

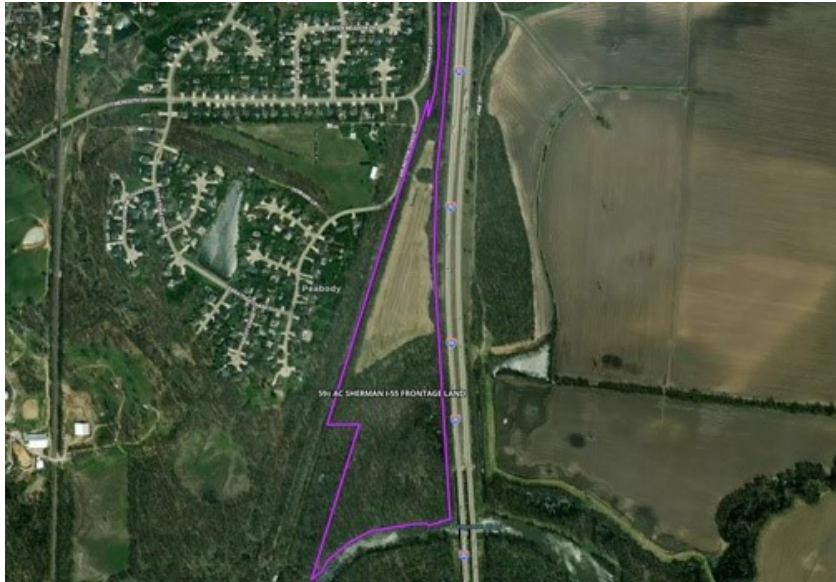
59± AC SHERMAN I-55 FRONTAGE LAND

0 Zimmerman Dr
Sherman IL 62684

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Sangamon
Township:	Fancy Creek
Property Type:	Farmland
Possible Uses:	Long-term development opportunity, row-crop
Total Investment:	\$851,440.00
Unit Price:	\$14,500.00 per acre
Productivity Index (PI):	113.5
Value Per PI Point:	127.75
Buildings:	None
Utilities:	Electric & natural gas at the Sherman village edge (Ameren Illinois); well & septic typical
Zoning:	A - Agricultural (Sangamon County)



A rare chance to control more than a mile of interstate frontage at the doorstep of one of Sangamon County's fastest-growing communities — 58.72± acres along the west side of I-55 from the Village of Sherman's residential edge south to the Sangamon River.

- 58.72± acres in five tracts (three whole PINs plus parts of two); final acreage by survey
- Approx 1.1 miles of I-55 frontage exposure on Springfield's north growth corridor
- Genuine long-term development opportunity — unincorporated ground adjoining the Village of Sherman
- ~16 tillable acres (113.5 weighted PI) producing farm income today
- Timbered ground running to the Sangamon River — deer & small-game habitat
- Ameren Illinois electric & gas at the village edge
- All seller-owned mineral rights convey; possession at closing
- Also available in combination with the adjoining 967± AC Sangamon River Farm

The ground combines open tillable fields along the Zimmerman Drive corridor with timbered acreage falling away to the river. Approx 48% of the offering lies in FEMA Zone X (minimal flood hazard), with the river-adjacent balance in Zones AE/floodway.

The Sherman interchange (Exit 105) is approx 1.7 miles north, downtown Springfield approx 5.8 miles, and Abraham Lincoln Capital Airport approx 4.7 miles — frontage, access, and growth-corridor position in one holding.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 59± AC Sherman I-55 Frontage Land
Tax ID Number/APN: 06-36.0-400-027, 14-01.0-200-006, 15-06.0-100-008, 07-31.0-300-002 (part), 07-31.0-100-005 (part) — Sangamon County. "(part)" = PIN spans I-55; west portion only, county split to follow survey.
Possible Uses: Long-term development opportunity, row-crop production, recreational/hunting
Zoning: A - Agricultural (Sangamon County)
Sale Terms: Cash at closing. Boundary survey at Seller's expense; final purchase price based upon surveyed acres. All seller-owned water, oil, gas, coal and mineral rights convey.

