



**PROPERTY
SERVICES**

LAND LISTING

34.38± Acres – Iroquois County, IL



LOCATION

Legal: S6, T26N, R11E

Douglas Township, Iroquois County, IL

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LAND LISTING

Iroquois County, IL

Prime Development Opportunity in Gilman, IL



Nestled within the evolving cityscape of Gilman, IL, this development land presents a rare chance for investors to capitalize on its strategic location and abundant resources. Partially incorporated within the city limits, the property enjoys convenient access to Interstate 57 and Route 24, facilitating seamless connectivity for commercial and industrial ventures. Boasting rail access on the north side and essential infrastructure such as a transmission line, a 10-inch sewer main, and an 8-inch water main on the south side, the property is primed for development. With gas line hook-up available, businesses can leverage reliable energy sources to fuel their operations. This expansive parcel holds immense potential for various projects, making it an enticing prospect for those seeking to shape Gilman's future landscape.

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Iroquois County, IL

CONTACT US TODAY!

Asking Price

\$1,203,300

Price per Acre

\$35,000

Estimated Taxes

2023 Payable 2024

\$1,160.91

PIN's

23-06-300-010, 23-06-300-009,
& 23-06-300-001

Estimated Total Acres

34.38± Acres

Estimated Tillable Acres

33.78± Acres

Estimated CRP Acres

2.65± Acres

Lease

Negotiable



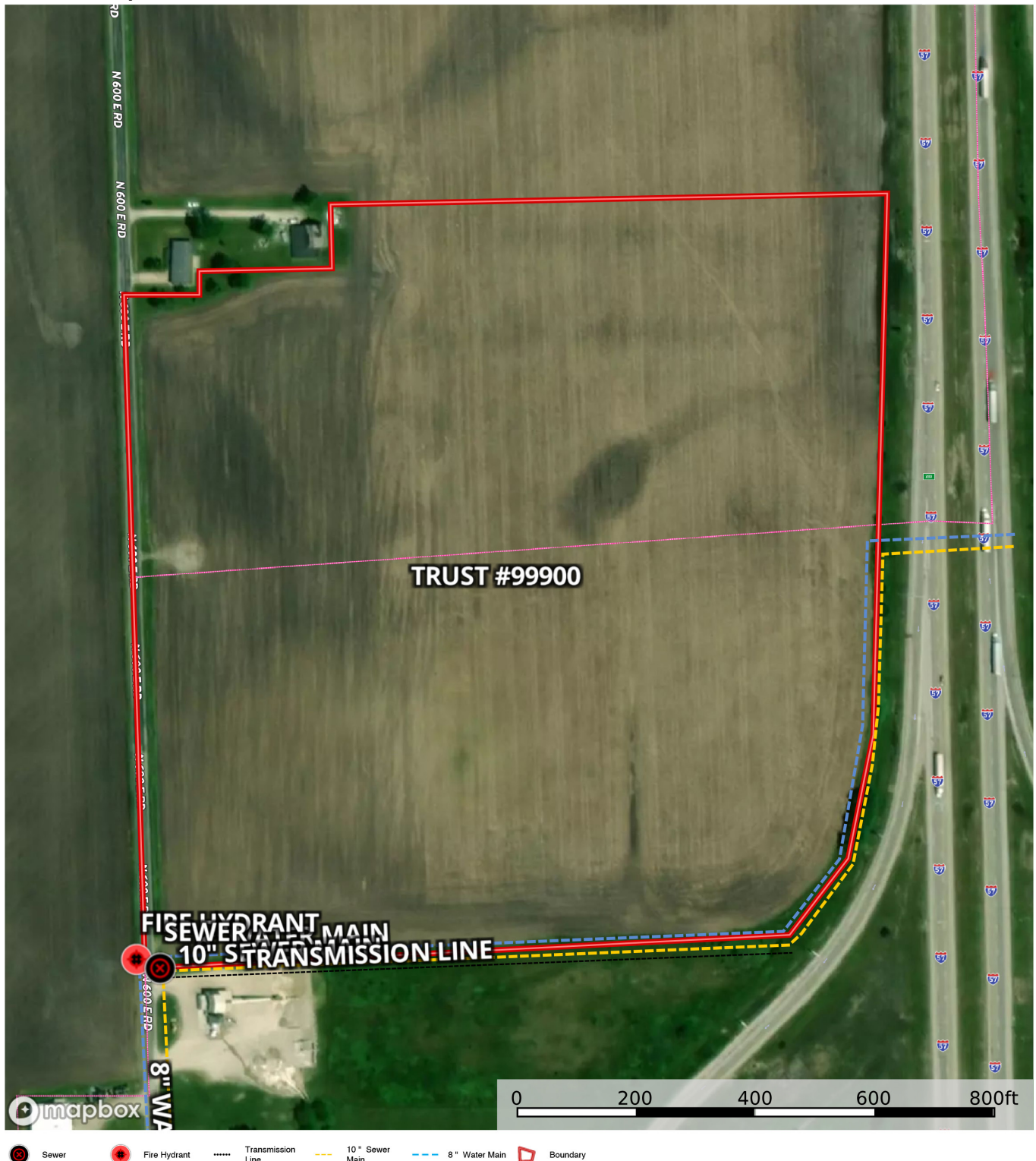
The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.



