

1027± AC RIVERDALE FARM

0 Pine Dr
Sherman IL 62684

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Sangamon
Township:	Williams
Gross Land Area:	1027.6 total acres
Property Type:	Farmland and Timber
Possible Uses:	Row crop, recreation/hunting, development
Total Investment:	\$12,050,000
Unit Price:	\$11,726.70 per acre
Productivity Index (PI):	133.3
Buildings:	None
Utilities:	Electric & natural gas nearby (Ameren Illinois); well & septic typical
Zoning:	A - Agricultural (Sangamon County)



Offered for the first time in generations — 1,027± acres of Sangamon River bottom farmland, timber, and recreational ground assembled in fourteen tax parcels near the Village of Sherman, immediately north of Springfield on the I-55 corridor.

- 1,027± tax-record acres in 14 parcels; final acreage by survey
- ~661 tillable acres carrying a 133 weighted PI
- Productive Tice, Sawmill, Rozetta, Proctor & Lawson silt loam soils
- Extensive Sangamon River frontage with timbered river-bottom cover — outstanding deer & waterfowl habitat
- Adjoins the Village of Sherman and the I-55 right-of-way; Exit 105 approx 1.7 miles
- Long-term development opportunity on the unincorporated ground along Sherman's growth corridor
- All seller-owned mineral rights convey; possession at closing

The farm's ~661 tillable acres are led by Tice, Sawmill, Rozetta, Proctor, and Lawson silt loams carrying a weighted Productivity Index of 133 on the tillable ground. The balance is timbered Sangamon River bottom and mixed cover that hunts as well as it farms. River-bottom acreage lies in FEMA Zones AE/A, with roughly 23% of the farm in Zone X (minimal flood hazard); elevations run 505.6–580.8 feet.

Location is the difference-maker: the property adjoins the Village of Sherman and fronts the I-55 right-of-way, with the Sherman interchange (Exit 105) approx 1.7 miles away, downtown Springfield approx 6.3 miles, and Abraham Lincoln Capital Airport approx 5.4 miles. St. Louis is approx 92 miles and Chicago approx 172 miles via I-55.

With Sherman's residential edge bordering the northern parcels, the unincorporated acreage presents a genuine long-term development opportunity while producing farm income today — income, recreation, and appreciation in a single holding.

Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 1,027.6± AC Riverdale Farm, Sangamon County, Sherman Illinois.

Tax ID Number/APN: 07-31.0-100-005 (Williams Twp) - 59.44 acres
07-31.0-100-006 (Williams Twp) - 80.00 acres
07-31.0-200-001 (Williams Twp) - 80.00 acres
07-31.0-200-002 (Williams Twp) - 80.00 acres
07-31.0-300-002 (Williams Twp) - 231.91 acres
07-31.0-400-001 (Williams Twp) - 80.00 acres
07-32.0-100-001 (Williams Twp) - 80.00 acres
07-32.0-300-002 (Williams Twp) - 1.00 acres
15-05.0-100-001 (Clear Lake Twp) - 69.91 acres
15-06.0-100-008 (Clear Lake Twp) - 2.57 acres
15-06.0-100-009 (Clear Lake Twp) - 84.57 acres
15-06.0-200-003 (Clear Lake Twp) - 128.50 acres
06-36.0-400-027 (Fancy Creek Twp) - 30.08 acres
14-01.0-200-006 (Springfield Twp) - 19.59 acres
Total: 1,027.57 acres (14 parcels, per county tax records)

Possible Uses: Row-crop production, recreational/hunting, pasture, long-term development opportunity

Zoning: A - Agricultural (Sangamon County)

Sale Terms: Cash at closing. Boundary survey at Seller's expense; final purchase price based upon surveyed acres. All seller-owned water, oil, gas, coal and mineral rights convey.

AREA & LOCATION

School District: Williamsville-Sherman CUSD 15 (Sherman area) - Sherman Elementary School (PK-4), Williamsville Junior High School (5-8), Williamsville High School (9-12)

Market Type: Springfield, IL metro

Location Description: Adjoining the Village of Sherman on the I-55 corridor, immediately north of Springfield. The farm wraps both sides of the I-55 right-of-way through Sections 31 and 32 of Williams Township, with the Sangamon River forming its southern reaches. Sherman interchange (Exit 105) approx 1.7 miles; downtown Springfield approx 6.3 miles.

Site Description: Sangamon River bottom farm combining ~661 tillable acres with timbered river-bottom cover, sloughs, and mixed habitat. No buildings.

Side of Street: East side of Pine Dr (Historic US 66); the farm lies on both sides of the I-55 right-of-way

Highway Access: Direct I-55 corridor location; nearest interchange I-55 Exit 105 (Sherman / Historic US 66 / Business Loop 55), approx 1.7 miles. Business Loop 55 connects south through Sherman to downtown Springfield.

