

81 AC RICHLAND TWP LASALLE CO FARM

N 14th Road
Streator IL 61364

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: | LaSalle |
| Township: | Richland |
| Gross Land Area: | 81.28 |
| Property Type: | Vacant Farmland |
| Possible Uses: | Agricultural Production |
| Unit Price: | \$16,000 per acre |
| Productivity Index (PI): | 141.8 |
| Buildings: | No Buildings |
| Zoning: | A-1, Agriculture |



SELLERS REQUIRE A LEASE BACK. 81 acres of vacant and productive farmland located in Richland Township in LaSalle County off of N 14th Road and east of Lostant, IL.

Richland Township in LaSalle County, Illinois, offers an exceptional opportunity for those looking to invest in high-quality farmland. Known for its fertile soils and flat topography, the area is ideal for growing a variety of crops, including corn and soybeans, which are staples of the Midwest agricultural economy. Richland Township benefits from a well-established agricultural infrastructure, including access to grain elevators, transportation networks, and farming supply services. The region also boasts a strong farming community and a history of stable land values, making it a sound investment. Additionally, its location within LaSalle County ensures proximity to markets and urban centers while retaining a peaceful, rural atmosphere. Whether you're expanding your operations or making a long-term investment, farmland in Richland Township offers productivity, profitability, and potential.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 81 AC Richland Twp LaSalle Co Farm
Tax ID Number/APN: 40.64 Acres: 31-28-103000
40.64 Acres: 31-28-104000
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Lostant CUSD 425 (K-8)
LaSalle-Peru Twp HSD 120 (9-12) or Putnam County CUSD 535 (P-12)
Side of Street: South side of N 14th Road
Highway Access: I-39 is located 5.0 miles to the west
Road Type: Asphalt/Blacktop
Property Visibility: Property is visible from N 14th Road

LAND RELATED

Tillable Acres: Approximately 79.12 tillable acres
Buildings: No buildings
Flood Plain or Wetlands: Please see included Wetland Map provided by Surety Maps.
Topography: Please see included topographical maps provided by Surety Maps.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024
Real Estate Taxes: 31-28-103000: \$2,785.92
31-28-104000: \$2,783.70

