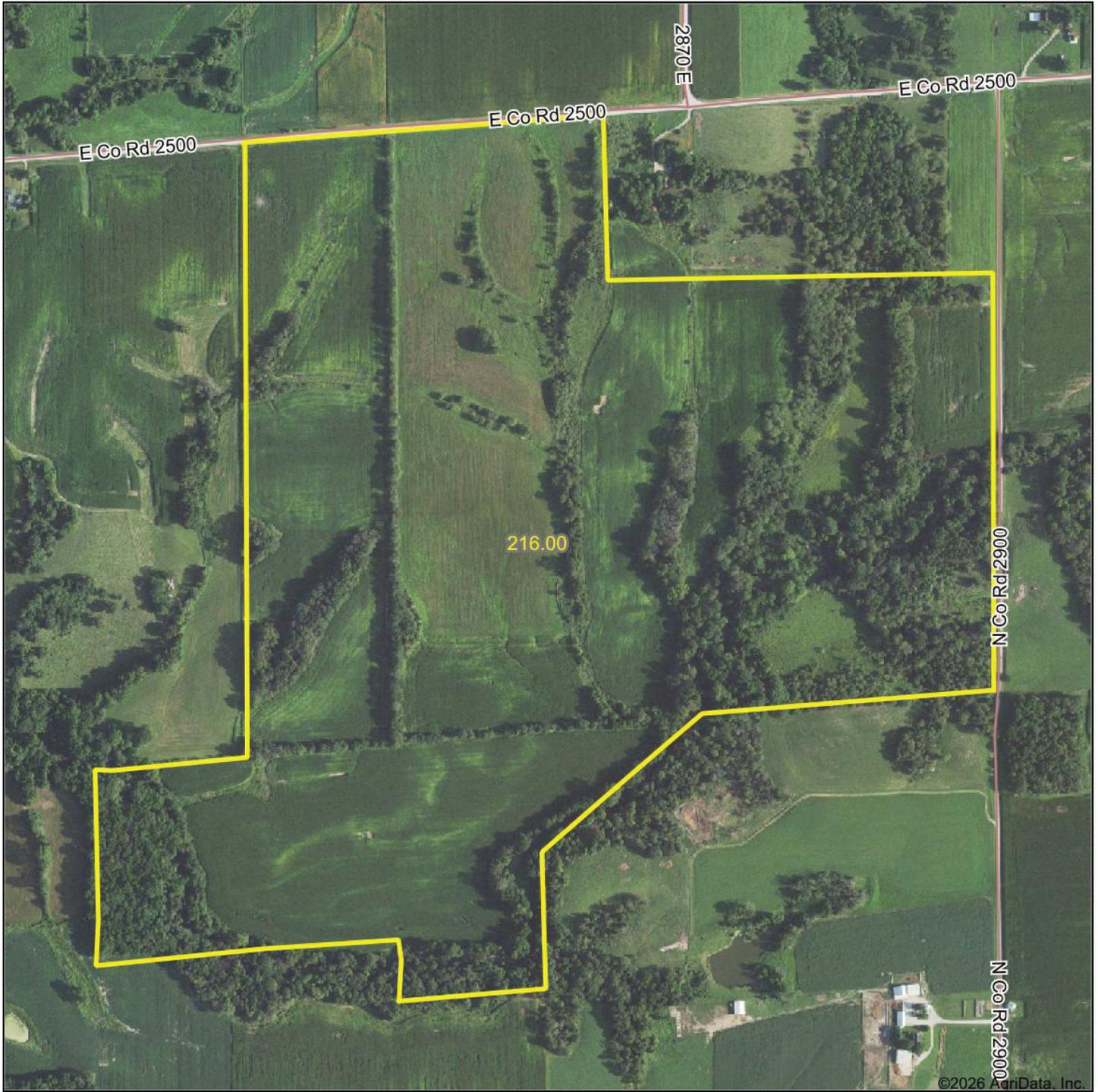
Refer to page 66 for keyed parcels  
**T.7N.-R.5W.**



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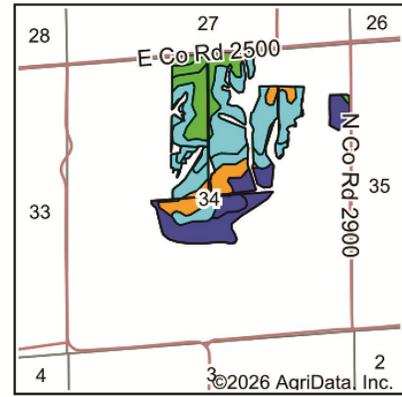
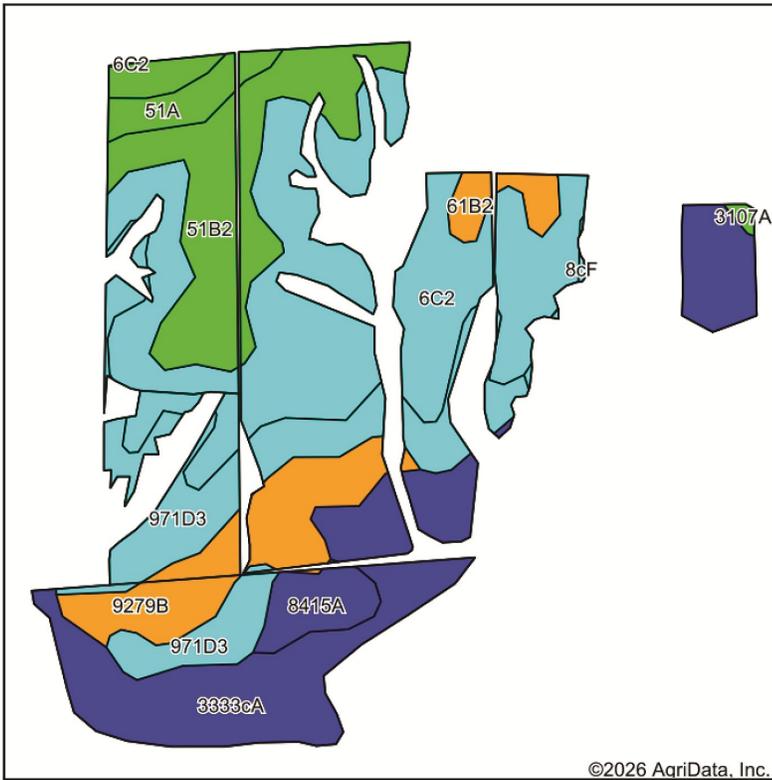
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# Soils Map



