

161 Acres Thawville Farm
2120 N 1300E RD
Piper City IL 60959

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161 ACRES THAWVILLE FARM

2120 N 1300E RD
Piper City IL 60959

For more information contact:

Mark Goodwin
1-815-741-2226
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



GOODWIN

County:	Ford
Township:	Brenton
Gross Land Area:	161 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$949,900.00
Unit Price:	\$5900 per Acre
Productivity Index (PI):	PI Index is 108.5
Buildings:	No Buildings
Zoning:	Agriculture



161 total acres in Section 20 & 29 of Brenton Township, Ford County IL. Two parcels, 80 acres north of 2100N road and 81 acres south of 2100N road. One mile of frontage on 1300E road, and both are corner parcels. Approximately 133.7 tillable acres. Rt. 24 is to the north and IL Rt. 115 to the east. Approximately 4 miles SE of Piper City, IL.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 161 Acre Thawville Farm
Tax ID Number/APN: 04-20-300-002
04-29-100-002
04-29-100-001
Possible Uses: Agricultural production, recreational or home-site.
Zoning: Agriculture

AREA & LOCATION

School District: Tri-Point Community School District 6-J
Location Description: Corner parcels on E 2100 North road and North 1300E road.
Site Description: Rolling farmland with grass waterways with approximately 16 non-tillable acres. Small creek begins on the south 81 acres and appears to flow to the north.
Highway Access: 2 miles east to IL. Rt. 115
2.5 miles north to Rt 24
Property Visibility: Great corner location.
Largest Nearby Street: Rt 24 is only 2.5 miles north.

LAND RELATED

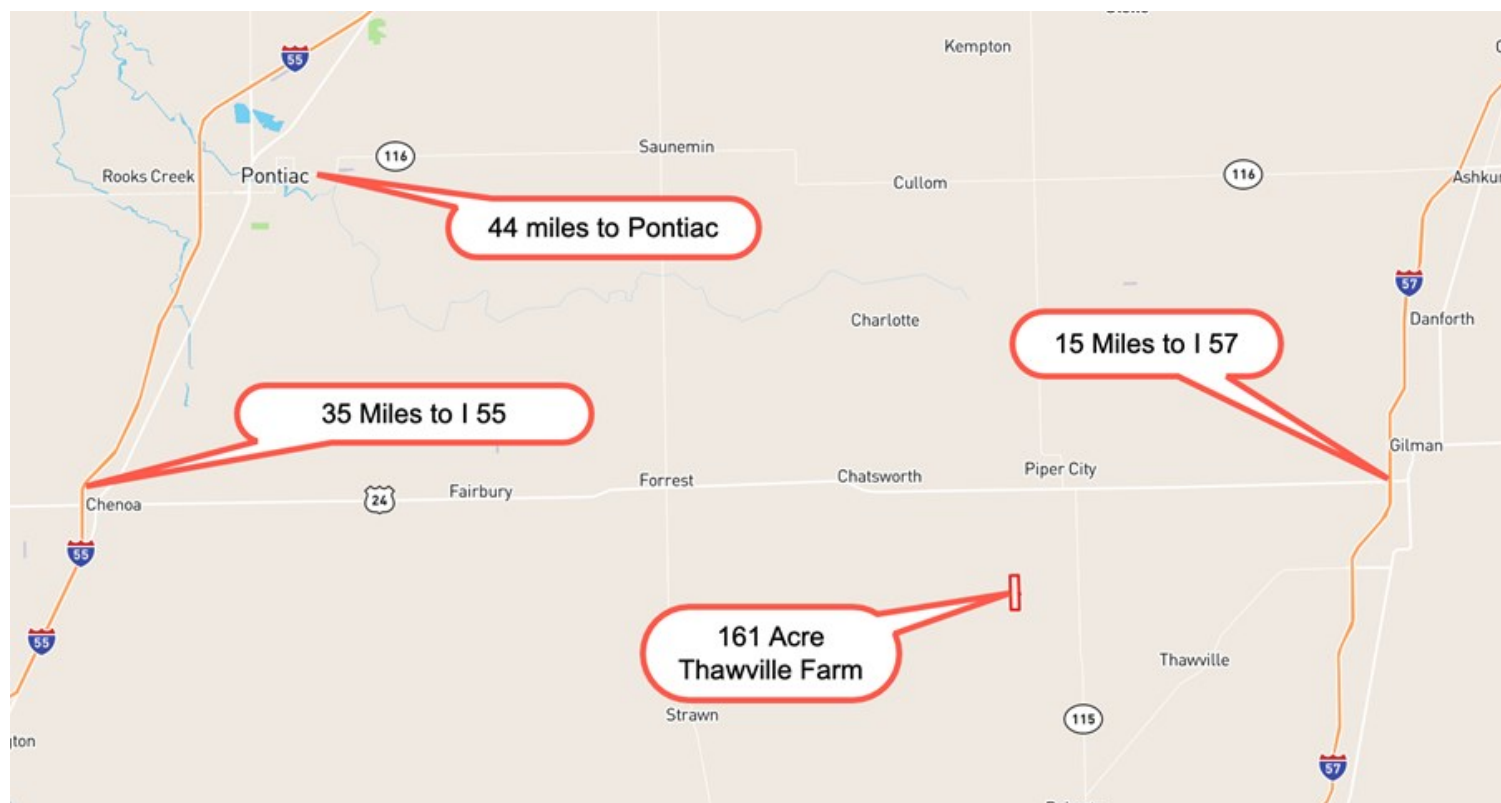
Lot Frontage (Feet): One mile of frontage on 1300E Road
1/4 mile of frontage on 2100N Road.
Tillable Acres: 133.7 Tillable Acres
Lot Depth: 1320 feet deep
5280 feet frontage
Buildings: No Buildings
Topography: Rolling farmland. Topographical map is included with this brochure. The 81 acres south of 2100N Road is determined to have highly erodible land (HEL)
FSA Data: 139.53 Cropland Acres
Wheat base of 28.26 Acres PLC Yield 57
Corn base of 56.58 Acres PLC Yield 119
Soybean base of 27.26 Acres PLC Yield 39
The south 81 acres is considered HEL.
Soil Type: The primary soil types on this farm are:
BRyce silty clay (235A)
Swygert silty clay loam (91A)
Chatsworth silty clay (241C3)

