

## 196 AC LIVINGSTON CO NEVADA TWP FARM

**E 3000 North Road  
Odell IL 60460**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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

**GOODWIN**



**County:** Livingston  
**Township:** Nevada  
**Gross Land Area:** 196 Acres  
**Property Type:** Vacant Agricultural Farmland  
**Possible Uses:** Agricultural Production  
**Total Investment:** \$1,868,650.00  
**Unit Price:** \$9,500.00 per acre  
**Productivity Index (PI):** 115.0  
**Buildings:** No Buildings  
**Zoning:** A-1, Agriculture



196.7 acres of high-quality cropland in Livingston County, near Odell (PIN 04-04-18-300-004). 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. The Odell parcel fronts a paved township road and is just minutes from I-55.

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:**

**Tax ID Number/APN:**

**Possible Uses:**

**Zoning:**

196 Acre Livingston County Nevada Township Farm

196.7 Acre Parcel, Nevada Township: 04-04-18-300-004

Agricultural Production

A-1, Agricultural

### AREA & LOCATION

**School District:**

**Location Description:**

196.7 Acre Parcel (Odell): Odell CCSD 435 (P-8), Pontiac Twp HSD 90 (9-12)

196.7 Acre Parcel Nevada Township: The property is located on E 3000 North Road, Odell, IL 60460, in Livingston County. It sits just west of Interstate 55, north of Odell, and can be easily located on maps between Dwight (10 miles north) and Pontiac (15 miles south). Access is from 3100 North Road, a paved country road providing direct connection to the interstate and surrounding communities.

**Site Description:**

196.7 Acre Parcel (Odell): The property consists of 196± contiguous acres located in Nevada Township, Livingston County, Illinois. The farm is primarily level to gently rolling cropland with a central drainage way, providing efficient field access and management. The tract is nearly all tillable with productive soils, suitable for corn and soybean rotations. A small farmstead is present at the southwest corner of the boundary but is not included in the sale. The land is bordered by well-maintained township roads, offering reliable access for equipment and transport. This property represents a sizable, well-shaped tract of farmland in a strong agricultural area, combining efficient field layout and excellent access.

**Side of Street:**

196.7 Acre Parcel (Odell): This property is located on the north side of E 3000 North Road and the east side of N 1800 East Road.

**Highway Access:**

196.7 Acre Parcel (Odell):

I-55 Odell Exit: ~6.5 miles

I-55 Dwight Exit: ~8 miles

I-55 Pontiac Exit: ~11 miles

IL Route 17 (Dwight): ~8.5 miles

IL Route 17 (Pontiac): ~9.5 miles

US Route 24 (Pontiac): ~9.5 miles

IL Route 116 (Pontiac): ~9.5 miles

I-80 Morris Access: ~26 miles

Property has tar & chip roads.

**Road Type:**

**Legal Description:**

196.7 Acre Parcel (Odell): PART OF THE SE1/4 NE1/4; PART OF THE NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 13, TOWNSHIP 30 NORTH, 5 EAST, LIVINGSTON COUNTY, ILLINOIS AND PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4; N1/2 SW1/4; PART OF THE SW1/4 SW1/4; SE1/4 SW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, 6 EAST, LIVINGSTON COUNTY, ILLINOIS

**Property Visibility:**

196.7 Acre Parcel (Odell): This property is visible from both E 3000 North Road and N 1800 East Road.

**Largest Nearby Street:**

196.7 Acre Parcel (Odell): E 3000 North Road

**Transportation:**

196.7 Acre Parcel (Odell):

Dwight Amtrak Station: ~8.6 miles

Pontiac Amtrak Station: ~9.6 miles

Bloomington-Normal Amtrak Station: ~41 miles

### LAND RELATED

**Lot Frontage (Feet):**

196.7 Acre Parcel (Odell): There is approximately 2,683 feet of frontage on E 3000 North Road and 3,324 on N 1800 East Road.