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Aerial Map

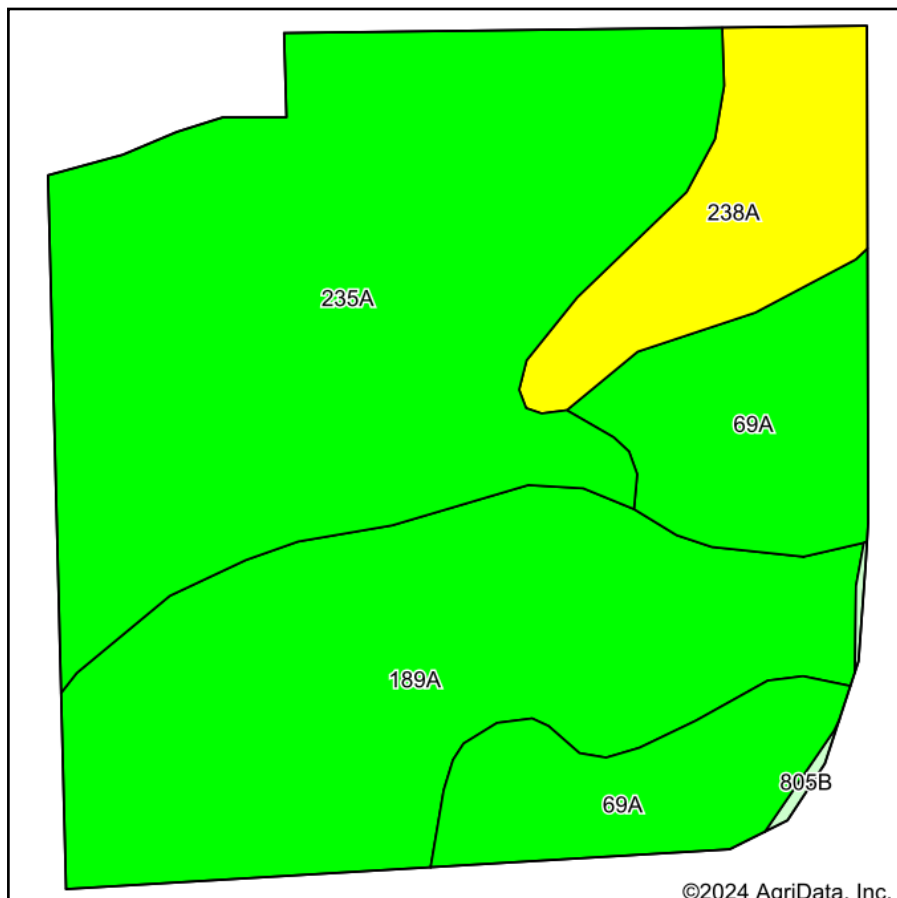




LAND LISTING

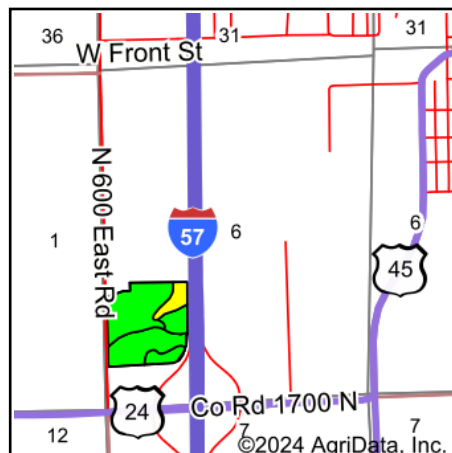
Iroquois County, IL

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Iroquois**
Location: **6-26N-11E**
Township: **Douglas**
Acres: **33.78**
Date: **7/10/2024**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 17						
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall
**235A	Bryce silty clay, 0 to 2 percent slopes	14.49	42.9%		**120	55
189A	Martinton silt loam, 0 to 2 percent slopes	10.37	30.7%		130	84