Road Type: Paved frontage via Pine Dr (Historic US 66 frontage road); township road access to outlying parcels

Legal Description: PT NWNW; PT NENW; PT SWNW; PT SENW 5-16N-4W AND PT NWNW; NENW; N2NE; PT SENW; PT SWNE; SENE; PT NESE 6-16N-4W AND PT NENE; PT SENE 1-16N-5W AND PT NWNW; E2NW; E2; PT SWNW; PT NWSW; E2SW; PT SWSW 31-17N-4W AND W2NW 32-17N-4W AND PT NESE; PT SESE 36-17N-5W - Sangamon County, Illinois. Complete legal available from listing broker.

Property Visibility: Extensive I-55 corridor exposure through Sections 31/32

Largest Nearby Street: Interstate 55

Transportation: Amtrak - Springfield station (Lincoln Service & Texas Eagle), approx 6.2 mi. Abraham Lincoln Capital Airport (SPI), approx 5.4 mi. St. Louis approx 92 mi and Chicago approx 172 mi via I-55.

LAND RELATED

Lot Frontage (Feet): Irregular multi-parcel boundary; frontage to be determined by survey

Yield History: Available from listing broker upon request

Tillable Acres: ~661 (Surety AgriData)

Lot Depth: Irregular; to be determined by survey

Buildings:	None
Zoning Description:	A - Agricultural District, Sangamon County Zoning Ordinance (1969, as amended); no variances or rezonings on file
Flood Plain or Wetlands:	River-bottom acreage in FEMA Zones AE/A (incl. regulatory floodway along the Sangamon River); ~23% of the farm in Zone X (minimal hazard). FEMA panels 17167C0100F & 17167C0255F, effective 8/2/2007.
Topography:	Elevation 505.6-580.8 ft (75 ft of relief); average slope 3.5%. Level river-bottom fields rising to rolling timbered breaks.
FSA Data:	FSA farm records are included in this brochure.
Soil Type:	Tice silty clay loam (37.6%), Sawmill silty clay loam (24.8%), Rozetta silt loam (9.6%), Proctor silt loam (5.5%), Lawson silt loam (4.2%), balance mixed silt loams
Available Utilities:	Electric & natural gas in the Sherman area (Ameren Illinois); well & septic typical on rural parcels

FINANCIALS

Finance Data Year:	2025
Real Estate Taxes:	\$28,713.08 (2025, payable 2026; 13 of 14 parcels — PIN 07-32.0-300-002's bill not yet available). Estimated real estate taxes ~ \$27.94 per acre (based on 1,027.57± acres).
Investment Amount:	\$12,050,000.00 (\$11,726.70 per acre)

LOCATION

Address:	0 Pine Dr, Sherman, IL 62684
County:	Sangamon
MSA:	Springfield, IL



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PROPERTY NOTES

Property Facts

- 1,027.6± acres per Sangamon County tax records (14 PINs); final acreage by survey
- ~661 tillable acres (Surety AgriData); PI 122 tillable / 118.7 overall
- Primary soils: Tice, Sawmill, Rozetta, Proctor & Lawson silt loams
- 2025 real estate taxes: \$28,713.08 total (13 of 14 parcels; final PIN's bill pending)
- Townships: Williams, Clear Lake, Fancy Creek & Springfield
- FEMA: river-bottom acreage Zones AE/A; ~23% Zone X (panels 17167C0100F & 17167C0255F, eff. 8/2/2007)
- Elevation 505.6–580.8 ft; average slope 3.5%
- No buildings; all seller-owned mineral rights convey

Location & Distances (approx, straight-line)

- Village of Sherman — 1.4 mi
- I-55 Exit 105 (Sherman) — 1.7 mi
- Abraham Lincoln Capital Airport (SPI) — 5.4 mi
- Springfield Amtrak station — 6.2 mi
- Downtown Springfield — 6.3 mi
- St. Louis — 92 mi · Chicago — 172 mi

Local Resources

- [Sangamon County Property Tax & Assessment](#)
- [Sangamon County GIS](#)
- [USDA Web Soil Survey](#)
- [FEMA Map Service Center](#)
- [Williamsville-Sherman CUSD 15](#)
- [Abraham Lincoln Capital Airport](#)
- [Amtrak — Springfield, IL](#)
- [Village of Sherman](#)