**Tillable Acres:**

196.7 Acre Parcel (Odell): 100% of this property is tillable acreage.

**Buildings:**

There are no buildings located on property.

**Zoning Description:**

Zoned as A-1, Agriculture

**Flood Plain or Wetlands:**

196.7 Acre Parcel (Odell): There are approximately 2.12 acres of Riverine that runs from the

northeast corner through the middle of the property to just north of the southwest corner.

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

**Topography:**

196.7 Acre Parcel (Odell): The farm features level to gently sloping topography, with elevations ranging from approximately 690 to 713 feet above sea level. The terrain is predominantly flat with slight undulations, providing excellent conditions for drainage and efficient field operations. With an elevation variance of just under 23 feet across the tract, the land is well suited for row crop production and supports modern farming equipment with minimal slope limitations.

**FSA Data:**

Nevada Twp:  
200.61 Farmland Acres, 196.92 Cropland Acres.  
Corn Base 103.2 acres with a PLC Yield of 146  
Soybean Base 91.3 acres with PLC Yield of 45

**Soil Type:**

196.7 Acre Parcel Nevada Township:  
46.9% – Bryce silty clay (235A)  
20.2% – Swygert silty clay loam, 0–2% slopes (91A)  
17.9% – Swygert silty clay loam, 2–4% slopes, eroded (91B2)  
9.8% – Clarence silty clay loam, 4–6% slopes, eroded (147C2)  
4.4% – Rantoul silty clay, 0–2% slopes (238A)  
0.8% – Mona silt loam, 2–5% slopes, eroded (448B2)  
Weighted Average PI: 116

