

189 AC LIVINGSTON CO NEWTOWN TWP FARM

E 3000 North Road
Cornell IL 61319

For more information contact:

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



GOODWIN

County:	Livingston
Township:	Newtown
Gross Land Area:	189 Acres
Property Type:	Vacant Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,797,400.00
Unit Price:	\$9,500.00 per acre
Productivity Index (PI):	116.0
Buildings:	No Buildings
Zoning:	A-1, Agriculture



189.2-acre tract of high-quality cropland in Livingston County, near Cornell (PIN 02-02-21-200-005). Parcel is nearly all tillable, with strong soil types (Bryce & Swygert silty clay loams dominate), level to gently rolling topography, and excellent access to major highways. This Manville parcel features frontage on Illinois Route 17.

Livingston County is recognized for its highly productive farmland, strong agricultural base, and proximity to Chicago, Bloomington, and Peoria markets. With access to I-55, multiple state highways, and nearby grain markets, farms in this area consistently demonstrate stable yields and long-term investment value. These tracts offer both immediate farming income potential and attractive positioning for future agricultural investment.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 189 Acre Livingston County Newtown Township Farm
Tax ID Number/APN: 189.2 Acre Parcel, Newtown Township: 02-02-21-200-005
Possible Uses: Agricultural Production
Zoning: A-1, Agricultural

AREA & LOCATION

School District: 189.2 Acre Parcel (Cornell): Woodland CUSD 5 (P-12)
Location Description: 189.2 Acre Parcel (Cornell): The property is situated on E 3000 North Road, Cornell, IL 61319, in Livingston County. It lies east of the village of Cornell along 3000 North Road, with access via rural township roads. The site is between Dwight (to the north) and Cornell (to the west), and lies within the 61319 postal area. The farm is next to Manville.

The properties are approximately 10.4 miles apart (15-20 minutes drive time).

Site Description: 189.2 Acre Parcel (Cornell): The property consists of 189± contiguous acres located in Newtown Township, Livingston County, Illinois. The farm features level to gently rolling cropland with good field drainage and efficient layout for modern equipment. Nearly all acres are tillable with productive soils well-suited for corn and soybean production. The tract has excellent road frontage along Illinois Route 17 on the north boundary and township roads on the east and south, providing multiple points of access. No building improvements are included in the sale. This farm represents a large, well-shaped tract of high-quality farmland with strong soil productivity and convenient access to major transportation routes.

Side of Street: 189.2 Acre Parcel (Cornell): This property is located on the south side of IL-17/E 3000 North Road, the west side of N 900 East Road, and the north side of E 2950 North Road.

Highway Access: 189.2 Acre Parcel (Cornell):
I-55 Odell Exit: ~10 miles
I-55 Dwight Exit: ~18 miles
I-55 Pontiac Exit: ~6 miles
IL Route 17 (Pontiac): ~6 miles
IL Route 17 (Dwight): ~18 miles
US Route 24 (Pontiac): ~6 miles
IL Route 116 (Pontiac): ~6 miles
I-80 Morris Access: ~33 miles

Road Type: Property has tar & chip roads, but also has frontage on State Highway 17.

Legal Description: 189.2 Acre Parcel (Cornell): PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; E1/2 NE1/4; PART OF THE SE1/4 NW1/4; SW1/4 NE1/4 OF SECTION 21, TOWNSHIP 30 NORTH, 4 EAST, LIVINGSTON COUNTY, ILLINOIS AND PART OF THE NW1/4 NW1/4; PART OF THE SW1/4 NW1/4 OF SECTION 22, TOWNSHIP 30 NORTH, 4 EAST, LIVINGSTON COUNTY, ILLINOIS

Property Visibility: 189.2 Acre Parcel (Cornell): This property is visible from IL-17/E 3000 North Road, N 900 East Road, and E 2950 North Road.

Largest Nearby Street: 189.2 Acre Parcel (Cornell): IL-17/E 3000 North Road

Transportation: 189.2 Acre Parcel (Cornell):
Pontiac Amtrak Station: ~5.7 miles
Dwight Amtrak Station: ~18 miles
Bloomington-Normal Amtrak Station: ~33 miles

LAND RELATED

Lot Frontage (Feet): 189.2 Acre Parcel (Cornell): There is approximately 2,205 feet of frontage on IL-17/E 3000 North Road, 2,619 feet of frontage on N 900 East Road, and 2,727 feet of frontage on E 2950 North Road.

