

74.5 Acre Vermillion Farm
Road 180 N
Indianola IL 61850



74.5 ACRE VERMILLION FARM

Road 180 N
Indianola IL 61850

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:	Vermillion
Township:	Carroll
Gross Land Area:	74.5 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$395,000.00
Productivity Index (PI):	119.6
Buildings:	There is a house on this property
Utilities:	Electric, Well and Septic



This 74.5 acre parcel is gently rolling land with wooded areas in the north section. 17 tillable acres with a soil PI of 119.6 and pasture for your livestock.. Enjoy this home, out-buildings and pasture land located east and south of Champaign, IL



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 74.5 Acre Vermillion Farm
Tax ID Number/APN: 32-30-400-003
32-30-300-009
32-30-300-007
32-31-100-002
Possible Uses: This parcel could be used for a mini farm and livestock.

AREA & LOCATION

School District: Salt Fork Community School Unit District 512
Location Description: This 74.5 acre rolling parcel is located along Road 180 N, 2.6 miles south of Indianola and 7.7 miles west of Ridge Farm.
Site Description: This partially wooded, rolling parcel located south of Indianola, has a home and would be perfect for a farmette and personal livestock.
Side of Street: The 74.5 acre parcel sits on the north side of Road 180 N.
Highway Access: I-74 is located 14.6 miles east and north and US 150 is 7.6 miles to the east.
Road Type: Tar & Chip road surface.
Property Visibility: The parcel has 2210 feet of frontage along Road 180 N.
Largest Nearby Street: US 150 which is 7.6 miles to the east.

LAND RELATED

Lot Frontage (Feet): This 74.5 acre parcel has 2210 feet of frontage along Road 180 N.
Tillable Acres: Approximately 17 tillable acres.
Lot Depth: This parcel is approximately 2200 feet from south to north and 1442 feet from west to east.
Buildings: There is a home tool shed, garage and grain storage on this parcel.
Flood Plain or Wetlands: There is a small section of wetlands and no FEMA Flood Zone. See the FEMA Report in the brochure.
Topography: This 74.5 acre parcel has rolling terrain. More detail can be found in the Topography, Contour and Hillshade maps located in the brochure.
Soil Type: 146A Elliot Silt Loam
291B Xenia Silt Loam
618C2 Senachwine Silt Loam

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: 32-30-400-003 \$421.00
32-30-300-009 \$2715.34
32-30-300-007 \$39.54
32-31-100-002 \$68.38

A total of \$3244.26 in taxes were paid in 2021 for tax year 2020 or \$43.55 per acre.
Investment Amount: Asking \$395,000 for all acres and buildings.

