

# 77 AC BLOOMINGTON-NORMAL FARM

**IL Rt. 150  
Bloomington-Normal IL 61701**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



- County:** McLean
- Township:** Dry Grove
- Gross Land Area:** 77 Total Acres
- Property Type:** Vacant farmland with Development Potential
- Possible Uses:** Agricultural Production
- Total Investment:** \$1,155,000.00
- Unit Price:** \$15,000/ac
- Productivity Index (PI):** The PI is 136
- Buildings:** No Buildings
- Utilities:** Utilities are near the site
- Zoning:** Agriculture



77 acres can be annexed into the City of Bloomington where utilities are available. The 77 acres is part of a larger offering of 560 total acres in the area around the Rivian Auto plant. Excellent road frontage on IL Rt. 150 & Rt. 9. Good class A soils. 77 acres is currently zoned Agriculture.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 77 Acre Bloomington Development Site  
**Tax ID Number/APN:** 13-36-326-002 (77 Acres) McLean County  
**Possible Uses:** Commercial, Industrial or Residential.  
**Zoning:** 77 Acre is zone A-1 Agriculture by McLean County.

### AREA & LOCATION

**School District:** McLean County Unit School District 5  
**Location Description:** Frontage on Rt. 9/Rt 150 and Old Peoria Ct.  
**Site Description:** 77 acres between two industrial buildings just south of the Rivian Electric truck automotive plant. The site is being farmed.  
**Side of Street:** North side of Rt. 9  
**Highway Access:** Easy access to Interstate 74 and Interstate 55.  
**Road Type:** Asphalt  
**Property Visibility:** Excellent frontage on Rt. 150/9.  
**Largest Nearby Street:** Interstate I-55 is only 1.2 miles east.

### LAND RELATED

**Lot Frontage (Feet):** 227 feet of frontage on Rt 150/Rt. 9  
**Tillable Acres:** Approximately 76 tillable acres.  
**Lot Depth:** 889 feet at the north end of the farm and 669 feet at the south end of the farm.  
**Buildings:** No buildings  
**Flood Plain or Wetlands:** None known.  
**Topography:** Level  
**FSA Data:** T 2489  
McLean County FSA Office shows:  
76.4 Cropland Acres  
Corn base acres 36.4 PLC Yield 151  
Soybean base acres 36.4 PLC Yield 46  
**Soil Type:** The PI for this farm is 135. The primary soils are:  
Catlin silt loam (171B2)  
Sable silty clay loam (68A)  
Ipava silt loam (43A)  
**Available Utilities:** All utilities are available at the site from the City of Bloomington.

