

180 Ac Edgar Co. Farm  
1100 2300N Road  
Chrisman, IL IL 61924

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## 180 AC EDGAR CO. FARM

1100 2300N Road  
Chrisman, IL IL 61924

For more information contact:

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



**GOODWIN**

<b>County:</b>	Edgar
<b>Township:</b>	Ross
<b>Gross Land Area:</b>	180 Acres
<b>Property Type:</b>	Vacant farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$1,962,000
<b>Unit Price:</b>	\$10,900 per Acre
<b>Productivity Index (PI):</b>	PI Index is 143
<b>Buildings:</b>	No Buildings



180 Acres of top quality Edgar County farmland. Very high PI of 143 making it an excellent Class A farm. Good road frontage between Metcalf and Chrisman and just one mile north of Rt. 36. Excellent long term tenant in place that would welcome the opportunity to continue farming this parcel. Additional acres available in this area.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 180 Acres Edgar County Farm  
**Tax ID Number/APN:** 11-03-30-300-001 (Ross Twp)  
15-02-25-400-002 (Young America Twp)  
**Possible Uses:** Agriculture Production

### AREA & LOCATION

**School District:** The 160 acres in Ross Township is in the Edgar County Community Unit District 6. The 20 acres in Young America Township is in the Shiloh Community Unit School District 1.  
**Location Description:** The farm is in an area of high quality farmland. Close to Rt. 36 and between the towns of Metcalf and Chrisman.  
**Site Description:** Level farmland with small creek. Good road frontage on E.2300th Rd. High class A soils.  
**Highway Access:** IL R. 36 is only one mile south.  
6.8 miles to IL Rt. 150 at Chrisman.  
27.5 miles to I-57 at Tuscola.  
**Road Type:** Tar and Chip road surface.  
**Property Visibility:** 3015 feet of road frontage.  
**Largest Nearby Street:** IL. Rt. 36 is one mile south.

### LAND RELATED

**Lot Frontage (Feet):** 3015 Feet of frontage on 2300 N. Road.  
**Yield History:**  
2015 Corn- 187 bu/ac  
2016 Corn- 226 bu/ac  
2017 Corn- 209 bu/ac  
2018 Corn- 215 bu/ac  
  
2015 Beans- 67 bu/ac  
2016 Beans- 72 bu/ac  
2017 Beans- 72 bu/ac  
2018 Beans- 68 bu/ac  
2019 Beans- 71 bu/ac  
**Buildings:** No Buildings  
**Topography:** Flat  
**Soil Type:** Drummer silty clay loam (152A)  
Flanagan silt loam (154A)  
Elburn silt loam (198A)

### FINANCIALS

**Finance Data Year:** 2018 taxes paid in 2019  
**Real Estate Taxes:** 11-03-30-300-001 (160 acres) \$6,990  
15-02-25-400-002 (20 acres) \$917  
Total taxes paid are \$7,907 or \$43.93 per acre.  
**Investment Amount:** The investment amount to purchase this high quality farmland is \$1,962,000 or \$10,900 per acre.

