

140 Ac Smith Farm
20001-20843 E. 2700 N. Rd
Odell IL 60460

www.bigfarms.com

140 AC SMITH FARM

20001-20843 E. 2700 N. Rd
Odell IL 60460

For more information contact:

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

GOODWIN



County:	Livingston
Township:	Nevada
Gross Land Area:	140 total acres
Property Type:	Vacant Farmland
Possible Uses:	Production Agriculture
Total Investment:	\$973,000.00
Unit Price:	\$6,950 per acre
Soil Productivity Index:	The PI Index for this farm is 115.3
Buildings:	No Buildings
Zoning:	Agriculture



140 acres of rolling Illinois farmland near Odell in Livingston County, Nevada Township with a PI of 115. Easy access to I-55. The home and pond adjacent to the farm is currently for sale by separate ownership.

Property Video Available On Website.

www.bigfarms.com

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 140 Acre Smith Farm
Tax ID Number/APN: Nevada Township
Tax ID# 04-04-33-400-004
Possible Uses: Agriculture production or rural estate.
Zoning: Agriculture

AREA & LOCATION

School District: Odell Grade School District #435
Pontiac High School District #90
Location Description: The farm is located just outside the town of Odell. It has easy access to I-55.
Site Description: Rolling farmland in Nevada Township, Livingston County. Approximately 1/4 mile of frontage on 2100E road. Next to the farm in the SE corner is the borough pit/lake for the 2100E road bridge over I-55. This building site and pond are currently available for sale.
Side of Street: Northwest corner of 2700N road and 2100E road.
Highway Access: The farm is approximately 2.5 miles north of the I-55 Odell exit.
Road Type: Blacktop
Property Visibility: Very good visibility, with 1/4 mile of frontage on 2100E road and 1272 feet on 2700N road.
Largest Nearby Street: Interstate 55

LAND RELATED

Lot Frontage (Feet): 1127 feet on 2100E road
Yield History: FSA/PLC corn yield of 120
FSA/PLC soybean yield of 45
The farm is enrolled in the ARC-CO program
Tillable Acres: Farm has a total of 137.17 tillable acres
Corn base of 72.4
Soybean base of 59.9
Lot Depth: 2640 feet deep
Buildings: No buildings included with this offering
Topography: Gently rolling farmland
Soil Type: The primary soil types found on this farm are Bryce silty clay, Swygert silty clay loam, and a small amount of Rantoul silty clay loam.