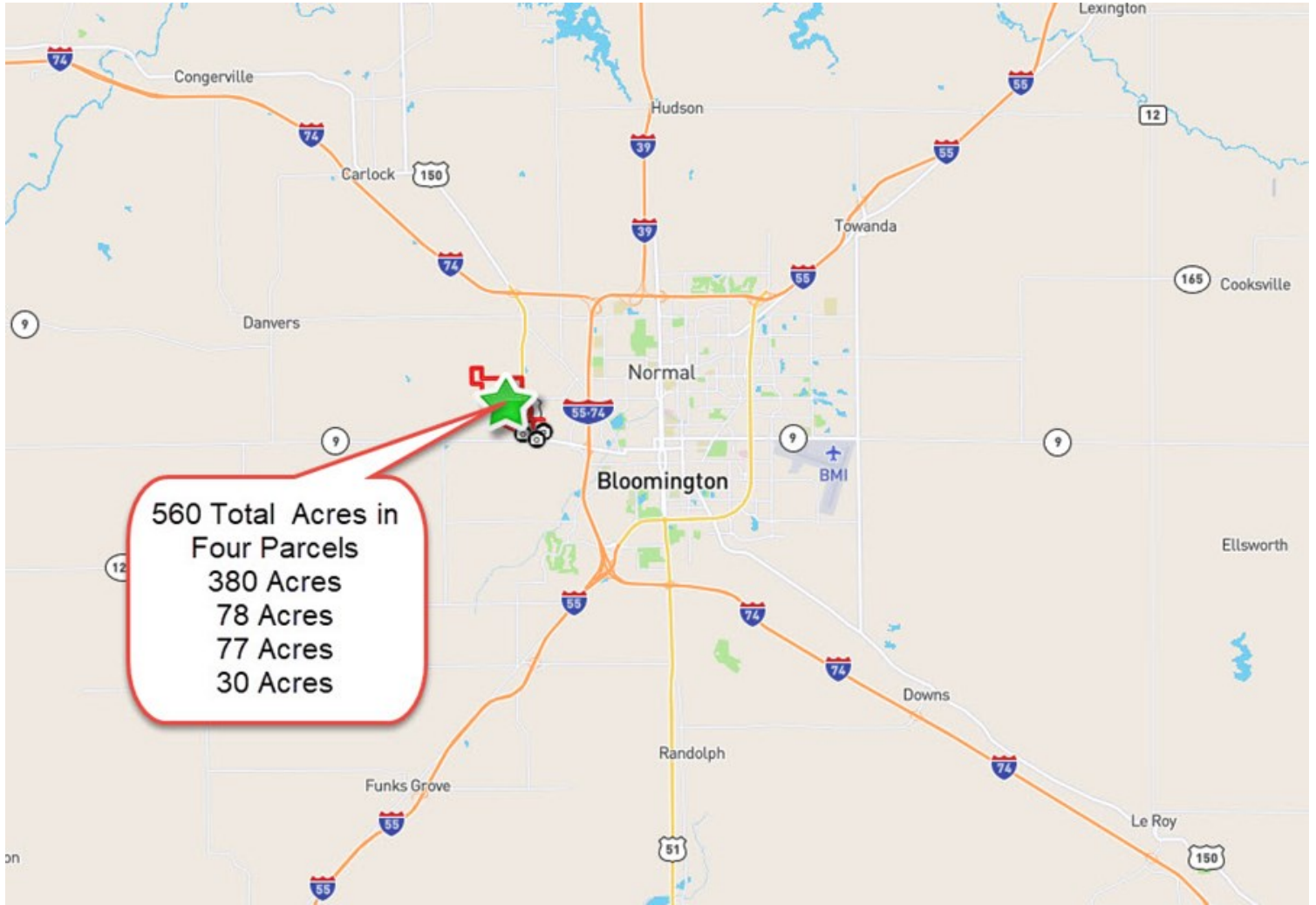
### FINANCIALS

**Finance Data Year:** The 2017 taxes paid in 2018.  
**Real Estate Taxes:** \$2,241 is the total real-estate tax bill for this 77 acre parcel.  
**Investment Amount:** \$15,000 per acre for a total investment of \$1,155,000.

