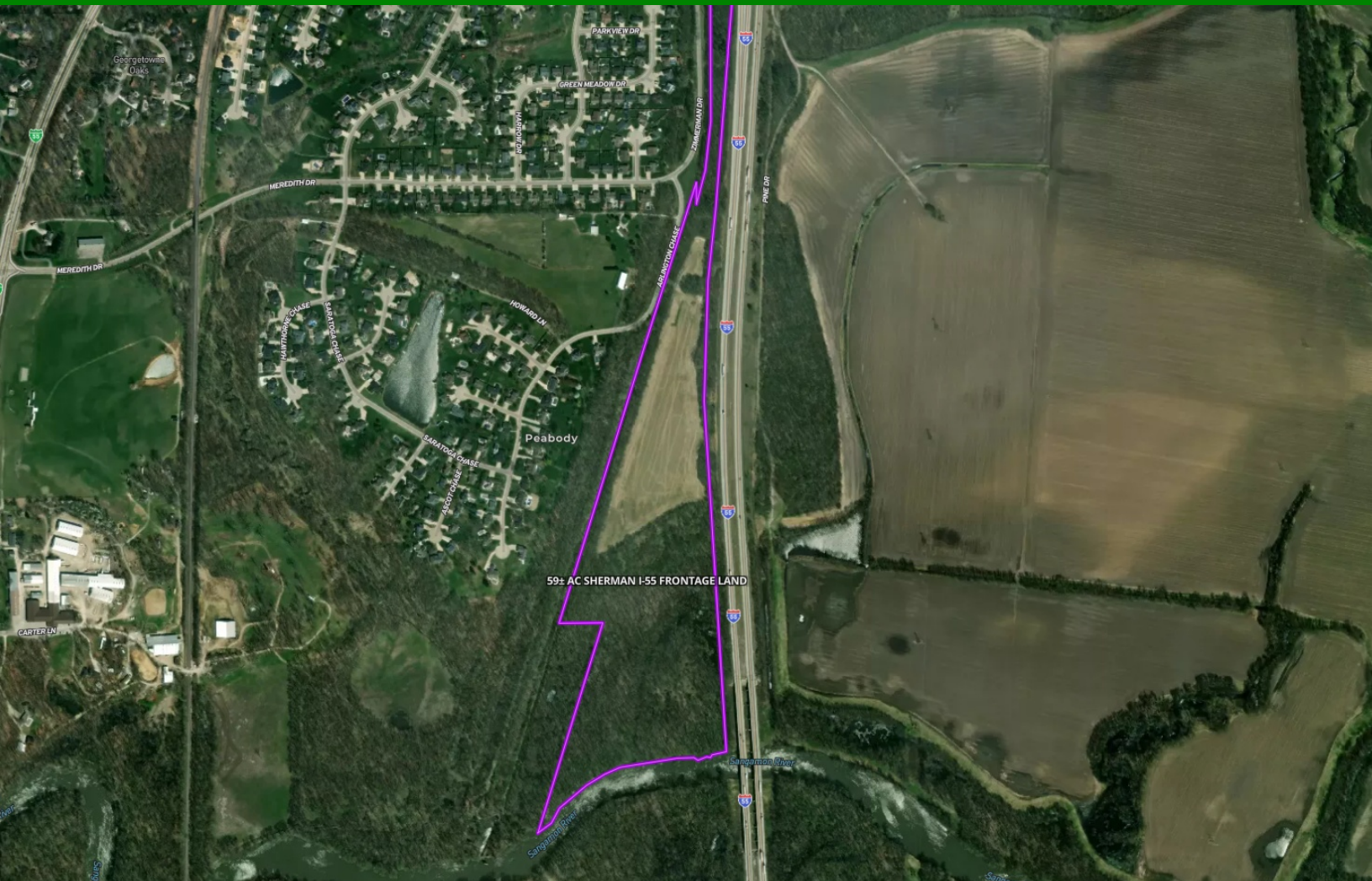


59± AC Sherman I-55 Frontage Land

I-55 Frontage Development Opportunity & Recreational Ground · Sherman, Illinois



\$851,440

TOTAL INVESTMENT PRICE

58.72± Acres

5 TRACTS

\$14,500

PER ACRE

4,971± FT

I-55 FRONTAGE (APPROX)

