

153 Acre Livingston County, Newtown Township Farm
E 3000 N Rd
Cornell IL 61319

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153 ACRE LIVINGSTON COUNTY, NEWTOWN TOWNSHIP FARM

E 3000 N Rd
Cornell IL 61319

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



GOODWIN

County:	Livingston
Township:	Newtown
Gross Land Area:	153.07 Acres
Property Type:	Farmland
Possible Uses:	Agricultural row crops
Total Investment:	\$2,142,980
Unit Price:	\$14,000 per acre
Productivity Index (PI):	133.9
Buildings:	No buildings or other improvements
Zoning:	Currently Zoned AG, Agriculture



This **153.07-acre** farmland property is strategically located in Newtown Township, Livingston County, Illinois. The property is situated near Cornell, positioned in the heart of Central Illinois. The farm has frontage on IL Rt. 17 and N975 E. Rd. The property comprises 148.75 acres of tillable farmland, representing approximately 97% of the total acreage. The farm features highly productive soils well-suited for corn and soybean production. The productivity index of 133.9 makes this a class A farm. **Open lease for the 2026 crop season. Tile map available upon request.**

With no buildings or improvements, the farm provides a clean slate for operators seeking to add quality tillable acres to their operation. The property's size, soil quality, and location make it an ideal acquisition for expanding agricultural enterprises or investment portfolios.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 153 Acre Newtown Township Farm - Livingston County, Illinois
Tax ID Number/APN: Parcel 1: PIN 02-02-22-200-008 (73.07 acres)
Parcel 2: PIN 02-02-23-100-001 (80.00 acres)
Possible Uses: Agricultural row crop production (corn and soybeans), farmland investment, agricultural operations
Zoning: Currently Zoned AG (Agriculture) under Livingston County zoning regulations. Agricultural use designation supporting row crop production, farm buildings, and related agricultural activities.

AREA & LOCATION

School District: Cornell Community Unit School District #426
Market Type: Rural agricultural market
Location Description: Located in Newtown Township, Livingston County, Illinois. Approximately 3 miles southwest of Cornell. Central Illinois farmland region.
Site Description: 153.07 acres of farmland with 148.75 tillable acres. Predominantly level topography ideal for row crop production. No buildings or improvements. Property consists of two tax parcels.
Side of Street: Rural county road frontage
Highway Access: Access via IL Route 17 frontage and Interstate 55 (approximately 20 miles east). I-39 (approximately 17 miles west)
Road Type: State Highway 17 and Paved township road N975 E. Rd.
Legal Description: Parcel 1 (73.07 acres): PIN 02-02-22-200-008, Northeast Quarter of Section 22, Township 28 North, Range 5 East of the Third Principal Meridian, Newtown Township, Livingston County, Illinois.
Parcel 2 (80.00 acres): PIN 02-02-23-100-001, Northwest Quarter of Section 23, Township 28 North, Range 5 East of the Third Principal Meridian, Newtown Township, Livingston County, Illinois.
Property Visibility: Rural farmland with good visibility from county road
Largest Nearby Street: Illinois Rt. 17 Frontage. (E 3000 N. Rd)
Transportation: State Highway 17 offers year round access to regional grain marketing facilities, all within 10-15 mile radius. Access to I-39 and Interstate 55 for regional transportation.

LAND RELATED

Lot Frontage (Feet): 3,550.36 ft on E 3000 N Rd (Rt. 17) and 1,807.66 ft on N 975 E Rd.
Yield History: 2025 Soybeans 74 Bushels per acre
2024 Corn 253 Bushels per acre
2023 Soybeans 78 Bushels per acre
2022 Corn 250 Bushels per acre
2021 Soybeans 72 Bushels per acre
2020 Corn 184 Bushels per acre.
Tillable Acres: USDA FSA Records show 149.69 Farmland Acres.
Buildings: No buildings or other improvements on property
Zoning Description: AG (Agriculture) zoning designation. Permits row crop agriculture, farm buildings, and related agricultural uses.
Flood Plain or Wetlands: Property not located in designated flood plain or wetlands areas
Topography: Predominantly level to gently rolling topography ideal for row crop production. Well-drained farmland.
FSA Data: There are 149.69 Cropland acres. 148.75 tillable acres and 1.30 Acres in the CRP program. FSA Corn Base of 74.15 Acres with a PLC Yield of 155. FSA Soybean Base is 74.15 Acres with a PLC Yield of 49.
Soil Type: Predominantly silt loam soils including Flanagan, Drummer, and related soil series. Highly productive prairie soils.

