

163 AC Leland Farm
N 46th Road & E 18th Road
Leland IL 60531

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163 AC LELAND FARM

N 46th Road & E 18th Road
Leland IL 60531

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	LaSalle
Township:	Adams
Gross Land Area:	162.8
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$2,914,120
Unit Price:	\$17,900 per acre
Productivity Index (PI):	140.7
Buildings:	No Buildings
Zoning:	A-1, Agriculture



163 acres of vacant farmland available just outside of Leland, IL. This property has a Soil PI of 140.7 and nearly 100% tillable acreage and frontage on E 18th Road and N 46th Road. Excellent yield history with high soil fertility levels.

Discover the unparalleled opportunity of owning farmland in picturesque Leland, IL. Renowned for its rich, fertile soil, Leland is the perfect location for thriving agricultural ventures. Imagine cultivating high-quality crops in a region celebrated for its productivity, while enjoying the tranquility of small-town living. This charming community offers a peaceful, rural lifestyle with the convenience of nearby city amenities. Whether you're an investor seeking lucrative returns or looking to embrace a sustainable, countryside lifestyle, farmland in Leland, IL promises a prosperous and fulfilling future.

Property Video Available On Website.

www.bigfarms.com

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 163 AC Leland Farm
Tax ID Number/APN: 04-07-301000
Possible Uses: Agricultural Production
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Leland CUSD 1 (P-12)

Location Description: This property is located in the northern part of LaSalle County near the Dekalb County line, just southwest of Leland, IL, sitting northeast of the intersection of N 46th Road & E 18th Road.

Site Description: This property is currently vacant farmland with slight rolling elevation made up of almost 100% tillable acreage. The north property line borders the Burlington Northern Rail Road, while the property has frontage to E 18th Road on the eastern property line, and frontage to N 46th Road on the south property line.

Side of Street: This property is located east of E 18th Road and north of N 46th Road.

Highway Access: US-34 is located 1.3 miles to the south.
US-52 is located 8.5 miles to the south.
US-30 is located 14.8 miles to the north
I-39 is located 15.8 miles to the west.

Road Type: E 18th Road and N 46th Road are gravel.
Nearby E 1950th Road/S Main Street running through Leland, IL is composed of asphalt/blacktop.

Legal Description: PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4; PART OF THE SW1/4 NE1/4; PART OF THE SE1/4 NE1/4; PART OF THE NW1/4 SW1/4; E1/2 SW1/4; SE1/4; PART OF THE SW1/4 SW1/4 OF SECTION 7, TOWNSHIP 36 NORTH, 4 EAST, LASALLE COUNTY, ILLINOIS

Property Visibility: This property is visible from both E 18th Road and N 46th Road.

Largest Nearby Street: E 1950th Road/S Main Street running through Leland, IL.

Transportation: Mendota Amtrak Station is located 18.7 miles to the west.
Plano Amtrak Station is located 17.2 miles to the east.
Chicago O'Hare Airport is located 69 miles to the north east.
Chicago Midway Airport is located 77.5 miles to the north east.

LAND RELATED

Lot Frontage (Feet): This property has approximately 1,351 feet of frontage on E 18th Road and approximately 2,448 feet of frontage on N 46th Road.

Yield History: Three year average corn yield of 237 bushels per acre.
Three year average soybean yield of 69.66 bushels per acre.

Tillable Acres: There are approximately 159.37 tillable acres.

Buildings: There are no buildings on this property.

Zoning Description: Currently Zoned A-1, Agriculture

Flood Plain or Wetlands: Please see included Wetland and FEMA Map provided by Surety Maps.

Topography: Please see included topographical maps provided by Surety Maps. Generally flat to gently rolling.

FSA Data: Farmland 159.4 Acres.
PLC Corn yield of 178 bushels per acre.
PLC Soybean yield of 54 bushels per acre.
Corn base of 116.5 acres.
Soybean base of 42.9 acres.

Soil Type: 29.6% Drummer silty clay loam (152A)
26.1% Flanagan-Catlin silt loams (818A)
15.1% Sable silty clay loam (68A)

Soil Fertility: Please see included Soil Map provided by Surety Maps for a complete list of soil types.
Average Soil test results from 2022 tests.

