

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



# 240 ACRE WATKINS FARM

E. 2700th Street  
Chrisman IL 61924

**For more information contact:**

Mark Goodwin  
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[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Edgar
<b>Township:</b>	Ross
<b>Gross Land Area:</b>	240 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$3,096,000.00
<b>Unit Price:</b>	\$12,900.00 per acre
<b>Productivity Index (PI):</b>	131.3
<b>Buildings:</b>	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

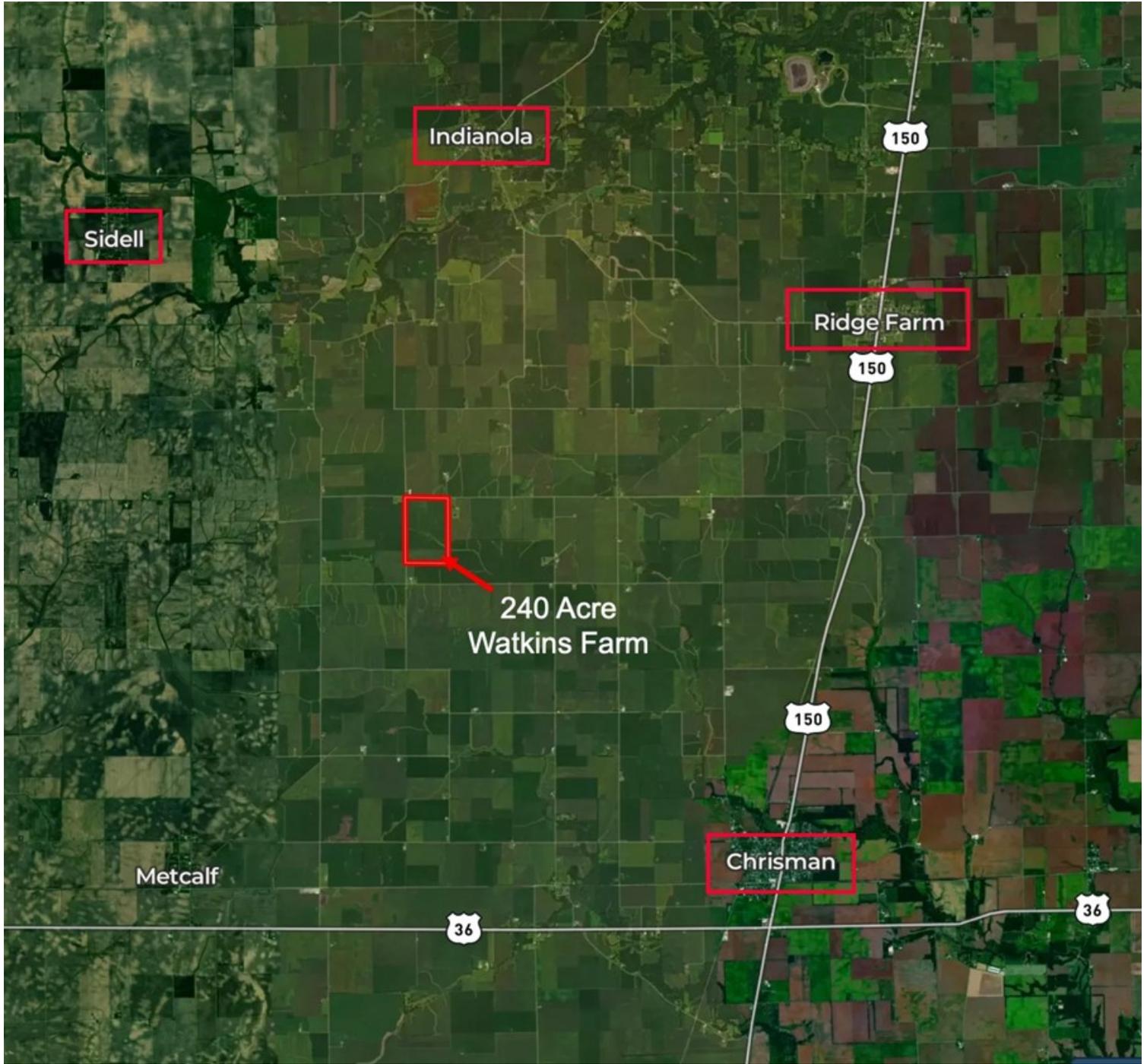


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ROADWAY MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY



