

253 Acre Schuyler Timber and Farm Land
N SD Nubbin Ridge RD
Plymouth IL 62367



253 ACRE SCHUYLER TIMBER AND FARM LAND

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For more information contact:

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



County:	Schuyler
Township:	Birmingham
Gross Land Area:	The property contains 253 Acres
Property Type:	Timber and Farm Land
Possible Uses:	Recreational, Timber and Agriculture
Total Investment:	\$999,350.00
Unit Price:	\$3950.00
Productivity Index (PI):	The PI Index for this property is 117.5
Zoning:	Agriculture



The property is located in west central Illinois 48 miles north east of Quincy, IL and 89 miles north west of Springfield, IL. The land has some rolling hills, featuring approximately 53 tillable acres of farm land inside 200 acres of timber, with 4600 feet of frontage on Center road. The Productivity Index for the tillable acres is 117.9.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 253 Acre Schuyler Timber and Farm Land located on Center Rd. in Plymouth, IL
Tax ID Number/APN: 01-15-100-003; 01-15-100-005; 01-15-200-001; 01-15-200-002; 01-15-200-003; 01-15-200-005; 01-10-400-004
Possible Uses: This property has 200 Acres of timber with meadow and farm land intertwined. It would be a great property for recreational purposes yet provide some income with the tillable land.
Zoning: Agriculture

AREA & LOCATION

School District: Southeastern Community School Unit District 337
Location Description: This parcel is located in Schuyler county 29 miles southeast of Carthage, IL near the towns of Augusta and Brooklyn. Weinberg-King State Park which has open access and Williams Creek Bluff Land and Water Reserve, which is privately owned and managed with limited access are 4 miles to the west off of Illinois Route 101.
Site Description: This parcel is rolling timber and farm land made up of mostly Rosetta and Keomah Silt Loam. The timber area makes up approximately 200 of the total acres with the rest being open area and 52 acres of tillable farm land. Flower Creek runs through the center and northern parts of the property, with some wetland along and there is a section of the northern are of Flower Creek that falls into a FEMA flood plain.
Side of Street: This property sits on the north side of Cedar Road and the east side of Nubbin Ridge road.
Highway Access: Illinois Route 101 is located 2.25 miles to the south via Center road. Illinois 61 is 5.5 miles to the west via Nubbin Ridge and County 370 N.
Road Type: Bituminous overlay
Property Visibility: This property is located at the corner of Nubbin Ridge and Center Roads with more than 4600 feet of frontage.
Largest Nearby Street: Center Road and Nubbin Roads 2.25 miles from Illinois Route 101 which lead to Augusta and Brooklyn.

LAND RELATED

Lot Frontage (Feet): There is 4620 feet of frontage on Center Road and is visible from Nubbin Ridge Road.
Tillable Acres: This property has 53 acres of tillable land.
Lot Depth: This lot varies in depth. It is 3900 feet deep in the center, 2676 feet on the east side and 1958 feet on the west side of the property.
Buildings: This property has a cabin and a shed on it. See the photos included in the brochure.
Flood Plain or Wetlands: There are some sections of wetlands along Flower Creek which meanders through the property. The northern edge of the property, along Flower Creek does have some FEMA flood plain areas.
Topography: This land is rolling terrain. Please see the topographic map located in the brochure.
Soil Type: Rozetta Silt Loam (279B)
Keomah Silt Loam (17A)
Rozetta Silt Loam (279C2)
Fish Hook Silt Loam (6C2)
Available Utilities: Electric, well water and Septic available

FINANCIALS

Finance Data Year: 2018 paid in 2019
Real Estate Taxes: 2018 Real Estate taxes paid in 2019 are \$2,758.58 or \$10.90 per acre
Investment Amount: The sellers are asking \$3950.00 per acre for a total investment of \$999,350.00.

LOCATION

Address: N SD Nubbin Ridge and Center Rd, Plymouth, IL, 62367

County:

Schuyler County



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253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND CABIN PHOTO