**69A	Milford silty clay loam, 0 to 2 percent slopes	5.59	16.5%		**128	66
**238A	Rantoul silty clay, 0 to 2 percent slopes	3.23	9.6%		**109	44
**805B	Orthents, clayey, undulating	0.10	0.3%		**998	33
Weighted Average					120	*n 64.6

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

*n: The aggregation method is "Weighted Average using all components"

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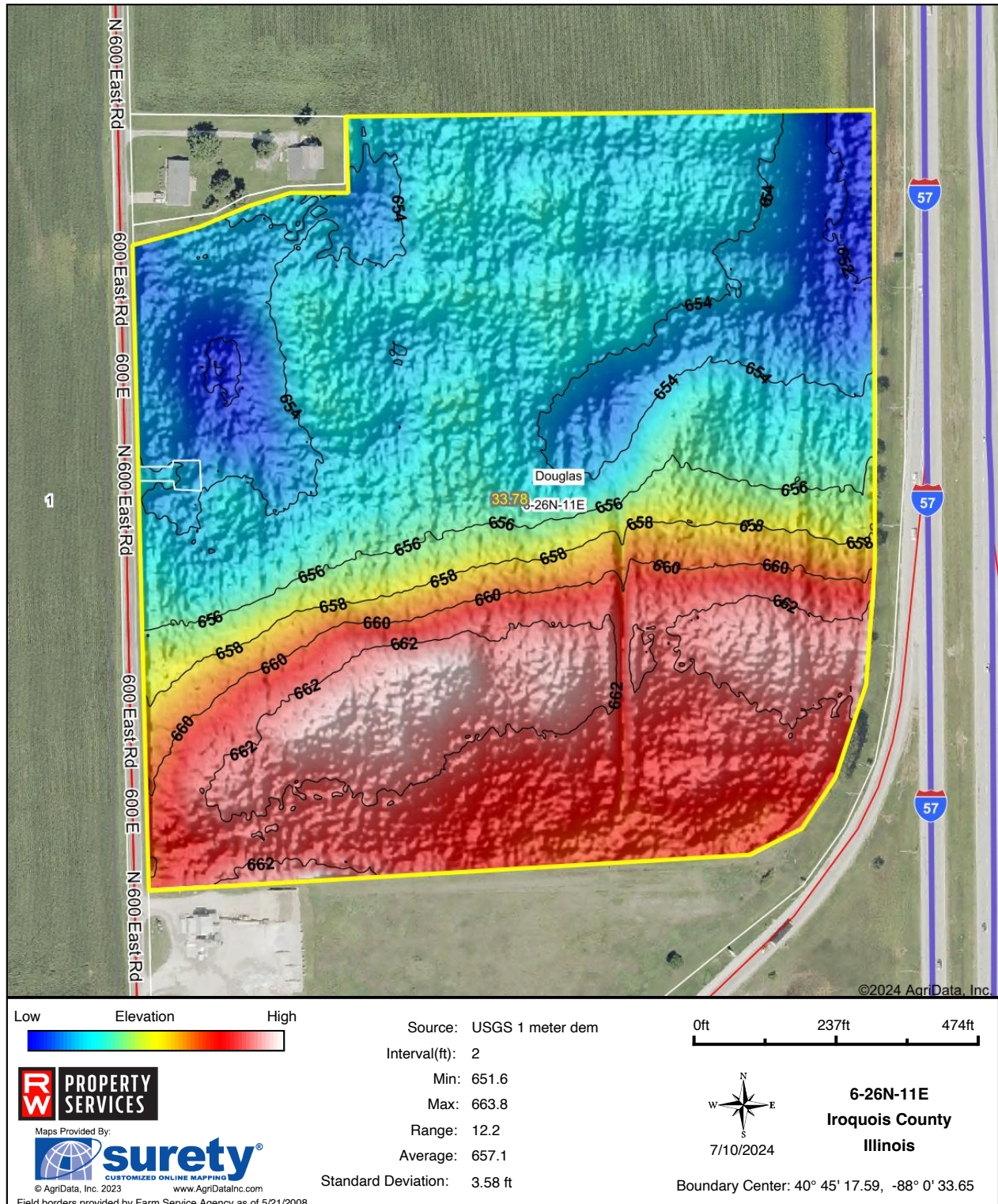