Tillable Acres: 189.2 Acre Parcel (Cornell): There are approximately 179.04 tillable acres.

Buildings: There are no buildings located on the property.

Zoning Description: Zoned as A-1, Agriculture

Flood Plain or Wetlands: 189.2 Acre Parcel (Cornell): There are no wetlands on this property.

For detailed information, please see the FEMA Report and Wetland Maps for each property, provided by Surety Maps.

Topography: 189.2 Acre Parcel (Cornell): This farm is characterized by nearly level cropland with gentle elevation changes between approximately 597 and 624 feet above sea level. The elevation range of about 26 feet creates mild slopes that aid natural drainage without hindering tillage or planting. The tract's smooth contours and consistent slope patterns make it highly workable and productive, with very little non-tillable ground.

FSA Data: Newtown Twp:
183.76 Farmland Acres, 180.3 Cropland Acres.
Corn Base: 99.4 acres with a PLC Yield of 142
Soybean Base: 80.8 acres with a PLC Yield of 45

Soil Type: 189.2 Acre Parcel Newtown Township:
41.1% – Swygert silty clay loam, 0–2% slopes (91A)
37.5% – Bryce silty clay, 0–2% slopes (235A)
7.9% – Clarence silty clay loam, 0–2% slopes (147A)
6.2% – Clarence silty clay loam, 2–4% slopes, eroded (147B2)
4.3% – Monee silt loam, 0–2% slopes (229A)
1.2% – Mokena silt loam, 0–2% slopes (295A)
1.1% – Swygert silty clay loam, 2–4% slopes, eroded (91B2)
0.5% – Lawson silt loam, 0–2% slopes, frequently flooded (3451A)
0.2% – Milford silty clay loam, 0–2% slopes (69A)
Weighted Average PI: 115

For details, please see the included Soil Map for each property, provided by Surety Maps.

