

240 Acre Watkins Farm
E. 2700th Street
Chrisman IL 61924

www.bigfarms.com

240 ACRE WATKINS FARM

E. 2700th Street
Chrisman IL 61924

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:	Edgar
Township:	Ross
Gross Land Area:	240 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$3,096,000.00
Unit Price:	\$12,900.00 per acre
Productivity Index (PI):	131.3
Buildings:	Old corncrib on north side of the farm.



The 240 acre highly productive farm along N 1150th street. 240 acres and has a soil PI of 131.3. Rolling farmland in strong agricultural community. The farm is HEL according to FSA documents. Estimated tillable acres are 231.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 240 Acre Watkins Farm
Tax ID Number/APN: 11-03-07-200-001
11-03-07-400-001

Possible Uses: This 240 acre farmland is used for agriculture

AREA & LOCATION

School District: Edgar County Community Unit District 6
Location Description: The 240 acre parcel is located on the east side of N1150th Street and south of 2700N road. The farm is approximately 7 miles NW of Chrisman, IL
Site Description: This farm has rolling hills with less than 3 acres of wetlands and a soil PI of 131.3. The 240 acre section located at the intersection of N1150th Street and E2700th Road.
Side of Street: This farm is located on the east side of N1150th Street.
Highway Access: I-74 is located 21.5 miles to the north. US 150 is located 4.9 miles to the east and US 36 is located 6.2 miles to the south.
Road Type: The road is tar & chip surface.
Property Visibility: The property sits at the corner of N1150th street and E2700th Road. E2700th Road gets over 100 cars passing daily.
Largest Nearby Street: The largest nearby street is Illinois Rt. 36 4.5 miles south or Illinois Rt. 1 five miles east.

LAND RELATED

Lot Frontage (Feet): The 240 acre parcel has over 2500 feet of frontage along E2700th Road and approximately 3900 feet of frontage along N1150th Street.
Yield History: General yield history from tenant is 200-210 bushel corn and 60 bushel soybeans.
Tillable Acres: FSA Map shows 239.69 Cropland acres. The actual tillable acres are estimated at 231 acres and based on unofficial numbers from the FSA office.
Lot Depth: This 240 acre parcel is 3900 feet from north to south
Buildings: There is one very old corncrib at the north end of the farm.
Flood Plain or Wetlands: There is a small section of wetlands on the 240 acres. See the wetland map and FEMA report in the brochure for further information.
Topography: This 240 acre is rolling hills. Greater detail can be found on the Topography, Contour and Hillshade maps included in the brochure. Farm has HEL acres.
FSA Data: FSA Records show 239.69 Cropland acres.
Corn Base Acres are 119.66 with a PLC Yield of 145
Soybean Base Acres are 119.66 with a PLC Yield of 41
The farm is HEL.
Soil Type: 56B2 Dana Silt Loam
152A Drummer Silty Clay Loam
481A Raub Silt Loam
148B Proctor Silt Loam
Soil Fertility: 2022 soil test results are available from listing office.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: 11-03-07-200-001 \$4801.00
11-03-07-400-001 \$3288.00

Investment Amount: A total of \$8,089 in taxes were paid on 2021 for 2020 taxes or \$33.70 per acre.

The asking price is \$12,900 per acre for a total of \$3,096,000.

