

**156 Acre Loraine Township Farm**  
27283 E 2400 ST  
Prophetstown IL 61277

www.bigfarms.com

## 156 ACRE LORAIN TOWNSHIP FARM

**27283 E 2400 ST**  
**Prophetstown IL 61277**

**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.

**GOODWIN**



<b>County:</b>	Henry
<b>Township:</b>	Loraine
<b>Gross Land Area:</b>	156 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$1,170,000
<b>Unit Price:</b>	\$7500.00 per acre
<b>Productivity Index (PI):</b>	102.6
<b>Buildings:</b>	No Buildings on this Parcel
<b>Zoning:</b>	Agriculture



The 156 acre farm has good soil and production. The farm is fenced for livestock production and 40 acres have been pattern tilled. The farm is located 40 miles to the east of the Quad cities which has shopping, transportation and Augustana College. The Quad cities are located along the Mississippi and Rock Rivers. Additional buildings including house, machine storage, silos and feedlot is available. Additional pasture is also available. Ask broker for details.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 156 Acre Loraine Township Farm  
**Tax ID Number/APN:** 04-13-400-004  
**Possible Uses:** Agriculture

### AREA & LOCATION

**School District:** Prophetstown Elementary School (preschool - 3)  
Tampico Elementary School (4-5)  
Prophetstown-Lyndon-Tampico Middle School and High School (6-12)

**Location Description:** This parcel is 16.7 miles northeast of Geneseo Illinois just south of Illinois 92 and 11 miles east of the Rock River in west central Illinois.

**Site Description:** The farm is fenced for livestock production. This farm is relatively flat fertile land. The NE 40 acres has been pattern tiled. Current owner has rotated crops of hay, pasture and corn for his livestock operation.

**Side of Street:** This farm parcel is located on the west side of E 2400th Street .5 miles south of Illinois Route 92.

**Highway Access:** I-80 is 13.25 miles to the south and I-88 is 14 miles to the west.

**Road Type:** This road is asphalt and chip crete.

**Property Visibility:** This farm is located approximately .5 miles south of IL RT 92 and has 2650 feet of visibility along E2400th Street.

**Largest Nearby Street:** IL RT 92 is .5 miles to the north of this property.

**Transportation:** In the Quad cities you have access to the Quad City International Airport, Greyhound Bus Station. The quad cities are located 40 miles to the southwest.

### LAND RELATED

**Lot Frontage (Feet):** This lot has 2650 feet of frontage on E 2400th Street

**Tillable Acres:** There are 150.3 acres of tillable land.

**Lot Depth:** The parcel is 2650 feet deep north to south and 2571 feet from east to west.

**Buildings:** There are not any buildings on this property.

**Zoning Description:** Agriculture

**Flood Plain or Wetlands:** This property does not have any wetlands or FEMA flood zones. You can reference the FEMA Report located in the brochure.

**Topography:** This parcel is relatively flat. Please reference the topography map and the topography contours map located in the brochure.

**FSA Data:** The farm as not been enrolled in any government programs.

**Soil Type:** Aholt Silty Clay (670A)  
Booker Silty Clay (457A)  
Milford Silty Clay Loam (69A)  
Montgomery Silty Clay (465A)

