

374 AC SANDWICH FARM

N 4550th Rd & E 2750th Rd
Sandwich IL 60548

For more information contact:

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



County:	LaSalle
Township:	Northville
Gross Land Area:	374 Total acres
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$6,732,000.00
Unit Price:	\$18,000.00 per acre
Productivity Index (PI):	139.7
Buildings:	House & buildings are not part of this sale. Sheds across the street are included.
Zoning:	A-1, Agriculture



The 374-acre Sandwich Farm is a premier LaSalle County agricultural holding comprised of two groups of large, contiguous tracts located just south of Sandwich, Illinois. With a **weighted average soil productivity index of 139.7**, the farm is exceptionally well-suited for row-crop production and offers scale and efficiency for modern operators.

The property features over **10,000 feet of combined hard-surfaced road frontage** on **N 4550th Rd, N 45th Rd, N 46th Rd, and E 2750th Rd**, providing excellent visibility and access. Topography is level to gently rolling, with nearly all acres tillable and minimal impact from wetlands or floodplain.

In addition to its strong agricultural fundamentals, the farm holds long-term **development potential** given its location along the Sandwich–Yorkville growth corridor, with convenient access to **US Highway 34, Illinois Routes 47 & 71**, and regional interstates. This combination of scale, soil quality, and location makes the Sandwich Farm an attractive acquisition for farmers, investors, or developers alike.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	374 AC Sandwich Farm
Tax ID Number/APN:	PIN 05-23-100000 – 40.0 acres PIN 05-22-201000 – 40.0 acres PIN 05-14-300000 – 80.0 acres PIN 05-15-402000 – 108.0 acres PIN 05-10-303000 – 109.6 acres Combined Total of All Parcels: 377.6 acres
Possible Uses:	Agricultural Production, Development Potential
Zoning:	A-1 Agricultural
Sale Terms:	Seller is keeping the house and farm buildings found on the south side of N 45th Rd. Buildings on the North side of 45th road are being sold with the farm.

AREA & LOCATION

School District:	Sandwich CUSD 430 (PreK–12)
Location Description:	The 374-acre Sandwich Farm consists of two separate but nearby tracts located south of Sandwich in LaSalle County, Illinois. Northern Group (approx. 109 acres): Located on both sides of N 46th Rd, between N 4650th Rd and N 4550th Rd. This block features large contiguous fields with excellent road frontage and access.

Southern Group (approx. 263 acres): Located south of N 4550th road and frontage on the north and south sides of N 45th road. This tract includes broad, open fields with rectangular field layouts and road frontage on multiple sides.

The two tracts are separated by approximately 0.5–1 mile, connected via the local county road system, and collectively form a substantial contiguous landholding well-suited for modern farming operations.

Site Description:	The property is primarily row-crop farmland, consisting of highly productive silty clay loams and silt loams with a weighted average PI of 139.7. The fields are large, rectangular, and highly efficient for modern equipment, with nearly all acres tillable. Topography is gently rolling with good natural drainage, and wetland/floodplain mapping indicates minimal impact on operations. Road access and visibility are strong. The Sandwich Farm offers scale and efficiency for row-crop operators while holding long-term value for future development opportunities given its proximity to Sandwich and Yorkville growth corridors.
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Side of Street:	Northern group fronts both sides of N 46th Rd with frontage along E 2750th road. Southern group fronts both sides of N 45th Rd and south side of N 4550th Rd.
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Highway Access:	Convenient access to US Highway 34, Illinois Route 47, and Illinois Route 71. Interstates I-80 and I-88 are accessible within a short drive, providing direct connections to the Chicago metropolitan area.
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Road Type:	Asphalt-paved county roads (E 2750th Rd). Township roads are gravel.
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Legal Description:	PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 SW1/4; PART OF THE SW1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 10, TOWNSHIP 36 NORTH, 5 EAST, LASALLE COUNTY, ILLINOIS AND W1/2 SW1/4 OF SECTION 14, TOWNSHIP 36 NORTH, 5 EAST, LASALLE COUNTY, ILLINOIS AND PART OF THE NW1/4 SE1/4; E1/2 SE1/4 OF SECTION 15, TOWNSHIP 36 NORTH, 5 EAST, LASALLE COUNTY, ILLINOIS AND PART OF THE NE1/4 NE1/4 OF SECTION 22, TOWNSHIP 36 NORTH, 5 EAST, LASALLE COUNTY, ILLINOIS AND NW1/4 NW1/4 OF SECTION 23, TOWNSHIP 36 NORTH, 5 EAST, LASALLE COUNTY, ILLINOIS
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Property Visibility:	There is a tremendous amount of road frontage for all these farm parcels.
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Largest Nearby Street:	US Highway 34 (Sandwich to Plano corridor), approx. 2–3 miles north. Illinois Route 47 also accessible within minutes.
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Transportation:	Freight/Highway: US-34, IL-47, IL-71; access to I-88 / I-80 corridors. Rail/Commuter: Nearest Metra service via Aurora (BNSF Line); regional Amtrak service via
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Mendota.

