

386 AC COMBINED LIVINGSTON COUNTY FARMS

**E 3000 North Road
Odell & Cornell IL**

For more information contact:

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

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

GOODWIN



County:	Livingston
Township:	Nevada & Newtown
Gross Land Area:	386 Acres
Property Type:	Vacant Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$3,667,000
Unit Price:	\$9,500.00 per acre
Productivity Index (PI):	115.0 & 116.0
Buildings:	No Buildings
Zoning:	A-1, Agriculture



386± acres of high-quality cropland in Livingston County, split between a 196.7-acre tract near Odell (PIN 04-04-18-300-004) and a 189.2-acre tract near Cornell (PIN 02-02-21-200-005). Both parcels are 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; the Manville parcel features frontage on Illinois Route 17. Excellent tenant in place willing to continue farming these parcels and work with the new owner.

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: 386 AC Combined Livingston County Farms
Tax ID Number/APN: 196.7 Acre Parcel, Nevada Township: 04-04-18-300-004
189.2 Acre Parcel, Newtown Township: 02-02-21-200-005
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)
189.2 Acre Parcel (Cornell): Woodland CUSD 5 (P-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.

189.2 Acre Parcel (Cornell): The property is situated on E 3000 North Road, Cornell, IL 61319, in Livingston County. It lies east of the village of Cornell along 3000 North Road, with access via rural township roads. The site is between Dwight (to the north) and Cornell (to the west), and lies within the 61319 postal area. The farm is next to Manville.

Site Description: The properties are approximately 10.4 miles apart (15-20 minutes drive time).
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.

189.2 Acre Parcel (Cornell): The property consists of 189± contiguous acres located in Newtown Township, Livingston County, Illinois. The farm features level to gently rolling cropland with good field drainage and efficient layout for modern equipment. Nearly all acres are tillable with productive soils well-suited for corn and soybean production. The tract has excellent road frontage along Illinois Route 17 on the north boundary and township roads on the east and south, providing multiple points of access. No building improvements are included in the sale. This farm represents a large, well-shaped tract of high-quality farmland with strong soil productivity and convenient access to major transportation routes.

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.

189.2 Acre Parcel (Cornell): This property is located on the south side of IL-17/E 3000 North Road, the west side of N 900 East Road, and the north side of E 2950 North 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
- 189.2 Acre Parcel (Cornell):
 - I-55 Odell Exit: ~10 miles

I-55 Dwight Exit: ~18 miles
I-55 Pontiac Exit: ~6 miles
IL Route 17 (Pontiac): ~6 miles
IL Route 17 (Dwight): ~18 miles
US Route 24 (Pontiac): ~6 miles
IL Route 116 (Pontiac): ~6 miles
I-80 Morris Access: ~33 miles

Road Type:

Both properties have tar & chip roads, but the 189 acres in Newtown Township has frontage on State Highway 17.

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

189.2 Acre Parcel (Cornell): PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; E1/2 NE1/4; PART OF THE SE1/4 NW1/4; SW1/4 NE1/4 OF SECTION 21, TOWNSHIP 30 NORTH, 4 EAST, LIVINGSTON COUNTY, ILLINOIS AND PART OF THE NW1/4 NW1/4; PART OF THE SW1/4 NW1/4 OF SECTION 22, TOWNSHIP 30 NORTH, 4 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.

189.2 Acre Parcel (Cornell): This property is visible from IL-17/E 3000 North Road, N 900 East Road, and E 2950 North Road.

196.7 Acre Parcel (Odell): E 3000 North Road

189.2 Acre Parcel (Cornell): IL-17/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

189.2 Acre Parcel (Cornell):

Pontiac Amtrak Station: ~5.7 miles

Dwight Amtrak Station: ~18 miles

Bloomington-Normal Amtrak Station: ~33 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.

189.2 Acre Parcel (Cornell): There is approximately 2,205 feet of frontage on IL-17/E 3000 North Road, 2,619 feet of frontage on N 900 East Road, and 2,727 feet of frontage on E 2950 North Road.

Tillable Acres:

196.7 Acre Parcel (Odell): 100% of this property is tillable acreage.

189.2 Acre Parcel (Cornell): There are approximately 179.04 tillable acres.

There are no buildings located on either property.

Both properties are zoned as A-1, Agriculture

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.

189.2 Acre Parcel (Cornell): There are no wetlands on this property.

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.

189.2 Acre Parcel (Cornell): This farm is characterized by nearly level cropland with gentle elevation changes between approximately 597 and 624 feet above sea level. The elevation range of about 26 feet creates mild slopes that aid natural drainage without hindering tillage or planting. The tract's smooth contours and consistent slope patterns make it highly workable and productive, with very

little non-tillable ground.

FSA Data:

Newtown Twp:

183.76 Farmland Acres, 180.3 Cropland Acres.

Corn Base: 99.4 acres with a PLC Yield of 142

Soybean Base: 80.8 acres with a PLC Yield of 45

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 a PLC Yield of 45

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

189.2 Acre Parcel Newtown Township:

41.1% – Swygert silty clay loam, 0–2% slopes (91A)

37.5% – Bryce silty clay, 0–2% slopes (235A)

7.9% – Clarence silty clay loam, 0–2% slopes (147A)

6.2% – Clarence silty clay loam, 2–4% slopes, eroded (147B2)

4.3% – Monee silt loam, 0–2% slopes (229A)

1.2% – Mokena silt loam, 0–2% slopes (295A)

1.1% – Swygert silty clay loam, 2–4% slopes, eroded (91B2)

0.5% – Lawson silt loam, 0–2% slopes, frequently flooded (3451A)

0.2% – Milford silty clay loam, 0–2% slopes (69A)

Weighted Average PI: 115

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

189.2 Acre Parcel (Cornell): \$6,254.50

Combined Total: \$12,670.86

Investment Amount:

\$3,667,000.00 for both properties

-or-

\$9,500.00 per acre

LOCATION

Address:

