340 AC CASS CO. CO-BROKERED WITH FARMERS NATIONAL

W Barrett Road
Oakford IL 62673

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:	Cass
Township:	Chandlerville
Gross Land Area:	340.93
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	$5,000,000.00
Productivity Index (PI):	138.5
Buildings:	No Buildings
Zoning:	A-1, Agriculture

Goodwin & Associates is Co-Brokering this parcel with Farmers National Company.
340 acres of vacant and tillable farmland available in Chandlerville Township, part of Cass County, IL. Center pivot irrigation system in place, less than 5 years old.

Cass County offers fertile soil, excellent drainage, and a strong agricultural community, making it ideal for crop production or expanding your farming operations. With easy access to major roads and local grain markets, this land is a smart investment for farmers and investors alike. Don't miss your chance to own a piece of Illinois' rich agricultural heritage.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 340 AC Cass County Farm

Tax ID Number/APN:
135.60 Acre Parcel: 05-002-006-02
47.60 Acre Parcel: 05-002-007-02
63.69 Acre Parcel: 05-002-010-00
15.00 Acre Parcel: 05-002-012-00
39.14 Acre Parcel: 05-002-014-00
39.90 Acre Parcel: 05-003-002-00

Possible Uses: Agricultural Production

Zoning: A-1, Agriculture

AREA & LOCATION

School District: A-C Central CUSD 262 (P-12)

Location Description: This property is located to the northwest of Springfield, IL between Chandlerville and Oakford, just on the south side of the Sangamon River.

Site Description: This 340 acre property is a combination of six connected parcels of vacant, tillable farmland.

Side of Street: This property is located on the west side of W Barrett Road.

Highway Access: A little over a mile south down W Barrett Road is Oakford Road which connects with IL-97 about 5 miles to the east and with IL-78 about 6 miles to the west.

Road Type: All surrounding roads are of asphalt/blacktop construction.

Legal Description: PART OF THE NW1/4 NW1/4; PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; PART OF THE SW1/4 NW1/4; SE1/4 NW1/4; PART OF THE SW1/4 NE1/4; PART OF THE NW1/4 SW1/4; E1/2 SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SW1/4; PART OF THE SW1/4 SE1/4 OF SECTION 18, TOWNSHIP 19 NORTH, 8 WEST, CASS COUNTY, ILLINOIS AND PART OF THE NW1/4 NW1/4; NE1/4 NW1/4; PART OF THE NW1/4 NE1/4 OF SECTION 19, TOWNSHIP 19 NORTH, 8 WEST, CASS COUNTY, ILLINOIS

Property Visibility: The property is visible from W Barrett Road.

Largest Nearby Street: The largest street is Oakford Road located just about a mile south on W Barrett Road.

LAND RELATED

Lot Frontage (Feet): There is approximately 3,393 feet of frontage on W Barrett Road.

Yield History:
Corn (bu/acre)
2024: 282
2022: 252
2021: 245
2020: 238

Soybeans (bu/acre)
2025: 86.26
2023: 75

No irrigation in 2020 & 2021

Tillable Acres: There are approximately 325.88 tillable acres.

Buildings: There are no buildings on this property.

Zoning Description: This property is currently zoned A-1, Agriculture.

Flood Plain or Wetlands: There is a mixture of wetland areas on the property, which is located in the 100-year-Floodplain. For more information, please see the included Wetland Map and FEMA Report provided by Surety Maps.

Topography: This property is relatively flat with only about 17 feet of variance.
For more information, please see the included topographical maps provided by Surety Maps.

Soil Type:
63.4% Sawmill silty clay loam (3107L)
24.9% Lawson silt loam (3451cA)

8.0% Tice silty clay loam (3284L)
For more information, please see the included Soil Map provided by AcreMaps.

FINANCIALS

Finance Data Year:	2023 Tax Year, Payable 2024
Real Estate Taxes:	135.60 Acre Parcel: $5,014.84 47.60 Acre Parcel: $1,672.42 63.69 Acre Parcel: $2,456.42 15.00 Acre Parcel: $563.80 39.14 Acre Parcel: $1,244.06 39.90 Acre Parcel: $1,392.94 Combined Total: $12,344.48
Investment Amount:	Sellers are asking $5,000,000.

LOCATION

Address:	W Barrett Road, Oakford, IL 62673
County:	Cass County

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PROPERTY NOTES

This farm is being co-brokered with Farmers National Company.