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Topography Hillshade



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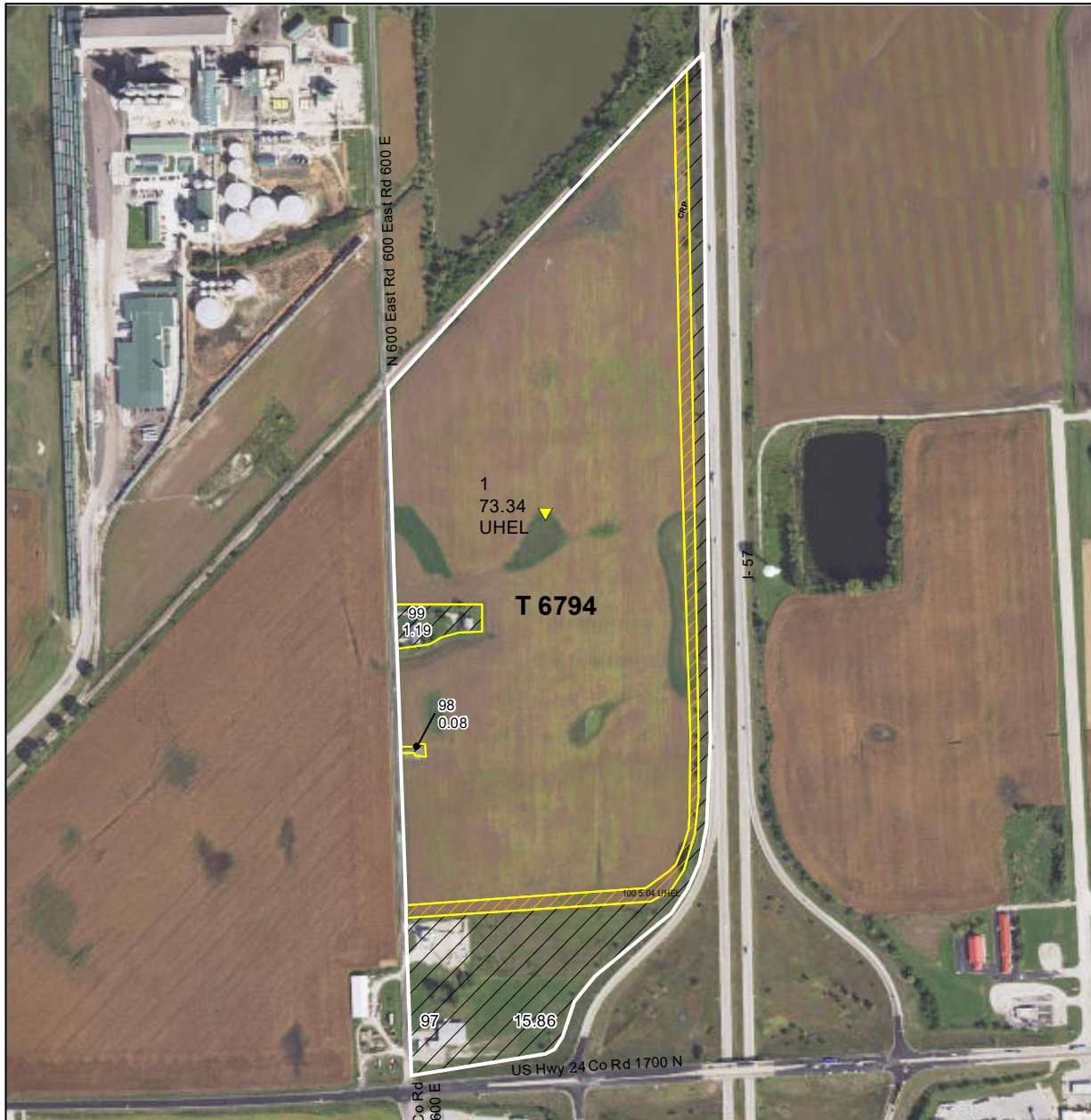