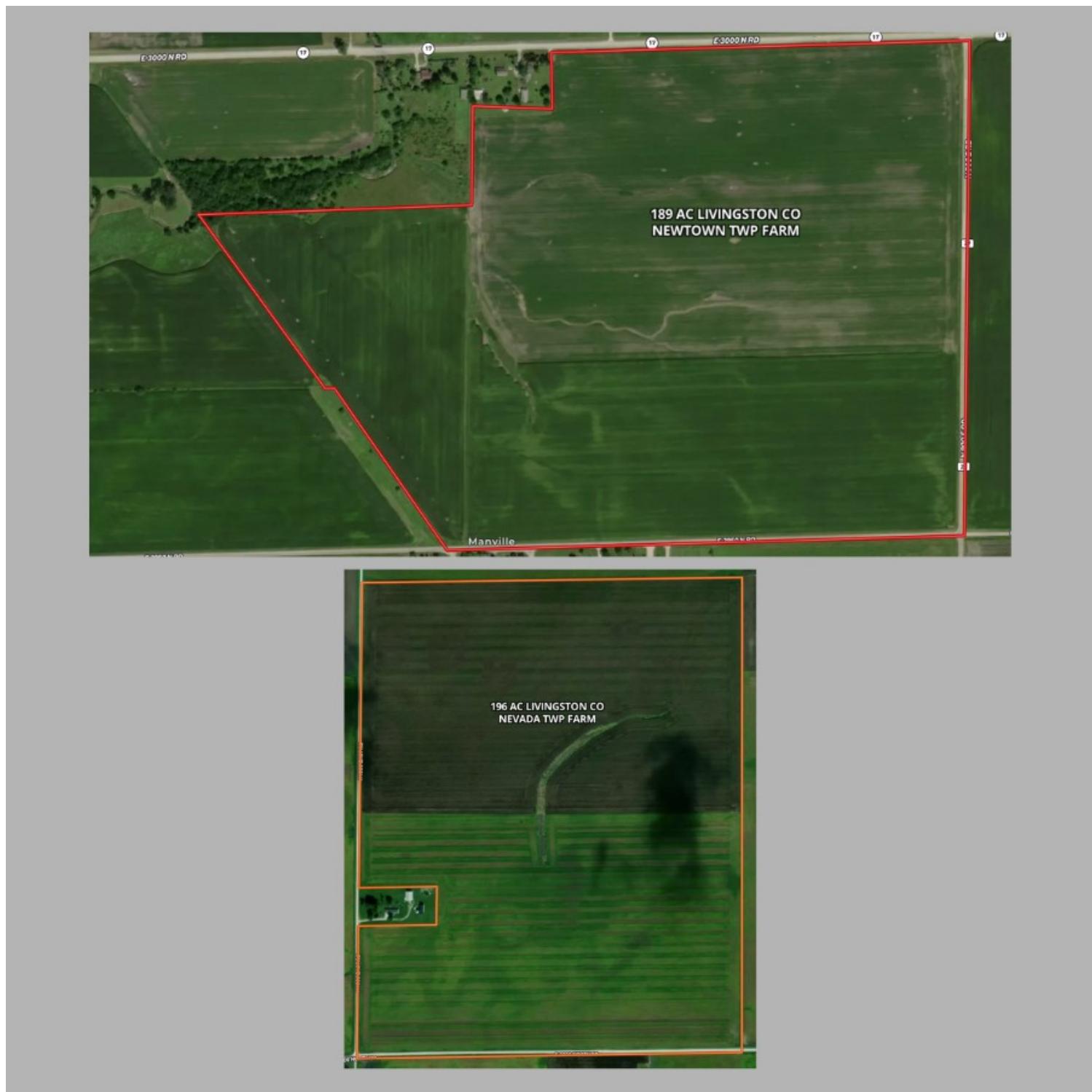
196.7 Acre Parcel (Odell): E 3000 North Road, Odell, IL 60460

189.2 Acre Parcel (Cornell): E 3000 North Road, Cornell, IL 61319

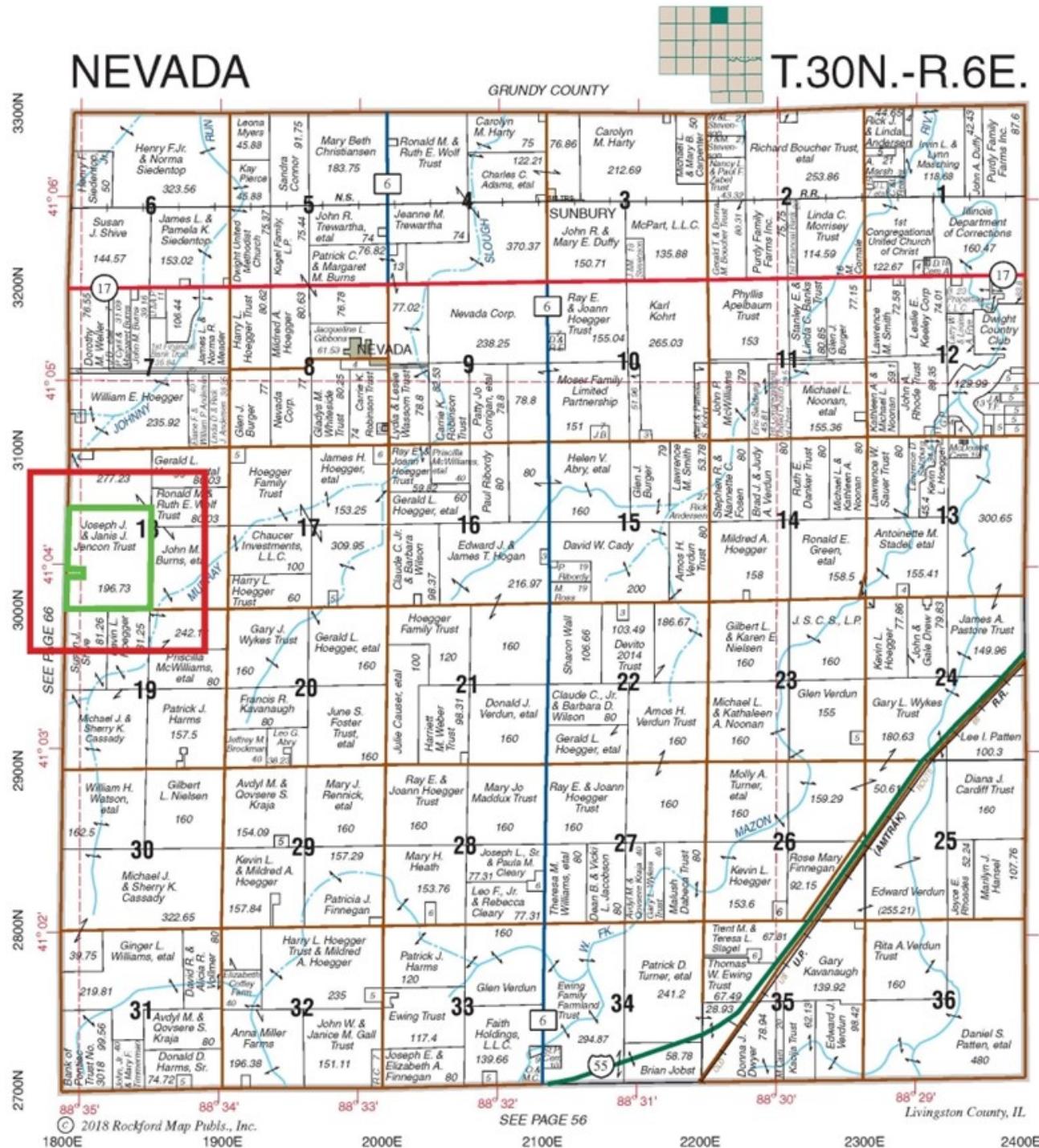
County:

Livingston County, IL

PROPERTY MAP



196 AC ODELL PARCEL - PLAT MAP

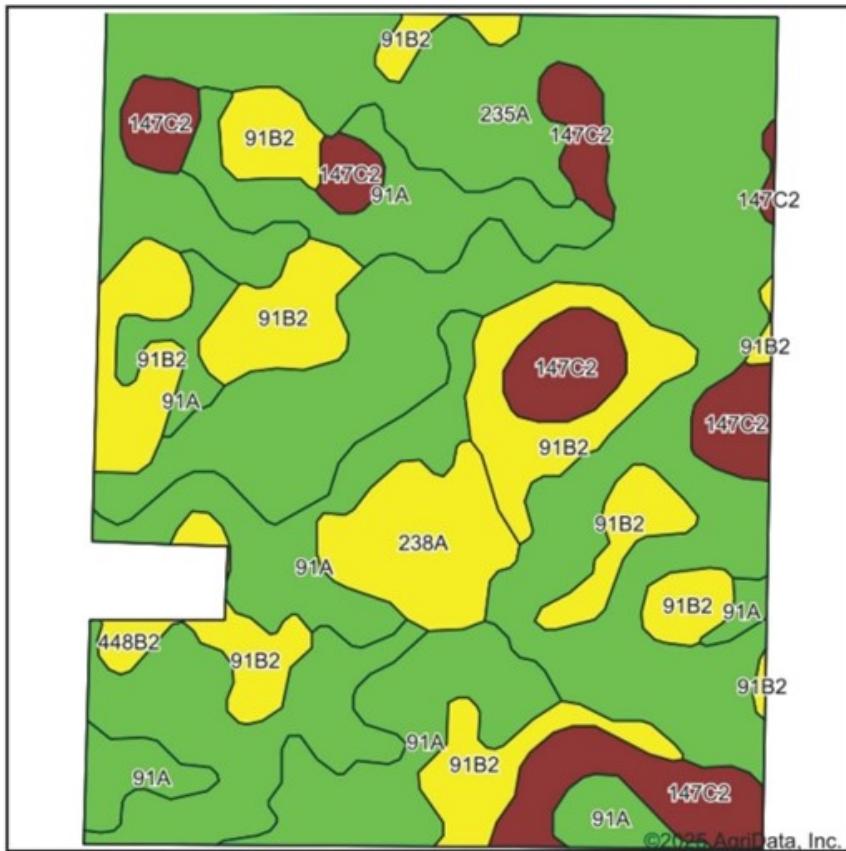


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

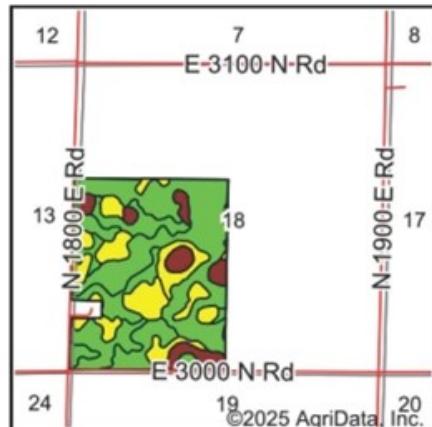
196 AC ODELL PARCEL - FSA AERIAL MAP



196 AC ODELL PARCEL - SOIL MAP



Soils data provided by USDA and NRCS.



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

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Maps Provided By:
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Area Symbol: IL105, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	II. 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	Swygent silty clay loam, 0 to 2 percent slopes	39.78	20.2%		**158	**52		**118
**91B2	Swygent 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

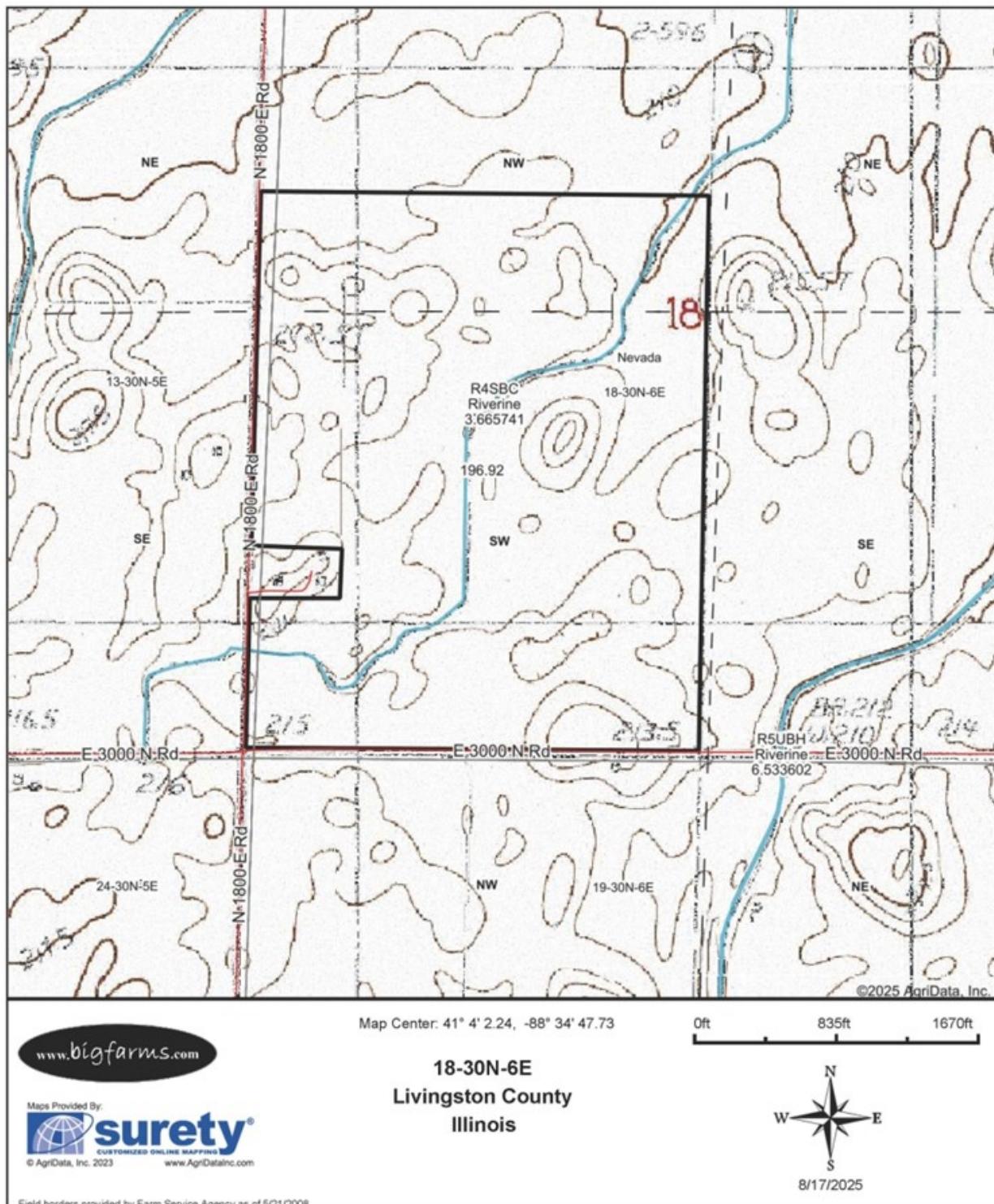
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