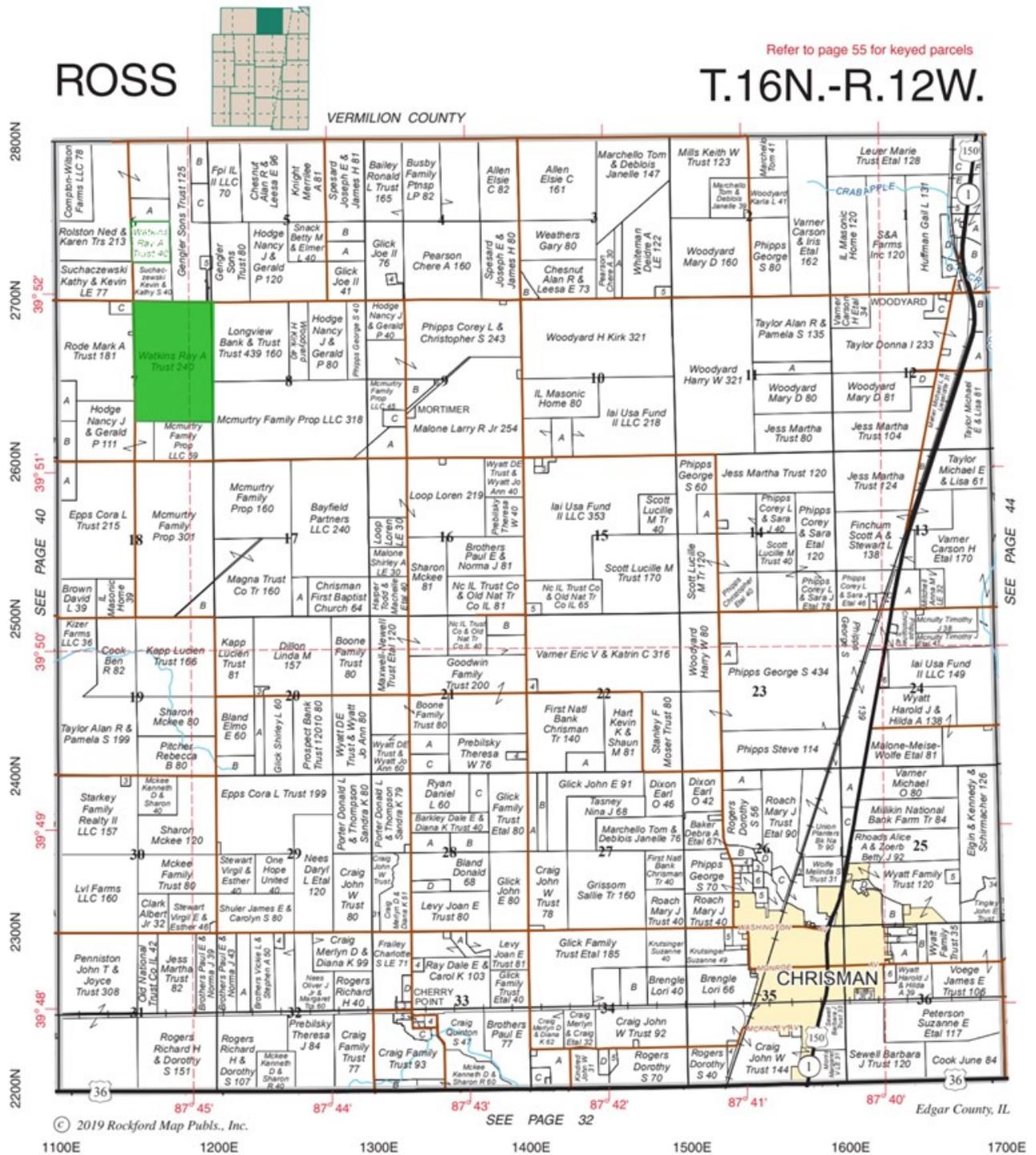
AREA MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY



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.

