

196 AC LIVINGSTON CO NEVADA TWP FARM

E 3000 North Road
Odell IL 60460

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Livingston
Township:	Nevada
Gross Land Area:	196 Acres
Property Type:	Vacant Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,868,650.00
Unit Price:	\$9,500.00 per acre
Productivity Index (PI):	115.0
Buildings:	No Buildings
Zoning:	A-1, Agriculture



196.7 acres of high-quality cropland in Livingston County, near Odell (PIN 04-04-18-300-004). Parcel is nearly all tillable, with strong soil types (Bryce & Swygert silty clay loams dominate), level to gently rolling topography, and excellent access to major highways. The Odell parcel fronts a paved township road and is just minutes from I-55.

Livingston County is recognized for its highly productive farmland, strong agricultural base, and proximity to Chicago, Bloomington, and Peoria markets. With access to I-55, multiple state highways, and nearby grain markets, farms in this area consistently demonstrate stable yields and long-term investment value. These tracts offer both immediate farming income potential and attractive positioning for future agricultural investment.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 196 Acre Livingston County Nevada Township Farm
Tax ID Number/APN: 196.7 Acre Parcel, Nevada Township: 04-04-18-300-004
Possible Uses: Agricultural Production
Zoning: A-1, Agricultural

AREA & LOCATION

School District: 196.7 Acre Parcel (Odell): Odell CCSD 435 (P-8), Pontiac Twp HSD 90 (9-12)

Location Description: 196.7 Acre Parcel Nevada Township: The property is located on E 3000 North Road, Odell, IL 60460, in Livingston County. It sits just west of Interstate 55, north of Odell, and can be easily located on maps between Dwight (10 miles north) and Pontiac (15 miles south). Access is from 3100 North Road, a paved country road providing direct connection to the interstate and surrounding communities.

Site Description: 196.7 Acre Parcel (Odell): The property consists of 196± contiguous acres located in Nevada Township, Livingston County, Illinois. The farm is primarily level to gently rolling cropland with a central drainage way, providing efficient field access and management. The tract is nearly all tillable with productive soils, suitable for corn and soybean rotations. A small farmstead is present at the southwest corner of the boundary but is not included in the sale. The land is bordered by well-maintained township roads, offering reliable access for equipment and transport. This property represents a sizable, well-shaped tract of farmland in a strong agricultural area, combining efficient field layout and excellent access.

Side of Street: 196.7 Acre Parcel (Odell): This property is located on the north side of E 3000 North Road and the east side of N 1800 East Road.

Highway Access: 196.7 Acre Parcel (Odell):
I-55 Odell Exit: ~6.5 miles
I-55 Dwight Exit: ~8 miles
I-55 Pontiac Exit: ~11 miles
IL Route 17 (Dwight): ~8.5 miles
IL Route 17 (Pontiac): ~9.5 miles
US Route 24 (Pontiac): ~9.5 miles
IL Route 116 (Pontiac): ~9.5 miles
I-80 Morris Access: ~26 miles

Road Type: Property has tar & chip roads.

Legal Description: 196.7 Acre Parcel (Odell): PART OF THE SE1/4 NE1/4; PART OF THE NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 13, TOWNSHIP 30 NORTH, 5 EAST, LIVINGSTON COUNTY, ILLINOIS AND PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4; N1/2 SW1/4; PART OF THE SW1/4 SW1/4; SE1/4 SW1/4 OF SECTION 18, TOWNSHIP 30 NORTH, 6 EAST, LIVINGSTON COUNTY, ILLINOIS

Property Visibility: 196.7 Acre Parcel (Odell): This property is visible from both E 3000 North Road and N 1800 East Road.

Largest Nearby Street: 196.7 Acre Parcel (Odell): E 3000 North Road

Transportation: 196.7 Acre Parcel (Odell):
Dwight Amtrak Station: ~8.6 miles
Pontiac Amtrak Station: ~9.6 miles
Bloomington-Normal Amtrak Station: ~41 miles

LAND RELATED

Lot Frontage (Feet): 196.7 Acre Parcel (Odell): There is approximately 2,683 feet of frontage on E 3000 North Road and 3,324 on N 1800 East Road.

