

# 120 ACRE GRAND RIDGE FARM & BUILDINGS

1625 N. 18th Rd  
Grand Ridge IL 61325

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



- County:** LaSalle
- Township:** Vermilion Township
- Gross Land Area:** 120 Acres
- Property Type:** Farmland with extensive set of buildings
- Possible Uses:** Agricultural Production with residence & buildings
- Total Investment:** \$2,100,000
- Unit Price:** Building site on 8.7 acres \$650,000 114.5 acres of farmland \$13,025/Ac.
- Productivity Index (PI):** The PI for the farm is 143.2
- Buildings:** Extensive set of farm buildings with updated ranch home
- Utilities:** Electric & Propane
- Zoning:** Agriculture



Complete set of farm buildings and ranch home. Home has been updated. Excellent high class A soils, with a PI of 143.2. Excellent road frontage and easy access to Rt. 23. Only 5.8 miles north of Streator. Grand Ridge Grade School District CCSD #95. Farmland available only with the purchase of the building site.

**Buildings:**

**Large Grey Shop** 54 X 80 Radiant over head heat and standard hot air heater. Concrete floor, insulated walls and ceiling with 18 foot bi-fold door height

**Small Shop** 45 X 60 with radiant overhead heat, insulated walls and ceiling, concrete floor with drain

Overhead door 27 X 14 and a window air conditioner

**West Building** (Newest). 80 X 105 half concrete floor. Sliding door 42X20

**Long Shed** 170 X 54 50% concrete floor, 33-ft-wide end door 15 foot clearance

**Lean to Shed** at end of long shed 54 X 18



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**Garage** 2 cars with third bay, concrete floor, garage door opener, window air conditioner. 33 deep X 42 wide

**Grain Storage** 50,000 bushels in four bins

**Ranch Home** with attached garage, full basement



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Grand Ridge Farm  
**Tax ID Number/APN:** 27-35-314000 (71.35 Acres)  
27-35-311000 (40 Acres)  
27-35-315000 (8.92 Acres and all buildings)  
**Possible Uses:** Many uses for a great set of buildings like these. Truck company, storage facility, landscaping business.

### AREA & LOCATION

**School District:** Grand Ridge CCSD #95 (grade school)  
Ottawa Township High School District 140  
**Location Description:** Three miles south of Grand Ridge on Rt. 23 then west on 18th road 3/4 of a mile in the north side of the road.  
**Site Description:** Excellent level farmland with tremendous set of farm building and remodeled ranch home.  
**Side of Street:** North side of N18th Road  
**Highway Access:** 3/4 mile to Rt. 23  
**Road Type:** Blacktop county road.  
**Property Visibility:** Excellent  
**Largest Nearby Street:** 11.3 Miles to Downtown Ottawa  
13.5 Miles to I-80  
16.8 miles to I-39  
20.3 Miles to Oglesby  
5.8 Miles to Streator

### LAND RELATED

**Tillable Acres:** 114.44 Tillable acres  
**Buildings:** Large Grey Shop 54 X 80 Radiant over head heat and standard hot air heater. Concrete floor, insulated walls and ceiling with 18 foot bi-fold door height  
Small Shop 45 X 60 with radiant overhead heat, insulated walls and ceiling, concrete floor with drain  
Overhead door 27 X 14 and a window air conditioner  
West Building (Newest). 80 X 105 half concrete floor. Sliding door 42X20  
Long Shed 170 X 54 50% concrete floor, 33-ft-wide end door 15 foot clearance  
Lean to Shed at end of long shed 54 X 18  
Garage 2 cars with third bay, concrete floor, garage door opener, window air conditioner. 33 deep X 42 wide  
Grain Storage 50,000 bushels in four bins  
Ranch Home with attached garage, full basement  
**Topography:** Flat  
**Soil Type:** Elburn silt loam (198A)  
Flanagan silt loam (154A)  
Flanagan-Catlin silt loams (818A)  
Drummer silty clay loam (152A)  
**Soil Fertility:** PH Average 6.3  
P1 Average 98  
K1 Average 572  
Organic Matter 3.5  
CEC Average 24.2

### FINANCIALS

**Finance Data Year:** 2016 taxes paid in 2017  
**Real Estate Taxes:** \$3,166 27-35-314000 (71.35 Acres)  
\$1,781 27-35-311000 (40 Acres)

\$11,298 27-35-315000 (8.92 Acres and all buildings)

**Investment Amount:**

Farmland is for sale with buildings only.  
Building and 8.7 acres \$650,000  
114.5 Acres farmland \$13,025 per acre.  
Total investment \$2,100,000.