FINANCIALS

Finance Data Year: 2024 Tax Year, Payable 2025

Real Estate Taxes: 189.2 Acre Parcel (Cornell): \$6,254.50

Investment Amount: \$1,797,400.00
-or-
\$9,500.00

LOCATION

Address: 189.2 Acre Parcel (Cornell): E 3000 North Road, Cornell, IL 61319

County: Livingston County, IL

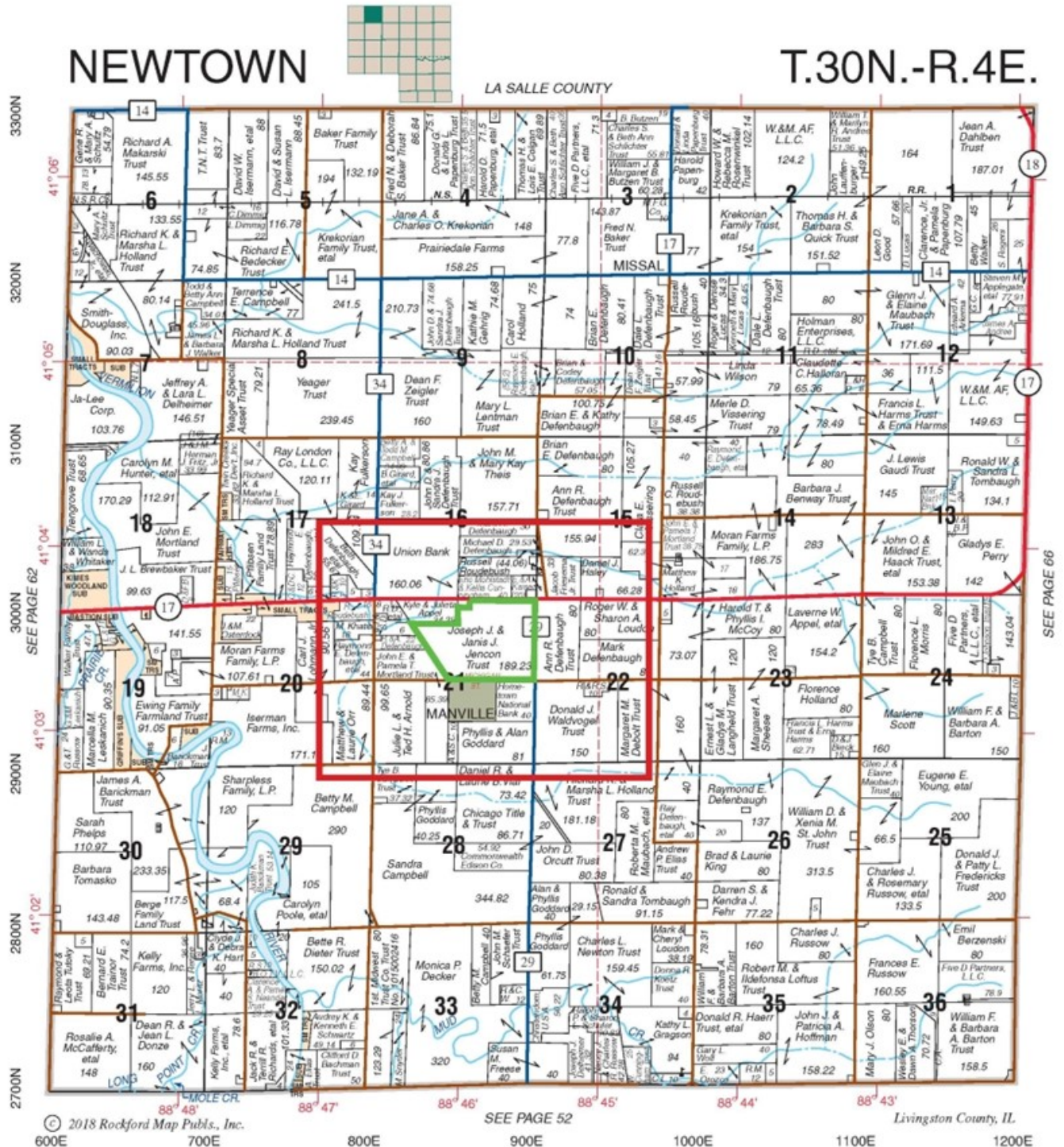


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PROPERTY MAP