AREA & LOCATION

School District: Williamsville-Sherman CUSD 15 — Sherman Elementary School (PK–4, Sherman); Williamsville Junior High School (5–8, Williamsville); Williamsville High School (9–12, Williamsville)
Market Type: Springfield, IL metro
Location Description: West side of I-55 at the Village of Sherman's residential edge, running south to the Sangamon River. Sherman interchange (Exit 105) approx 1.7 miles; downtown Springfield approx 5.8 miles.
Site Description: Open tillable fields along the Zimmerman Drive corridor with timbered acreage falling to the Sangamon River. Nearly a mile of interstate frontage exposure (approx 4,971 ft). No buildings.
Highway Access: Approx 4,971 ft (approx 0.94 mi) of frontage on the west side of the I-55 ROW; nearest interchange I-55 Exit 105 (Sherman / Historic US 66 / Business Loop 55), approx 1.7 miles.
Legal Description: PT NWNW 6-16N-4W AND PT NENE 1-16N-5W AND PT NWSW; PT SWSW 31-17N-4W AND PT NESE; PT SESE 36-17N-5W — Sangamon County, Illinois. Complete legal available from listing broker.
Property Visibility: Nearly a mile of I-55 frontage exposure (approx 4,971 ft, Land ID measured)
Largest Nearby Street: Interstate 55
Transportation: Amtrak — Springfield station, approx 5.7 mi. Abraham Lincoln Capital Airport (SPI), approx 4.7 mi. St. Louis approx 92 mi and Chicago approx 172 mi via I-55.

LAND RELATED

Lot Frontage (Feet): Approx 4,971 ft (approx 0.94 mi) along the west side of the I-55 right-of-way (Land ID measured 7/27/2026; final by survey)
Tillable Acres: ~16 (Surety AgriData, 7/27/2026)
Lot Depth: Irregular tapering strip; depth varies from a point at the north end to approx 1,400 ft at the Sangamon River (Land ID measured; final by survey)
Buildings: None
Zoning Description: A - Agricultural District, Sangamon County Zoning Ordinance (1969, as amended)
Flood Plain or Wetlands: Approx 48% Zone X (minimal hazard); river-adjacent acreage Zones AE/floodway. Panels 17167C0100F & 17167C0255F, eff. 8/2/2007. 26.14 ac NWI-mapped wetland/riverine classes toward the river.
Topography: Gently rolling frontage fields at the village edge falling to timbered river-bottom ground.
Soil Type: Rozetta silt loam (66.9%), Alvin fine sandy loam (28.0%), Keomah silt loam (5.1%) — tillable acres
Soil Fertility: Weighted PI 113.5 on tillable acres (Bulletin 811 EFOTG 2023, optimum management, flood factor removed)
Available Utilities: Electric & natural gas at the Sherman village edge (Ameren Illinois); well & septic typical

FINANCIALS

Finance Data Year: 2025
Real Estate Taxes: \$936.32 (2025, payable 2026). Estimated real estate taxes ~ \$15.95 per acre (based on 58.72± acres; incl. prorated share of two split PINs).
Investment Amount: \$851,440.00 (\$14,500.00 per acre)

LOCATION

Address: 0 Zimmerman Dr, Sherman, IL 62684
County: Sangamon
MSA: Springfield, IL



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PROPERTY NOTES

Property Facts

- 58.72± acres in five tracts (incl. parts of PINs 07-31.0-100-005 & 07-31.0-300-002); final acreage by survey
- Approx 1.1 miles of I-55 frontage (west side of the ROW)
- ~16 tillable acres (Surety AgriData 7/27/2026); 113.5 weighted PI (Bulletin 811, 2023)
- Primary soils: Rozetta silt loam, Alvin fine sandy loam, Keomah silt loam
- 2025 real estate taxes: \$936.32 (incl. prorated share of the two split PINs)
- Townships: Fancy Creek, Springfield, Williams & Clear Lake
- FEMA: approx 48% Zone X; river-adjacent acreage Zones AE/floodway (panels 17167C0100F & 17167C0255F, eff. 8/2/2007)
- 26.14 ac NWI-mapped wetland/riverine classes toward the river
- No buildings; all seller-owned mineral rights convey