Total Taxes: \$5,569.62

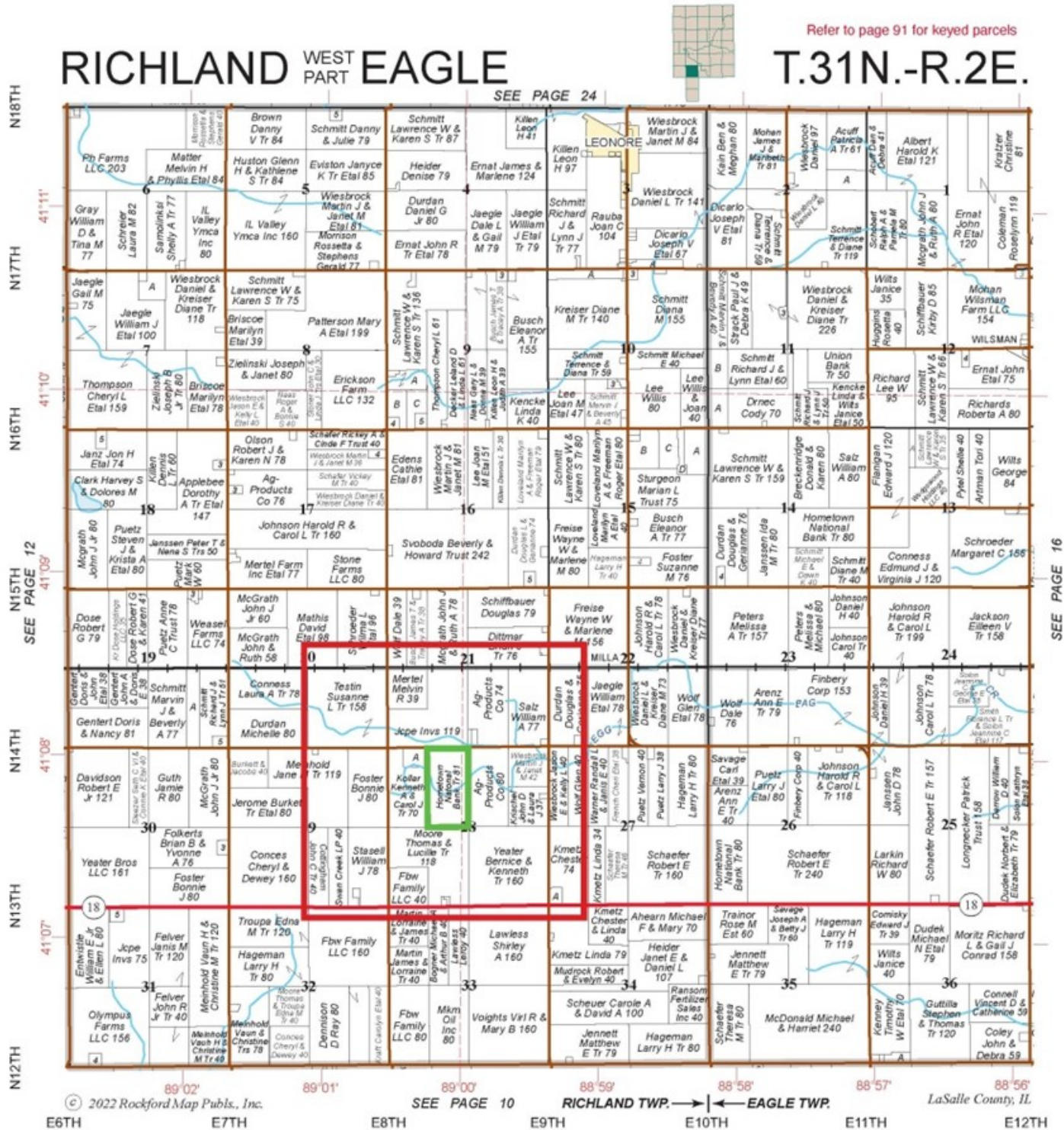
LOCATION

Address: N 14th Road, Streator, IL 61364
County: LaSalle County

PROPERTY MAP



PLAT MAP



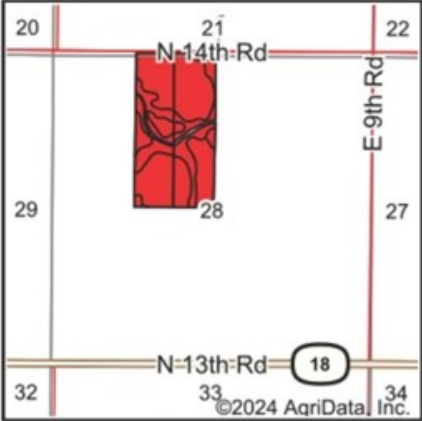
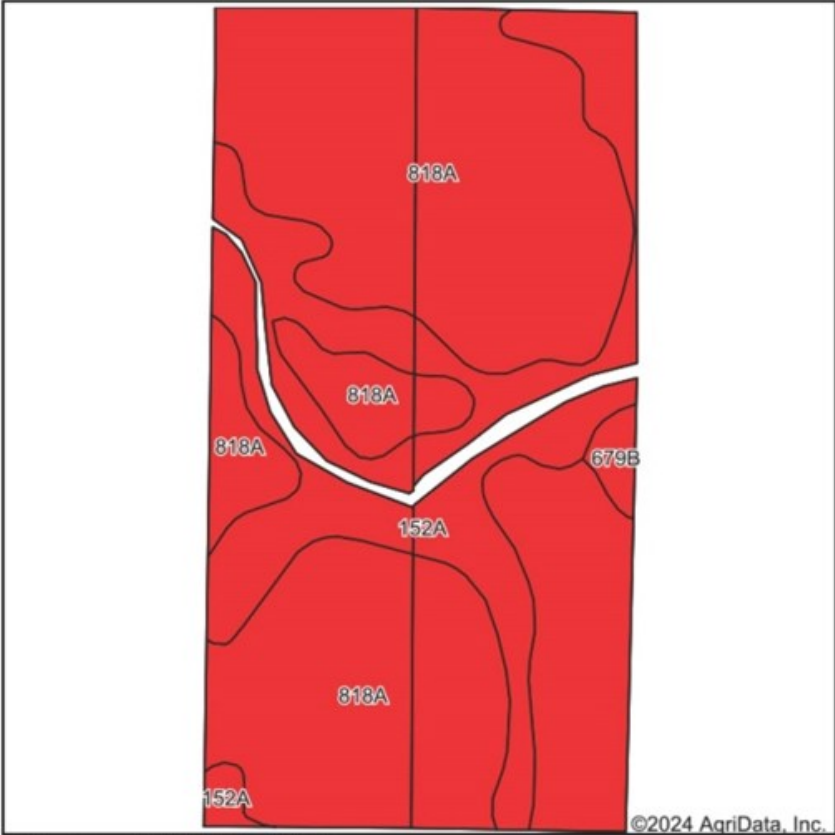
AERIAL SATELLITE CAPTURE