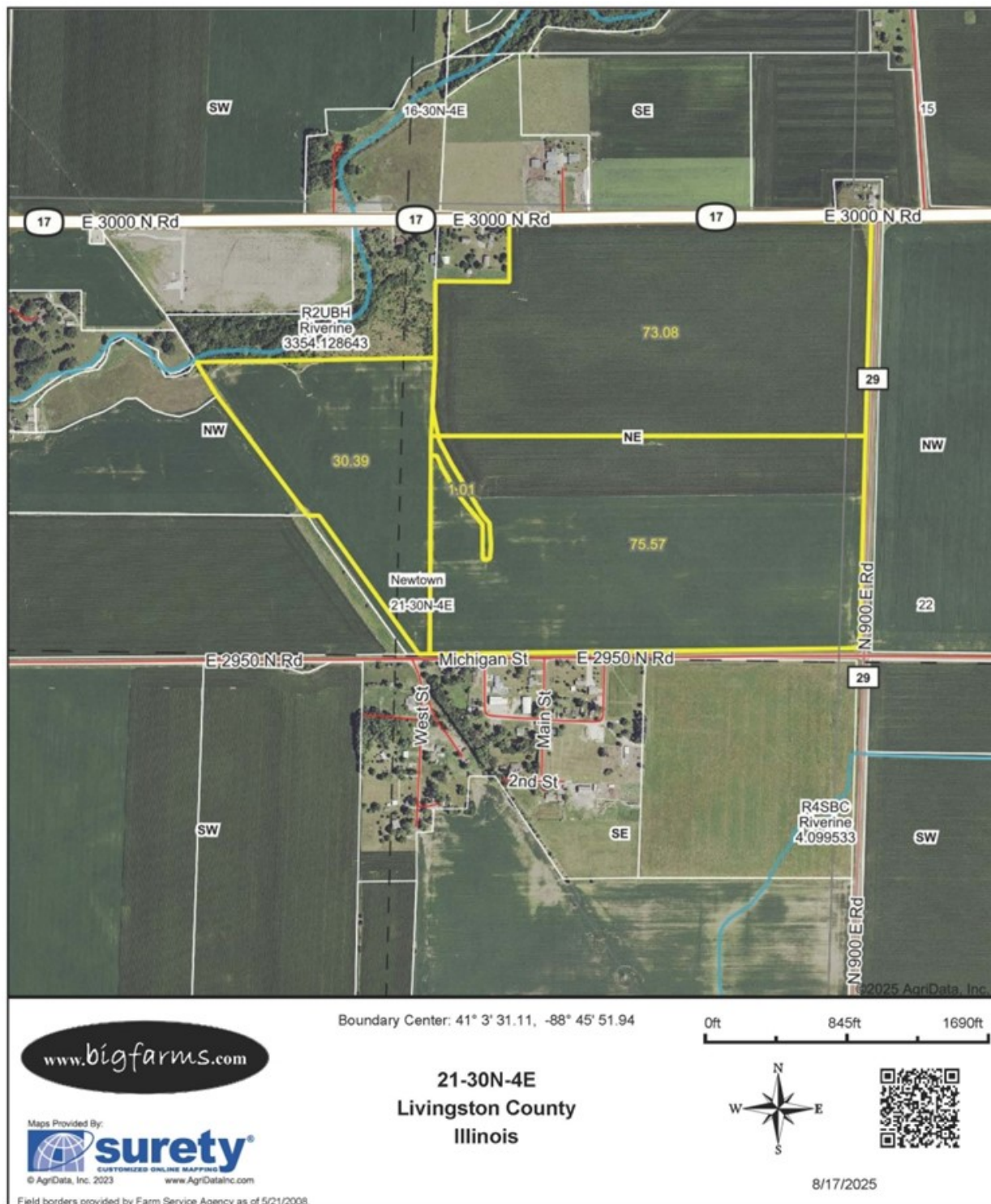


189 AC CORNELL PARCEL - PLAT MAP

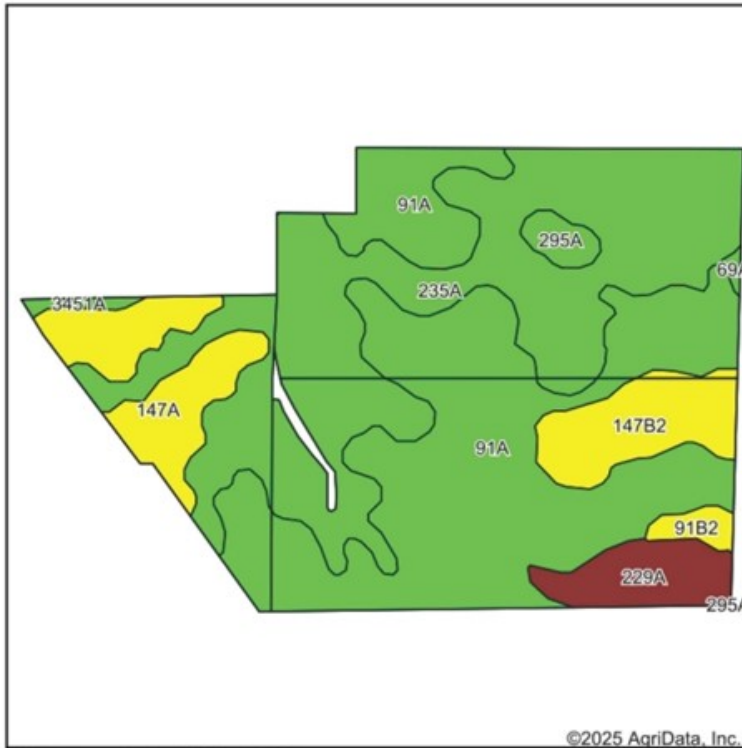


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

189 AC CORNELL PARCEL - FSA AERIAL MAP

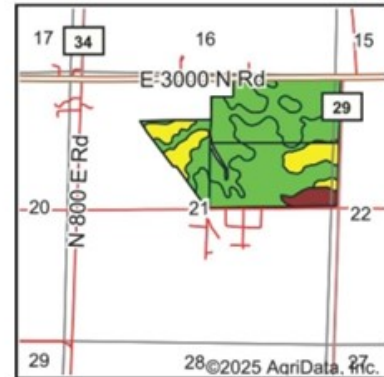


189 AC CORNELL PARCEL - SOIL MAP



Soils data provided by USDA and NRCS.