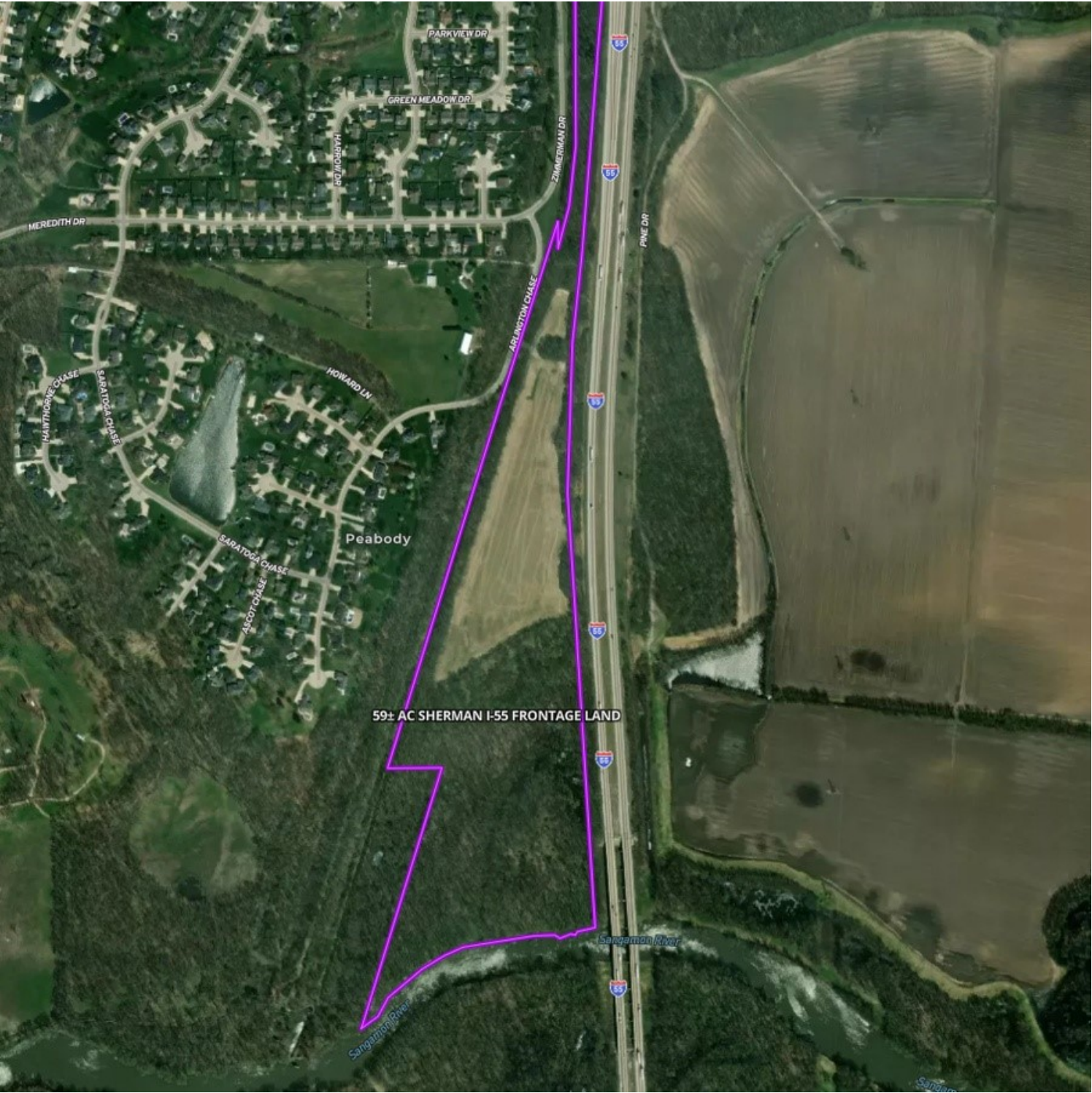
Location & Distances (approx, straight-line)

- Village of Sherman — 1.2 mi
- I-55 Exit 105 (Sherman) — 1.7 mi
- Abraham Lincoln Capital Airport (SPI) — 4.7 mi
- Springfield Amtrak station — 5.7 mi
- Downtown Springfield — 5.8 mi
- St. Louis — 92 mi · Chicago — 172 mi

Local Resources

- [Sangamon County Property Tax & Assessment](#)
- [Sangamon County GIS](#)
- [USDA Web Soil Survey](#)
- [FEMA Map Service Center](#)
- [Williamsville-Sherman CUSD 15](#)
- [Abraham Lincoln Capital Airport](#)
- [Village of Sherman](#)

