



**HAGEMAN
REALTY**
Farmland Specialists

PROUDLY PRESENTS:

VOSS FARM

Iroquois County, Illinois



TOTAL ACRES: 313.76 +/-
FSA TILLABLE ACRES: 314.82 +/-

● **LOCATION:**

3.9 miles east of Beaverville,
Illinois on CR 2900 East between
CR 3100 N & Hwy 3

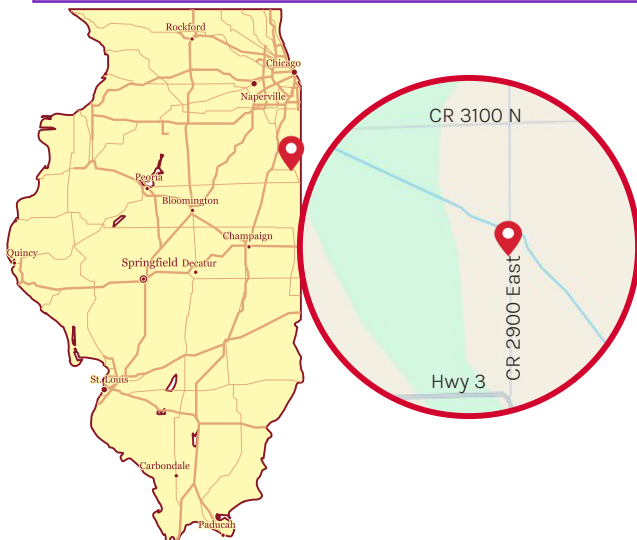
● **PRICE: \$3,294,480**

\$10,500/Acre

RE Taxes: \$12,035.62/Yr (\$38.86/A)

● **VIEW MAP**

<http://bit.ly/Voss313>



Located 3.9 miles east of Beaverville, Illinois on
County Road 2900 East between County Road 3100 North
& Highway 3 in Iroquois County, sits 313.76 acres
of prime Illinois farmland. This farm features 314.82 FSA
tillable acres with a PI of 112.6.

Contact for more information:

**SARA HAGEMAN
SCHENCK**

Managing Broker

Phone:
219.261.2000

Cell:
765.366.1212

sarahageman@hagemanrealty.com



HINNERK WOLTERS

Broker

Phone:
219.261.2000

Cell:
317.517.0753

hinnerk.wolters@hagemanrealty.com



KYLE SCOTT

Broker

Phone:
219.261.2000

Cell:
502.330.1173

kyle.scott@hagemanrealty.com



HAGEMANREALTY.COM

PHONE: 219-261-2000



18390 S. 480 W. REMINGTON, IN 47977

SARA HAGEMAN SCHENCK | MANAGING BROKER

VOSS FARM

IROQUOIS COUNTY, ILLINOIS

Total Acres: 313.76 +/-
FSA Tillable Acres: 314.82 +/-

● PRIMARY SOILS:

Rantoul Silty Clay & Granby Fine Sandy Loam
 PI: 112.6

● PRICE:

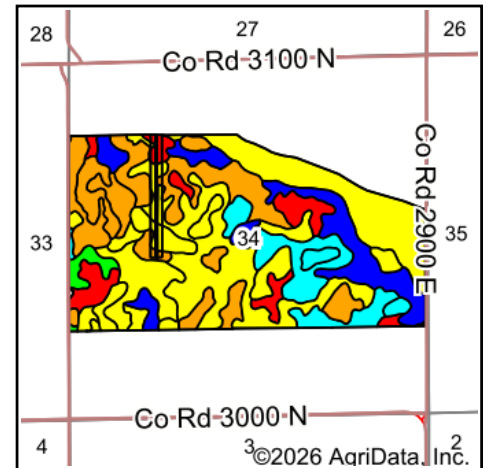
\$10,500 per acre
 \$3,294,480

● REAL ESTATE TAXES:

\$38.86/acre
 \$12,035.62/Yr



Area Symbol: IL075, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall
**238A	Rantoul silty clay, 0 to 2 percent slopes	56.99	18.5%			**108 45
**513A	Granby fine sandy loam, 0 to 2 percent slopes	42.58	13.7%			**112 50
146A	Elliott silt loam, 0 to 2 percent slopes	39.30	12.6%			125 65
**125A	Selma loam, 0 to 2 percent slopes	33.06	10.6%			**130 77
**501A	Morocco loamy fine sand, 0 to 2 percent slopes	29.67	9.5%			**87 51
**91B	Swygert silty clay loam, 2 to 4 percent slopes	25.47	8.2%			**117 58
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	24.10	7.7%			**92 55
**235A	Bryce silty clay, 0 to 2 percent slopes	11.10	3.6%			**120 55
**141A	Wesley fine sandy loam, 0 to 2 percent slopes	9.07	2.9%			**113 60
295A	Mokena silt loam, 0 to 2 percent slopes	6.37	2.0%			126 65
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.24	2.0%			**127 65
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	5.21	1.7%			**110 64
442A	Mundelein silt loam, 0 to 2 percent slopes	5.10	1.6%			138 84
**146B	Elliott silt loam, 2 to 4 percent slopes	4.98	1.6%			**124 63
**741B	Oakville fine sand, prairie peninsula, 1 to 6 percent slopes	4.49	1.4%			**80 34
**443B	Barrington silt loam, 2 to 4 percent slopes	3.37	1.1%			**129 84
**330A	Peotone silty clay loam, 0 to 2 percent slopes	3.00	1.0%			**123 64
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.93	0.3%			**114 76
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	0.08	0.0%			**90 56
Weighted Average					112.6	*n 57.4



State: **Illinois**
 County: **Iroquois**
 Location: **34-29N-11W**
 Township: **Beaverville**
 Acres: **311.11**
 Date: **5/14/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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VOSS FARM

IROQUOIS COUNTY, ILLINOIS



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