

Knudtson Farm
1025 265th St N
Hillsdale, IL 61257

\$5,700,000
570± Acres
Rock Island County



Knudtson Farm
Hillsdale, IL / Rock Island County

SUMMARY

Address

1025 265th St N

City, State Zip

Hillsdale, IL 61257

County

Rock Island County

Type

Farms, Hunting Land, Riverfront

Latitude / Longitude

41.535434 / -90.245951

Acreage

570

Price

\$5,700,000

Property Website

<https://legacylandco.com/property/knudtson-farm-rock-island-illinois/114470/>



PROPERTY DESCRIPTION

The Knudtson Farm Investor-Grade 570-Acre Farm - Rock River Frontage | Prime Cropland | Solar Potential

This exceptional, 570 acre farm offers a rare blend of highly productive agriculture, outstanding recreational features, and significant future development upside. Ideally positioned just east of the Quad Cities with easy access to Interstates 80 and 88, the property delivers strong income potential today and multiple pathways for long-term appreciation.

Highlights - 409.43 FSA cropland acres with an outstanding soil Productivity Index (PI) of 132.2 - Excellent drainage infrastructure including pattern tile, surface drains, filter strips, and an electric pump - Protected by an Army Corps of Engineers-maintained levee - 63.28 acres enrolled in the CRP program - Extensive wooded river frontage along the Rock River - never commercially logged - Approximately 75+ acres of mature timber - Outstanding white-tailed deer and waterfowl habitat - Strong solar development potential with nearby substation and major population center proximity - Blacktop road frontage on County Highway 4 - Flexible closing dates and terms - ideal for 1031 exchange investors

Property Description

Nestled along the scenic Rock River in Rock Island County's Zuma Township (Sections 22, 23, 26 & 27), The Knudtson Farm is just 6 miles east of East Moline and northwest of Geneseo. This generational family farm has been meticulously maintained for decades and is now available for the next steward.

The 409.43 tillable acres feature some of the most productive soils in the region (average PI 132.2) and benefit from comprehensive drainage improvements and levee protection. The remaining acreage includes beautiful tree-lined river frontage and 63.28 CRP acres that provide seclusion and exceptional wildlife habitat. The property holds an estimated 75+ acres of mature timber along the Rock River, offering both recreational enjoyment and potential timber value.

Its strategic location between two major interstates, combined with direct blacktop access and proximity to infrastructure, creates compelling solar development opportunities alongside traditional agricultural use. Soil test data and detailed yield history are available to qualified buyers.

Whether you're seeking a high-performing investment farm, a private recreational retreat with river access, or a versatile property with renewable energy upside, The Knudtson Farm stands out as a truly rare offering in the Midwest.

Don't miss this opportunity to own a premium, farm with flexible seller terms designed for serious investors.

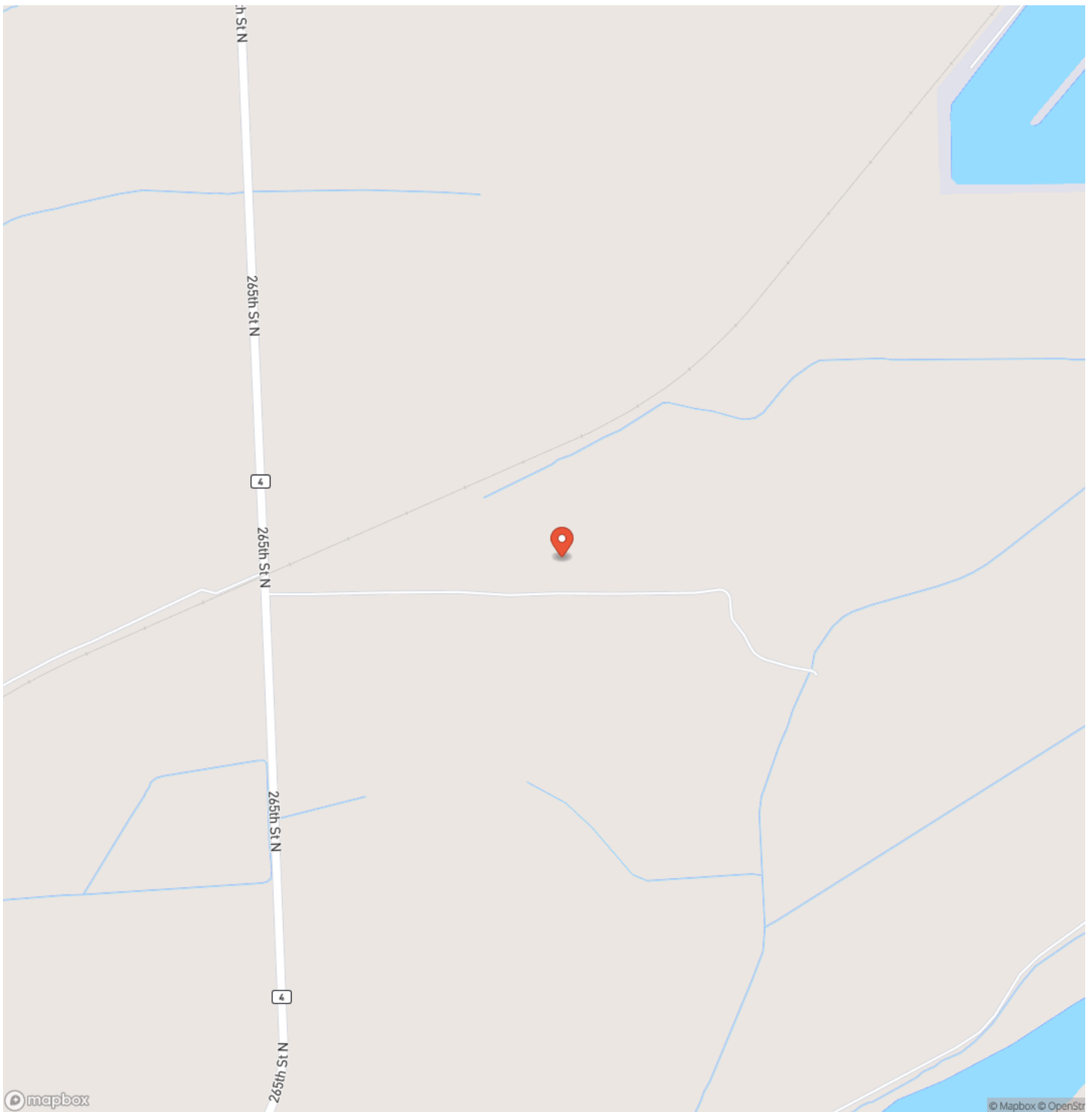
Contact Broker- Beau Smith [\(309\) 236-1088](tel:3092361088)

