

110 Ac Wilton Township Farm
12158 W. Wilmington-Peotone Road
Peotone IL 60468



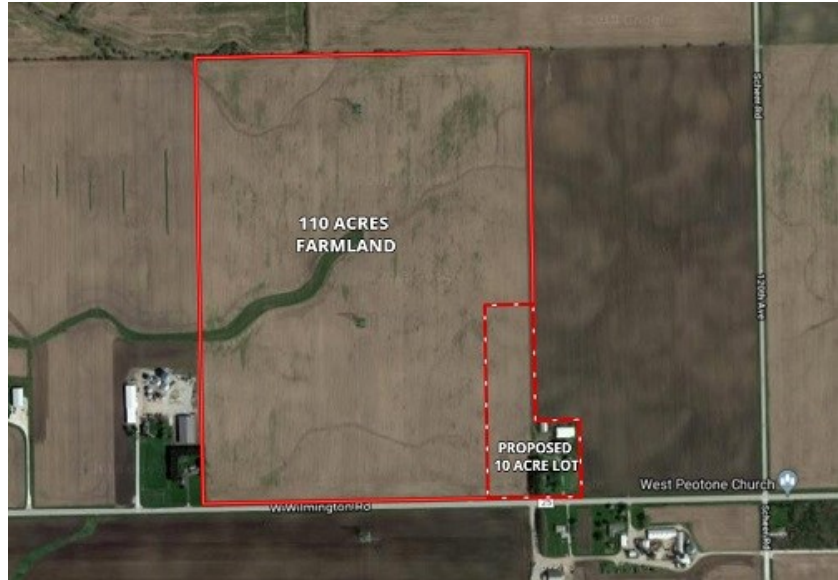
110 AC WILTON TOWNSHIP FARM

12158 W. Wilmington-Peotone Road
Peotone IL 60468

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Will
Township:	Wilton Township, Will County
Gross Land Area:	110 Acres
Property Type:	Farmland with buildings
Possible Uses:	Agricultural Production
Total Investment:	\$973,500 for 110 acres. \$225,000 for 10 acre building site.
Unit Price:	\$8,850 per acre for 110 acres and \$225,000 for building site.
Productivity Index (PI):	PI Index is 124.8
Buildings:	Yes
Utilities:	Well & Septic System required, propane for heating
Zoning:	Agriculture



Total 120 acres in this farm. Sellers are willing to split the farm into a 10 acre farmstead with buildings. The house is a tear down. The balance of the farm is 110 acres. Good frontage on Wilmington-Peotone road with easy access to I-57.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 110 Acre Wilton Township Farm
Possible Uses: Agriculture Production with potential for new construction home at the farmstead.

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Location Description: Very good location on well traveled Peotone-Wilmington road. Only 1.25 miles to LaGrange road (Rt. 45)
Site Description: Level farmland with buildings. Machine sheds and grain storage on farmstead. House is a tear down. Buildings can be purchase separately.
Side of Street: North side of Wilmington-Peotone road.
Highway Access: 1.25 miles east to Rt. 45 (LaGrange Rd)
4.5 miles east to I-57 at Peotone.
10.2 miles north to Manhattan.
16.1 miles west to I-55 at Wilmington.
Road Type: County blacktop road with approximately 2,222 feet total, including farmland and building site.
Property Visibility: Excellent visibility on Wilmington-Peotone road. 1668 feet of frontage for the 110 acres. Based on the proposed 10 acre building site shape, approximately 554 feet of frontage.
Largest Nearby Street: Wilmington-Peotone road is a well traveled road going east & west through the southern part of Will County. Rt. 45 (LaGrange Rd) is only 1.25 east.

LAND RELATED

Lot Frontage (Feet): Total frontage is approximately 2222 feet.
110 acres of farmland frontage is 1,668 feet.
Propose 10 acre building site 554 feet.
Lot Depth: Approximately 2,621 feet deep.
Buildings: 104X60 Machine shed with concrete floor. Approximately 10 years old
40X50 Machine shed
12,000 bushels grain bin
House is a tear down.
Flood Plain or Wetlands: None known
Topography: Level farmland
FSA Data: 115 Cropland acres including part of the 10 acres building site.
Corn base is 58.6 acres. PLC Yield is 113 bushels per acre.
Soybean base is 55.9 acres. PLC yield of 24 bushels per acre.
Soil Type: Elliott silt loam (146B)
Ashkum silty clay loam (232A)
Available Utilities: The farmstead will need private well and septic systems. Propane would be needed for heating.