**LOCATION**

**Address:**

1625 N 18th Rd  
Grand Ridge, IL 61325-9763

**County:**

LaSalle County



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AERIAL MAP OF 120 ACRES GRAND RIDGE

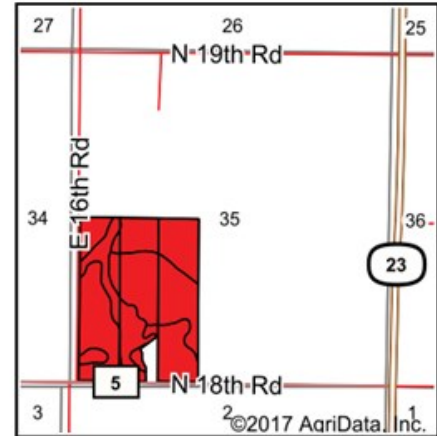


LOCATION MAP OF 120 ACRE FARM





SOIL MAP OF 120 ACRE GRAND RIDGE FARM



State: **Illinois**  
 County: **La Salle**  
 Location: **35-32N-3E**  
 Township: **Farm Ridge**  
 Acres: **114.44**  
 Date: **11/24/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	37.62	32.9%		197	61	143
154A	Flanagan silt loam, 0 to 2 percent slopes	31.72	27.7%		194	63	144
818A	Flanagan-Cattin silt loams, 0 to 3 percent slopes	26.47	23.1%		191	61	142
152A	Drummer silty clay loam, 0 to 2 percent slopes	18.63	16.3%		195	63	144
<b>Weighted Average</b>					<b>194.5</b>	<b>61.9</b>	<b>143.2</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

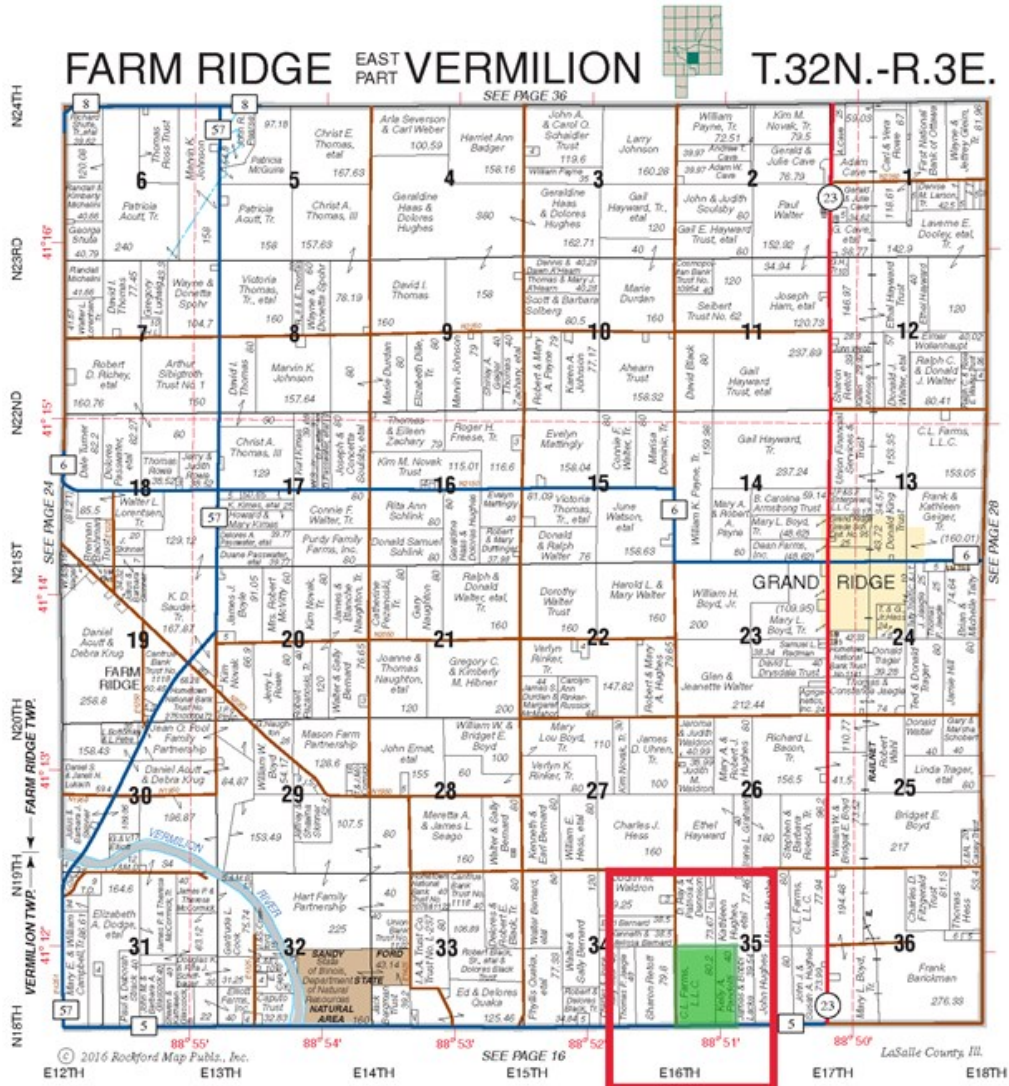
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