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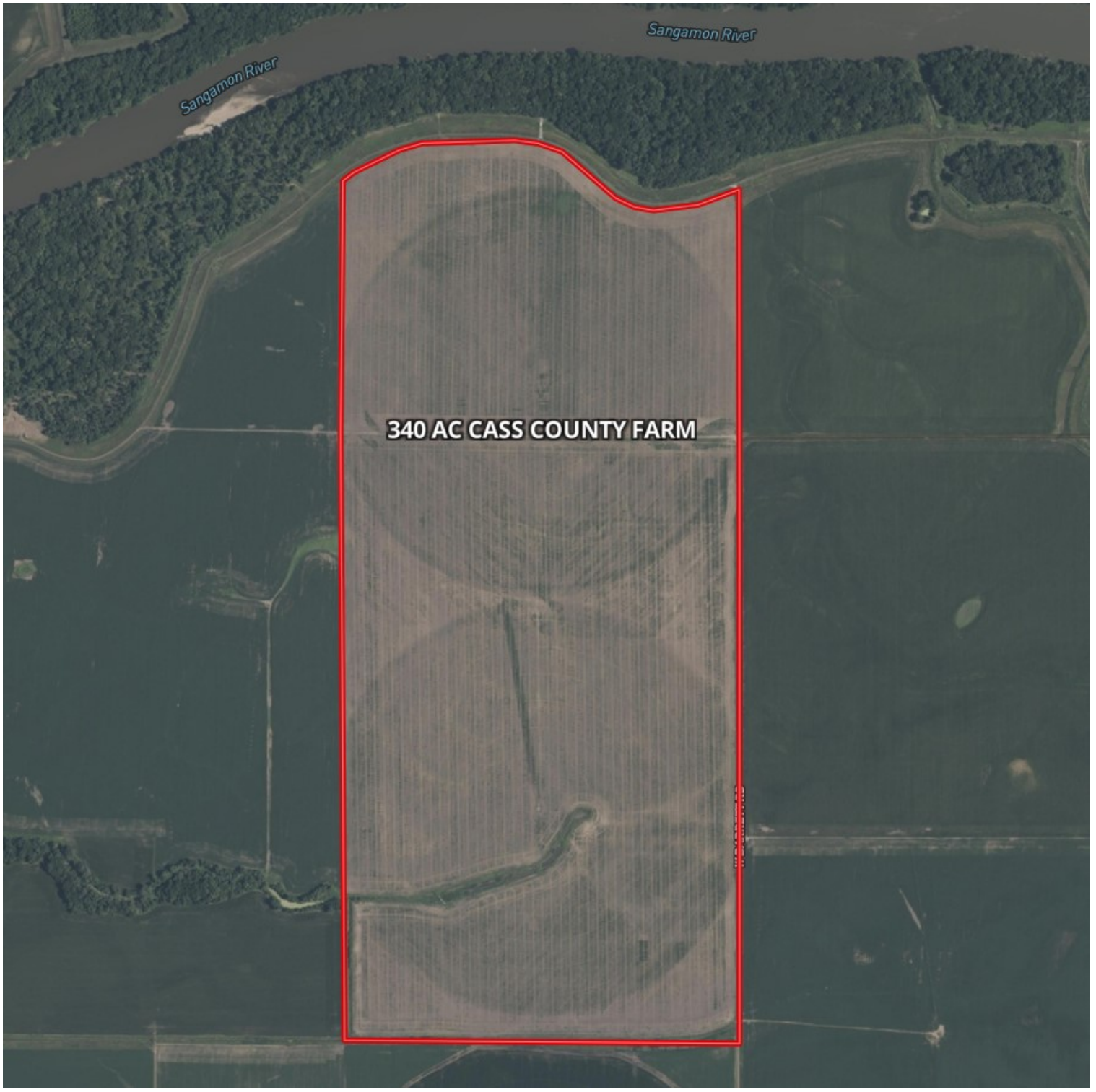
PROPERTY MAP