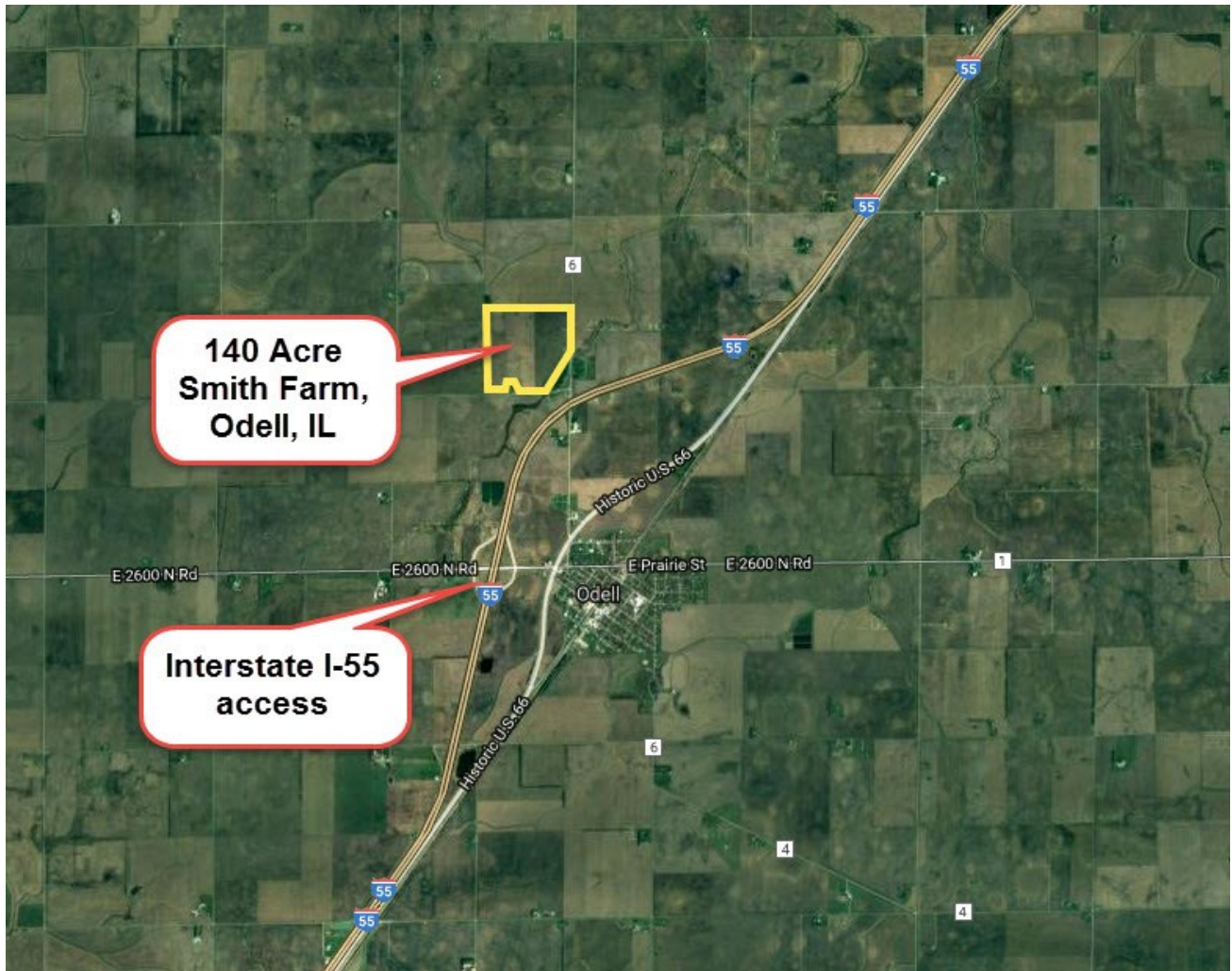
FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: Real-estate taxes paid in 2015 were \$1,651 or \$11.80 per acre.
Investment Amount: The farm is available at \$6,950 per acre or a total investment of \$973,000.