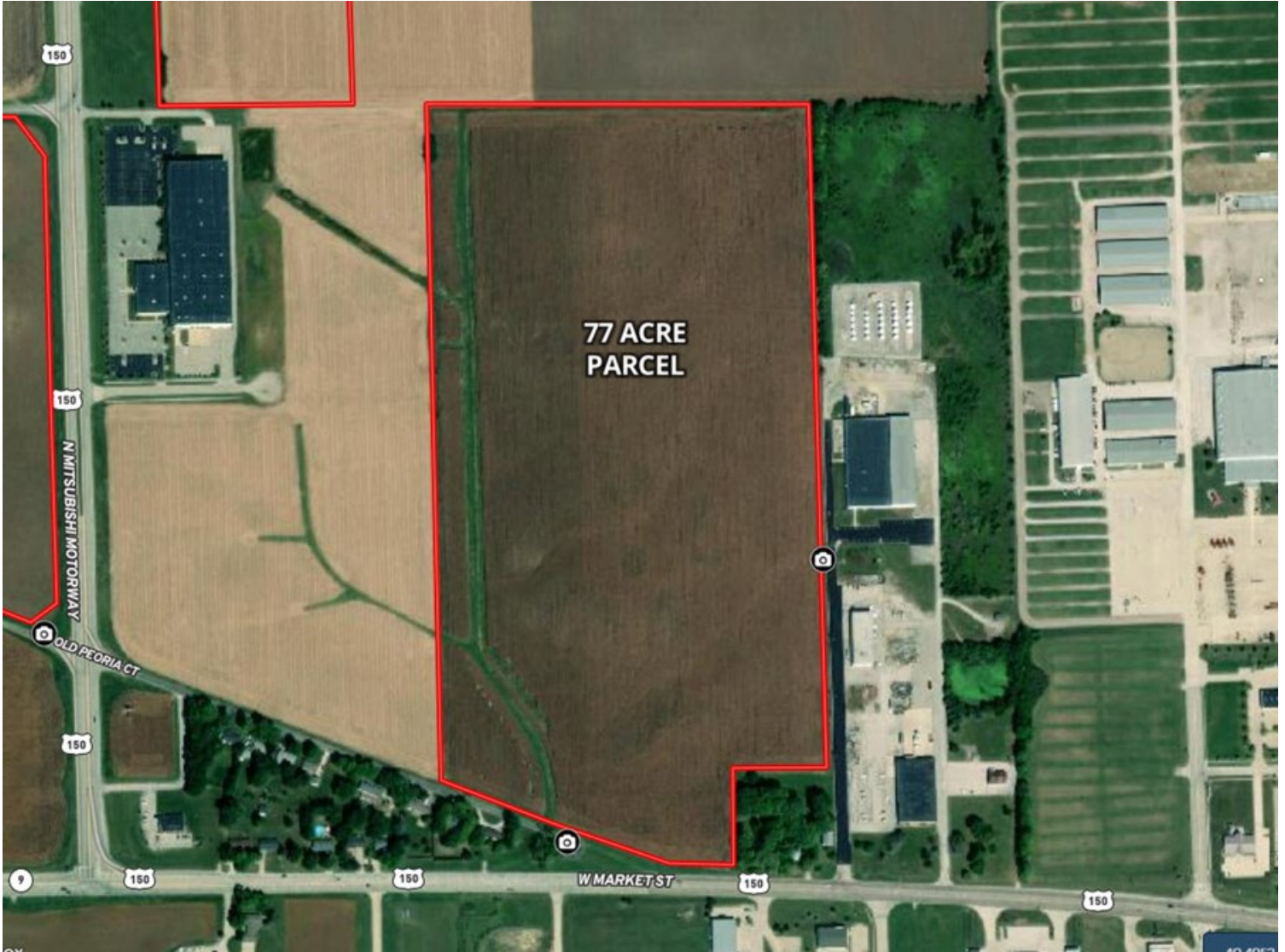
### LOCATION

**Address:** 601 N. Clinton St  
Bloomington, IL 61701  