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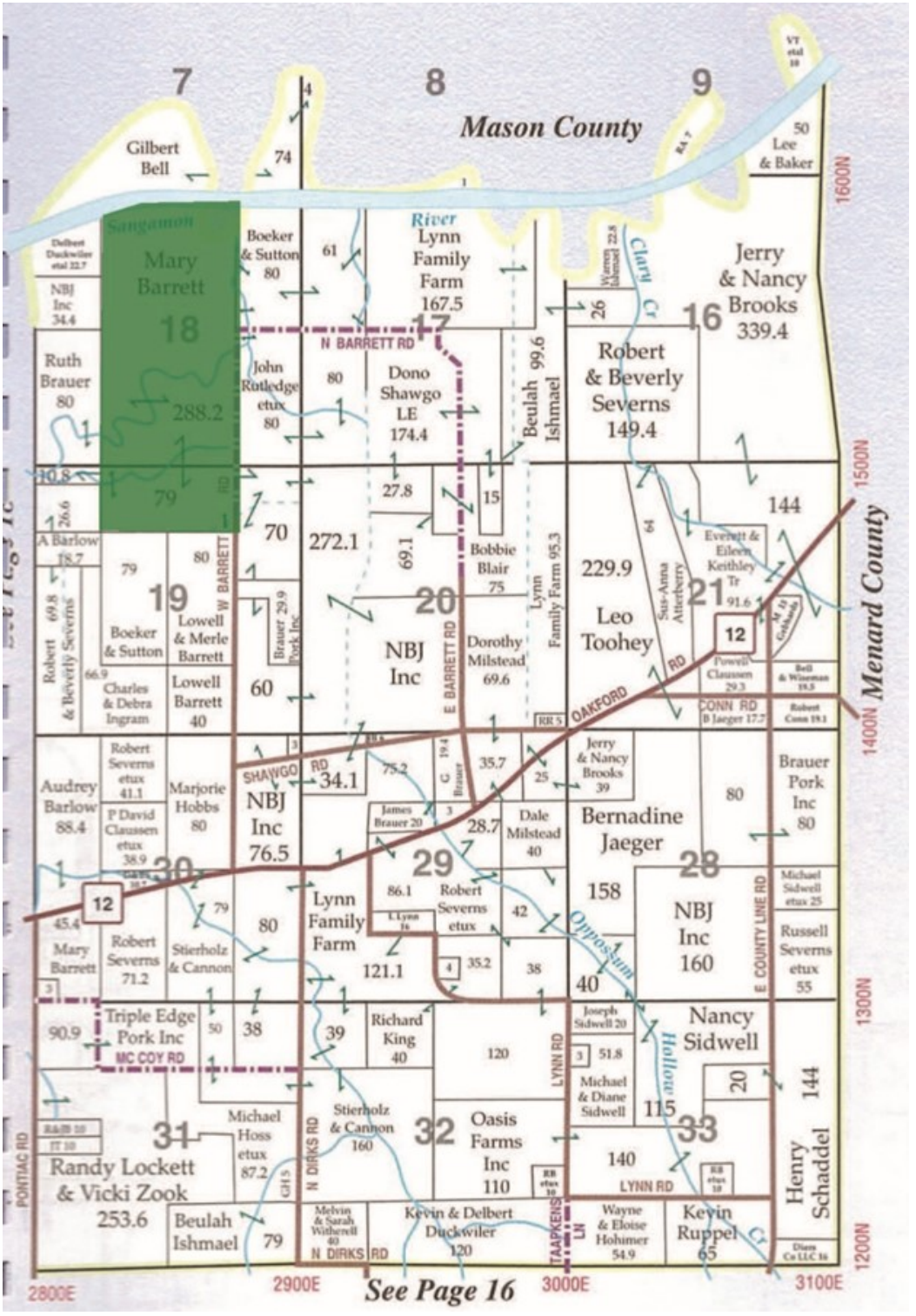