**Available Utilities:** Electric is available

### FINANCIALS

**Finance Data Year:** 2018 Taxes paid in 2019

**Real Estate Taxes:** A total of \$2,897.84 or \$18.58 per acre of Real Estate taxes were paid by the owner.

**Investment Amount:** The investment amount for this farmland parcel is \$1,170,000.00 or \$7500.00 per acre.

### LOCATION

**Address:** 27283 E 2400 ST Prophetstown, IL 61277  
**County:** Henry

ROAD MAP 156 ACRE LORAINE TOWNSHIP FARM, LORAINE TOWNSHIP, HENRY COUNTY, IL

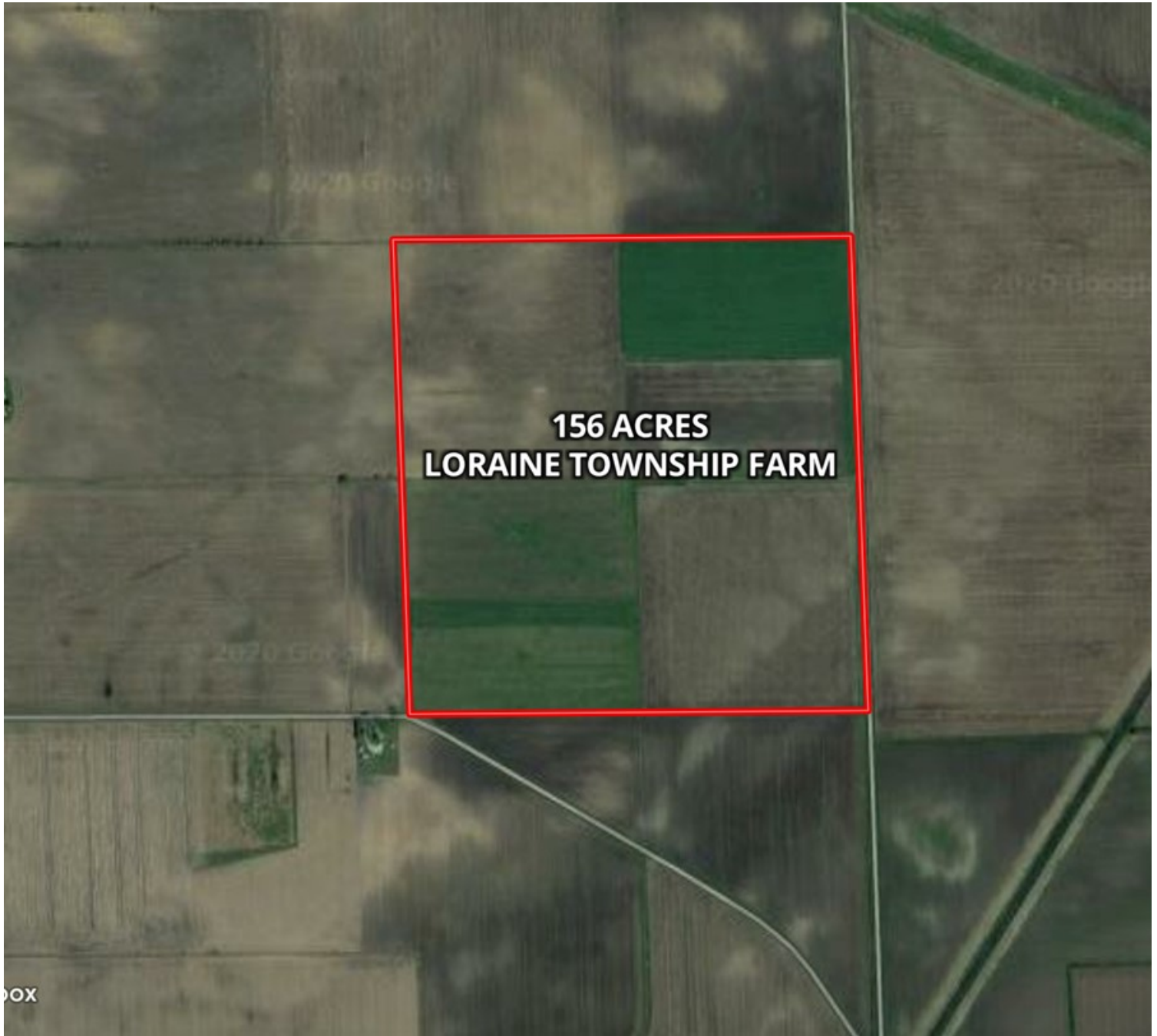




AREA MAP 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL

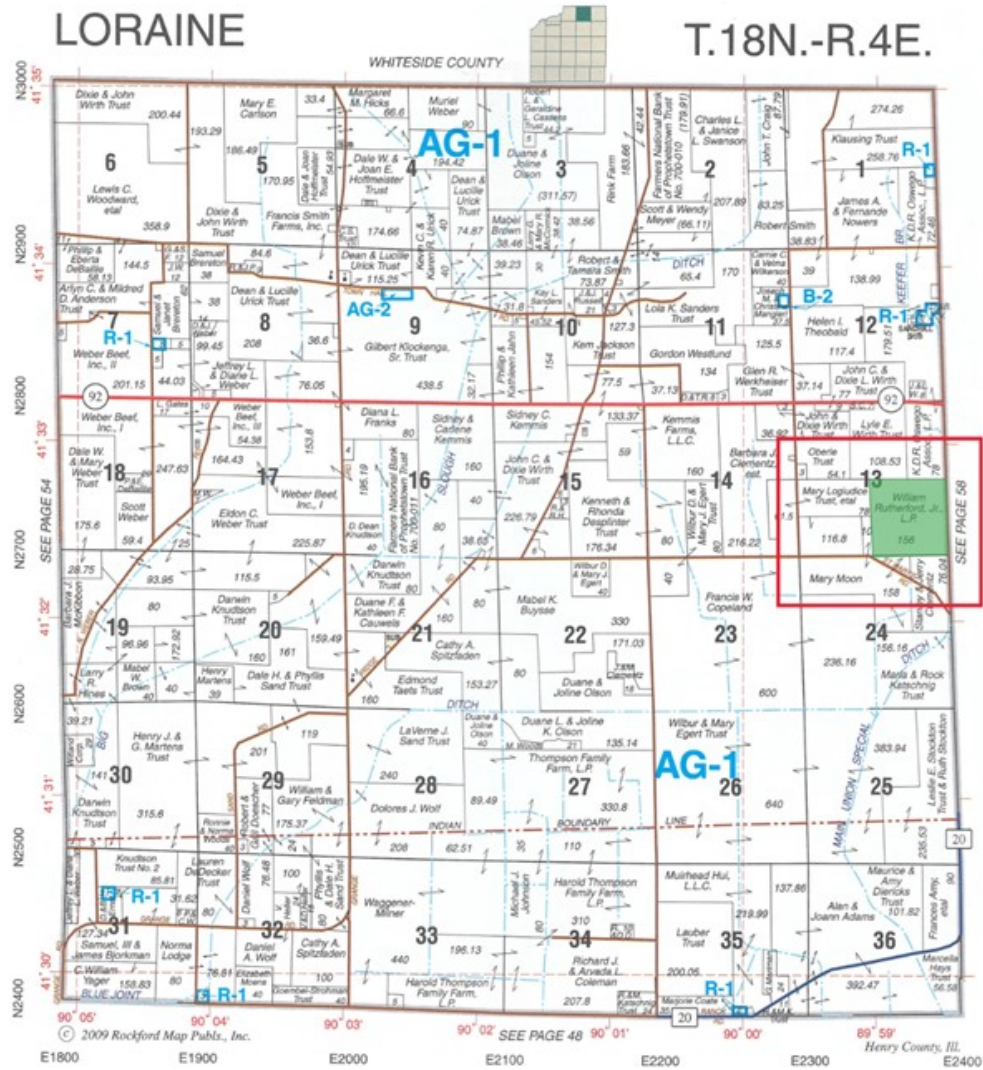


AERIAL MAP 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL





PLAT MAP 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL



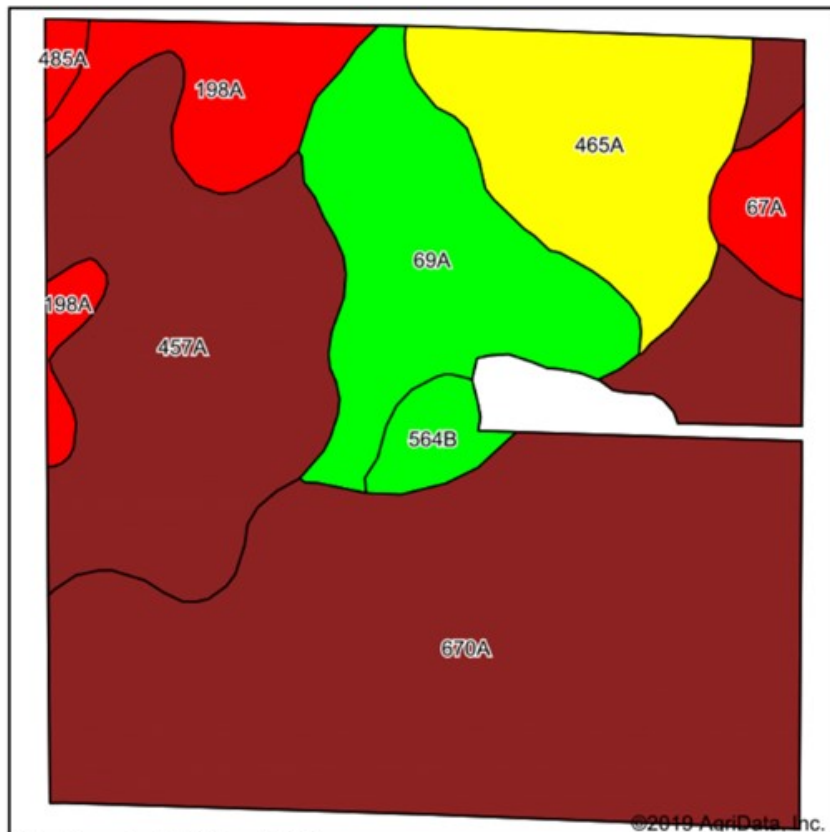
FSA MAP 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL

Aerial Map

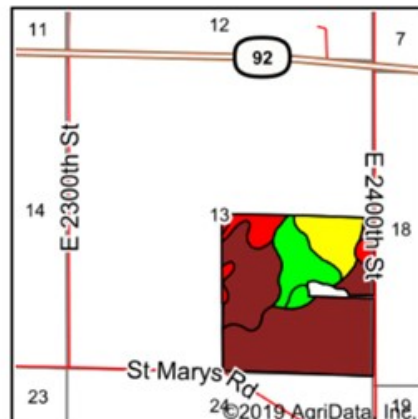


# SOIL MAP 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL

## Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
County: Henry  
Location: 13-18N-4E  
Township: Loraine  
Acres: 150.23  
Date: 5/2/2019

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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### Area Symbol: IL073, Soil Area Version: 15