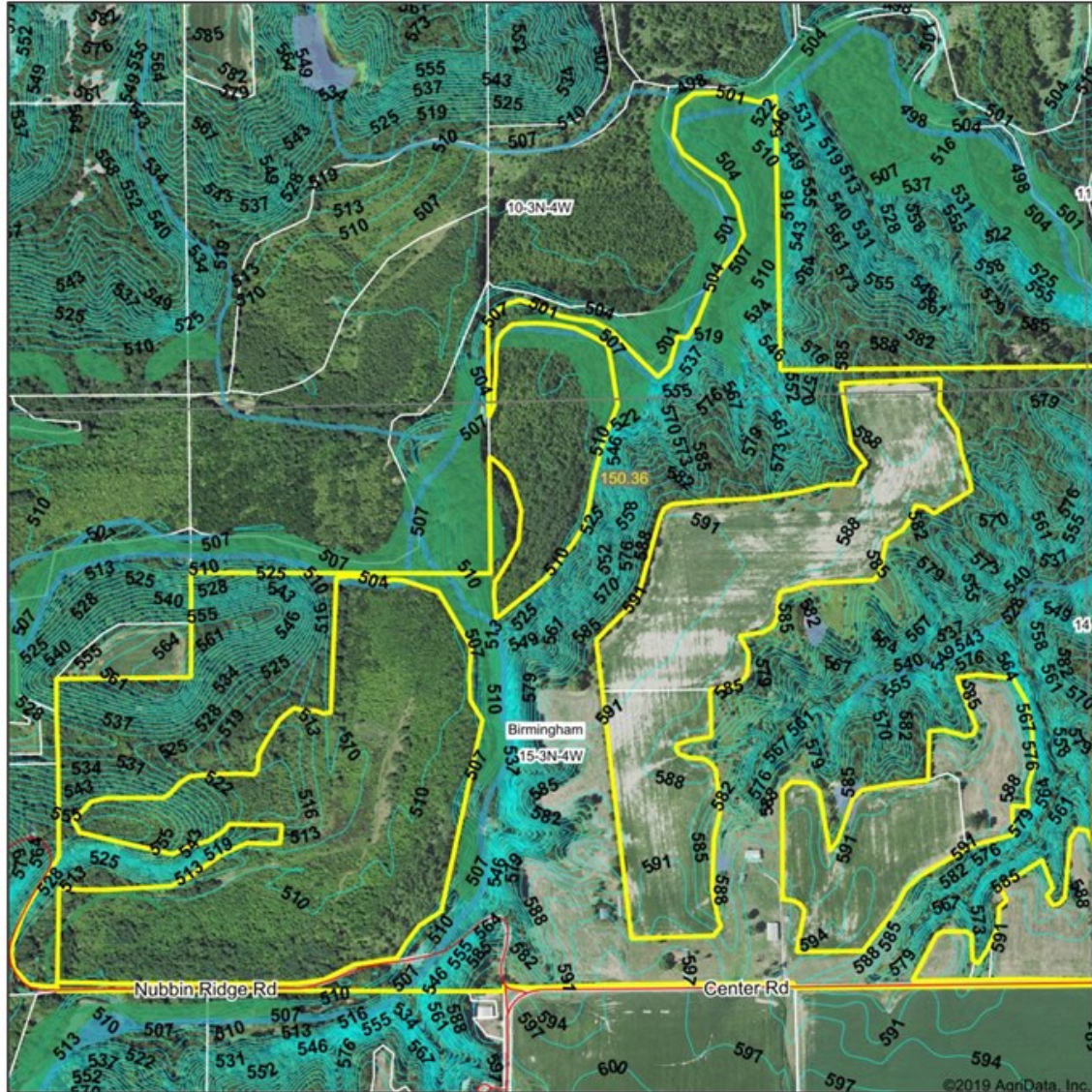


253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND SHED PHOTO



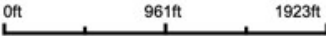
253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND CONTOURS MAP

Topography Contours



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

Source: USGS 10 meter dem
Interval: 3.0
Min: 496.1
Max: 594.0
Range: 97.9
Average: 551.4
Standard Deviation: 28.18