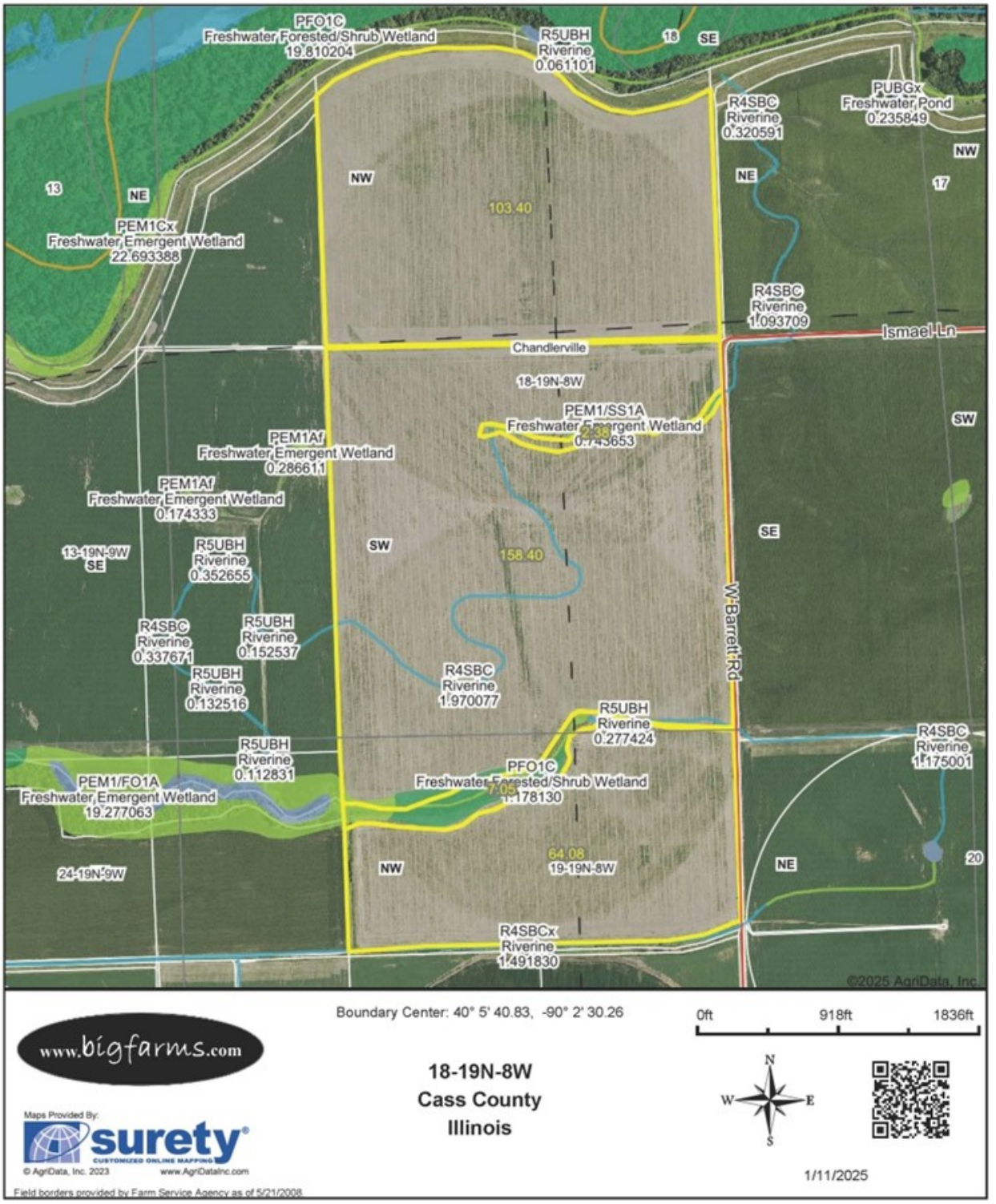
PLAT MAP