PROPERTY MAP



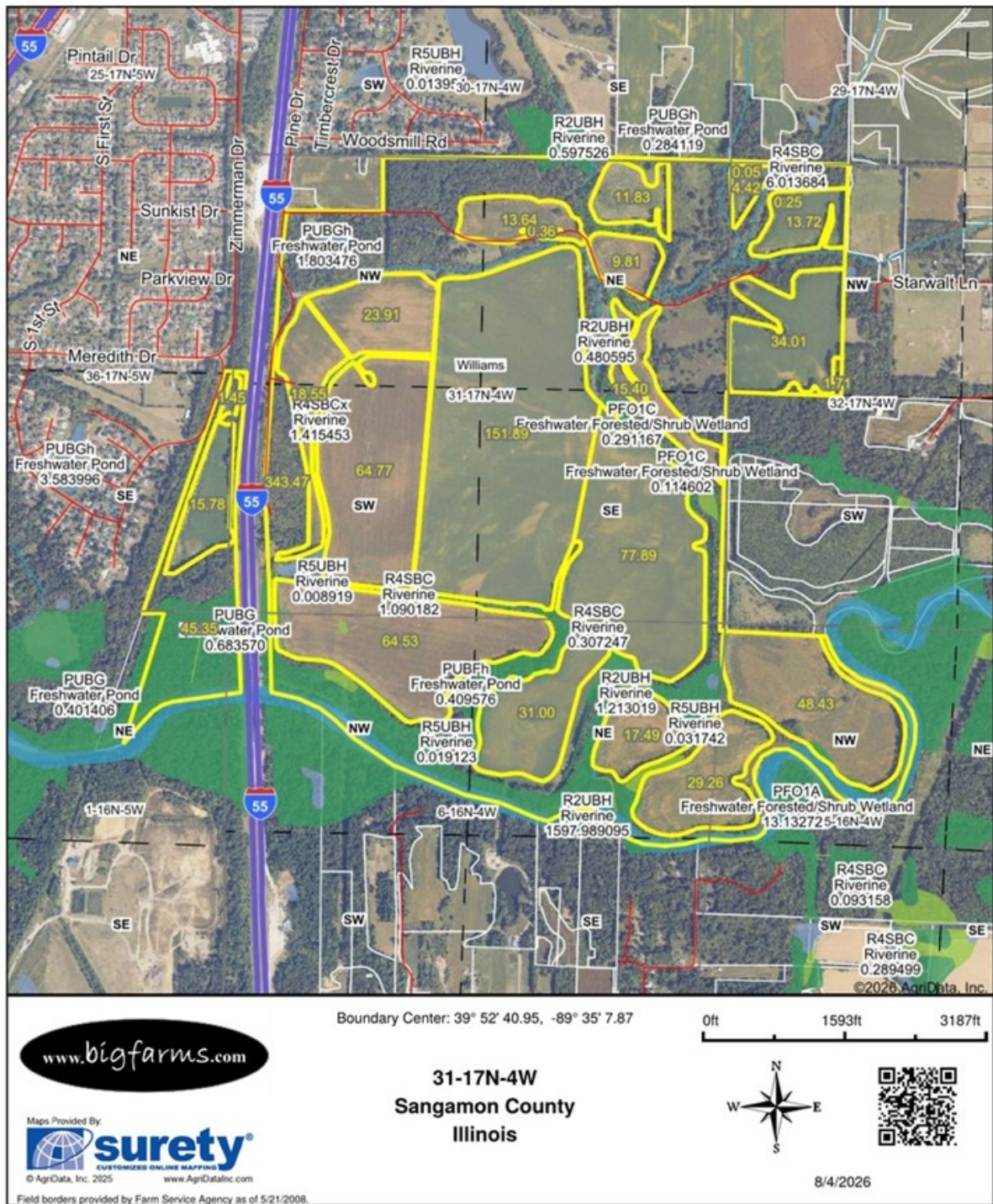
PROPERTY PHOTO COLLAGE - PAGE 1



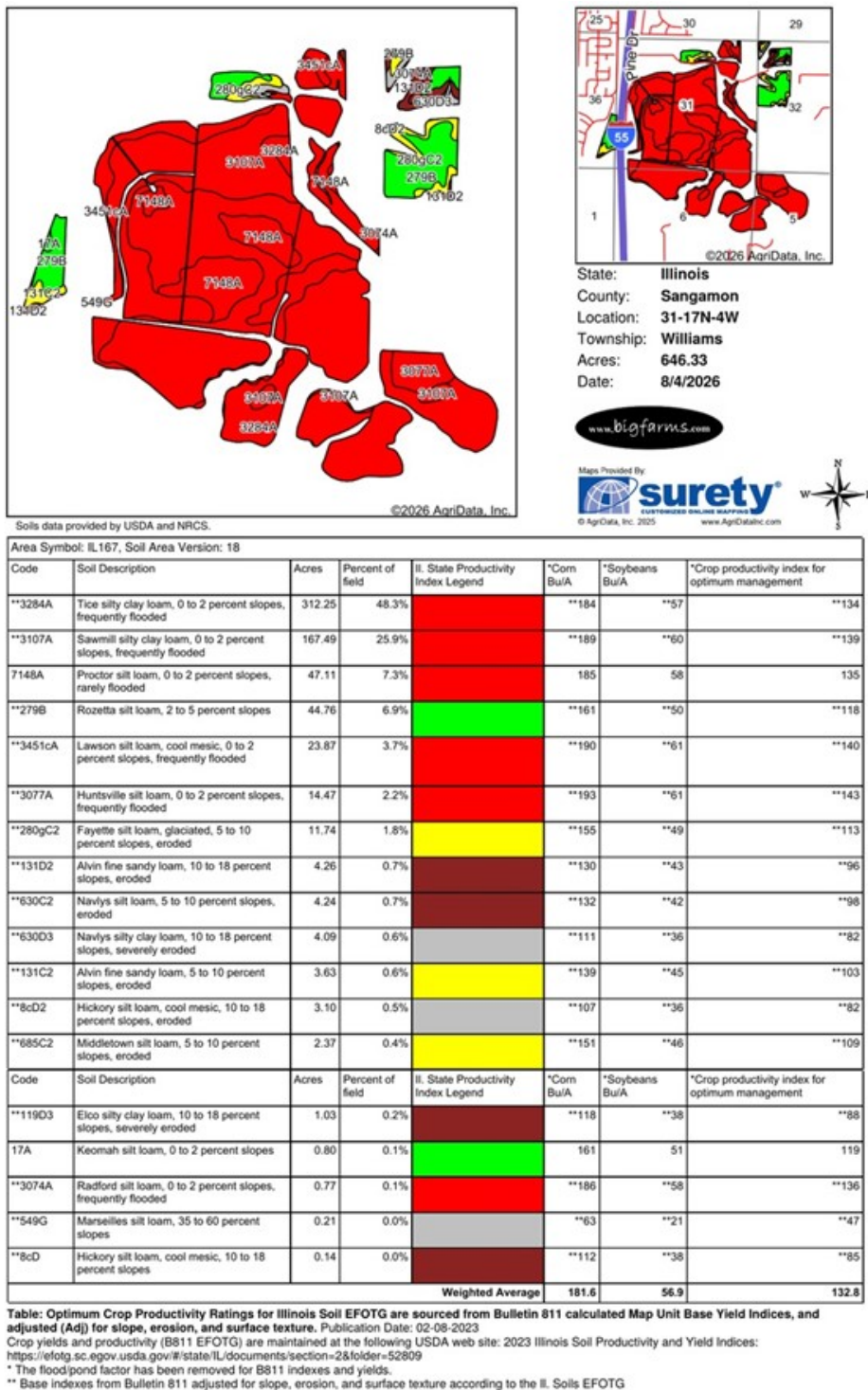
PROPERTY PHOTO COLLAGE - PAGE 2

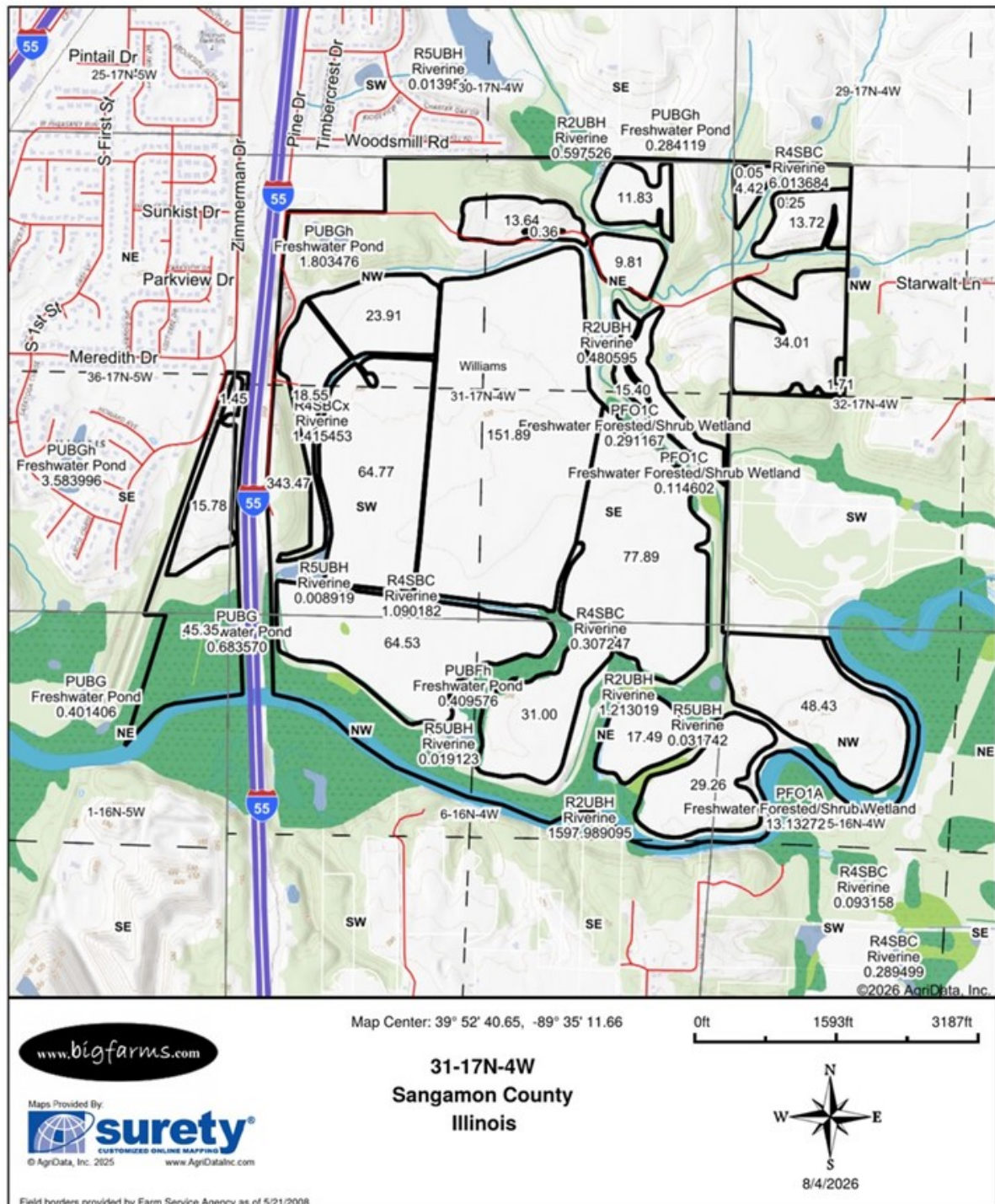