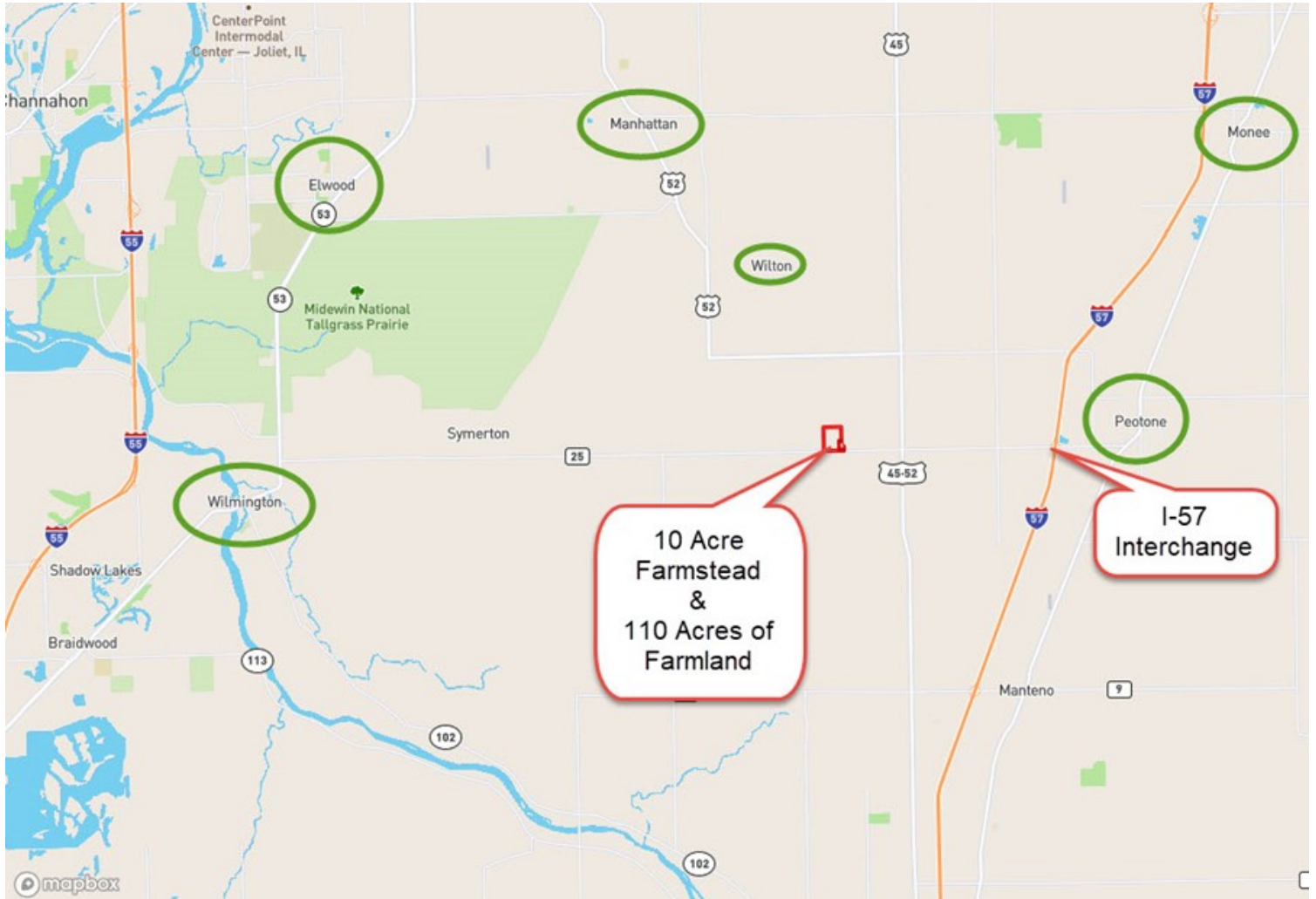
FINANCIALS

Finance Data Year: 2017 taxes paid in 2018
Real Estate Taxes: 13-19-24-300-005 40 acres vacant farm land \$717.00 or \$17.92/Ac.
13-19-24-300-002 80 acres with buildings \$5,230.00
Investment Amount: 110 acres of farmland is available for \$973,500. 10 acres with buildings is offered at \$225,000.
Total purchase price is \$1,198,500.