Yield History: 2022: 97.9 ac tillable — 213 ac corn / 99 ac soybeans;
2023: 99 ac tillable — 229 ac corn / 97.9 ac soybeans;
2024: 97.9 ac tillable — 212 ac corn / 99 ac soybeans;
2025: 99 ac tillable — 218 ac corn / 97.9 ac soybeans.
Corn-soybean rotation on approximately 99 acres tillable.

Tillable Acres: 196.7 Acre Parcel (Odell): 100% of this property is tillable acreage.
Buildings: There are no buildings located on property.
Zoning Description: Zoned as A-1, Agriculture
Flood Plain or Wetlands: 196.7 Acre Parcel (Odell): There are approximately 2.12 acres of Riverine that runs from the northeast corner through the middle of the property to just north of the southwest corner.

For detailed information, please see the FEMA Report and Wetland Maps for each property, provided by Surety Maps.
Topography: 196.7 Acre Parcel (Odell): The farm features level to gently sloping topography, with elevations ranging from approximately 690 to 713 feet above sea level. The terrain is predominantly flat with slight undulations, providing excellent conditions for drainage and efficient field operations. With an elevation variance of just under 23 feet across the tract, the land is well suited for row crop production and supports modern farming equipment with minimal slope limitations.
FSA Data: Nevada Twp:
200.61 Farmland Acres, 196.92 Cropland Acres.
Corn Base 103.2 acres with a PLC Yield of 146
Soybean Base 91.3 acres with PLC Yield of 45
Soil Type: 196.7 Acre Parcel Nevada Township:
46.9% – Bryce silty clay (235A)
20.2% – Swygert silty clay loam, 0–2% slopes (91A)
17.9% – Swygert silty clay loam, 2–4% slopes, eroded (91B2)
9.8% – Clarence silty clay loam, 4–6% slopes, eroded (147C2)
4.4% – Rantoul silty clay, 0–2% slopes (238A)
0.8% – Mona silt loam, 2–5% slopes, eroded (448B2)
Weighted Average PI: 116

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

FINANCIALS

Finance Data Year: 2024 Tax Year, Payable 2025
Real Estate Taxes: 196.7 Acre Parcel (Odell): \$6,416.36
Investment Amount: \$1,868,650.00
-or-
\$9,500.00

LOCATION

Address: 196.7 Acre Parcel (Odell): E 3000 North Road, Odell, IL 60460
County: Livingston County, IL

