

160 ACRE DANA FARM

Dana IL 61321

For more information contact:

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



County:	LaSalle
Township:	Osage
Gross Land Area:	160 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$1,599,200
Unit Price:	\$9,995 per acre
Productivity Index (PI):	135.9
Buildings:	No Buildings on this Parcel



Class A farmland in LaSalle County. Aerial does not reflect the improvements completed on this quarter section of farmland. Pattern tile system on 60 foot centers. Tree removal and creek clean up has been completed. The farm now has 152.5 tillable acres. Top cash rent being offered by the current owner. Lease back preferred.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 160 Acre Dana Farm
Tax ID Number/APN: 36-36-300-000
Possible Uses: Agriculture and farming

AREA & LOCATION

Location Description: This 160 acre parcel is located north of Dana and southwest of Streator, IL
Site Description: This highly productive 160 acre parcel is gently rolling land.
Side of Street: This 160 acre farm is located east of County Highway 44 and north of N. 6th road.
Highway Access: I-39 is six miles to the west along N. 7th Road.
Property Visibility: This 160 acre property is located at the northeast corner of County Highway 44 and N. 6th road.
Largest Nearby Street: County Highway 44 is located on the west side of the property.

LAND RELATED

Lot Frontage (Feet): The property is 2700 feet of frontage along County Highway 44 and 2600 feet of frontage along N. 6th Road.
Tillable Acres: There are approximately 152.5 tillable acres.
Lot Depth: The property is 2700 feet north to south and 2600 feet west to east.
Buildings: There are no buildings on this property.
Flood Plain or Wetlands: There is a small amount of wetlands on the property, but pattern tiles have recently been installed. See the FEMA report and the Wetlands map in the gallery for further information.
Topography: The property is gently rolling. See the Contours and Topography maps in the gallery for further information
Soil Type: Catlin Silt Loam (171B)
Sawmill Silty Clay Loam (3107A)
Swygert Silty Clay Loam (91C2)
Flanagan-Catlin Silt Loam (818A)

FINANCIALS

Finance Data Year: 2018 taxes paid in 2019
Real Estate Taxes: \$5199.62 or \$32.50 per acre
Investment Amount: Asking \$9,995 per acre for a total investment of \$1,599,200