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

FSA AERIAL MAP



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SOIL MAP

Soils

Cass, IL · Township: Chandlerville
Locations: 19-19N-8W, 18-19N-8W

340.91 acres, 6 selections

47 147

138.5 / 147 PI

	Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	PI
	3107L	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	215.9	63.4%	4w	–	139.0
	3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	85.0	24.9%	3w	–	140.0
	3284L	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	27.1	8.0%	4w	–	134.0
	3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	6.9	2.0%	3w	–	136.0
	3776L	Comfrey clay loam, 0 to 2 percent slopes, frequently flooded, long duration	3.2	0.9%	4w	–	138.0
	3641L	Quiver silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	2.6	0.8%	5w	–	106.0
	7172A	Hoopeston sandy loam, 0 to 2 percent slopes, rarely flooded	0.0	0.0%	2s	–	109.0

POWERED BY acres

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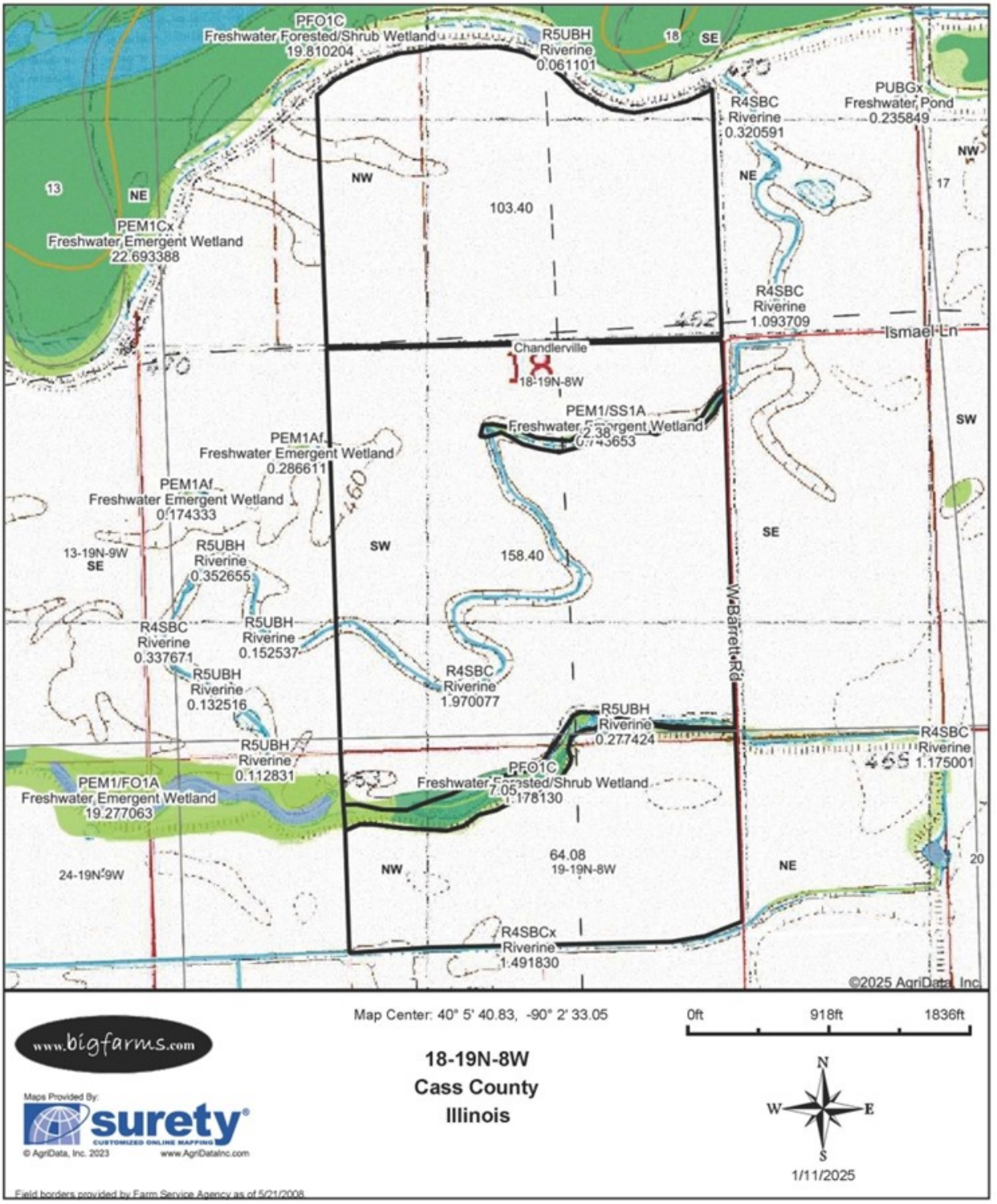
Soils · Page 5