**County:** McLean County Illinois

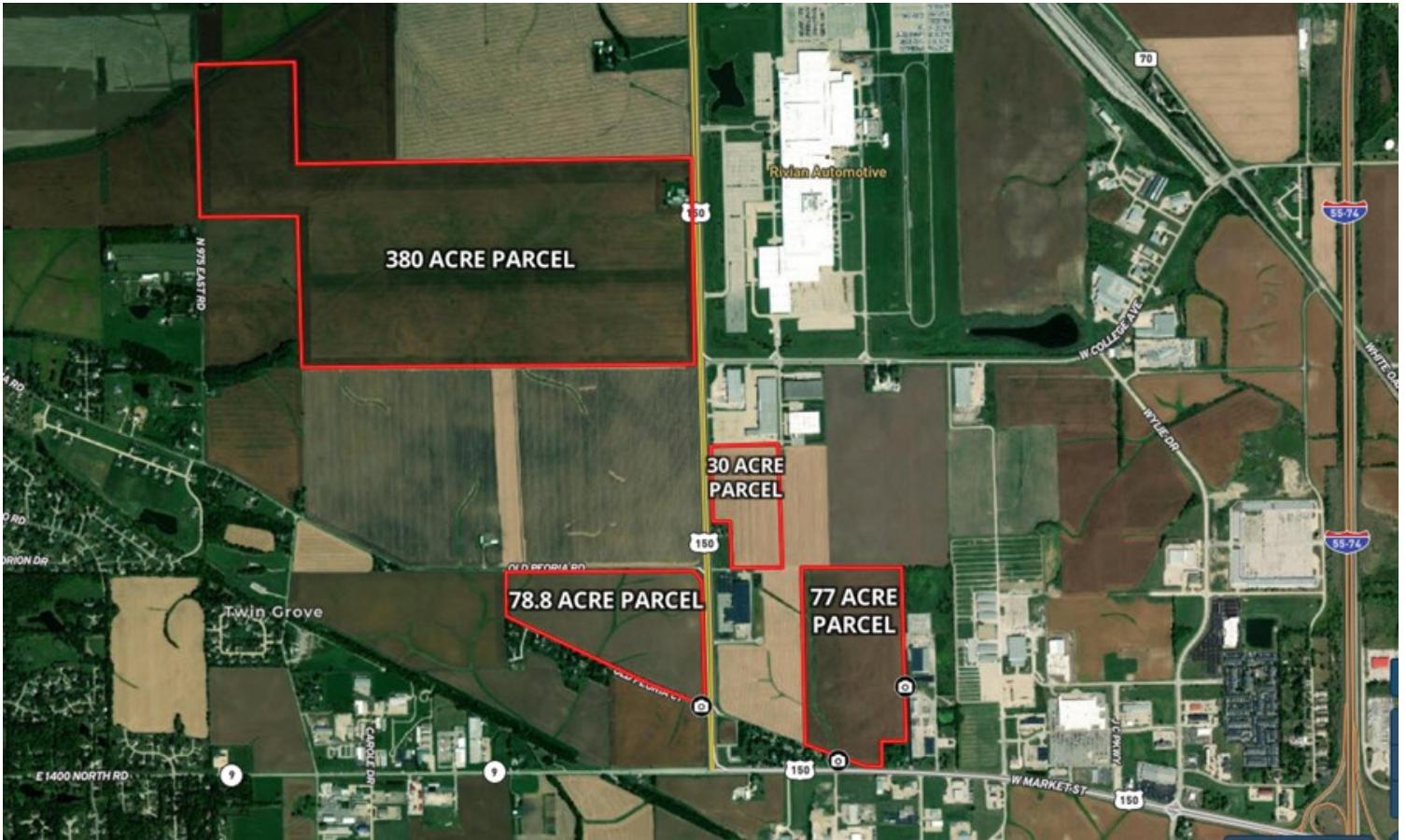
LOCATION MAP OF 560 ACRE IN MCLEAN COUNTY



