

160 Acre Wall Township Farm
1425 E 1000N Road
Melvin IL 60952

www.bigfarms.com

160 ACRE WALL TOWNSHIP FARM

1425 E 1000N Road
Melvin IL 60952

For more information contact:

Douglas W. Deininger, ALC
1-815-439-9245
doug@deininger-land.com

Goodwin & Associates
Real Estate
1-815-741-2226
mgoodwin@bigfarms.com

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

GOODWIN



County:	Ford
Township:	Wall
Gross Land Area:	160 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$1,712,000.00
Unit Price:	\$10,700.00 per Acre
Productivity Index (PI):	127.1
Buildings:	No Buildings on this Parcel
Utilities:	Electric, Well and Septic
Zoning:	Agriculture



This 160 acre parcel, with a soil PI of 127.1, in Wall Township is located in east Central Illinois, Melvin is located 6.8 miles from Interstate 57 at US Highway 45 and Illinois Route 9, just 35 miles from the University of Illinois, in Champaign, IL and 44 miles from Illinois State University and Illinois Wesleyan University, in Bloomington, IL. Using I-57 Melvin, IL is 107 miles from Chicago, IL and 99 miles to Midway Airport.

www.bigfarms.com

Douglas W. Deininger, ALC
Phone: 1-815-439-9245
doug@deininger-land.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 160 Acre Wall Township Farm
Tax ID Number/APN: 06-10-16-100-001
Possible Uses: Agriculture

AREA & LOCATION

School District: Gibson City-Melvin-Sibley Community Unit School District
Location Description: This 160 acre parcel is located in Central IL 110 miles south of Chicago and 35 miles northeast of Champaign, IL in Wall Township, Ford County.
Site Description: This parcel is relatively flat with some undulations.
Side of Street: This 160 acre parcel sits at the south and east of the intersection of East 1000 North Road and North 1400 East Road
Highway Access: I-57 is located 6.8 miles to the east of this parcel.
Largest Nearby Street: Illinois Route 115 is located .5 miles from the eastern edge of the property.
Transportation: Illinois Central Railroad is located in Paxton, IL with service to Champaign and Chicago. Melvin is located 99 miles to the south of Midway Airport.

LAND RELATED

Lot Frontage (Feet): This 160 acre parcel has 2600 feet of frontage along E1000N road and 2600 feet of frontage along N1400E road.
Tillable Acres: This parcel is all tillable, but there is approximately 3.6 acres of wetland in the northeast portion of the land.
Lot Depth: The lot is 2600 feet deep from north to south and east to west.
Flood Plain or Wetlands: This 160 acre parcel does not have any FEMA flood zones, but does have approximately 3.6 acres of wetland. See the Wetland map for further detail.
Topography: This parcel is slightly hilly with approximately 4.86 feet of deviation. See the Topography, Hillshade and Contours map in the brochure for further detail.
Soil Type: Ashkum Silty Clay Loam (232A)
Elliot Silt Loam (146A)
Martinton Silt Loam (189A)
Elliot Silty Clay Loam (146B2)
Available Utilities: Well and Septic

