

Vermilion County 22
1700 East Road
Bismarck, IL 61834

\$248,500
22.92± Acres
Vermilion County



Vermilion County 22
Bismarck, IL / Vermilion County

SUMMARY

Address

1700 East Road

City, State Zip

Bismarck, IL 61834

County

Vermilion County

Type

Farms, Undeveloped Land, Business Opportunity

Latitude / Longitude

40.269764 / -87.622824

Acreage

22.92

Price

\$248,500

Property Website

indianalandandlifestyle.com



PROPERTY DESCRIPTION

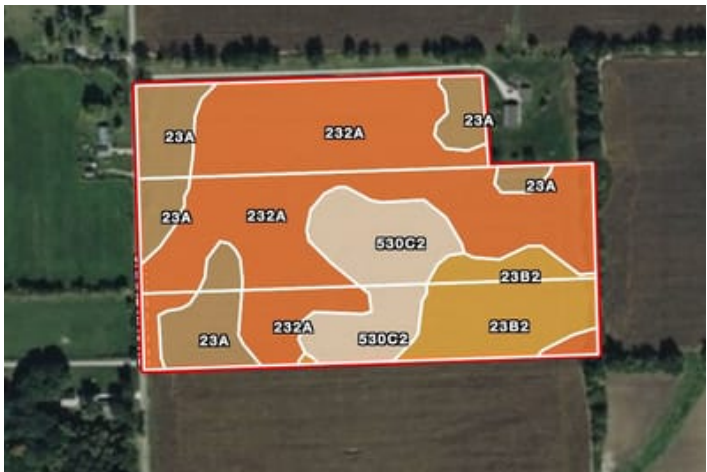
22.92 Acre Tillable Farm near Bismarck, IL

This 22.92 acre farm is about one mile northwest of Bismarck in Vermilion County. Of the total, 21.84 acres are cropland, so the farm is about 95% tillable with very little non-productive ground. The soils are mainly Ashkum silty clay loam, a dark, productive prairie soil, along with Blount and Ozaukee silt loams. The weighted productivity index is about 116.

The field is open and efficient to farm. Its 832 feet of road frontage gives easy access for equipment and grain hauling. The farm would be a strong addition for a neighboring operator or a well-sized investment for a buyer who wants a manageable land holding.

The property also has attractive residential potential. The road frontage leaves room for a future home, shop and drive without taking much of the field out of production. The remaining cropland can keep producing income. The farm is within the Bismarck-Henning school district, a short drive from town.

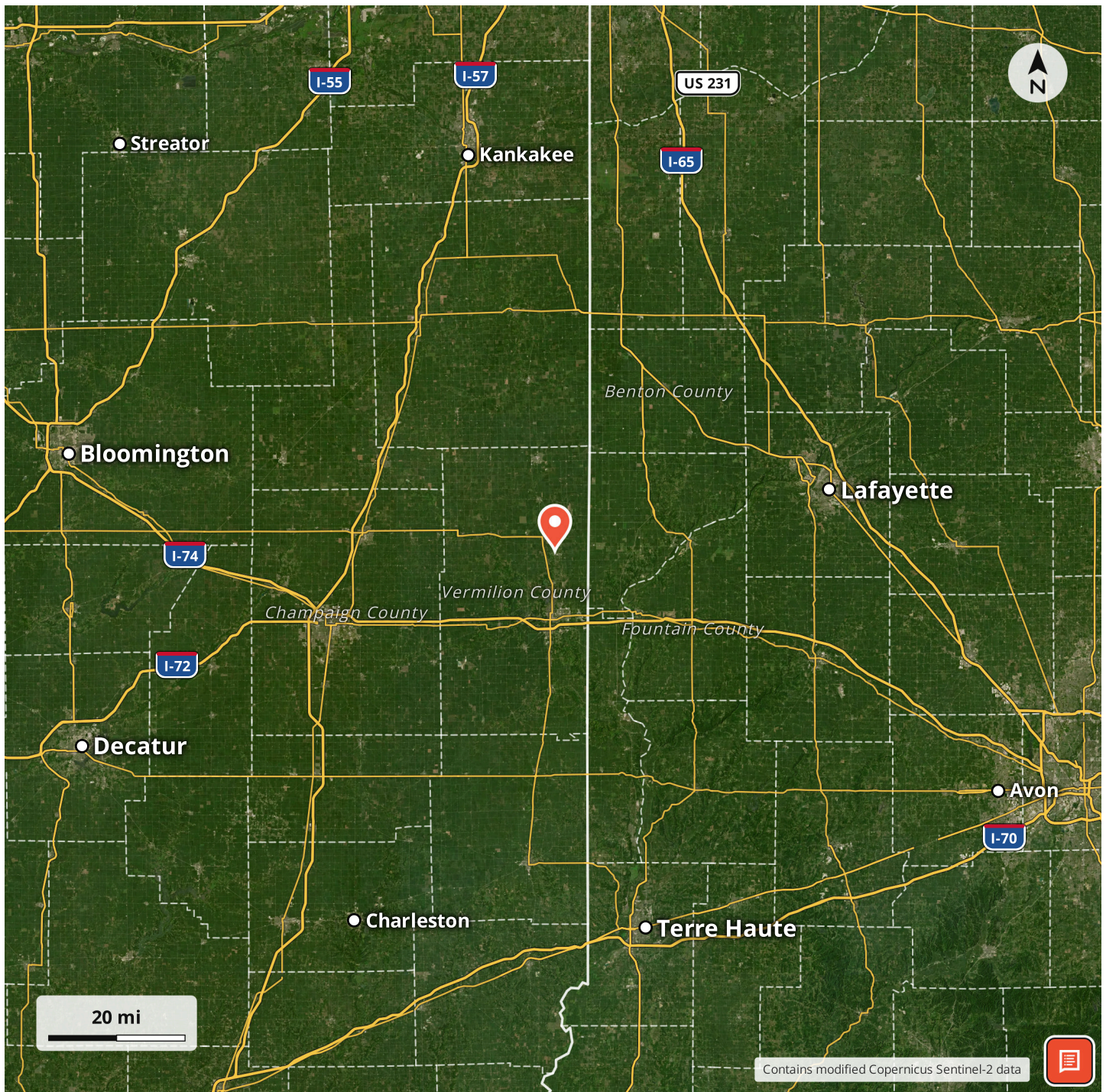
For more information or to schedule a showing, call Land Specialist Ty Mills at [\(260\) 264-9134](tel:(260)264-9134).