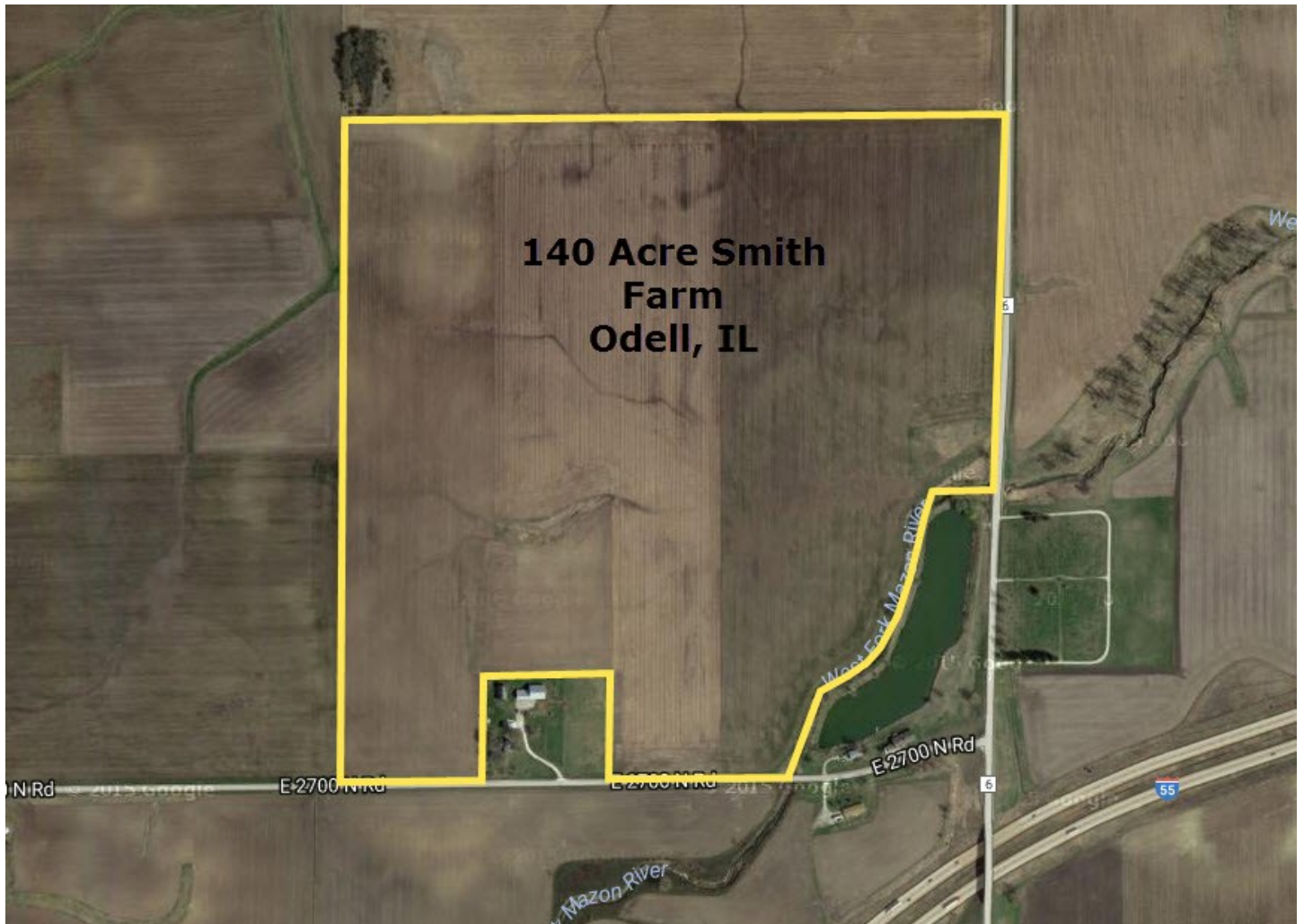
LOCATION

Address: 20001-20843 E. 2700 N Rd
Odell, IL 60460
County: Livingston

140 AC SMITH FARM IN ODELL



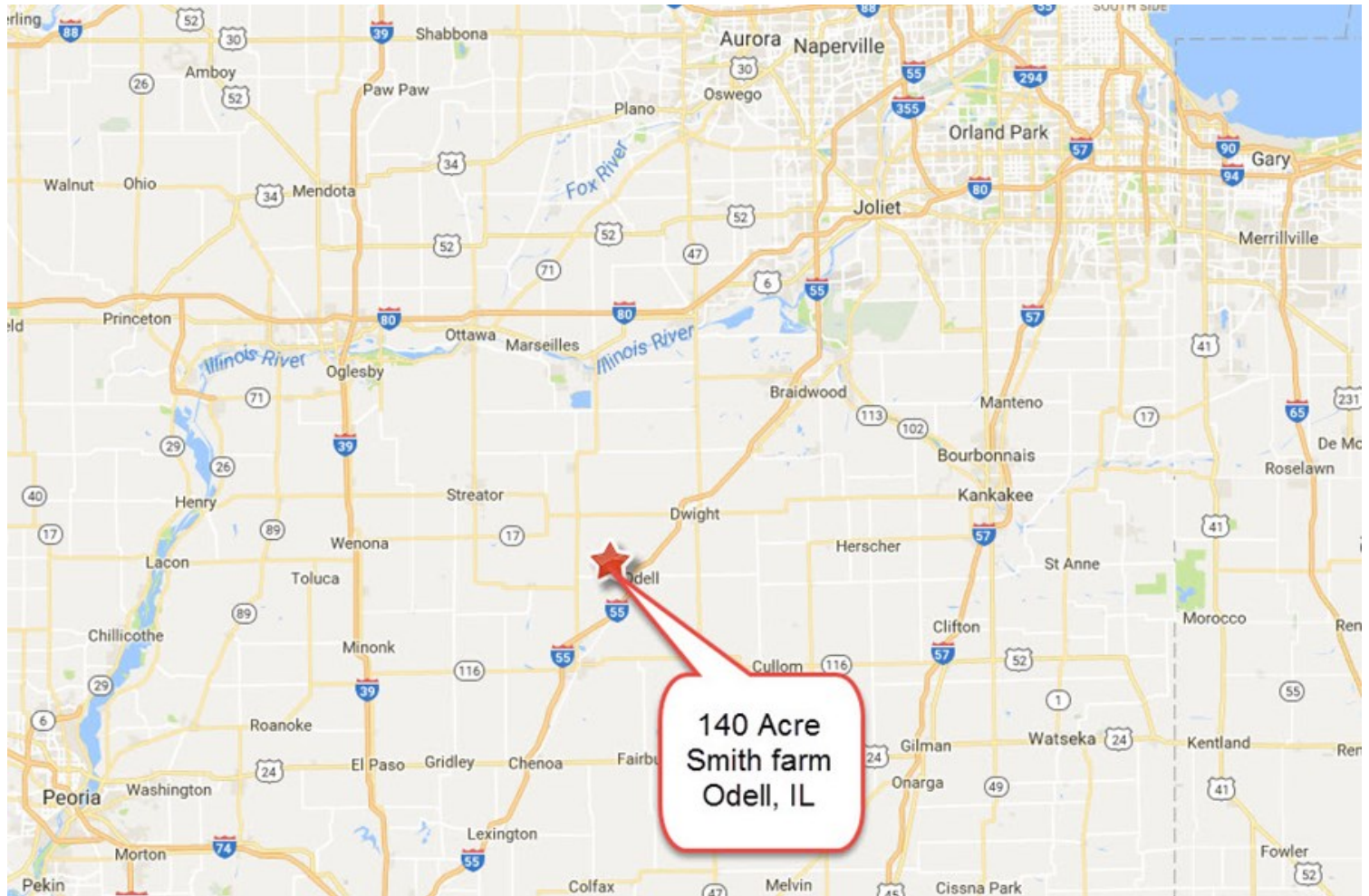
140 AC LIVIIGSTON COUNTY FARM