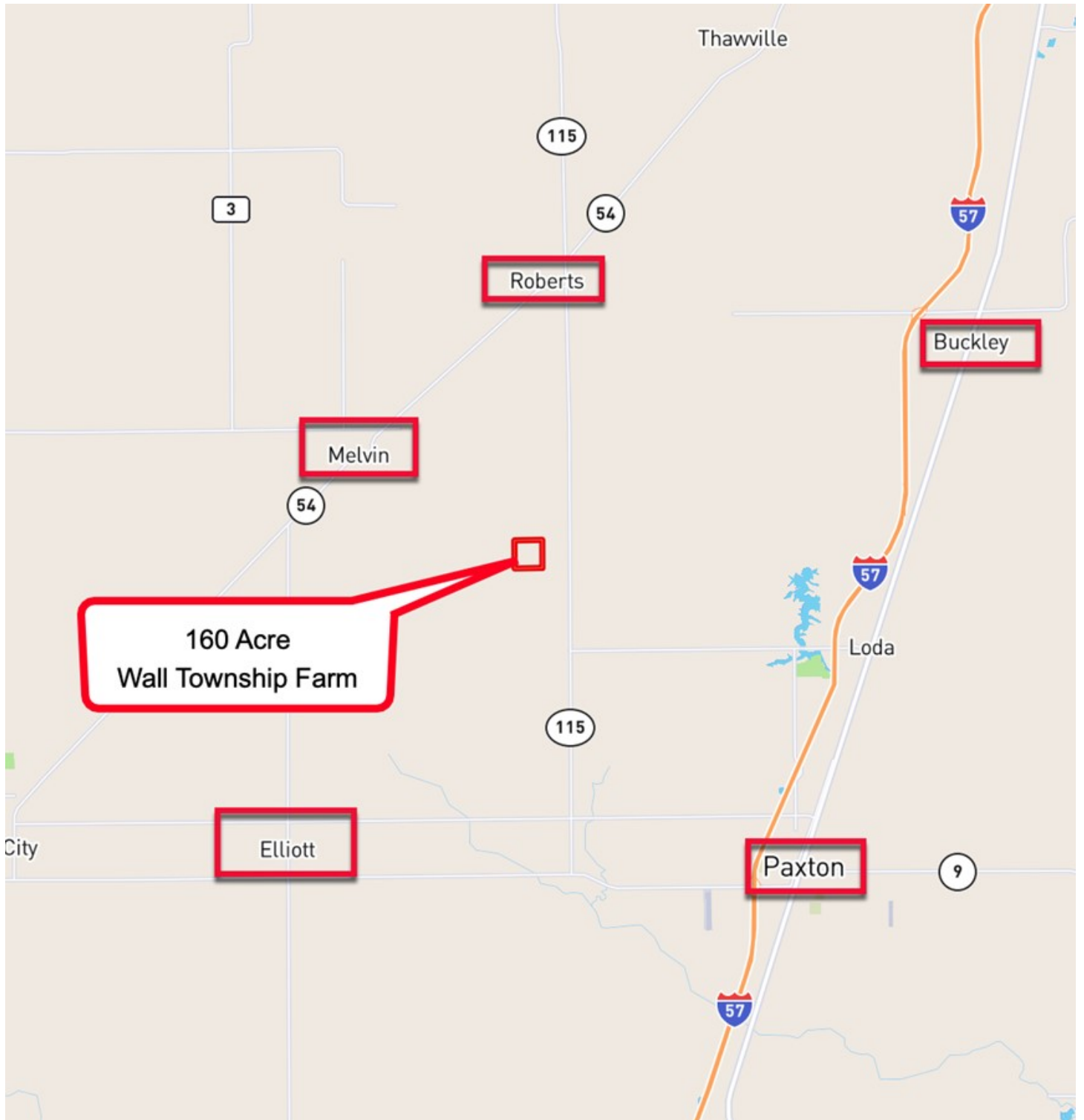
FINANCIALS

Finance Data Year: 2020 Taxes Paid in 2021
Real Estate Taxes: \$5490.58 taxes were paid or \$34.32 per acre
Investment Amount: The total amount to purchase this 160 acre parcel is \$1,712,000.00 or \$10,700.00 per acre.