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State: Illinois
County: Livingston
Location: 21-30N-4E
Township: Newtown
Acres: 179.04
Date: 8/17/2025

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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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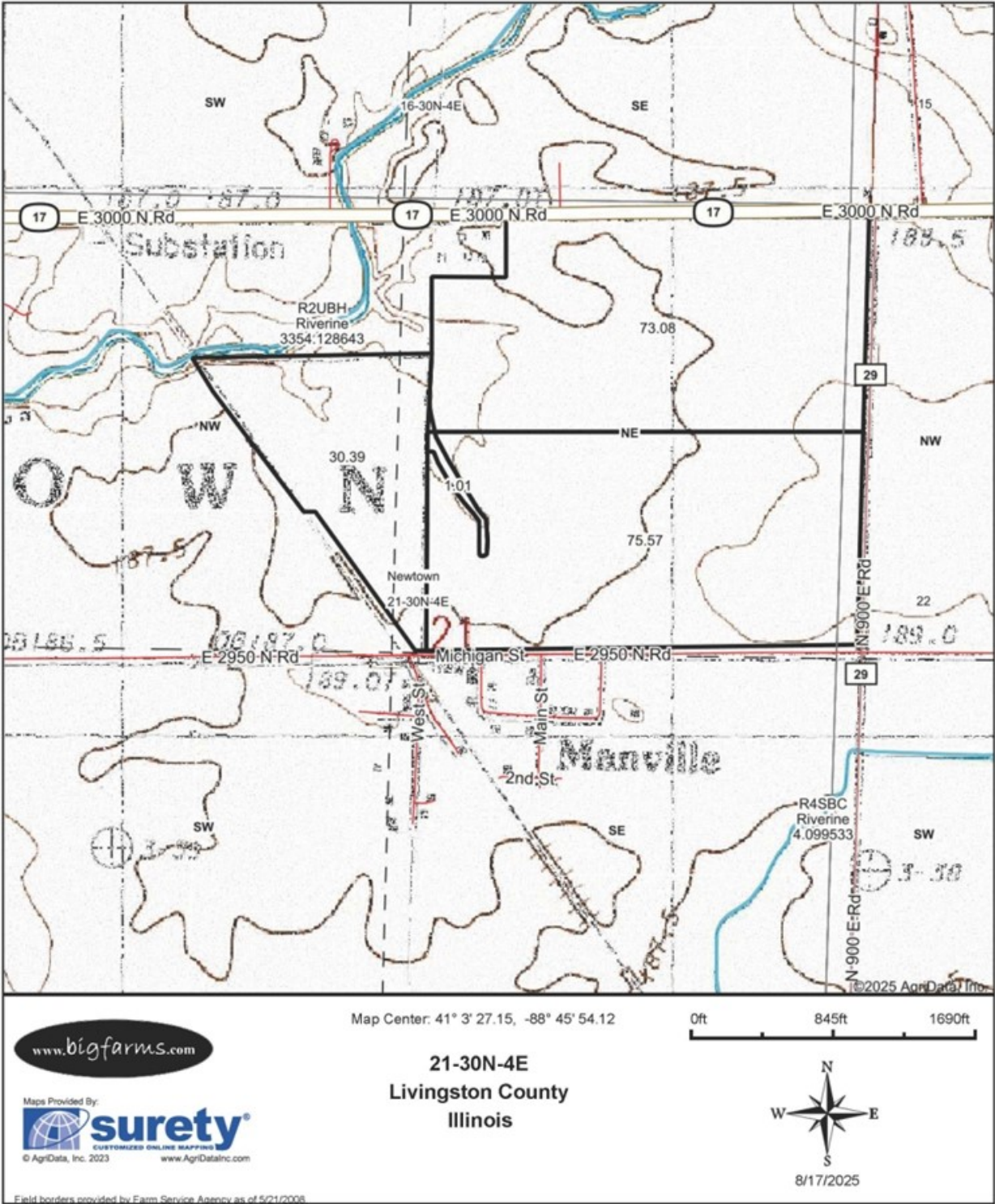
Area Symbol: IL105, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**91A	Swygert silty clay loam, 0 to 2 percent slopes	73.54	41.1%		**158	**52	**118
**235A	Bryce silty clay, 0 to 2 percent slopes	67.15	37.5%		**161	**54	**120
**147A	Clarence silty clay loam, 0 to 2 percent slopes	14.07	7.9%		**140	**49	**107
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	11.18	6.2%		**130	**46	**100
**229A	Monee silt loam, 0 to 2 percent slopes	7.70	4.3%		**132	**44	**98
295A	Mokena silt loam, 0 to 2 percent slopes	2.22	1.2%		172	54	126
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	1.90	1.1%		**147	**48	**110
**3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.90	0.5%		**171	**55	**126
**69A	Milford silty clay loam, 0 to 2 percent slopes	0.38	0.2%		**171	**57	**128
Weighted Average					155	51.8	116