1/23/2020

15-3N-4W
Schuyler County
Illinois

Map Center: 40° 14' 49.74, -90° 50' 33.69

253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND TOPOGRAPHY MAP

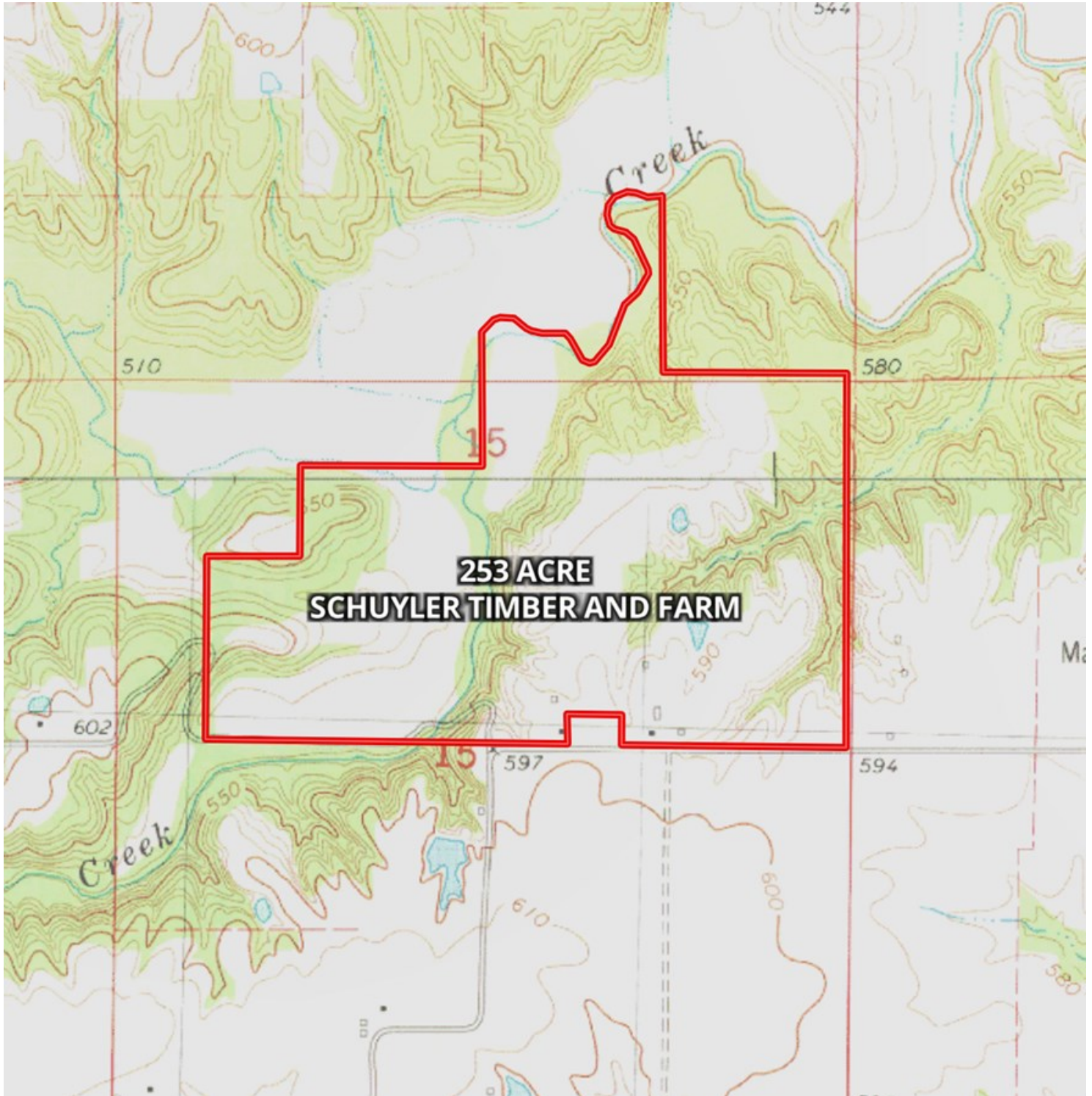
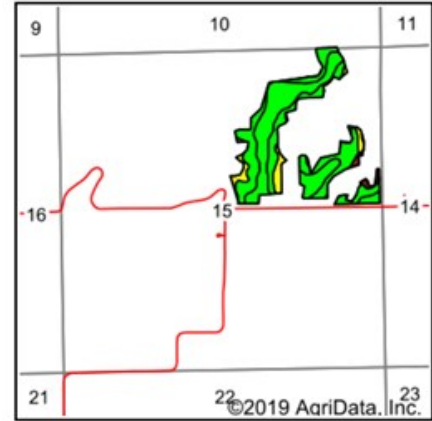
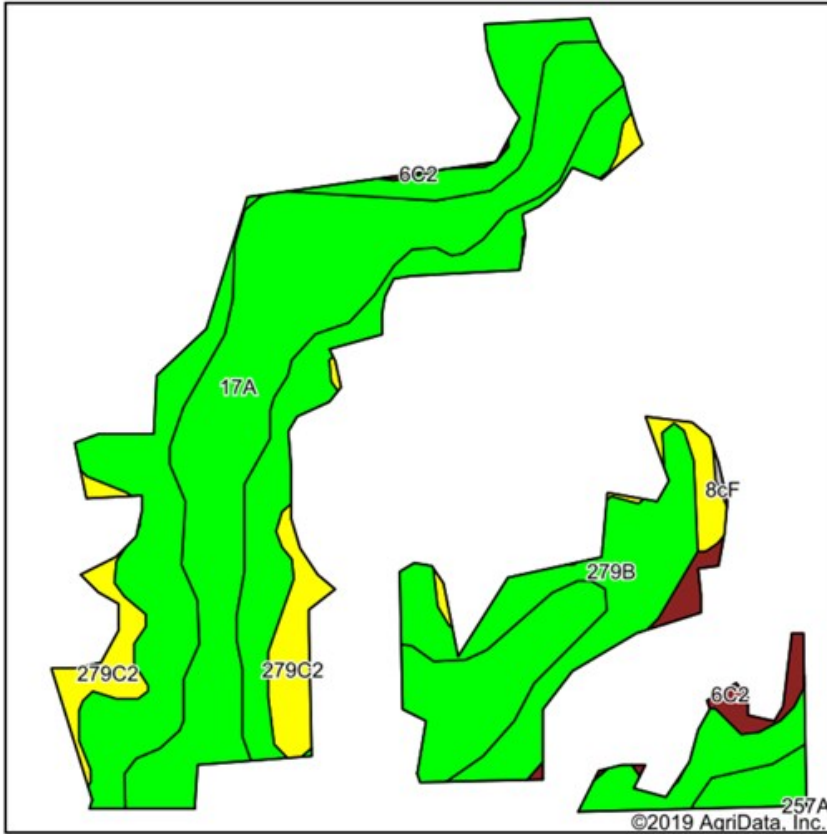