Air: Chicago O'Hare & Midway (regional access); Aurora Municipal (ARR) for general aviation.

LAND RELATED

Tillable Acres:

Majority tillable; maps indicate strong field continuity with approximately 363.64 tillable acres.

Buildings:

House and building site on the south side of 45th road are NOT included with this sale. (Tax ID# 05-22-201000). Buildings on the north side of 45th Rd are included (Tax ID# 05-15-402000)

Zoning Description:

A-1, Agricultural (LaSalle County)

Flood Plain or Wetlands:

FEMA: 100% Zone X – Area of Minimal Flood Hazard (outside 500-yr floodplain).

Wetlands (NWI): 1.87 acres Riverine (R4SBC) across the mapped boundary.

Please see the included FEMA Report and Wetland Map, provided by Surety Maps, for further details.

Topography:

Elevation min ~628.5 ft, max ~669.4 ft, avg ~648.7 ft; range ~40.9 ft; contour interval 4 ft. Terrain is level to gently rolling—well suited to modern row-crop operations and efficient drainage. For details, please see the included topography maps provided by Surety Maps.

FSA Data:

Farmland Acres 372.21

Cropland Acres 363.64

Corn Base: 182.5 with a PLC Yield of 180 bushels per acre.

Soybean Base: 181.1 with a PLC Yield of 51 bushels per acre.

Soil Type:

199B Plano silt loam (2–5%): 145.20 ac (39.8%), PI 141

152A Drummer silty clay loam (0–2%): 66.59 ac (18.3%), PI 144

154A Flanagan silt loam (0–2%): 57.62 ac (15.8%), PI 144

206A Thorp silt loam (0–2%): 19.14 ac (5.3%), PI 126

198A Elburn silt loam (0–2%): 18.42 ac (5.1%), PI 143

148C2 Proctor silt loam (5–10%, eroded): 17.89 ac (4.9%), PI 126

330A Peotone silty clay loam (0–2%): 11.86 ac (3.3%), PI 123

199C2 Plano silt loam (5–10%, eroded): 7.66 ac (2.1%), PI 132

679B Blackberry silt loam (2–5%): 6.19 ac (1.7%), PI 141

171B Catlin silt loam (2–5%): 5.37 ac (1.5%), PI 137

818A Flanagan-Catlin silt loams (0–3%): 4.20 ac (1.2%), PI 141

234A Sunbury silt loam (0–2%): 2.52 ac (0.7%), PI 131

61A Atterberry silt loam (0–2%): 0.98 ac (0.3%), PI 132

Weighted Average PI: 139.7.

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

FINANCIALS

Finance Data Year:

2023 Tax Year, Payable 2024

Real Estate Taxes:

PIN 05-23-100000 (40 ac): \$1,762.88

PIN 05-22-201000 (40 ac): \$5,862.60

PIN 05-14-300000 (80 ac): \$4,285.40

PIN 05-15-402000 (108 ac): \$5,740.06

PIN 05-10-303000 (109.6 ac): \$5,789.16

Combined Total: \$23,440.10

Investment Amount:

Approximately 374 Acres subject to a survey. \$18,000 per acre for a total investment of \$6,732,000.

