

**155 Acre Nevada Twp. Farm**  
SE Corner of Rt. 17 and County Road 2100 East  
Dwight IL 60420

[www.bigfarms.com](http://www.bigfarms.com)

## 155 ACRE NEVADA TWP. FARM

**SE Corner of Rt. 17 and County Road  
2100 East  
Dwight IL 60420**

**For more information contact:**

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

**GOODWIN**



<b>County:</b>	Livingston
<b>Township:</b>	Nevada
<b>Gross Land Area:</b>	155 Acres
<b>Property Type:</b>	Farmland
<b>Possible Uses:</b>	Agriculture Production
<b>Total Investment:</b>	\$1,232,250
<b>Unit Price:</b>	\$7,950
<b>Soil Productivity Index:</b>	120.6
<b>Buildings:</b>	Building site is not part of sale offering
<b>Utilities:</b>	Electric
<b>Zoning:</b>	AGRICULTURE



Nice 155 acres of Illinois farmland. The farm is only 3.5 miles west of Dwight and Interstate I-55 access. The farm has been improved with a significant amount drainage tile in the spring of 2014. No buildings. Tenant has farming rights for the 2015 crop year under a cash farm lease agreement.

**Property Videos Available On Website.**

[www.bigfarms.com](http://www.bigfarms.com)

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Nevada Township 155 Acre Farm  
**Tax ID Number/APN:** Livingston County Tax ID# 04-04-10-100-008  
**Possible Uses:** Agriculture Production  
**Zoning:** Agriculture  
**Sale Terms:** Cash at Closing

### AREA & LOCATION

**School District:** Dwight Grade School District #232  
Dwight High School District #230  
**Location Description:** Only 3.5 miles West of Dwight and the I-55 entrance ramp. SE corner of IL Rt. 17 and County Road 2100E. Half mile of Rt. 17 frontage.  
**Site Description:** 155 acres of gently rolling farmland, no buildings. Significant tile work was completed during the spring of 2014.  
**Side of Street:** South Side of Rt. 17  
**Highway Access:** Only 3.5 miles to Interstate 55 access  
**Road Type:** County road and State Rt. 17 frontage  
**Legal Description:** NW 1/4 of Section 10, Township T.30N.-R.6E.  
**Property Visibility:** Excellent highway frontage

### LAND RELATED

**Lot Frontage (Feet):** 2640 feet of Rt. 17 frontage  
**Yield History:** 10 year Corn yield history is 164 bushels per tillable acre.  
10 year Soybean yield history is 49 bushels per tillable acre.  
Last soil test was done in 2010.  
Average PH was 6.37  
Average Phosphorus (K) level was 45.6  
Average Potassium (P) level was 332.3  
**Tillable Acres:** 146.3  
**Lot Depth:** 2640 feet  
**Buildings:** No building are included with this offering.  
**Topography:** Gently Rolling  
**Soil Type:** See soil map for various soil types

### FINANCIALS

**Finance Data Year:** Farm is currently under a cash farm lease for the 2015 crop season.  
**Real Estate Taxes:** 2014 taxes payable in 2015 are \$2,175.44 or \$14.00 per acre.  
**Investment Amount:** Total asking price is \$1,232,250 or \$7,950 per acre

