



**PROPERTY  
SERVICES**

# LAND LISTING

79.08± 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.

**815.693.4063**

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# LAND LISTING

Iroquois County, IL

**CONTACT US TODAY!**

**Asking Price**

\$1,897,920

**Price per Acre**

\$24,000

**Taxes**

*2022 payable in 2023*

\$2,528.62

**PIN's**

23-06-300-010, 23-06-300-009,  
23-06-300-001, & 23-06-100-006

**Total Taxable Acres**

79.08

**Tillable Acres**

78.38

**CRP Acres**

5.04 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



mapbox

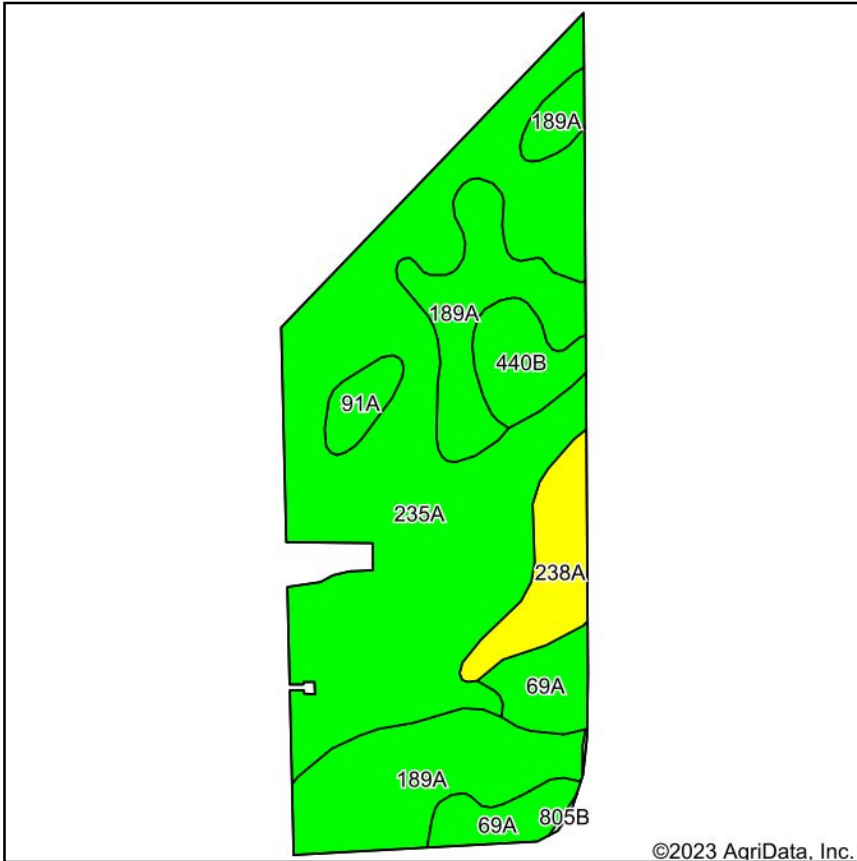
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..... Transmission Line    - - - - 10" Sewer Main    - - - - 8" Water Main    □ Boundary

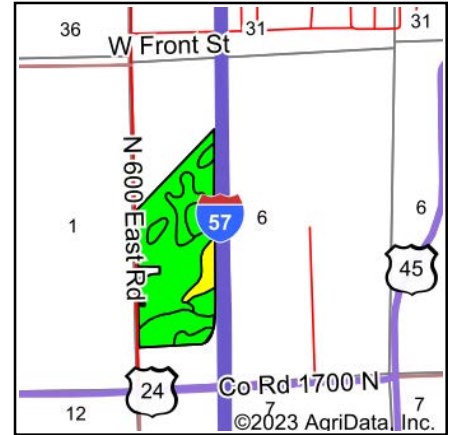
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### Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Iroquois**  
 Location: **6-26N-11E**  
 Township: **Douglas**  
 Acres: **78.27**  
 Date: **12/20/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**235A	Bryce silty clay, 0 to 2 percent slopes	42.68	54.5%		**161	**54	**120
189A	Martinton silt loam, 0 to 2 percent slopes	19.41	24.8%		173	57	130
**69A	Milford silty clay loam, 0 to 2 percent slopes	5.62	7.2%		**171	**57	**128
**238A	Rantoul silty clay, 0 to 2 percent slopes	5.01	6.4%		**143	**49	**108
**440B	Jasper loam, 2 to 5 percent slopes	3.69	4.7%		**170	**55	**126
**91A	Swygert silty clay loam, 0 to 2 percent slopes	1.76	2.2%		**158	**52	**118
**805B	Orthents, clayey, undulating	0.10	0.1%		**0	**0	**0
<b>Weighted Average</b>					<b>163.7</b>	<b>54.6</b>	<b>122.4</b>