LOCATION

Address: E2700th Road
Chrisman, IL 61924

County: Edgar County

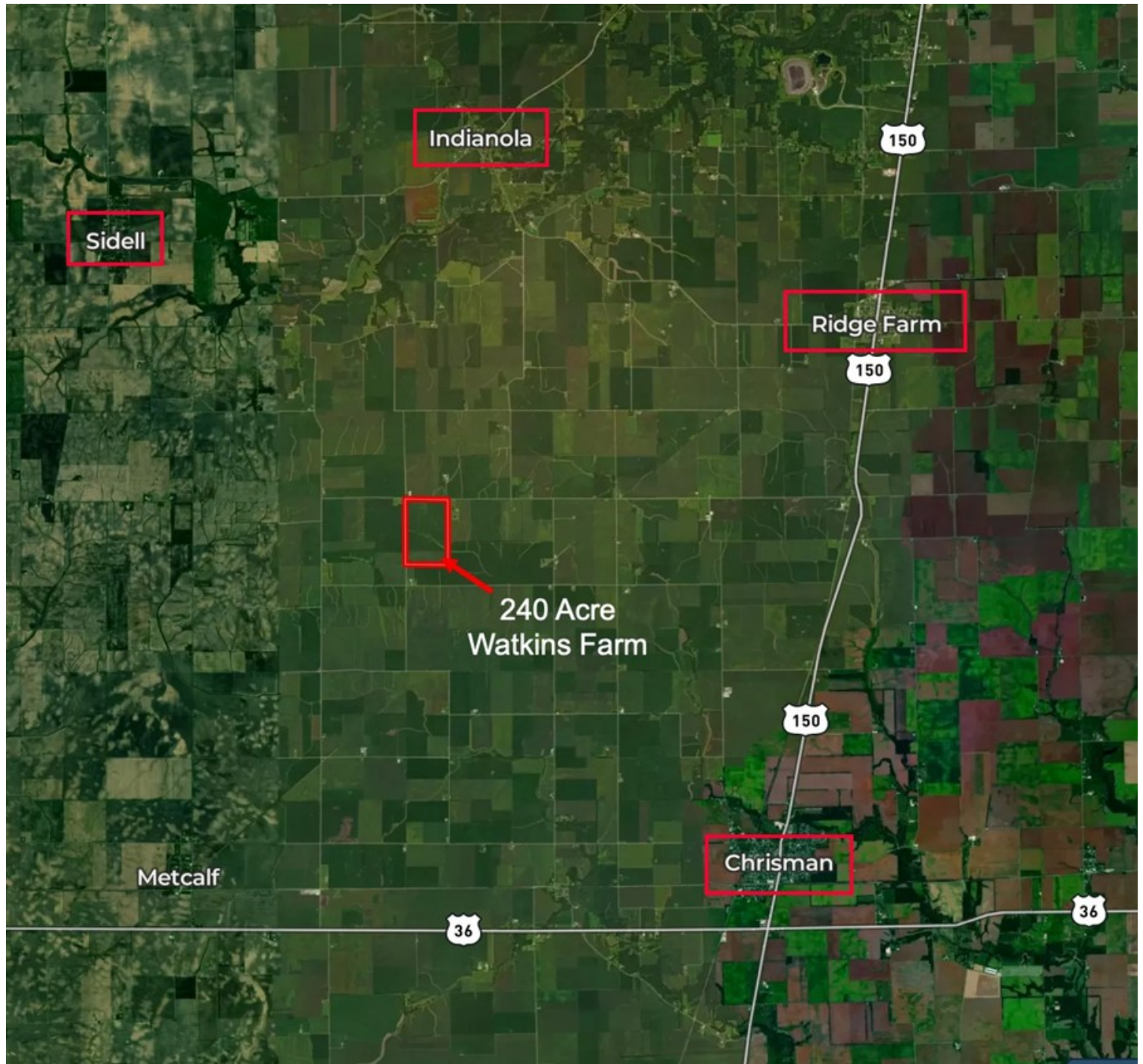


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ROADWAY MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY



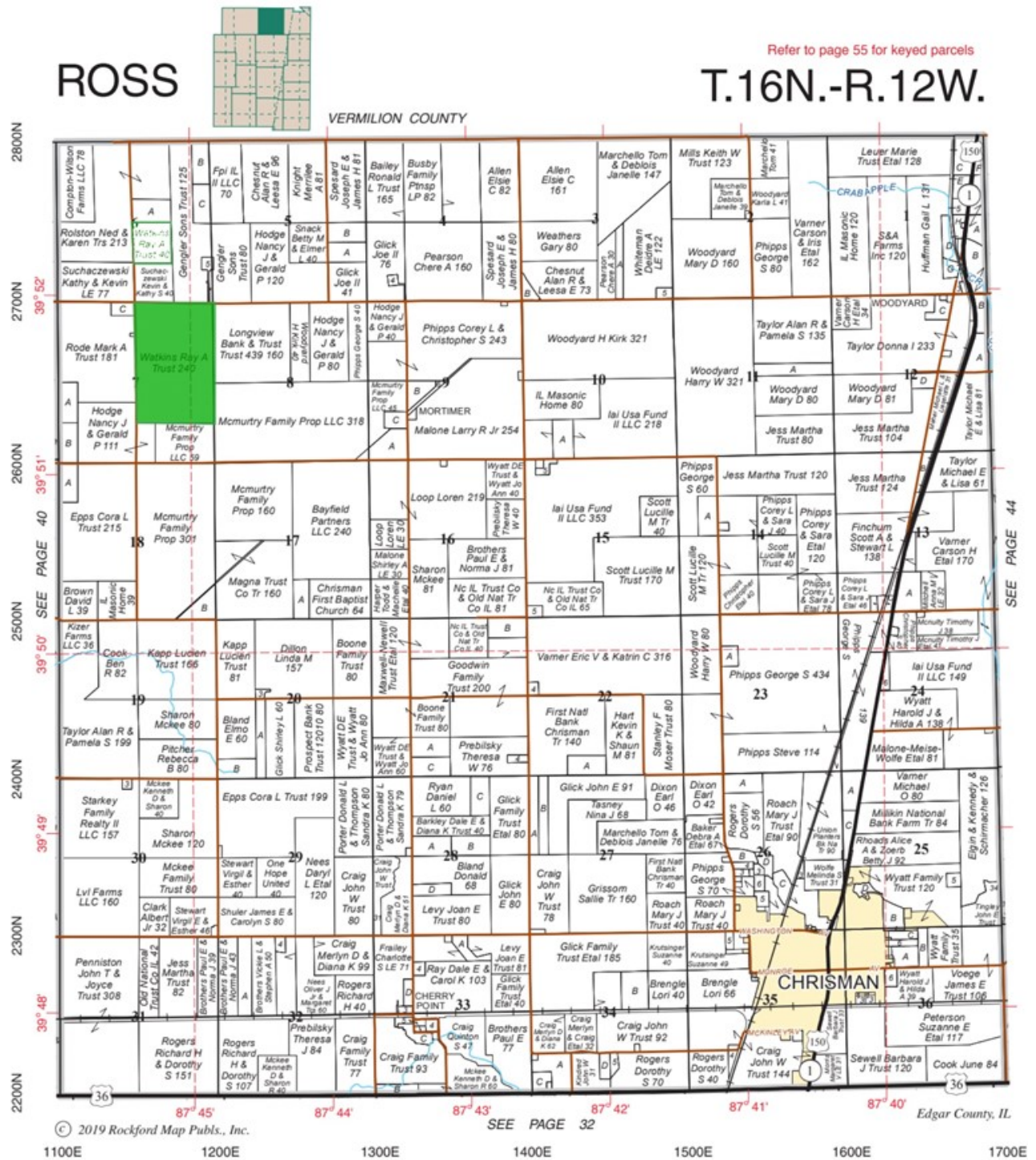
AREA MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY



AERIAL MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY



PLAT MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY



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

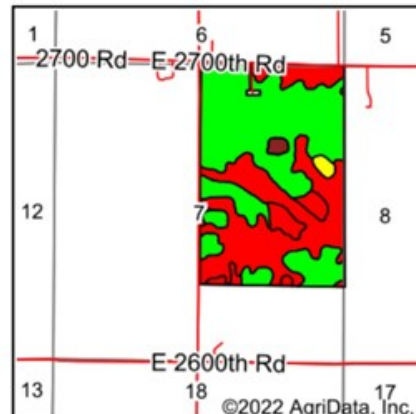
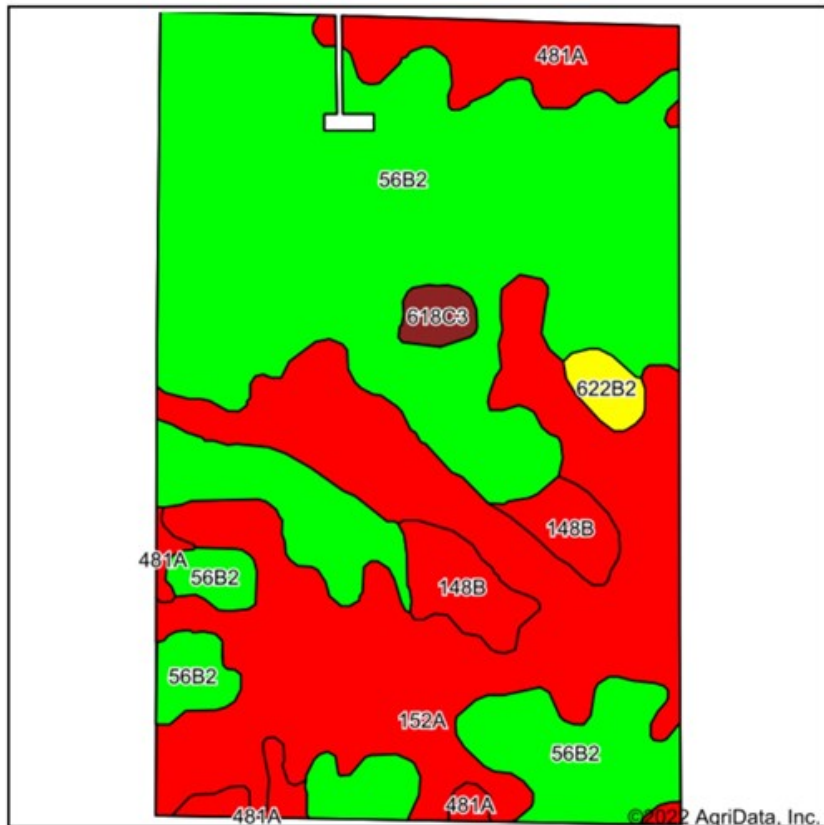
FSA MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

Aerial Map



SOIL MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

Soils Map



State: Illinois
County: Edgar
Location: 7-16N-12W
Township: Ross
Acres: 239.7
Date: 7/20/2022

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

Area Symbol: IL045, 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
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	129.72	54.1%		**171	**53	**124
152A	Drummer silty clay loam, 0 to 2 percent slopes	78.94	32.9%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	16.52	6.9%		183	58	134
**148B	Proctor silt loam, 2 to 5 percent slopes	9.65	4.0%		**183	**57	**134
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2.56	1.1%		**153	**50	**114
**618C3	Senachwine clay loam, 5 to 10 percent slopes, severely eroded	2.31	1.0%		**126	**40	**92
Weighted Average					179.6	56.6	131.3