Soil Fertility:

Prime agricultural soils with high productivity ratings. Suitable for corn and soybean production. Good drainage characteristics and favorable tilth.

Available Utilities:

Rural electric service available. Water via wells. No municipal utilities to site.

FINANCIALS

Finance Data Year:

Tax Year 2024, Payable 2025

Real Estate Taxes:

\$7,374.08 (02-02-22-200-008: \$3,588.16 + 02-02-23-100-001: \$3,785.92) - \$48.15 per acre

Investment Amount:

\$2,142,980.00 (\$14,000.00 per acre)

LOCATION

Address:

E 3000 N Rd, Cornell, IL 61319

County:

Livingston County, Illinois

MSA:

Bloomington, IL Metropolitan Statistical Area



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PROPERTY NOTES

MARKET DEMOGRAPHICS

Livingston County, Illinois represents one of the state's premier agricultural regions with a strong farming economy and established infrastructure. The county contains approximately 1,044 square miles of predominantly agricultural land, with corn and soybean production serving as the economic foundation. Pontiac, the county seat located 15 miles from the subject property, provides essential services and amenities for agricultural operations.

The property is situated in Newtown Township, an area characterized by highly productive farmland and active agricultural operations. Livingston County ranks among Illinois' top agricultural counties, with farmland comprising over 90% of total land use. The region benefits from relatively flat topography, productive soils, and adequate drainage systems that support intensive row crop agriculture.

DEVELOPMENT CONTEXT

Central Illinois farmland values have demonstrated resilience and steady appreciation over recent decades, driven by strong agricultural fundamentals and limited supply of quality farmland. Livingston County farmland benefits from proximity to major grain marketing facilities, including elevators and processing facilities within a 20-mile radius. The property's location provides efficient access to US Route 24 and Interstate 55, facilitating grain transportation to domestic and export markets.

The Cornell area offers established agricultural support services including equipment dealerships, agronomic consulting, and financial services tailored to farming operations. Local grain elevators provide competitive pricing and multiple marketing options for corn and soybean production. The region's agricultural infrastructure supports efficient, large-scale farming operations.

PLANNING DESIGNATIONS

The property is zoned AG (Agriculture) under Livingston County zoning regulations, preserving the land for agricultural use. This zoning designation supports row crop production, farm buildings, and related agricultural activities. Livingston County has maintained agricultural preservation policies that protect productive farmland from non-agricultural development, helping sustain property values and farming viability.

The farmland is not subject to restrictive easements or development limitations beyond standard agricultural zoning requirements. The property's agricultural classification provides favorable property tax treatment under Illinois farmland assessment programs, an important consideration for operating farmers and investors.

INVESTMENT HIGHLIGHTS

- 153.07 total acres with 148.75 tillable acres (97% tillable)
- Prime Central Illinois location in Livingston County
- Highly productive soils suitable for corn and soybean production
- Two separate tax parcels offering operational flexibility
- Established production history and proven farmland quality
- No buildings or improvements - clean operational slate
- Competitive pricing at \$14,000 per acre
- Agricultural zoning with favorable tax treatment
- Excellent access to grain marketing facilities
- Strong regional agricultural infrastructure