LOCATION

Address: Dana, IL 61321
County: LaSalle

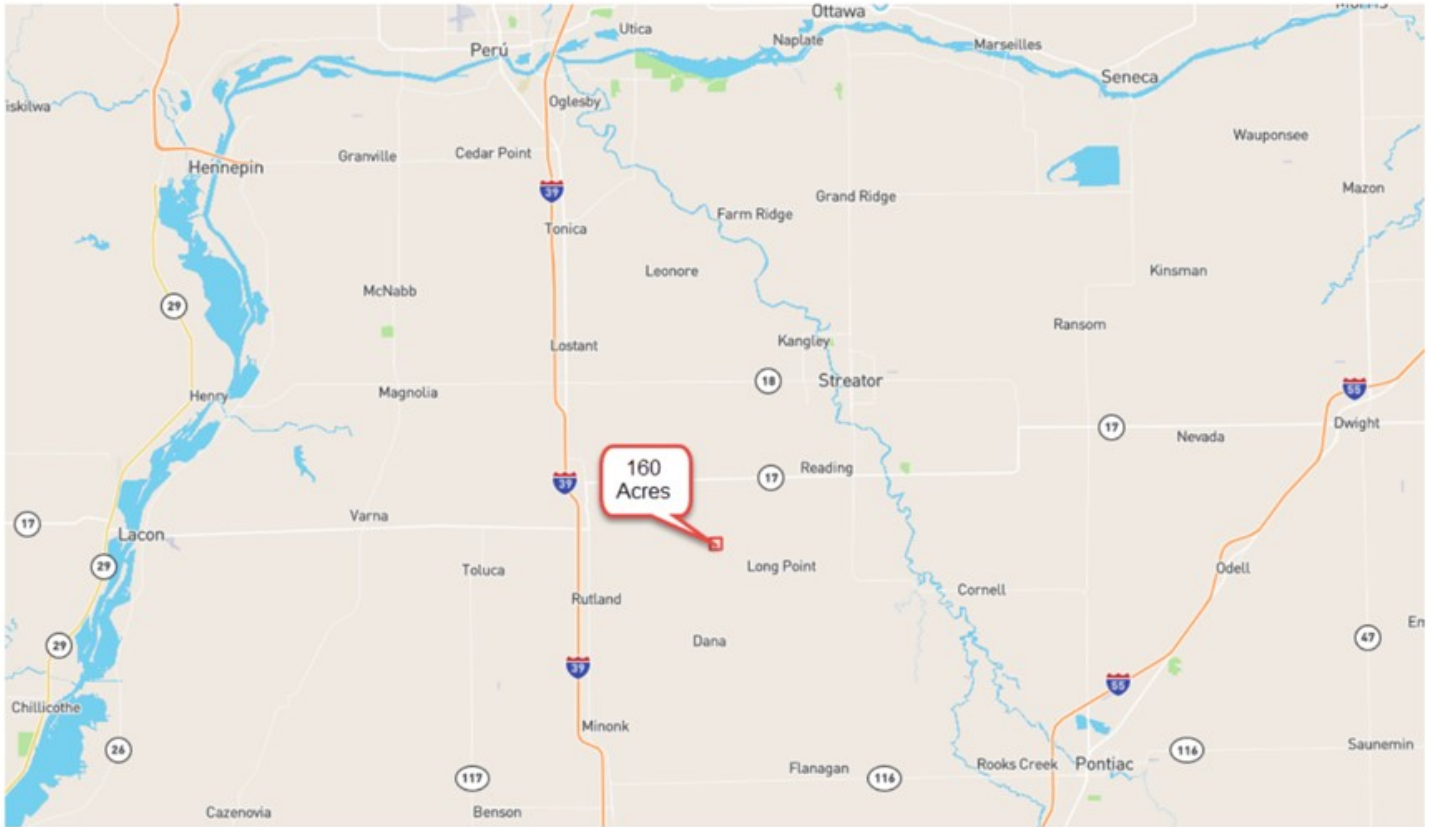
AERIAL MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL