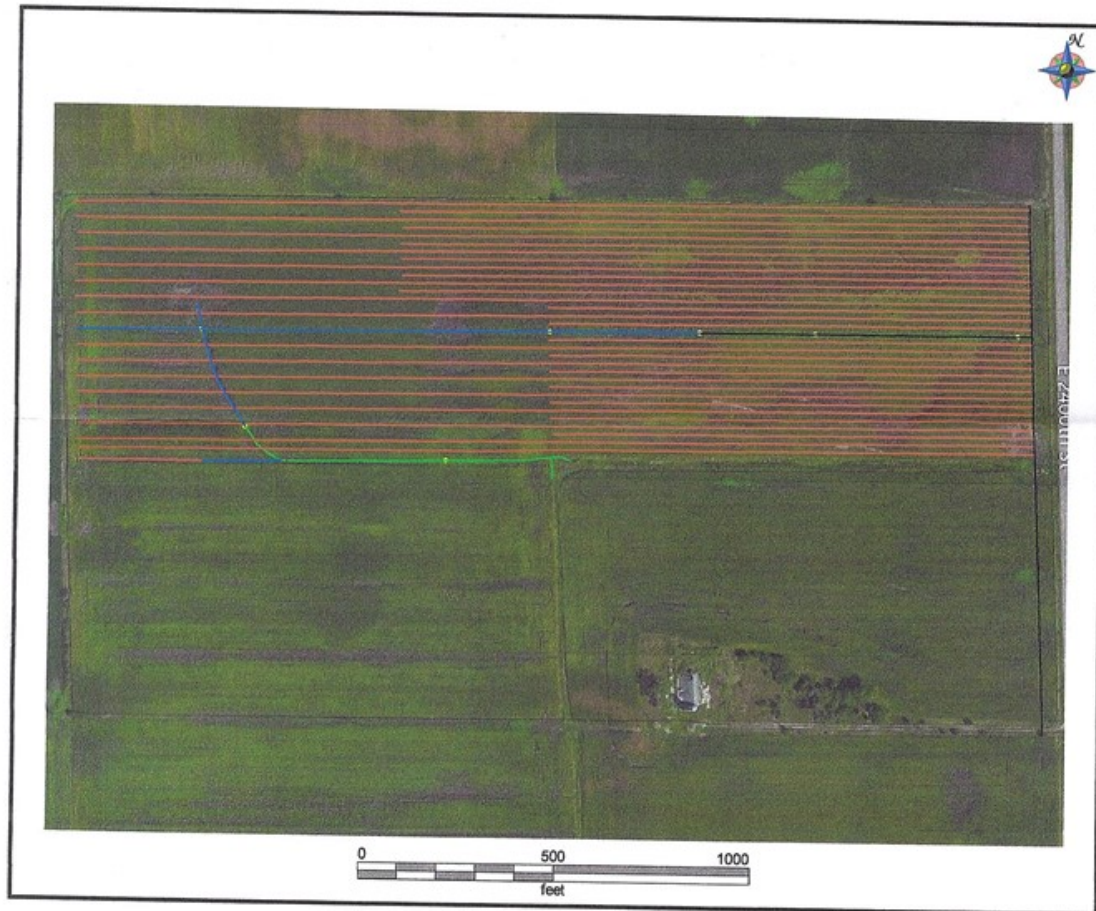
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
670A	Aholt silty clay, 0 to 2 percent slopes	69.66	46.4%		123	41	92
457A	Booker silty clay, 0 to 2 percent slopes	29.09	19.4%		116	41	89
69A	Milford silty clay loam, 0 to 2 percent slopes	18.56	12.4%		171	57	128
465A	Montgomery silty clay, 0 to 2 percent slopes	17.06	11.4%		148	49	110
198A	Elburn silt loam, 0 to 2 percent slopes	9.18	6.1%		197	61	143
67A	Harpster silty clay loam, 0 to 2 percent slopes	3.17	2.1%		182	57	133
**564B	Waukegan silt loam 2 to 5 percent slopes	2.71	1.8%		**160	**52	**118
485A	Richwood silt loam, 0 to 2 percent slopes	0.80	0.5%		186	57	136
Weighted Average					137.2	45.7	102.6