LOCATION

Address:

N 4550th Rd & E 2750th Rd, Sandwich, IL 60548

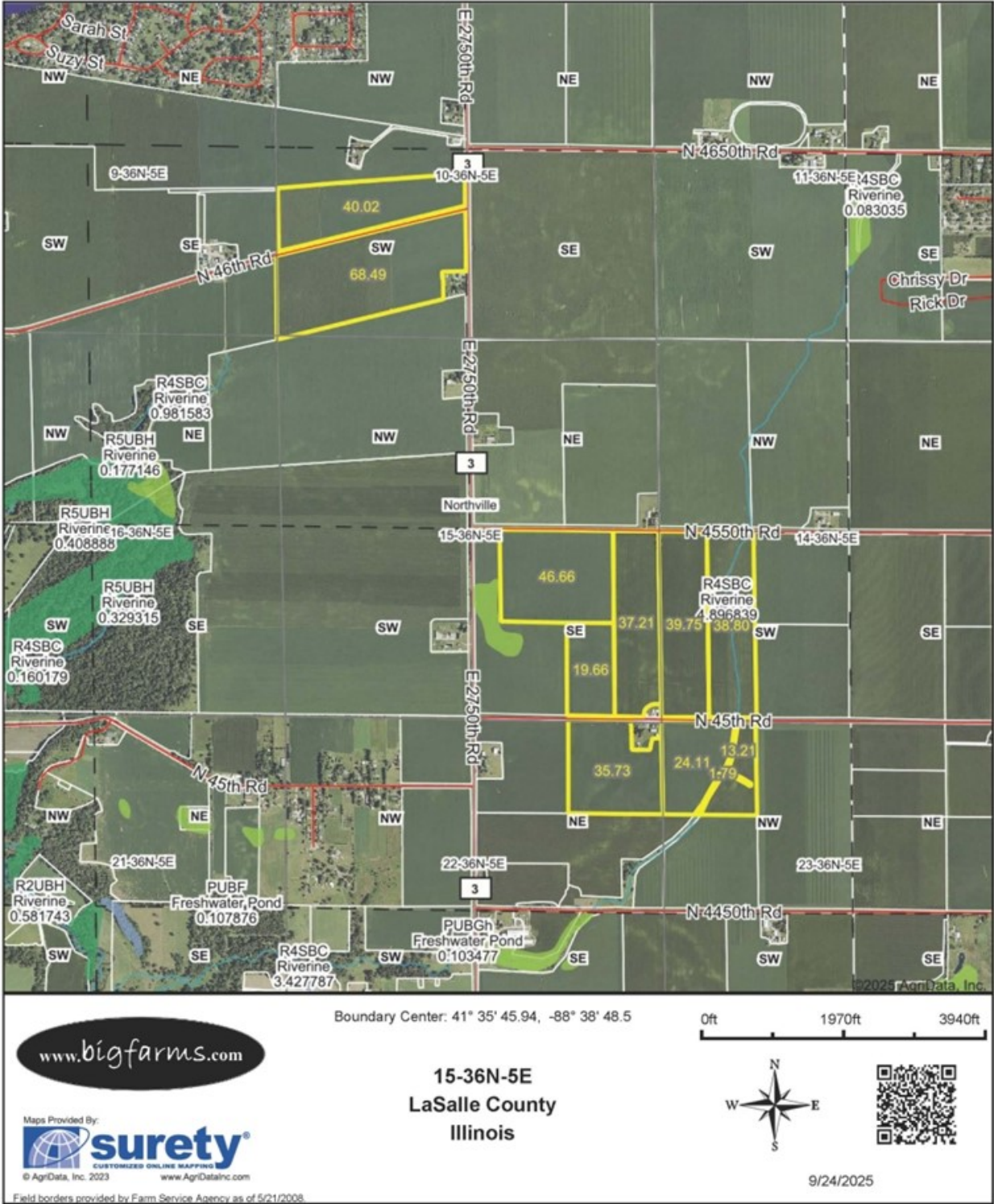
County:

LaSalle County, IL

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FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
County: LaSalle
Location: 15-36N-5E
Township: Northville
Acres: 363.64
Date: 9/24/2025