PHW 6.485
OM 3.335
K1 351.1
P1 96.7
CEC 20

FINANCIALS

Finance Data Year:

2022 Taxes, Paid 2023

Real Estate Taxes:

2022 Taxes, \$10,428.92 or \$63.98 per acre.

Investment Amount:

\$3,011,800.00 or \$18,500.00 per acre

LOCATION

Address:

E 18th Road & N 46th Road, Leland, IL 60531

County:

LaSalle County, IL

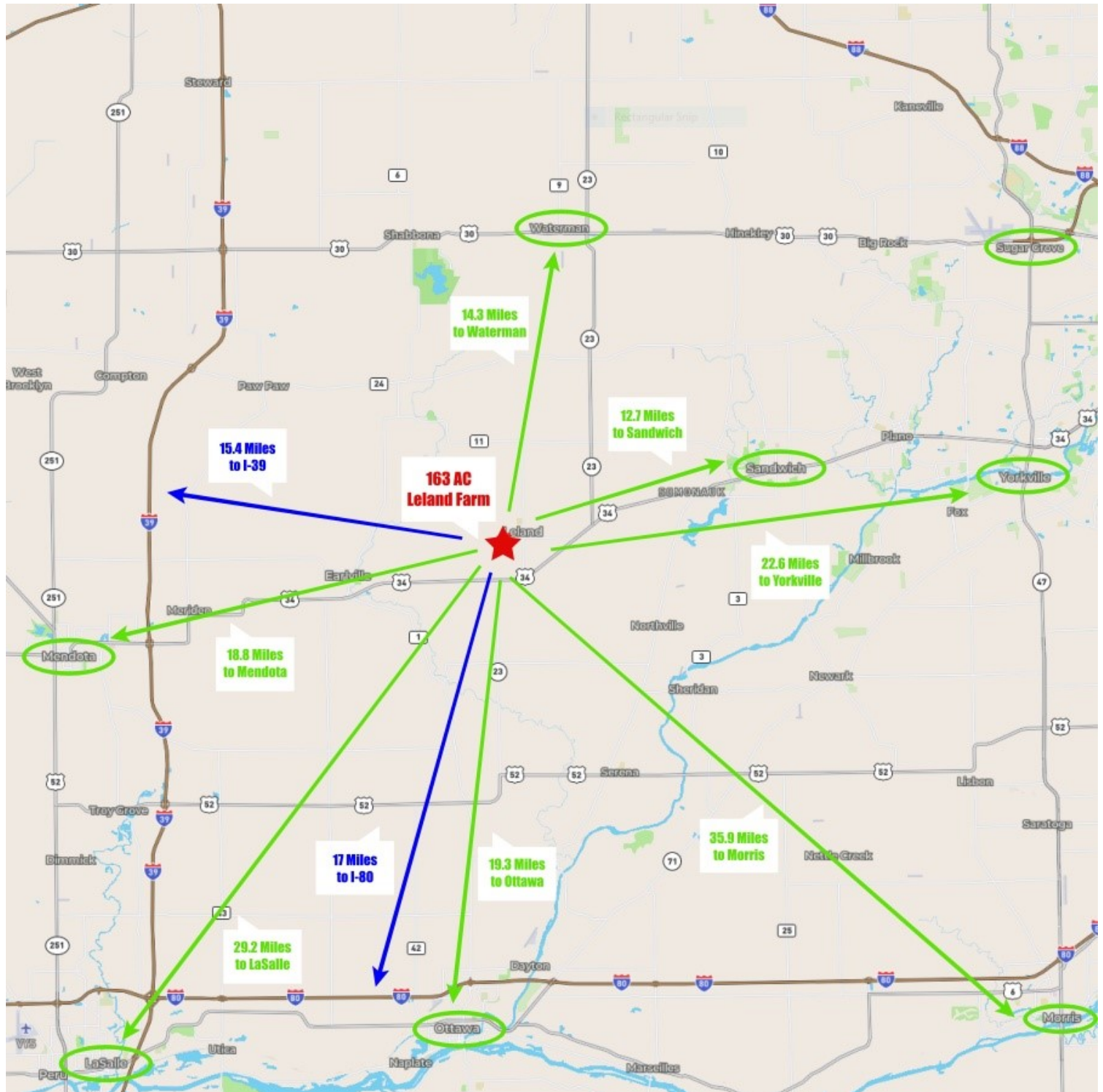


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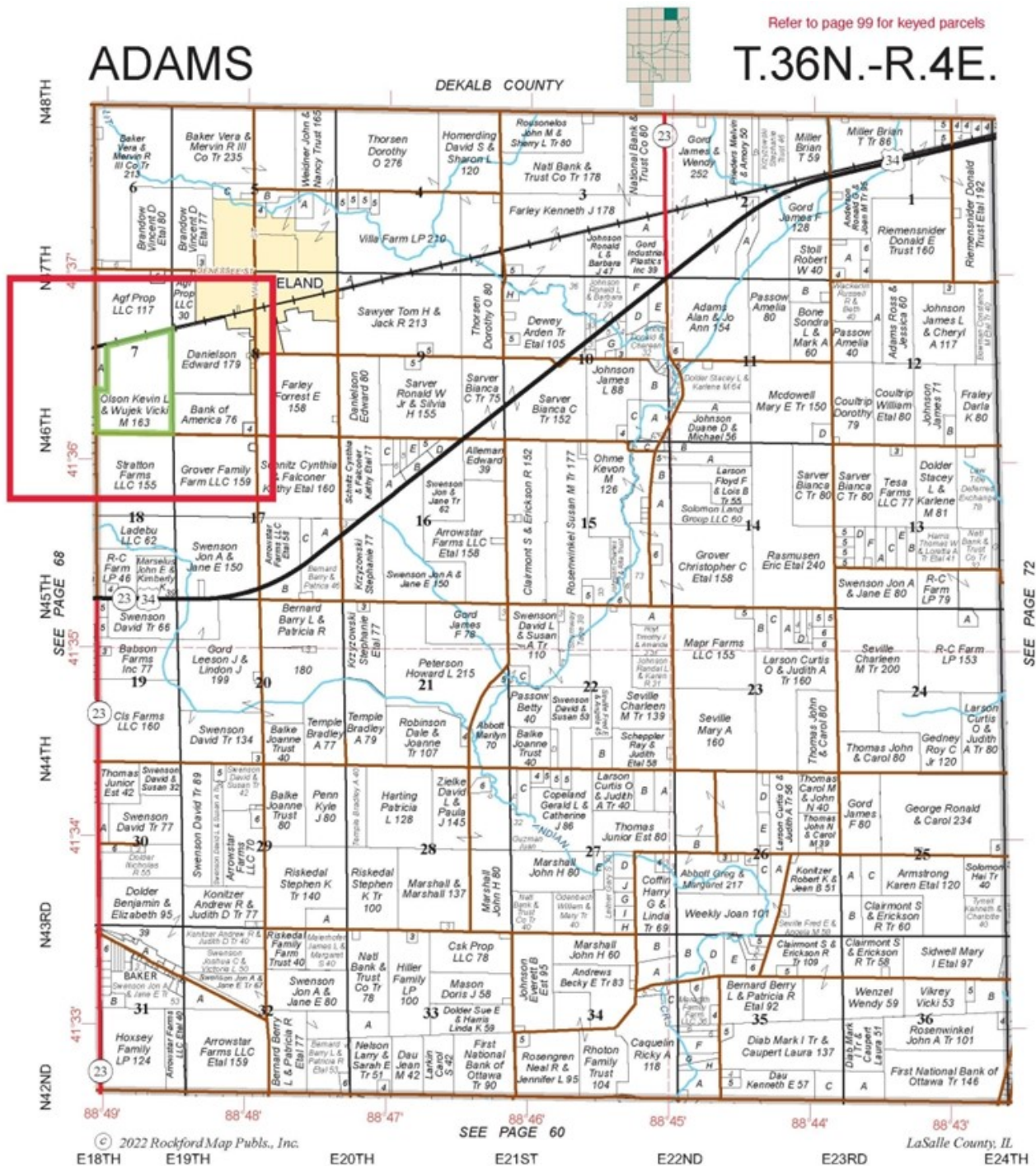
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AERIAL ROAD MAP