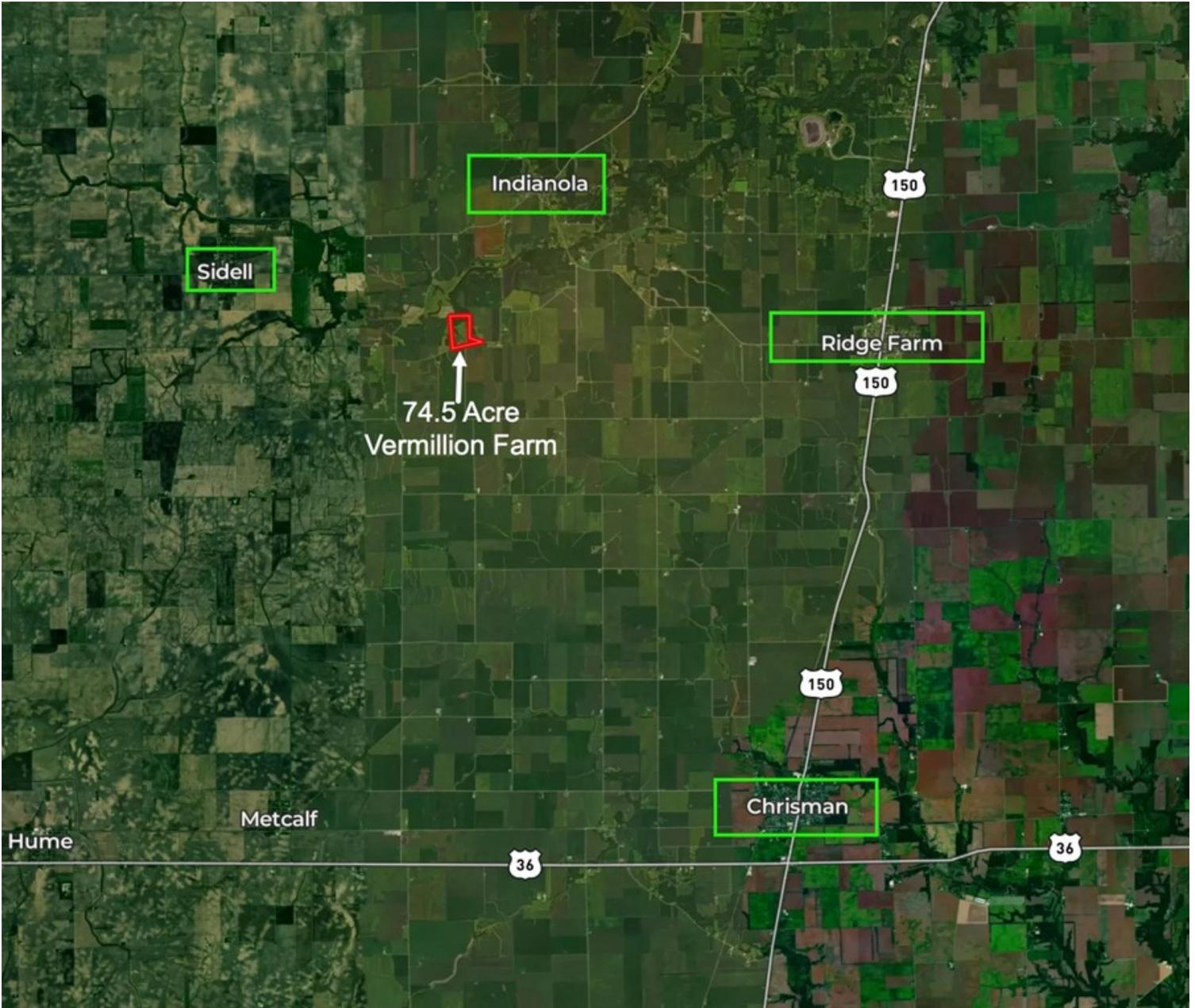
LOCATION

Address: Road 180 N.
Indianola, IL 61850
County: Vermillion County

ROADWAYS MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY



AREA MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY



AERIAL MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY



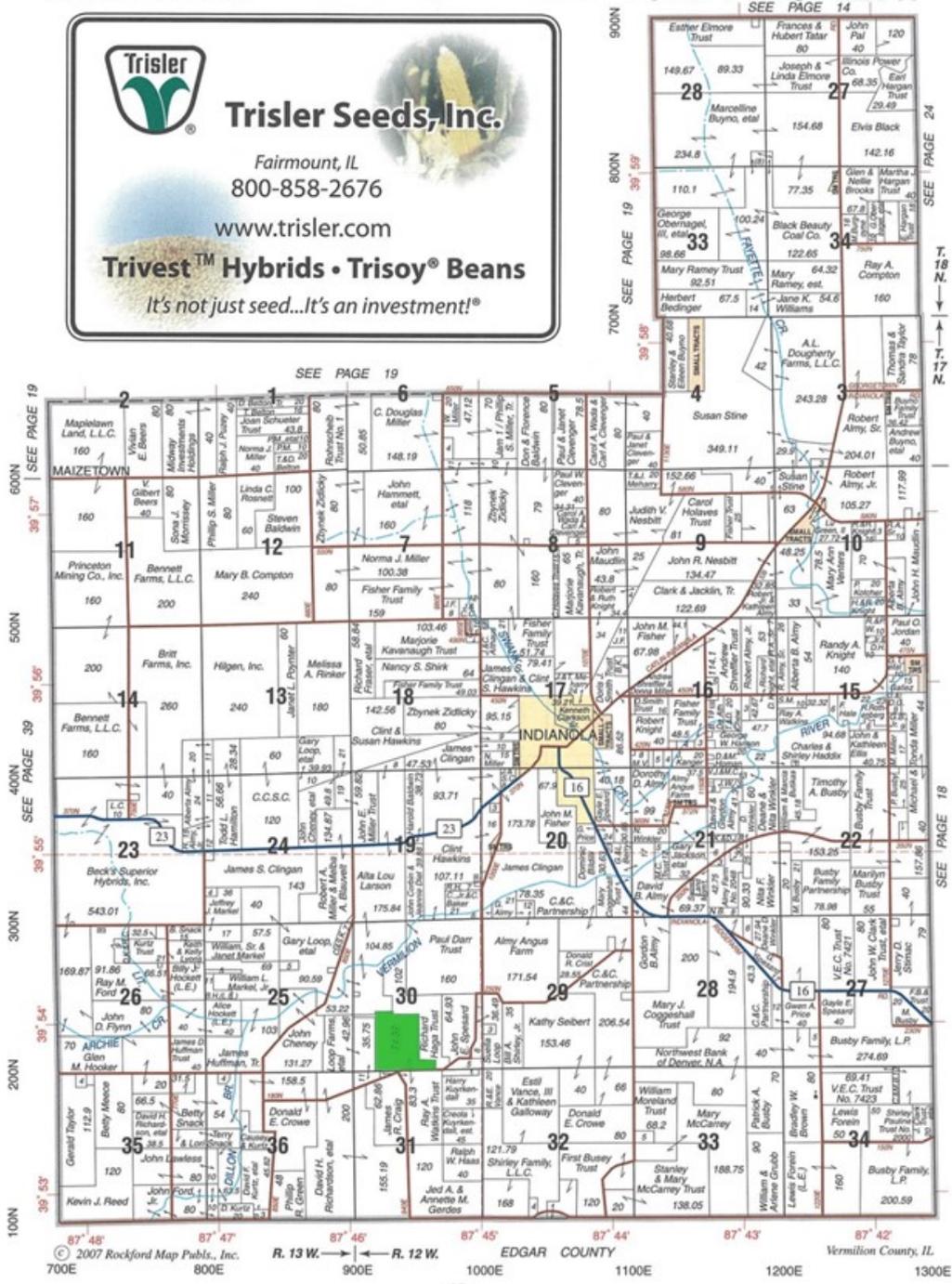
PLAT MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY

CARROLL

T.17-18N.-R.13-12W.