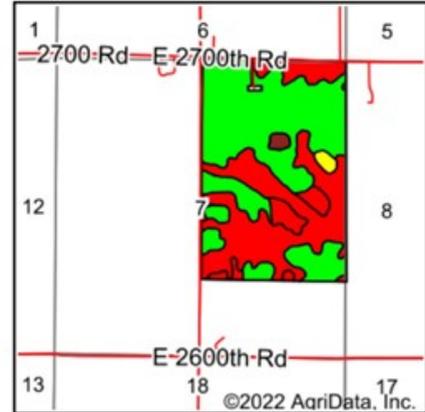
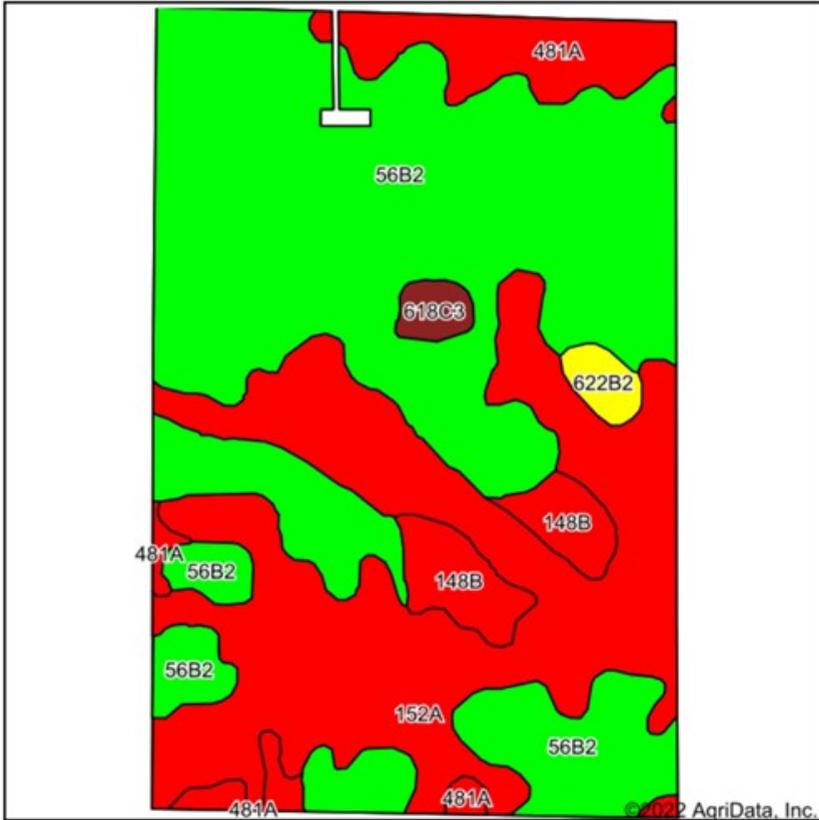
FSA MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

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



Soils data provided by USDA and NRCS.