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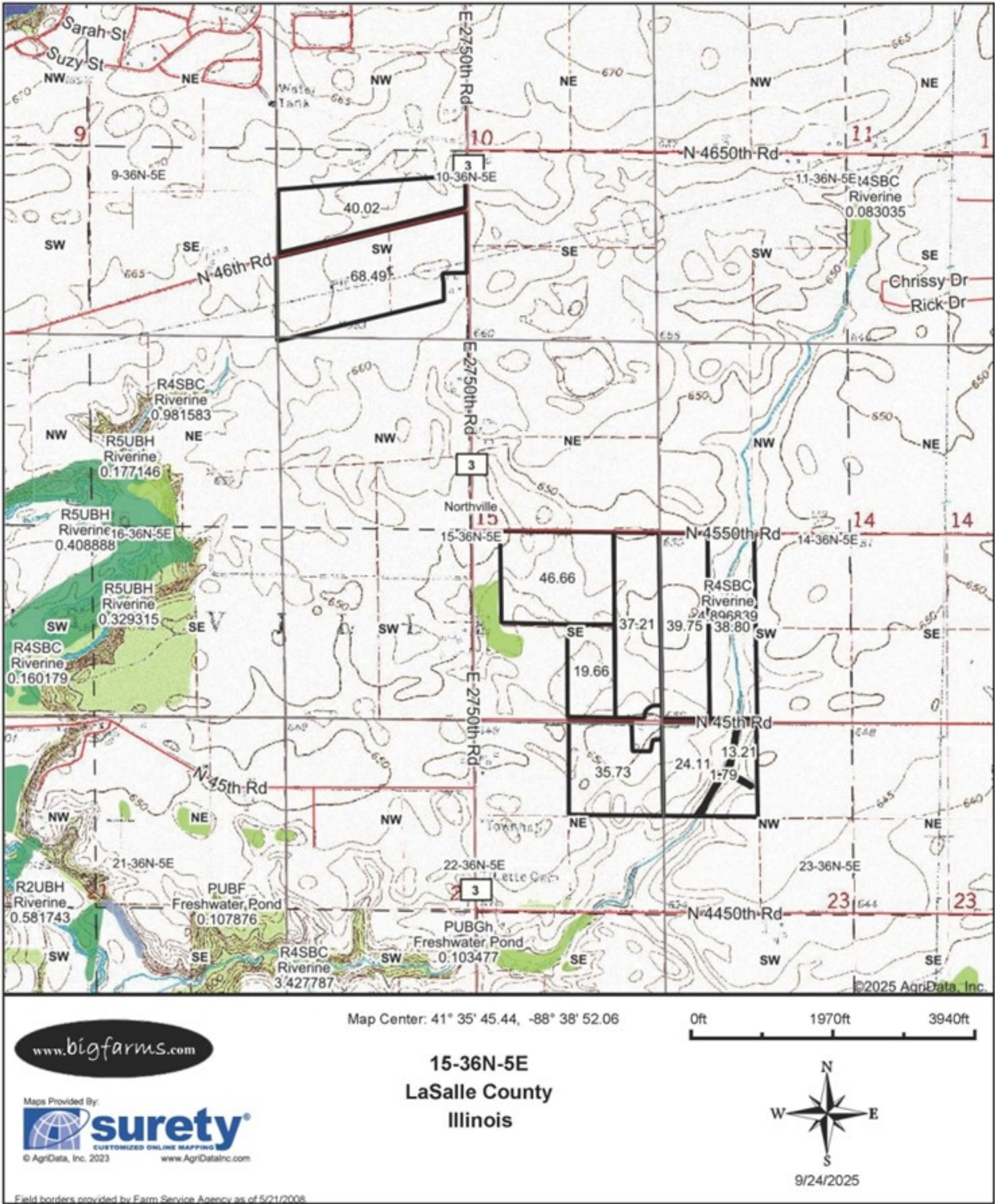
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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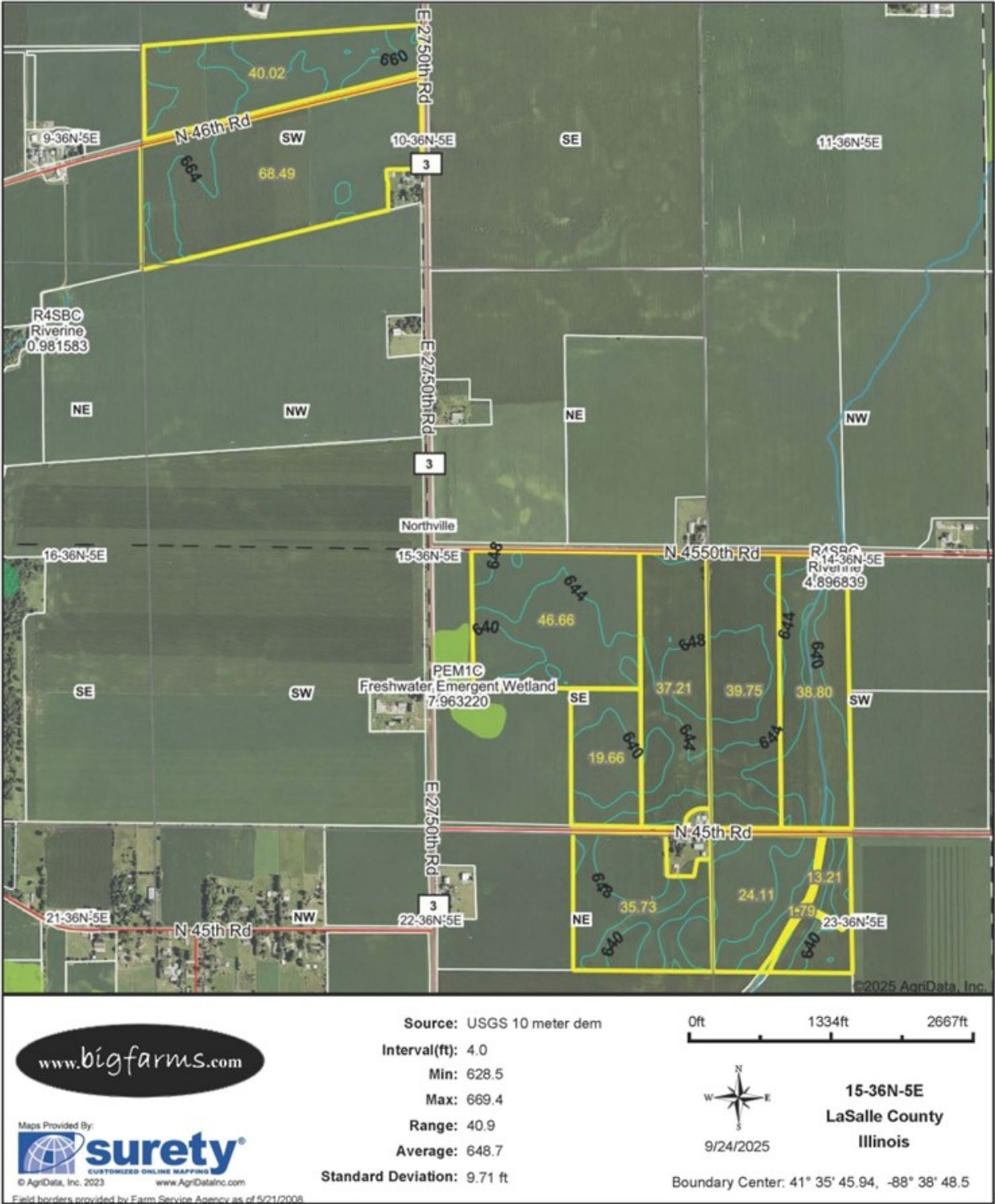
Area Symbol: IL099, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	145.20	39.8%		**192	**59	**141
**152A	Drummer silty clay loam, 0 to 2 percent slopes	66.59	18.3%		**195	**63	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	57.62	15.8%		194	63	144
206A	Thorp silt loam, 0 to 2 percent slopes	19.14	5.3%		170	55	126
198A	Elburn silt loam, 0 to 2 percent slopes	18.42	5.1%		197	61	143
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	17.89	4.9%		**172	**54	**126
**330A	Peotone silty clay loam, 0 to 2 percent slopes	11.86	3.3%		**164	**55	**123
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	7.66	2.1%		**180	**56	**132
**679B	Blackberry silt loam, 2 to 5 percent slopes	6.19	1.7%		**192	**59	**141
**171B	Catlin silt loam, 2 to 5 percent slopes	5.37	1.5%		**185	**58	**137
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	4.20	1.2%		190	61	141
234A	Sunbury silt loam, 0 to 2 percent slopes	2.52	0.7%		179	57	131
61A	Atterberry silt loam, 0 to 2 percent slopes	0.98	0.3%		182	56	132
Weighted Average					189.6	59.8	139.7