**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>

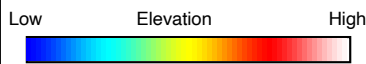
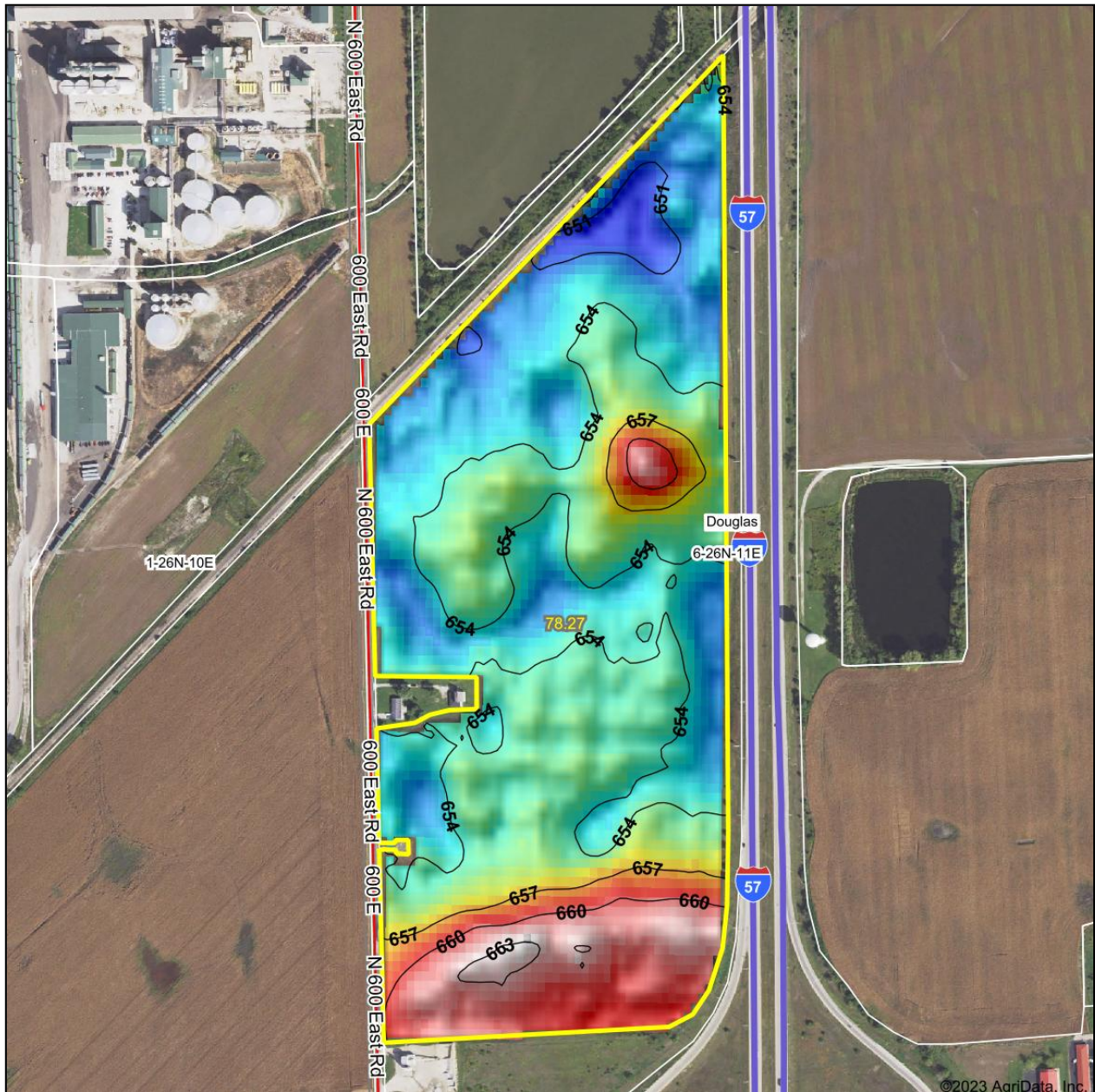
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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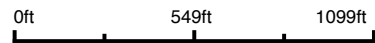
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### Topography Hillshade



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 649.9  
 Max: 663.5  
 Range: 13.6  
 Average: 655.1  
 Standard Deviation: 3.25 ft



