

134 Acres Big Grove Township
Roods road North of Rt. 52
Lisbon IL 60541



134 ACRES BIG GROVE TOWNSHIP

Roods road North of Rt. 52
Lisbon IL 60541

For more information contact:

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



County:	Kendall
Township:	Big Grove
Gross Land Area:	134 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,192,600
Unit Price:	\$8900 per acre
Productivity Index (PI):	122.7
Buildings:	No Buildings



134 acres in Kendall County just North of Rt. 52. Good yield history and fertility. Just west of Lisbon and south of Newark. Rolling farmland in strong farming area. Open tenancy for 2018.

Soil Tests: PH 6.8, P1 56.8, K1 294.8

Yield History:

2013 Corn	195 Bu/ac
2014 Beans	45 Bu/ac
2015 Corn	148 Bu/ac
2016 Beans	59 Bu/ac
2017 Corn	210 Bu/ac



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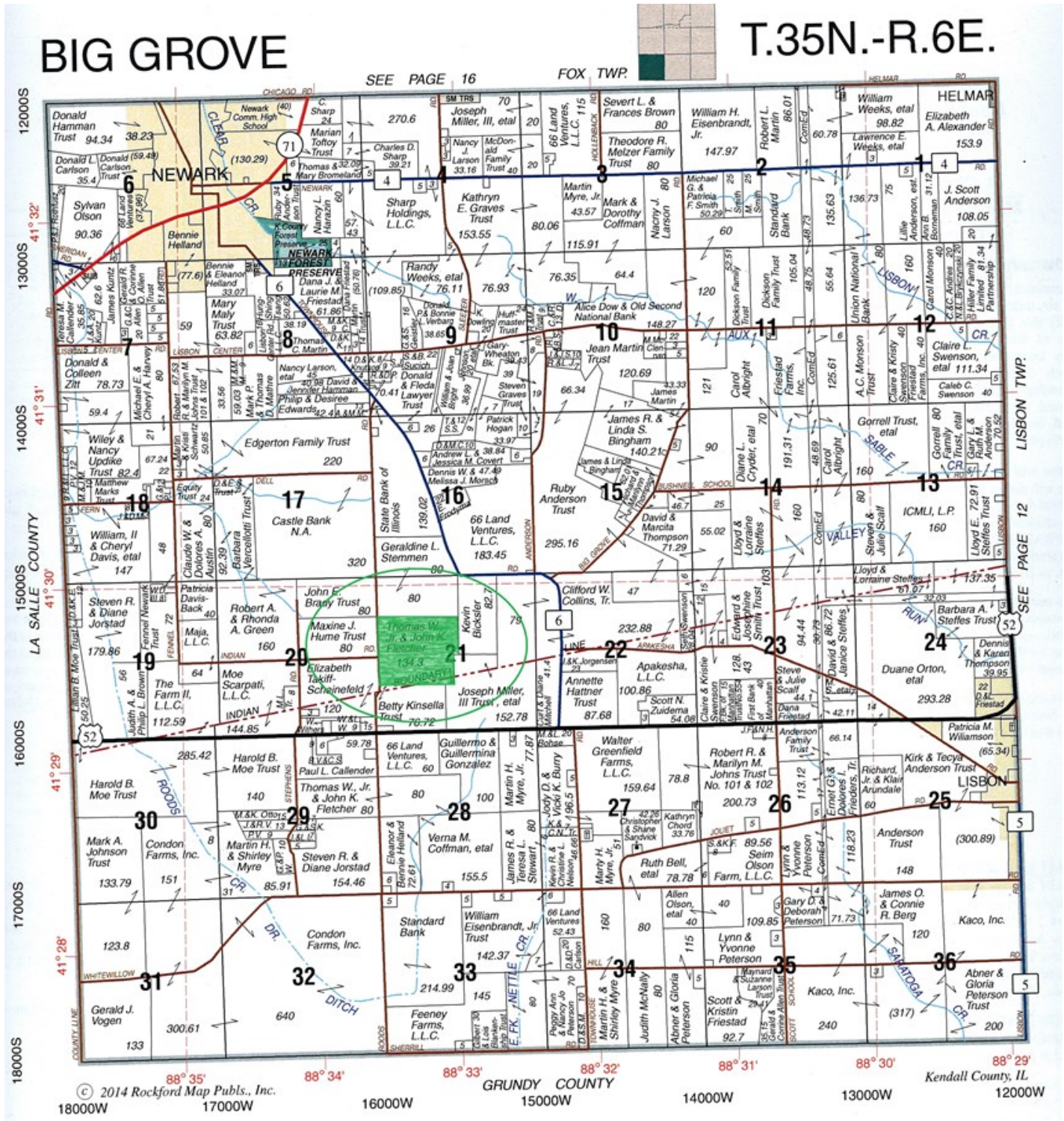
AERIAL MAP OF 134 AC BIG GROVE TOWNSHIP, KENDALL COUNTY