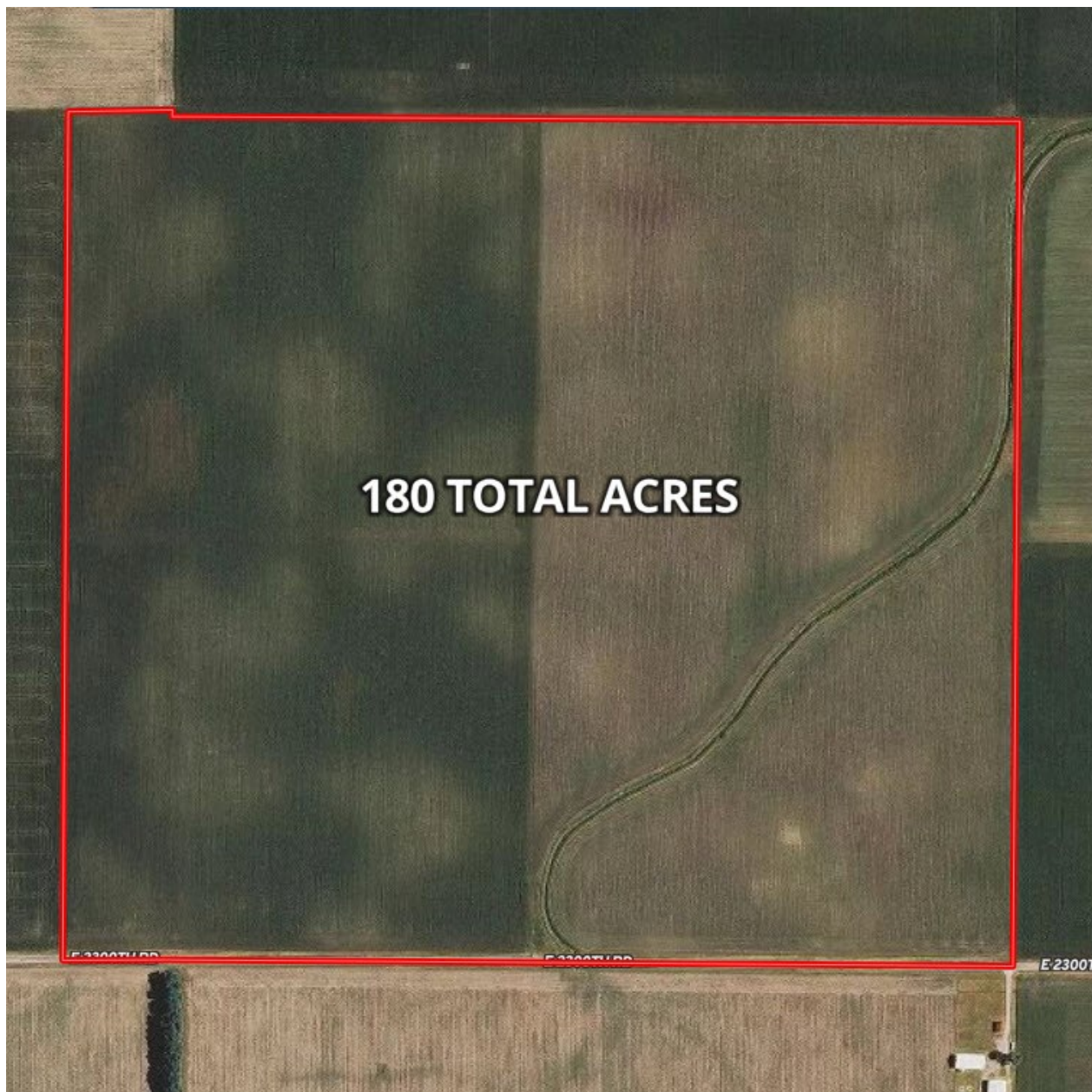
### LOCATION

**Address:** 1125 2300 N. Road  
Chrisman, IL  
Latitude 39.807  
Longitude -87.7652  
**County:** Edgar County Illinois

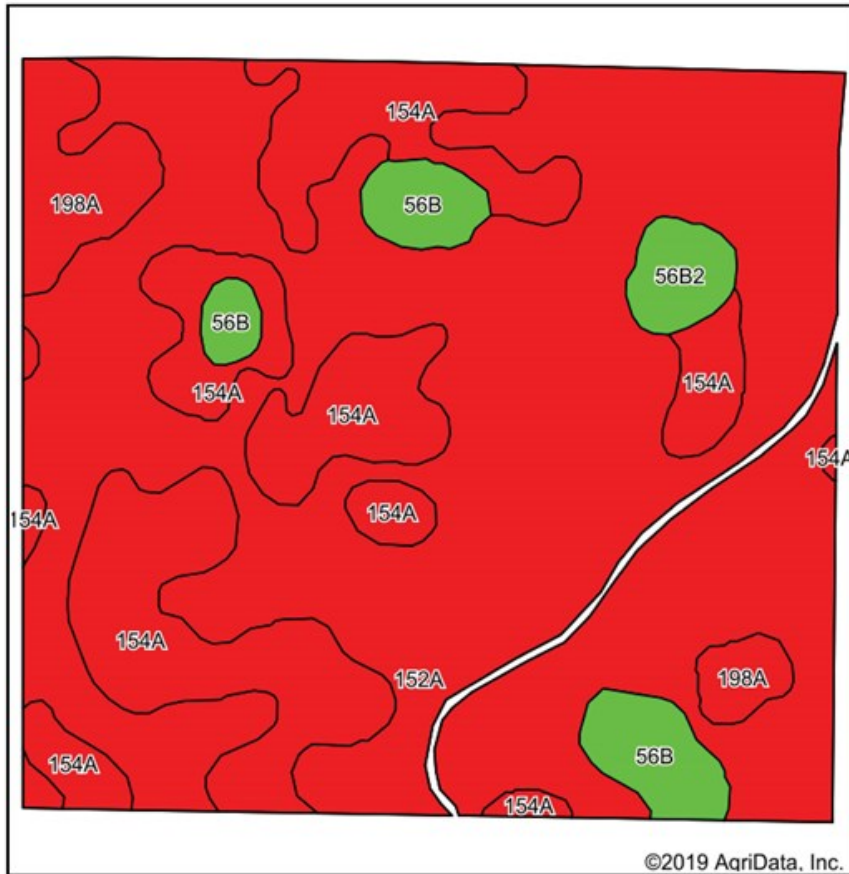
LOCATION OF 180 ACRES NEAR CHRISMAN, IL



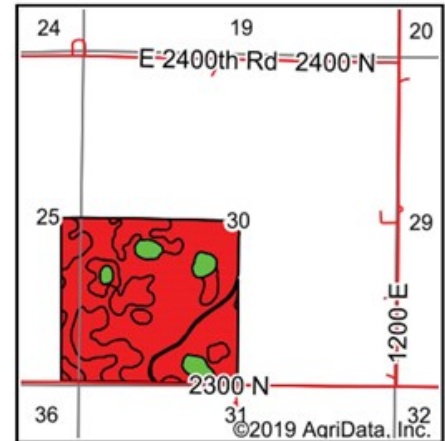
## AERIAL MAP OF 180 ACRES IN EDGAR COUNTY



# 180 AC SOIL MAP FOR ROSS & YOUNG AMERICA TOWNSHIP IN EDGAR COUNTY FARM



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Edgar**  
Location: **30-16N-12W**  
Township: **Ross**  
Acres: **183.17**  
Date: **2/21/2019**