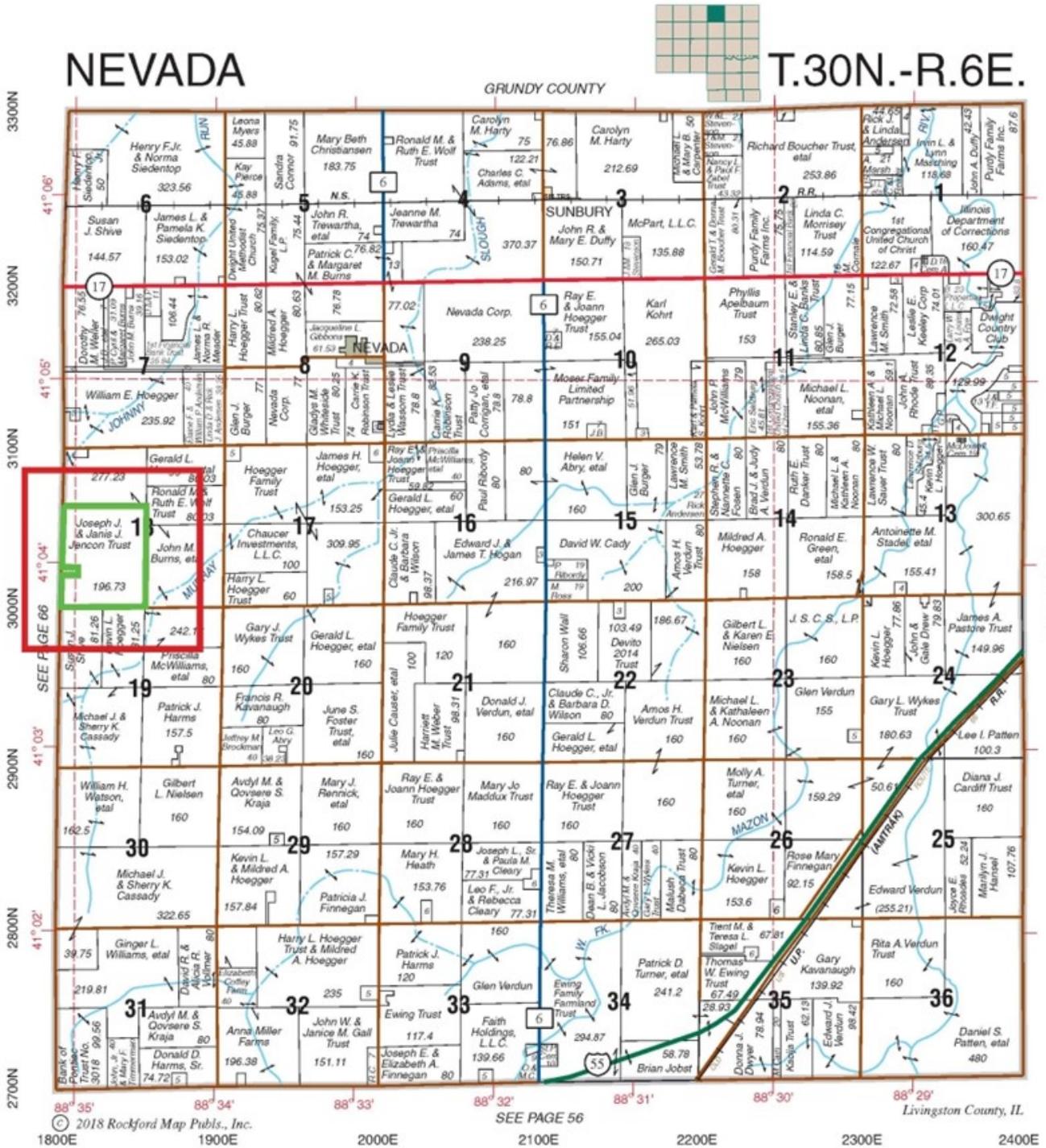


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PROPERTY MAP