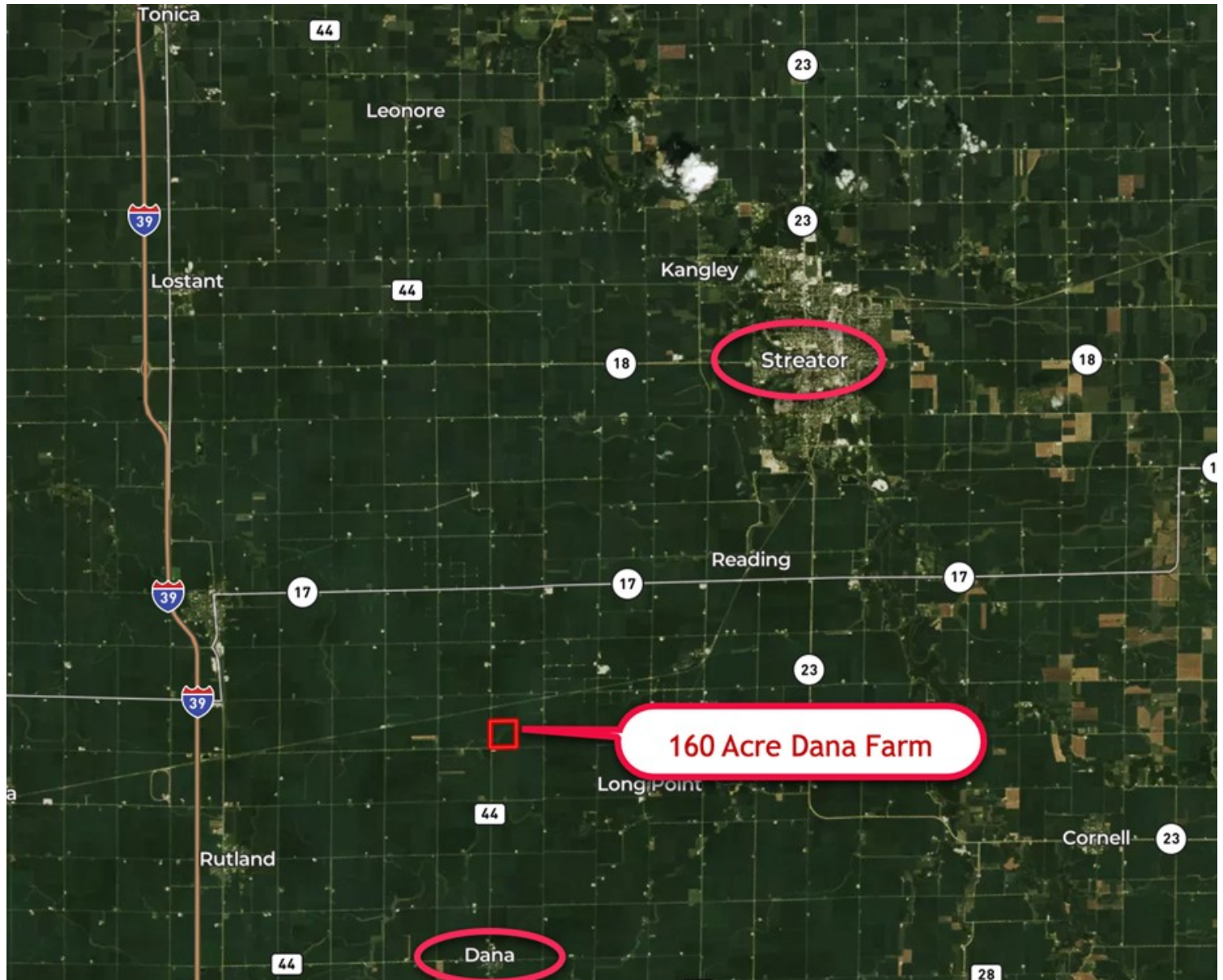
160 Acre Dana Farm

Dana IL 61321

ROAD MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL



AREA MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL



State: **Illinois**
County: **La Salle**
Location: **36-30N-2E**
Township: **Osage**
Acres: **159.47**
Date: **6/5/2020**

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Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL099, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	39.18	24.6%		**185	**58	**137
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	27.50	17.2%		189	60	139
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	17.28	10.8%		**147	**48	**110
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	16.80	10.5%		191	61	142
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	13.81	8.7%		182	59	134
356A	Elpaso silty clay loam, 0 to 2 percent slopes	13.48	8.5%		195	63	144
51A	Muscatune silt loam, 0 to 2 percent slopes	12.45	7.8%		200	64	147
**375B	Rutland silty clay loam, 2 to 5 percent slopes	9.44	5.9%		**178	**57	**132
154A	Flanagan silt loam, 0 to 2 percent slopes	6.73	4.2%		194	63	144
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	2.80	1.8%		**171	**55	**126
Weighted Average					183.7	58.7	135.9