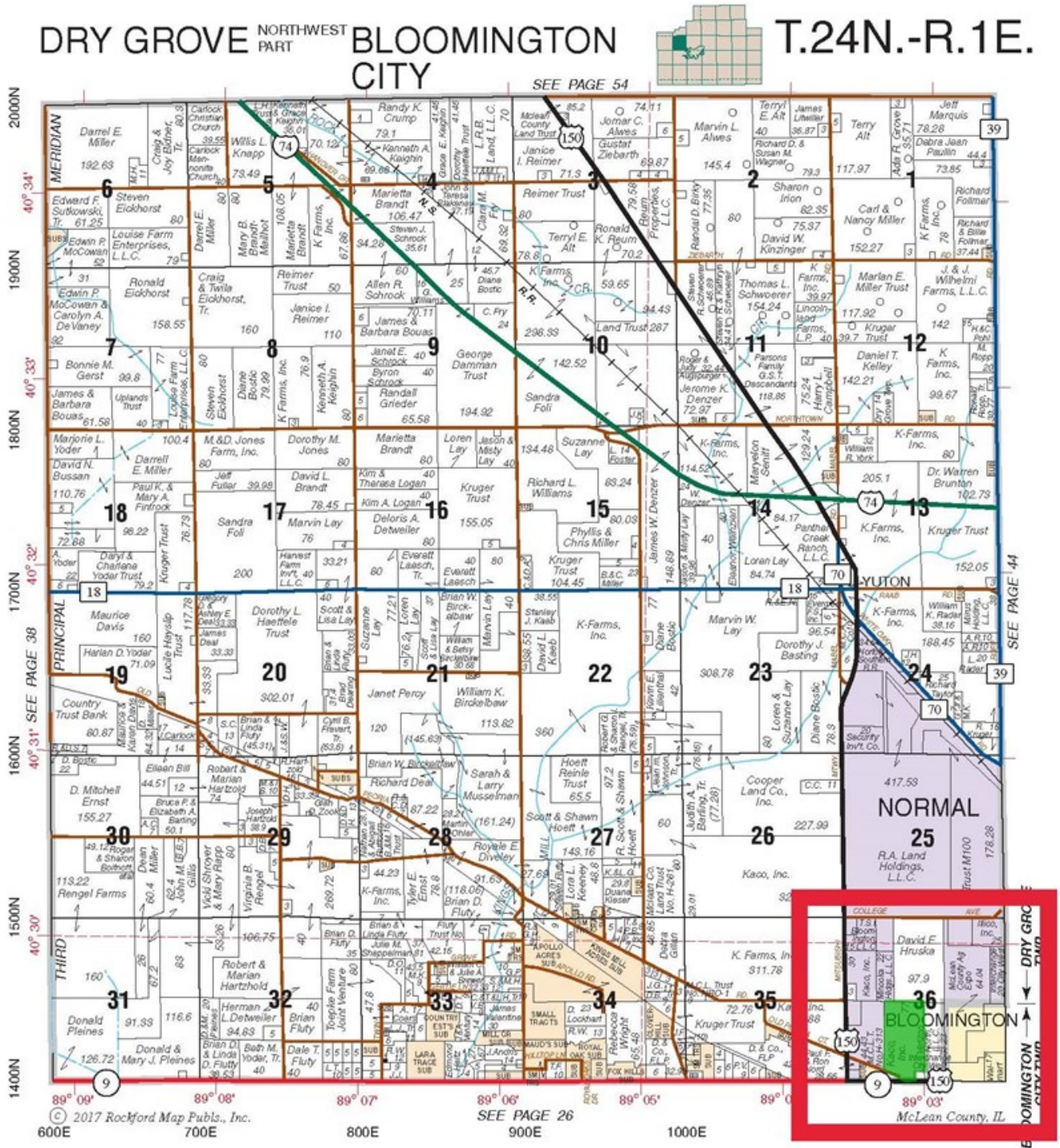
AERIAL MAP OF 77 ACRES



AERIAL MAP OF 560 ACRES IN DRY GROVE TOWNSHIP, MCLEAN COUNTY

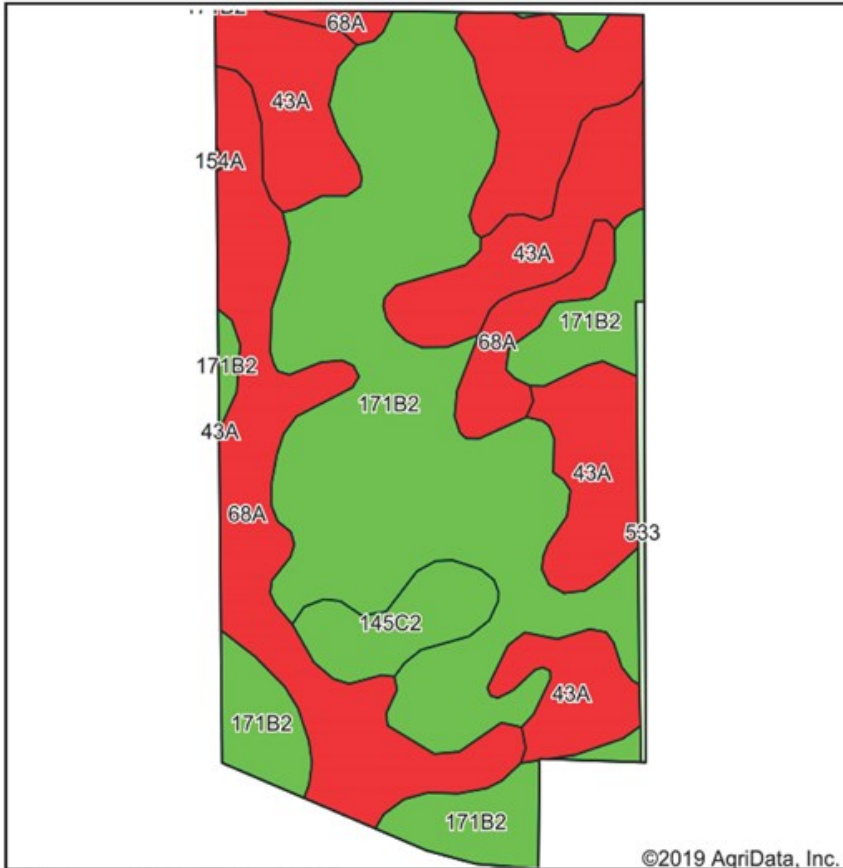


PLAT MAP OF 30 ACRES IN MCLEAN COUNTY

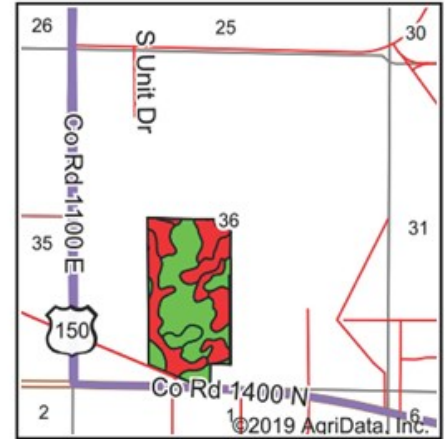


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

77 ACRE SOIL MAP, BLOOMINGTON, IL



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **McLean**  
 Location: **36-24N-1E**  
 Township: **Dry Grove**  
 Acres: **76.4**  
 Date: **7/13/2019**