FSA AERIAL MAP



SOIL MAP



State: Illinois
County: LaSalle
Location: 28-31N-2E
Township: Richland
Acres: 79.12
Date: 9/30/2024

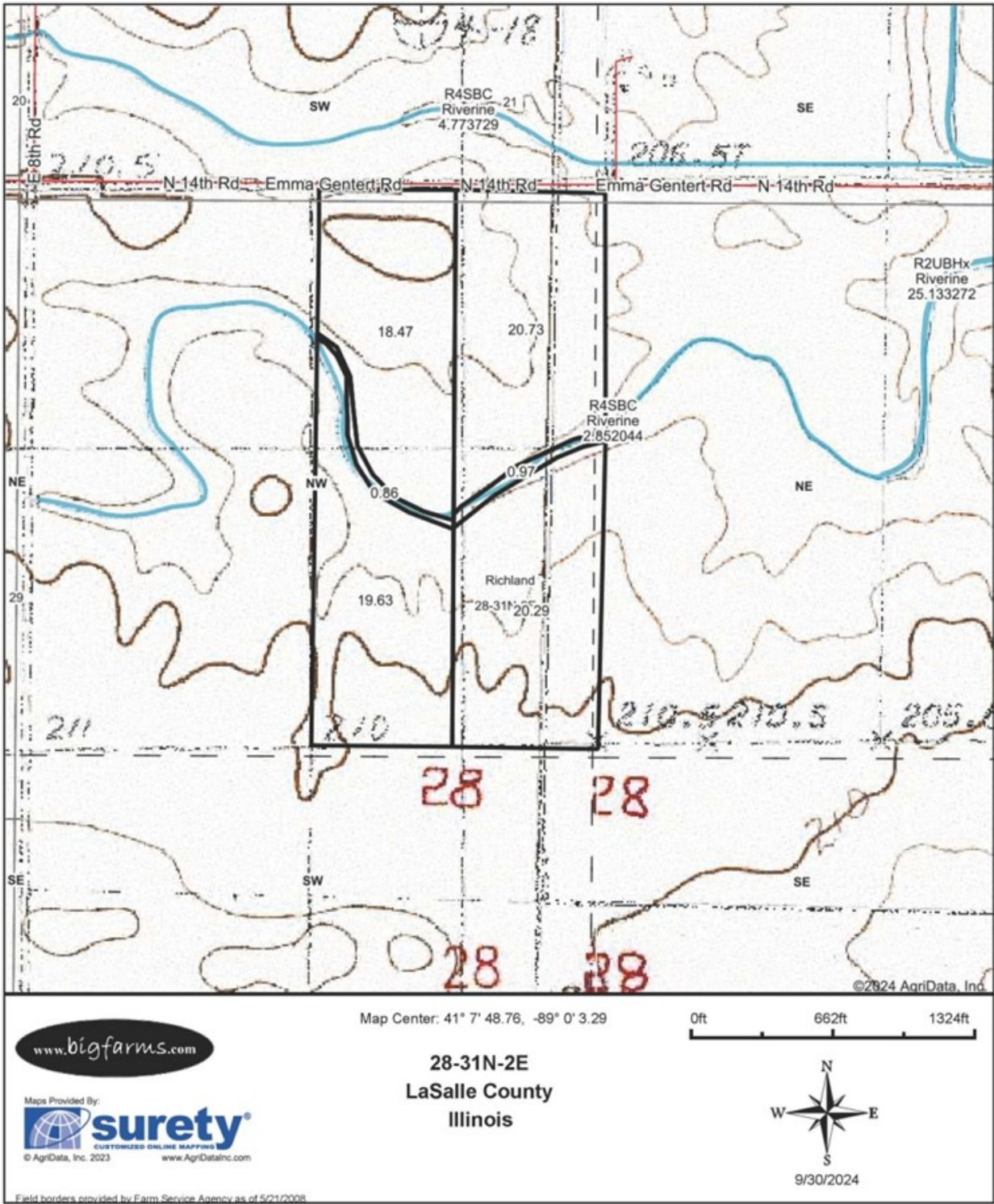


Soils data provided by USDA and NRCS.