LOCATION MAP OF BIG GROVE TOWNSHIP 134 ACRE FARMLAND



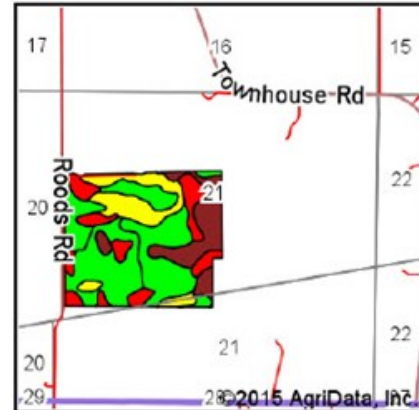
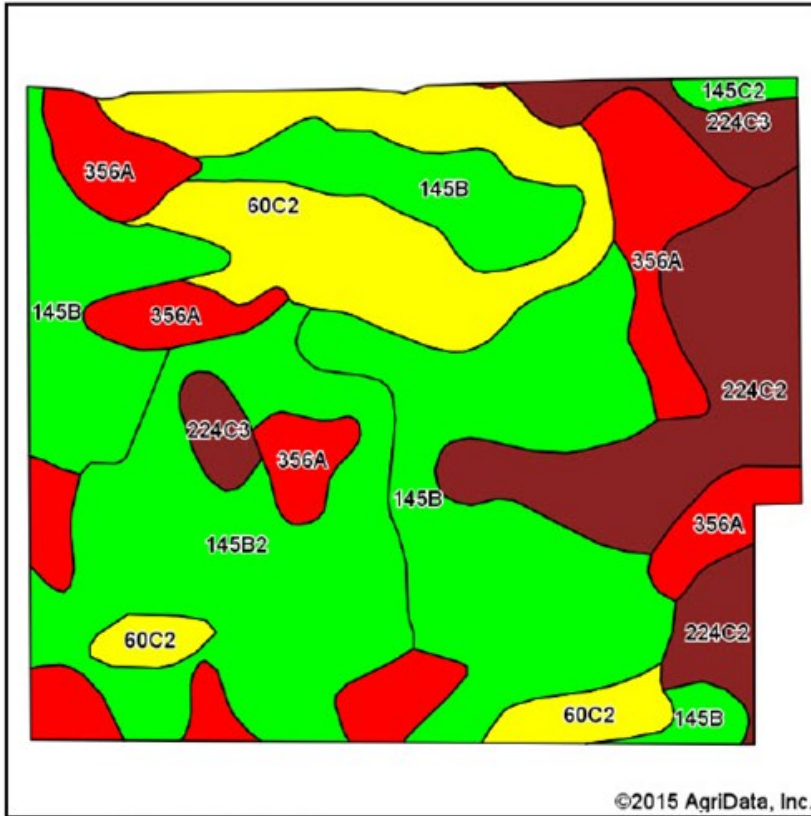
PLAT MAP OF 134 ACRES, BIG GROVE TOWNSHIP



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

SOIL MAP OF BIG GROVE TOWNSHIP 134 ACRES

Soil Map



State: Illinois
 County: Kendall
 Location: 21-35N-6E
 Township: Big Grove
 Acres: 130.19
 Date: 1/6/2016