TOPO MAP



Map Center: 40° 5' 40.83, -90° 2' 33.05

0ft 918ft 1836ft

18-19N-8W
Cass County
Illinois

N W E S

1/11/2025

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

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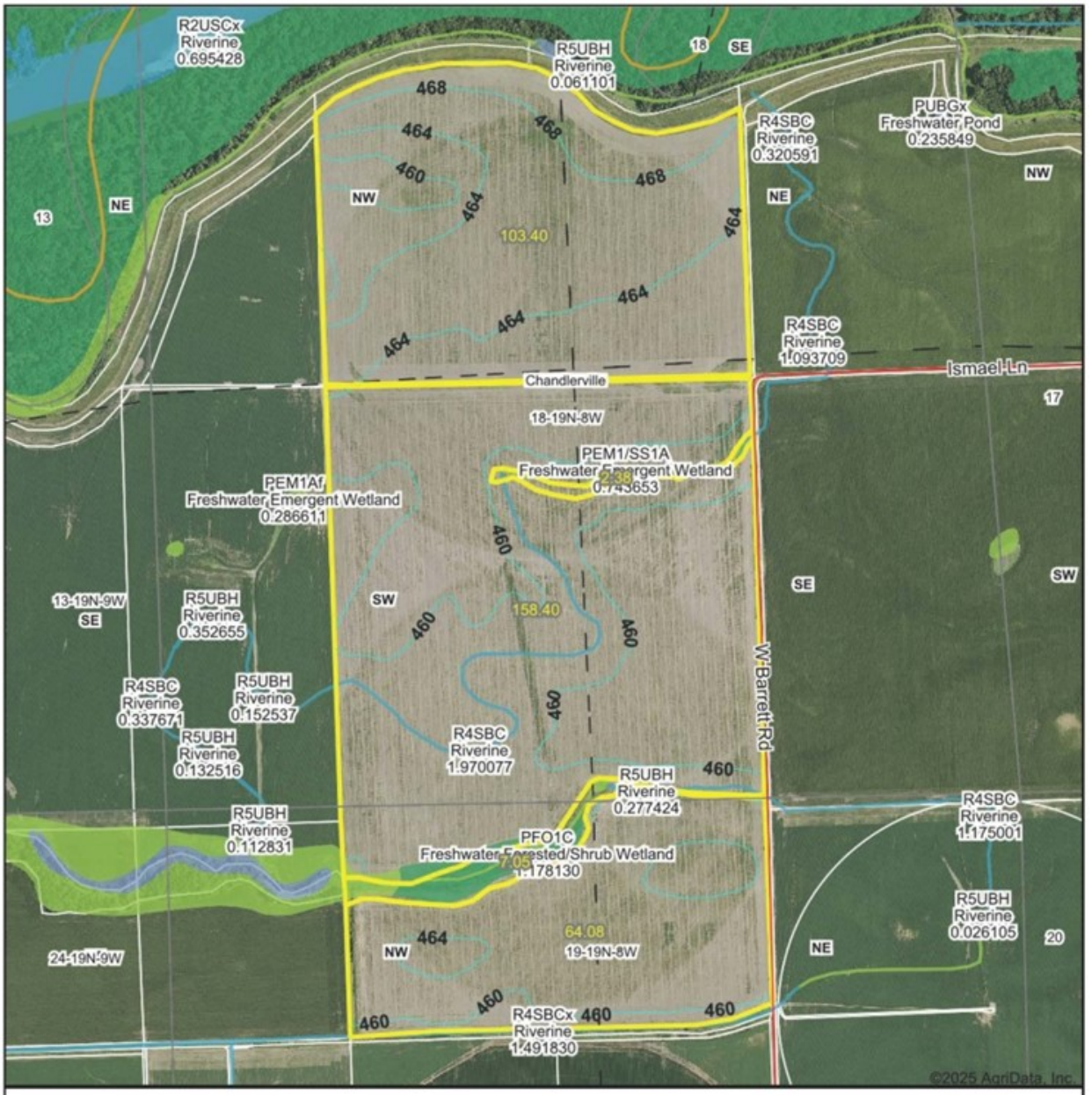
TOPO CONTOURS MAP



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

Source:	USGS 10 meter dem
Interval(ft):	4.0
Min:	455.6
Max:	472.7
Range:	17.1
Average:	462.4
Standard Deviation:	1.05 ft