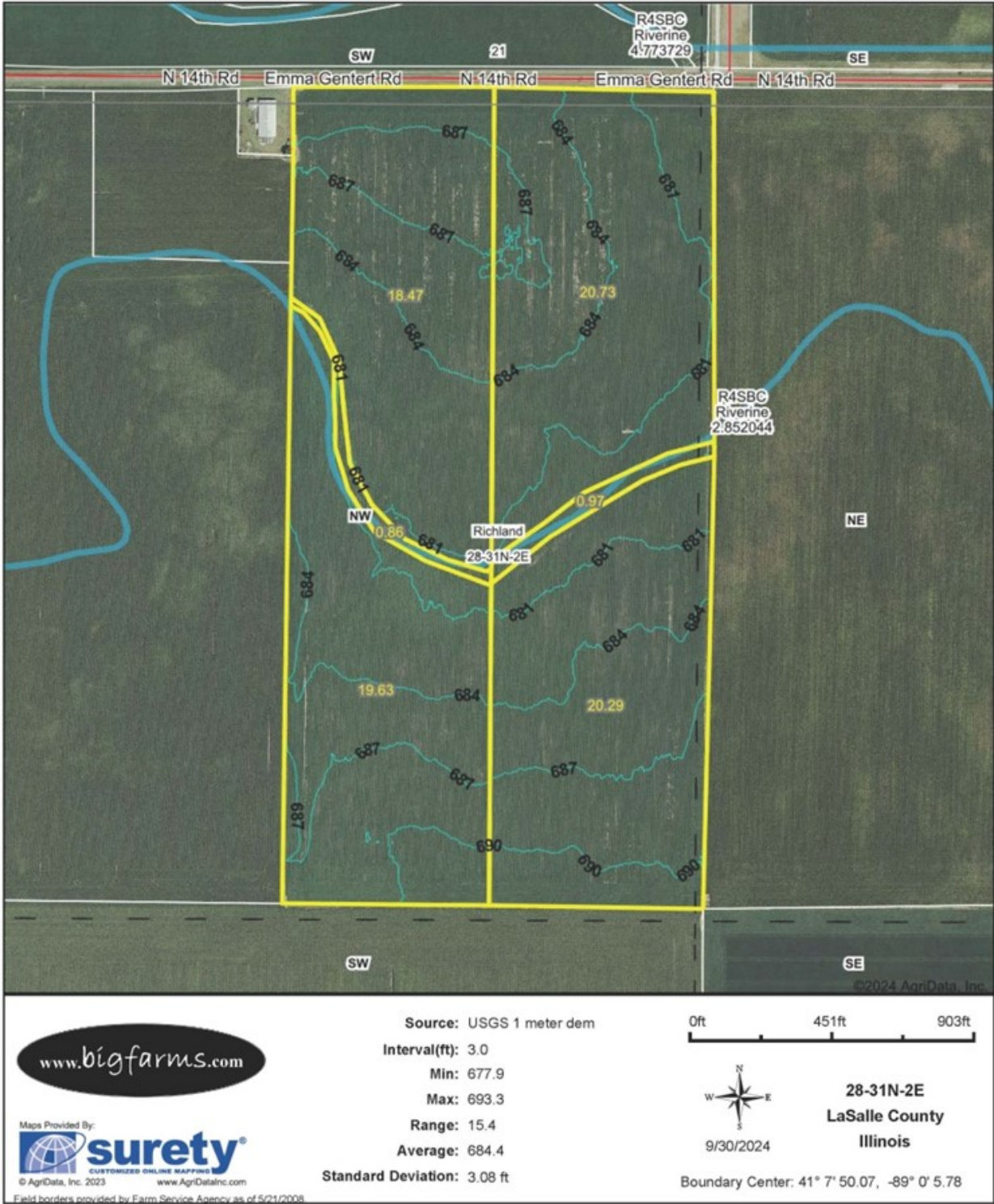
| Area Symbol: IL099, Soil Area Version: 19 | | | | | | | |
|---|---|-------|------------------|-------------------------------------|-----------|---------------|--|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| 818A | Flanagan-Catlin silt loams, 0 to 3 percent slopes | 57.86 | 73.1% | | 190 | 61 | 141 |
| **152A | Drummer silty clay loam, 0 to 2 percent slopes | 20.39 | 25.8% | | **195 | **63 | **144 |
| **679B | Blackberry silt loam, 2 to 5 percent slopes | 0.87 | 1.1% | | **192 | **59 | **141 |
| Weighted Average | | | | | 191.3 | 61.5 | 141.8 |