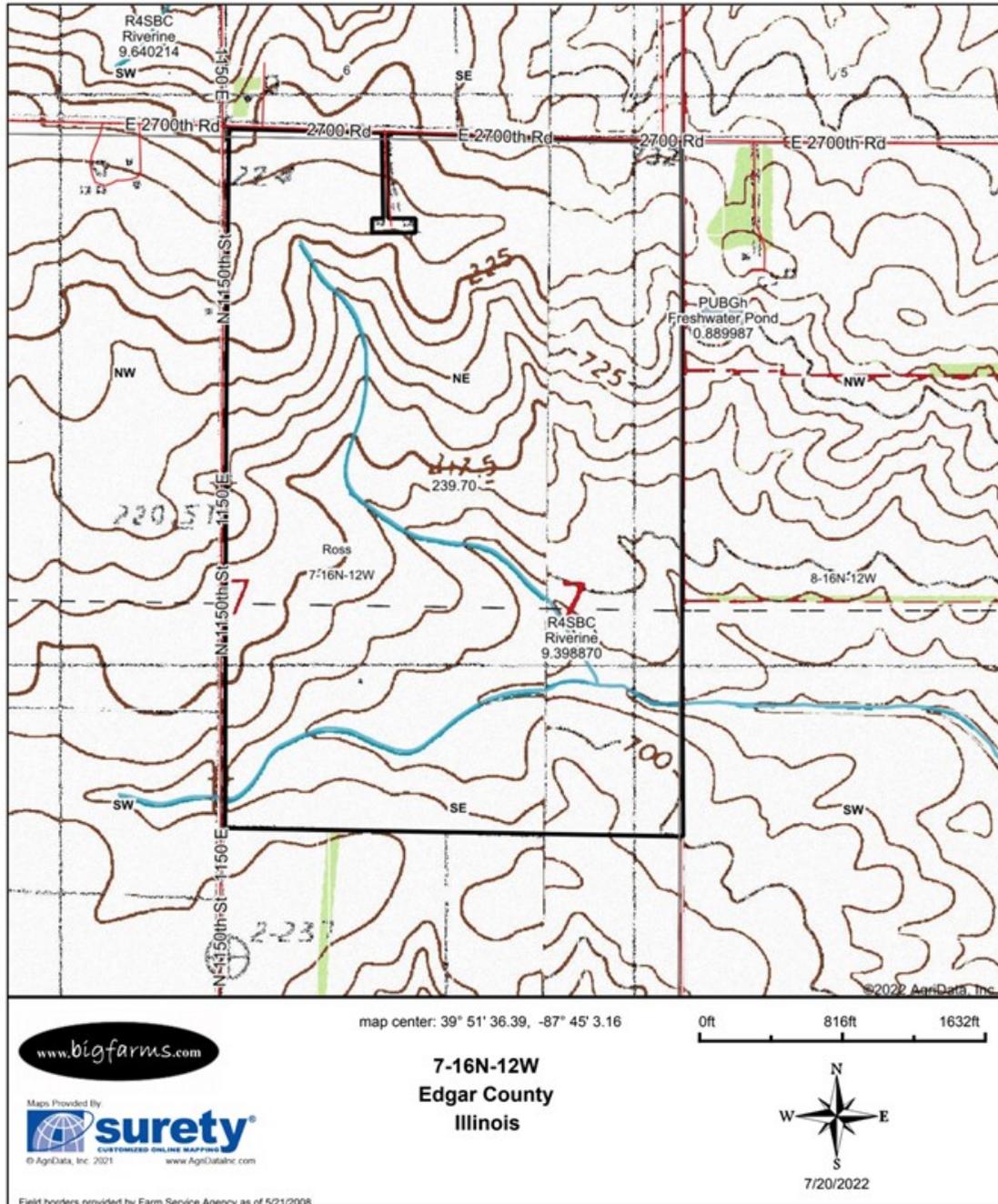
Area Symbol: IL045, Soil Area Version: 16

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
<b>Weighted Average</b>					<b>179.6</b>	<b>56.6</b>	<b>131.3</b>