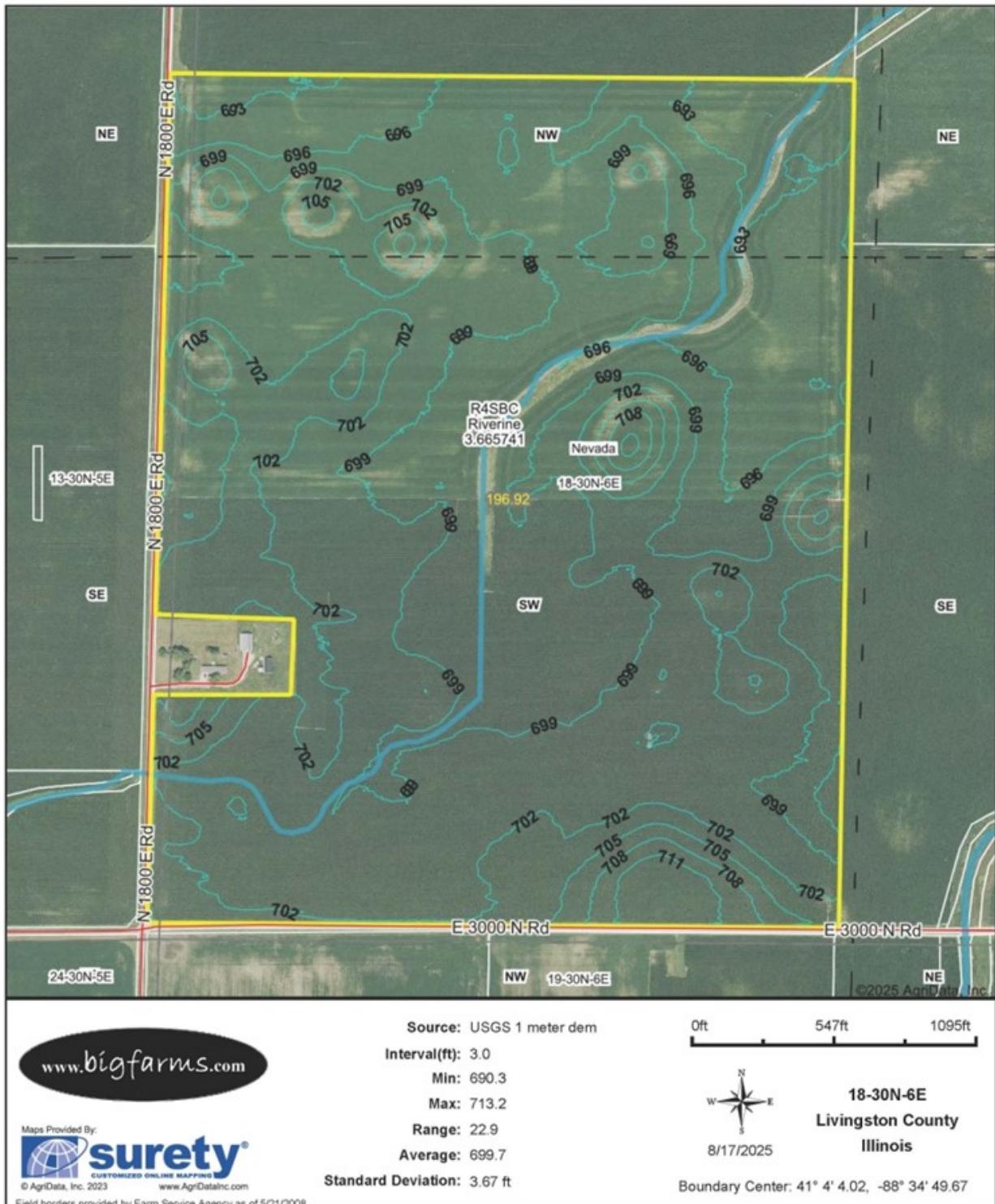
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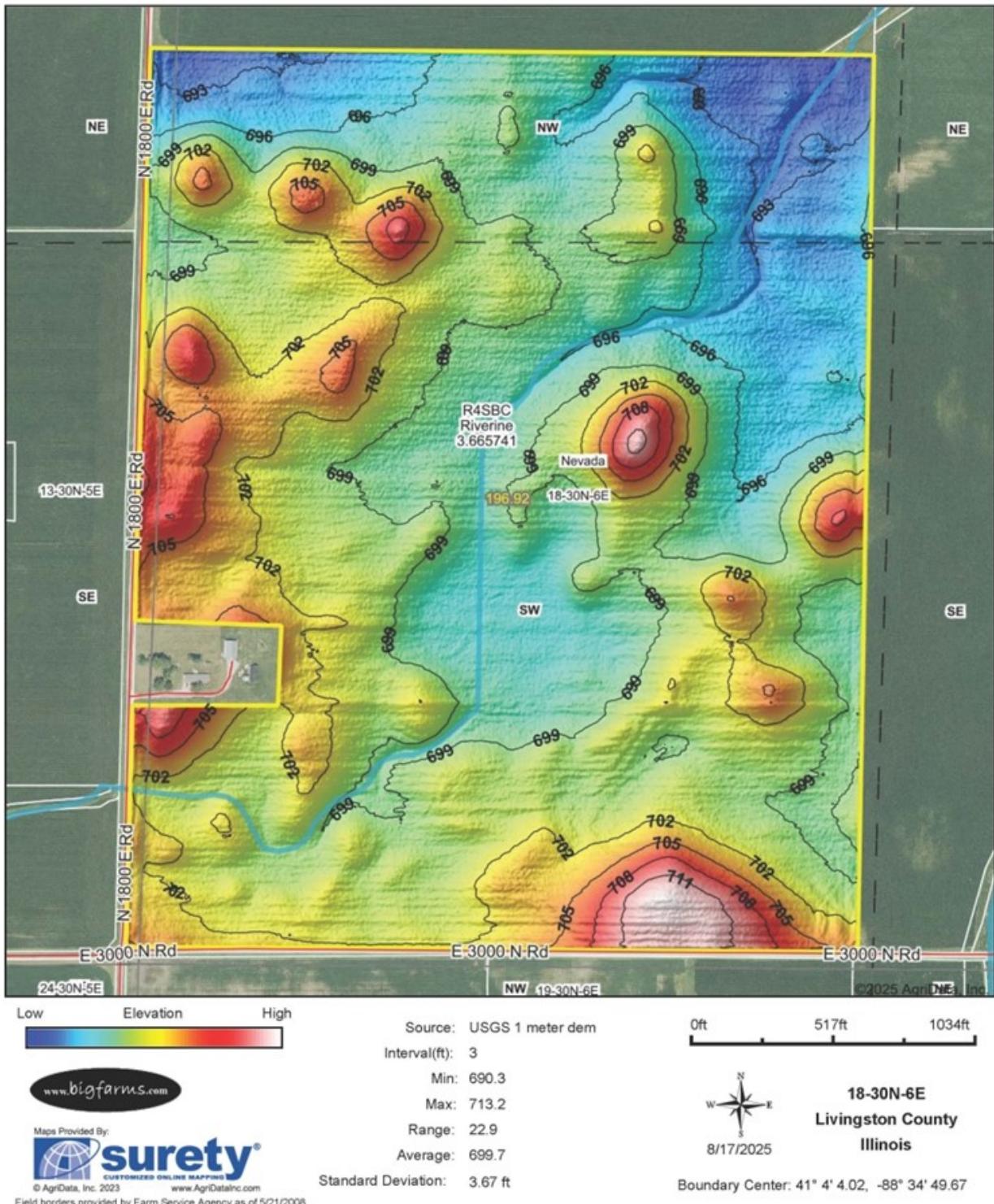
196 AC ODELL PARCEL - TOPO MAP