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  
 © AgriData, Inc. 2025 www.AgriDataInc.com



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	Muscataune 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	Muscataune 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
<b>Weighted Average</b>					<b>106.3</b>

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.

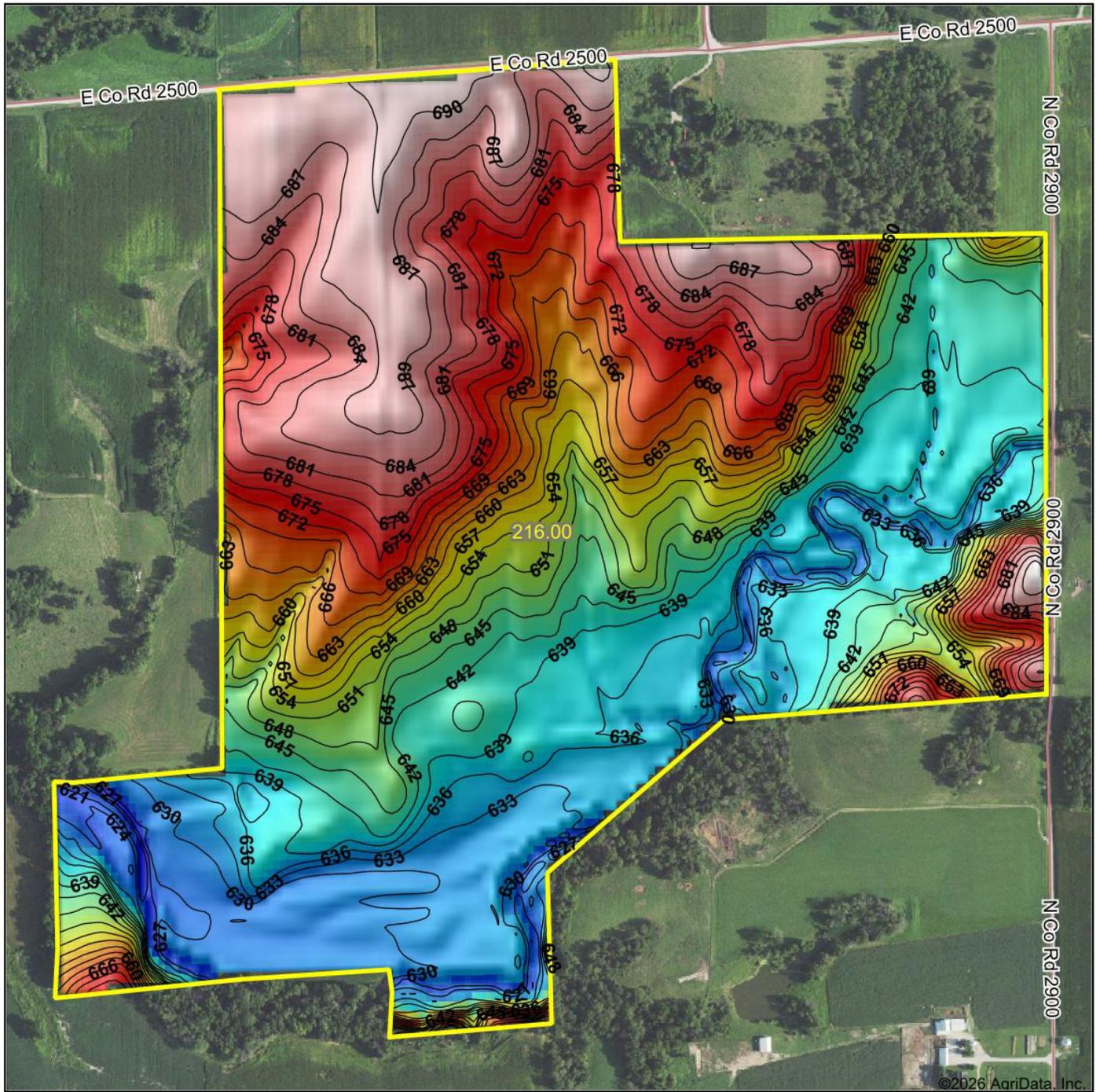
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