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

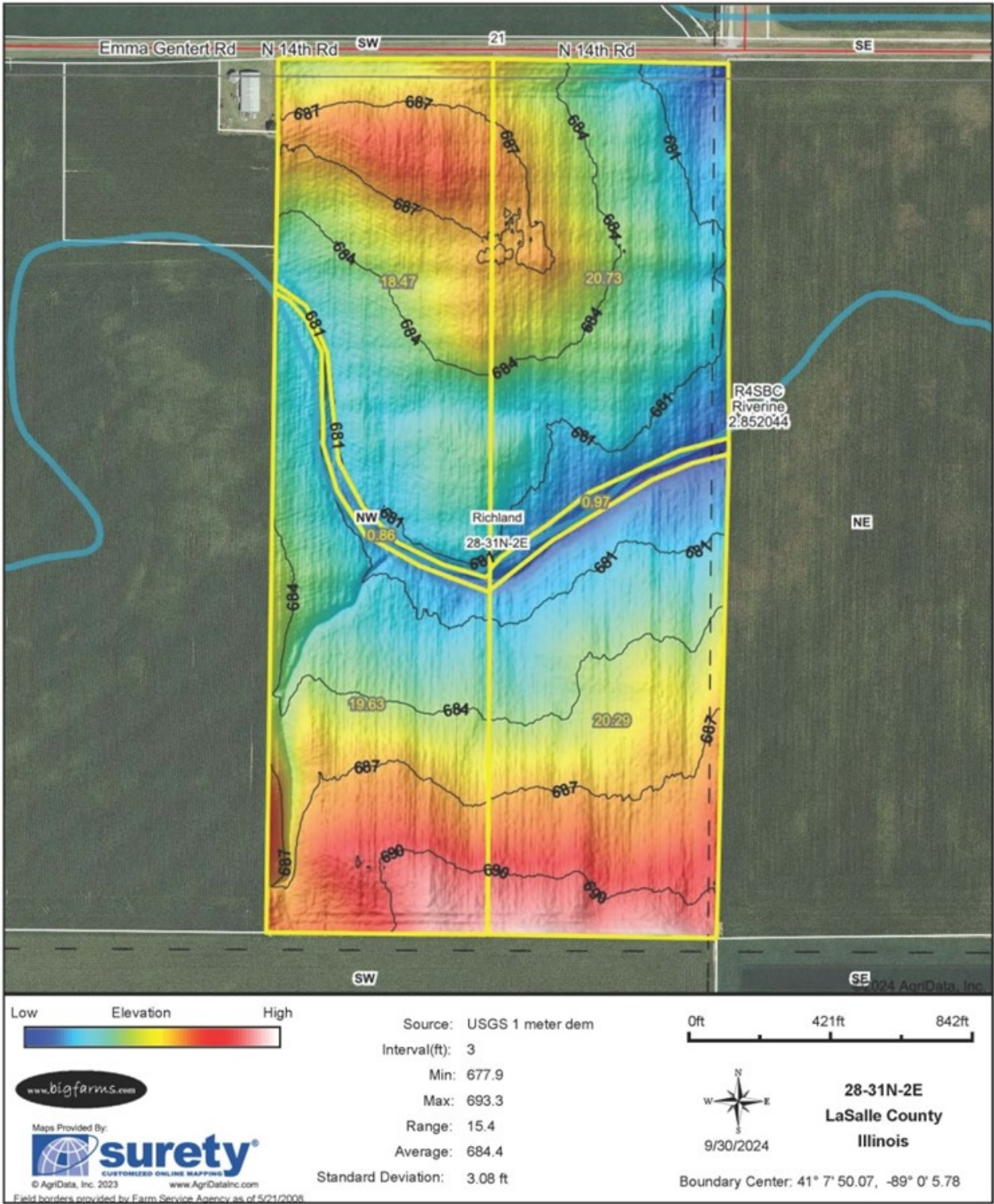
TOPO MAP



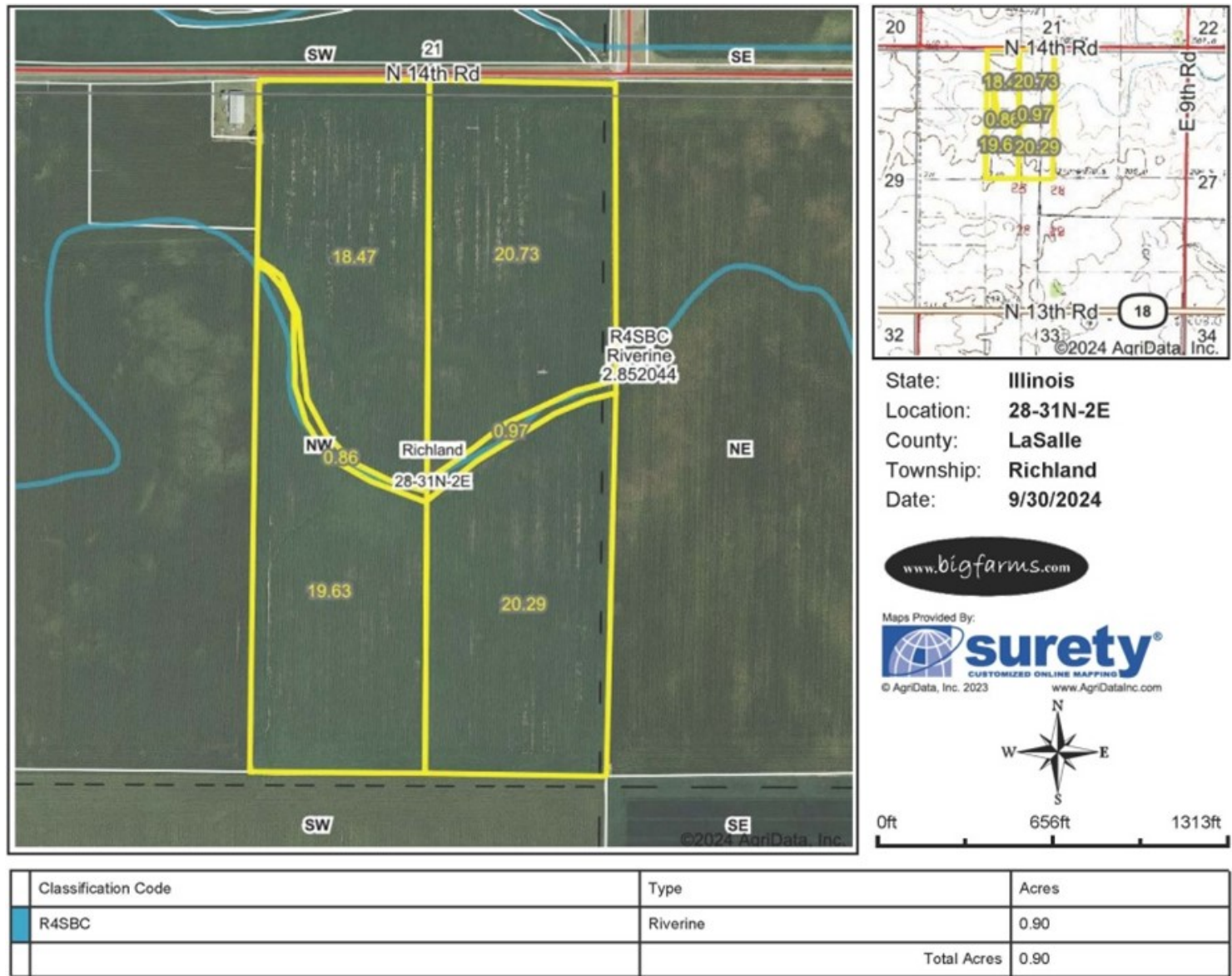
TOPO CONTOURS MAP



TOPO HILLSHADE MAP

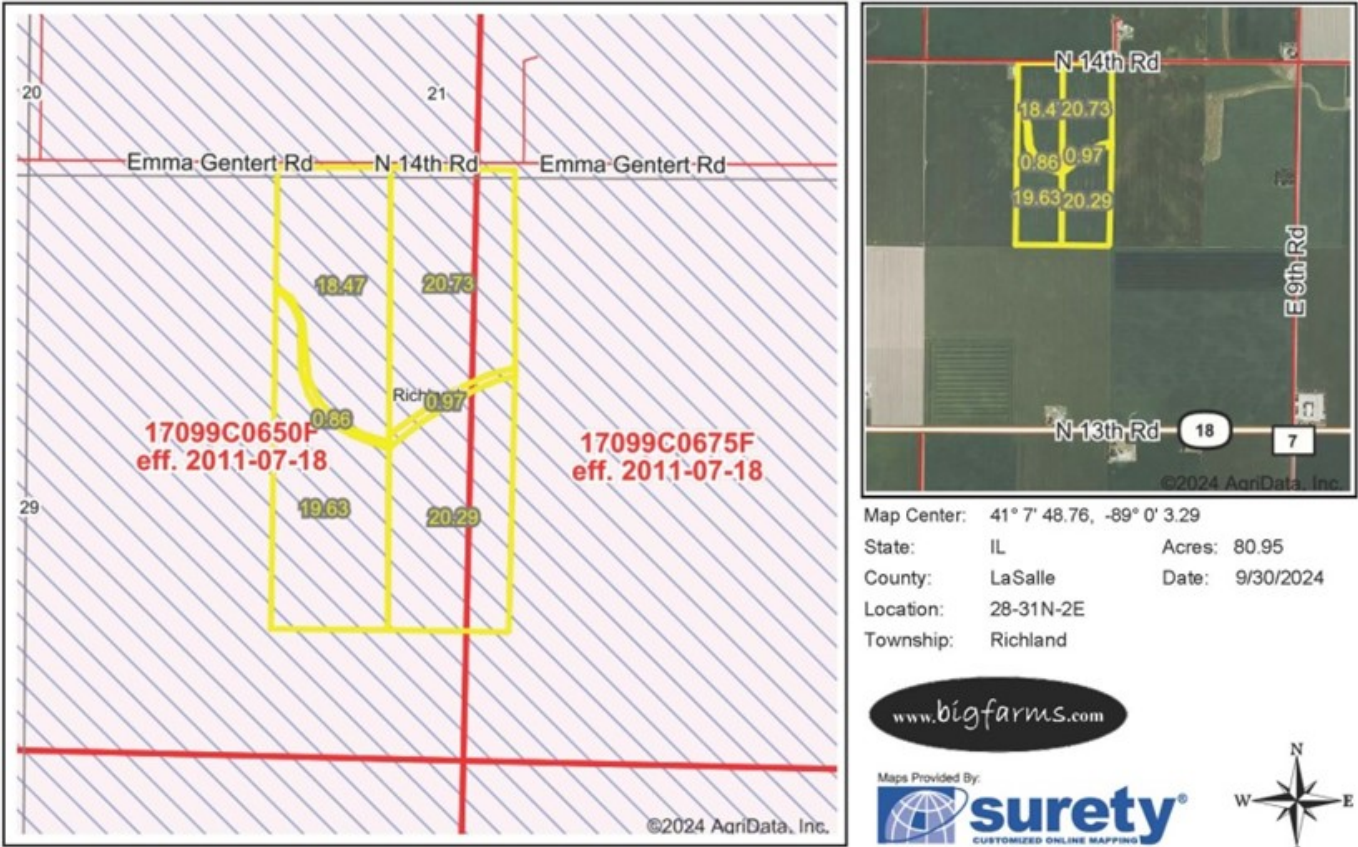


WETLAND MAP



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

FEMA MAP



| Name | Number | County | NFIP Participation | Acres | Percent |
|----------------|------------------------------|-----------------------------|--------------------|---------|---------|
| LaSalle County | 170400 | LaSalle | Regular | 80.95 | 100% |
| Total | | | | 80.95 | 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 | 80.95 | 100% | |
| Total | | | 80.95 | 100% | |
| Panel | Effective Date | Acres | Percent | | |
| 17099C0650F | 7/18/2011 | 66.83 | 82.6% | | |
| 17099C0675F | 7/18/2011 | 14.12 | 17.4% | | |
| Total | | 80.95 | 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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.