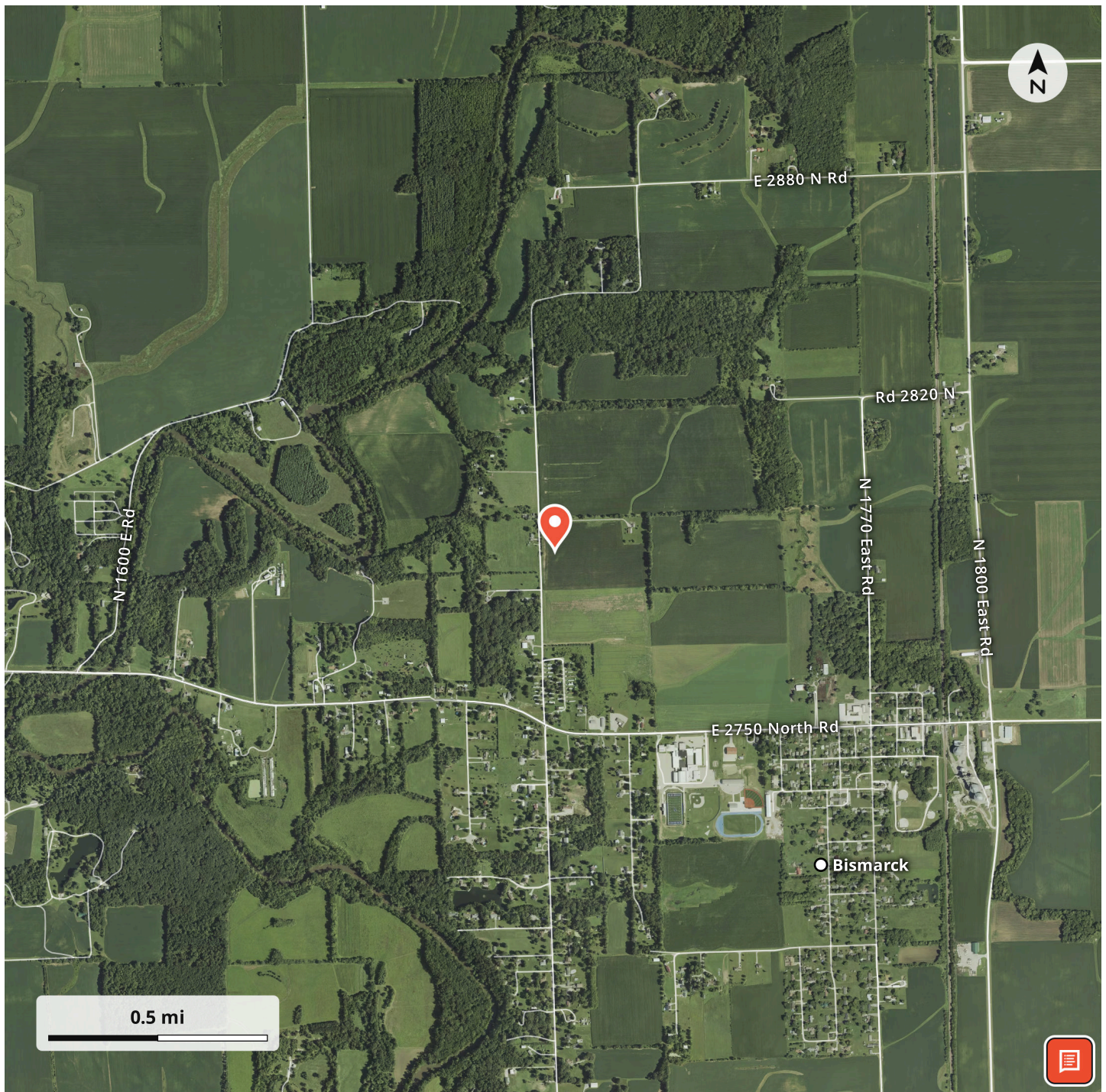
232A	Ashkum silty clay loam, 0 to 2 percent slopes	12.39	54.22%	127	66	2w ?
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	3.87	16.94%	105	71	2w ?
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	3.40	14.88%	102	57	3e ?
23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	3.20	14%	100	57	2e ?
Totals		115.83 PI	64.28 NCCPI	2.15 Can.		