LOCATION

Address: 1425 E 1000N road
Melvin, IL 60952
County: Ford

ROADWAYS MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL



AREA MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL

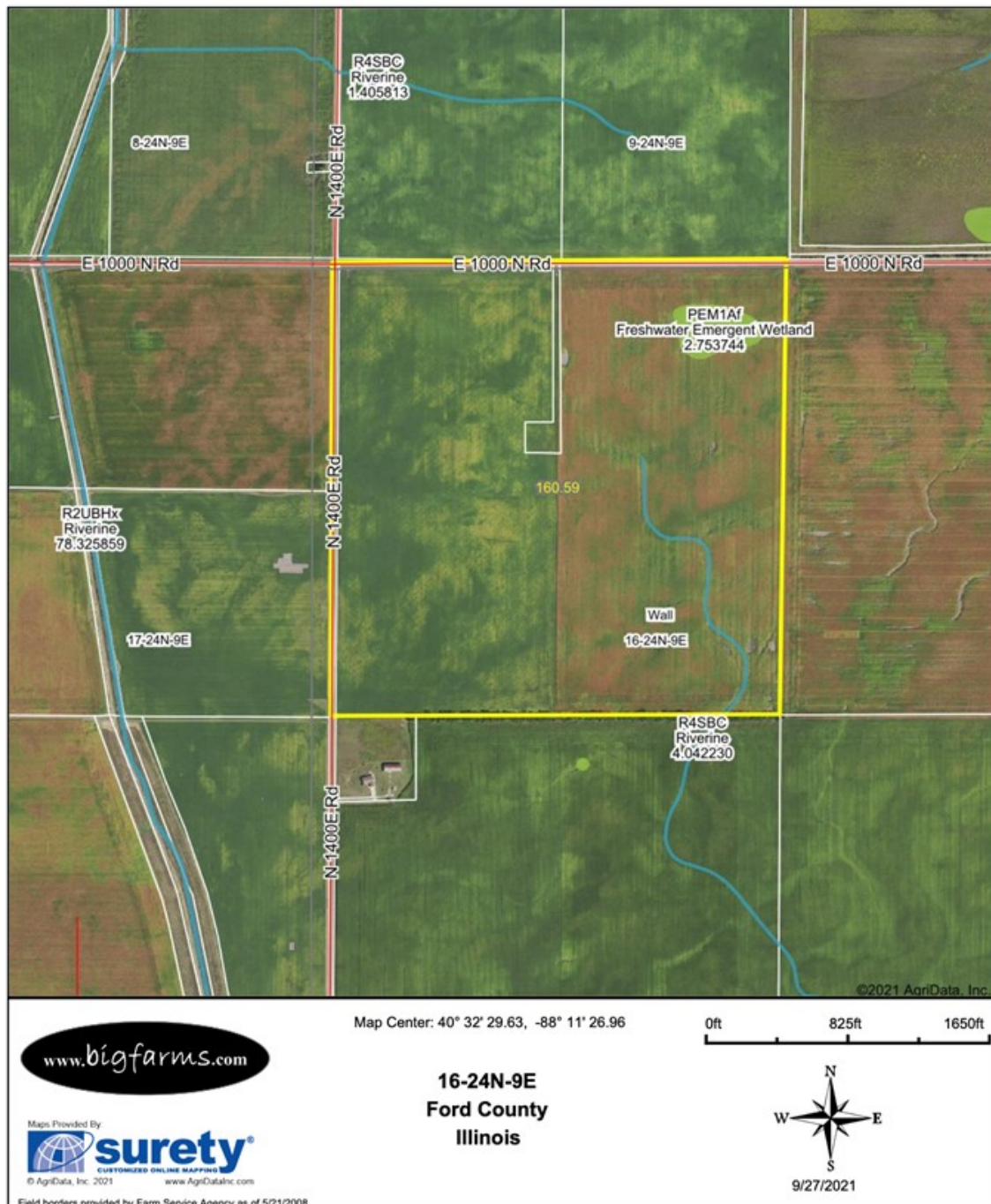


AERIAL MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL



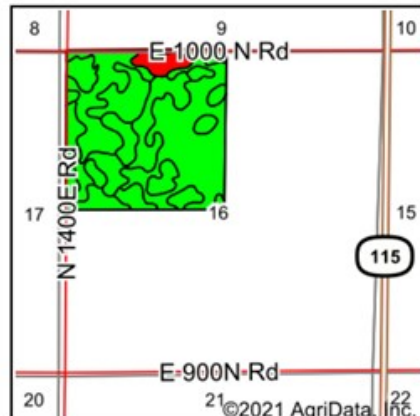
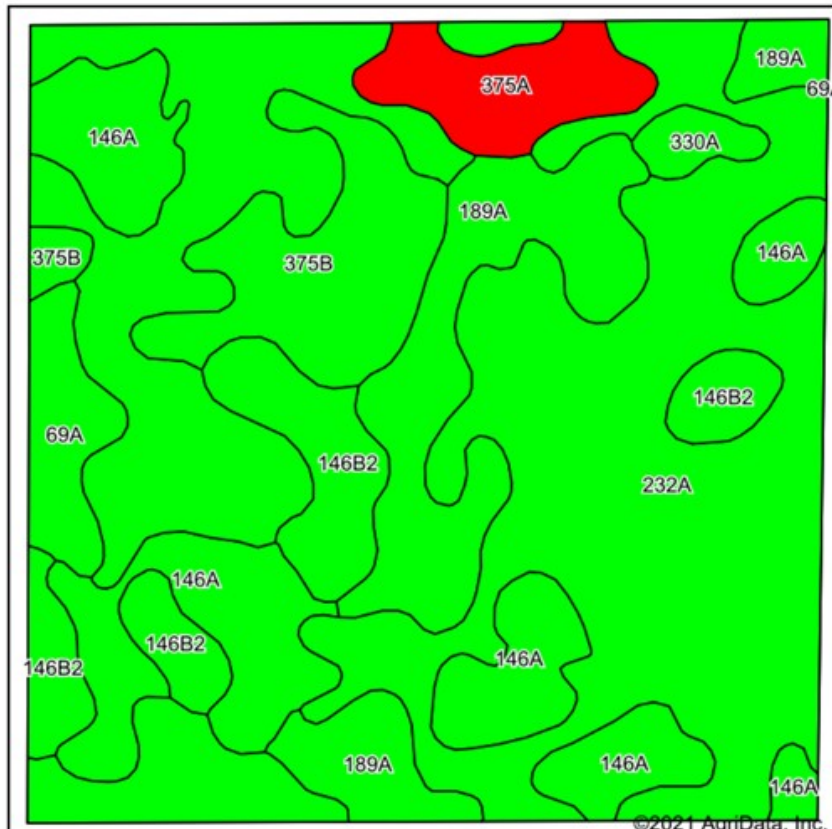
FSA MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL

Aerial Map



SOIL MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL

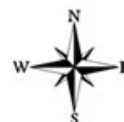
Soils Map



State: **Illinois**
County: **Ford**
Location: **16-24N-9E**
Township: **Wall**
Acres: **160.59**
Date: **9/27/2021**

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

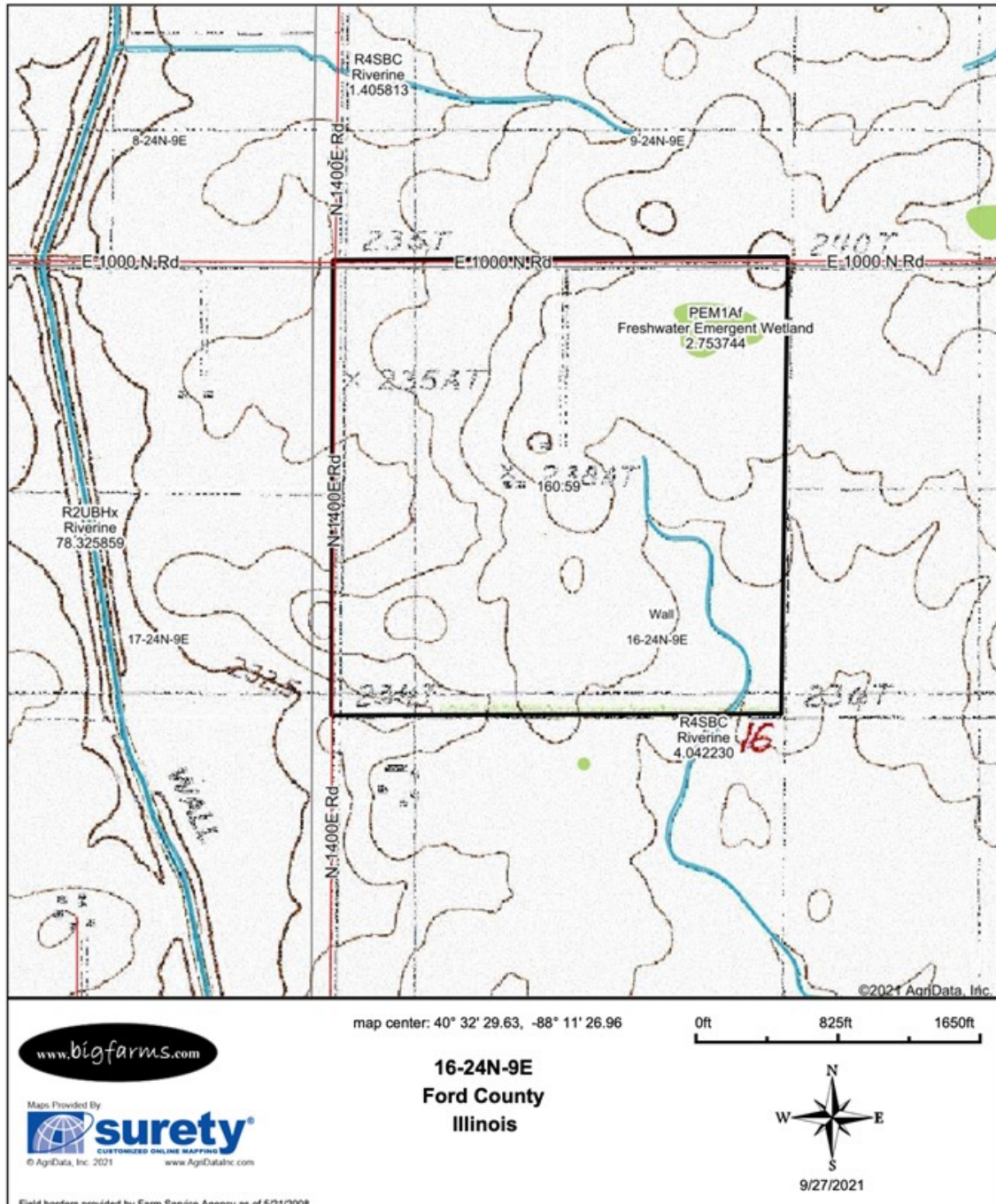
Area Symbol: IL053, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	79.78	49.7%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	24.33	15.2%		168	55	125
189A	Martinton silt loam, 0 to 2 percent slopes	19.66	12.2%		173	57	130
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	12.22	7.6%		**160	**52	**119
**375B	Rutland silty clay loam, 2 to 5 percent slopes	12.16	7.6%		**178	**57	**132
375A	Rutland silty clay loam, 0 to 2 percent slopes	6.29	3.9%		180	58	133
69A	Milford silty clay loam, 0 to 2 percent slopes	4.53	2.8%		171	57	128
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.62	1.0%		164	55	123
Weighted Average					170.3	55.8	127.1