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

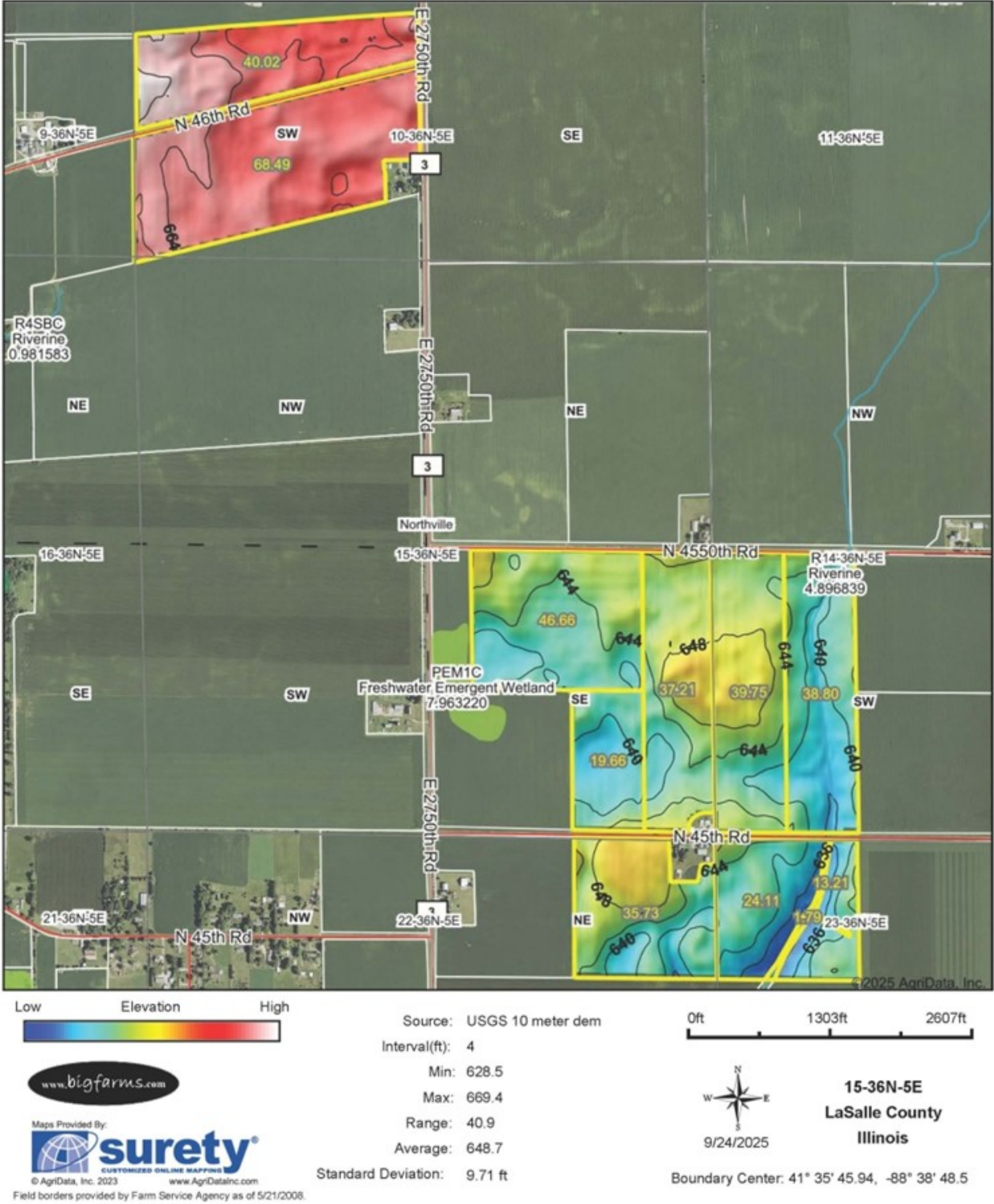
TOPO MAP



TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois
Location: 15-36N-5E
County: LaSalle
Township: Northville
Date: 9/24/2025