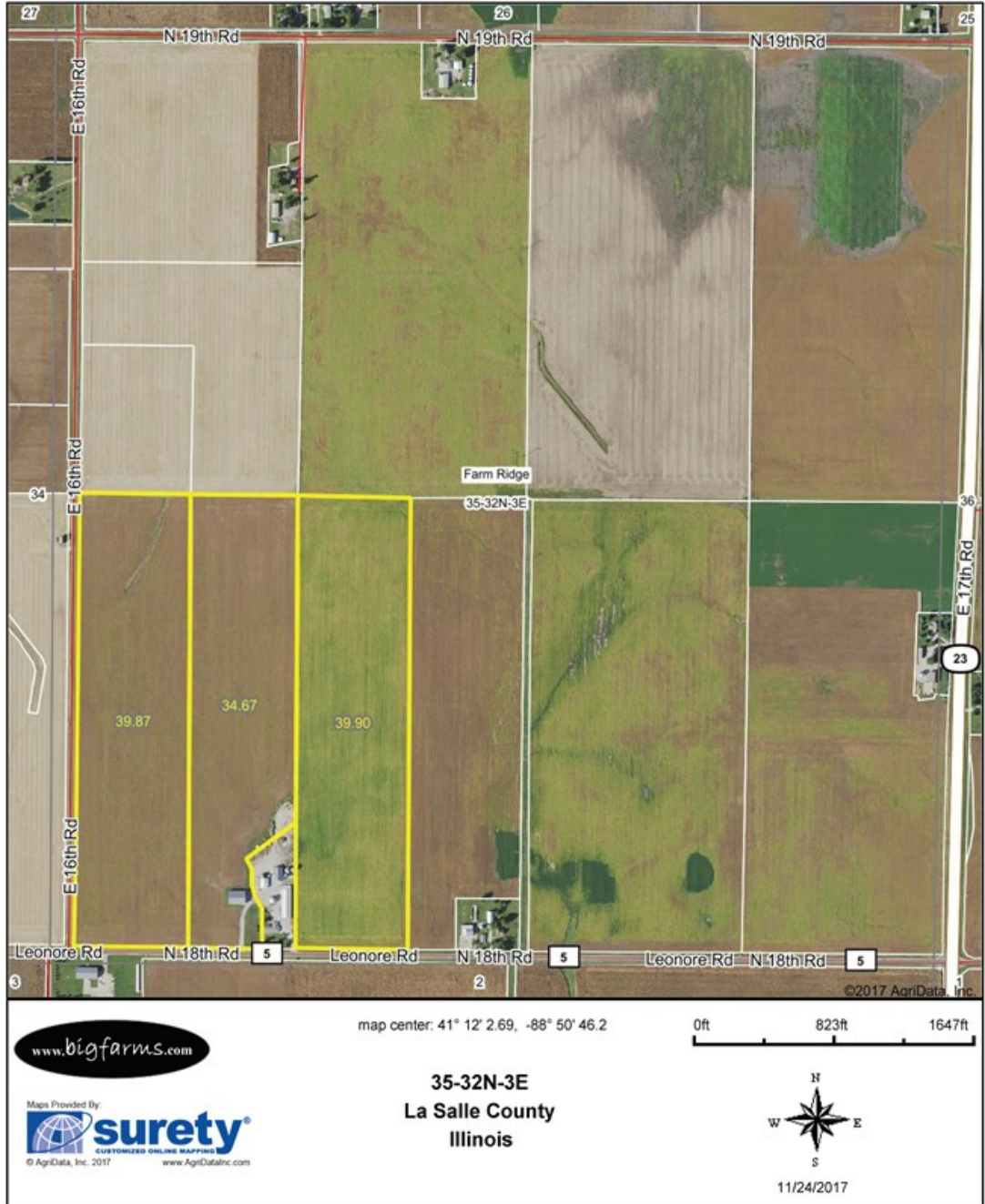
PLAT MAP OF 120 ACRES VERMILION TOWNSHIP