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:**

196.7 Acre Parcel (Odell): \$6,416.36

**Investment Amount:**

\$1,868,650.00

-or-

\$9,500.00

**LOCATION**

**Address:**

196.7 Acre Parcel (Odell): E 3000 North Road, Odell, IL 60460

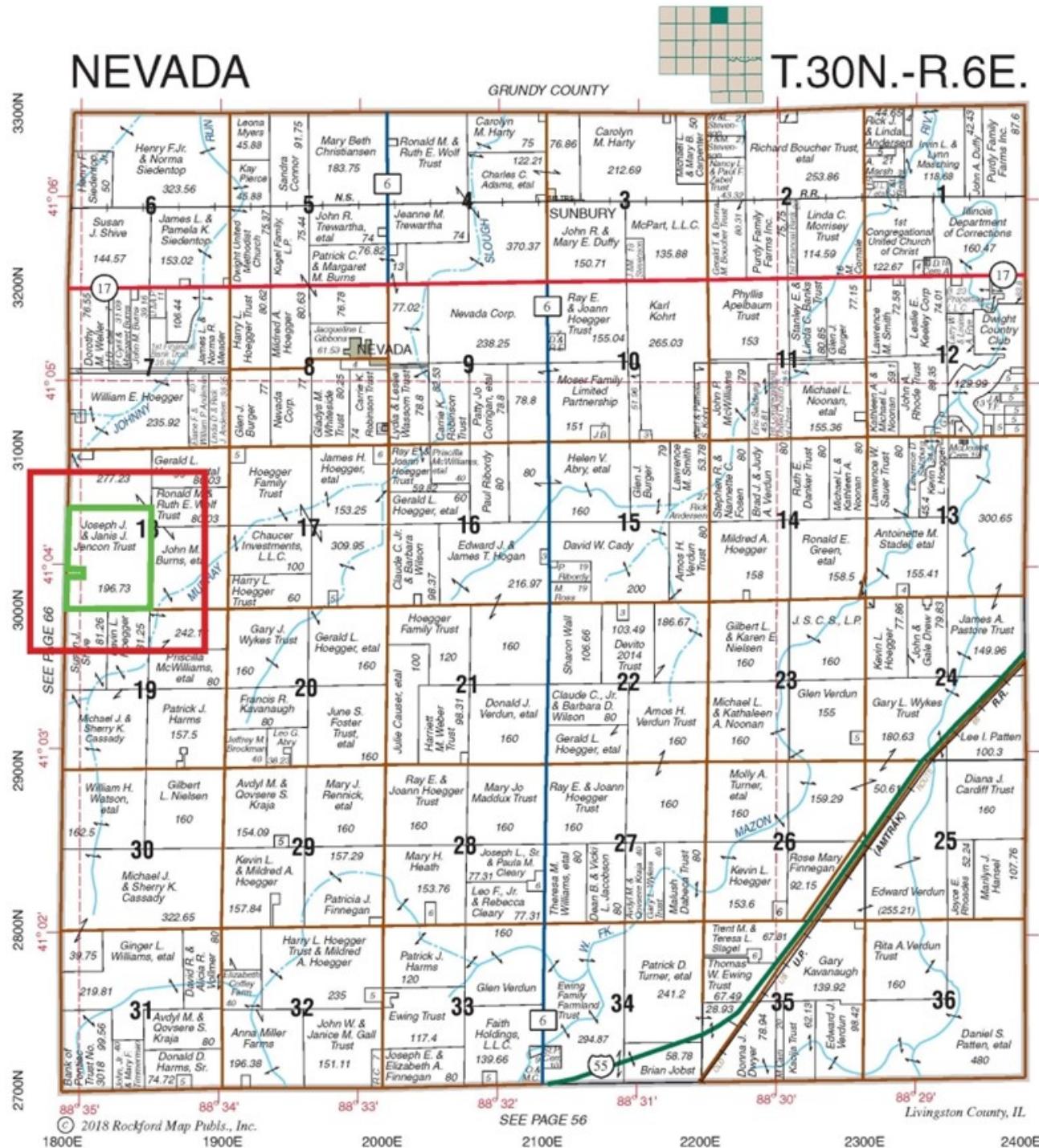
**County:**

Livingston County, IL

PROPERTY MAP



## 196 AC ODELL PARCEL - PLAT MAP



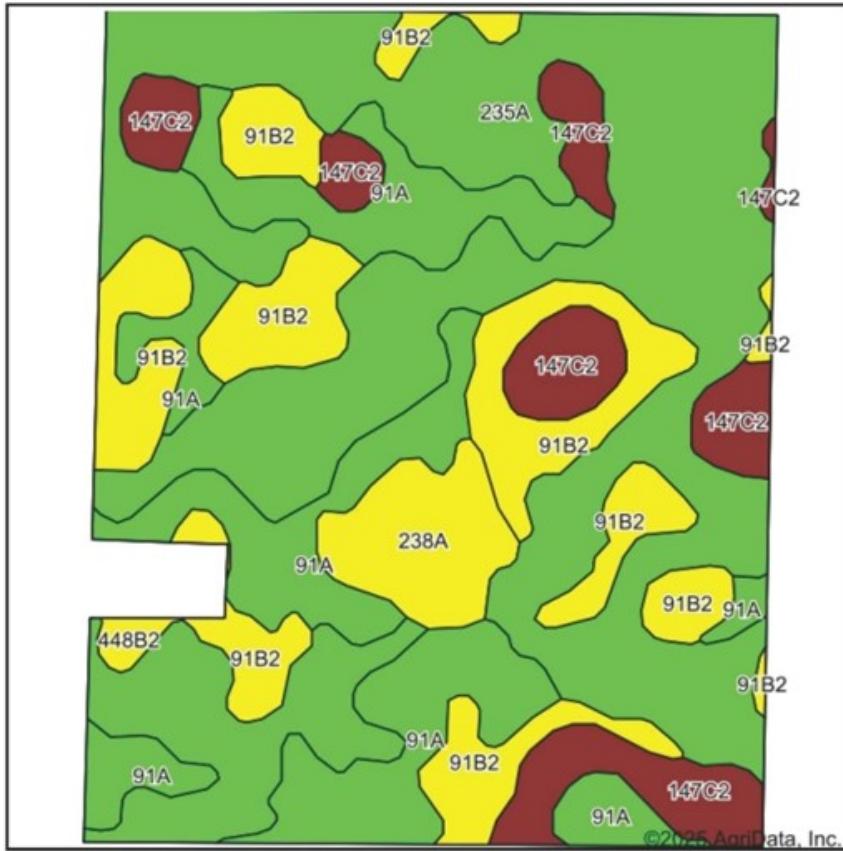
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