**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.

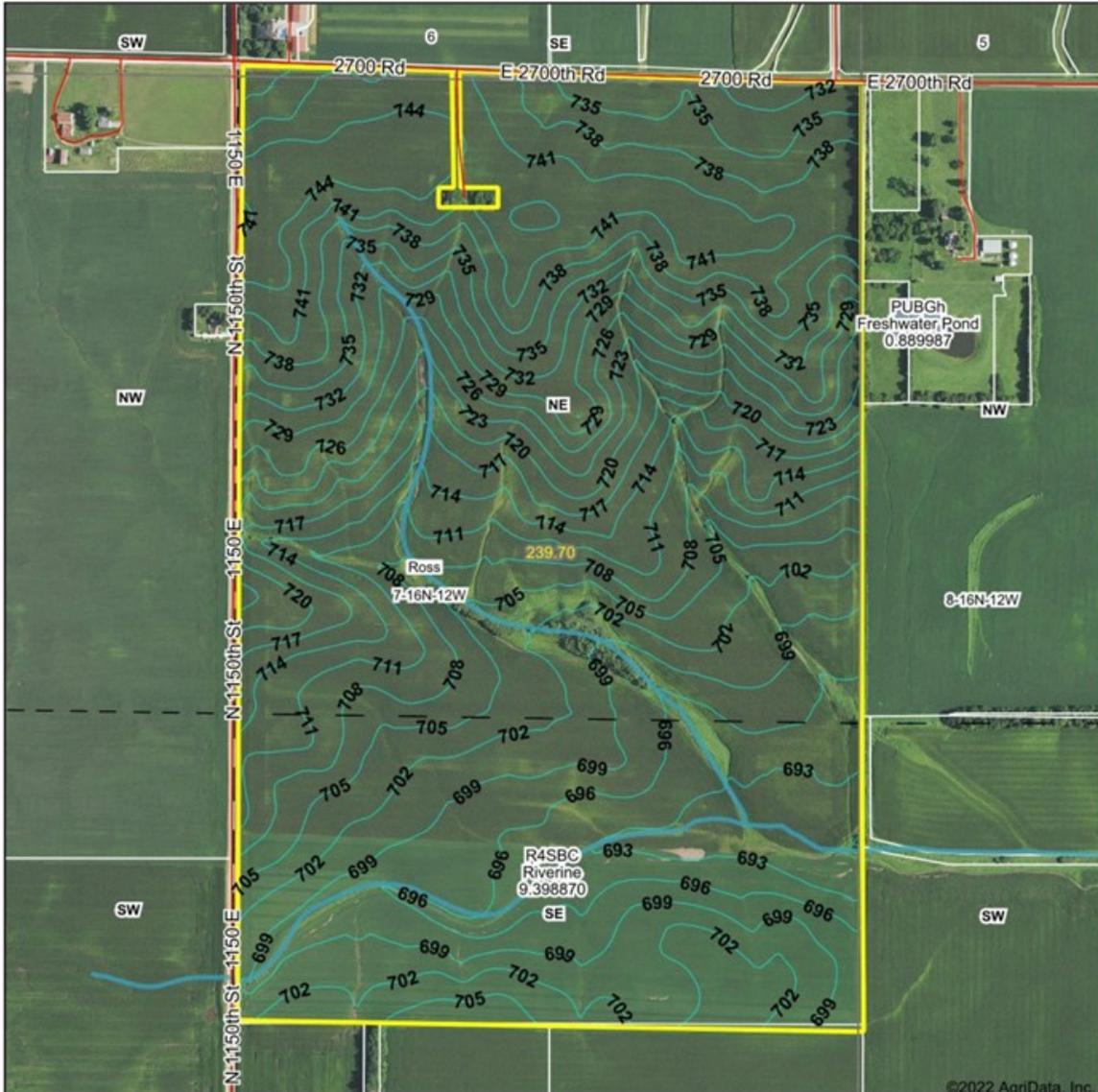
TOPOGRAPHY MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