PHOTO OF THE LAND ON THE 253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND



253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND SOIL MAP

Soils Map



State: **Illinois**
 County: **Schuyler**
 Location: **15-3N-4W**
 Township: **Birmingham**
 Acres: **52.9**
 Date: **1/21/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL169, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	24.59	46.5%		**162	**50	**119
17A	Keomah silt loam, 0 to 2 percent slopes	22.03	41.6%		161	51	119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	4.89	9.2%		**153	**47	**112
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	1.32	2.5%		**119	**38	**87
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.07	0.1%		**86	**29	**65
Weighted Average					159.6	49.8	117.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

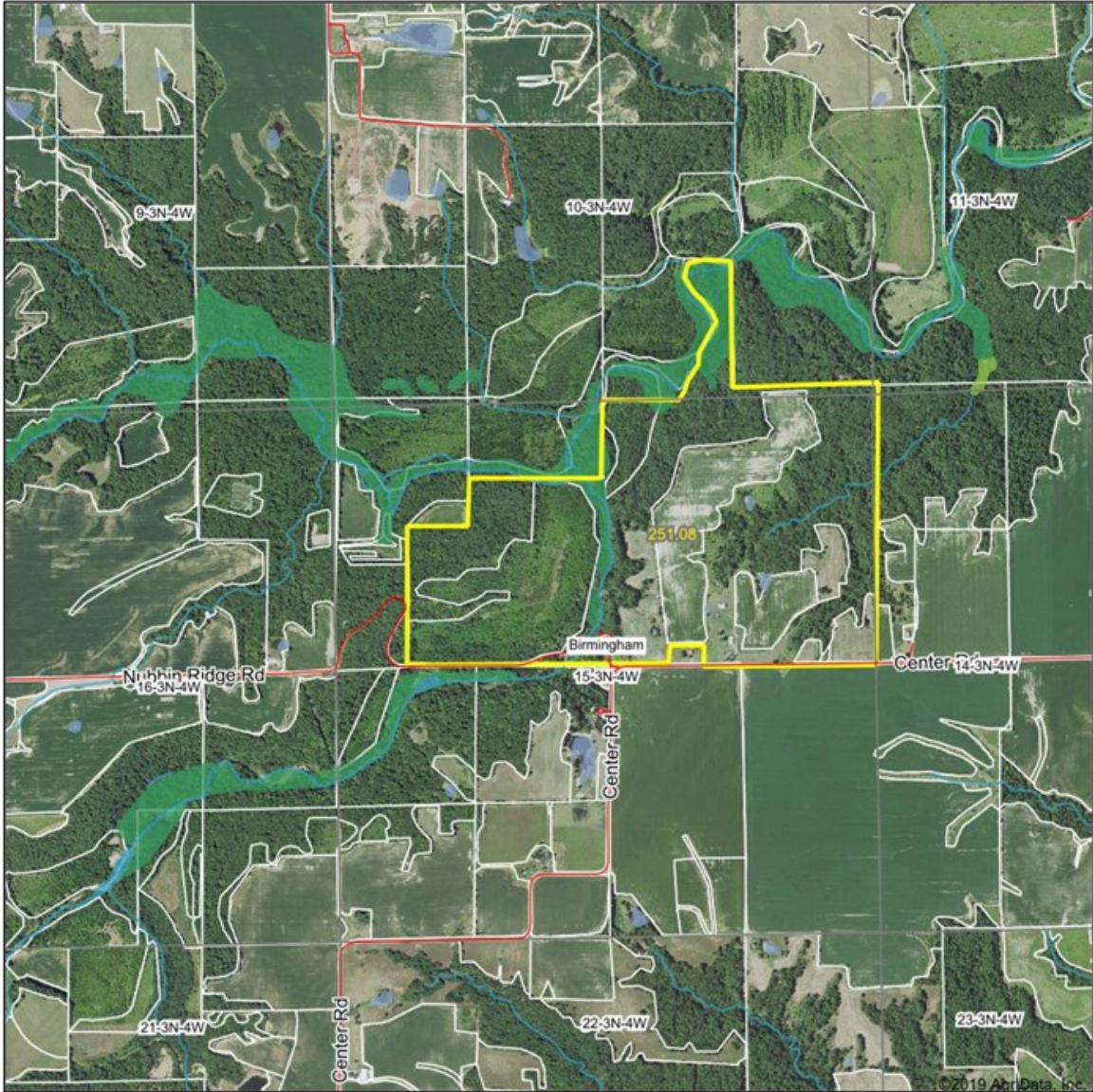
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND FSA MAP