LOCATION

Address: 12158 W. Wilmington-Peotone Rd
Peotone, IL 60468-9688
County: Will County Illinois.

LOCATION MAP OF 110 ACRES IN WILTON TOWNSHIP

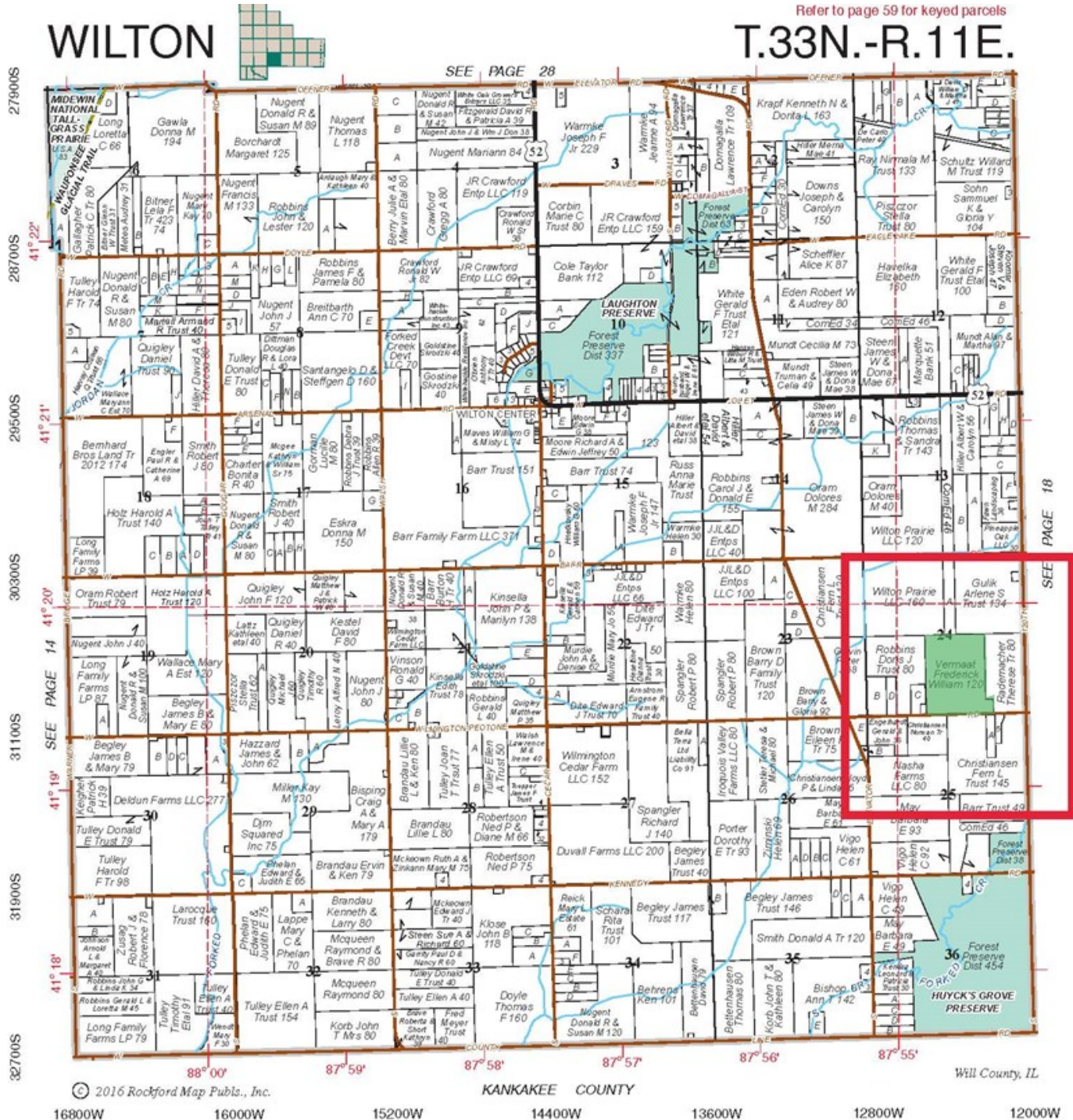


AERIAL MAP

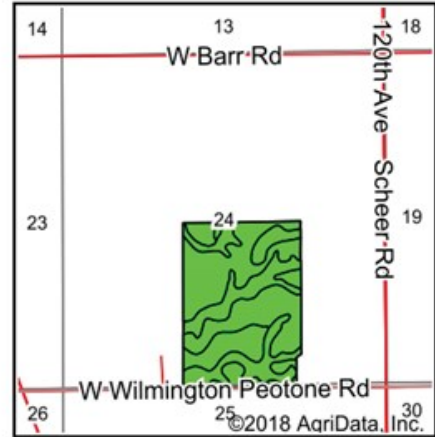
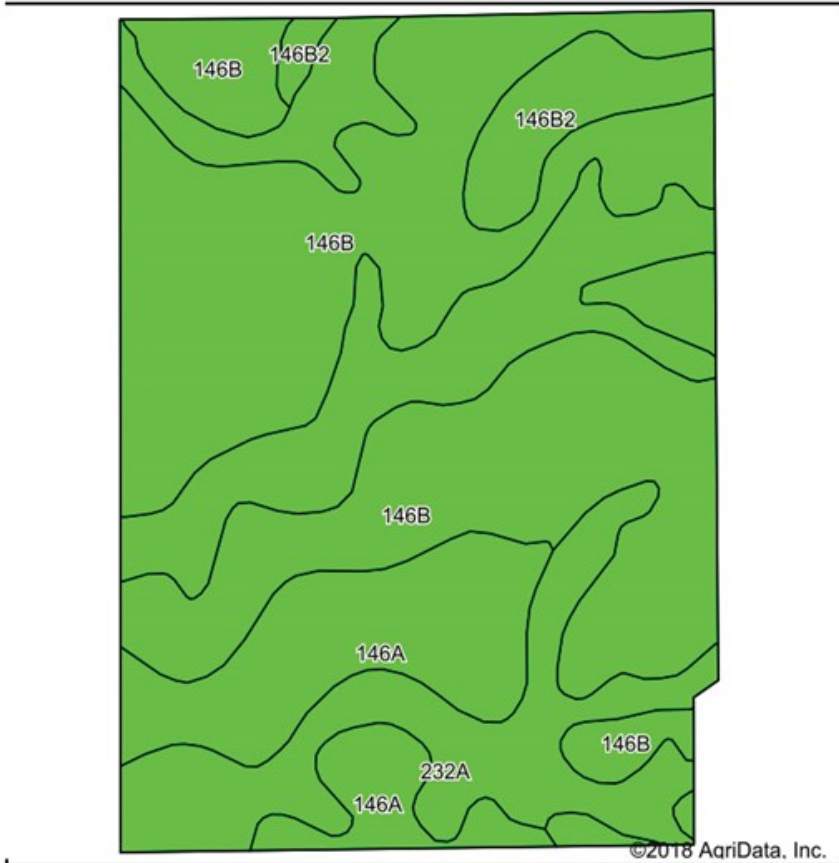


PLAT MAP OF 110 ACRES IN WILTON TOWNSHIP

Refer to page 59 for keyed parcels



SOIL MAP FOR 110 ACRE FARMLAND IN WILTON TOWNSHIP, WILL COUNTY



State: **Illinois**
 County: **Will**
 Location: **24-33N-11E**
 Township: **Wilton**
 Acres: **115**
 Date: **6/8/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	60.71	52.8%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	32.80	28.5%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	15.93	13.9%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.56	4.8%		**160	**52	**119
Weighted Average					167.1	54.6	124.8