**Mark Goodwin**  
**Phone: 815-741-2226**  
**mgoodwin@bigfarms.com**

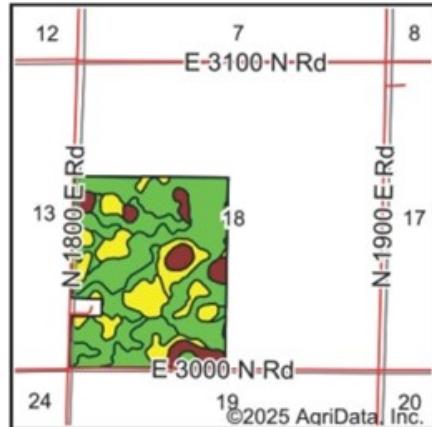
196 AC ODELL PARCEL - FSA AERIAL MAP



196 AC ODELL PARCEL - SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois  
County: Livingston  
Location: 18-30N-6E  
Township: Nevada  
Acres: 196.92  
Date: 8/17/2025

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Maps Provided By:  
 surety<sup>®</sup>  
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| Area Symbol: IL105, Soil Area Version: 19 |   |       |                  |                                     |           |               |  |       |
|---|---|-------|------------------|-------------------------------------|-----------|---------------|--|-------|
| Code                                      | Soil Description  | Acres | Percent of field | II. 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                 | 92.56 | 46.9%            |                                     | **161     | **54          |  | **120 |
| **91A                                     | Swygent silty clay loam, 0 to 2 percent slopes          | 39.78 | 20.2%            |                                     | **158     | **52          |  | **118 |
| **91B2                                    | Swygent silty clay loam, 2 to 4 percent slopes, eroded  | 35.23 | 17.9%            |                                     | **147     | **48          |  | **110 |
| **147C2                                   | Clarence silty clay loam, 4 to 6 percent slopes, eroded | 19.25 | 9.8%             |                                     | **127     | **45          |  | **97  |
| **238A                                    | Rantoul silty clay, 0 to 2 percent slopes               | 8.60  | 4.4%             |                                     | **143     | **48          |  | **109 |
| **448B2                                   | Mona silt loam, 2 to 5 percent slopes, eroded           | 1.50  | 0.8%             |                                     | **152     | **48          |  | **111 |
| Weighted Average                          |   |       |                  |                                     |           | 153.7         | 51.3   | 115   |