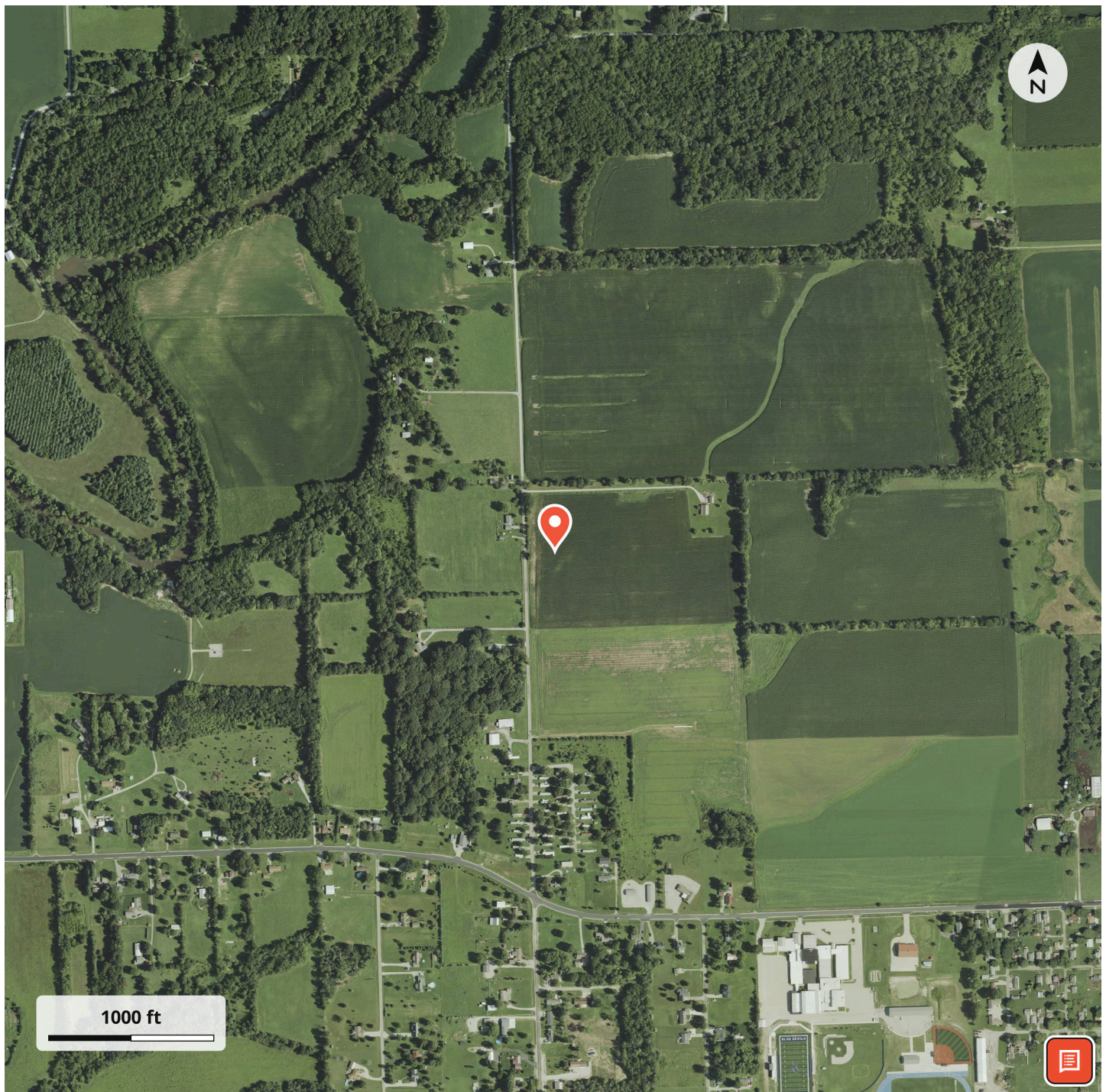
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Mills

Mobile

(260) 264-9134

Office

(765) 505-4155

Email

tmills@mossyoakproperties.com

Address

2013 E Lou Ln

City / State / Zip

Peru, IN 46970

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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<https://indianalandandlifestyle.com/>

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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.

Mossy Oak Properties Indiana Land and Lifestyle

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