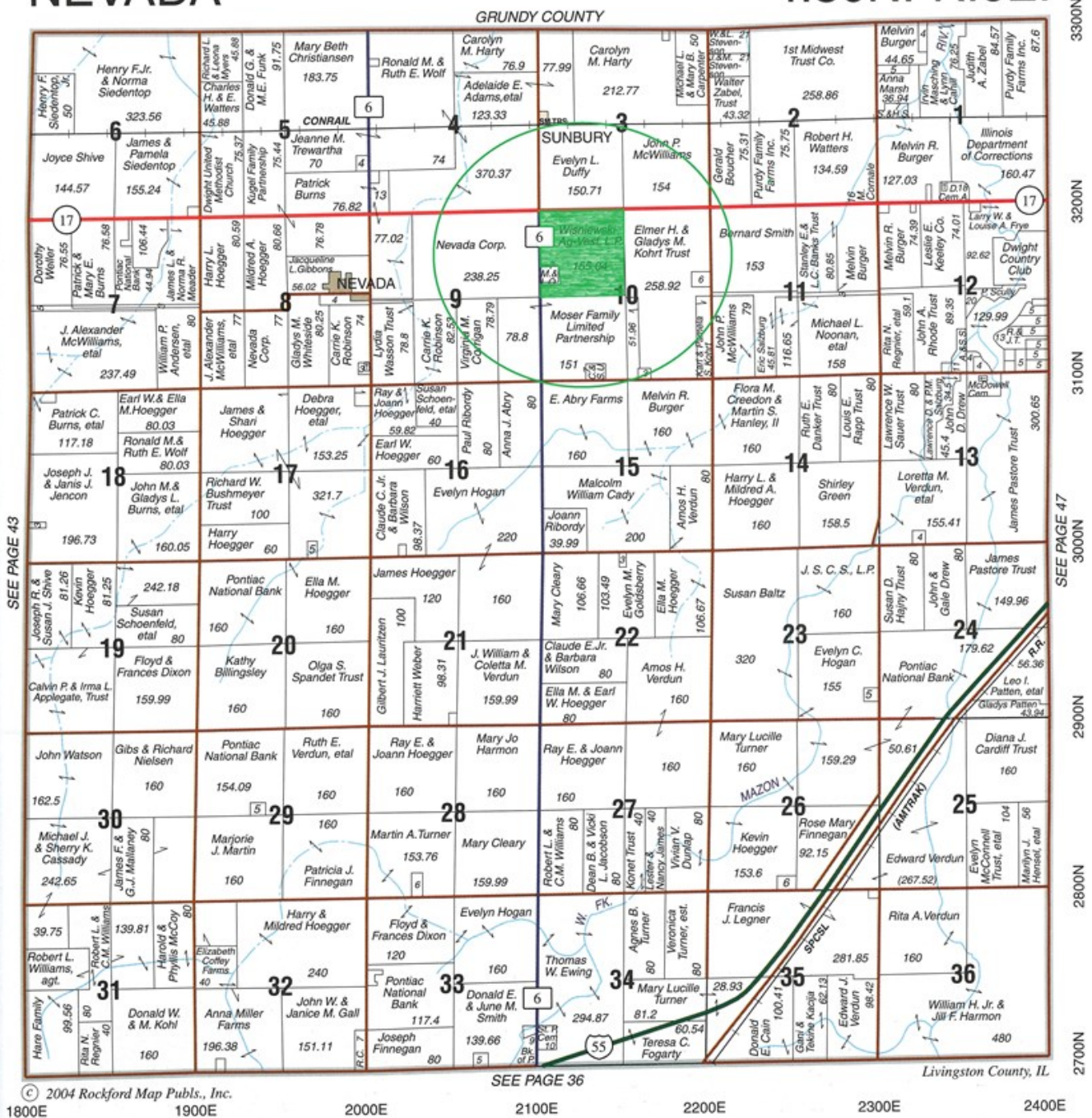
### LOCATION

**County:** Livingston County

PLAT