FSA MAP OF 120 ACRES NEAR GRAND RIDGE

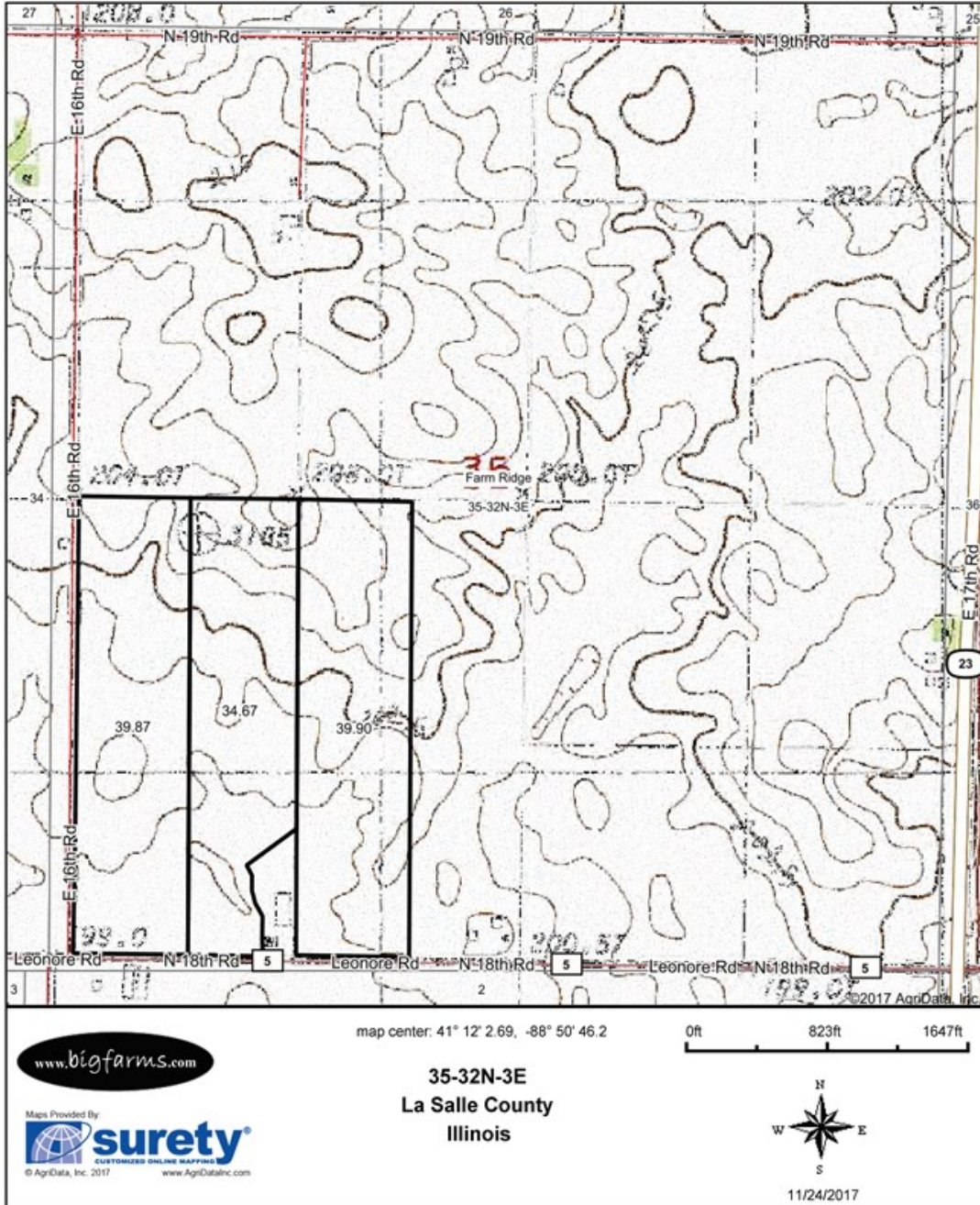
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHICAL MAP OF 120 ACRE VERMILION TOWNSHIP, LASALLE COUNTY