FINANCIALS

Finance Data Year: 2018 taxes paid in 2019
Real Estate Taxes: 04-20-300-002 80 Acres \$1097.66
04-29-100-002 79 Acres \$1109.64
04-29-100-001 2 Acres \$14.68
Investment Amount: The investment amount for this farm is \$949,900 or \$5900 per acre.

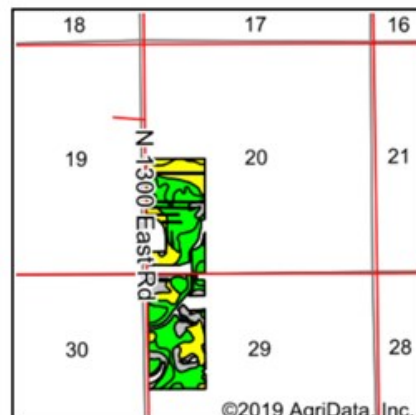
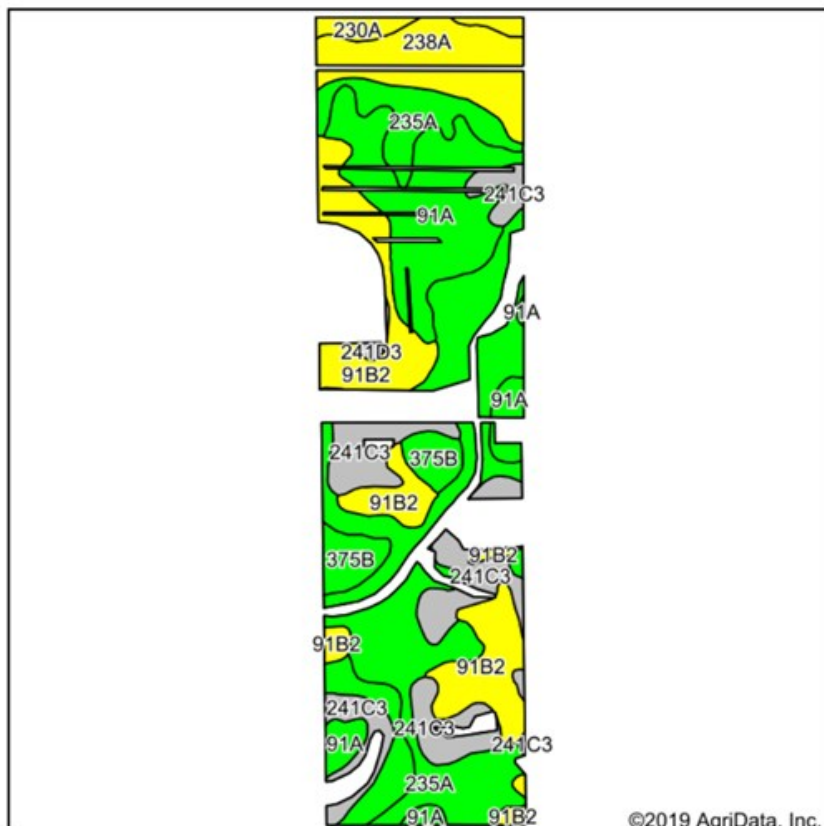
LOCATION