Aerial Map



Map Center: 40° 14' 53.1, -90° 50' 34.89

0ft 1532ft 3064ft

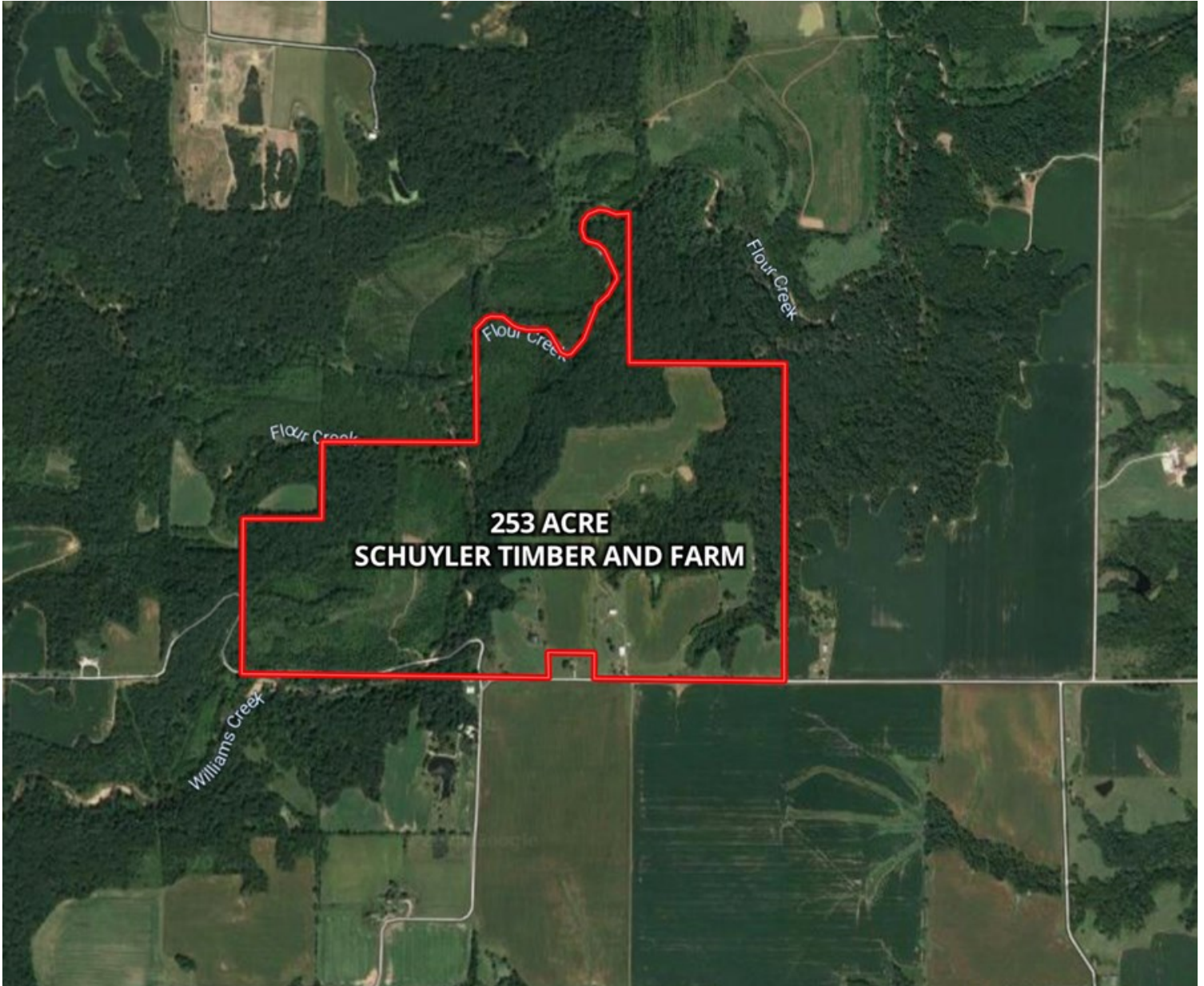
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15-3N-4W
Schuyler County
Illinois