0ft 936ft 1872ft

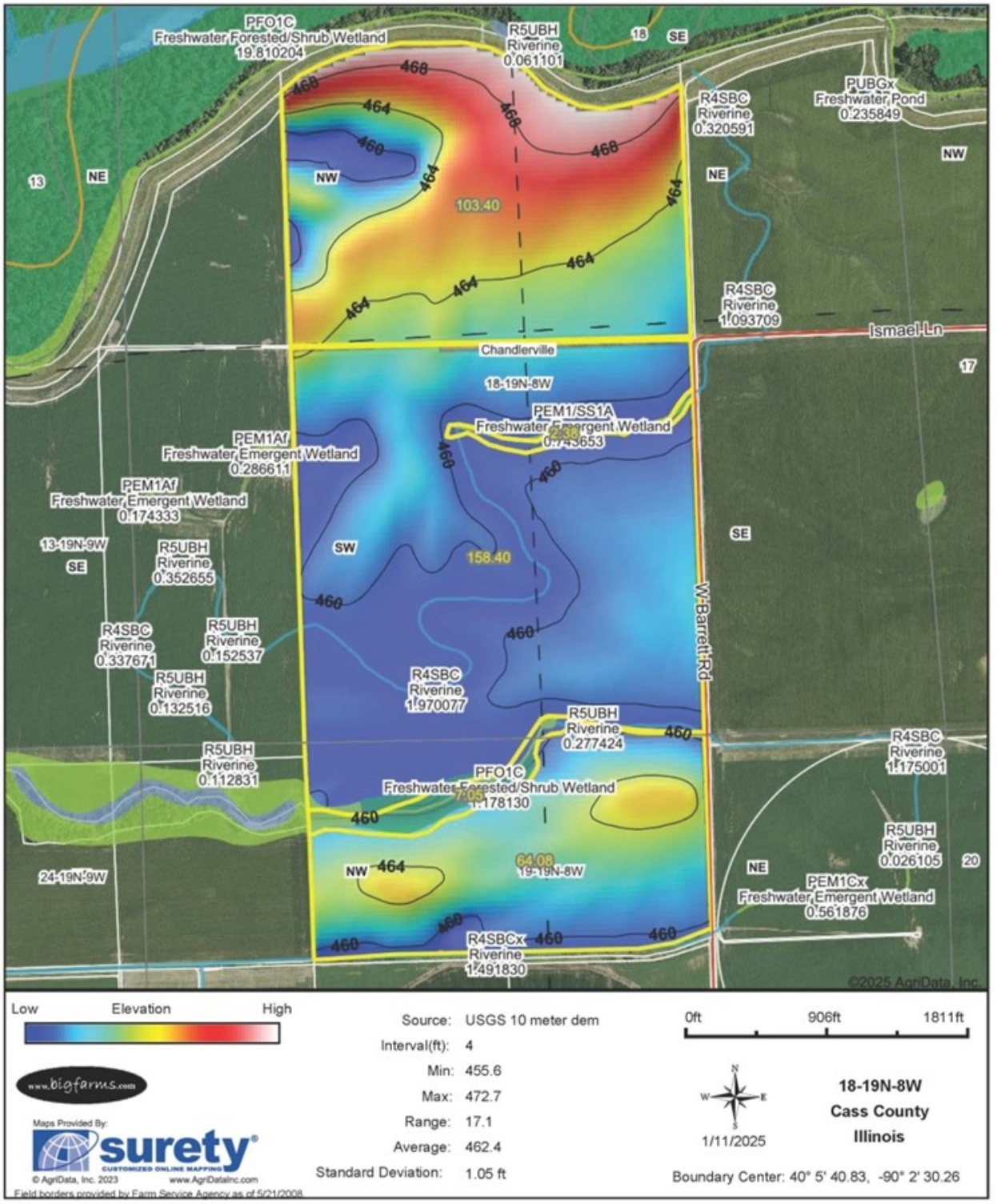
N W E S

1/11/2025

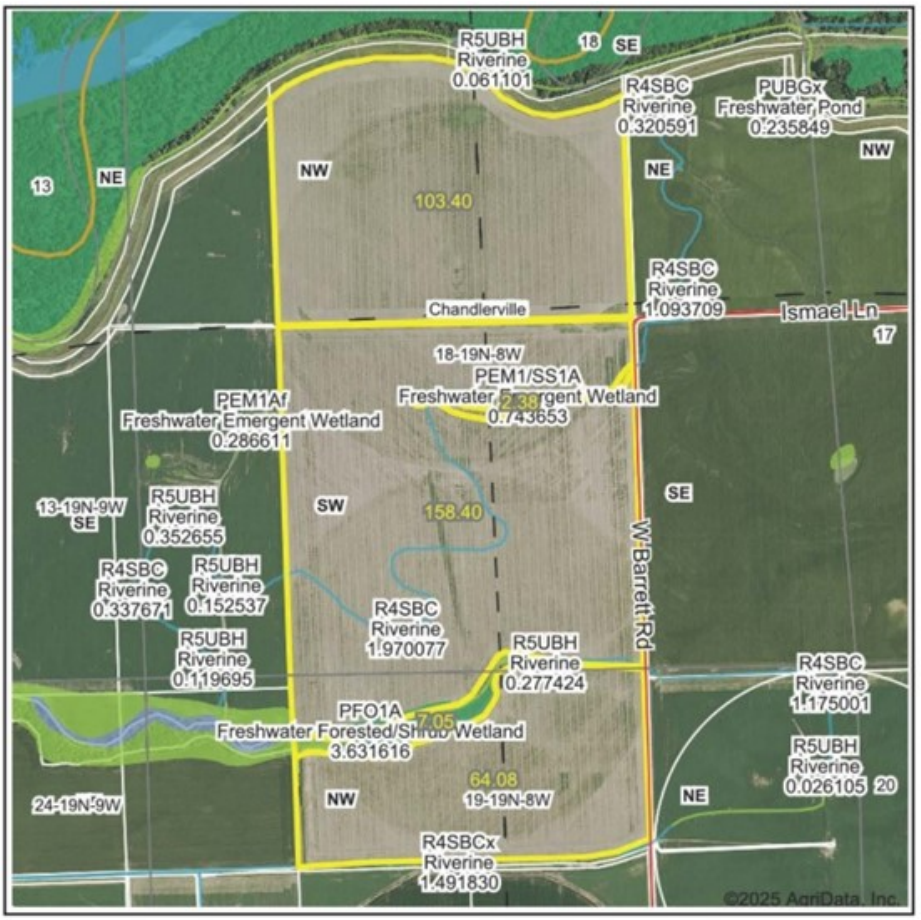
18-19N-8W
Cass County
Illinois

Boundary Center: 40° 5' 40.83, -90° 2' 30.26

TOPO HILLSHADE MAP



WETLAND MAP



State: **Illinois**
Location: **18-19N-8W**
County: **Cass**
Township: **Chandlerville**
Date: **1/11/2025**