FSA AERIAL MAP

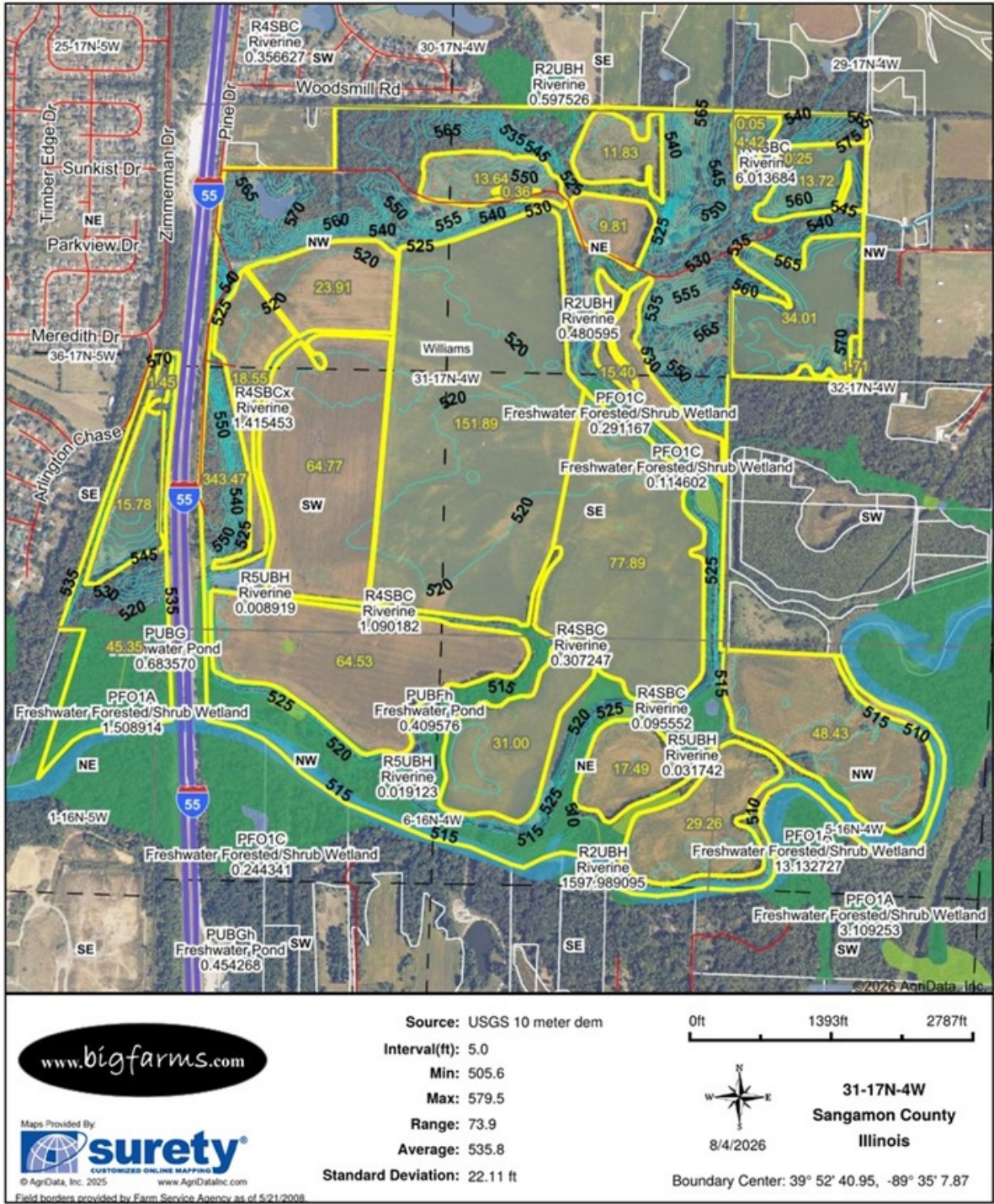


SOIL MAP

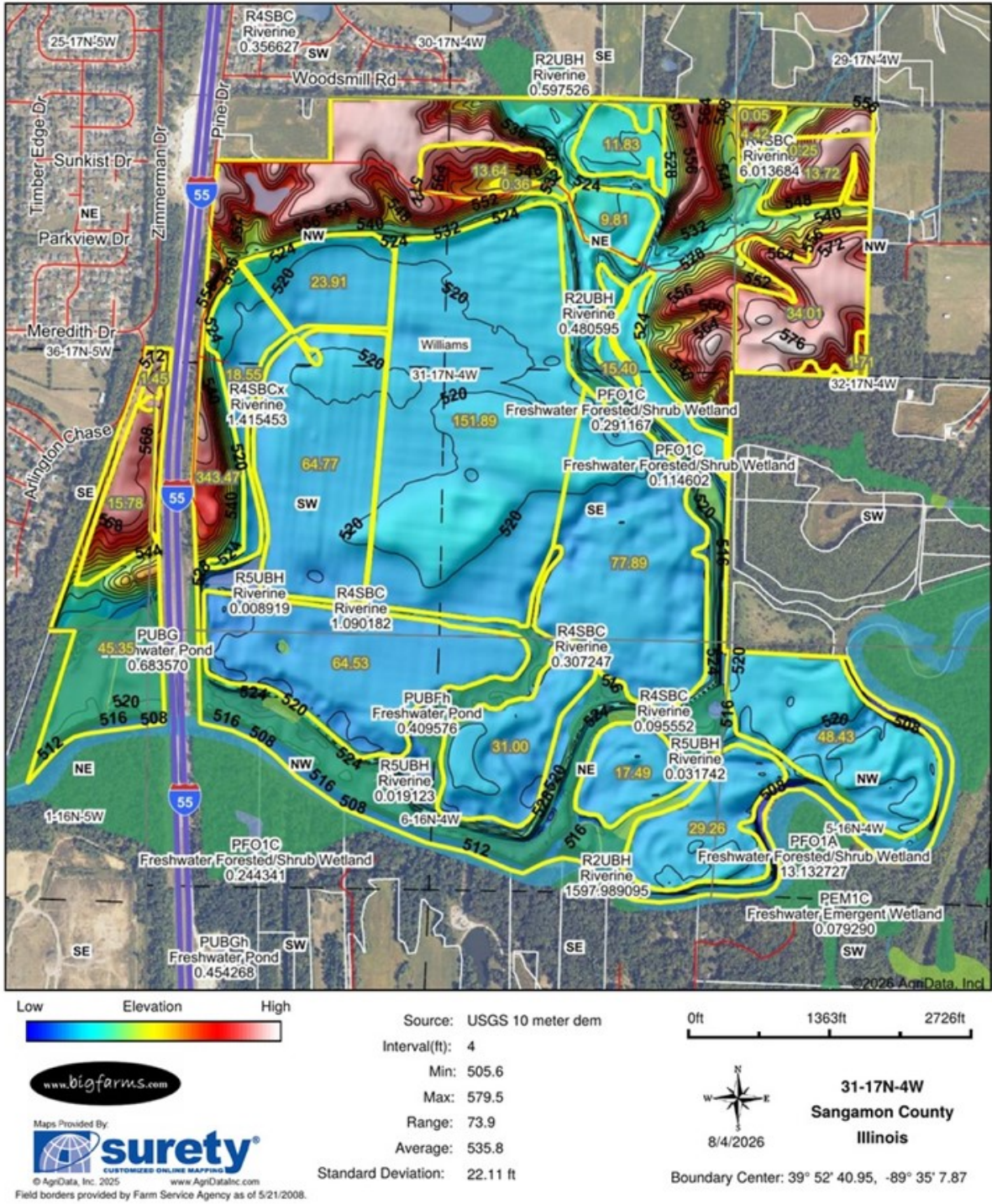




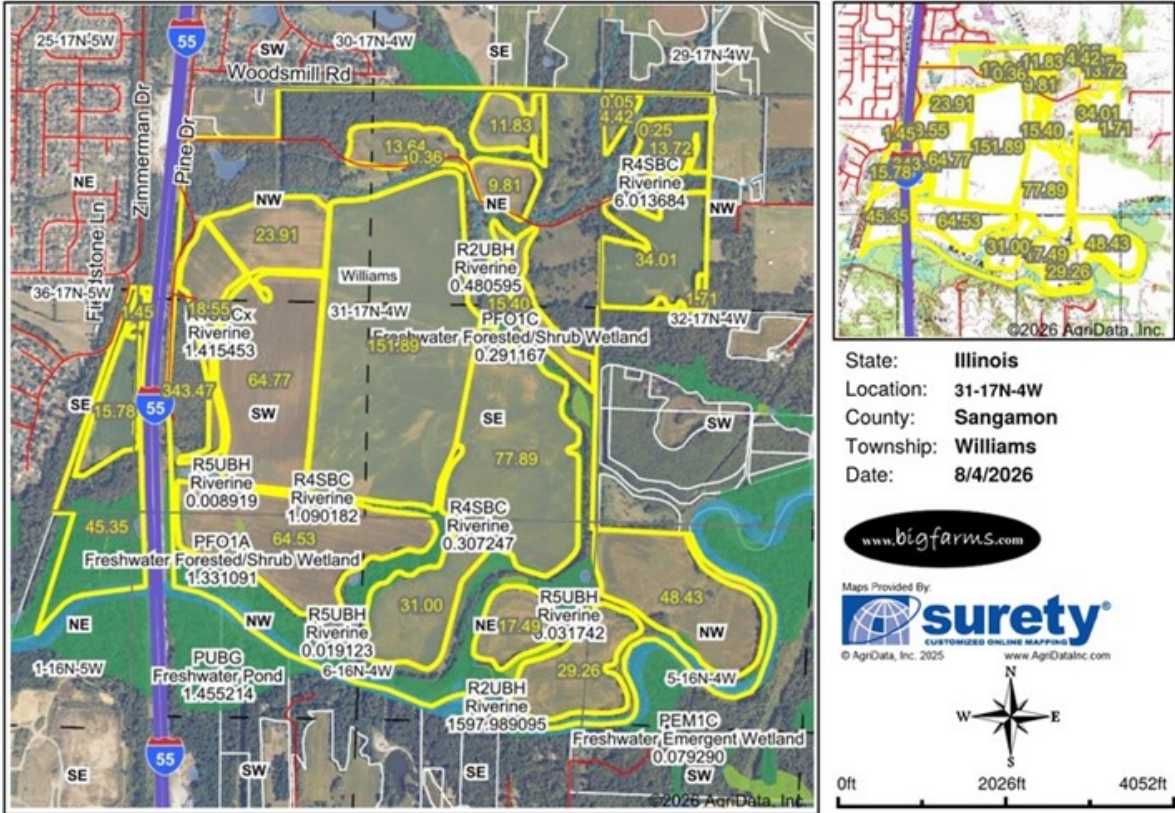
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP



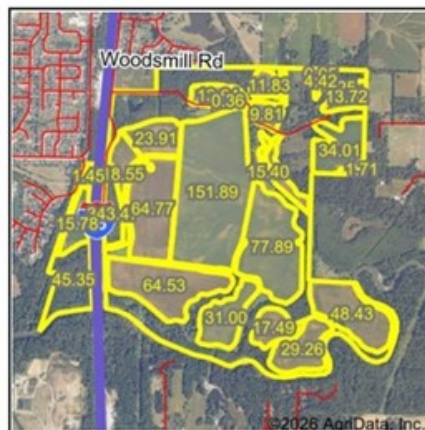
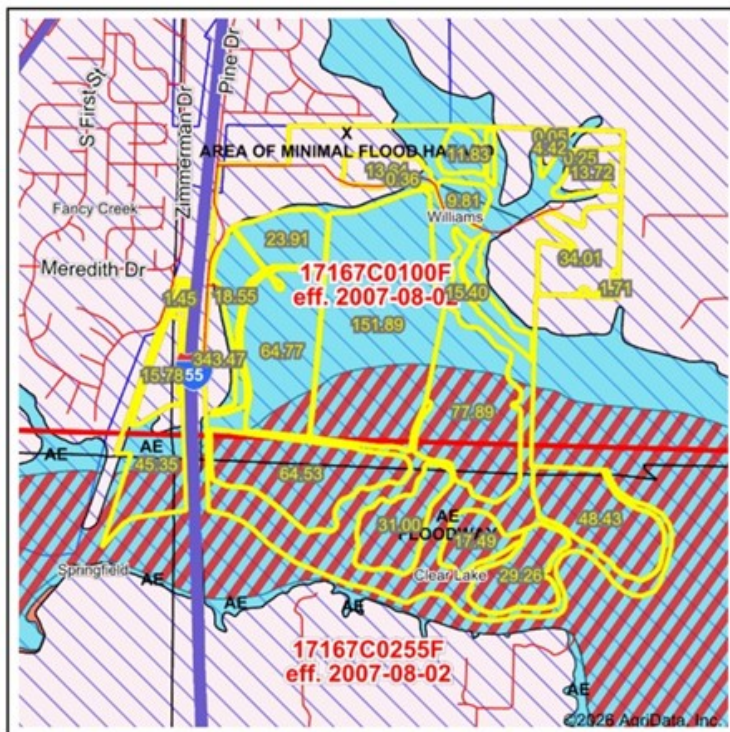
Classification Code	Type	Acres
PSS1/EM1A	Freshwater Forested/Shrub Wetland	44.27
PFO1A	Freshwater Forested/Shrub Wetland	29.78
R2UBH	Riverine	22.53
PFO1Ah	Freshwater Forested/Shrub Wetland	9.83
R4SBC	Riverine	5.56
PUBGh	Freshwater Pond	4.11
PFO1Ch	Freshwater Forested/Shrub Wetland	4.05
PSS1A	Freshwater Forested/Shrub Wetland	3.75
PEM1C	Freshwater Emergent Wetland	2.18
PEM1Af	Freshwater Emergent Wetland	2.09
PEM1A	Freshwater Emergent Wetland	1.46
R4SBCx	Riverine	1.42
PUBFh	Freshwater Pond	1.30
PFO1C	Freshwater Forested/Shrub Wetland	1.23
PUBG	Freshwater Pond	0.96