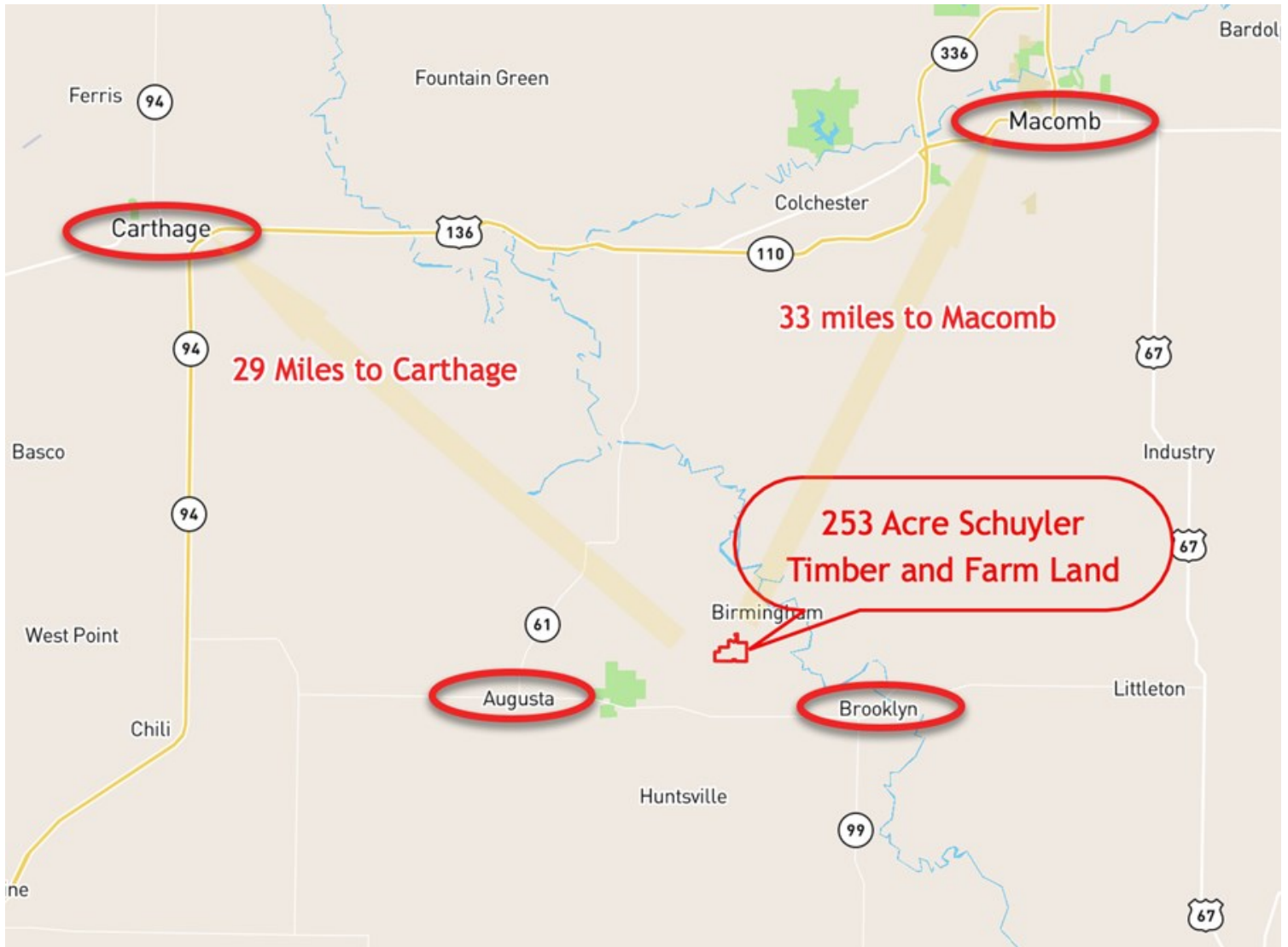
1/21/2020

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