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



TILE MAP 1 OF 40 ACRES LORAIN TOWNSHIP FARM

Dave Baumann



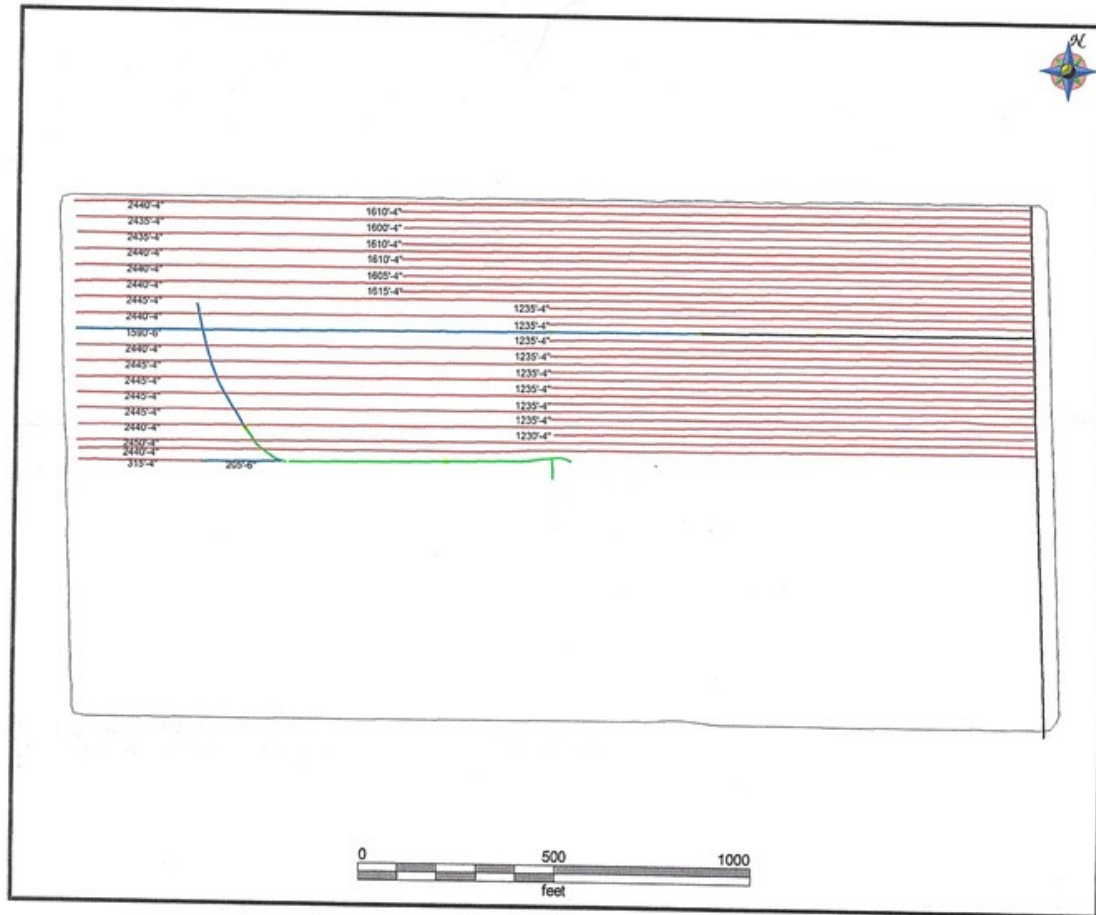
Hudder Farm  
North Of Lane  
Loraine Twp. Sec. 13  
Tile Installed: Aug. 2013 & Oct./Nov. 2015  
By: Brooks Farm Tiling

Tile 4  
Tile 6  
Tile 8  
Tile 12



TILE MAP 2

Dave Baumann



Hudder Farm  
 North Of Lane  
 Loraine Twp. Sec. 13  
 Tile Installed: Aug. 2013 & Oct./Nov. 2015  
 By: Brooks Farm Tiling

- Tile 4
- Tile 6
- Tile 8
- Tile 12



# FEMA REPORT 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL

## FEMA Report



State: IL Acres: 150.23  
County: Henry Date: 3/3/2020  
Location: 13-18N-4E  
Township: Loraine



Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPS  
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Name	Number	County	NFIP Participation	Acres	Percent
Henry County Unincorporated Areas	170739	Henry	Regular	150.23	100%
<b>Total</b>				150.23	100%

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

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	150.23	100%
<b>Total</b>			150.23	100%

Panel	Effective Date	Acres	Percent
17073C0100E	6/2/2011	150.23	100%
<b>Total</b>		150.23	100%