PAGE FOR NEVADA TWP 155 ACRES

NEVADA

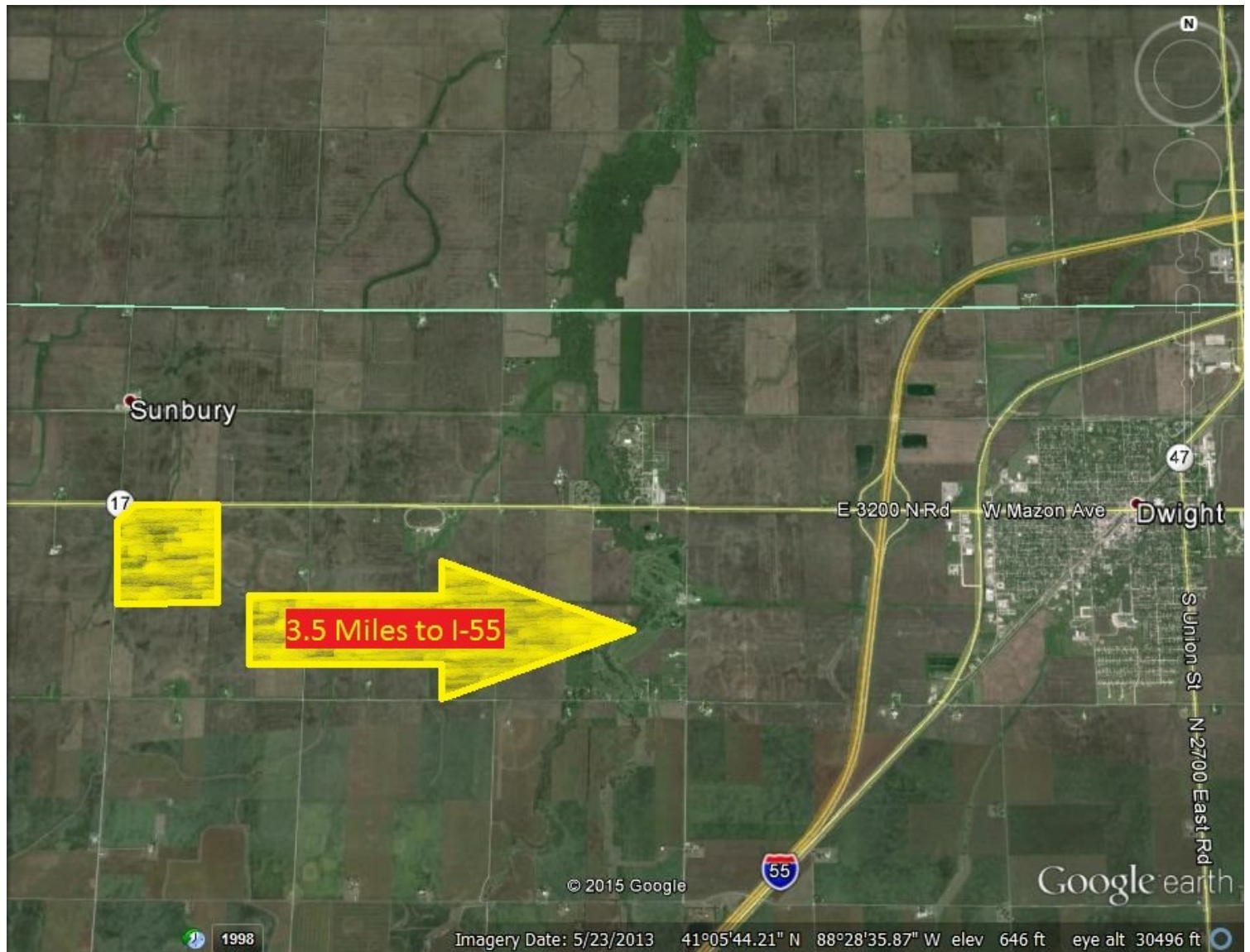
T.30N.-R.6E.