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FSA Map



Common Land Unit	
Non-Cropland	Conservation Reserve Program
clu_classification_code	
Cropland	Tract Boundary
street100k_j_8_utm	

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2023 Program Year

Map Created June 28, 2023

Tract Cropland Total: 78.38 acres

Farm **8804**
Tract **6794**

0 240 480 960 Feet

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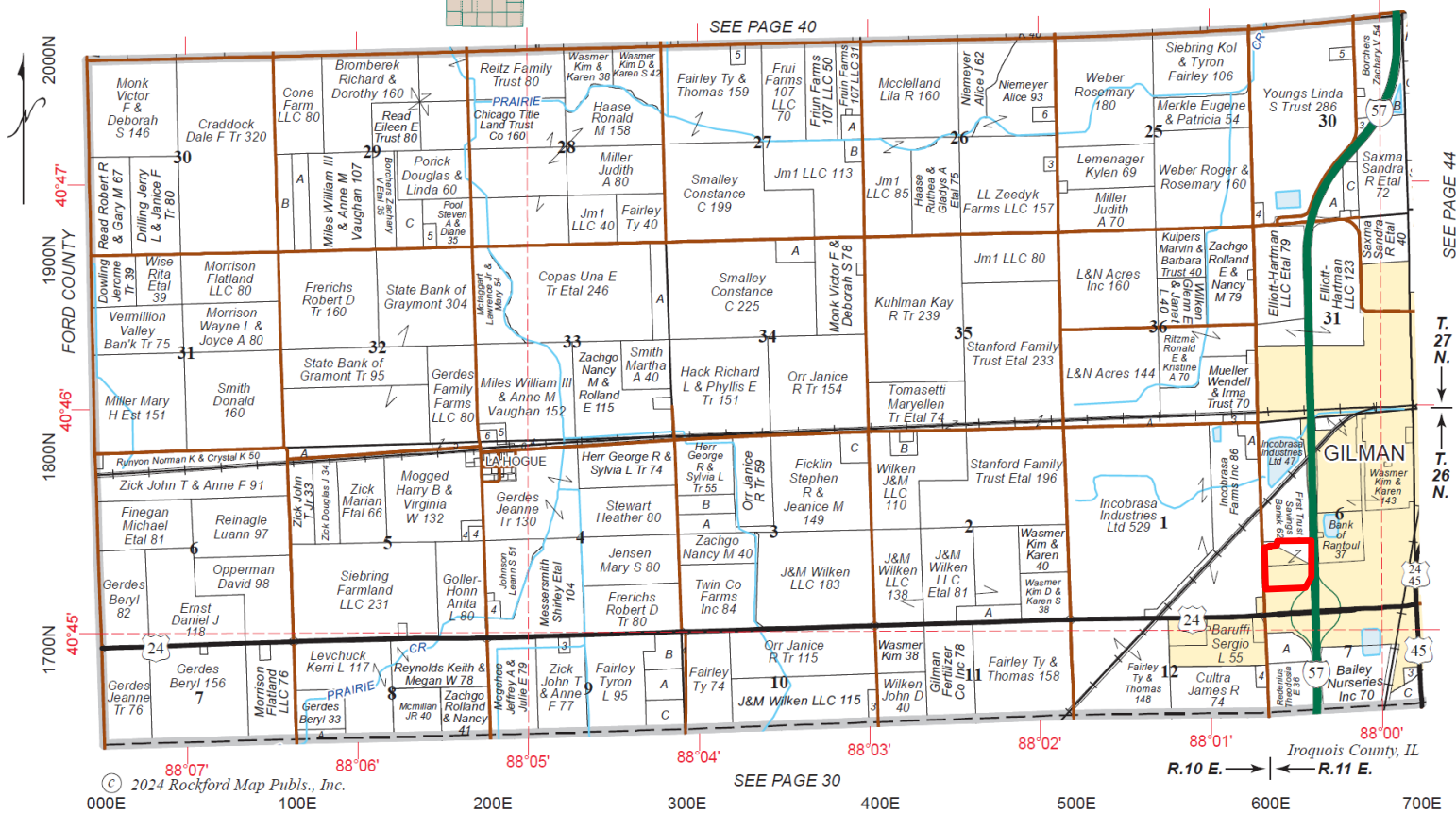
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WEST PART DOUGLAS