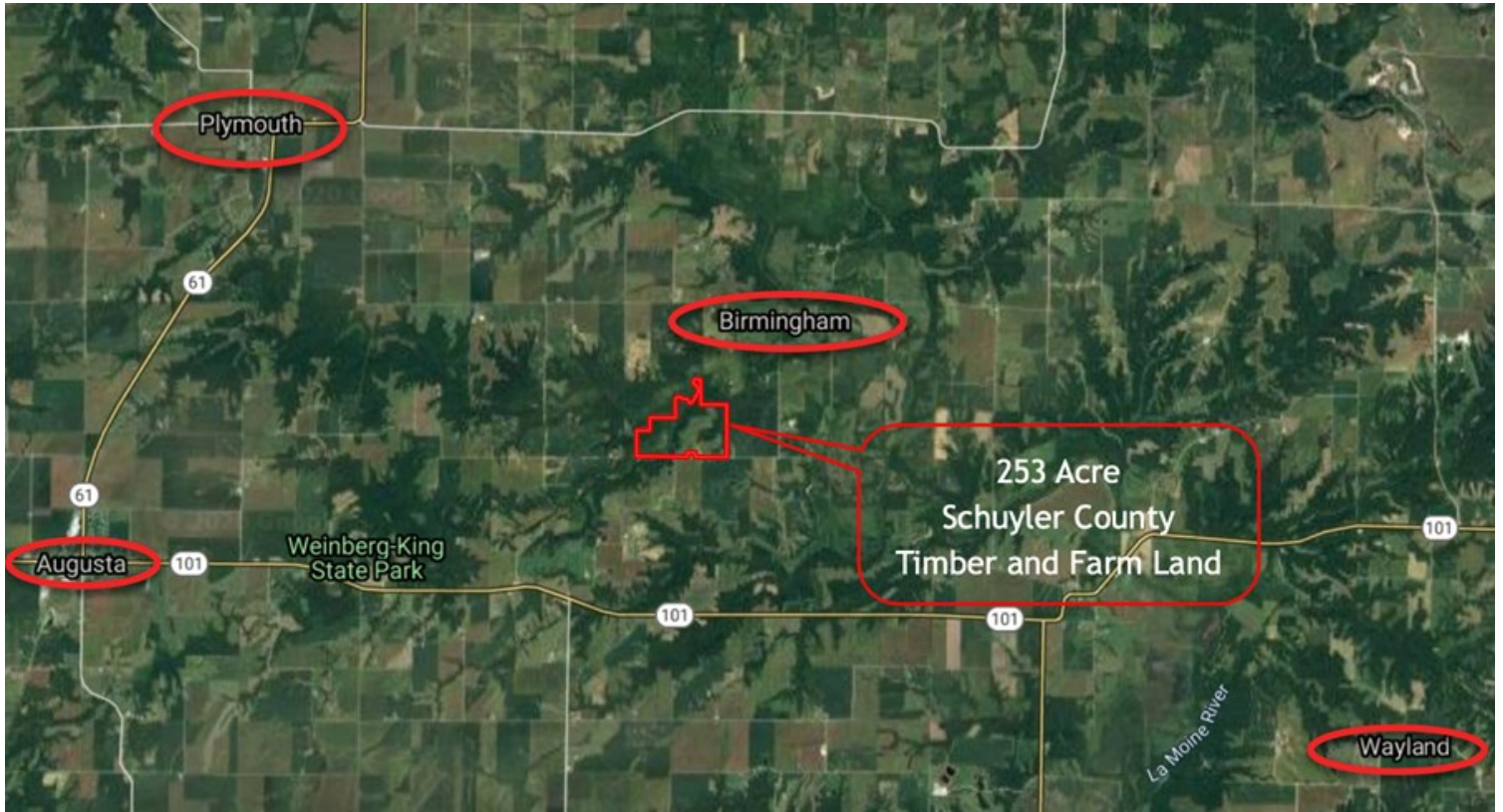
253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND AERIAL MAP