Topography Map



### CONTOURS MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

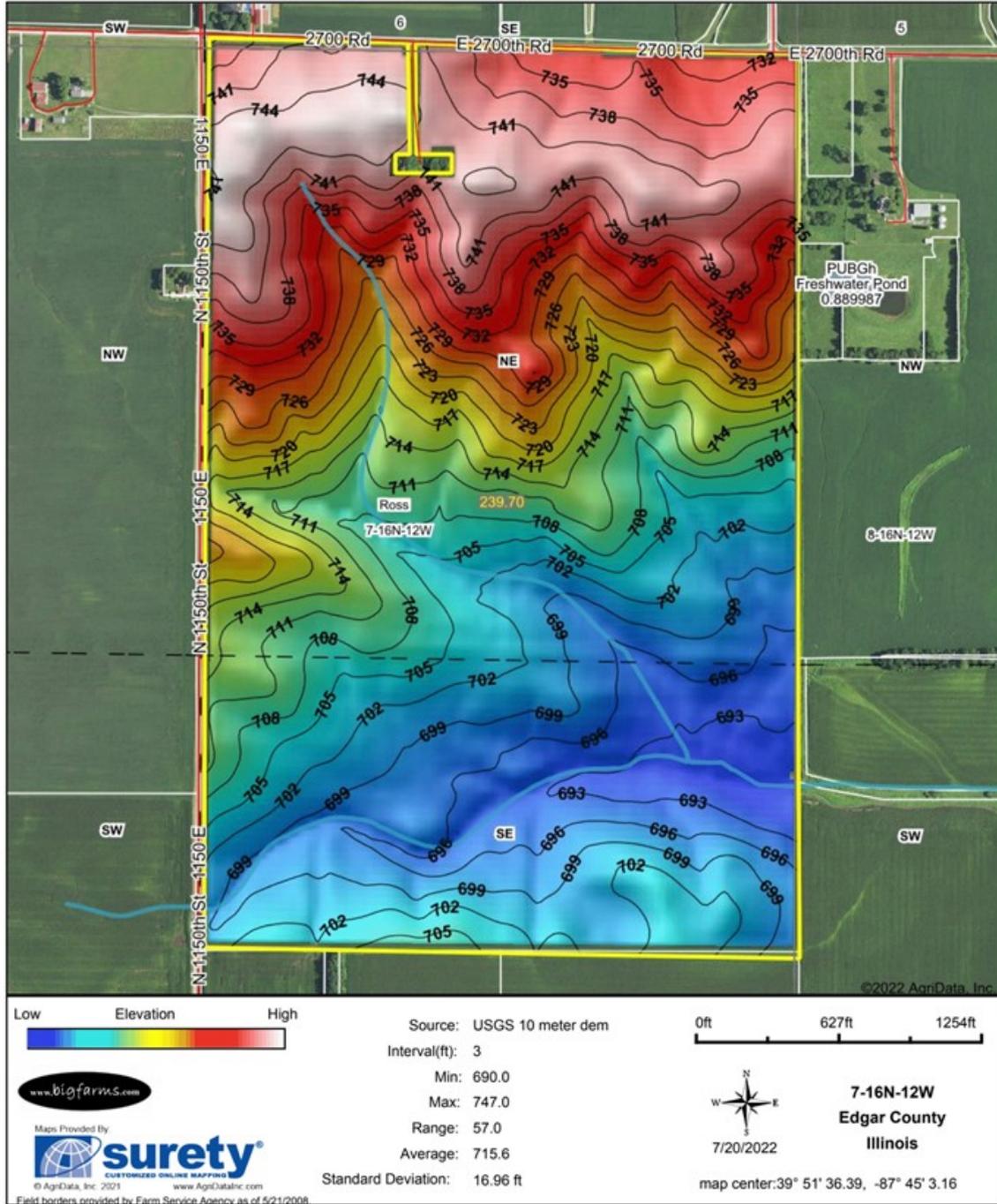
#### Topography Contours



	Source: USGS 10 meter dem	0ft	657ft	1315ft
	Interval(ft): 3.0	[Scale bar]		
	Min: 690.0		7-16N-12W Edgar County Illinois	
	Max: 747.0			
© AgriData, Inc. 2021	Range: 57.0	7/20/2022	Map Center: 39° 51' 36.39, -87° 45' 3.16	
www.AgridataInc.com	Average: 715.6			
Field borders provided by Farm Service Agency as of 5/21/2008	Standard Deviation: 16.96 ft			

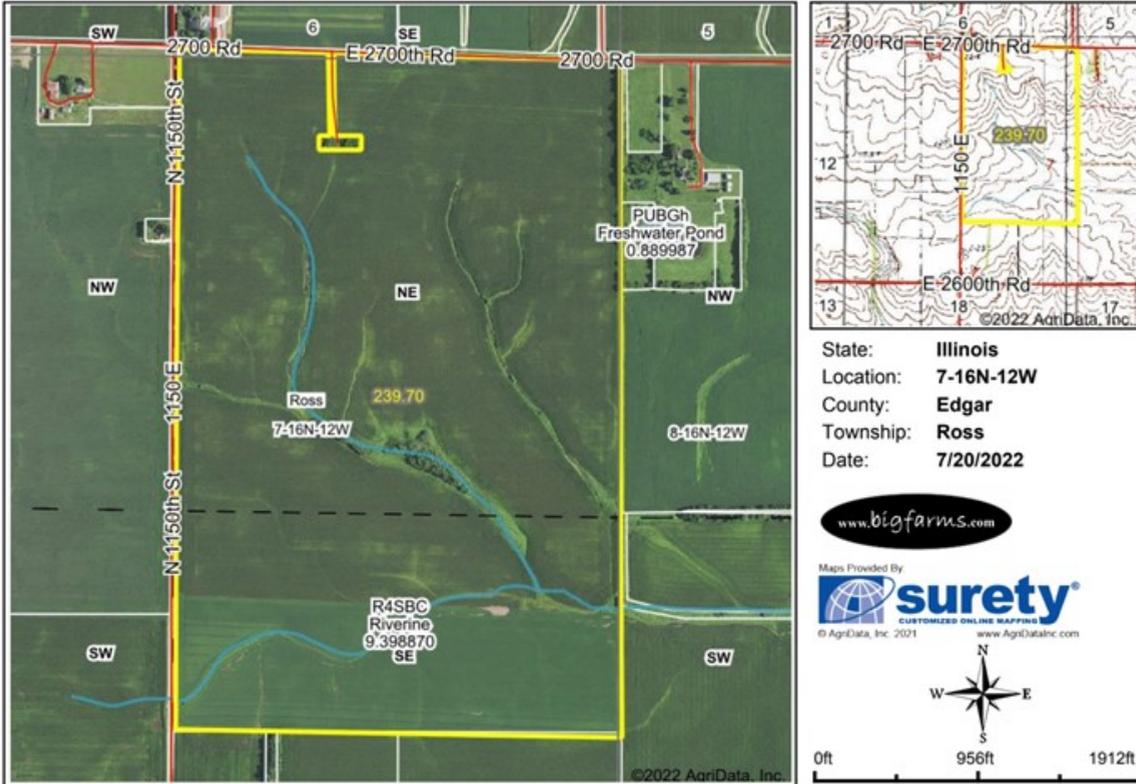
# HILLSHADE MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