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

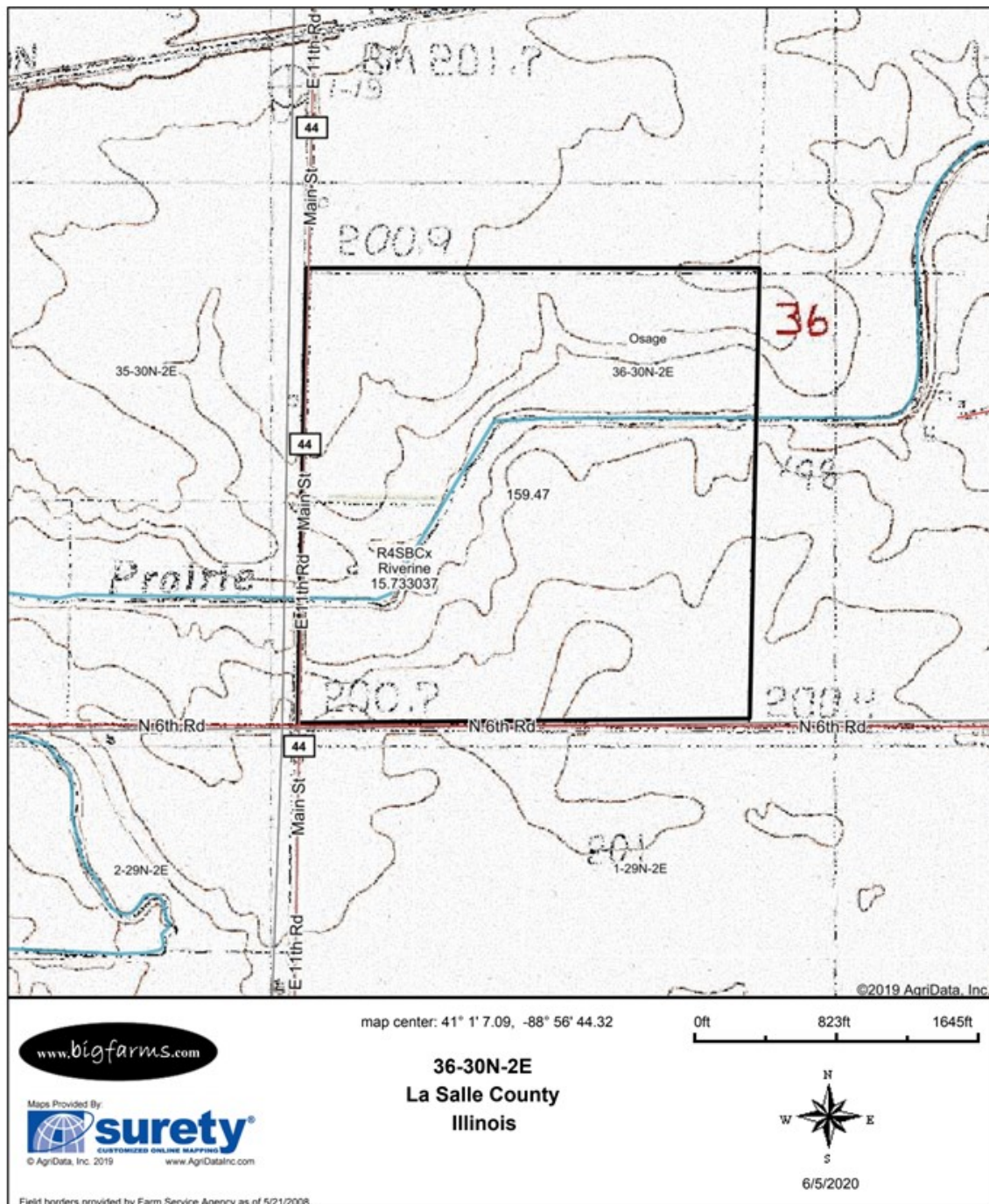
Champaign-Urbana, version: 17/2/12 Amended Table S2 (b) 1