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

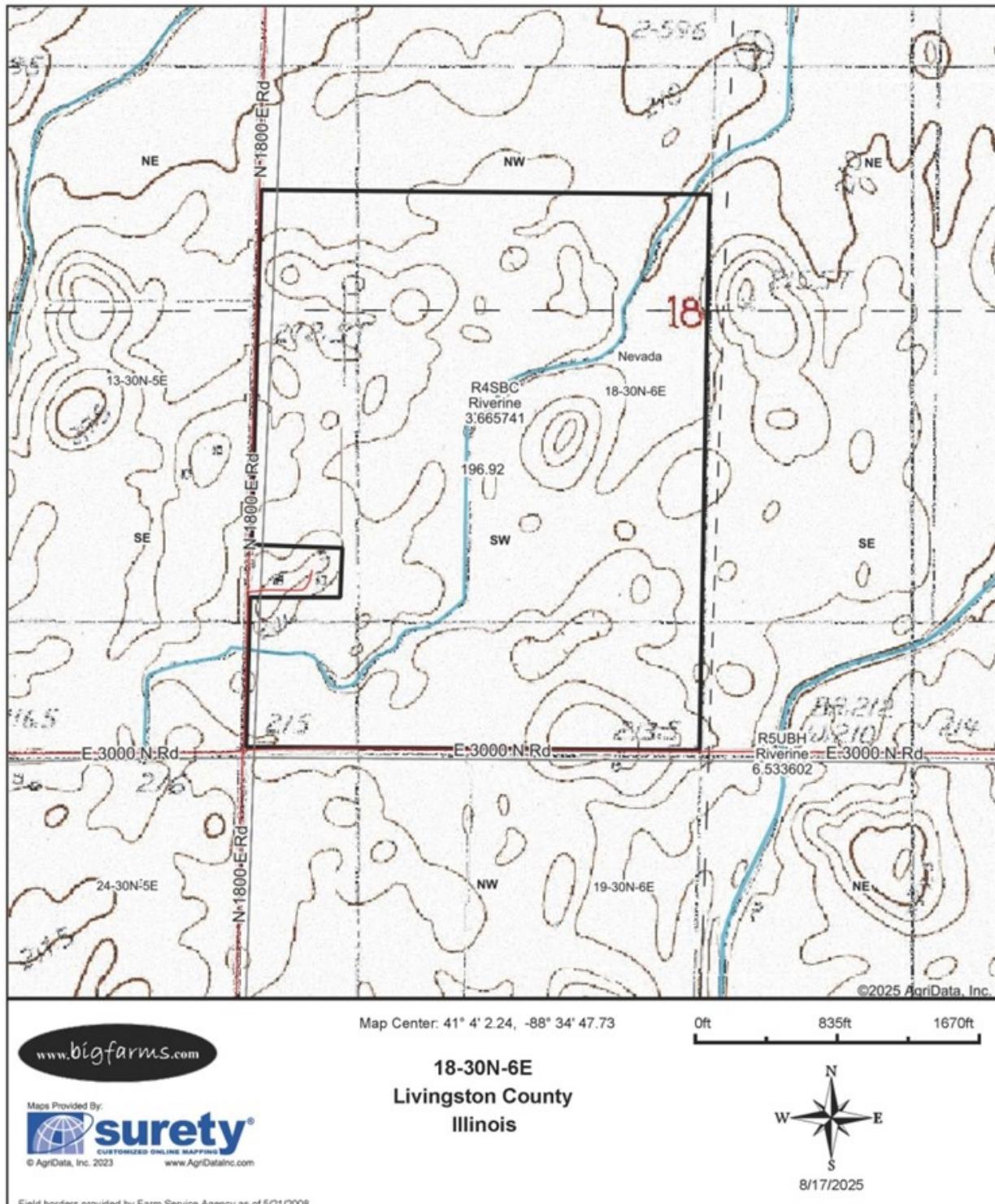
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