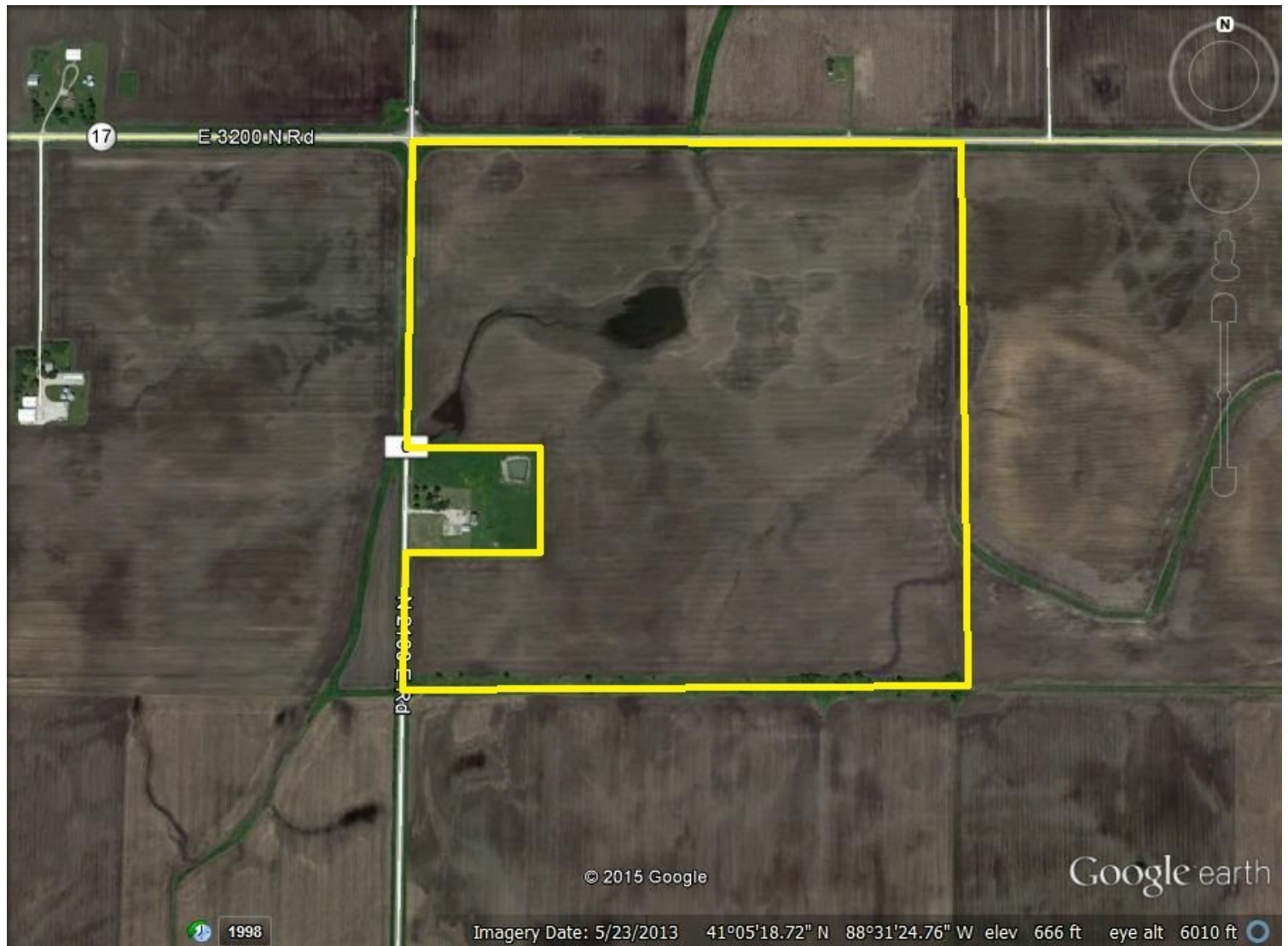
Plat Map reprinted with permission of Rockford Map Publishers, Inc.



NEVADA TWP. LOCATION MAP



AERIAL MAP



FSA MAP

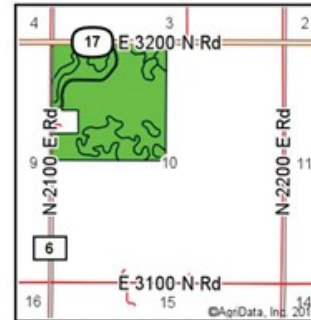
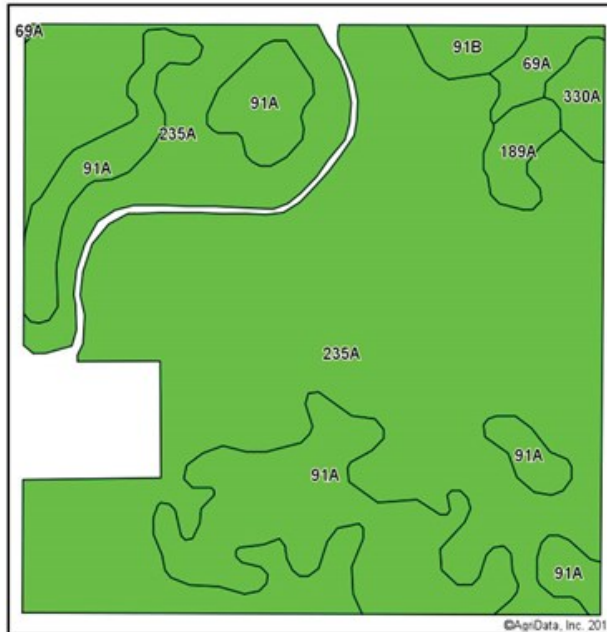
Aerial Map





## SOIL MAP

### Soil Map



State: Illinois  
County: Livingston  
Location: 10-30N-6E  
Township: Nevada  
Acres: 146.32  
Date: 1/7/2015