196 AC ODELL PARCEL - TOPO CONTOUR MAP



196 AC ODELL PARCEL - TOPO HILLSHADE MAP



196 AC ODELL PARCEL - WETLAND MAP



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

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0ft 796ft 1592ft

Classification Code	Type	Acres
R4SBC	Riverine	2.12
	Total Acres	2.12

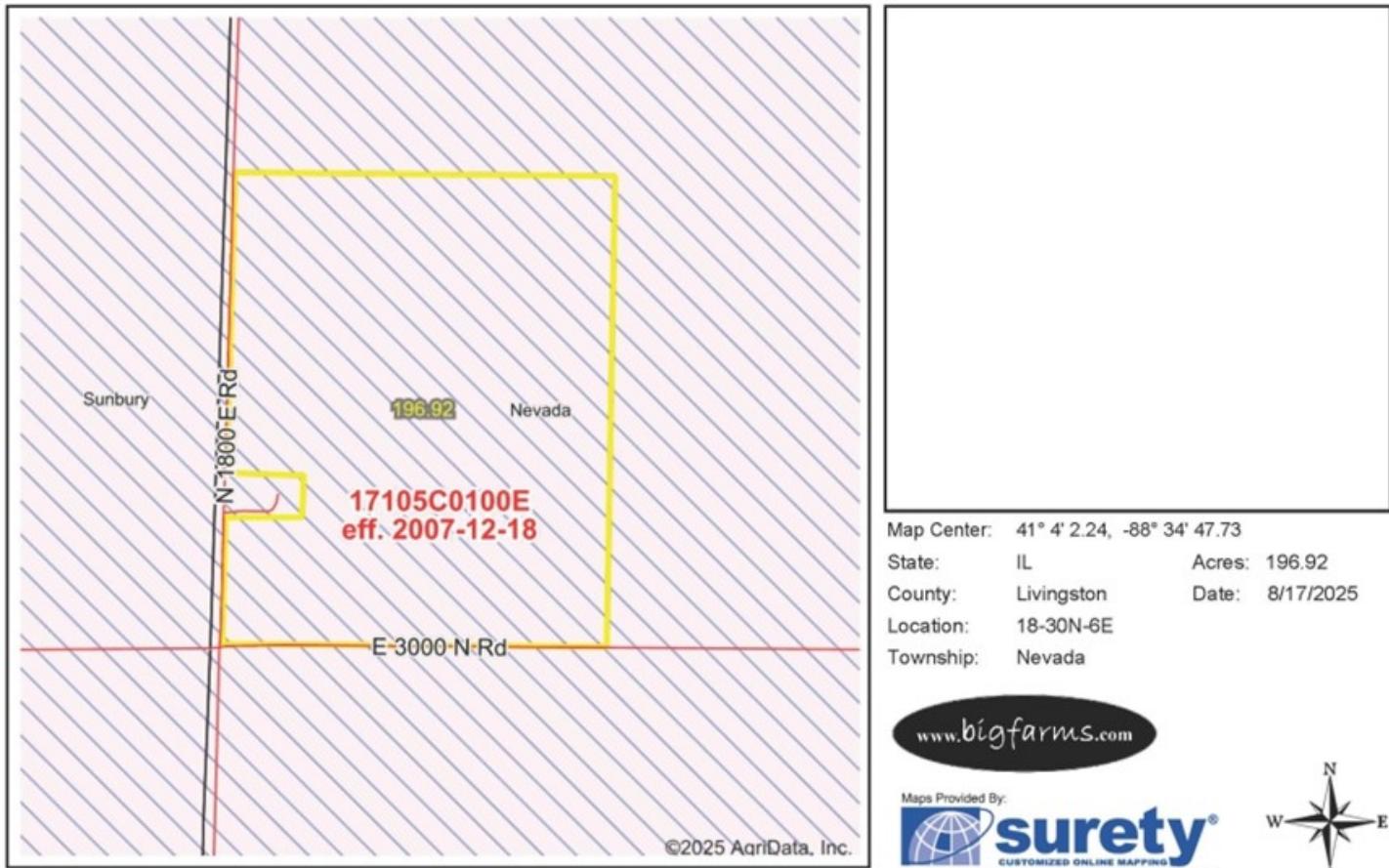
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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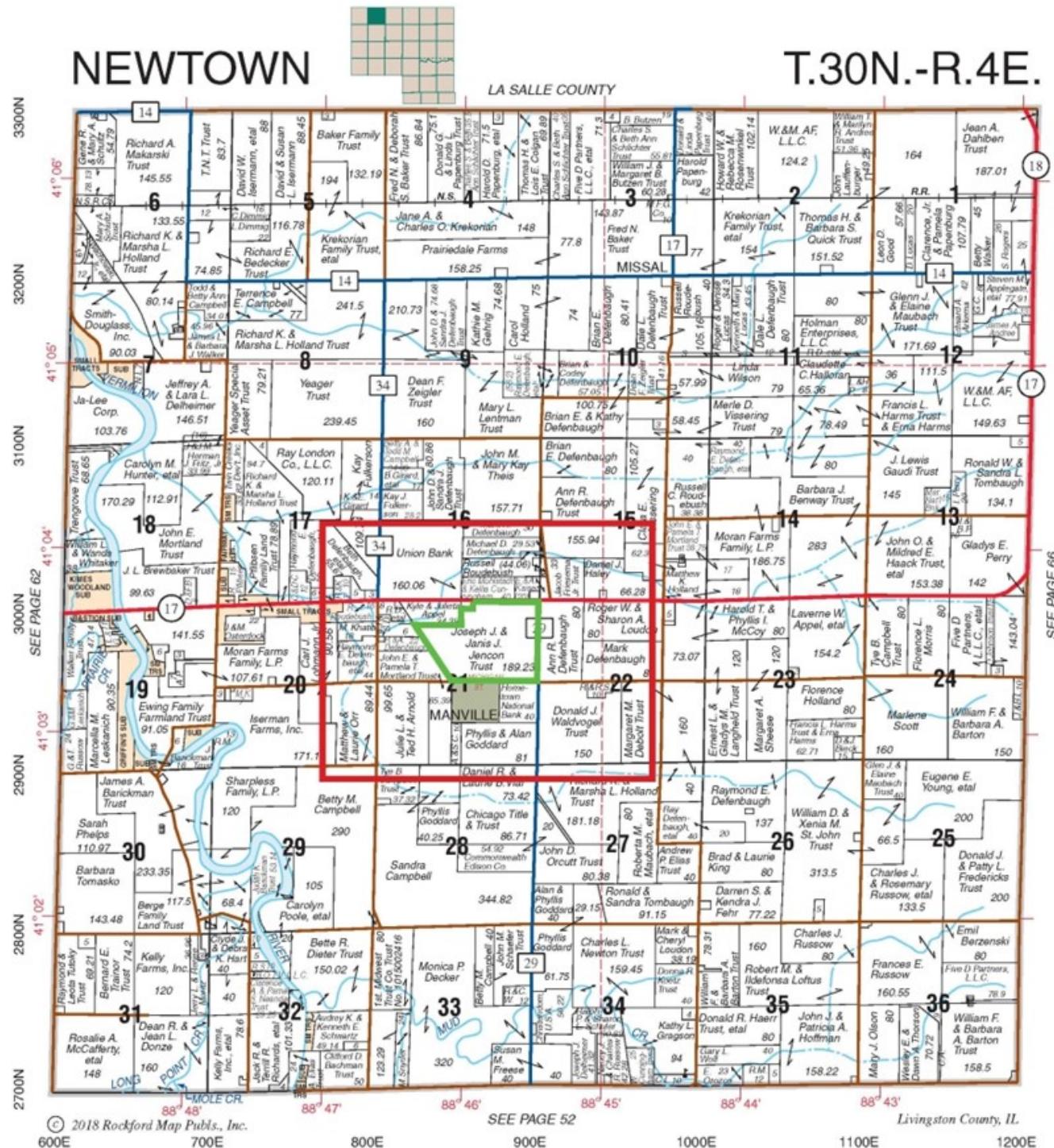
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196 AC ODELL PARCEL - FEMA REPORT