CONTOURS MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL



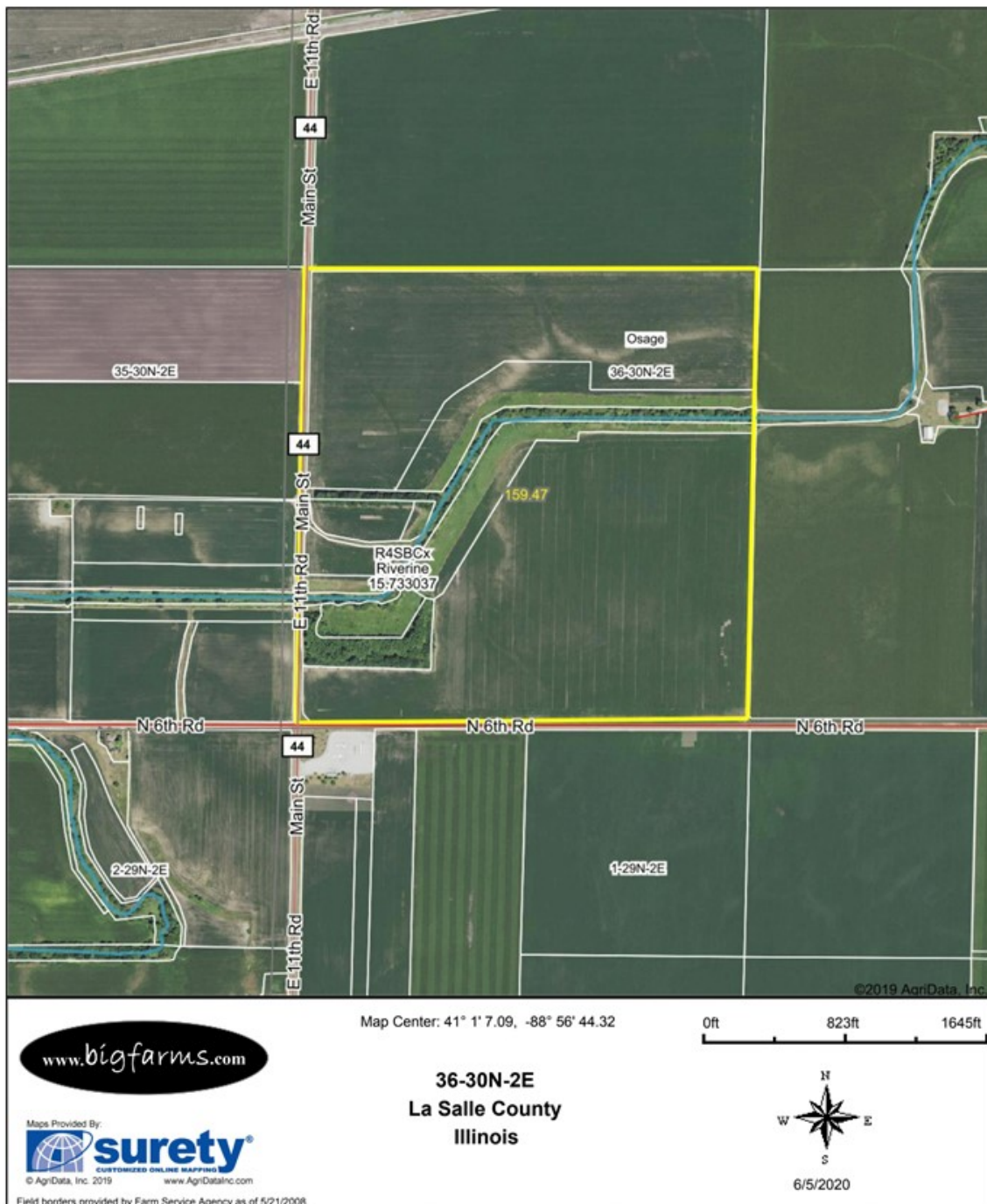
TOPOGRAPHY MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL

Topography Map

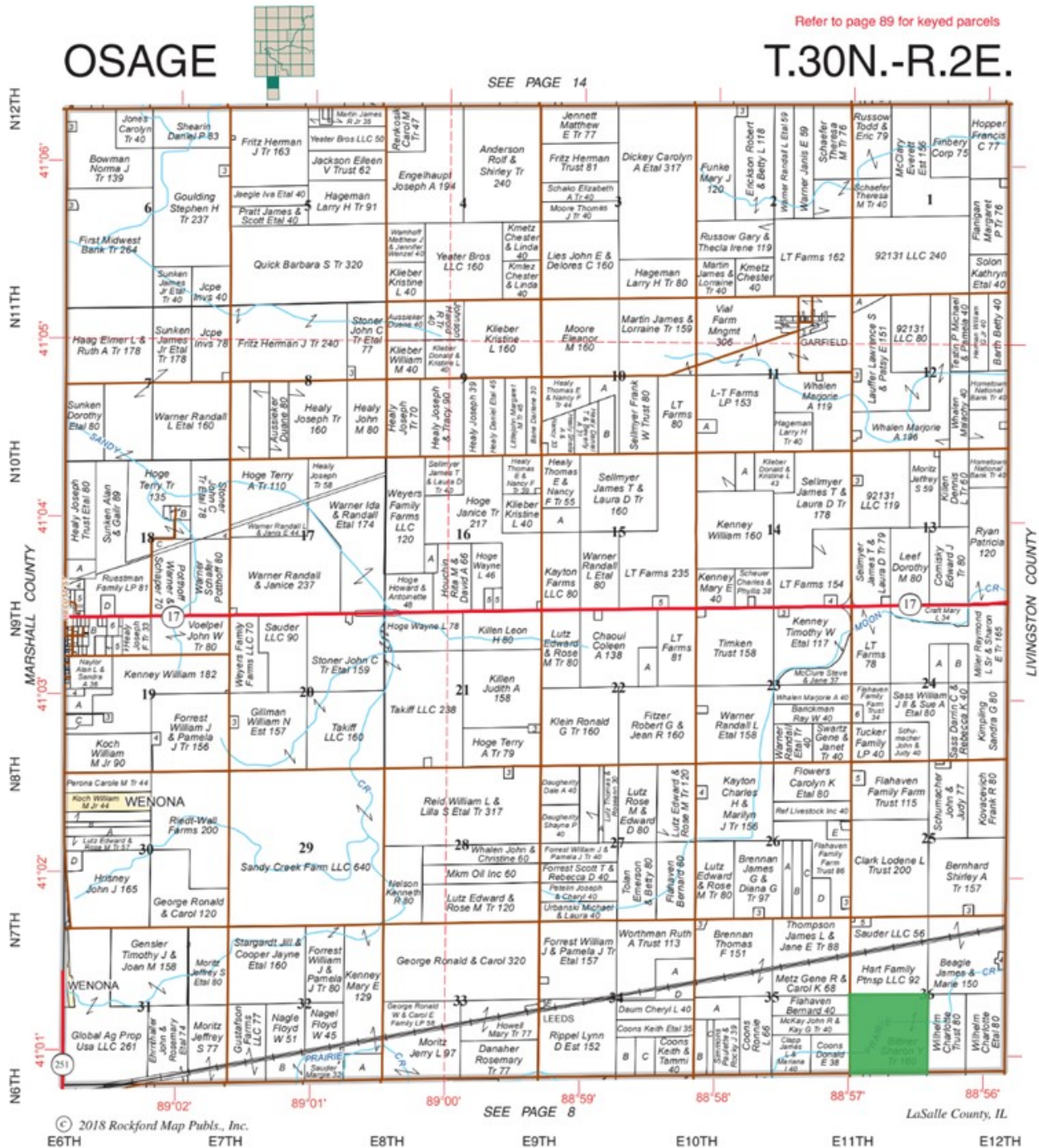


FSA MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL

Aerial Map

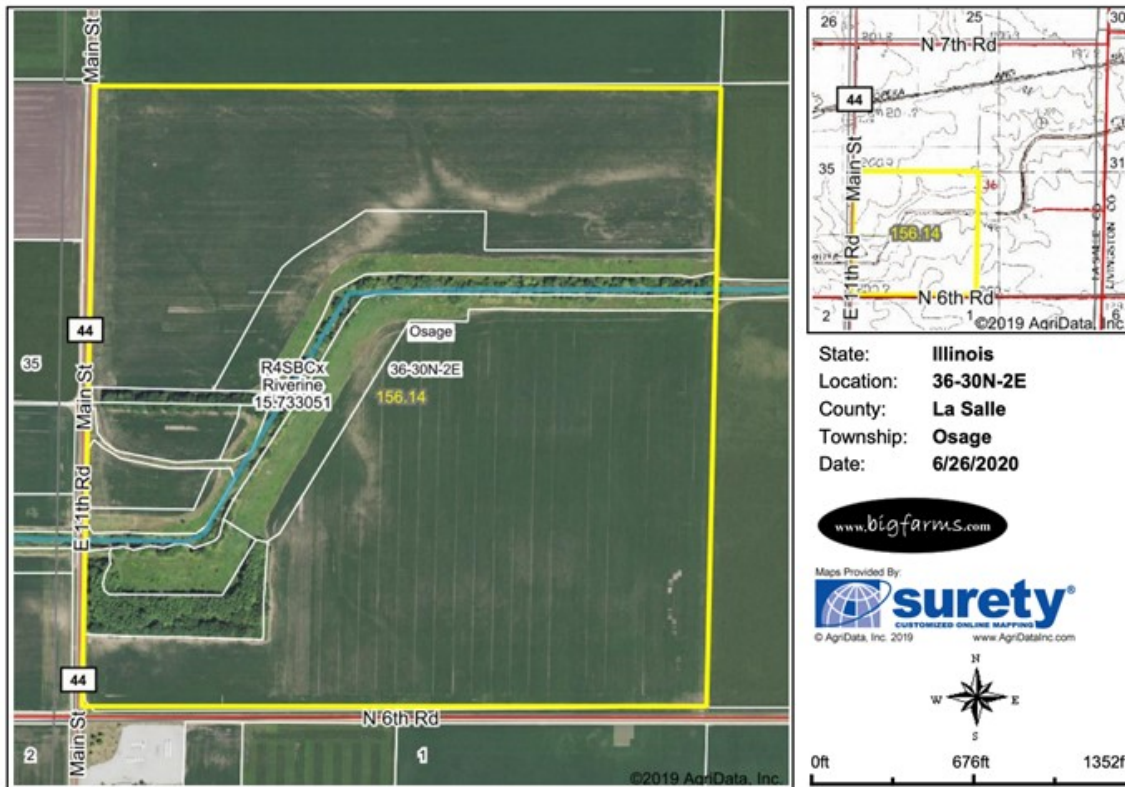


PLAT MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL



WETLANDS MAP 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL

Wetlands Map



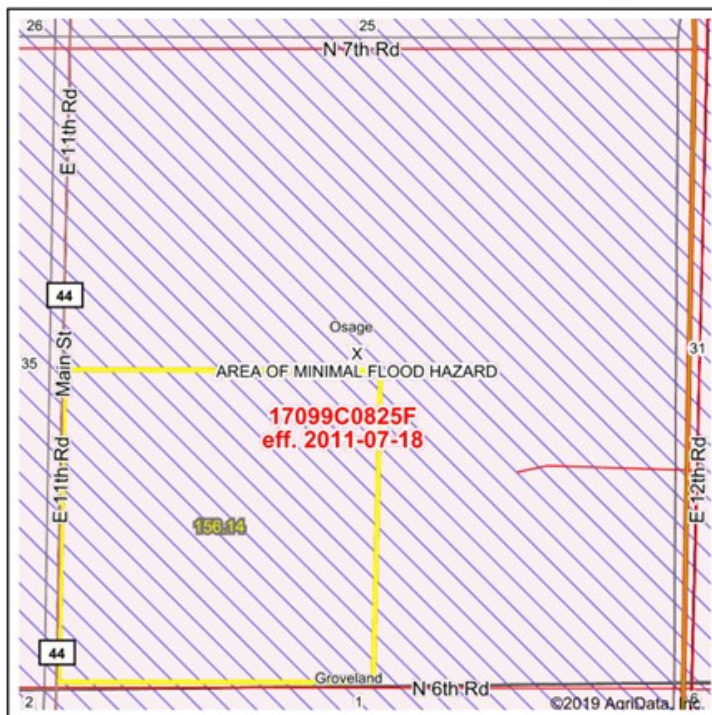
Classification Code	Type	Acres
R4SBCx	Riverine	1.45
Total Acres		1.45

Data Source: National Wetlands Inventory website. U.S. Dol, 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 160 ACRE DANA FARM, OSAGE TOWNSHIP, LA SALLE COUNTY, IL

FEMA Report



State: IL Acres: 156.14
 County: La Salle Date: 6/26/2020
 Location: 36-30N-2E
 Township: Osage

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
LaSalle County	170400	La Salle	Regular	156.14	100%
Total				156.14	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	156.14	100%
Total			156.14	100%

Panel	Effective Date	Acres	Percent
17099C0825F	7/18/2011	156.14	100%
Total		156.14	100%

Flood related information provided by FEMA

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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