## Topography Hillshade



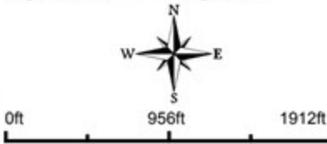
WETLANDS MAP 240 ACRE WATKINS FARM ROSS TOWNSHIP, EDGAR COUNTY

Wetlands Map



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

Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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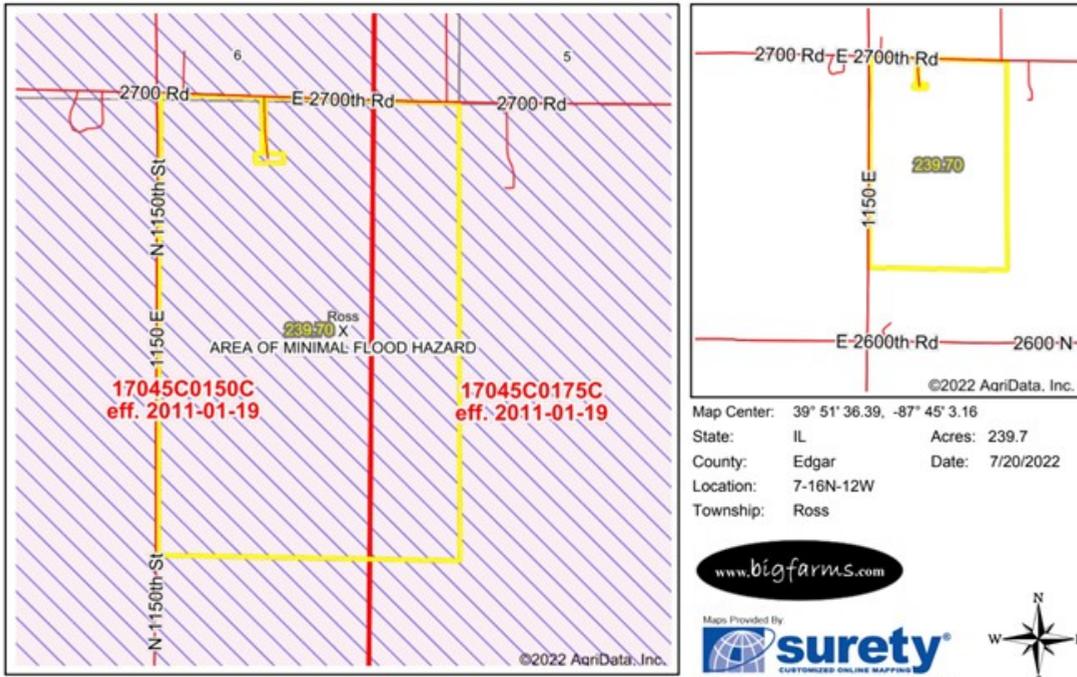
Classification Code	Type	Acres
R4SBC	Riverine	2.90
Total Acres		2.90

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



Map Center: 39° 51' 36.39, -87° 45' 3.16  
 State: IL Acres: 239.7  
 County: Edgar Date: 7/20/2022  
 Location: 7-16N-12W  
 Township: Ross



Name	Number	County	NFIP Participation	Acres	Percent
Edgar County	170985	Edgar	Regular	239.7	100%
<b>Total</b>				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%
<b>Total</b>			239.7	100%

Panel	Effective Date	Acres	Percent
17045C0150C	1/19/2011	169.56	70.7%
17045C0175C	1/19/2011	70.14	29.3%
<b>Total</b>		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

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