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

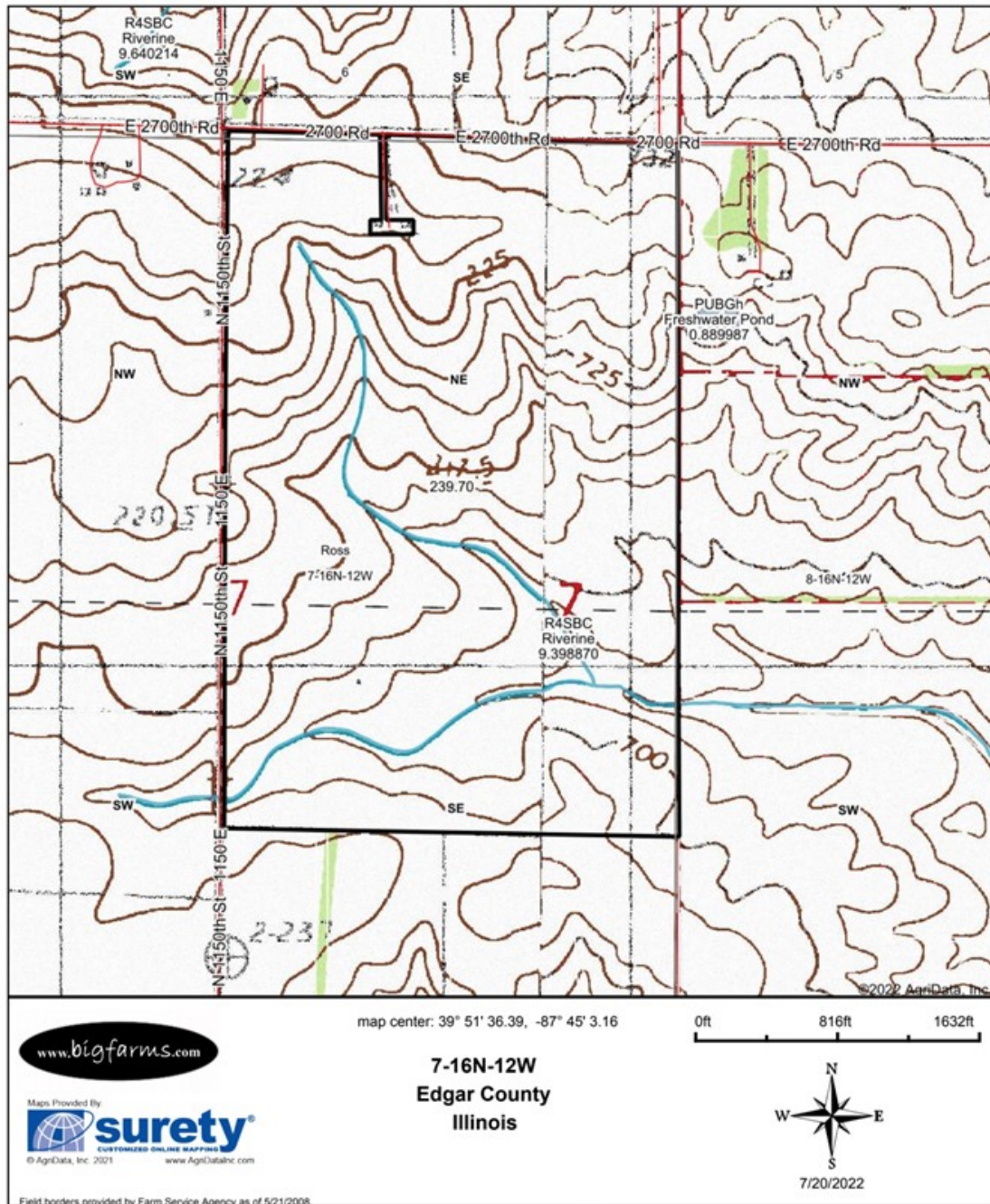
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