PROPERTY MAP



AREA LOCATION MAP

59± AC Sherman I-55 Frontage Land

0 Zimmerman Dr · Village of Sherman West Edge · Sangamon County, Illinois

AREA LOCATION MAP

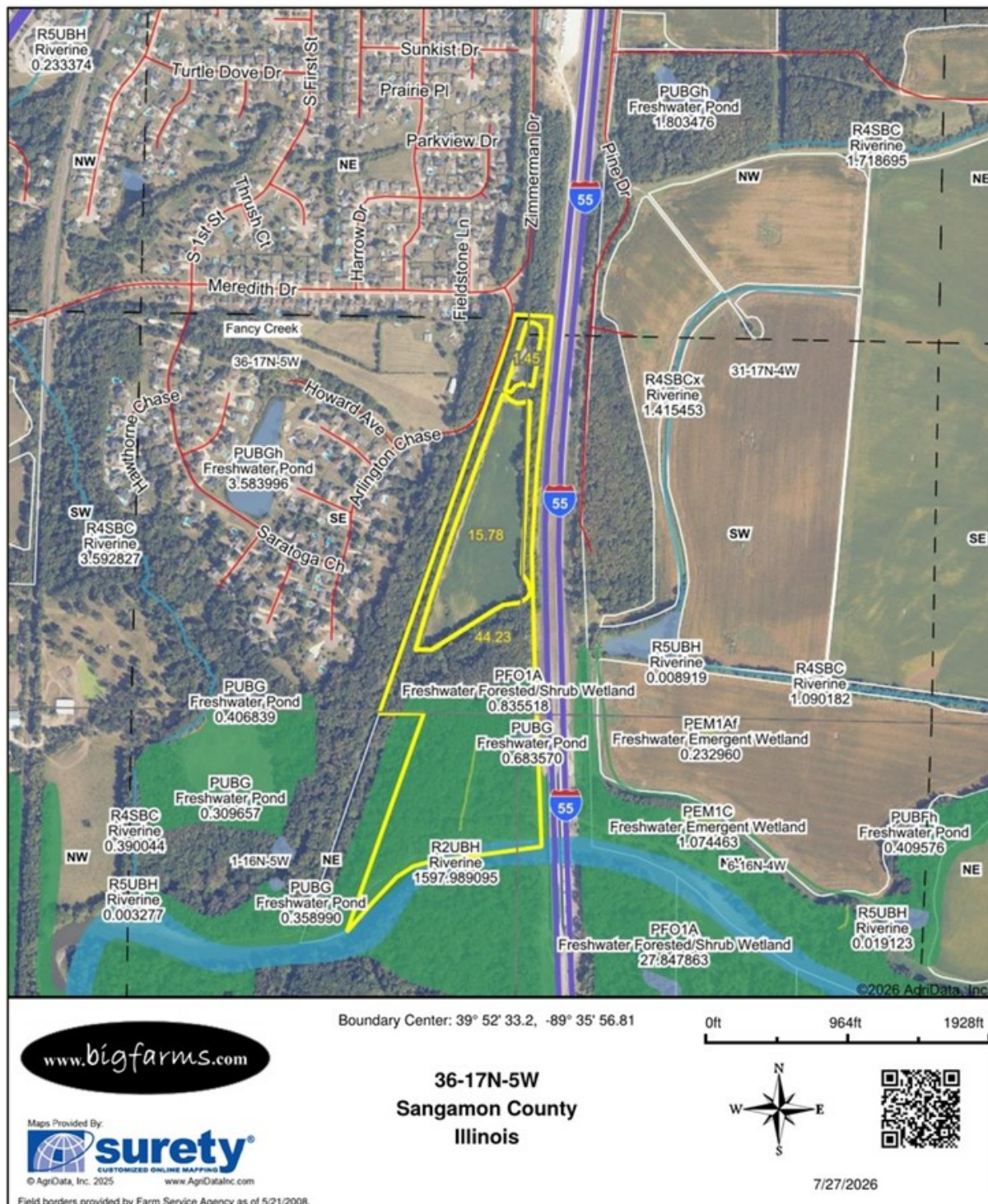
PROPERTY	LOCATION & ACCESS	AREA NOTES
Acreage 58.72± acres (final by survey)	1 I-55 Exit 105 (Sherman) 1.7 mi	- Nearly a mile of I-55 frontage at the Village of Sherman's west edge. - Unincorporated ground — long-term development opportunity. - Ameren Illinois electric & gas at the village edge.
Frontage Approx 4,971 ft on I-55 (west side)	2 Village of Sherman 1.2 mi	
Tillable ~16 acres — PI 113.5	3 Abraham Lincoln Capital Airport (SPI) 4.7 mi	
Townships Fancy Creek, Springfield, Williams & Clear Lake	4 Downtown Springfield 5.8 mi	
County Sangamon County, Illinois	St. Louis approx 92 mi · Chicago approx 172 mi via I-55	

All distances and details are estimated to the best of our ability and should be independently verified.

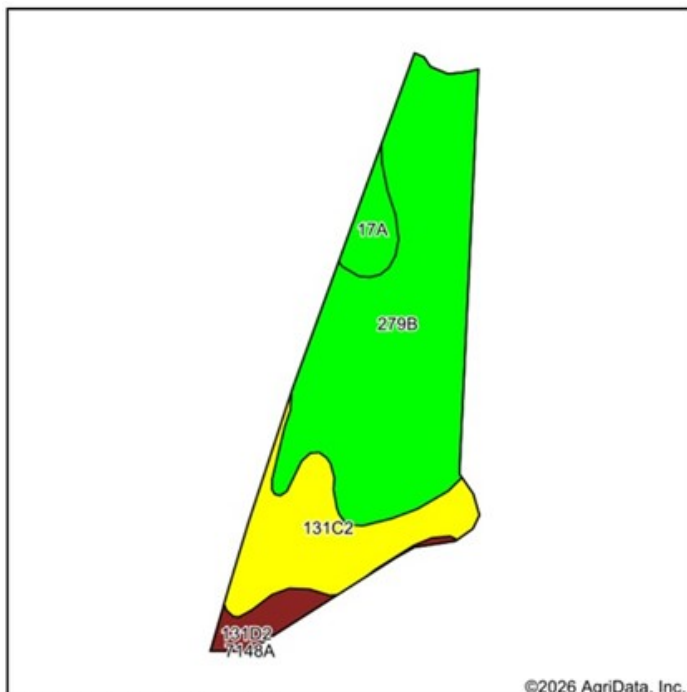
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Distances are approximate driving miles