KEY SOURCES

Livingston County Geographic Information: <https://www.livingstoncountyil.gov>

Illinois Farmland Values and Trends: <https://farmdoc.illinois.edu>

USDA Agricultural Census Data: <https://www.nass.usda.gov/AgCensus>

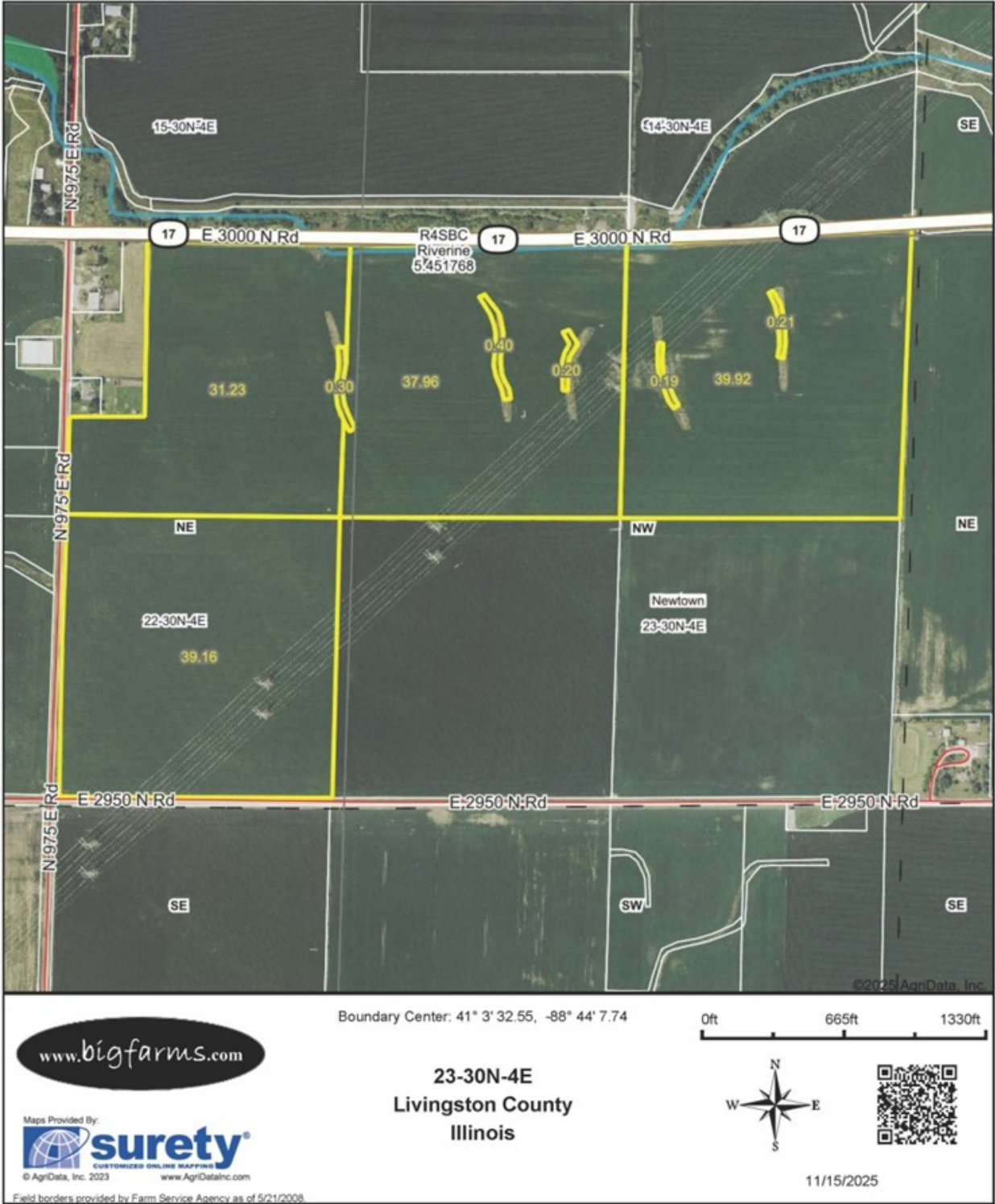
Illinois State Climatologist Office: <https://stateclimatologist.illinois.edu>

Livingston County Zoning Information: <https://www.livingstoncountyil.gov/departments/zoning>