PLAT MAP

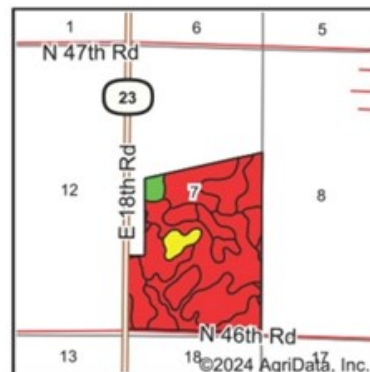
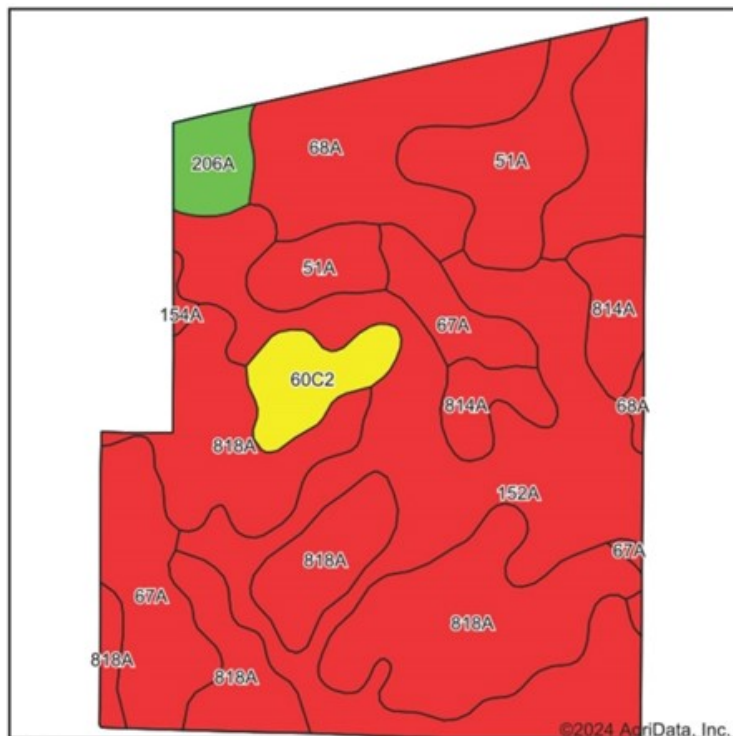


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: Illinois
County: LaSalle
Location: 7-36N-4E
Township: Adams
Acres: 159.37
Date: 4/22/2024

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

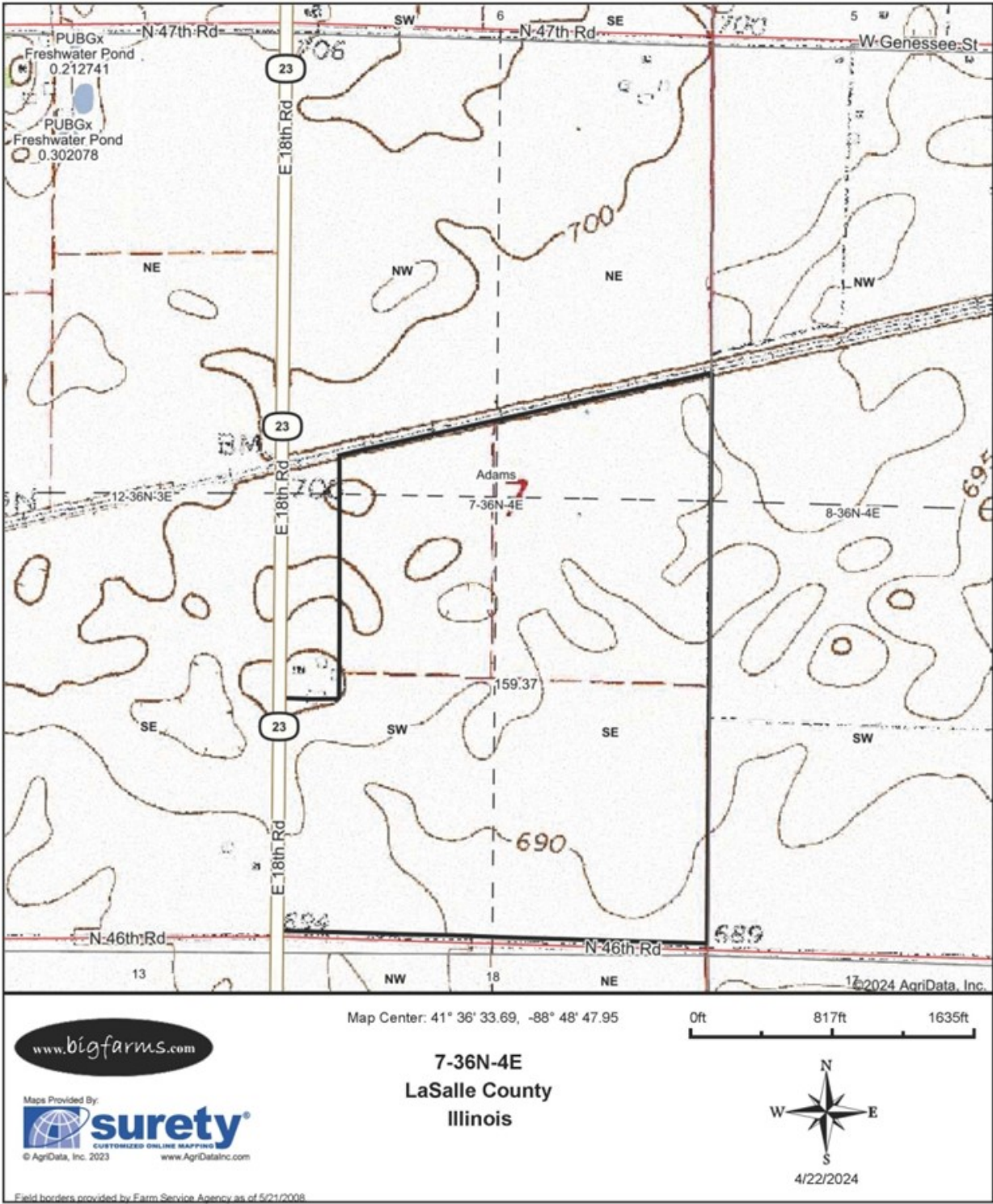
Area Symbol: IL099, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	47.11	29.6%		**195	**63	**144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	41.66	26.1%		190	61	141
**68A	Sable silty clay loam, 0 to 2 percent slopes	24.13	15.1%		**192	**63	**143
**67A	Harpster silty clay loam, 0 to 2 percent slopes	14.87	9.3%		**182	**57	**133
51A	Muscature silt loam, 0 to 2 percent slopes	14.56	9.1%		200	64	147
814A	Muscature-Buckhart silt loams, 0 to 3 percent slopes	7.56	4.7%		194	62	144
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	5.34	3.4%		**145	**47	**108
206A	Thorp silt loam, 0 to 2 percent slopes	3.71	2.3%		170	55	126
154A	Flanagan silt loam, 0 to 2 percent slopes	0.43	0.3%		194	63	144
Weighted Average					190.2	61.2	140.7