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: 01-28-2025

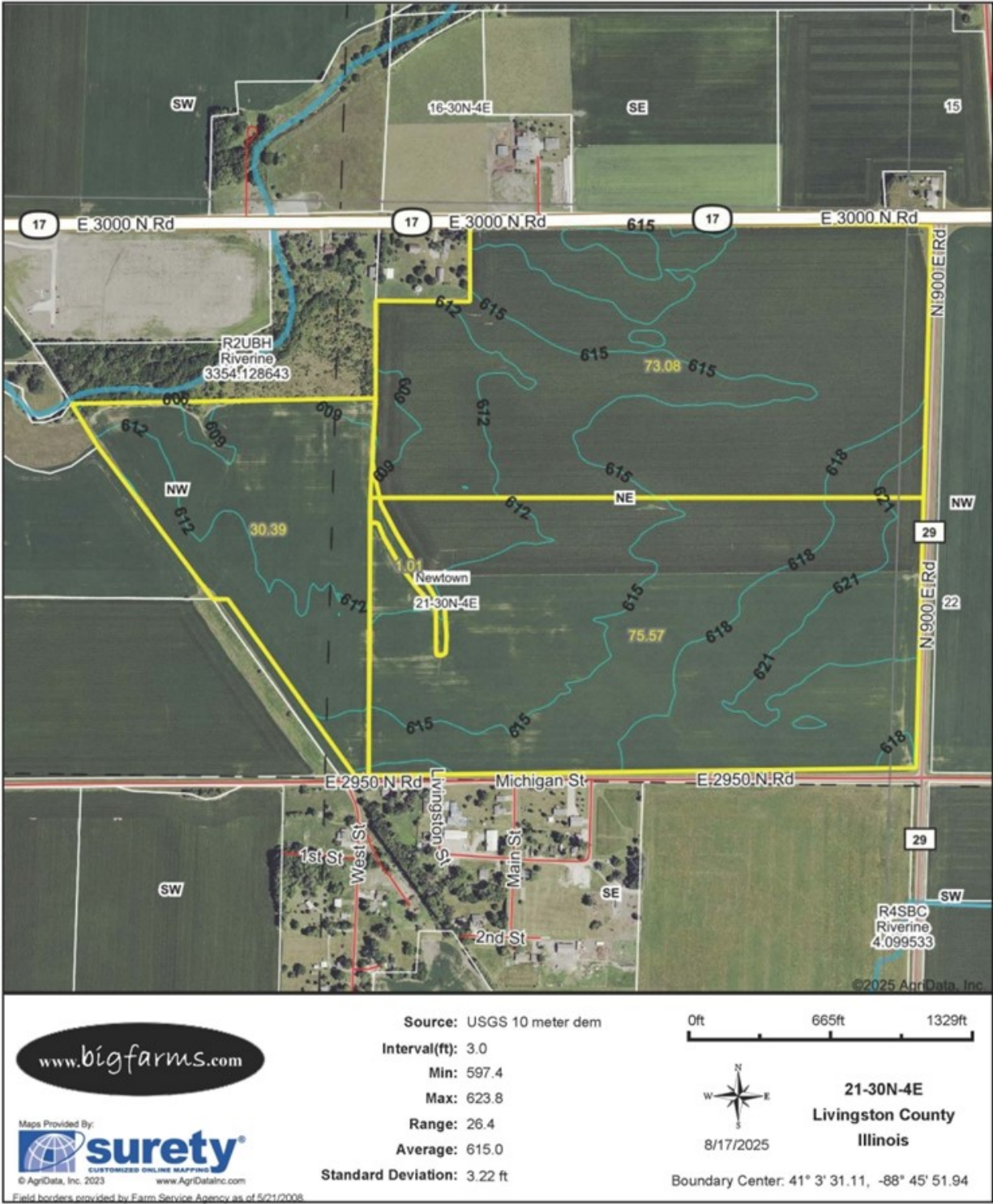
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