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Maps Provided By:  
**surety**  
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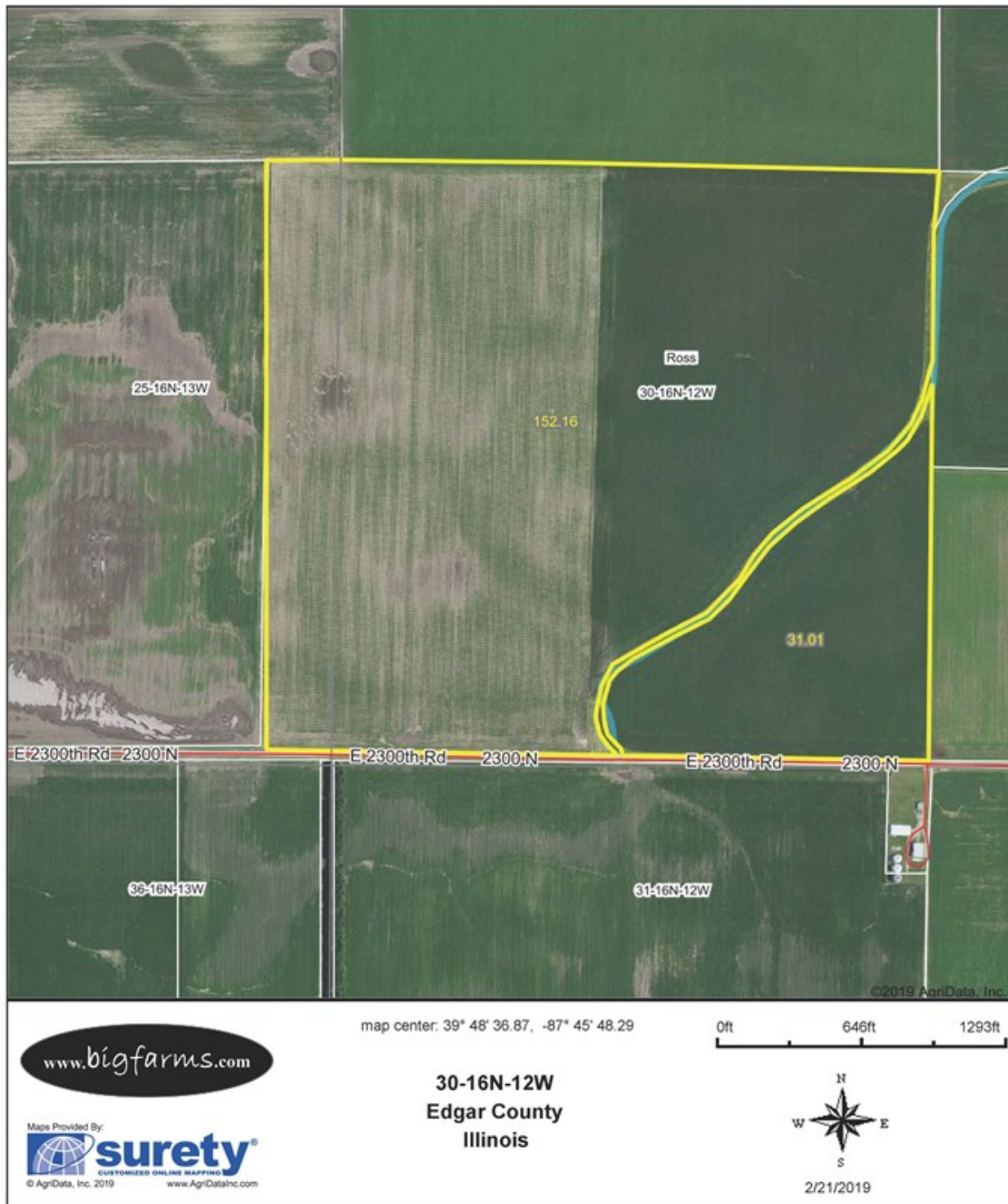


Area Symbol: IL045, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	121.85	66.5%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	42.16	23.0%		194	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	8.19	4.5%		197	61	143
**56B	Dana silt loam, 2 to 5 percent slopes	8.00	4.4%		**178	**55	**130
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	2.97	1.6%		**171	**53	**124
Weighted Average					193.7	62.4	143