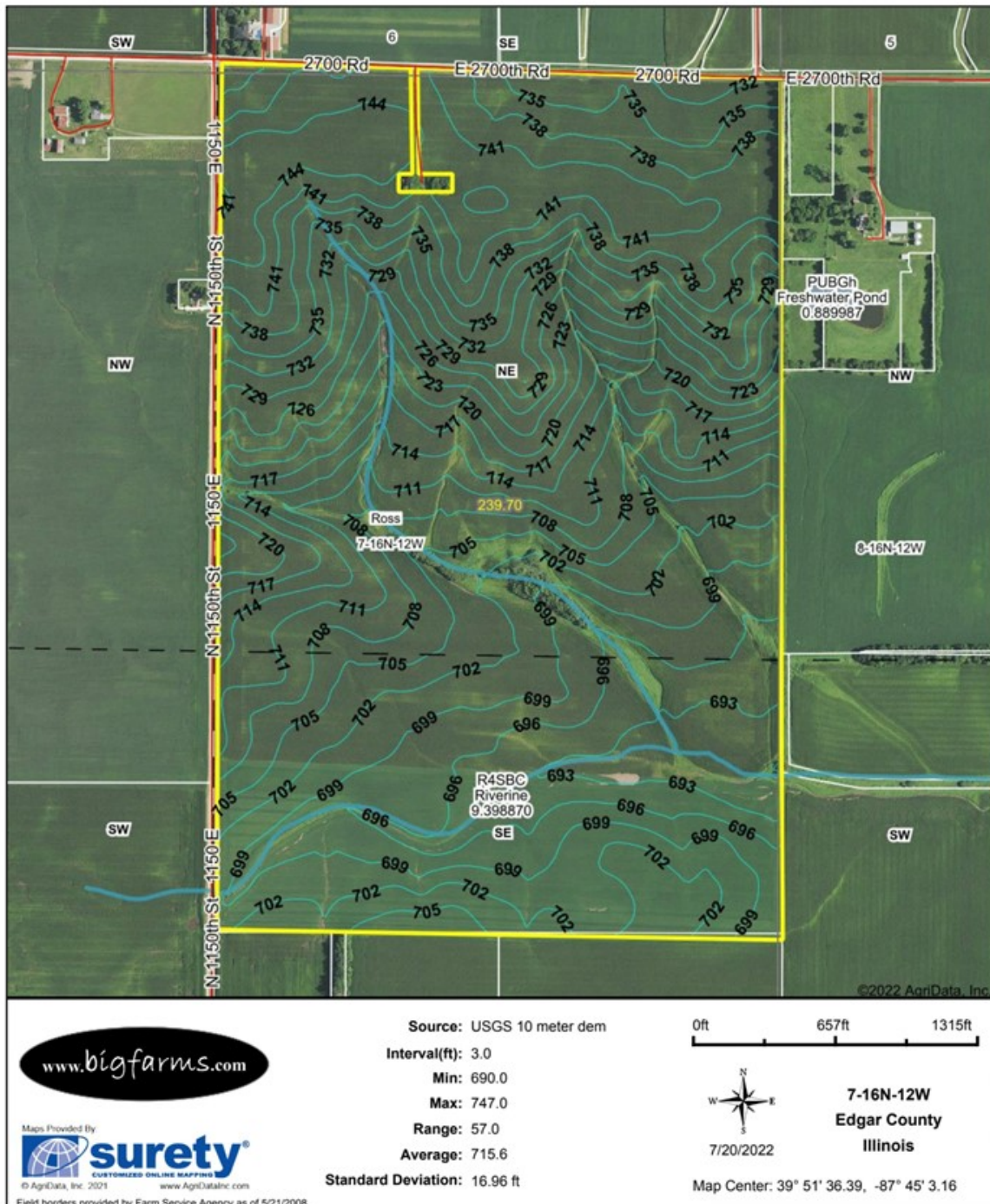
TOPOGRAPHY MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