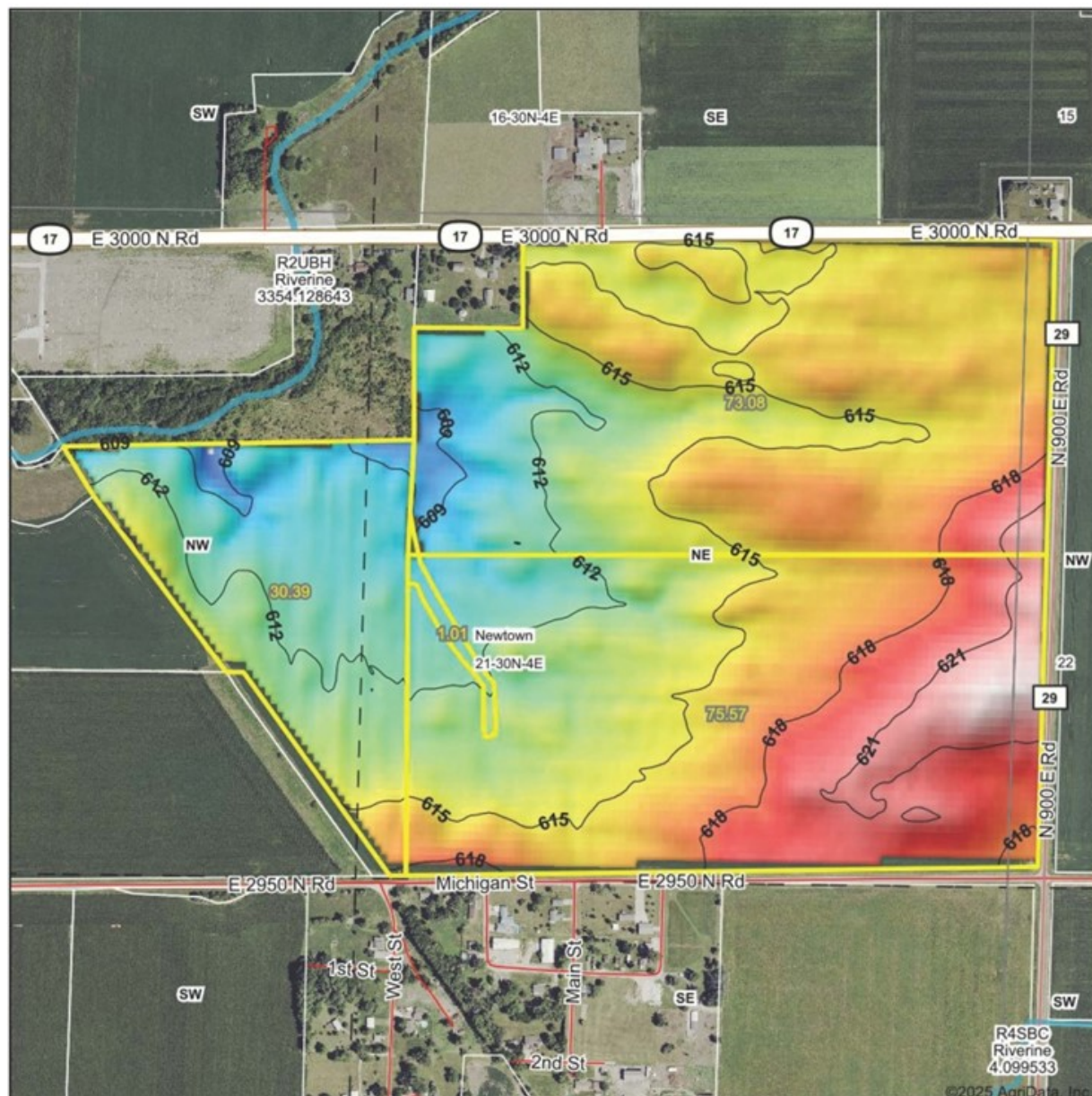
189 AC CORNELL PARCEL - TOPO MAP



189 AC CORNELL PARCEL - TOPO CONTOURS MAP



189 AC CORNELL PARCEL - TOPO HILLSHADE MAP



Low Elevation High

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Maps Provided By:
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 Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 597.4

Max: 623.8

Range: 26.4

Average: 615.0

Standard Deviation: 3.22 ft

0ft 634ft 1269ft



8/17/2025

21-30N-4E
 Livingston County
 Illinois

Boundary Center: 41° 3' 31.11, -88° 45' 51.94

189 AC CORNELL PARCEL - WETLAND MAP



State: Illinois
Location: 21-30N-4E
County: Livingston
Township: Newtown
Date: 8/17/2025