FSA MAP OF 180 ACRES IN ROSS & YOUNG AMERICA TOWNSHIPS, EDGAR COUNTY

Aerial Map



# PLAT MAP OF 180 ACRES IN ROSS & YOUNG AMERICA TOWNSHIPS OF EDGAR COUNTY IL



Young America  
Township

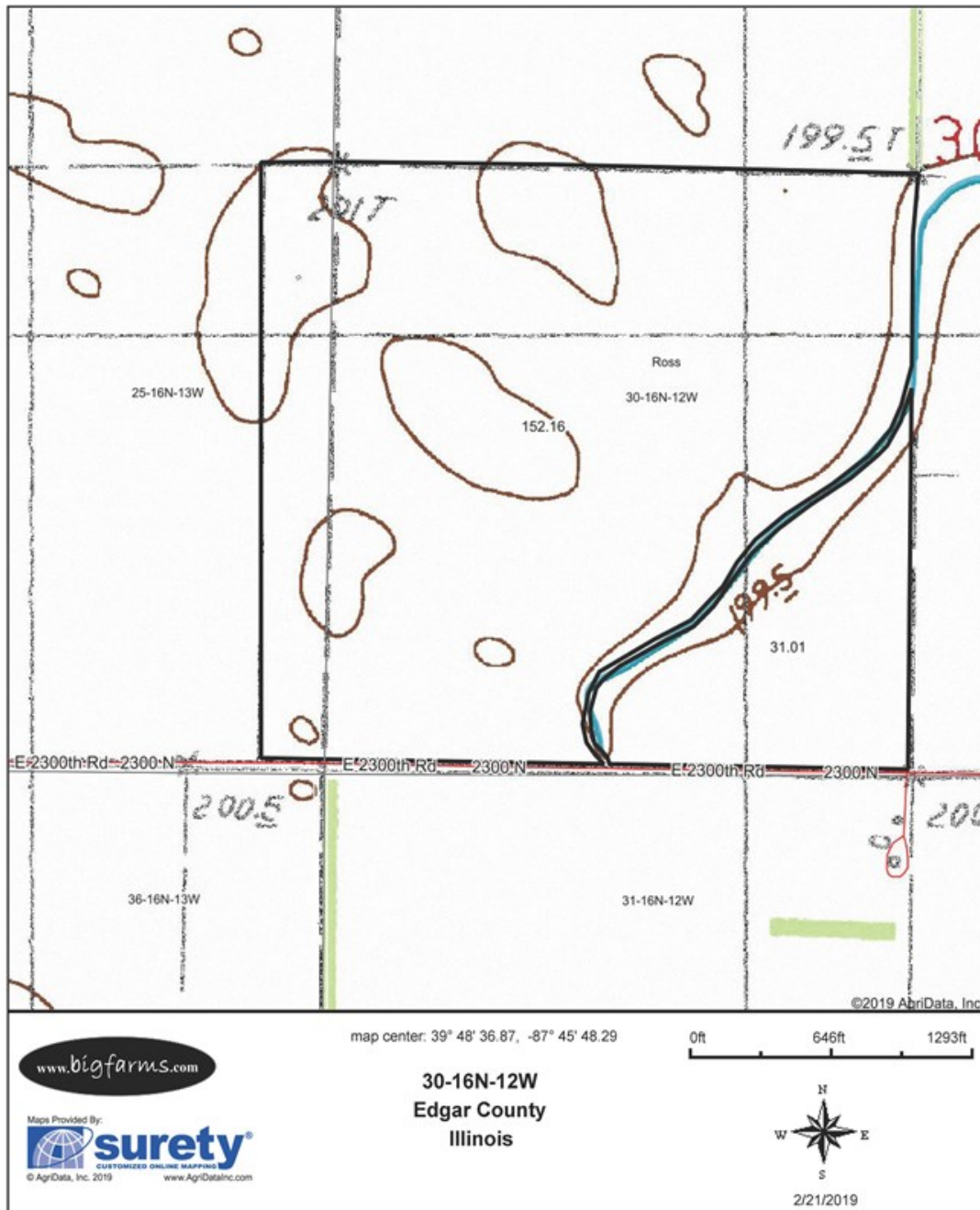
Ross  
Township

180 Total Acres

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TOPOGRAPHICAL MAP FOR 180 ACRES IN EDGAR COUNTY IL.

Topography Map



AERIAL MAP OF 180 ACRES IN EDGAR COUNTY, IL



## 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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