FSA AERIAL MAP



SOIL MAP



State: **Illinois**
County: **Sangamon**
Location: **36-17N-5W**
Township: **Fancy Creek**
Acres: **15.78**
Date: **7/27/2026**

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

Area Symbol: IL167, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	10.56	66.9%		**161	**50	**118
**131C2	Alvin fine sandy loam, 5 to 10 percent slopes, eroded	3.63	23.0%		**139	**45	**103
17A	Keomah silt loam, 0 to 2 percent slopes	0.80	5.1%		161	51	119
**131D2	Alvin fine sandy loam, 10 to 18 percent slopes, eroded	0.79	5.0%		**130	**43	**96
Weighted Average					154.4	48.6	113.5

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, and surface texture. Publication Date: 02-08-2023

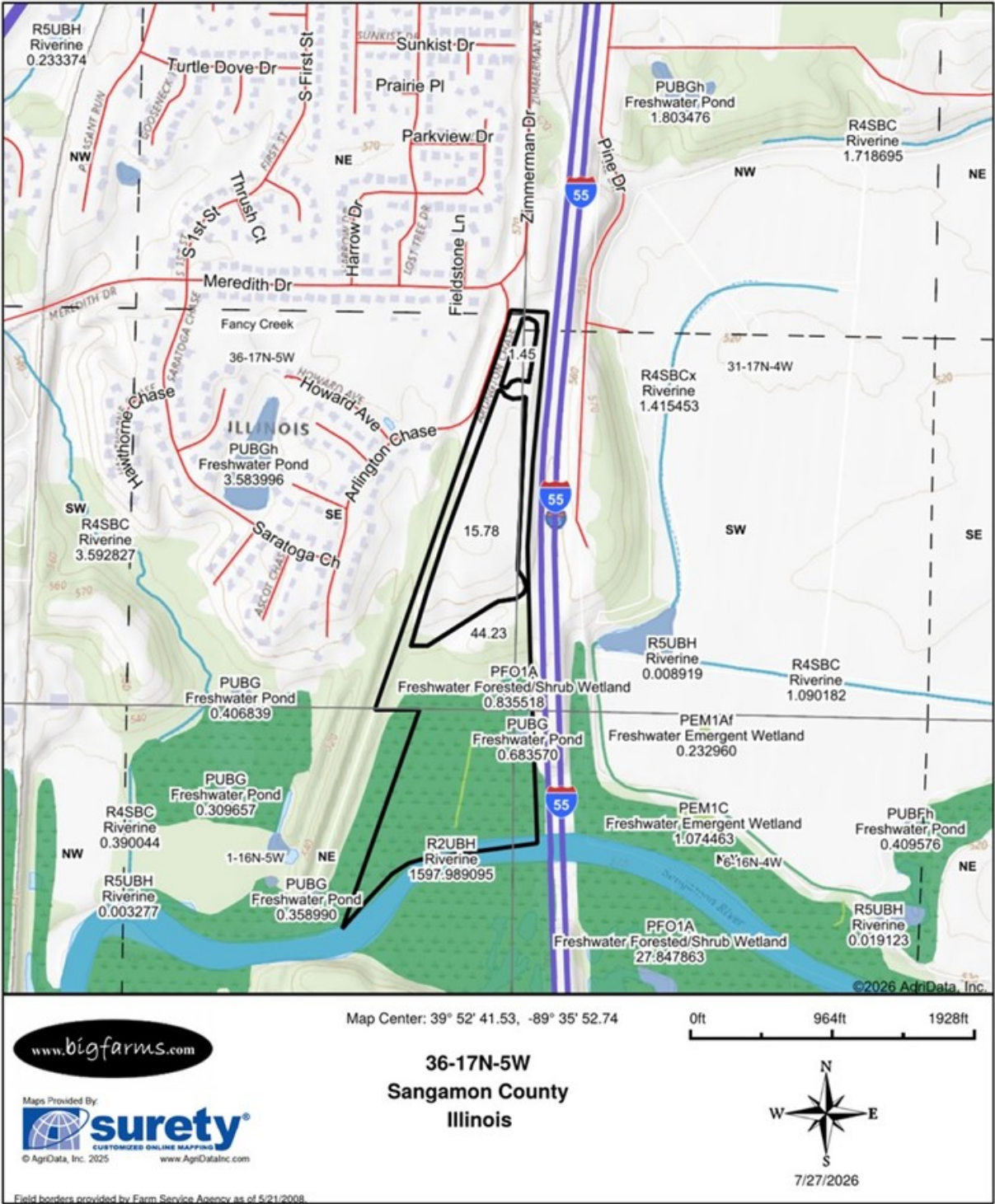
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