Property Highlights

- 58.72± acres in five tracts on the west side of I-55 at the Village of Sherman's edge; final acreage by survey
- Nearly a mile of I-55 frontage — approx 4,971 ft (Land ID measured) on Springfield's north growth corridor
- Genuine long-term development opportunity — unincorporated Sangamon County ground adjoining the Village of Sherman
- ~16 tillable acres (113.5 weighted PI) producing farm income today
- Timbered ground running to the Sangamon River — deer & small-game habitat
- Utilities at the village edge (Ameren Illinois electric & gas in the Sherman area)
- All seller-owned mineral rights convey; possession at closing
- 2025 real estate taxes \$936.32 (incl. prorated share of two split PINs)
- Also available in combination with the adjoining 967± AC Sangamon River Farm east of the interstate

A rare chance to control nearly a mile of interstate frontage at the doorstep of one of Sangamon County's fastest-growing communities. This 58.72± acre offering runs along the west side of I-55 from the Village of Sherman's residential edge south to the Sangamon River, assembled from five tracts in four townships.

The ground combines open tillable fields along the Zimmerman Drive corridor with timbered acreage falling away to the river. Approximately 16 tillable acres carry a 113.5 weighted PI and produce farm income today, while the location — unincorporated ground directly adjoining the village, with Ameren Illinois utilities at the edge and the Sherman interchange (Exit 105) approximately 1.7 miles north — positions the property as a genuine long-term development opportunity on Springfield's north growth corridor.

Property Details

Location	Village of Sherman west edge, Sangamon County, Illinois (39.8759, -89.5991)
Total Acres	58.72± per offering boundary; final acreage by survey
Tillable Acres	~16 (Surety AgriData, 7/27/2026)
Productivity Index	113.5 weighted PI on tillable acres (Bulletin 811 EFOTG 2023)
Primary Soils	Rozetta silt loam, Alvin fine sandy loam, Keomah silt loam
Townships	Fancy Creek, Springfield, Williams & Clear Lake
2025 Taxes	\$936.32 (incl. prorated share of PINs 07-31.0-100-005 & 07-31.0-300-002)
Flood Designation	Approx 48% Zone X (minimal hazard); river-adjacent acreage in Zones AE/floodway. Panels 17167C0100F & 17167C0255F, eff. 8/2/2007
Wetlands	26.14 ac NWI-mapped wetland/riverine classes, concentrated toward the river (see Wetland Map)
Frontage	Approx 4,971 ft (approx 0.94 mi) along the west side of the I-55 right-of-way; approx 297 ft of Sangamon River frontage at the south tip (Land ID measured; final by survey)
Mineral Rights	All seller-owned water, oil, gas, coal & mineral rights convey
Survey	Boundary survey at Seller's expense; purchase price adjusted to surveyed acres
Possession	At closing

Legal Description (Abbreviated)

PT NWNW 6-16N-4W AND PT NENE 1-16N-5W AND PT NWSW; PT SWSW 31-17N-4W AND PT NESE; PT SESE 36-17N-5W — all in Sangamon County, Illinois. Complete legal description available from listing broker.

Tax Parcel Summary

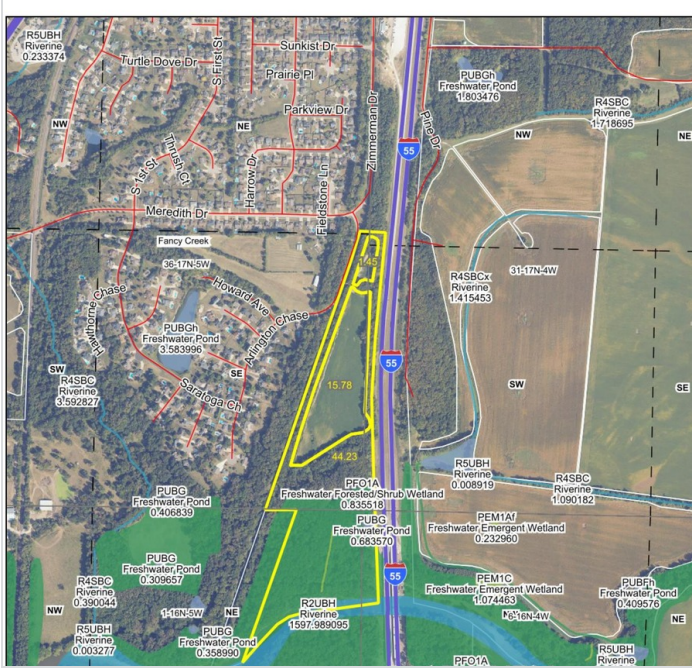
PARCEL NUMBER (PIN)	TOWNSHIP	ACRES	2025 TAX
06-36.0-400-027	Fancy Creek	29.99	\$499.20
14-01.0-200-006	Springfield	17.94	\$173.72
15-06.0-100-008	Clear Lake	2.81	\$18.66
07-31.0-300-002 (part)	Williams	4.59	\$161.54*
07-31.0-100-005 (part)	Williams	3.39	\$83.20*
Total		58.72	\$936.32

* PINs 07-31.0-100-005 and 07-31.0-300-002 lie on both sides of I-55; acreage and 2025 taxes shown are the west-side portions (taxes prorated by acreage). Tract acreage per drawn offering boundary; county tax acreage for the three whole PINs is 30.08, 19.59 and 2.57 acres respectively. County PIN splits to follow survey.