Address: 2120 N. 1300E Rd
Piper City, IL 60959
County: Ford County Illinois





Soils Map



State: **Illinois**
County: **Ford**
Location: **29-26N-9E**
Township: **Brenton**
Acres: **133.7**
Date: **12/12/2019**

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

Area Symbol: IL053. 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
235A	Bryce silty clay, 0 to 2 percent slopes	41.52	31.1%		162	54	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	28.33	21.2%		158	52	118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	23.28	17.4%		**147	**48	**110
**241C3	Chatsworth silty clay, 4 to 6 percent slopes, severely eroded	19.50	14.6%		**79	**28	**60
238A	Rantoul silty clay, 0 to 2 percent slopes	12.29	9.2%		144	49	109
**375B	Rutland silty clay loam, 2 to 5 percent slopes	5.78	4.3%		**178	**57	**132
230A	Rowe silty clay loam, 0 to 2 percent slopes	2.56	1.9%		148	49	111
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	0.44	0.3%		**75	**27	**57
Weighted Average					144.9	48.2	108.5

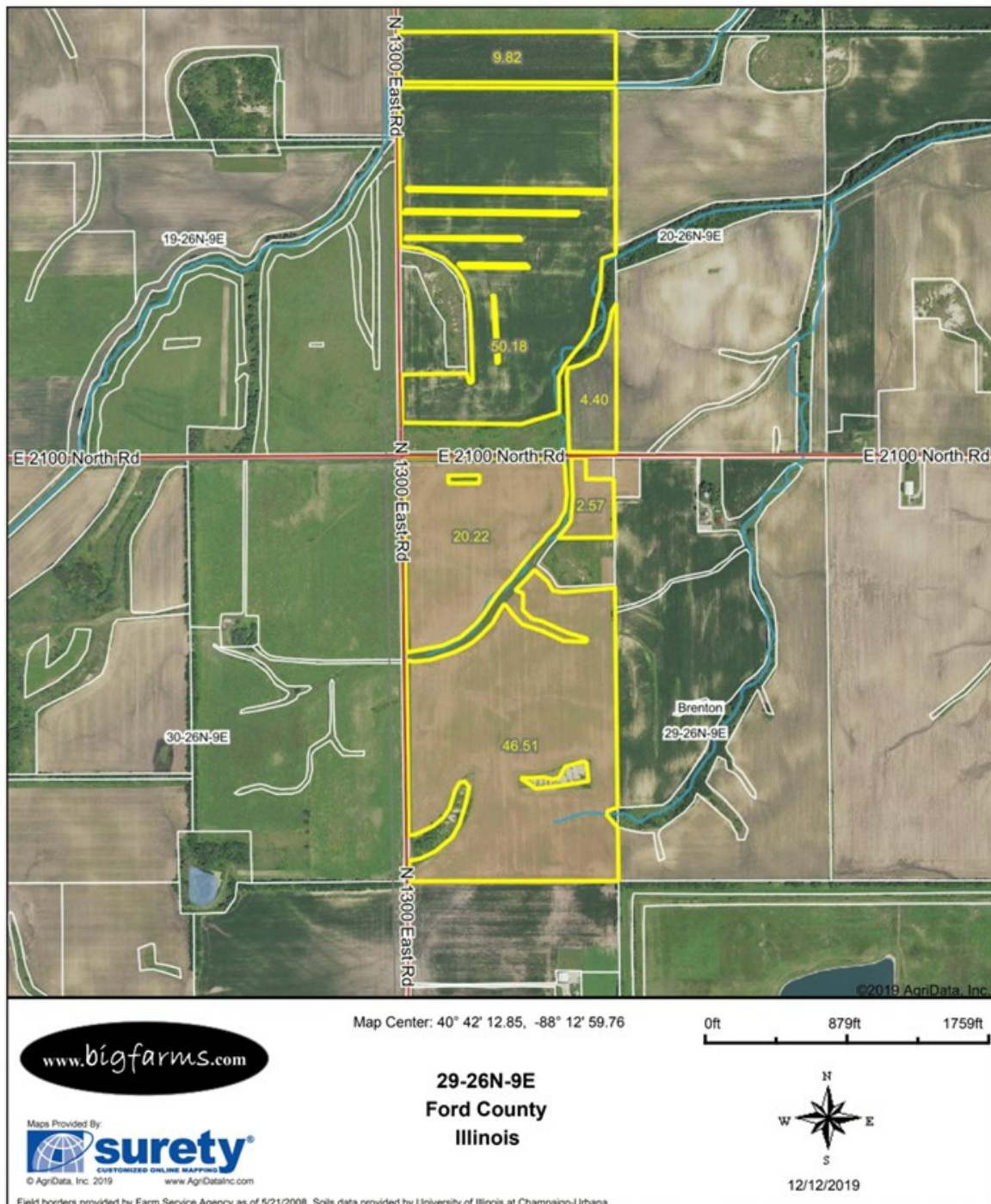
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