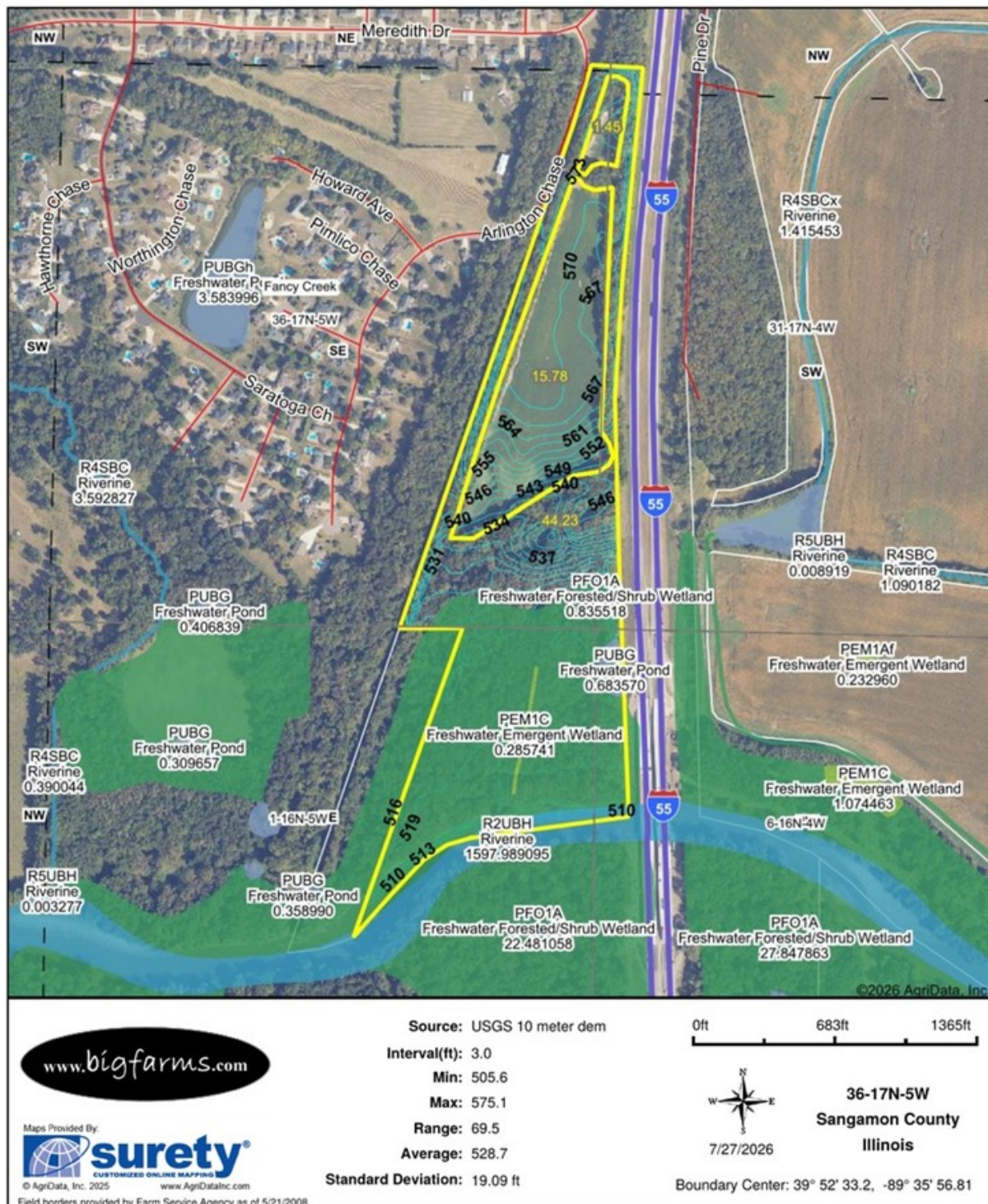
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