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

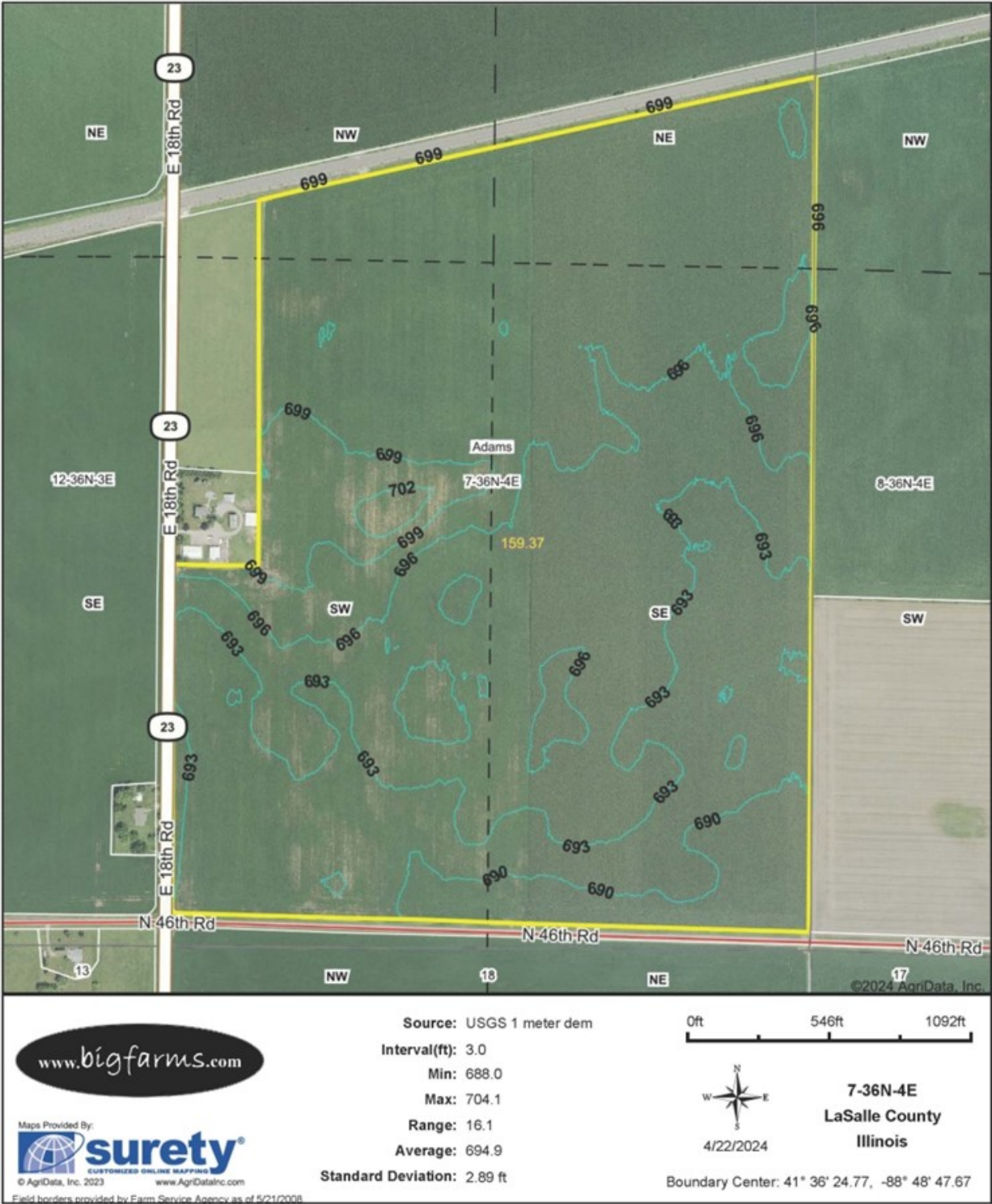
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