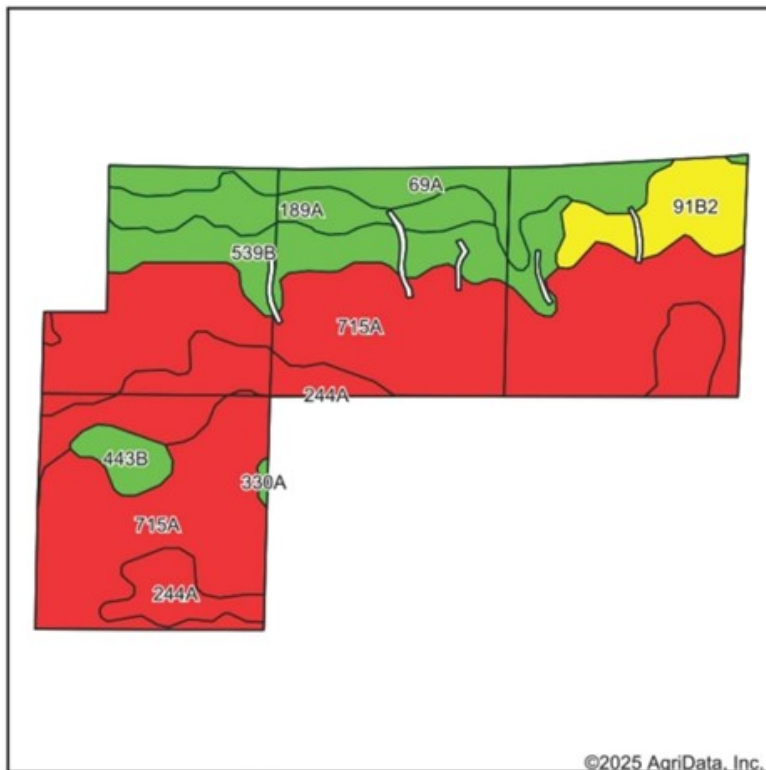
PROPERTY MAP



FSA AERIAL MAP



SOILS MAP



State: **Illinois**
County: **Livingston**
Location: **23-30N-4E**
Township: **Newtown**
Acres: **148.27**
Date: **11/15/2025**

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Maps Provided By:
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Soils data provided by USDA and NRCS.