196 AC ODELL PARCEL - PLAT MAP

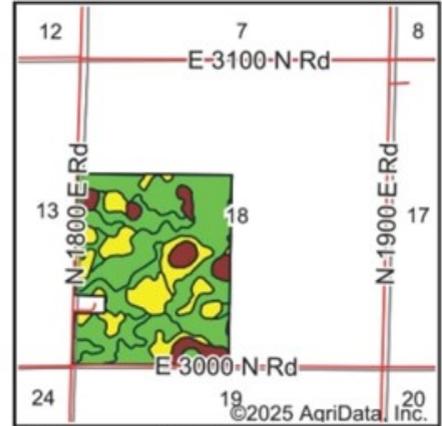
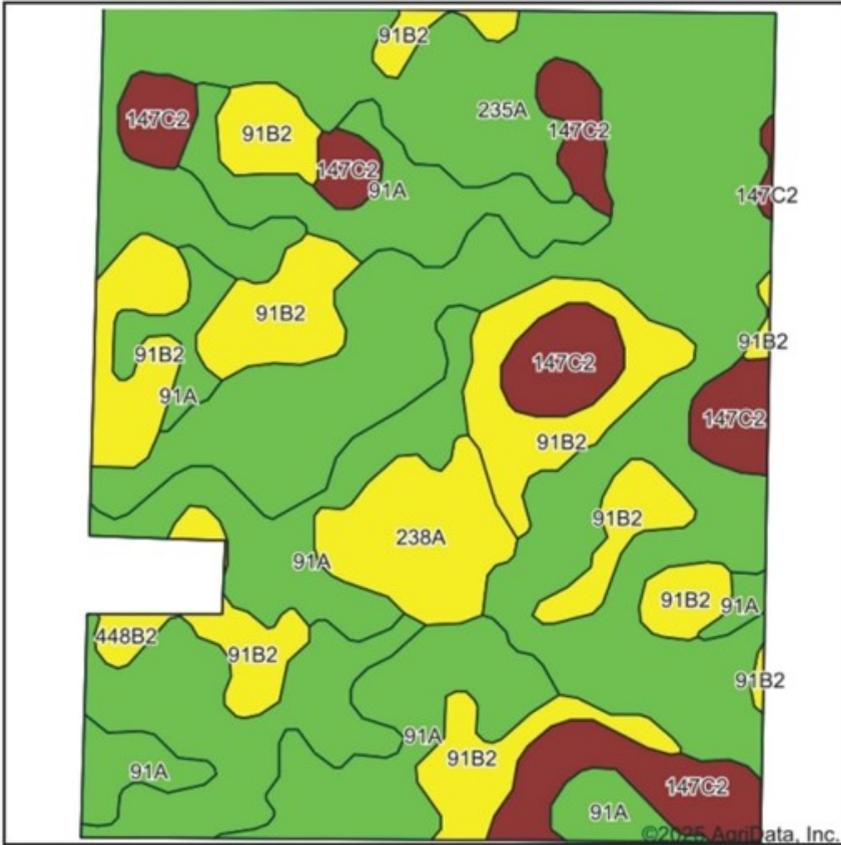