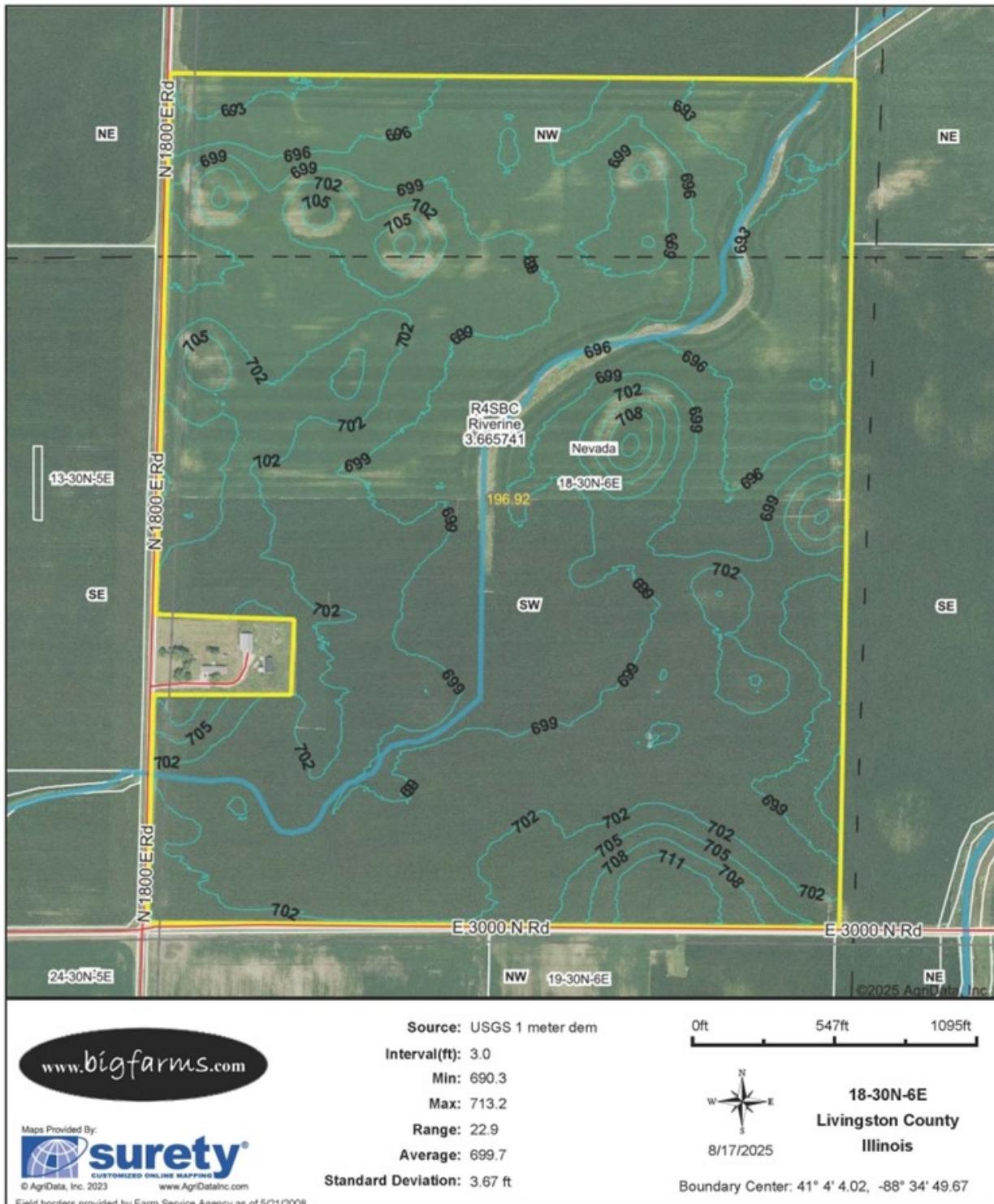
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Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