Maps Provided By:
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

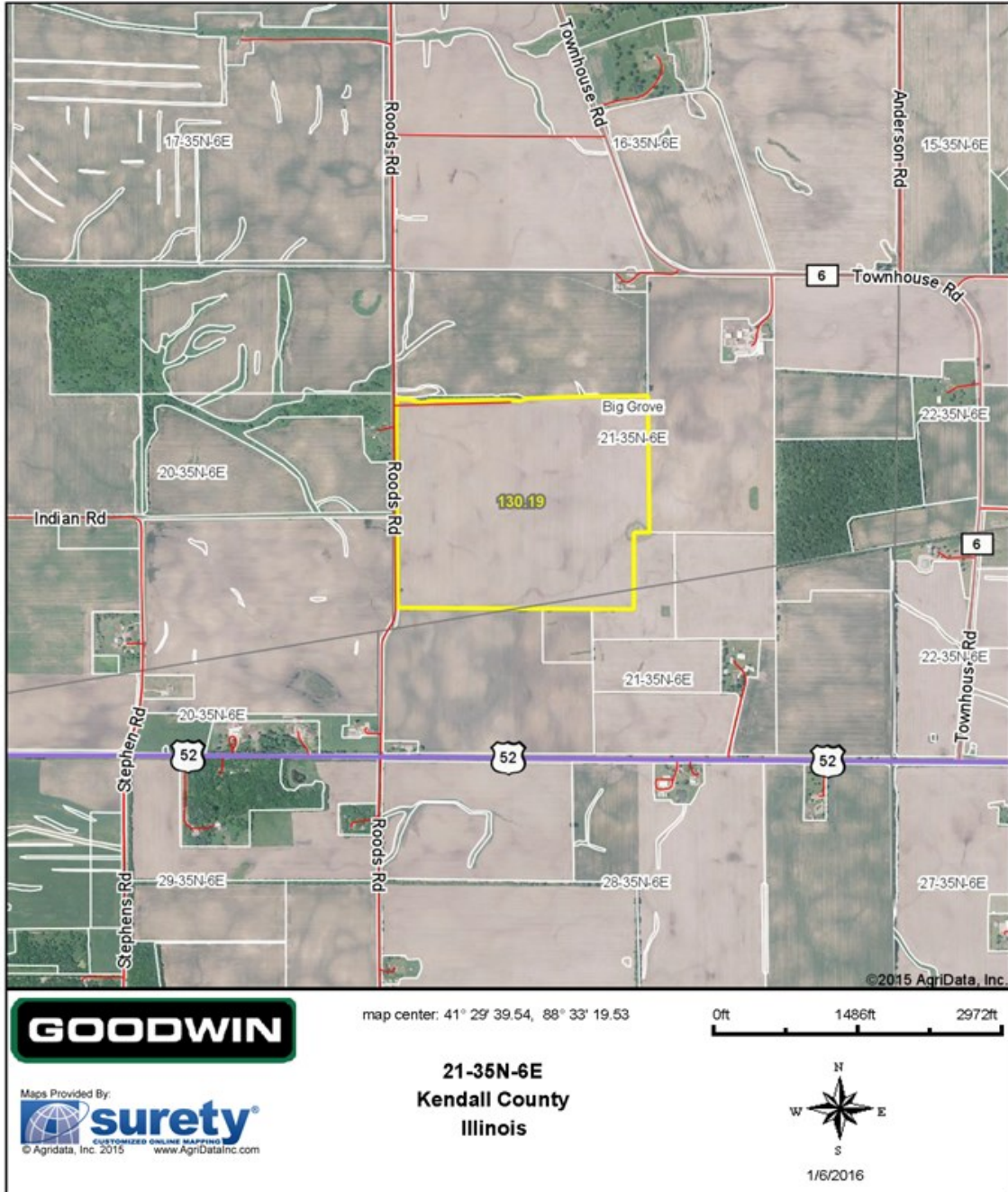
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Area Symbol: IL093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	39.64	30.4%		**177	**56	**131
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	24.88	19.1%		**170	**54	**125
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	21.63	16.6%		**148	**48	**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	21.55	16.6%		195	63	144
**224C2	Strawn silt loam, 5 to 10 percent slopes, eroded	16.81	12.9%		**130	**44	**98
**224C3	Strawn clay loam, 5 to 10 percent slopes, severely eroded	4.86	3.7%		**120	**40	**90
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	0.82	0.6%		**166	**53	**123
Weighted Average					165.6	53.3	122.7