Legacy Land Company

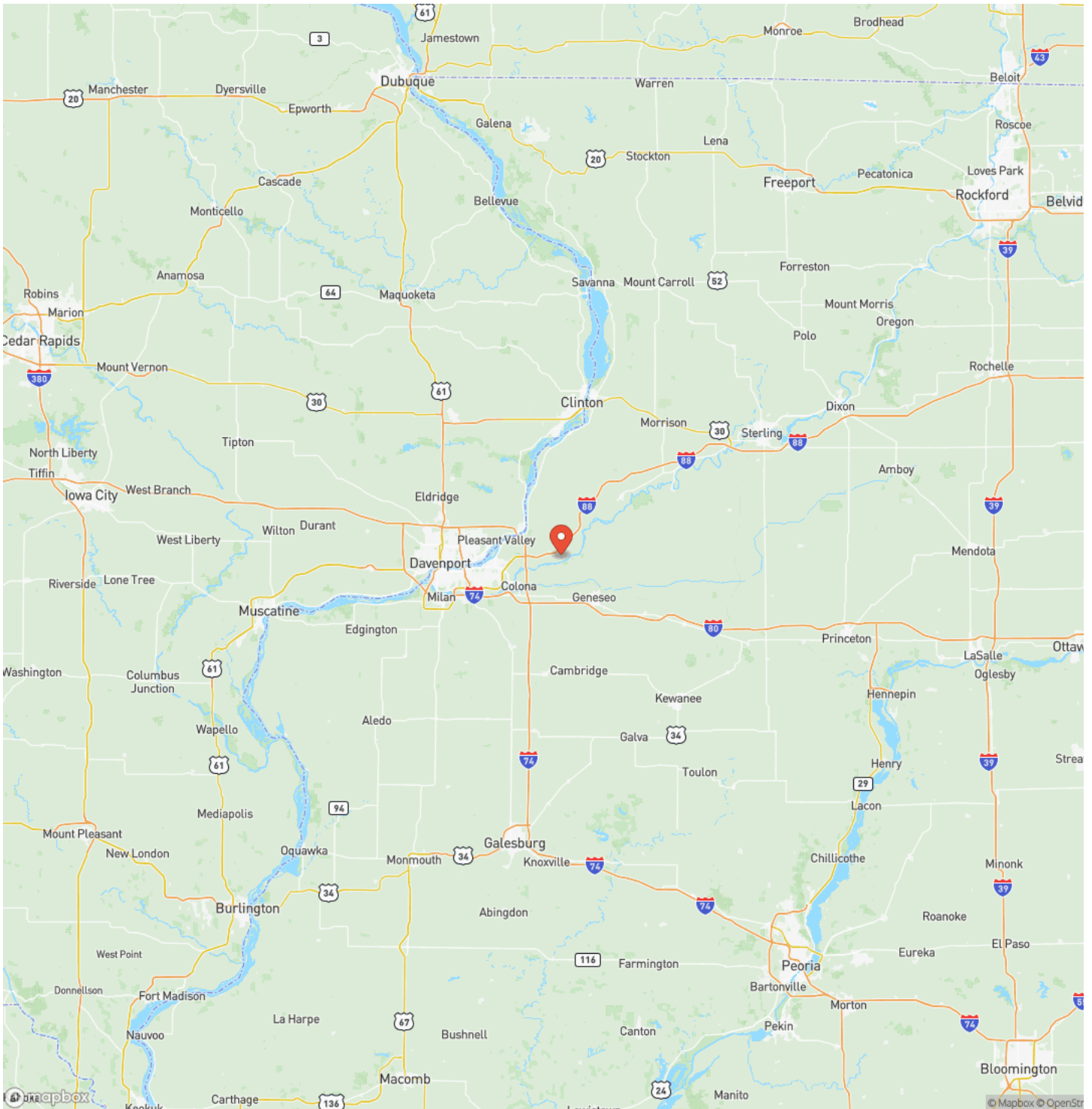
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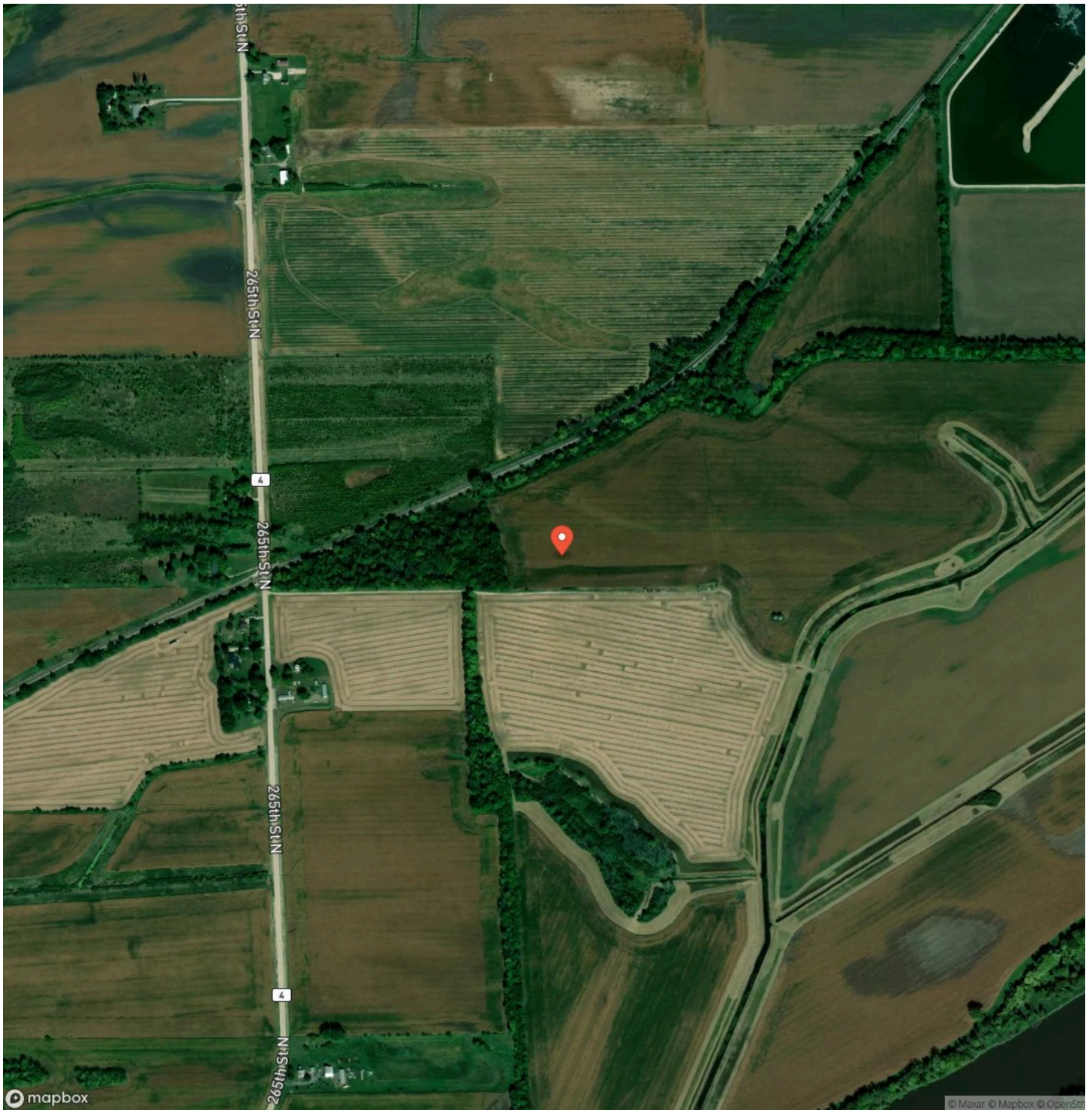
Locator Map



Locator Map



Satellite Map



Knudtson Farm
Hillsdale, IL / Rock Island County

LISTING REPRESENTATIVE

For more information contact:



Representative

Beau Smith

Mobile

(309) 236-1088

Email

bsmith@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES



This image shows a single sheet of white paper with horizontal 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.



MORE INFO ONLINE:
<https://legacylandco.com/>

DISCLAIMERS

Acreage is approximate, formal survey will need to be conducted prior to sale.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
<https://legacylandco.com/>