Topography Map



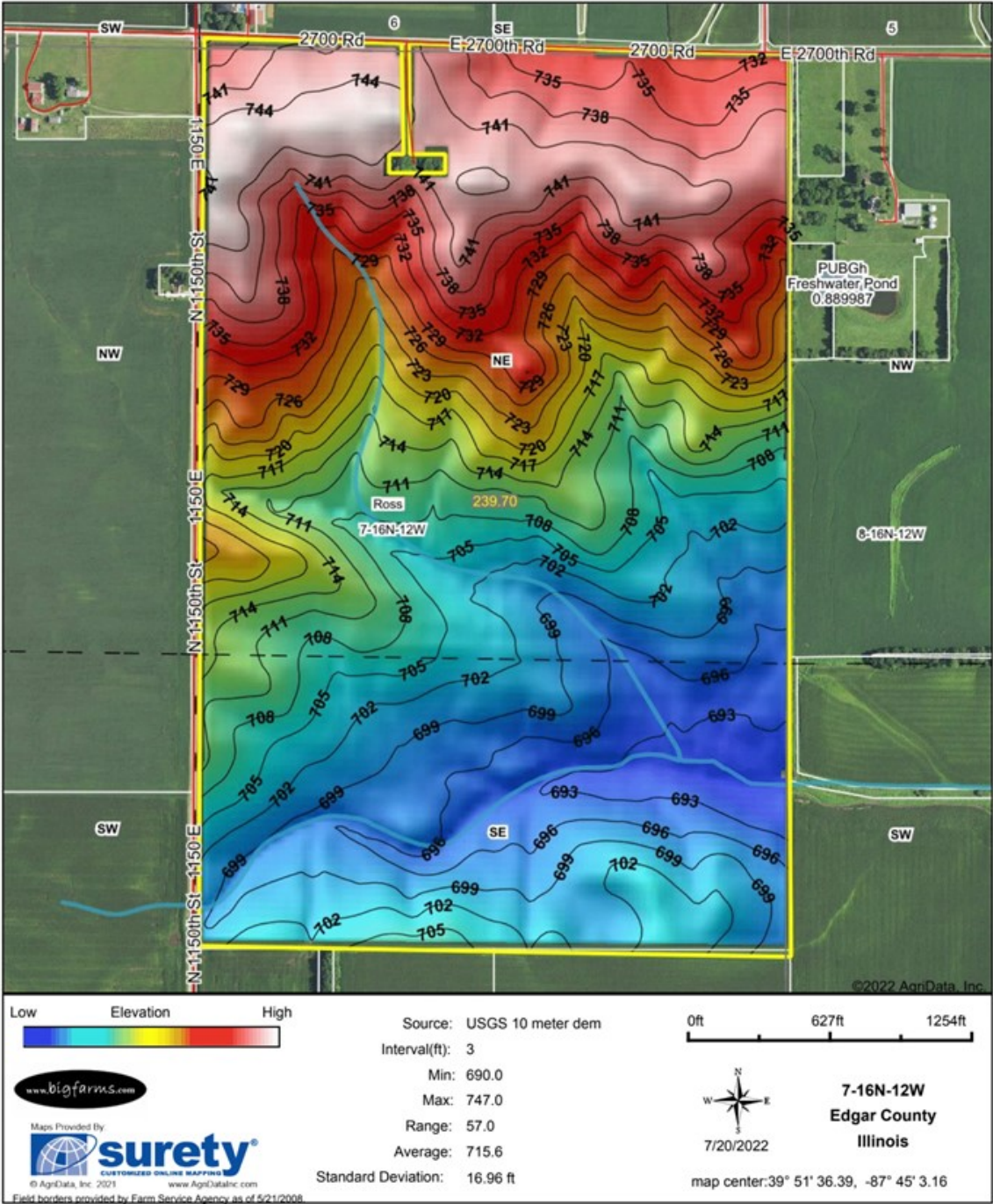
CONTOURS MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