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140 AC SMITH FARM LOCATION MAP



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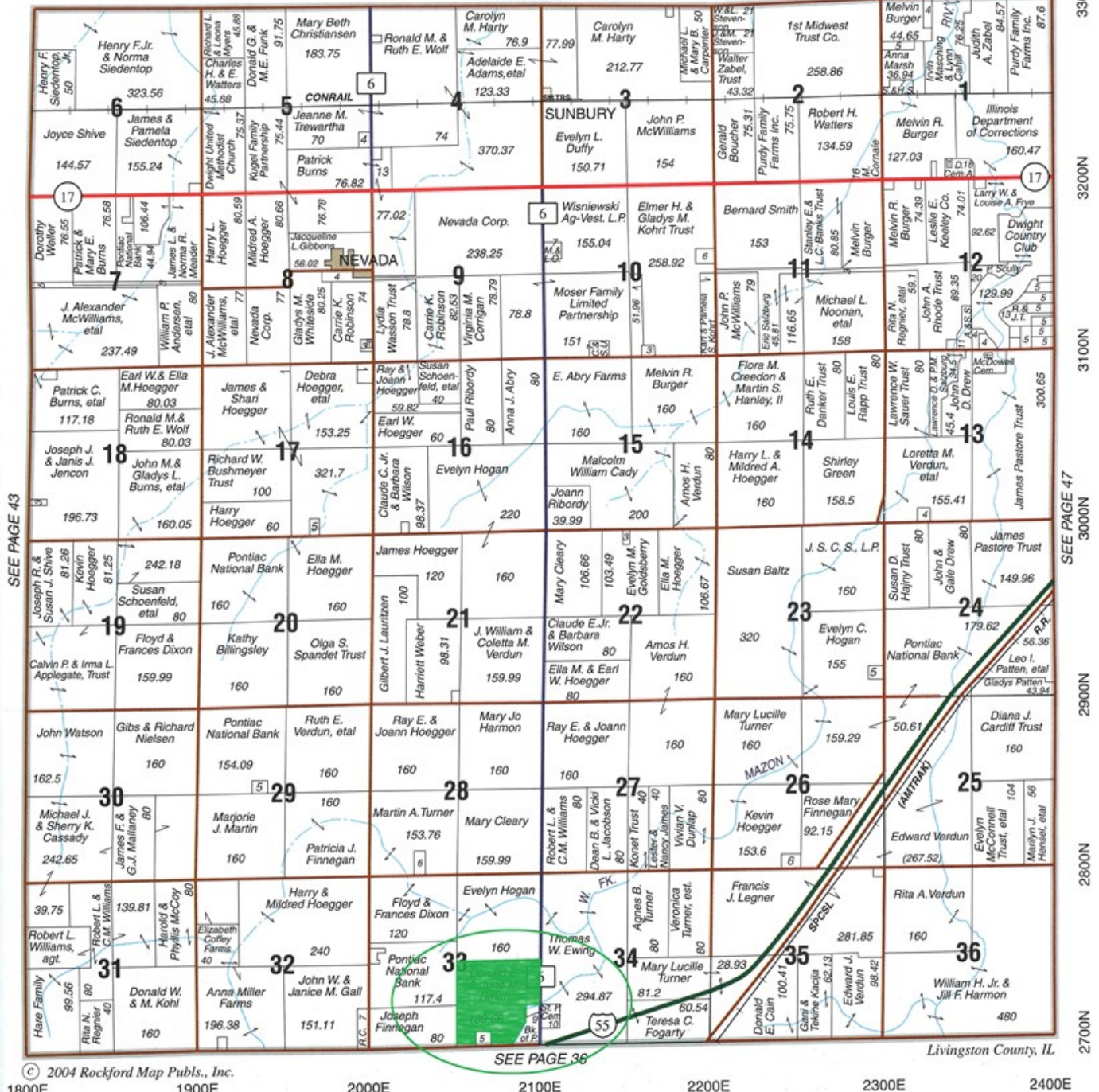
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140 AC NEVADA TOWNSHIP PLAT PAGE, LIVINGSTON COUNTY ILLINOIS