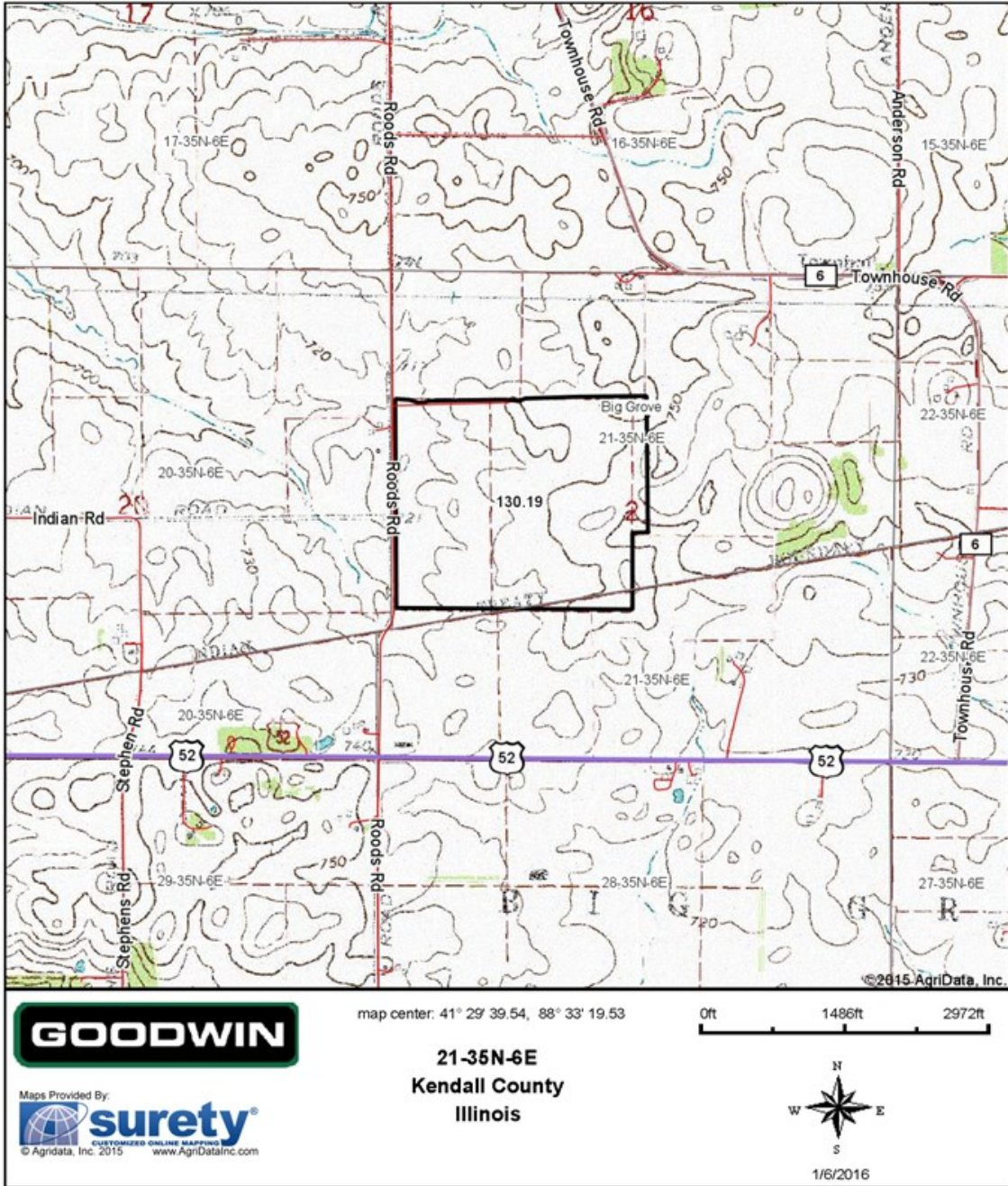
FSA MAP OF 134 ACRES NEAR LISBON

Aerial Map



TOPOGRAPHICAL MAP OF 134 ACRE BIG GROVE TOWNSHIP, KENDALL COUNTY

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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