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

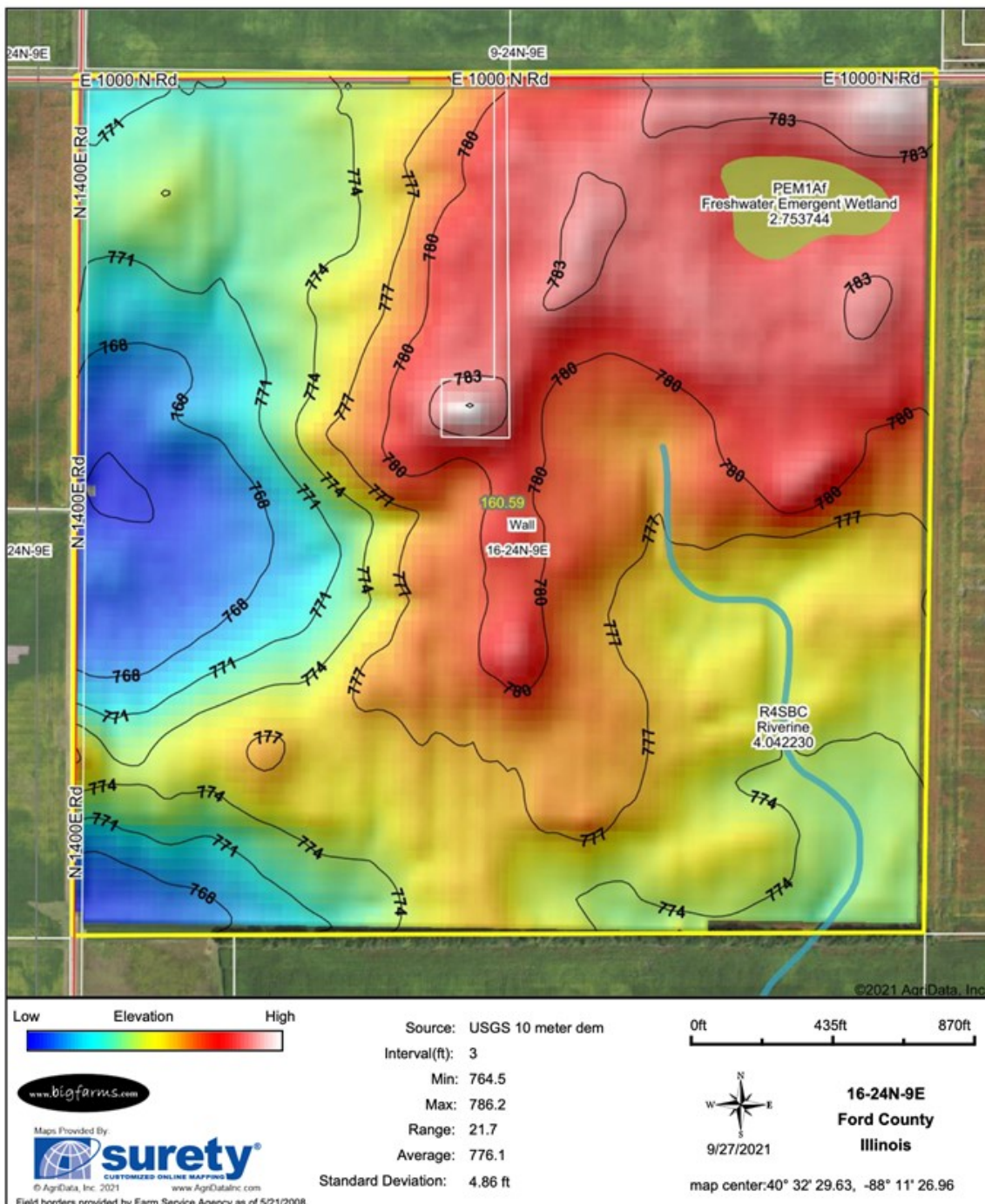
TOPOGRAPHY MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL

Topography Map



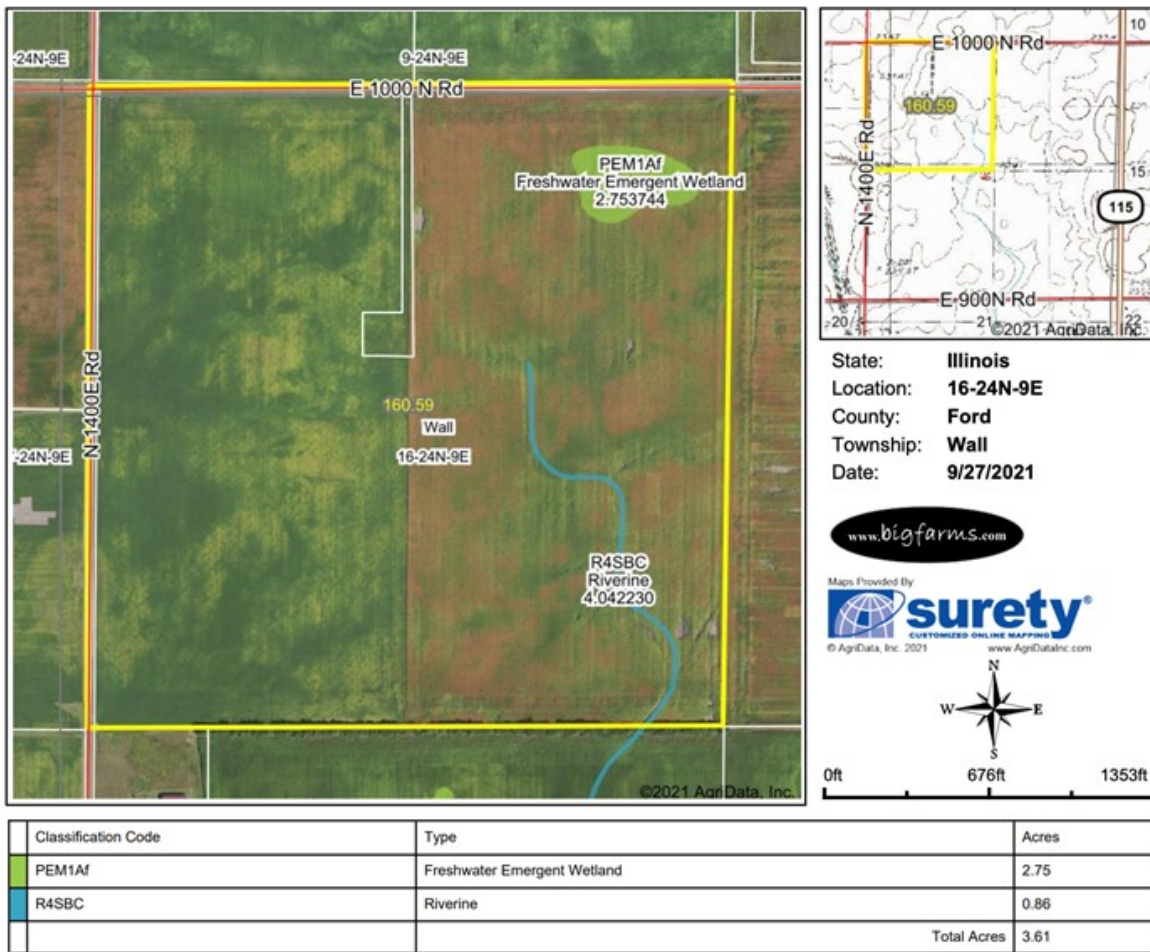
HILLSHADE MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL

Topography Hillshade



WETLANDS MAP 160 ACRE WALL TOWNSHIP FARM, WALL TOWNSHIP, FORD COUNTY, IL

Wetlands Map



Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.