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%

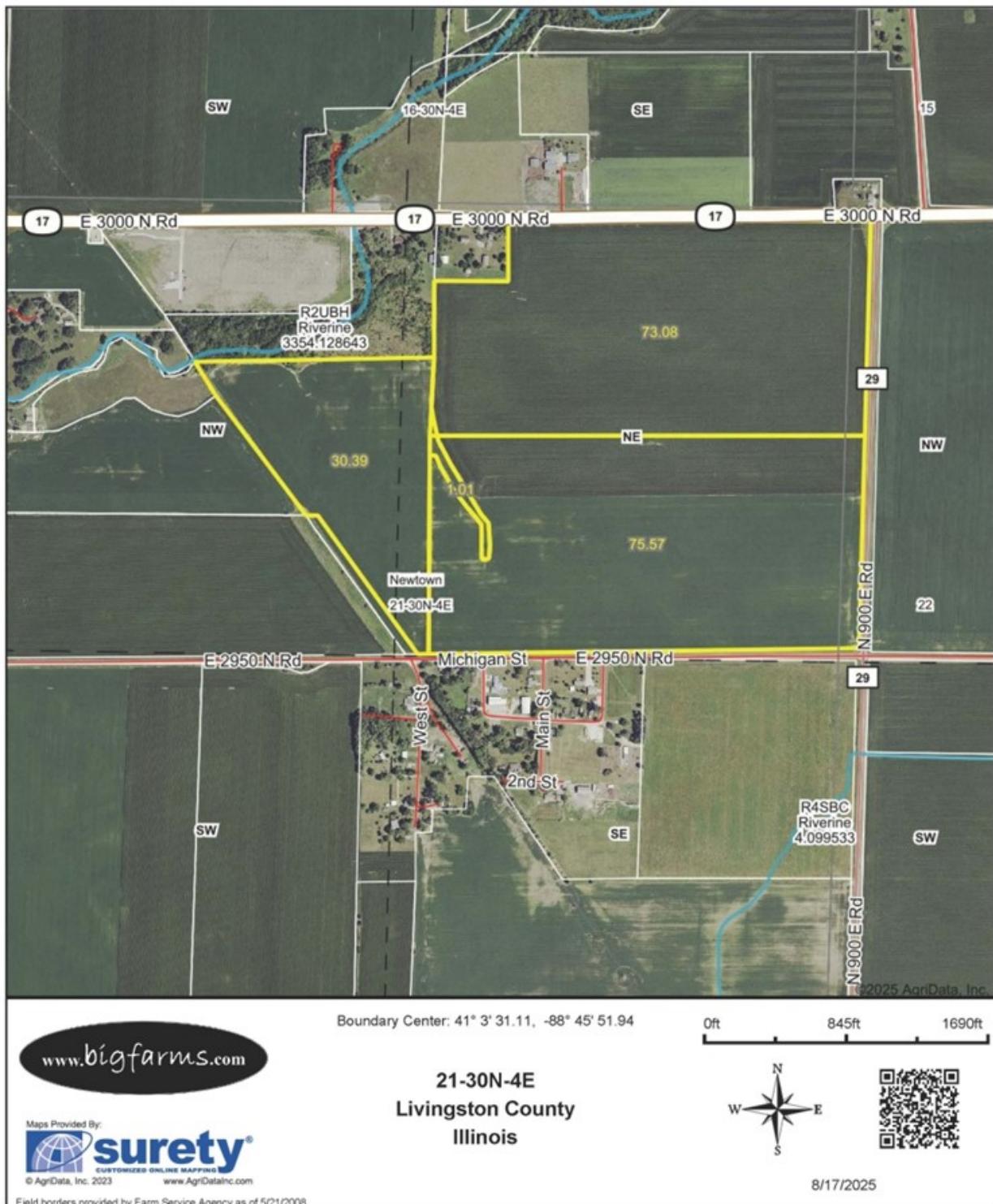
189 AC CORNELL PARCEL - PLAT MAP



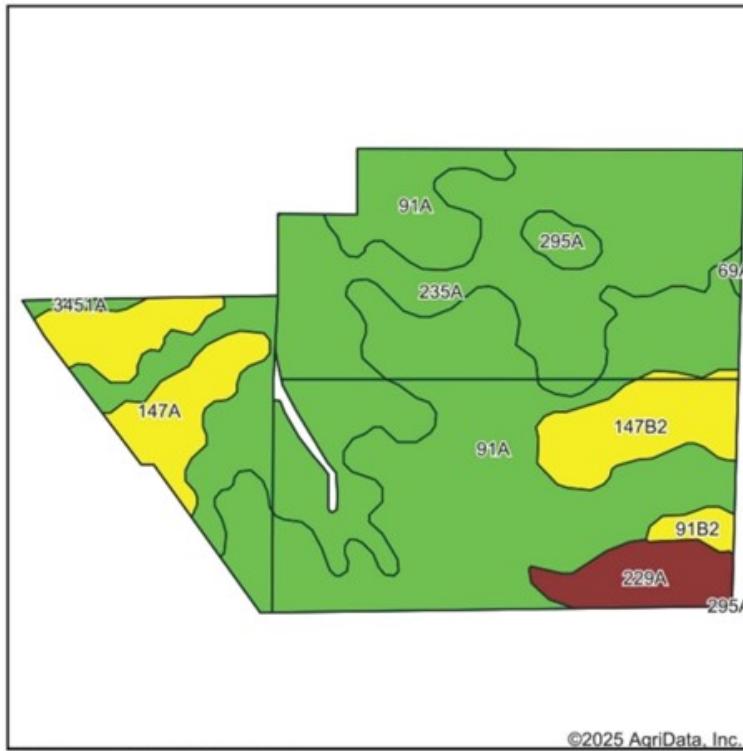
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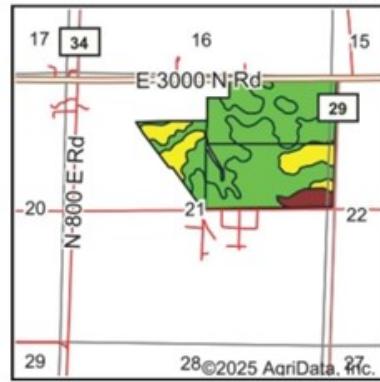
189 AC CORNELL PARCEL - FSA AERIAL MAP



189 AC CORNELL PARCEL - SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
County: Livingston
Location: 21-30N-4E
Township: Newtown
Acres: 179.04
Date: 8/17/2025

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Area Symbol: IL105, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	
**91A	Swygert silty clay loam, 0 to 2 percent slopes	73.54	41.1%		**158	**52		**118
**235A	Bryce silty clay, 0 to 2 percent slopes	67.15	37.5%		**161	**54		**120
**147A	Clarence silty clay loam, 0 to 2 percent slopes	14.07	7.9%		**140	**49		**107
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	11.18	6.2%		**130	**46		**100
**229A	Monee silt loam, 0 to 2 percent slopes	7.70	4.3%		**132	**44		**98
295A	Mokena silt loam, 0 to 2 percent slopes	2.22	1.2%		172	54		126
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	1.90	1.1%		**147	**48		**110
**3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.90	0.5%		**171	**55		**126
**69A	Milford silty clay loam, 0 to 2 percent slopes	0.38	0.2%		**171	**57		**128
Weighted Average					155	51.8	116	