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

196 AC ODELL PARCEL - FSA AERIAL MAP



196 AC ODELL PARCEL - SOIL MAP



State: **Illinois**
 County: **Livingston**
 Location: **18-30N-6E**
 Township: **Nevada**
 Acres: **196.92**
 Date: **8/17/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL105, 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
**235A	Bryce silty clay, 0 to 2 percent slopes	92.56	46.9%		**161	**54	**120
**91A	Swygert silty clay loam, 0 to 2 percent slopes	39.78	20.2%		**158	**52	**118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	35.23	17.9%		**147	**48	**110
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	19.25	9.8%		**127	**45	**97
**238A	Rantoul silty clay, 0 to 2 percent slopes	8.60	4.4%		**143	**48	**109
**448B2	Mona silt loam, 2 to 5 percent slopes, eroded	1.50	0.8%		**152	**48	**111
Weighted Average					153.7	51.3	115

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: 01-28-2025

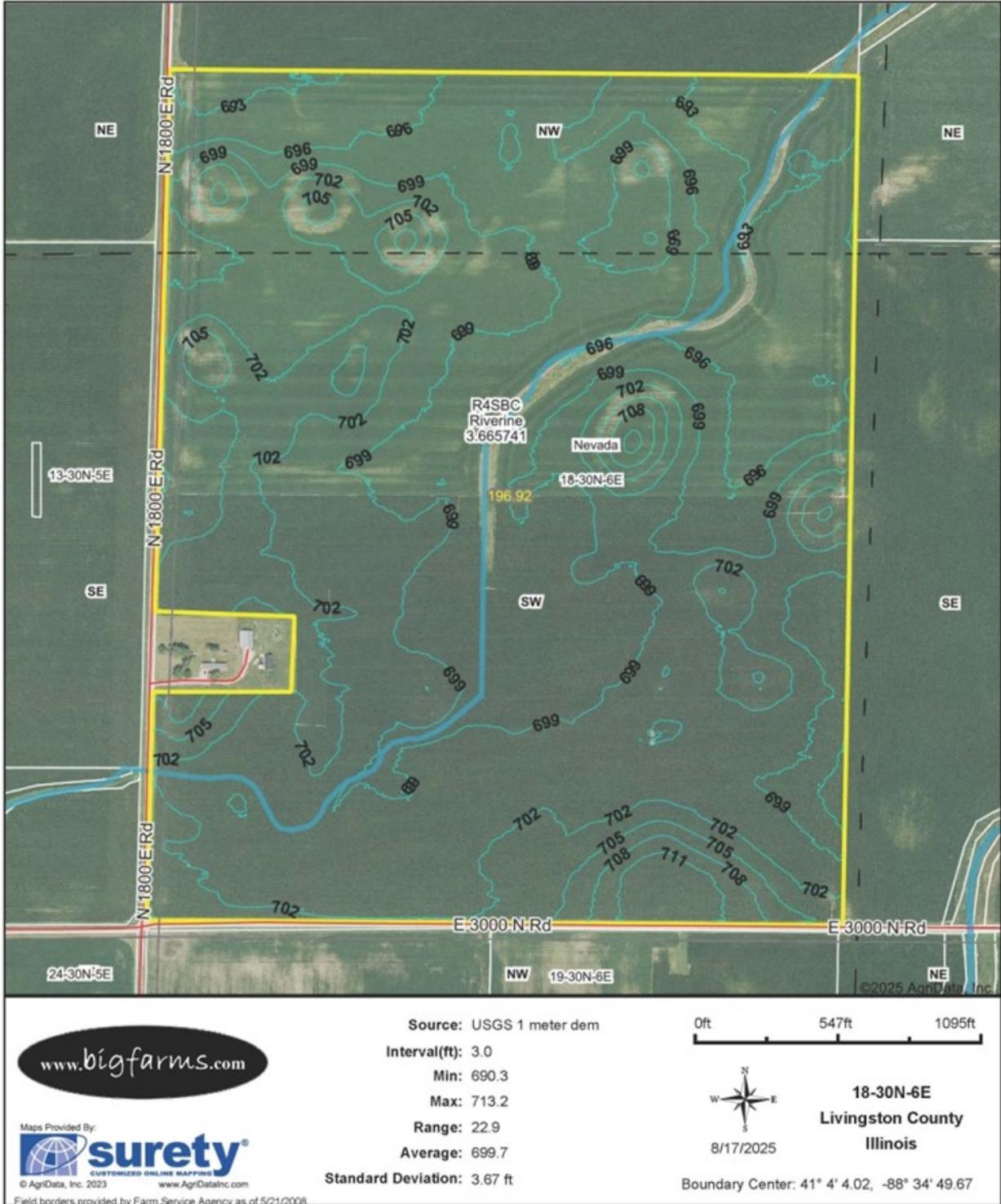
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