3 rows not shown

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT



Map Center: 39° 52' 40.65, -89° 35' 11.66
State: IL Acres: 1038.97
County: Sangamon Date: 8/4/2026
Location: 31-17N-4W
Township: Williams

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Sangamon County	170912	Sangamon	Regular	1036.92	99.8%
Village of Sherman	170969	Sangamon	Regular	2.05	0.2%
Total				1038.97	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
AE	FLOODWAY	100-year Floodplain	452.48	43.5%
AE		100-year Floodplain	300.27	28.9%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	224.13	21.6%
A		100-year Floodplain	49.55	4.8%
AE		100-year Floodplain	12.54	1.2%
Total			1038.97	100%

Panel	Effective Date	Acres	Percent
17167C0100F	8/2/2007	674.37	64.9%
17167C0255F	8/2/2007	364.6	35.1%
Total		1038.97	100%

Flood related information provided by FEMA

FSA TRACT MAP

USDA Sangamon County
Illinois

2025 Imagery Phy. County: Sangamon, IL

Unless Otherwise Noted

All Non-IRR
All Corn = YEL GR
All Soybeans = COM GR
All Wheat = SRW GR

2026 Program Year

Farm 3156
Tract 2104



CLU	Acres	HEL	Crop
1	1.45	NHEL	
2	15.78	HEL	
6	18.55	NHEL	
7	23.91	NHEL	
8	64.77	NHEL	
9	64.53	NHEL	
10	151.89	NHEL	
11	31	NHEL	
12	17.49	NHEL	
13	29.26	NHEL	
14	48.43	NHEL	
15	77.89	NHEL	
16	13.64	HEL	
17	11.85	HEL	
18	9.81	NHEL	
19	15.4	NHEL	
20	4.42	HEL	
21	13.72	HEL	
22	34.01	HEL	
23	0.36	UHEL	NC
24	0.05	UHEL	NC
25	54.78	UHEL	NC
26	343.45	UHEL	NC
27	1.71	UHEL	NC
28	0.25	HEL	NC

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

Tract Boundary

Noncropland
Cropland
PLSS

Map Created 02/22/2026

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Tract Cropland Total: 647.80 acres

FSA 156EZ FARM RECORD - PAGE 1

ILLINOIS SANGAMON Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3156 Prepared : 7/14/26 4:17 PM CST Crop Year : 2026
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Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,048.40	647.80	647.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	647.80	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	537.22	0.00	141	
Soybeans	110.58	0.00	42	0
TOTAL	647.80	0.00		

NOTES

Tract Number : 2104

Description : TWP 16N-R4W SEC 5-6 / TWP 16N-R5W SEC 1

FSA Physical Location : ILLINOIS/SANGAMON

ANSI Physical Location : ILLINOIS/SANGAMON

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : C WILLIAM MAYFIELD, CYNTHIA MAYFIELD, GEORGIA A GARRISON, CHARLES WILLIAM MAYFIELD JR IRR 2012 TR, CYNTHIA E MAYFIELD IRREV 2012 TR, GEORGIA A GARRISON IRREV 2012 TR, JOHNATHAN H MAYFIELD IRREV 2012 TR, MAYFIELD FAMILY FARMS LLC, CESILIE SMITH PRICE GST SEPARATE TR U C KEITH SMITH TR DTD 02/02/2016

Other Producers : None

Recon ID : None

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FSA 156EZ FARM RECORD - PAGE 2

ILLINOIS SANGAMON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3156 Prepared : 7/14/26 4:17 PM CST Crop Year : 2026
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Tract Land Data							
Tract 2104 Continued ...							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,048.40	647.80	647.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	647.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	537.22	0.00	141
Soybeans	110.58	0.00	42
TOTAL	647.80	0.00	

NOTES

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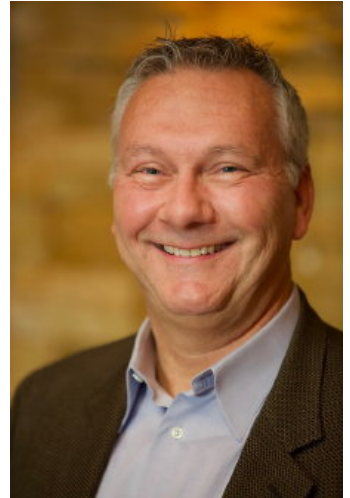
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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