NEVADA

T.30N.-R.6E.

GRUNDY COUNTY



SEE PAGE 43

3300N
3200N
3100N
3000N
2900N
2800N
2700N

SEE PAGE 47

3000E
2900E
2800E
2700E

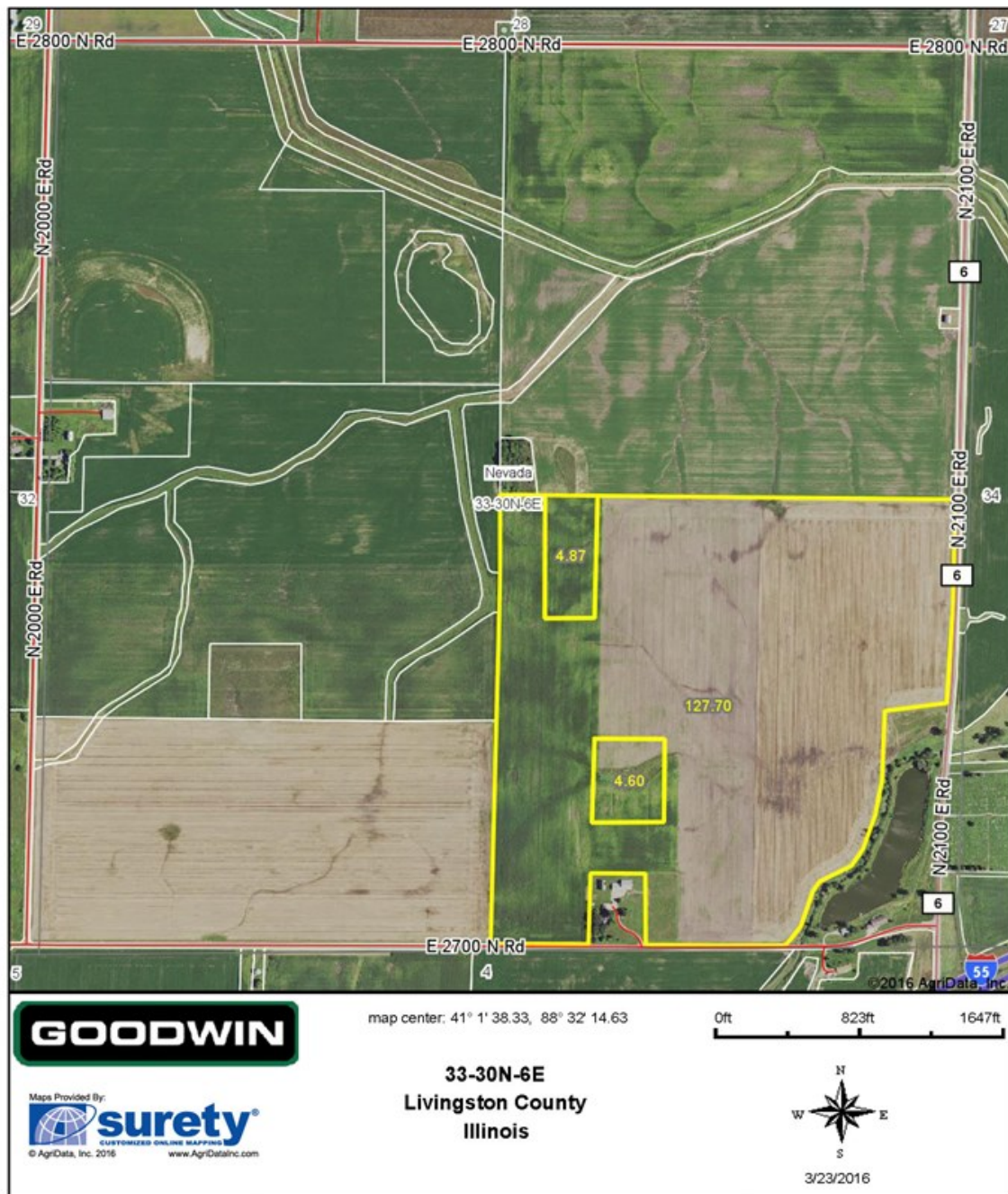
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1800E 1900E 2000E 2100E 2200E 2300E 2400E