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

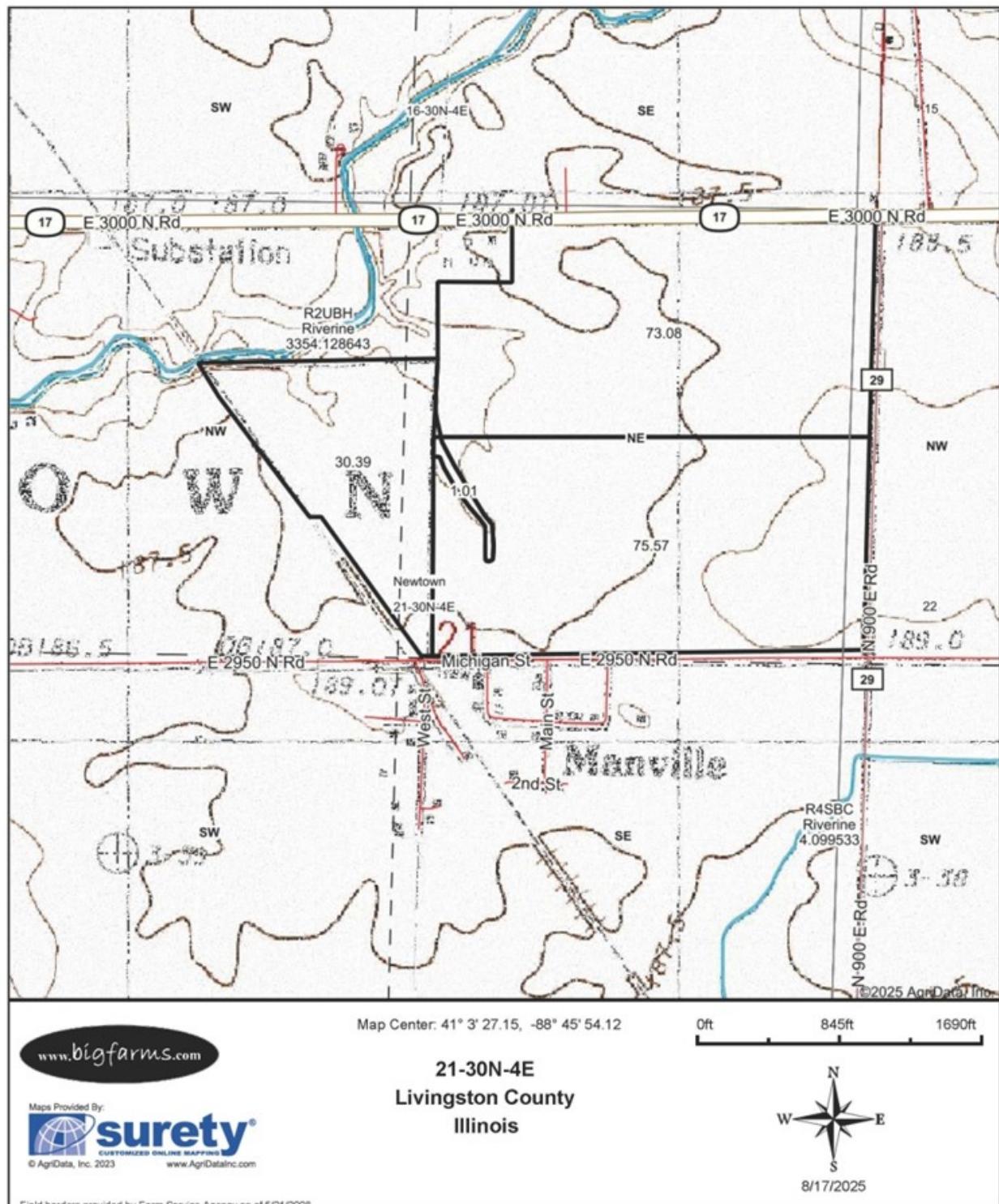
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

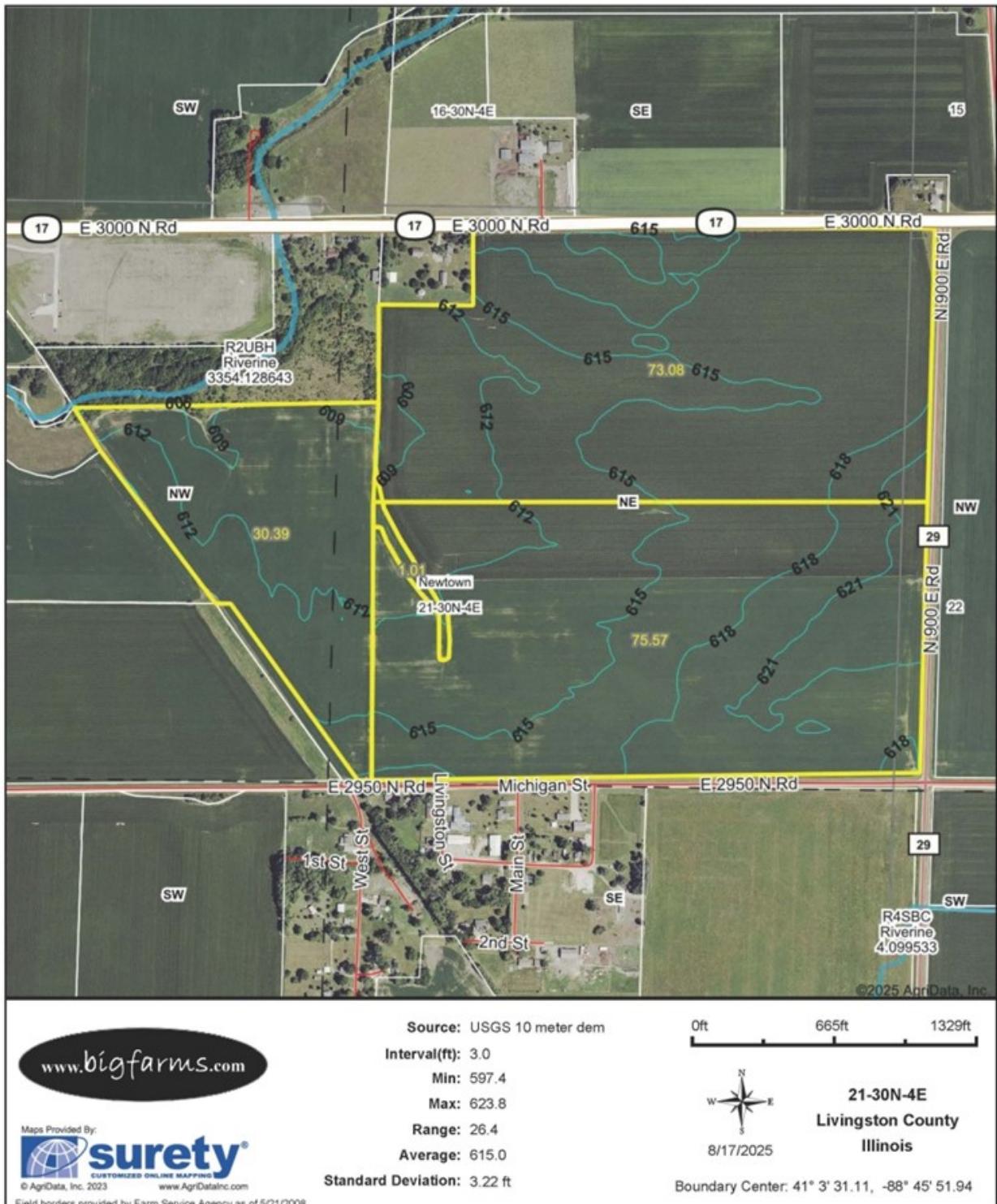
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL Soils EFOTG