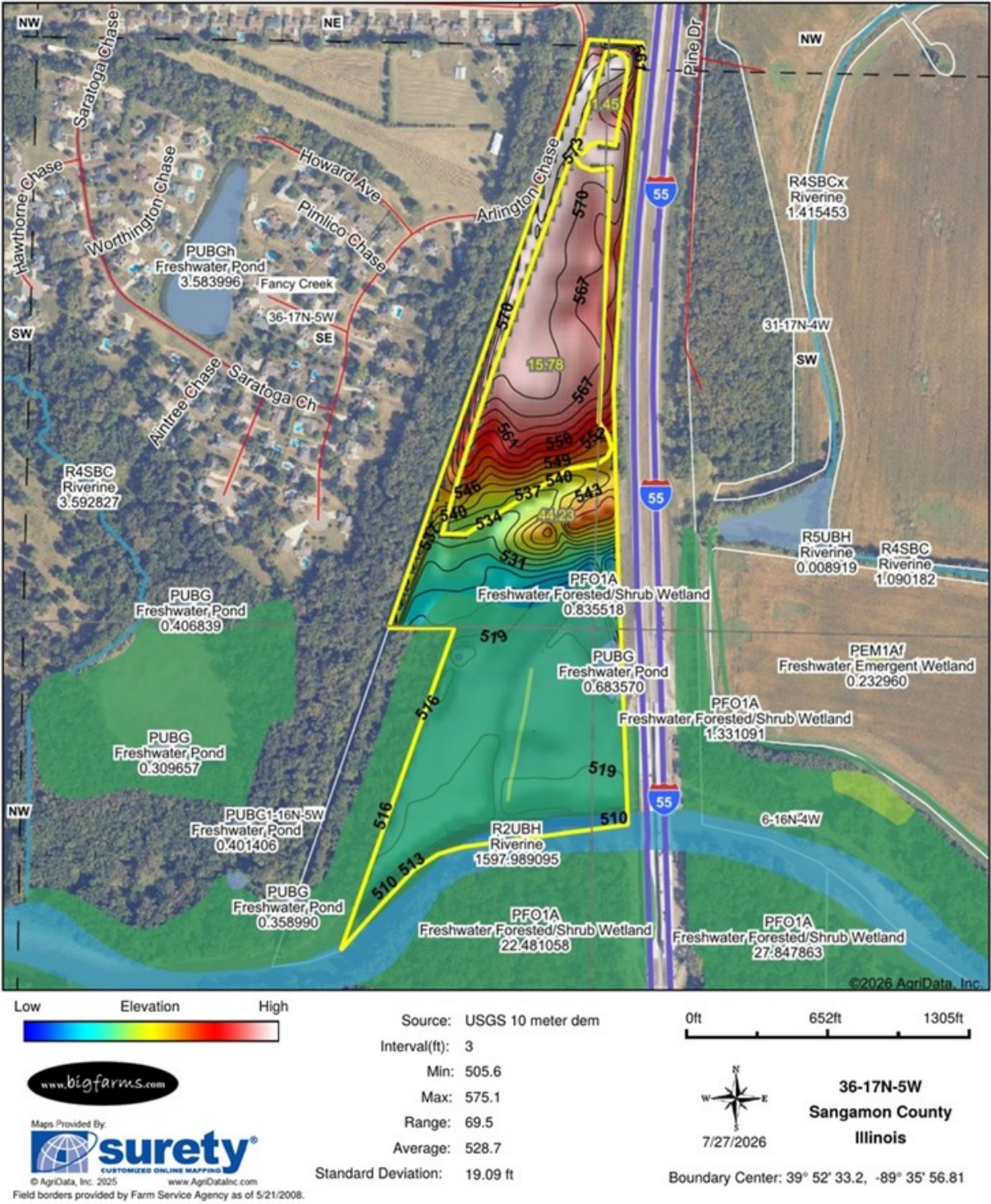
TOPO MAP



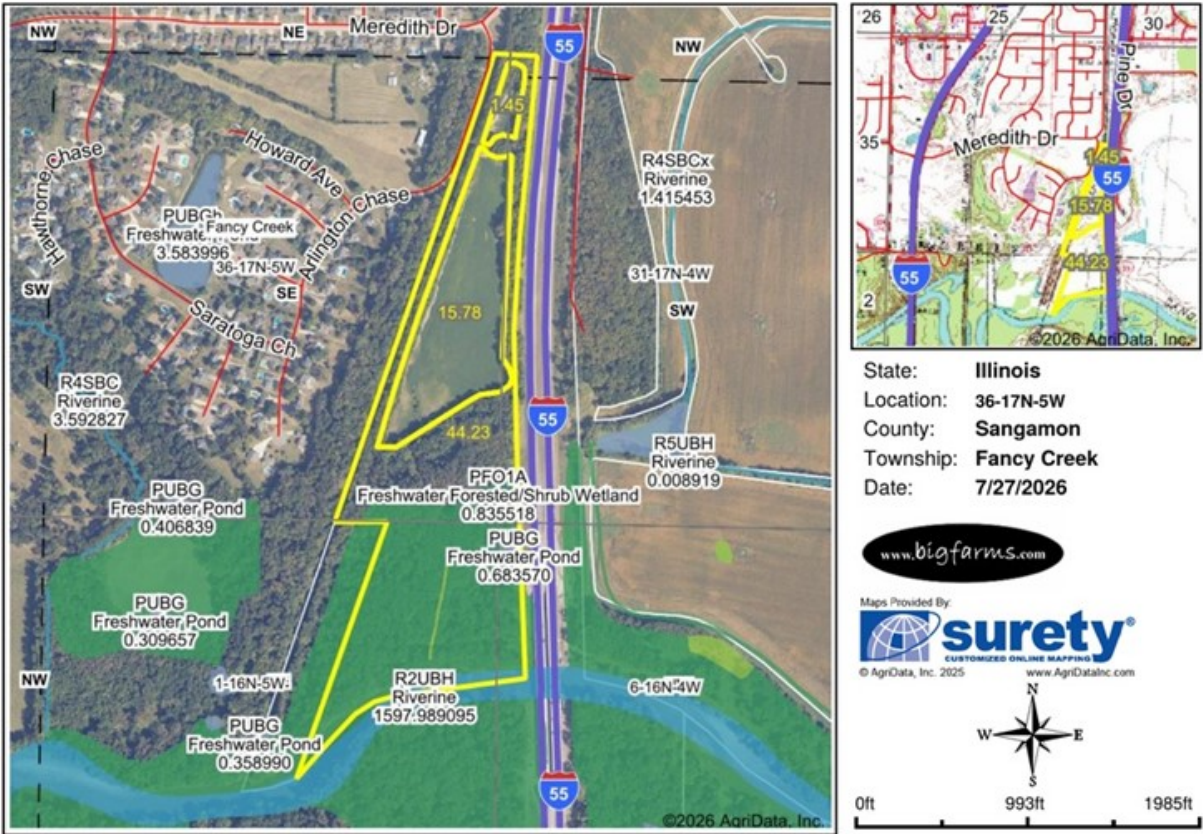
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP

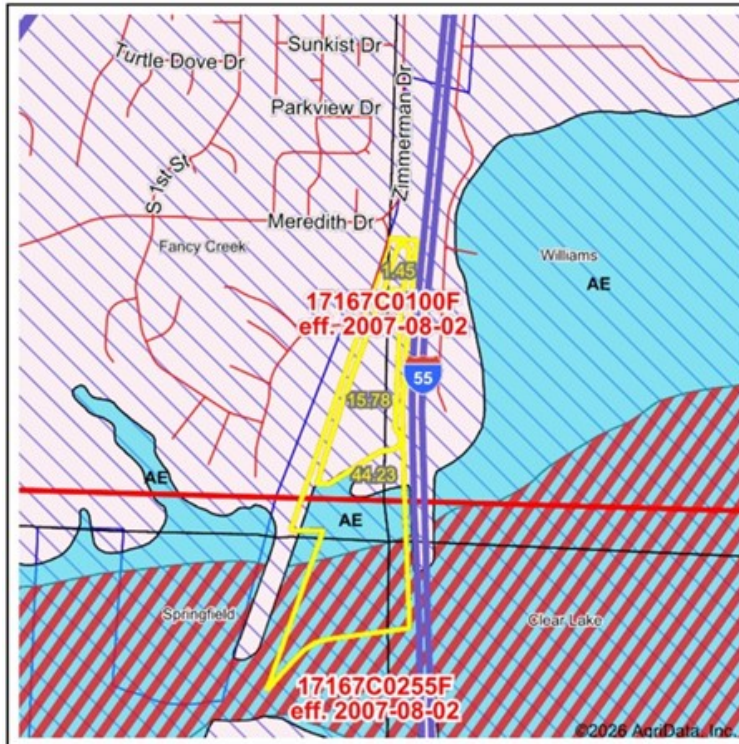


Classification Code	Type	Acres
PSS1/EM1A	Freshwater Forested/Shrub Wetland	17.39
PFO1A	Freshwater Forested/Shrub Wetland	5.98
R2UBH	Riverine	1.09
PFO1C	Freshwater Forested/Shrub Wetland	0.82
PUBG	Freshwater Pond	0.57
PEM1C	Freshwater Emergent Wetland	0.29
Total Acres		26.14

Data Source: National Wetlands Inventory website. U.S. DoI, 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



Map Center: 39° 52' 41.53, -89° 35' 52.74
State: IL Acres: 61.46
County: Sangamon Date: 7/27/2026
Location: 36-17N-5W
Township: Fancy Creek

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Name	Number	County	NFIP Participation	Acres	Percent
Sangamon County	170912	Sangamon	Regular	61.46	100%
Total				61.46	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	29.55	48.1%
AE	FLOODWAY		100-year Floodplain	19.79	32.2%
AE			100-year Floodplain	12.12	19.7%
Total				61.46	100%
Panel		Effective Date		Acres	Percent
17167C0100F		8/2/2007		31.65	51.5%
17167C0255F		8/2/2007		29.81	48.5%
Total				61.46	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.**

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