Maps Provided By:

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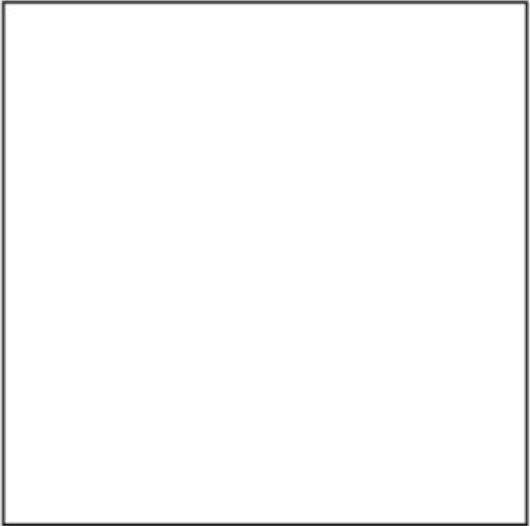
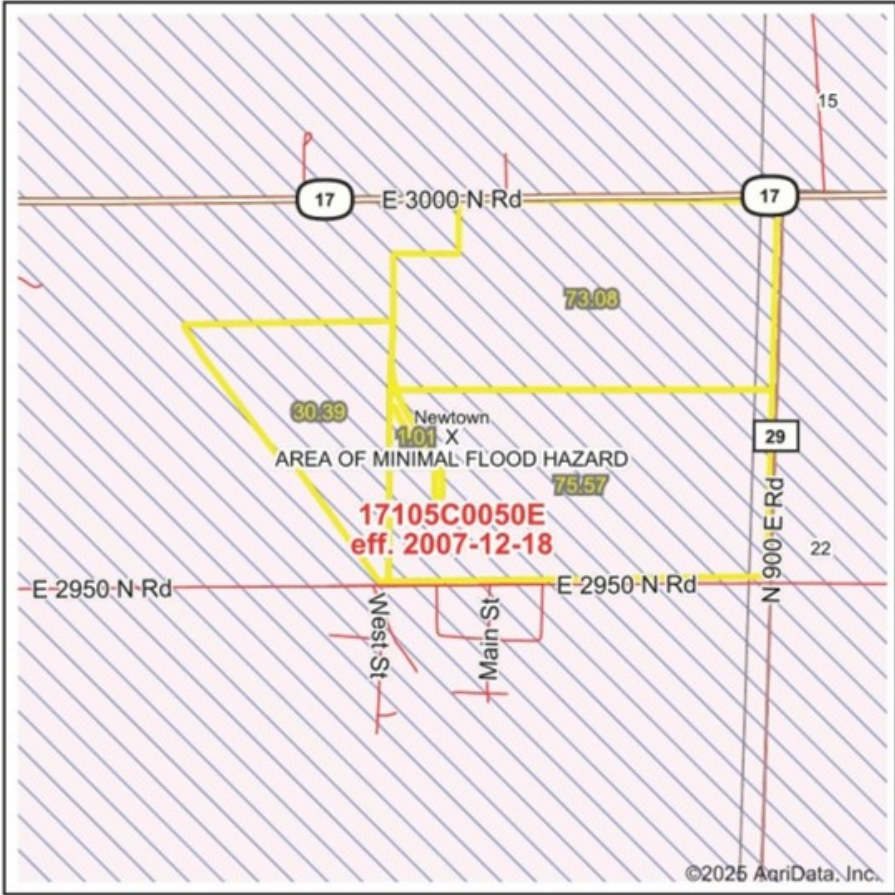


0ft 966ft 1933ft

Classification Code	Type	Acres
	Total Acres	0.00

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

189 AC CORNELL PARCEL - FEMA REPORT



Map Center: 41° 3' 27.15, -88° 45' 54.12
State: IL Acres: 180.05
County: Livingston Date: 8/17/2025
Location: 21-30N-4E
Township: Newtown

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Livingston County	170929	Livingston	Regular	180.05	100%
Total				180.05	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	180.05	100%
Total			180.05	100%

Panel	Effective Date	Acres	Percent
17105C0050E	12/18/2007	180.05	100%
Total		180.05	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

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