Plat Map reprinted with permission of Rockford Map Publishers, Inc.

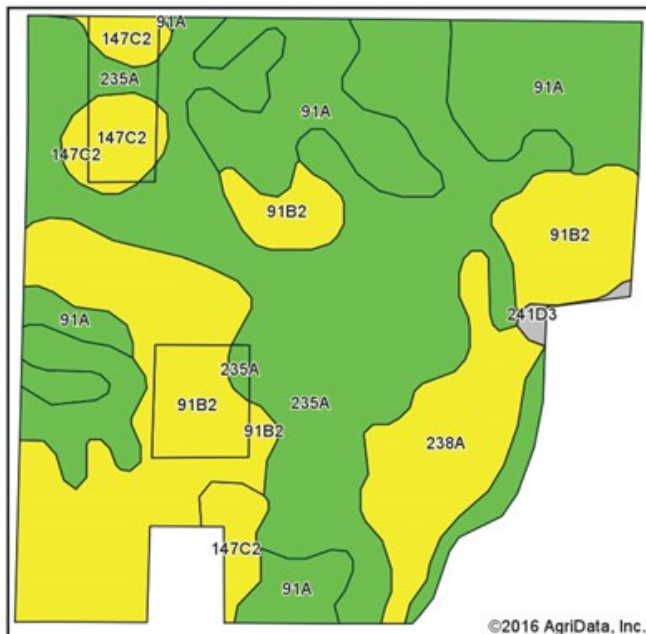
FSA MAP NEVADA TOWNSHIP, LIVINGSTON COUNTY 140 ACRES

Aerial Map

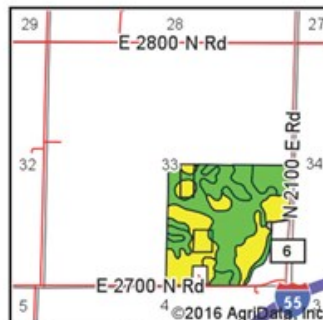


SOIL MAP FOR NEVADA TOWNSHIP, LIVINGSTON COUNTY

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Livingston
Location: 33-30N-6E
Township: Nevada
Acres: 137.17
Date: 3/23/2016

GOODWIN

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL105, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	56.95	41.5%		162	54	121
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	34.26	25.0%		**147	**48	**110
91A	Swygert silty clay loam, 0 to 2 percent slopes	26.38	19.2%		158	52	118
238A	Rantoul silty clay, 0 to 2 percent slopes	11.69	8.5%		144	49	109
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	7.33	5.3%		**130	**46	**100
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	0.56	0.4%		**75	**27	**67
Weighted Average					153.9	51.2	115.3