Topography Contours

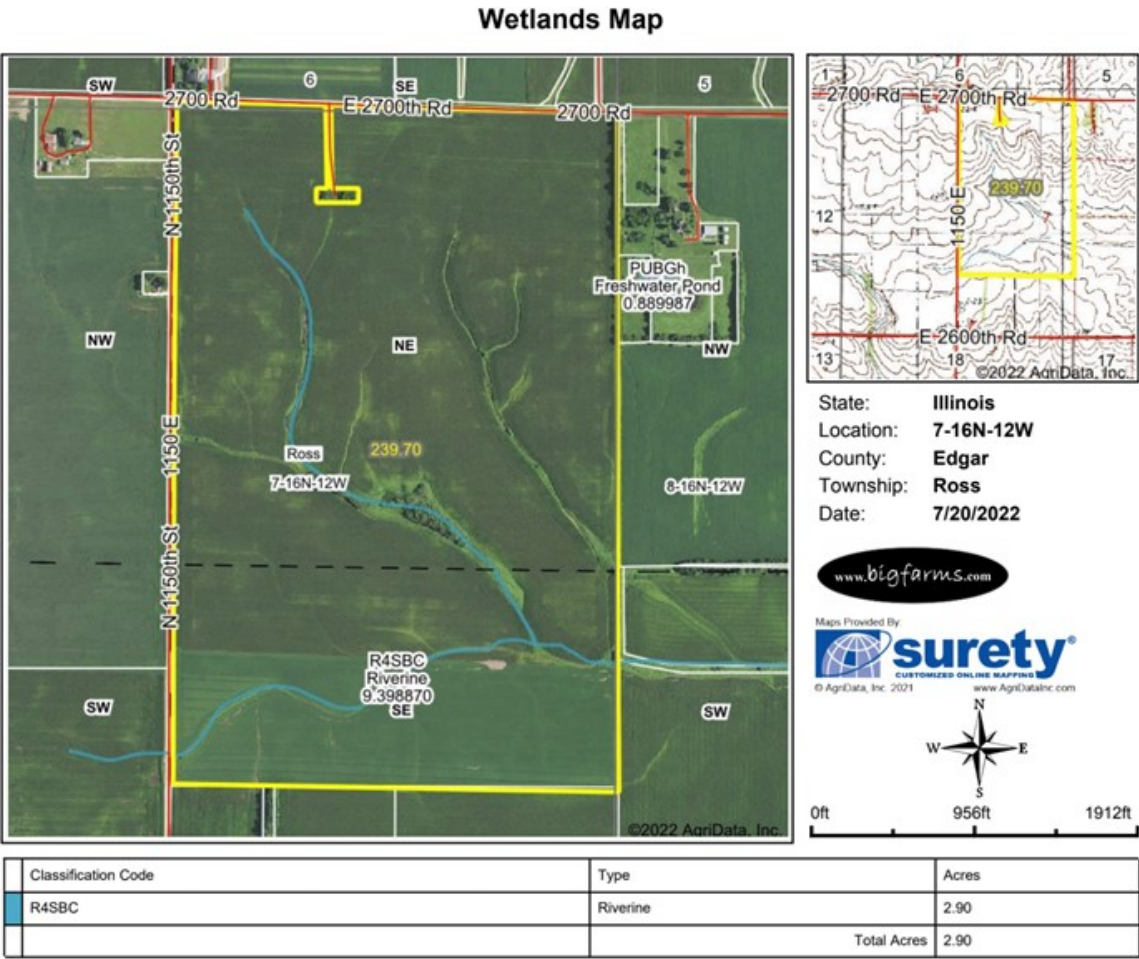


HILLSHADE MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

Topography Hillshade



WETLANDS MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

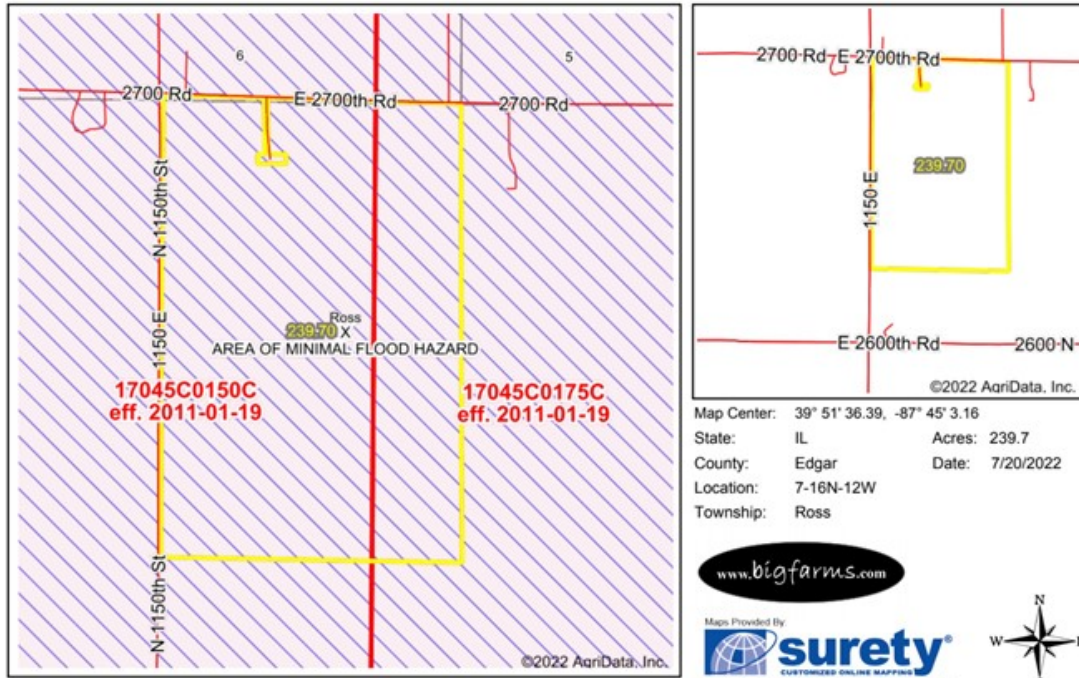


Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

FEMA REPORT 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

FEMA Report



Name	Number	County	NFIP Participation	Acres	Percent
Edgar County	170985	Edgar	Regular	239.7	100%
Total				239.7	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	239.7	100%
Total				239.7	100%
Panel		Effective Date		Acres	Percent
17045C0150C		1/19/2011		169.56	70.7%
17045C0175C		1/19/2011		70.14	29.3%
Total				239.70	100%

Flood related information provided by FEMA

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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