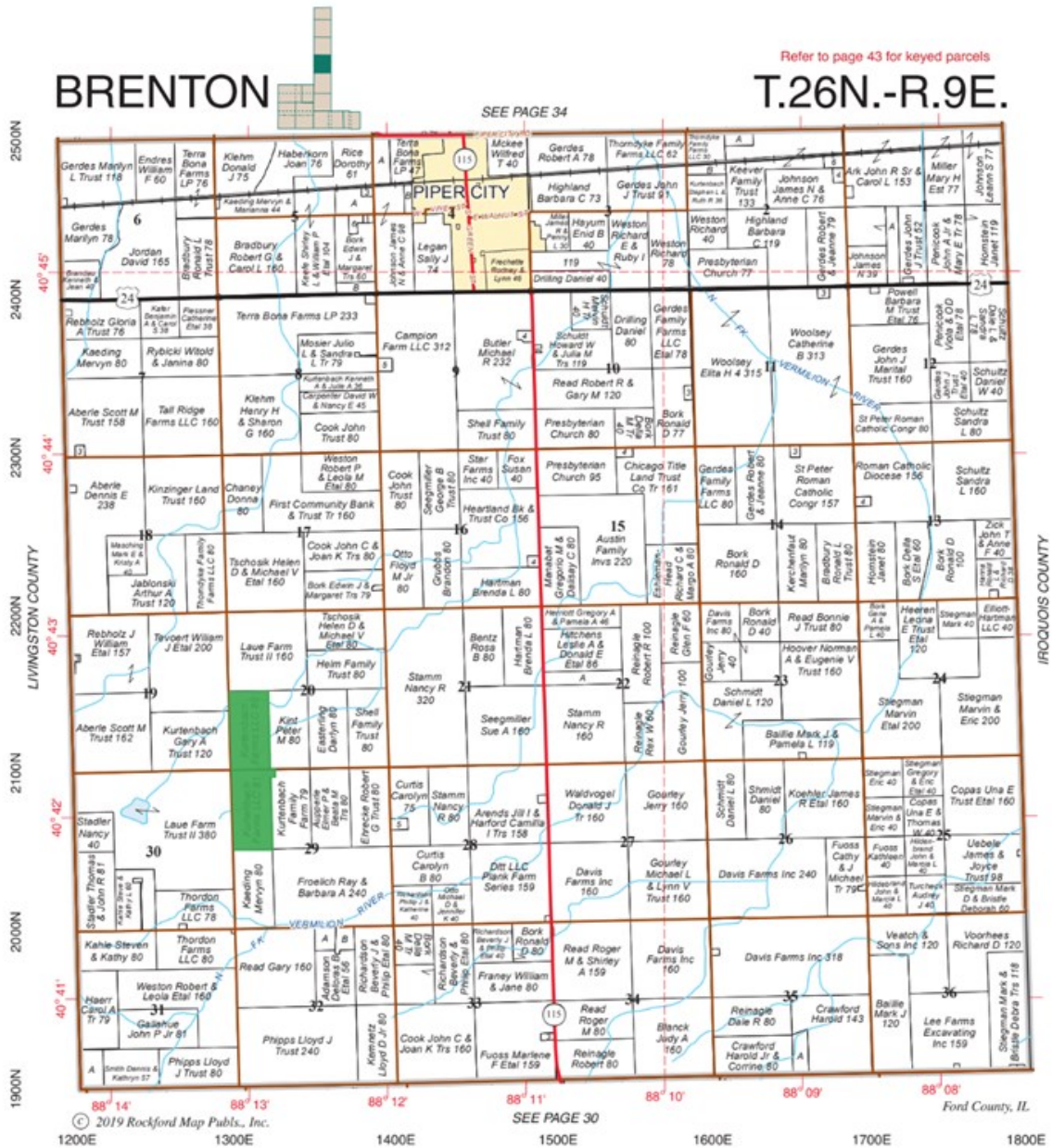
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