Area Symbol: IL105, Soil Area Version: 9

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:

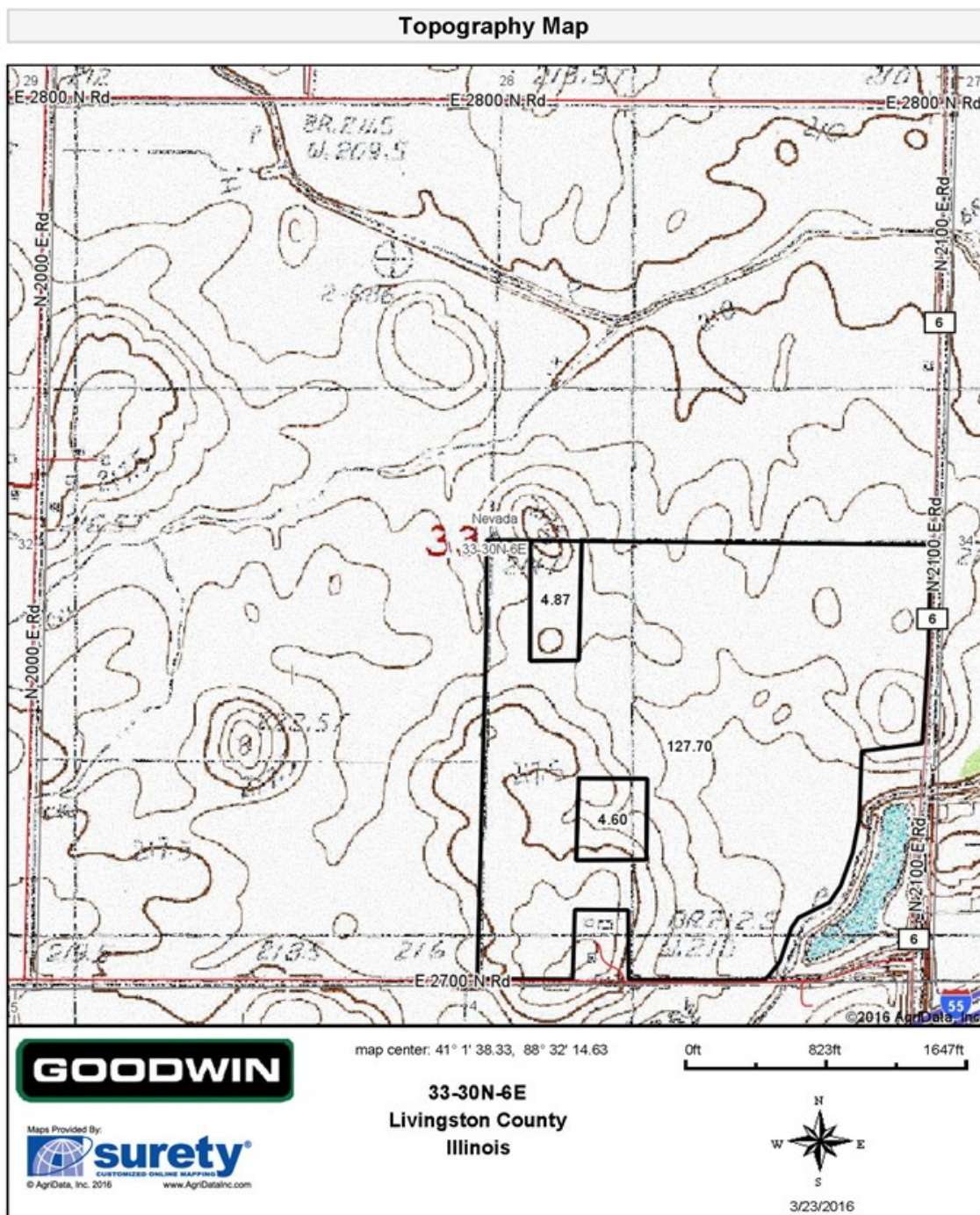
<https://www.ideals.illinois.edu/handle/2142/10271>

** 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

TOPOGRAPHICAL MAP FOR 140 ACRES NEVADA TOWNSHIP, LIVINGSTON COUNTY



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

140 AC OF QUALITY ILLINOIS FARMLAND



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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.



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