Maps Provided By:
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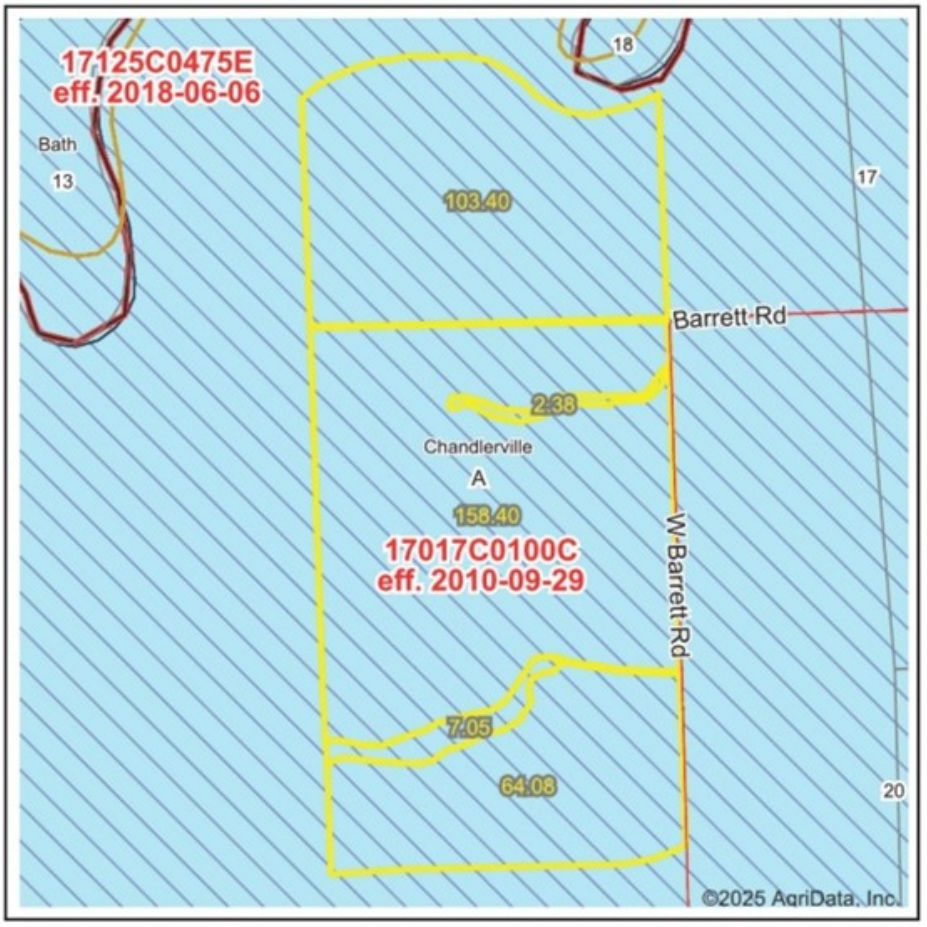
N W E S

0ft 1361ft 2722ft

	Classification Code	Type	Acres
	PFO1A	Freshwater Forested/Shrub Wetland	3.63
	R4SBC	Riverine	2.19
	PFO1C	Freshwater Forested/Shrub Wetland	1.18
	PEM1/FO1A	Freshwater Emergent Wetland	1.14
	PEM1/SS1A	Freshwater Emergent Wetland	0.74
	PEM1F	Freshwater Emergent Wetland	0.70
	R5UBH	Riverine	0.28
	R4SBCx	Riverine	0.10
	PEM1C	Freshwater Emergent Wetland	0.07
		Total Acres	10.03

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

FEMA REPORT



Map Center:	40° 5' 40.83, -90° 2' 33.05		
State:	IL	Acres:	335.31
County:	Cass	Date:	1/11/2025
Location:	18-19N-8W		
Township:	Chandlerville		

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N W E S

Name	Number	County	NFIP Participation	Acres	Percent
Cass County	170810	Cass	Regular	335.31	100%
			Total	335.31	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	335.31	100%
		Total	335.31	100%

Panel	Effective Date	Acres	Percent
17017C0100C	9/29/2010	335.31	100%
	Total	335.31	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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