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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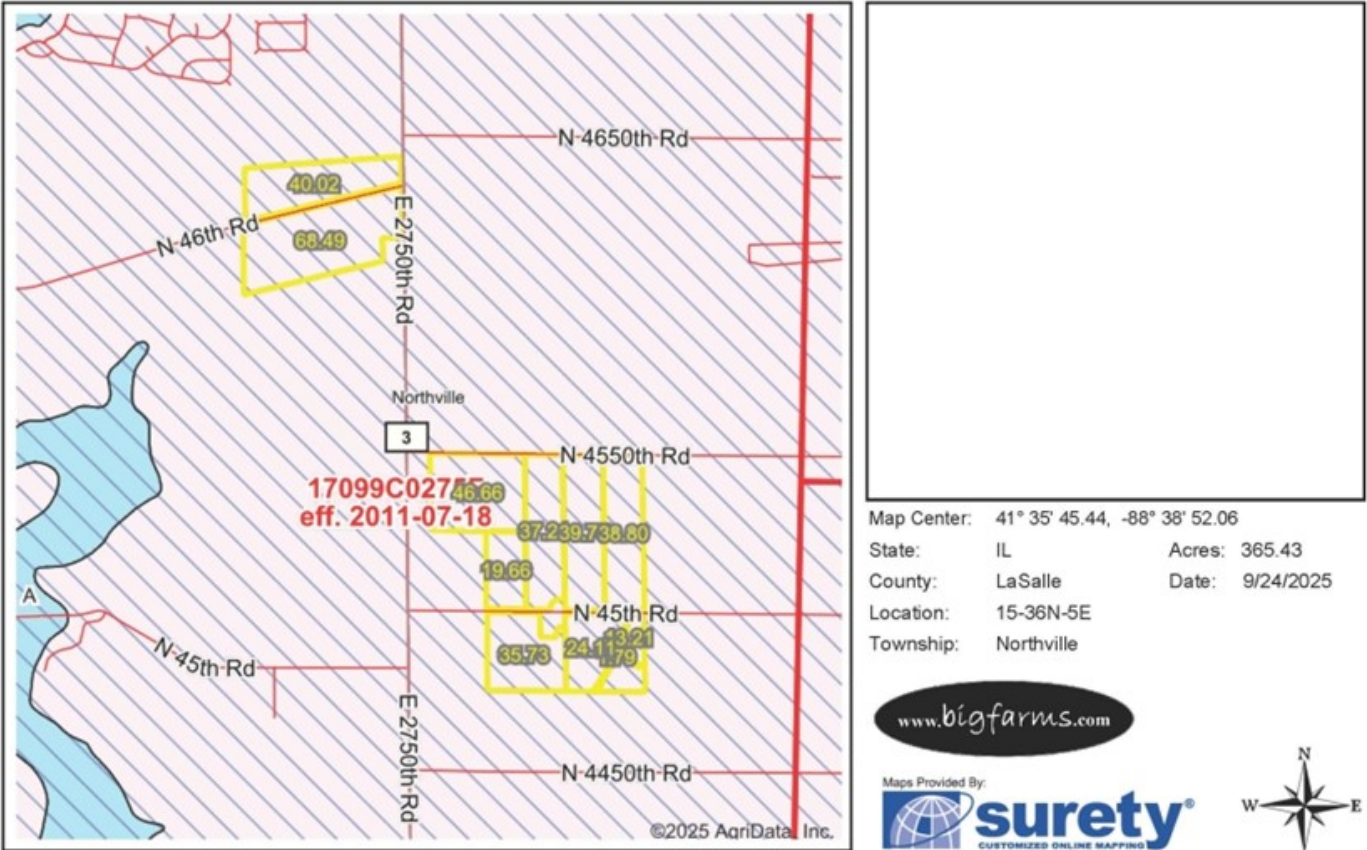


0ft 1939ft 3879ft

Classification Code	Type	Acres
R4SBC	Riverine	1.87
Total Acres		1.87

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

FEMA REPORT



Map Center: 41° 35' 45.44, -88° 38' 52.06
State: IL Acres: 365.43
County: LaSalle Date: 9/24/2025
Location: 15-36N-5E
Township: Northville

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Maps Provided By:



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Name	Number	County	NFIP Participation	Acres	Percent
LaSalle County	170400	LaSalle	Regular	365.43	100%
Total				365.43	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

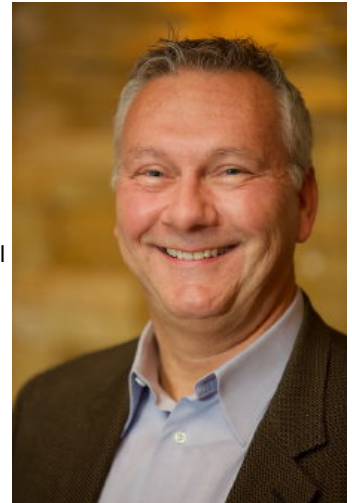
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	365.43	100%
Total			365.43	100%

Panel	Effective Date	Acres	Percent
17099C0275F	7/18/2011	365.43	100%
Total		365.43	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.**

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