**GOODWIN**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 8						
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A
235A	Bryce silty clay, 0 to 2 percent slopes	107.66	73.6%		162	54
91A	Swygert silty clay loam, 0 to 2 percent slopes	29.55	20.2%		158	52
189A	Martinton silt loam, 0 to 2 percent slopes	2.46	1.7%		173	57
69A	Milford silty clay loam, 0 to 2 percent slopes	2.27	1.6%		171	57
330A	Pectone silty clay loam, 0 to 2 percent slopes	2.22	1.5%		164	55
**91B	Swygert silty clay loam, 2 to 4 percent slopes	2.16	1.5%		**156	**51
Weighted Average					161.5	53.7

Area Symbol: IL105, Soil Area Version: 8

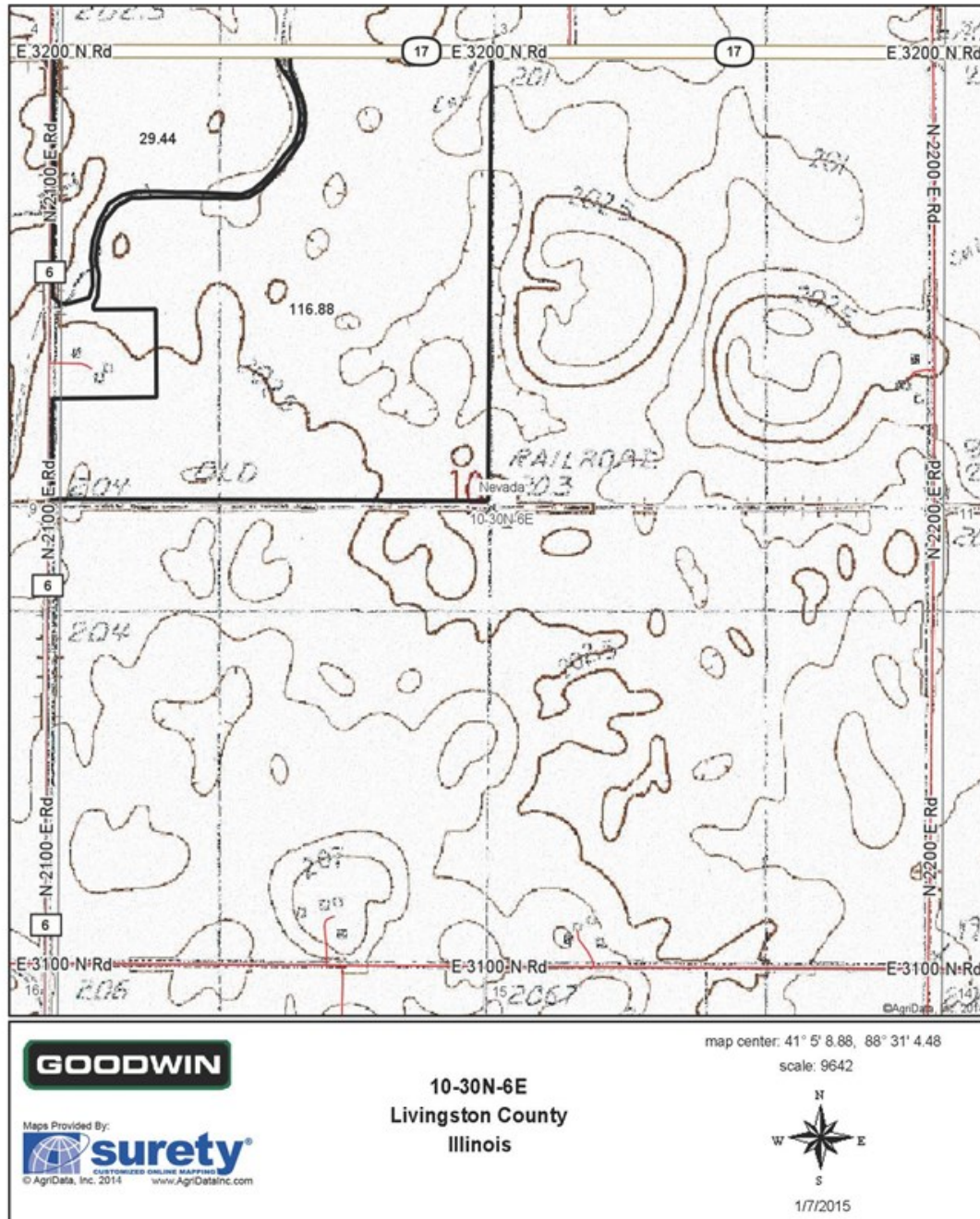
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