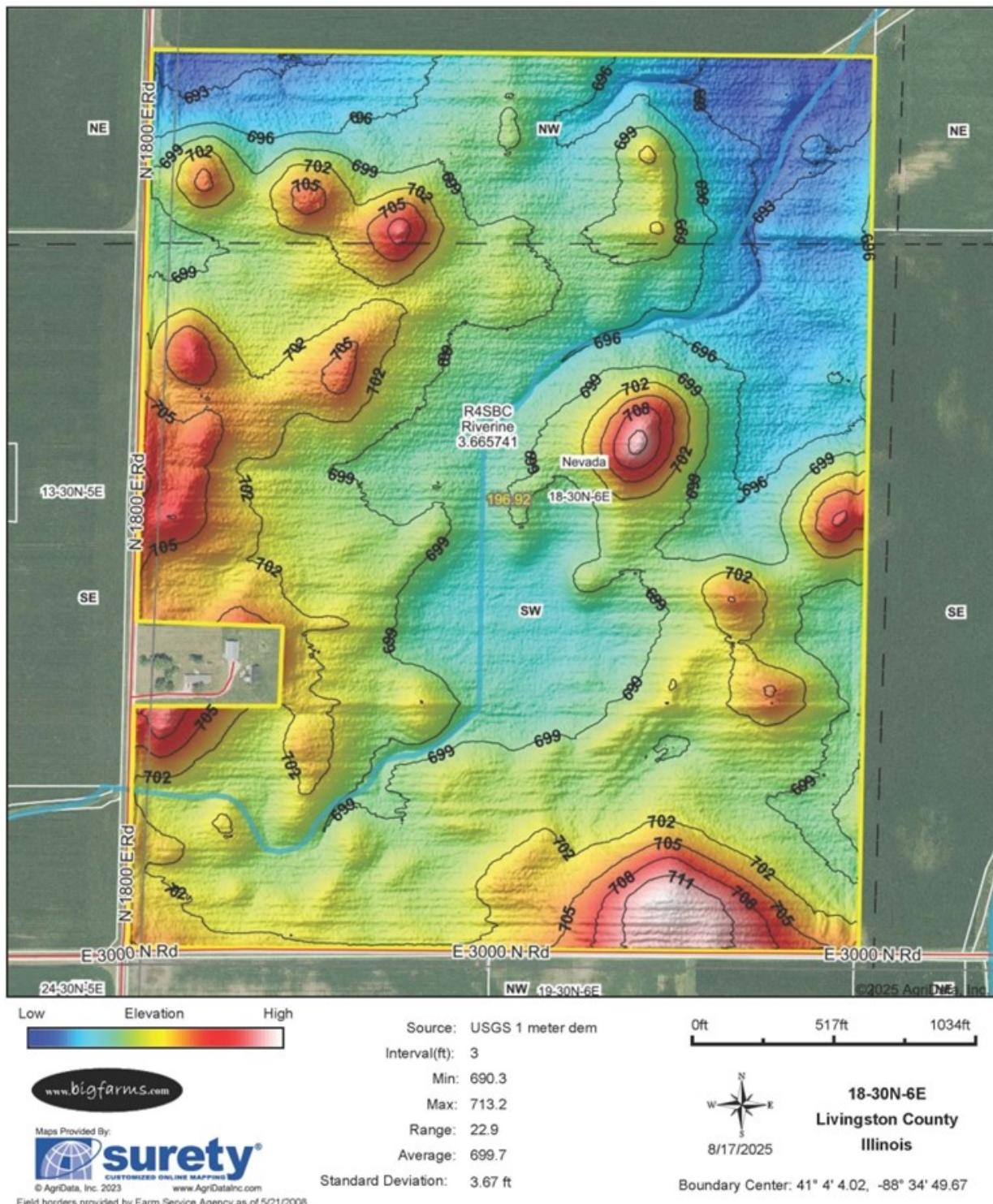
196 AC ODELL PARCEL - TOPO MAP



196 AC ODELL PARCEL - TOPO CONTOUR MAP



196 AC ODELL PARCEL - TOPO HILLSHADE MAP



196 AC ODELL PARCEL - WETLAND MAP



State: Illinois  
Location: 18-30N-6E  
County: Livingston  
Township: Nevada  
Date: 8/17/2025

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| Classification Code | Type        | Acres |
|---------------------|-------------|-------|
| R4SBC               | Riverine    | 2.12  |
|                     | Total Acres | 2.12  |