** Using Capabilities Class Dominant Condition Aggregation Method

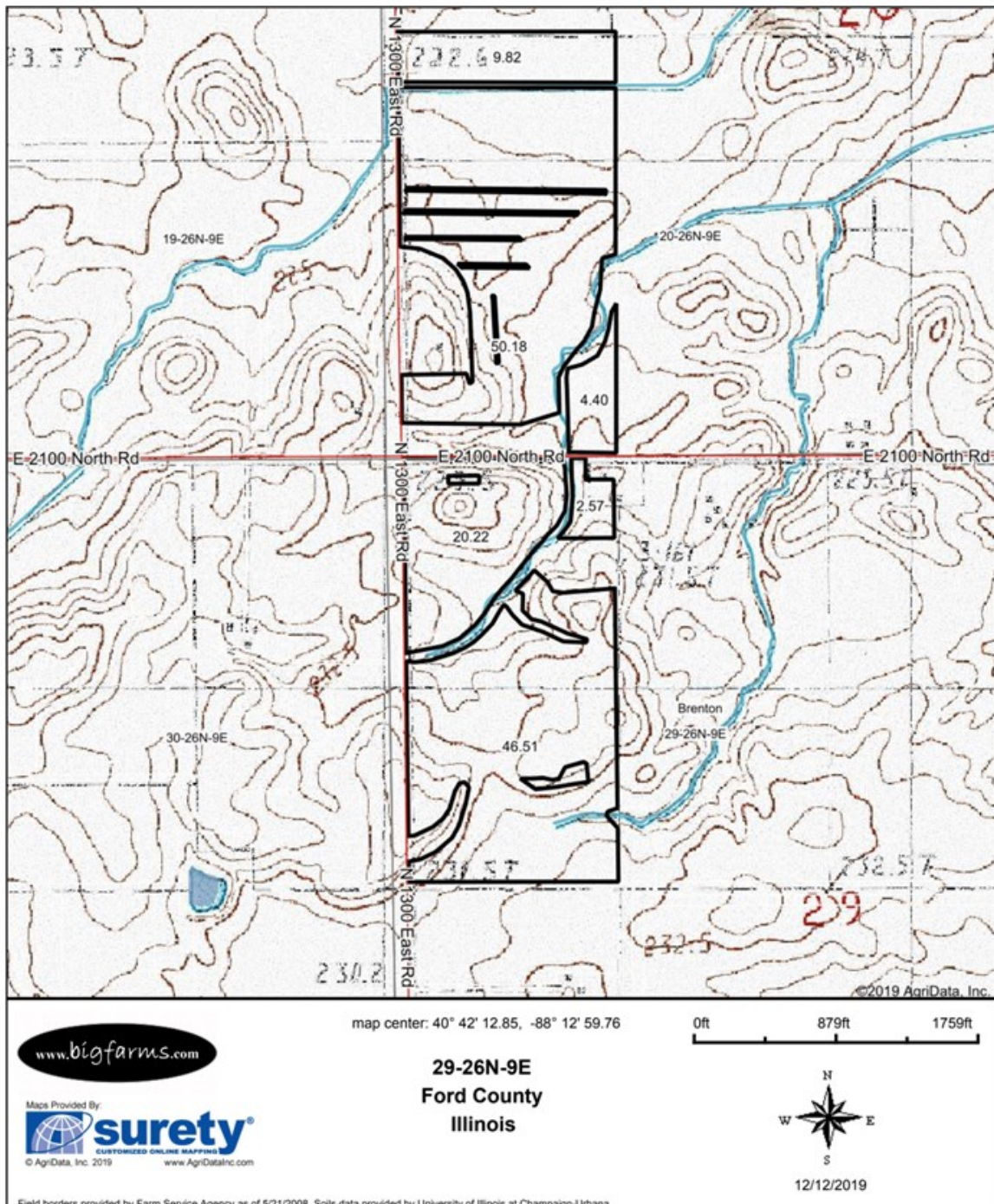
Aerial Map







Topography Map



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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