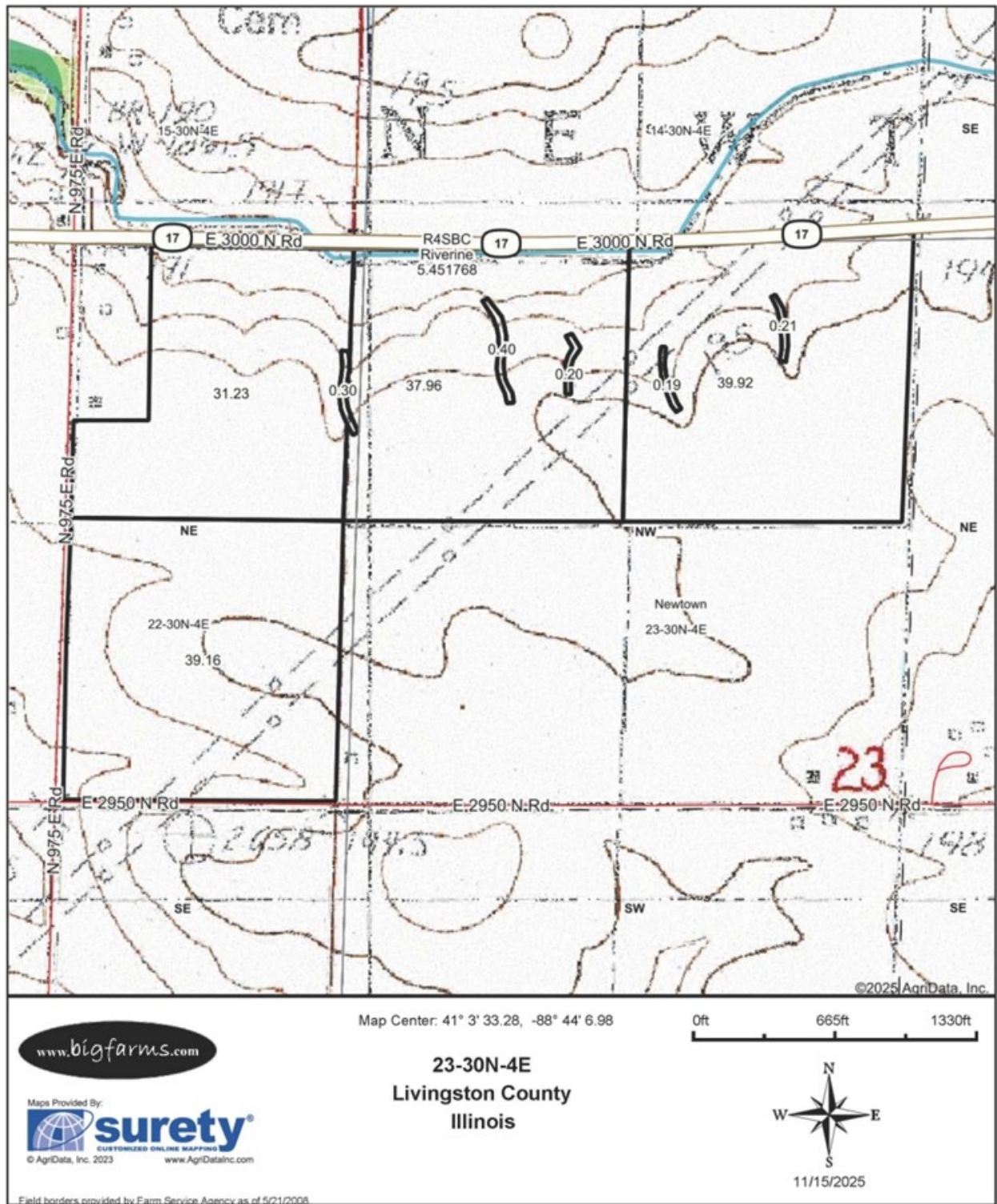
Area Symbol: IL105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
715A	Arrowsmith silt loam, 0 to 2 percent slopes	77.21	52.0%		190	61	140
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	20.58	13.9%		**182	**59	**134
**539B	Wenona silt loam, loamy substratum, 2 to 5 percent slopes	15.17	10.2%		**170	**55	**126
**69A	Milford silty clay loam, 0 to 2 percent slopes	13.29	9.0%		**171	**57	**128
189A	Martinton silt loam, 0 to 2 percent slopes	9.61	6.5%		173	57	130
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	8.89	6.0%		**147	**48	**110
**443B	Barrington silt loam, 2 to 4 percent slopes	3.23	2.2%		**174	**56	**129
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.29	0.2%		**164	**55	**123
Weighted Average					181.1	58.6	133.9