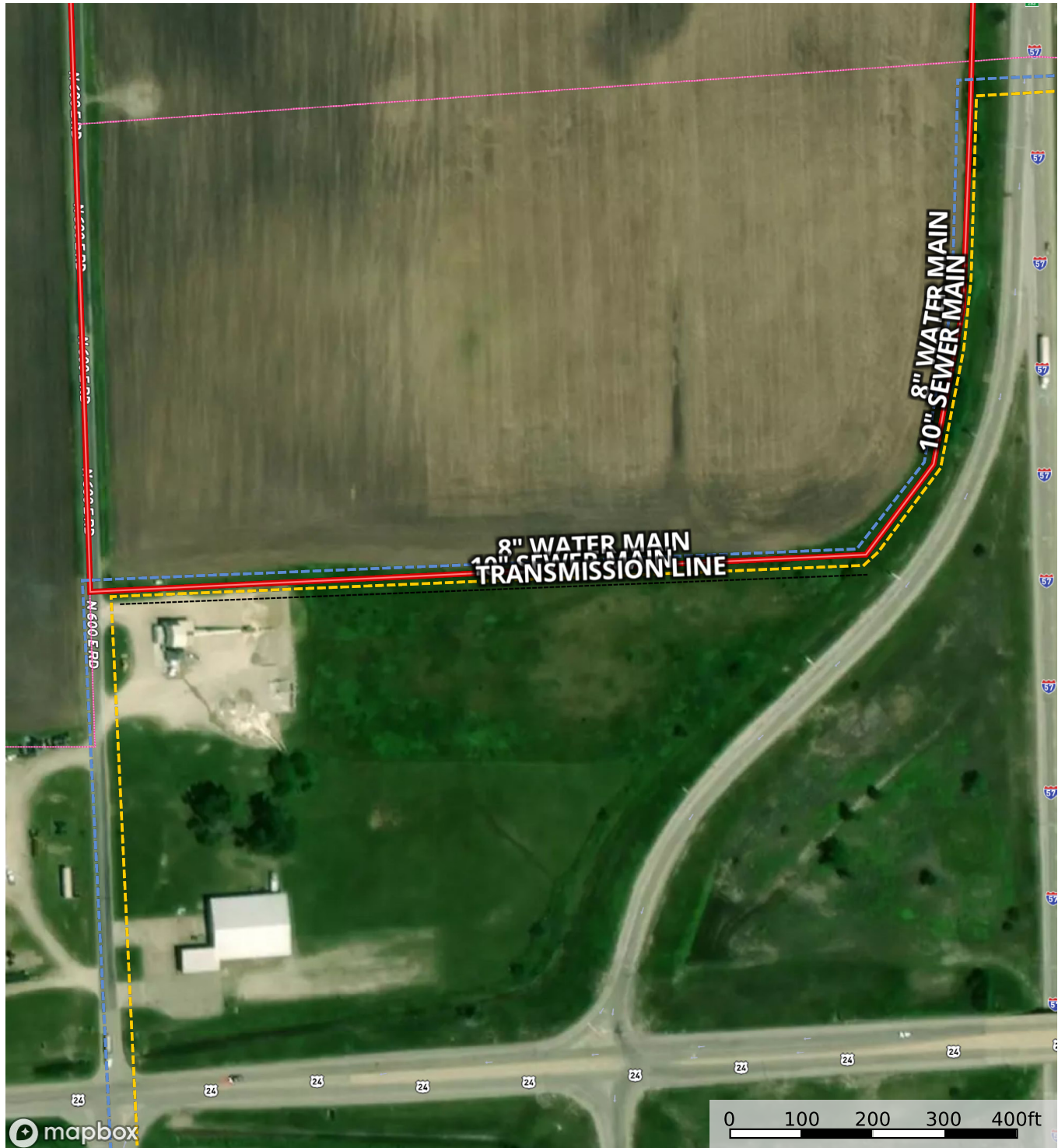


Refer to page 77 for keyed parcels

T.26-27N.-R.10-11E.



Utility Map



..... Transmission Line - - - - 10" Sewer Main - - - - 8" Water Main □ Boundary

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Water Map



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Sewer Map