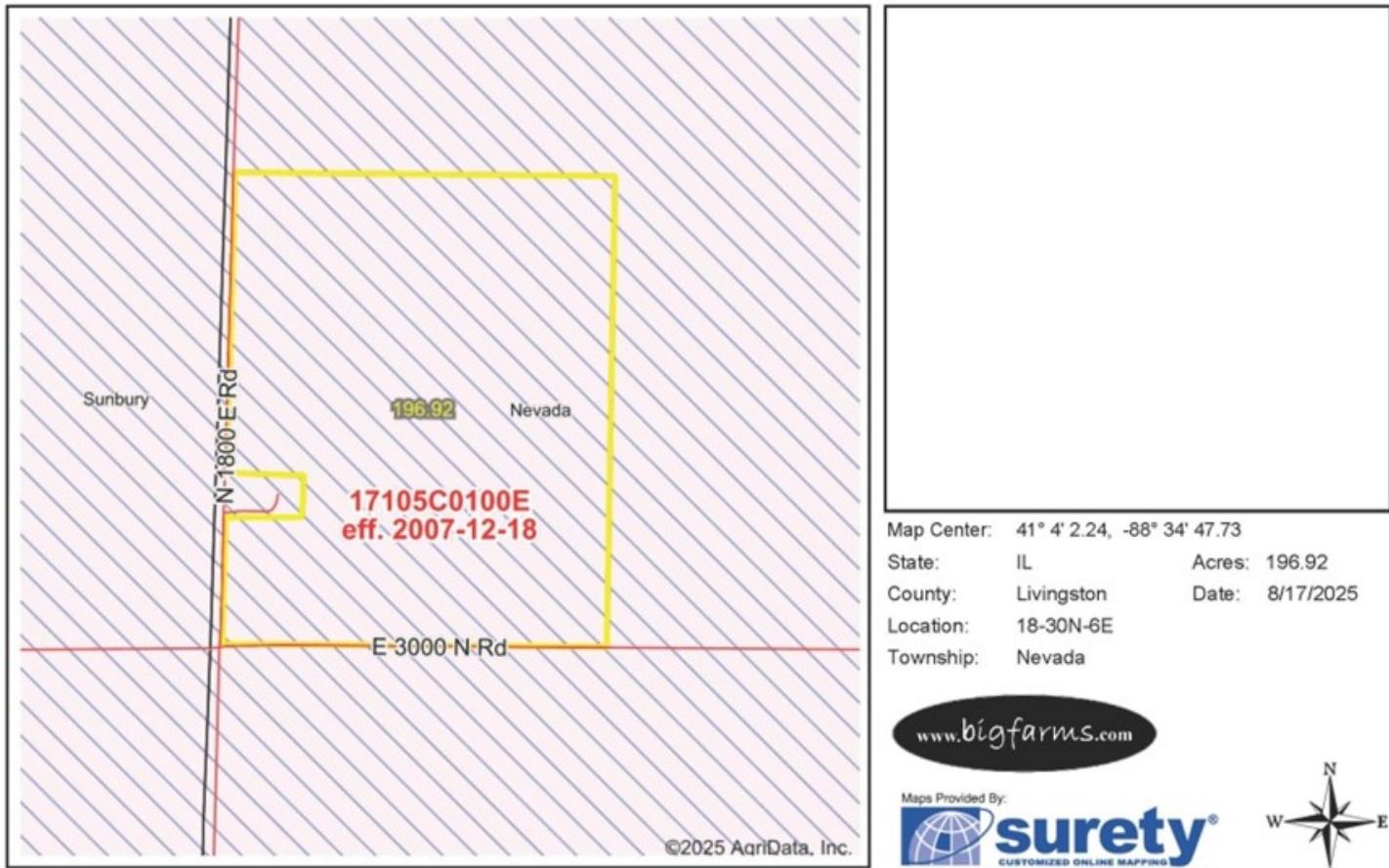
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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## 196 AC ODELL PARCEL - FEMA REPORT



| Name              | Number                       | County                      | NFIP Participation | Acres        | Percent     |
|-------------------|------------------------------|-----------------------------|--------------------|--------------|-------------|
| Livingston County | 170929                       | Livingston                  | Regular            | 196.92       | 100%        |
|                   |                              |                             |                    | <b>Total</b> | 196.92 100% |
| 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 |                    | 196.92       | 100%        |
|                   |                              |                             |                    | <b>Total</b> | 196.92 100% |
| Panel             | Effective Date               |                             | Acres              | Percent      |             |
| 17105C0100E       | 12/18/2007                   |                             | 196.92             | 100%         |             |
|                   |                              |                             | <b>Total</b>       | 196.92 100%  |             |

## 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.



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