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: 02-08-2023

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>

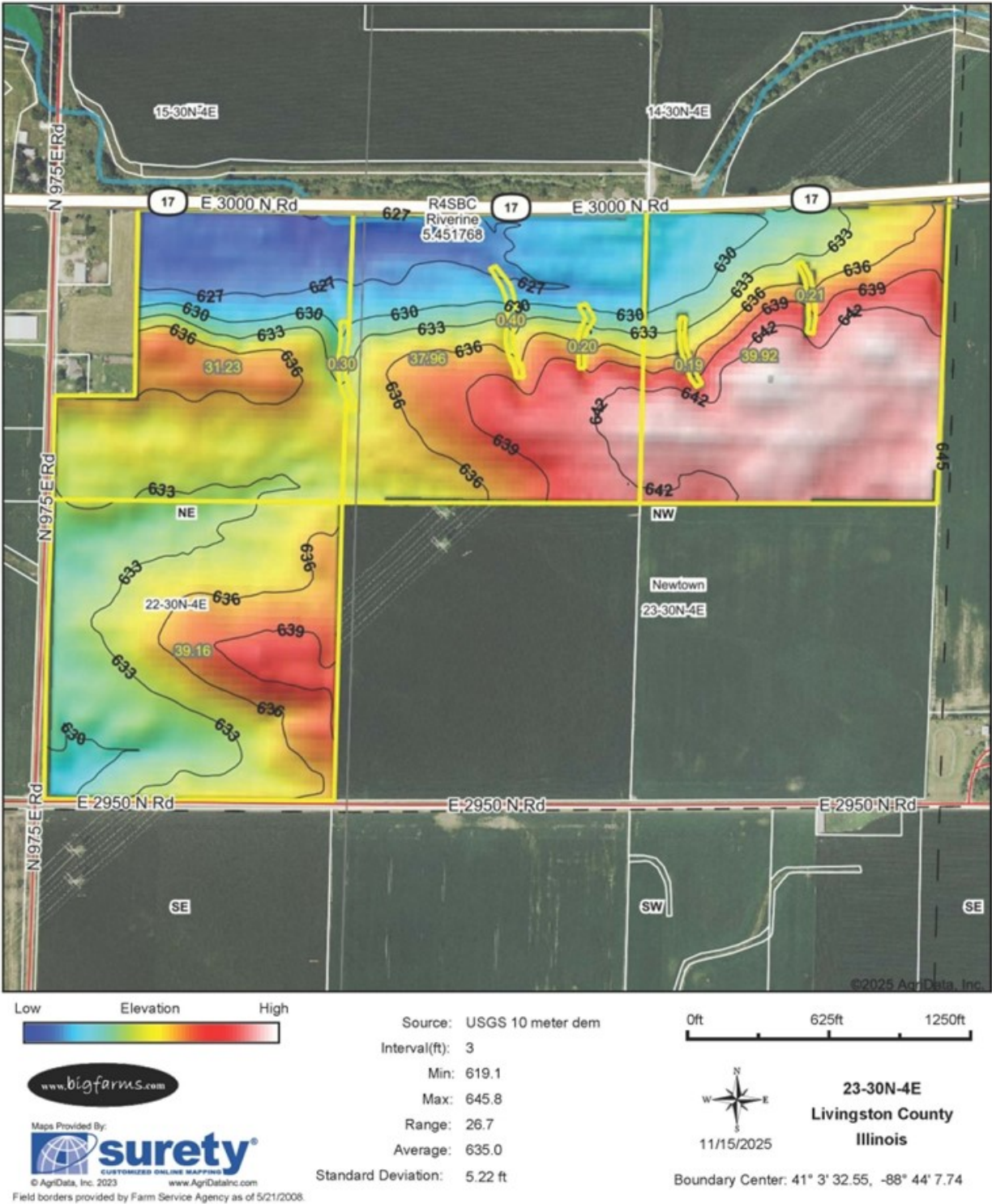
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG



TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLANDS MAP



State: Illinois
Location: 23-30N-4E
County: Livingston
Township: Newtown
Date: 11/15/2025