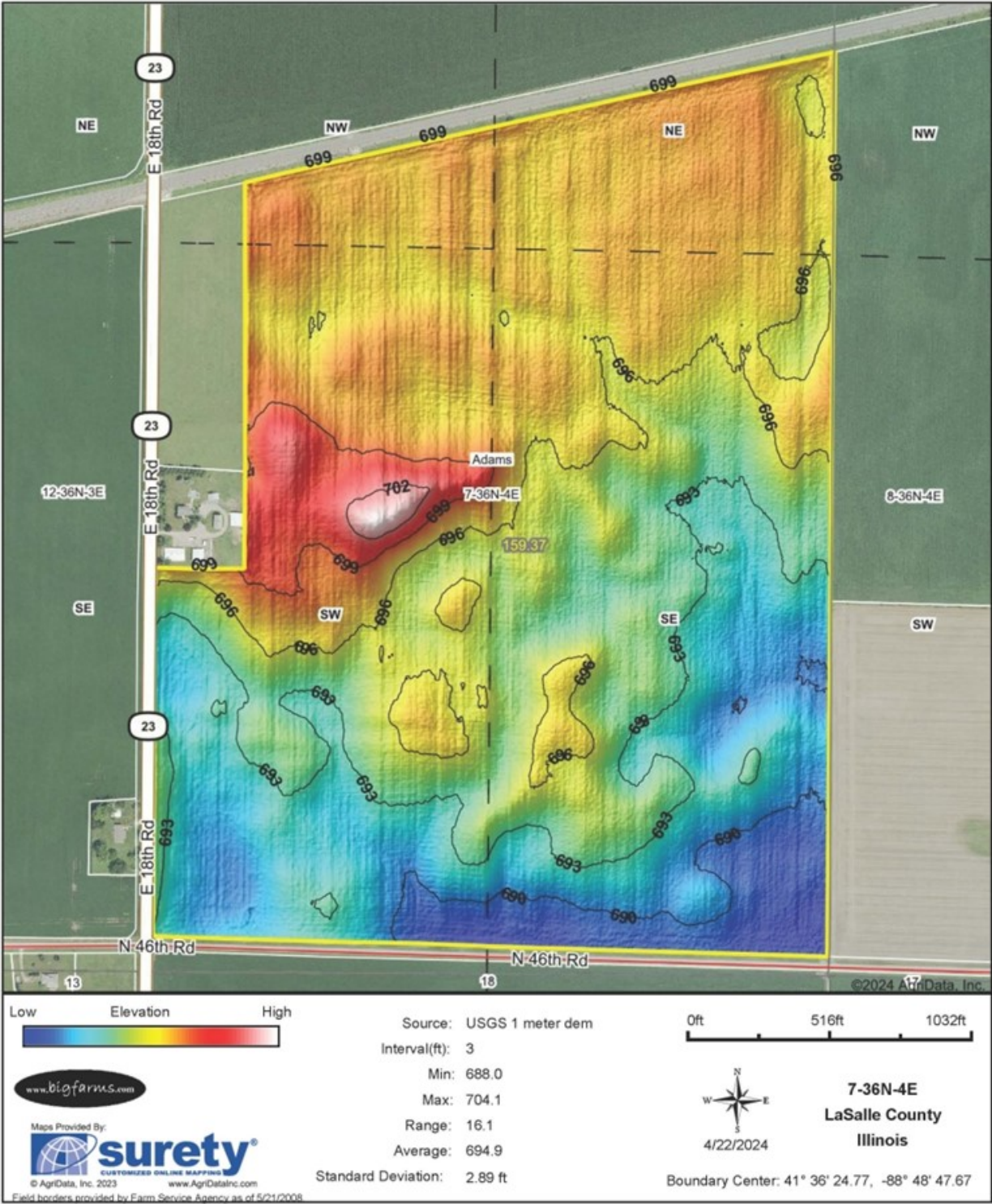
TOPO MAP



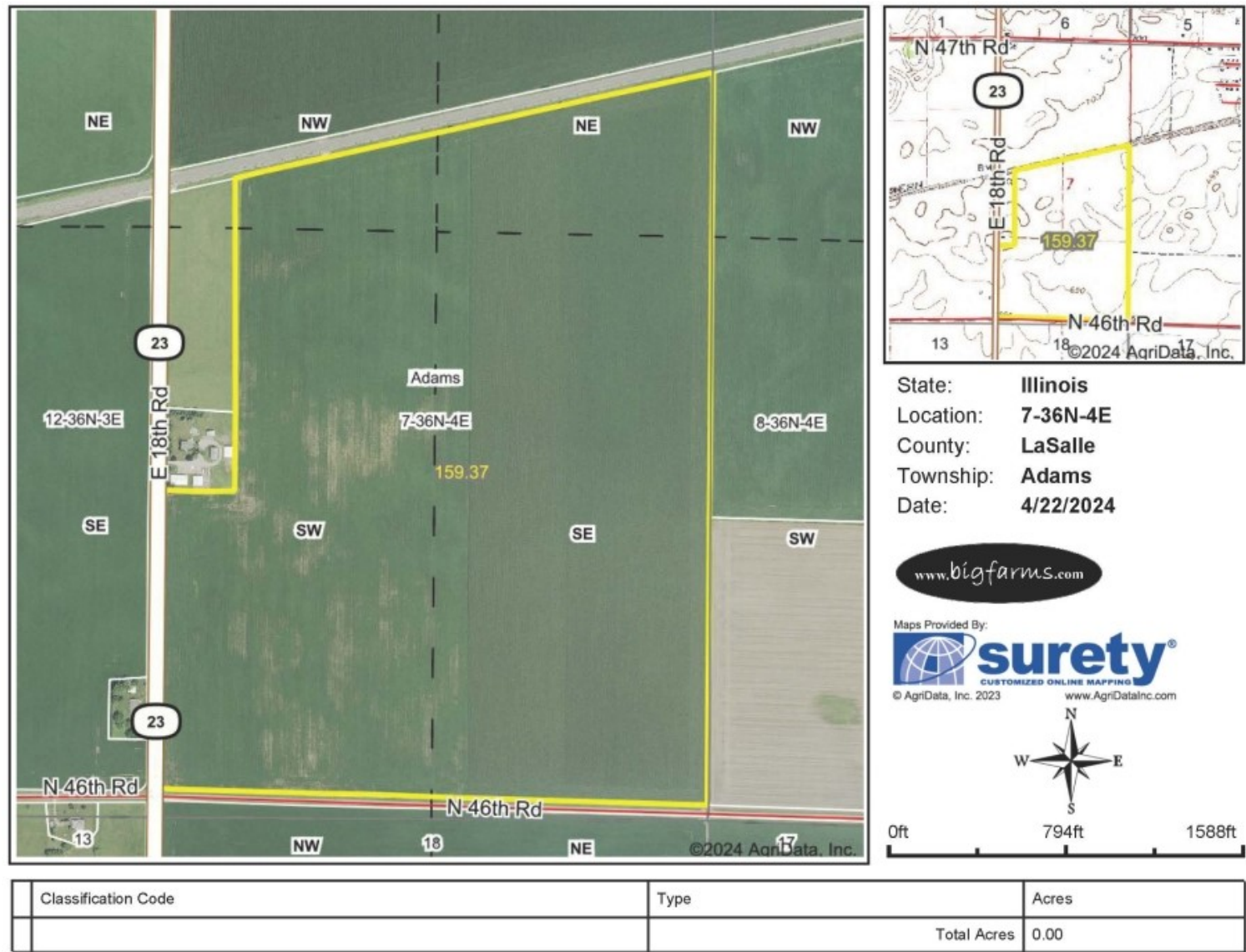
TOPO CONTOURS MAP



TOPO HILLSHADE MAP

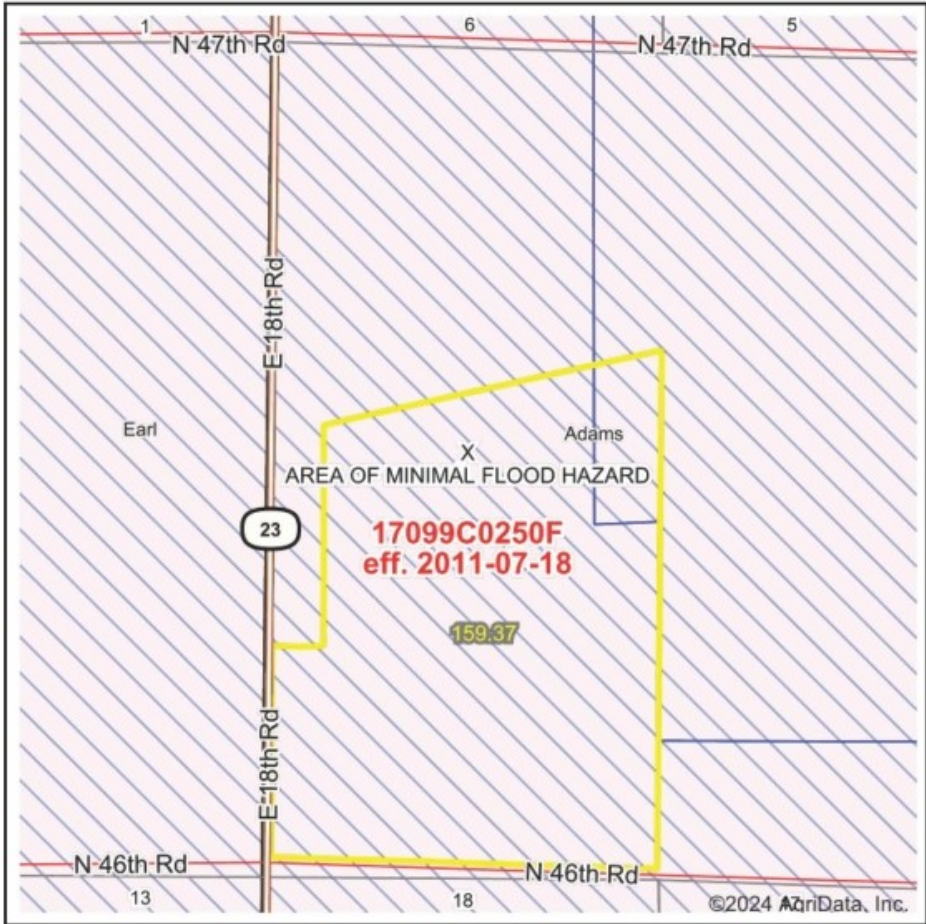


WETLAND MAP



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

FEMA MAP



Map Center: 41° 36' 33.69, -88° 48' 47.95
State: IL Acres: 159.37
County: LaSalle Date: 4/22/2024
Location: 7-36N-4E
Township: Adams



Maps Provided By:

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Name	Number	County	NFIP Participation	Acres	Percent
LaSalle County	170400	LaSalle	Regular	149.05	93.5%
Village of Leland	171062	LaSalle	None	10.32	6.5%
Total				159.37	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	159.37	100%
Total			159.37	100%

Panel	Effective Date	Acres	Percent
17099C0250F	7/18/2011	159.37	100%
Total		159.37	100%

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.**

DISCLAIMER

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