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
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP OF 110 ACRES IN WILTON TOWNSHIP, WILL COUNTY

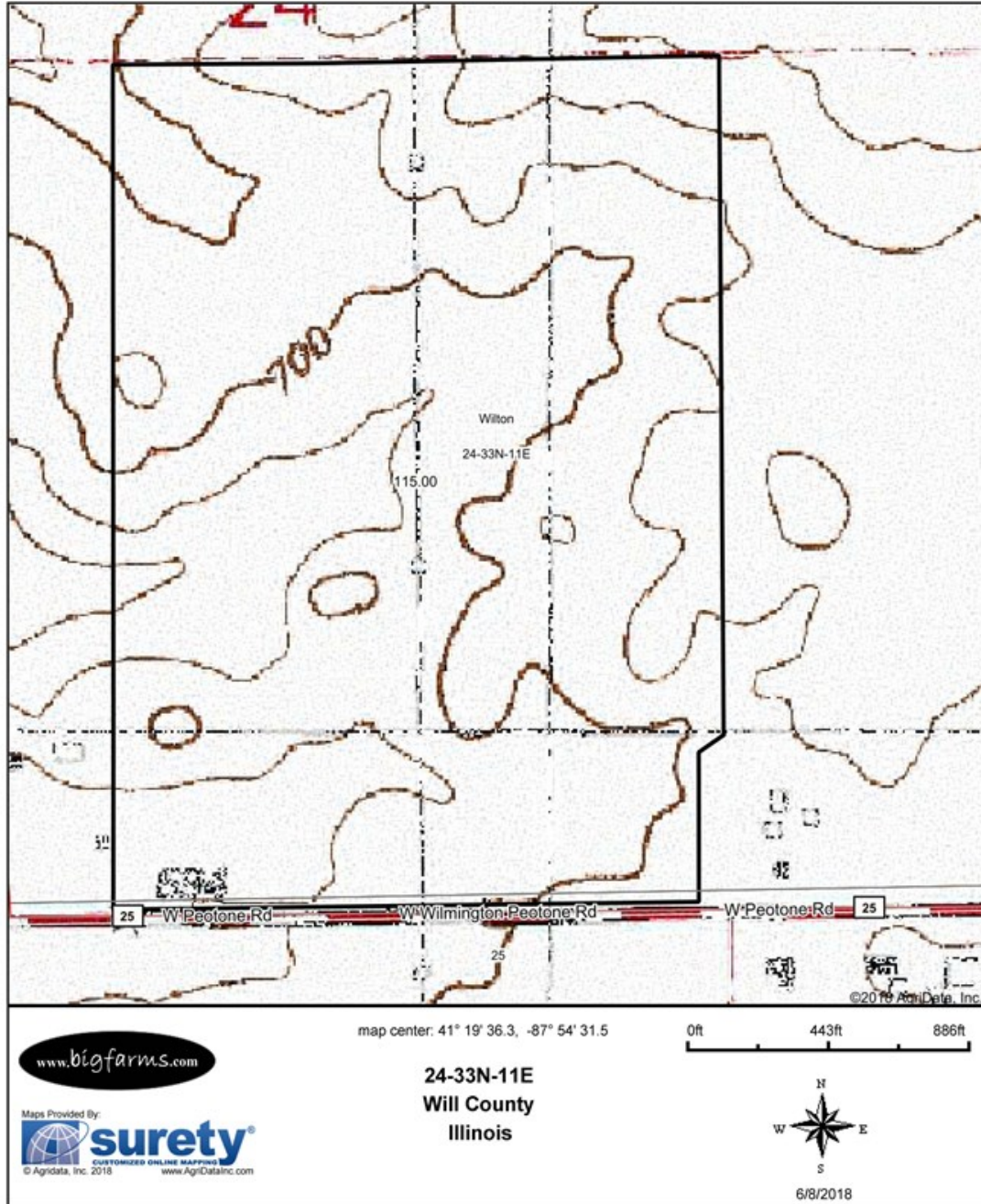
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHICAL MAP OF WILTON TWP 110 ACRES.

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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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