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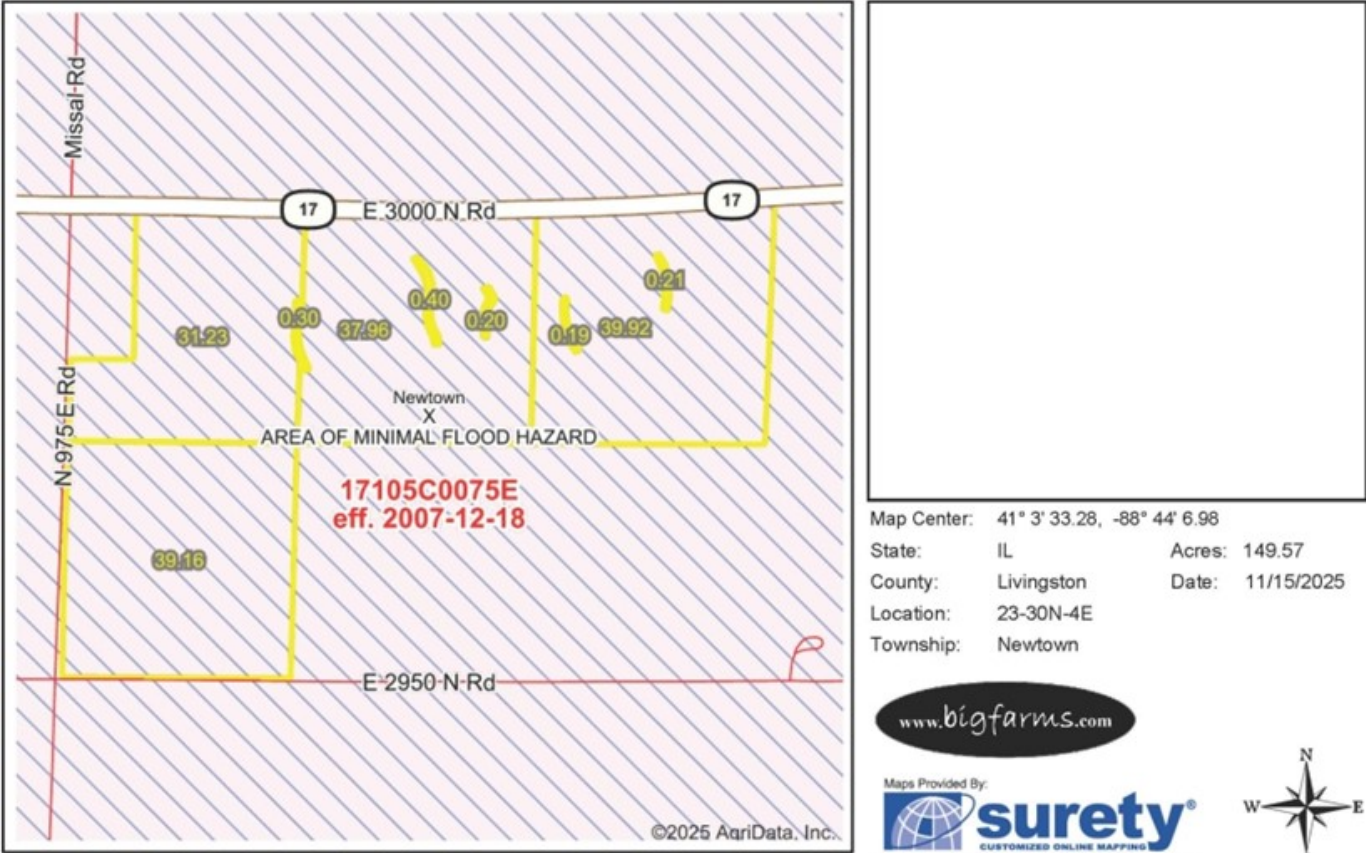


0ft 953ft 1905ft

Classification Code	Type	Acres
R4SBC	Riverine	0.75
Total Acres		0.75

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

FEMA REPORT

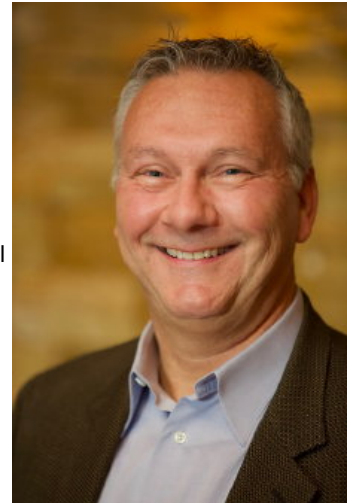


Name	Number	County	NFIP Participation	Acres	Percent
Livingston County	170929	Livingston	Regular	149.57	100%
Total				149.57	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	149.57	100%	
Total			149.57	100%	
Panel	Effective Date	Acres	Percent		
17105C0075E	12/18/2007	149.57	100%		
Total		149.57	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.**

DISCLAIMER

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