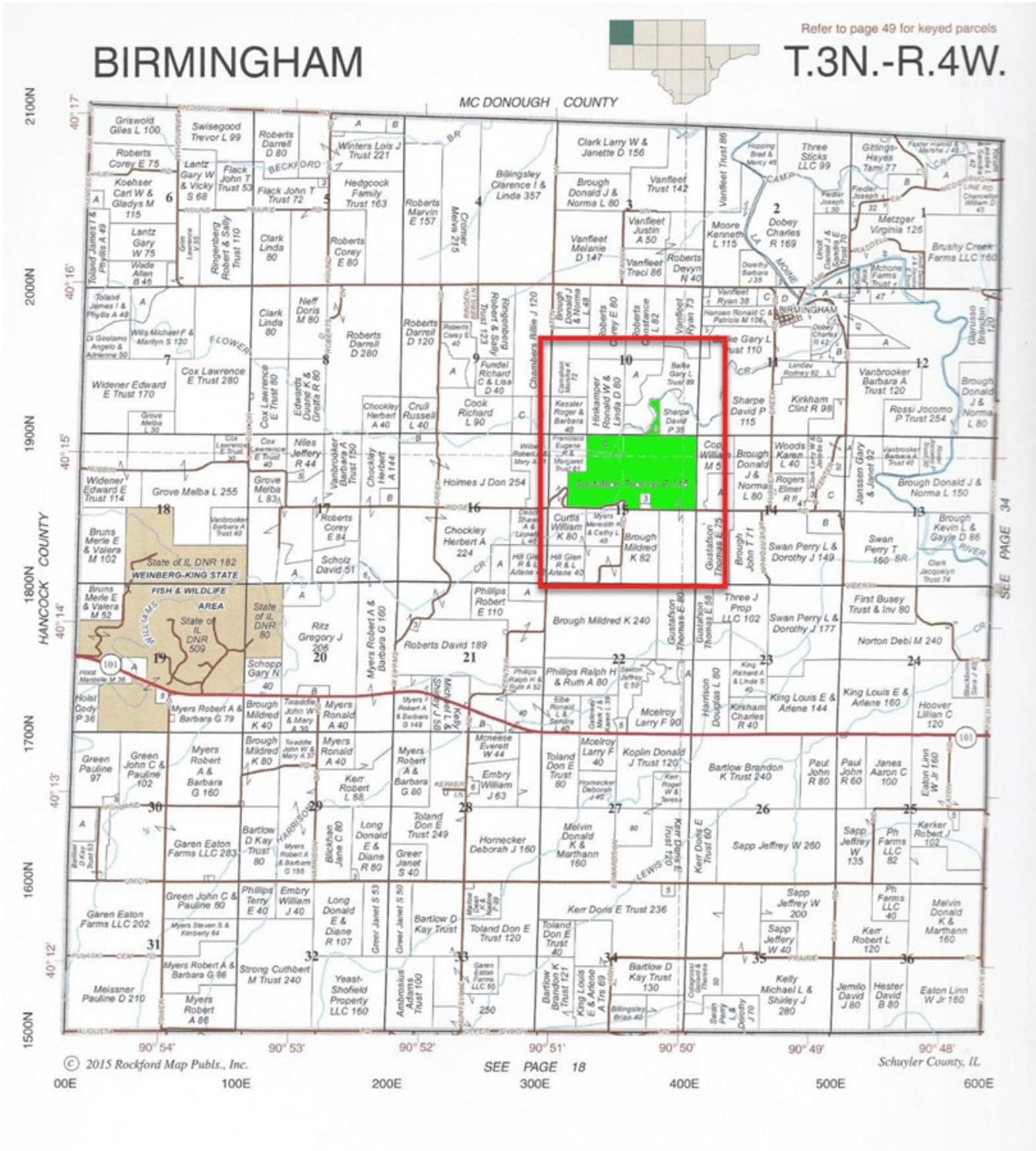
253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND ROAD MAP



253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND AREA MAP



253 ACRE SCHUYLER COUNTY TIMBER AND FARM LAND PLAT MAP



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

DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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