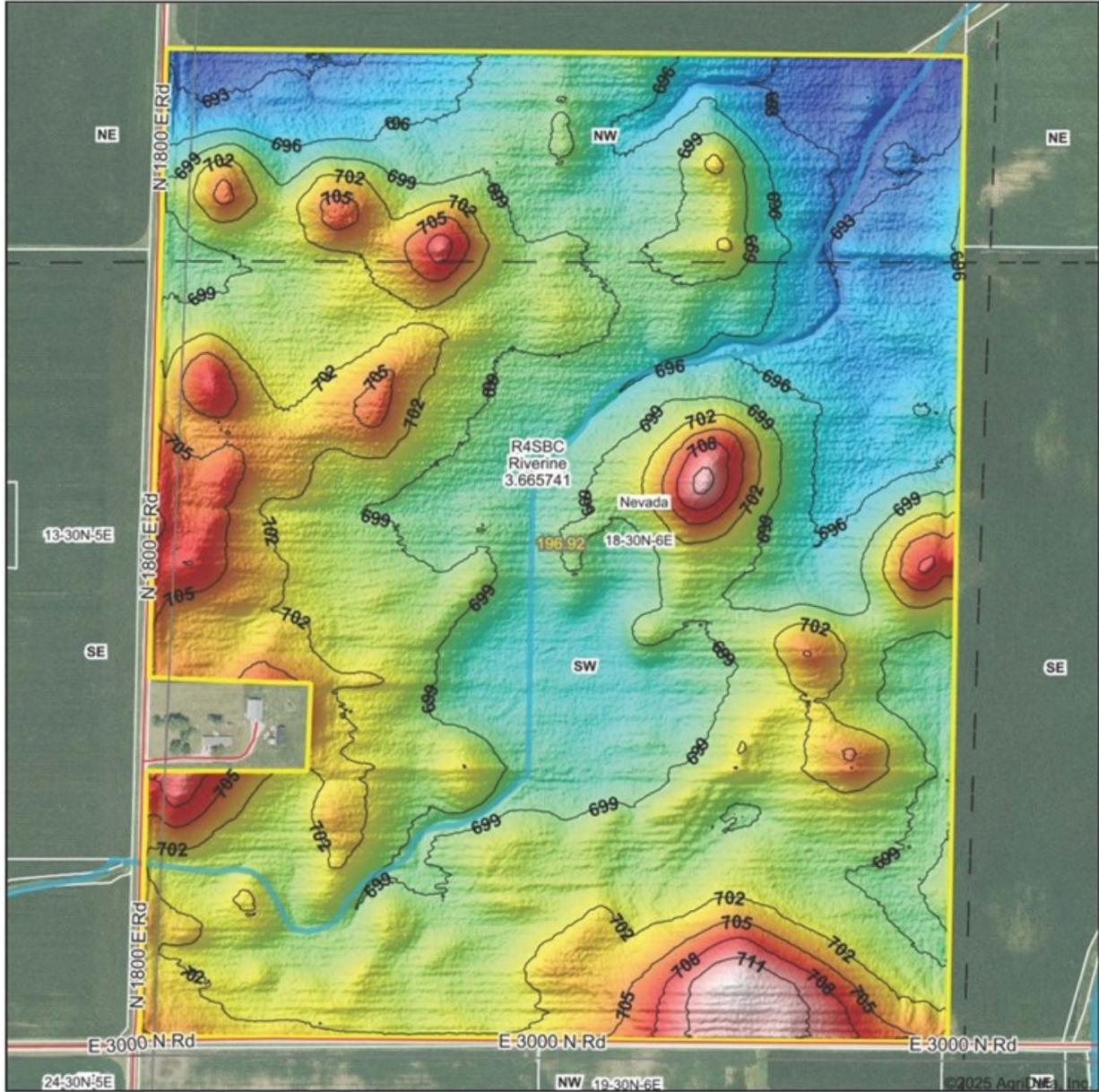
196 AC ODELL PARCEL - TOPO MAP



196 AC ODELL PARCEL - TOPO CONTOUR MAP



196 AC ODELL PARCEL - TOPO HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 690.3
 Max: 713.2
 Range: 22.9
 Average: 699.7
 Standard Deviation: 3.67 ft



18-30N-6E
 Livingston County
 Illinois

Boundary Center: 41° 4' 4.02, -88° 34' 49.67



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 Field borders provided by Farm Service Agency as of 5/21/2008.

196 AC ODELL PARCEL - WETLAND MAP



State: **Illinois**
 Location: **18-30N-6E**
 County: **Livingston**
 Township: **Nevada**
 Date: **8/17/2025**



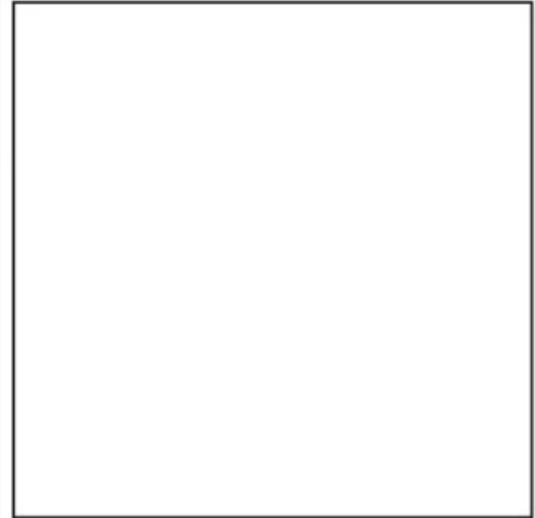
Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R4SBC	Riverine	2.12
Total Acres		2.12

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

196 AC ODELL PARCEL - FEMA REPORT



Map Center: 41° 4' 2.24, -88° 34' 47.73
 State: IL Acres: 196.92
 County: Livingston Date: 8/17/2025
 Location: 18-30N-6E
 Township: Nevada



Maps Provided By:
surety
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Name	Number	County	NFIP Participation	Acres	Percent
Livingston County	170929	Livingston	Regular	196.92	100%
Total				196.92	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	196.92	100%
Total			196.92	100%

Panel	Effective Date	Acres	Percent
17105C0100E	12/18/2007	196.92	100%
Total		196.92	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

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