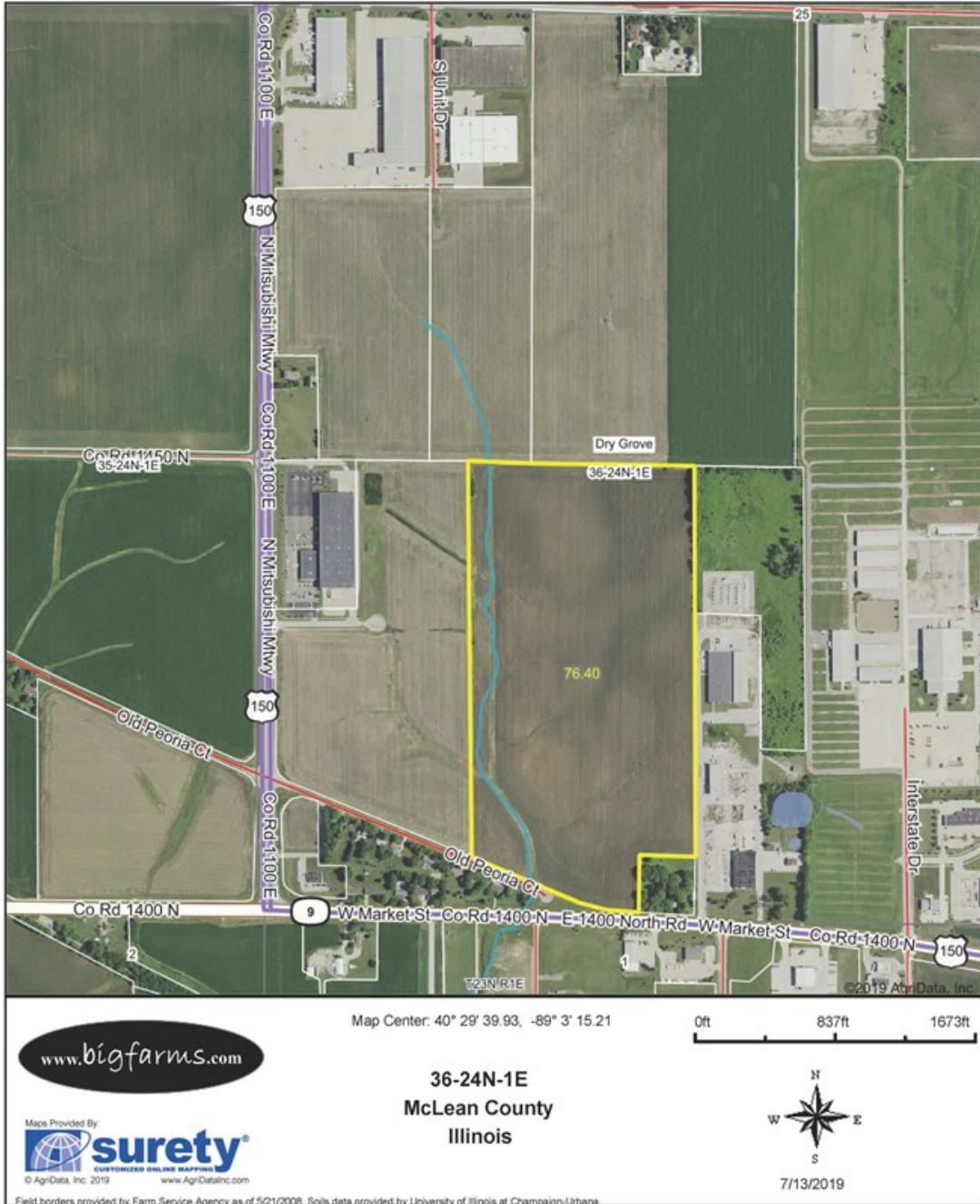


Area Symbol: IL 113, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	36.11	47.3%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	20.43	26.7%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	16.08	21.0%		191	62	142
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.08	4.0%		**166	**53	**123
533	Urban land	0.70	0.9%				
<b>Weighted Average</b>					<b>182.4</b>	<b>58.5</b>	<b>135</b>

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

FSA MAP OF 77 ACRES

Aerial Map





## 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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