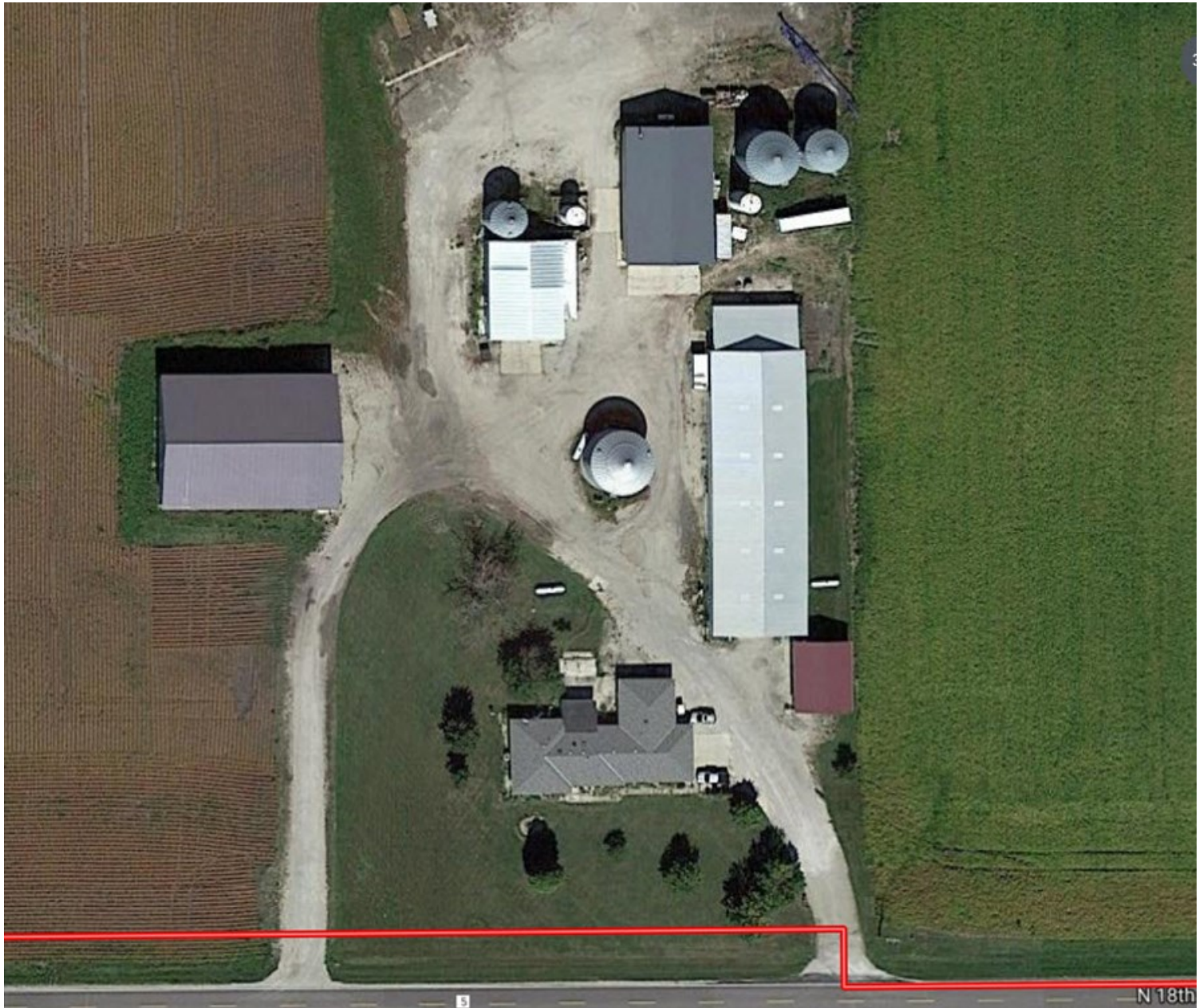
Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



AERIAL VIEW OF FARM BUILDINGS



RANCH HOME ON THE GRAND RIDGE FARM, LASALLE COUNTY



Front of house and side garage entry



## STORAGE BUILDINGS ON THE FARM IN LASALLE COUNTY



Machine Sheds



## 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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