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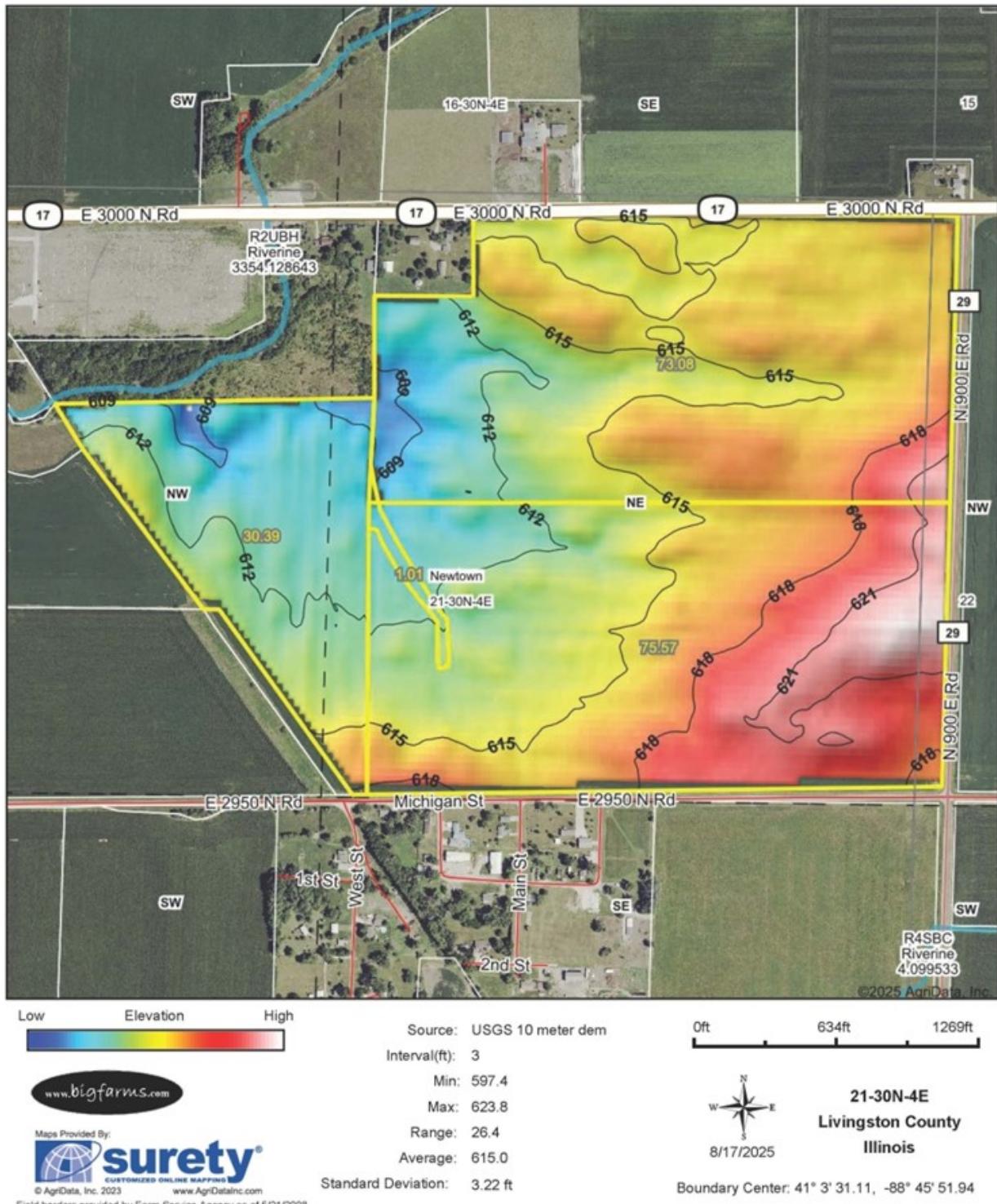
189 AC CORNELL PARCEL - TOPO MAP



189 AC CORNELL PARCEL - TOPO CONTOURS MAP



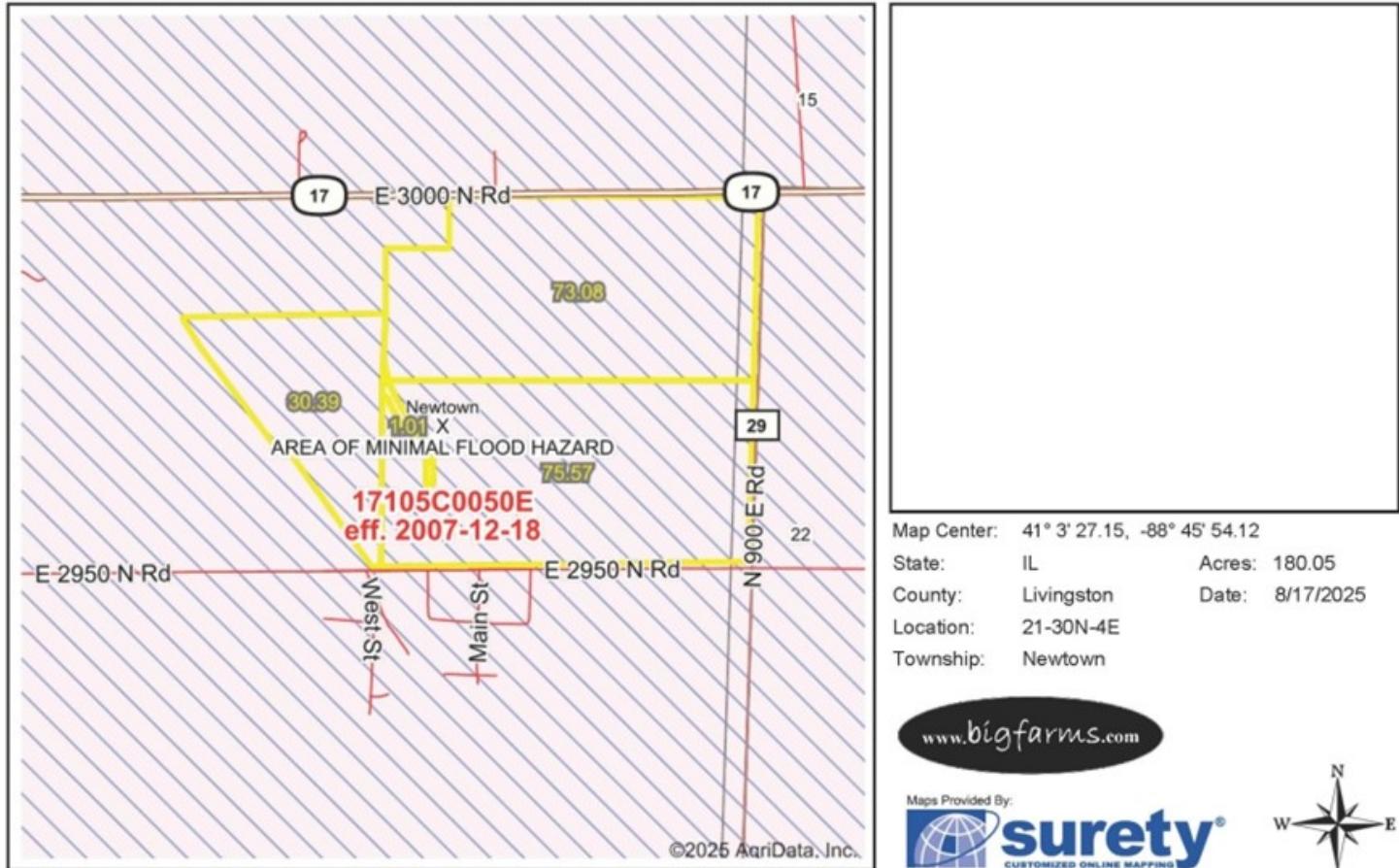
189 AC CORNELL PARCEL - TOPO HILLSHADE MAP



189 AC CORNELL PARCEL - WETLAND MAP



189 AC CORNELL PARCEL - FEMA REPORT



Name	Number	County	NFIP Participation	Acres	Percent		
Livingston County	170929	Livingston	Regular	180.05	100%		
				Total	180.05 100%		
Map Change							
No					0 0%		
Zone	SubType	Description		Acres	Percent		
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain		180.05	100%		
				Total	180.05 100%		
Panel	Effective Date			Acres	Percent		
17105C0050E	12/18/2007			180.05	100%		
				Total	180.05 100%		

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.**

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