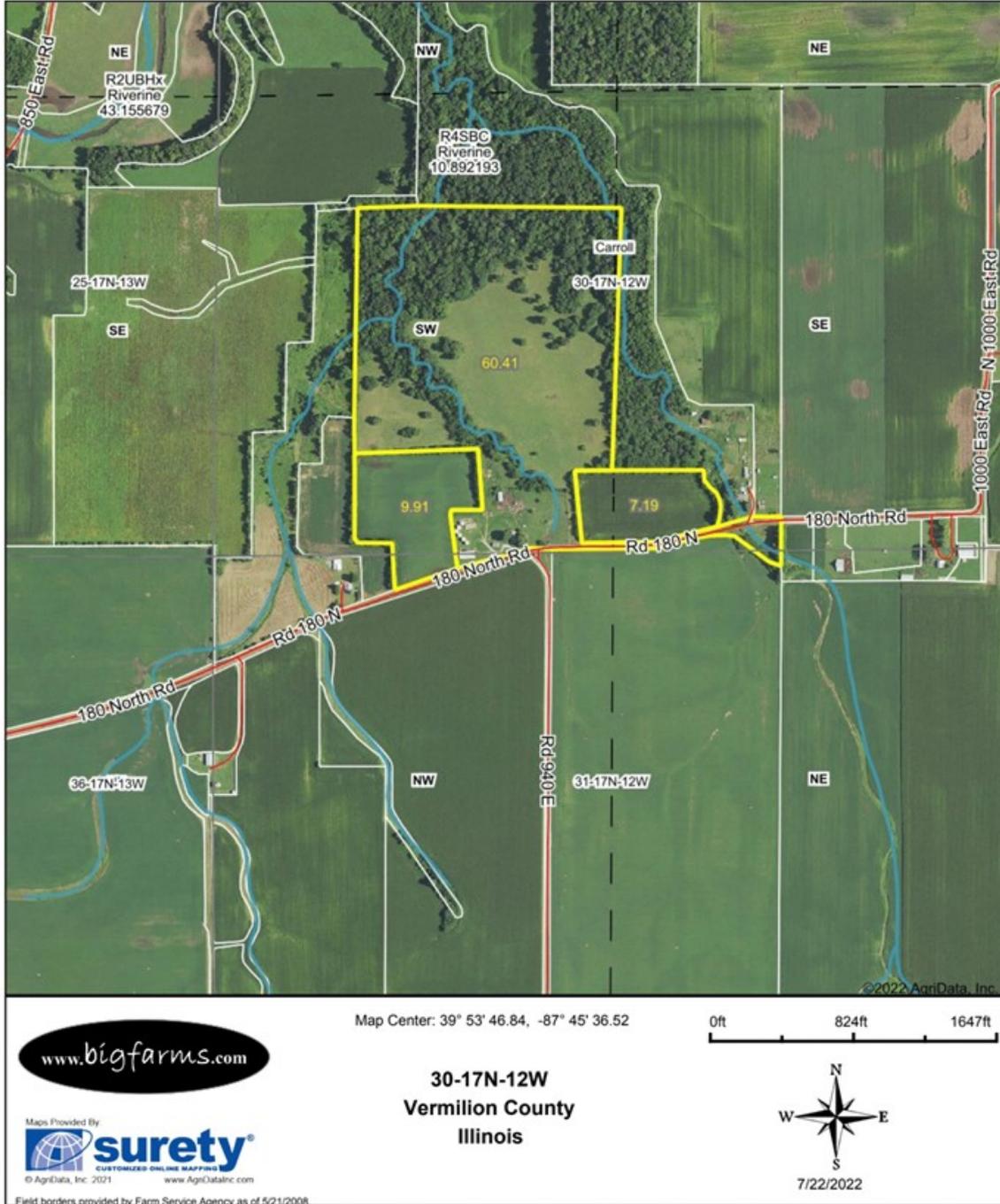
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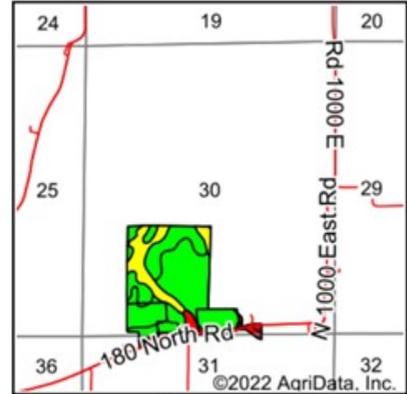
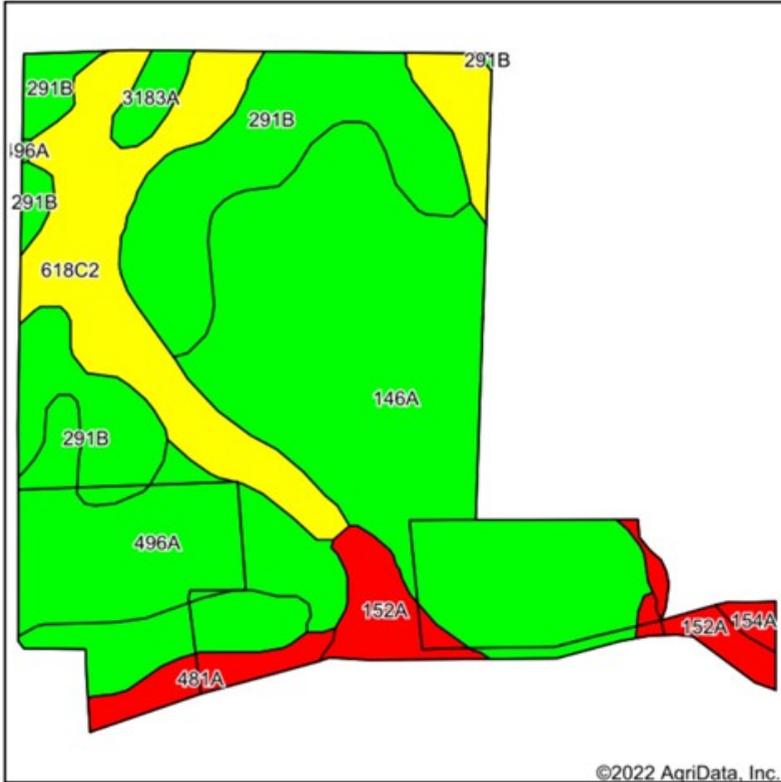
FSA MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY

Aerial Map



SOIL MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY

Soils Map



State: Illinois
 County: Vermillion
 Location: 30-17N-12W
 Township: Carroll
 Acres: 77.51
 Date: 7/22/2022



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	28.26	36.5%		168	55	125
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	18.68	24.1%		**160	**50	**117
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	12.84	16.6%		**136	**44	**100
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	10.30	13.3%		166	52	121
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.80	4.9%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	2.13	2.7%		183	58	134
3183A	Shaffton loam, 0 to 2 percent slopes, frequently flooded	1.06	1.4%		155	51	116
154A	Flanagan silt loam, 0 to 2 percent slopes	0.44	0.6%		194	63	144
Weighted Average					162.2	52	119.6

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

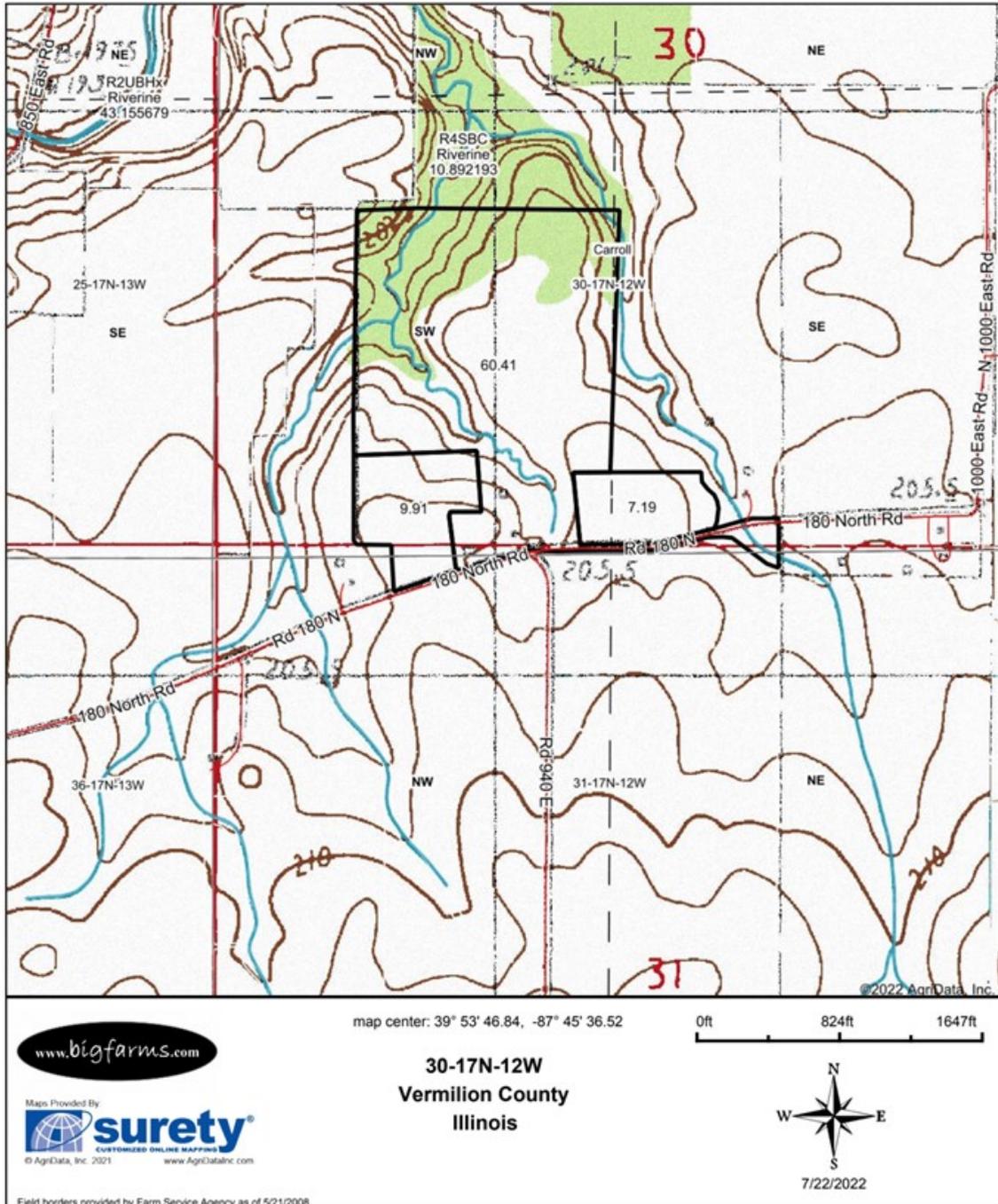
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY

Topography Map



CONTOURS MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY

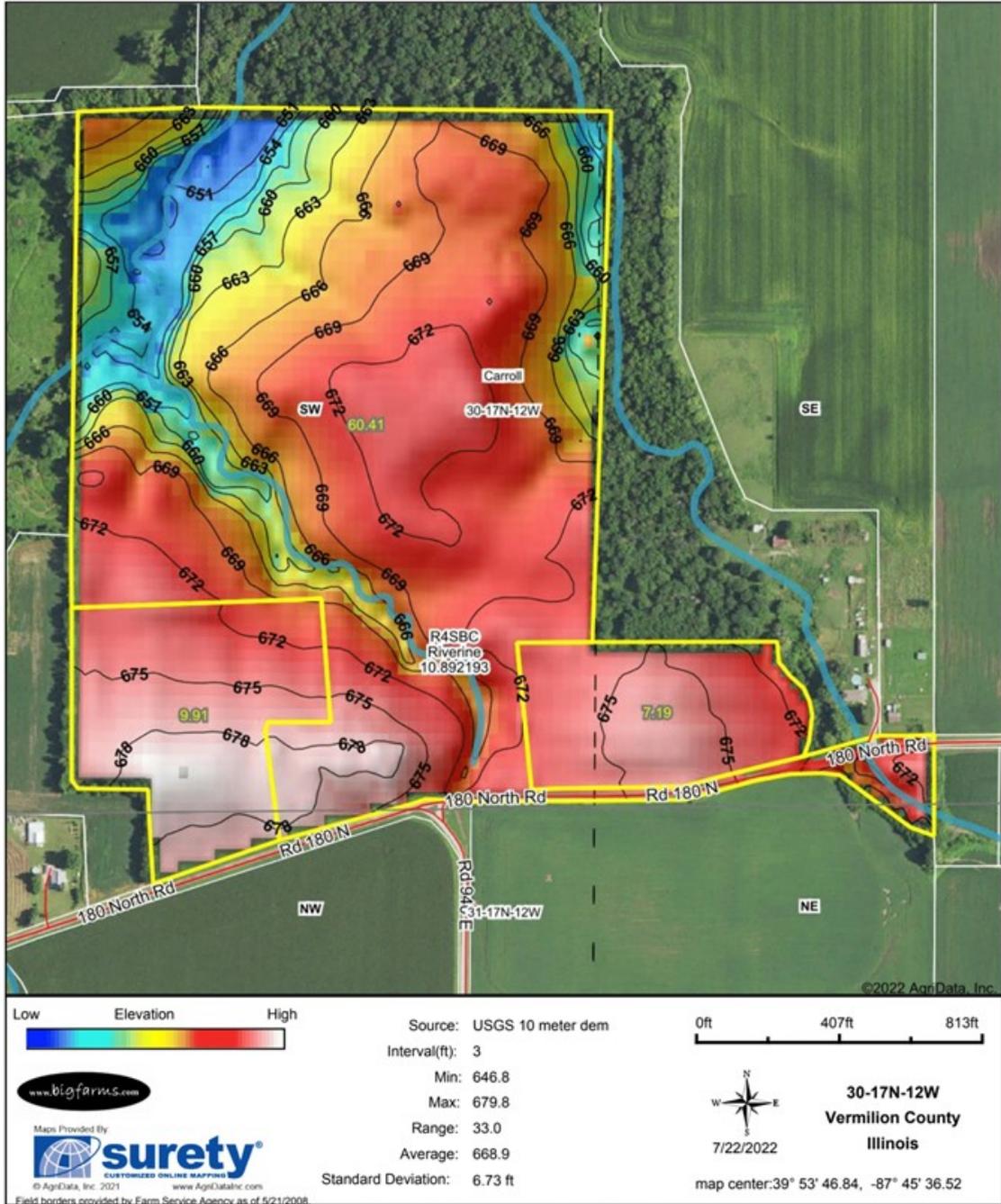
Topography Contours



 Maps Provided by <small>© AgriData, Inc. 2021 www.AgridataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008.</small>	Source: USGS 10 meter dem Interval(ft): 3.0 Min: 646.8 Max: 679.8 Range: 33.0 Average: 668.9 Standard Deviation: 6.73 ft	0ft 437ft 874ft 7/22/2022 30-17N-12W Vermillion County Illinois Map Center: 39° 53' 46.84, -87° 45' 36.52

HILLSHADE MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY

Topography Hillshade

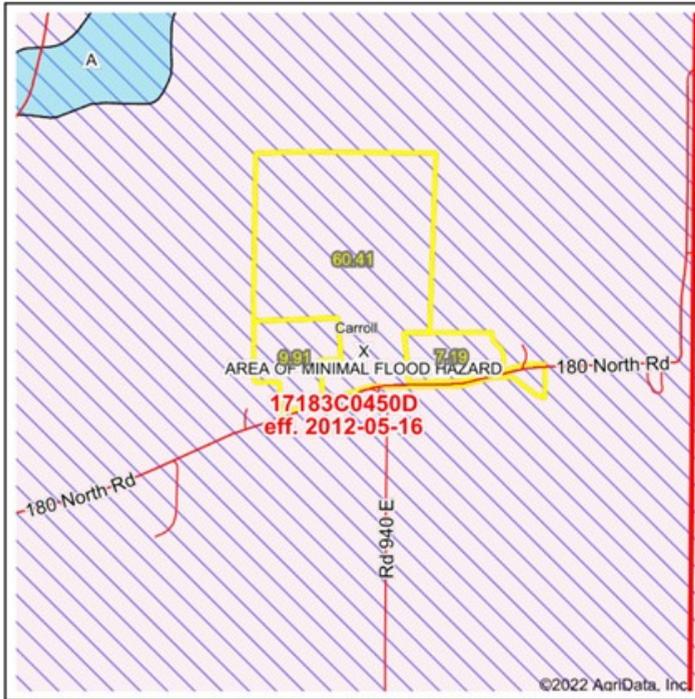


WETLAND MAP 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY



FEMA REPORT 74.5 ACRE VERMILLION FARM, CARROLL TOWNSHIP, VERMILLION COUNTY

FEMA Report



Map Center: 39° 53' 46.84, -87° 45' 36.52
 State: IL Acres: 77.51
 County: Vermillion Date: 7/22/2022
 Location: 30-17N-12W
 Township: Carroll



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Vermillion County	170935	Vermillion	Regular	77.51	100%
Total				77.51	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	77.51	100%	
Total			77.51	100%	
Panel	Effective Date	Acres	Percent		
17183C0450D	5/16/2012	77.51	100%		
Total		77.51	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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