**6-26N-11E**  
**Iroquois County**  
**Illinois**

Boundary Center: 40° 45' 28.4, -88° 0' 33.89







Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING

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

FSA Map






**Common Land Unit**


 Non-Cropland	 Conservation Reserve Program
<b>clu_classification_code</b>	 Tract Boundary
 Cropland	

stre et100k\_j\_i\_utm

**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation

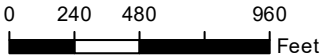
**Compliance Provisions**



Tract Cropland Total: 78.38 acres

2023 Program Year  
Map Created June 28, 2023

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



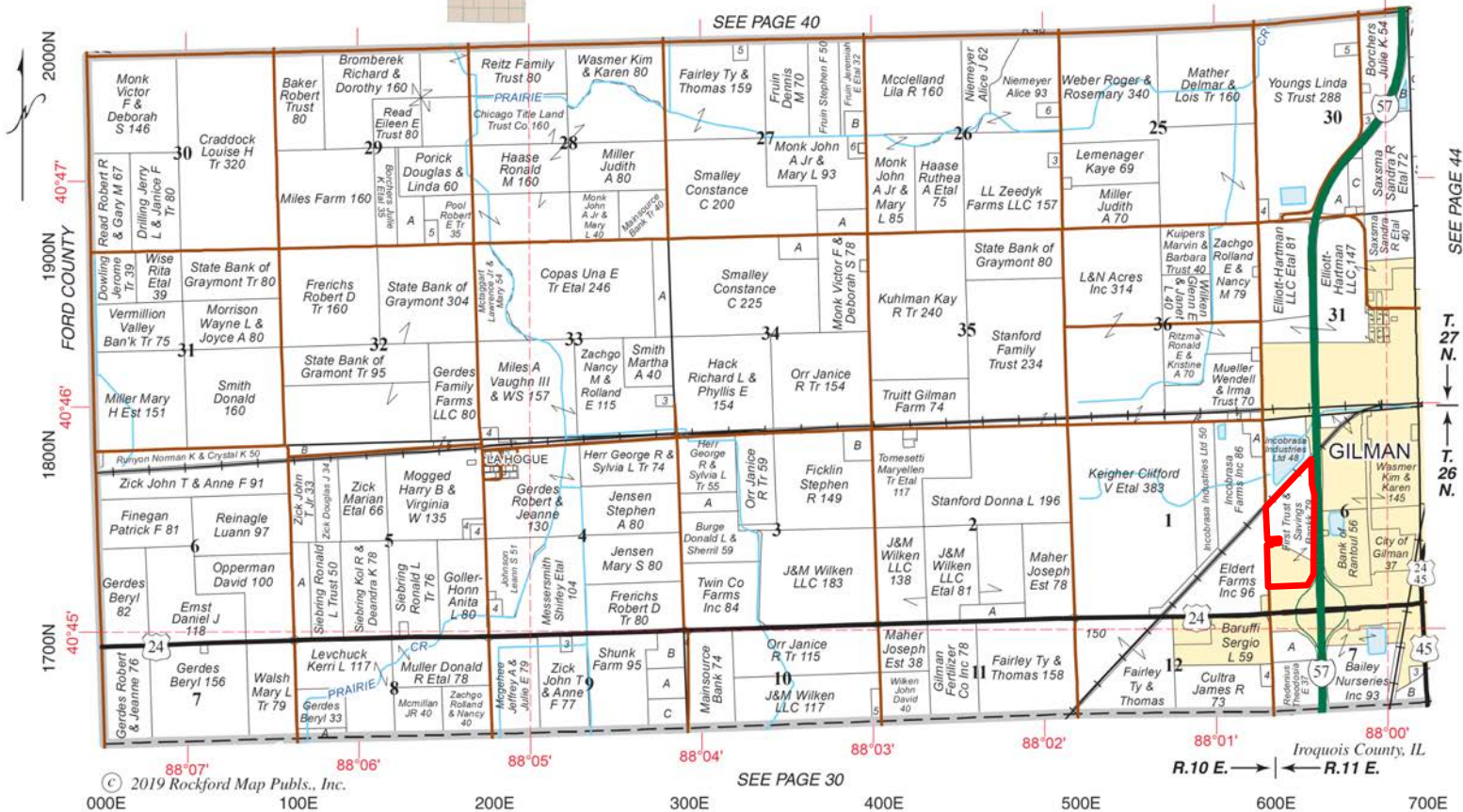
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WEST PART DOUGLAS

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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# LAND LISTING

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Water Map



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Sewer Map