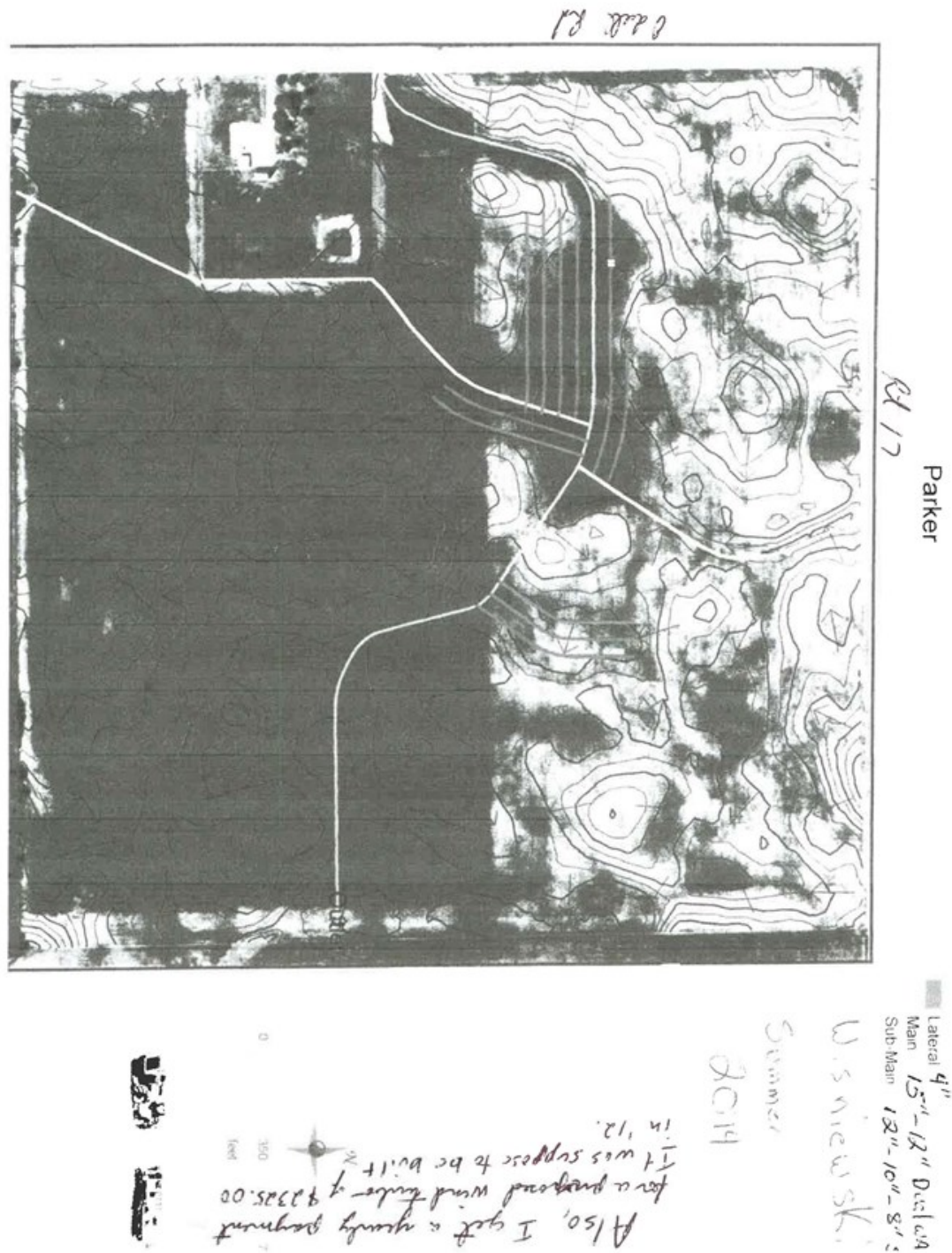
## TOPOGRAPHICAL MAP

Topography Map





# TILE MAP



LOOKING SOUTH DOWN COUNTY ROAD 2100 E





SE CORNER OF RT. 17 & 2100 E ROAD





## DRAINAGE TILE IMPROVEMENTS



## 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

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