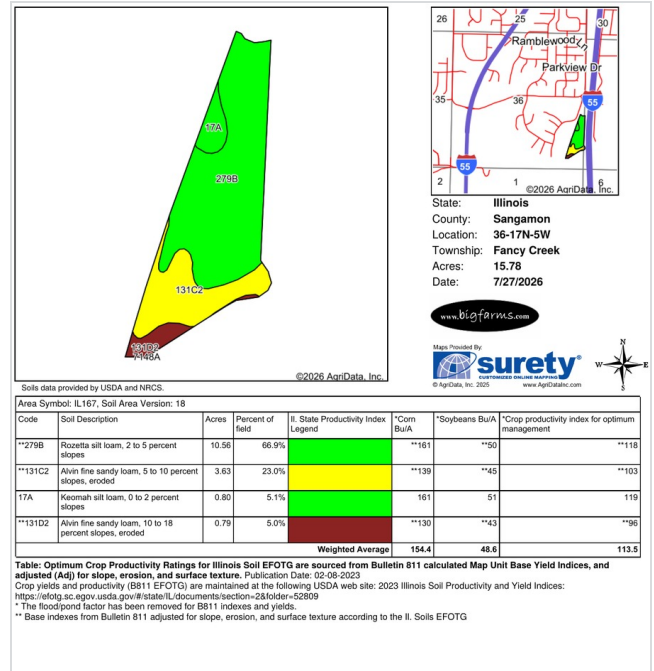
Principal Soil Types

SOIL DESCRIPTION	ACRES	% OF FIELD	PI
Rozetta silt loam, 2–5% slopes	10.56	66.9%	118
Alvin fine sandy loam, 5–10% slopes, eroded	3.63	23.0%	103
Keomah silt loam, 0–2% slopes	0.80	5.1%	119
Alvin fine sandy loam, 10–18% slopes, eroded	0.79	5.0%	96
Weighted Average (tillable, 15.78 ac drawn)			113.5

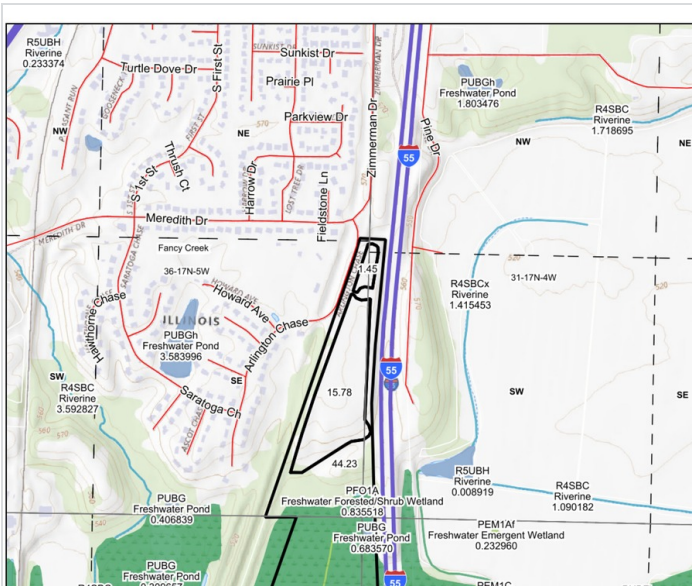
Soils per Surety® /AgriData (7/27/2026); Productivity Index per Illinois Bulletin 811 EFOTG (2023) for optimum management, flood/pond factor removed.



FSA AERIAL



TILLABLE SOILS



TOPOGRAPHY

Mark Goodwin MANAGING BROKER

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All information is believed accurate but is obtained from county tax records, USDA/NRCS, FEMA, and other sources deemed reliable and is not guaranteed by Goodwin & Associates Real Estate, LLC. Acreage figures are per county tax records and the offering boundary; final acreage to be determined by survey. All distances and details are estimated to the best of our ability and should be independently verified. Buyers should verify all information and perform their own due diligence. Announced subject to prior sale, price change, correction, or withdrawal without notice.