Flood related information provided by FEMA



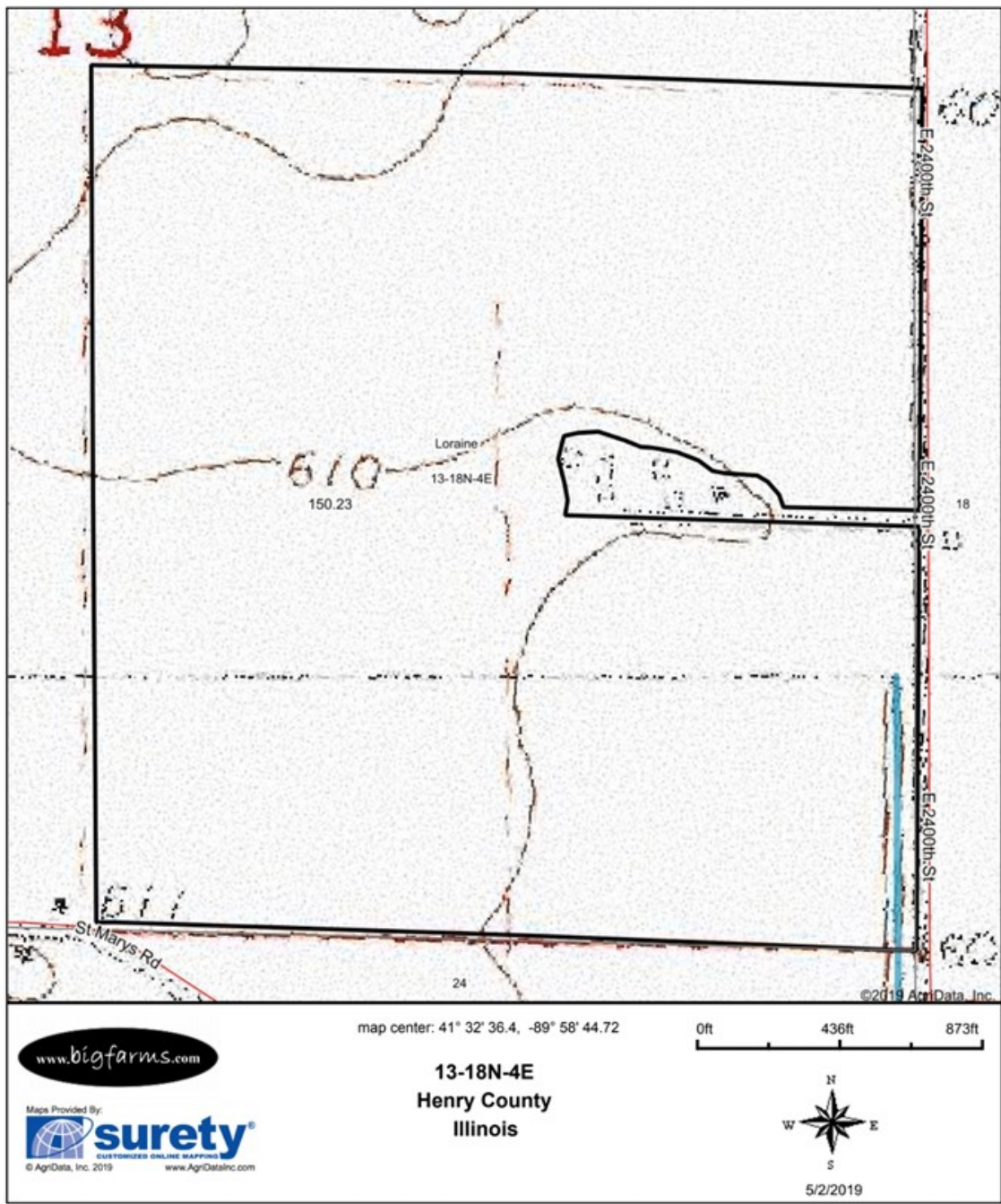
# TOPOGRAPHY CONTOURS MAP 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL

## Topography Contours



TOPOGRAPHY MAP 156 ACRE LORAIN TOWNSHIP FARM, LORAIN TOWNSHIP, HENRY COUNTY, IL

Topography Map

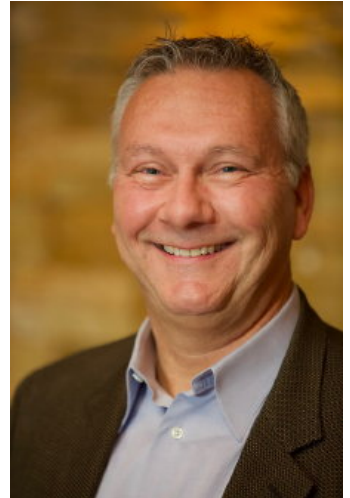


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

## 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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