

Joslin 72 Acres
26018 1st Ave N
Hillsdale, IL 61257

\$720,000
41± Acres
Rock Island County



Joslin 72 Acres
Hillsdale, IL / Rock Island County

SUMMARY

Address

26018 1st Ave N

City, State Zip

Hillsdale, IL 61257

County

Rock Island County

Type

Farms

Latitude / Longitude

41.525416 / -90.251422

Acreage

41

Price

\$720,000

Property Website

<https://legacylandco.com/property/joslin-72-acres-rock-island-illinois/114473/>



PROPERTY DESCRIPTION

The Knudtson Farm Investor-Grade 72-Acre Farm - Rock River Frontage | Prime Cropland | Solar Potential

This exceptional, 72.69-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 - 41.13 FSA cropland acres with an outstanding soil Productivity Index (PI) of 132.2 - 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 spans 72 taxable acres 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 41.13 FSA tillable acres feature some of the most productive soils in the region (average PI 132.2).

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, turn-key 72+ acre farm with flexible seller terms designed for serious investors.

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

Legacy Land Company

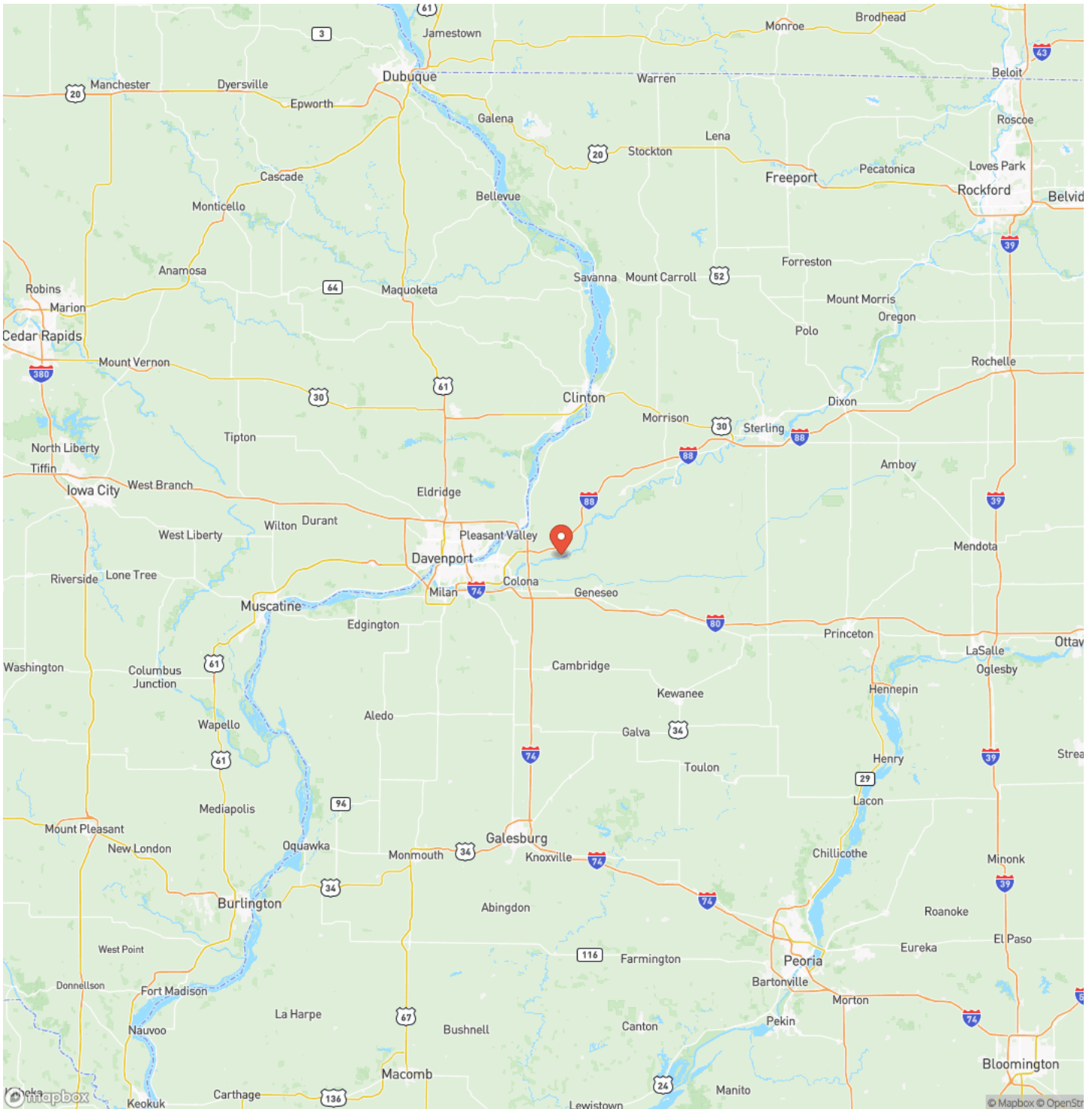
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Locator Map



Locator Map



Satellite Map



Joslin 72 Acres
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

NOTES



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

DISCLAIMERS

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

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