

150 AC WILTON TOWNSHIP FARM

Manhattan IL 60442

For more information contact:

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County:	Will
Township:	Wilton Township
Gross Land Area:	150 Total Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural production
Total Investment:	\$1,387,500.00
Unit Price:	\$9,250.00
Soil Productivity Index:	The PI index for this farm is 127.4
Buildings:	No Buildings
Zoning:	Agriculture



High quality farm in Wilton Township, Will County. The farm is at the NW of W. Barr road and S. Walsh road and only one mile north of the Wilmington - Peotone road.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 150 Acre Wilton Township Farm (Eskra farm)
Tax ID Number/APN: 13-19-17-400-002-0000
Possible Uses: Agriculture production is the primary use of the farm. There are 10 acre lots to the west of this farm.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone School District 207U
Location Description: Corner location with potential 10 acre lot splits.
Site Description: Rolling farmland
Side of Street: Northwest corner of S. Walsh road and W. Barr road.
Highway Access: Rt 52 is two mile NE of the farm at Wilton Center
Rt 45 is 5 miles east of the farm
I-57 is 9.25 miles east to the Peotone interchange
I-55 is 13.42 miles west
Road Type: Gravel roads
Legal Description: THE SE1/4 OF SEC. 17, T33N-R11E (EX THE N 660 FT OF THE E 660 FT THROF). REM AFTER DIV PER R98-013020
Property Visibility: Excellent corner location
Largest Nearby Street: Wilmington - Peotone road is one mile south.

LAND RELATED

Lot Frontage (Feet): 2599 feet of frontage on W. Barr road
1964 feet of frontage on S. Walsh road
Buildings: No Buildings
Topography: Rolling farmland. Topographical map included with this package.

FINANCIALS

Finance Data Year: 2015 Tax year
Real Estate Taxes: The 2015 taxes paid in 2016 were \$2,787 or \$18.58 per acre.
Investment Amount: Sellers are asking \$9,250 per acre for a total investment of \$1,387,500.00

LOCATION

Address: Section 17 of Wilton Township, Will County. NW corner of S. Walsh road and W. Barr road.
County: Will County

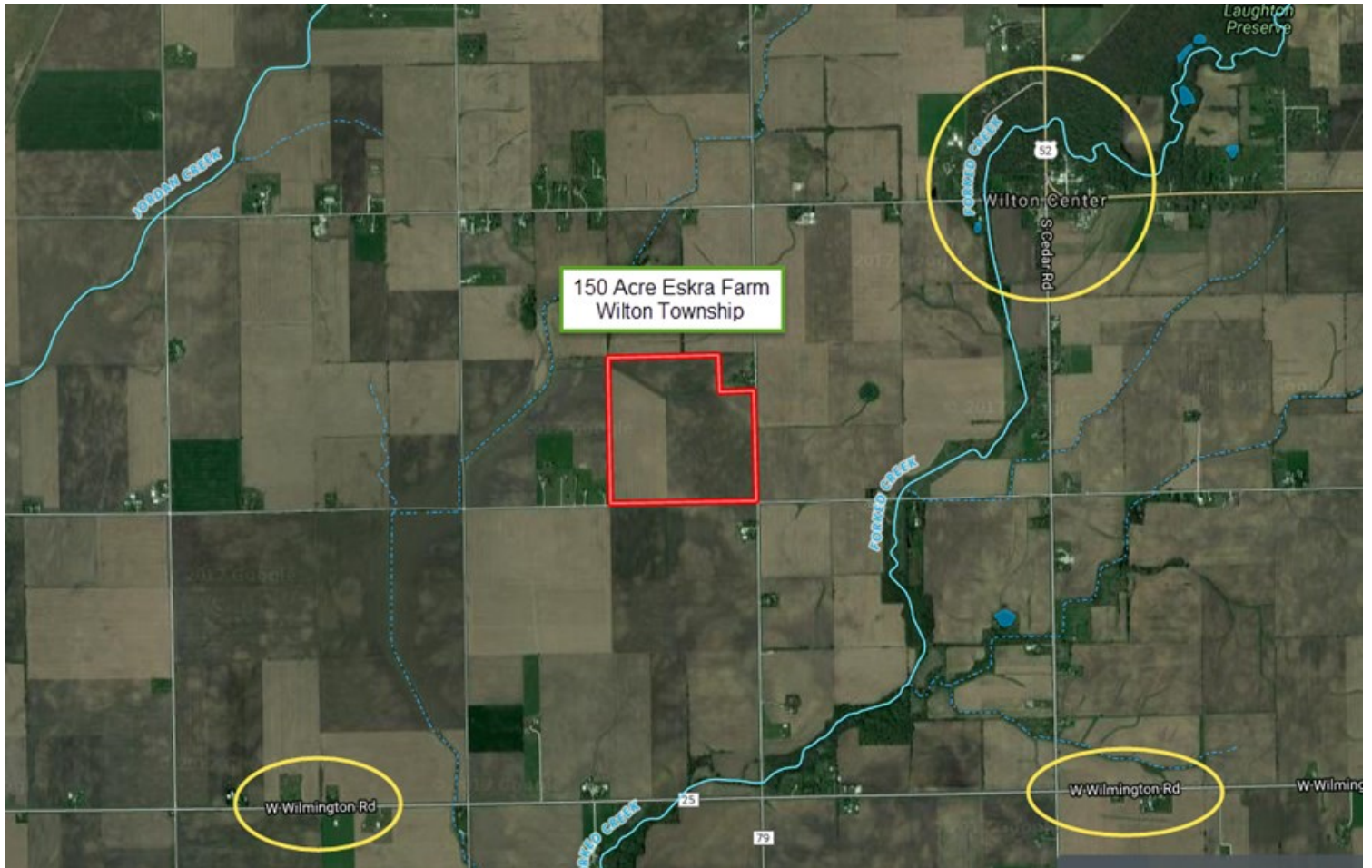
AERIAL MAP OF THE 150 ACRE WILTON TOWNSHIP FARM



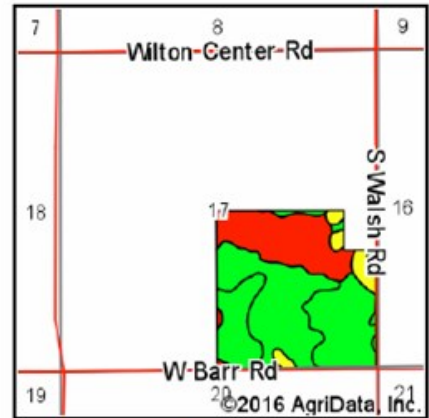
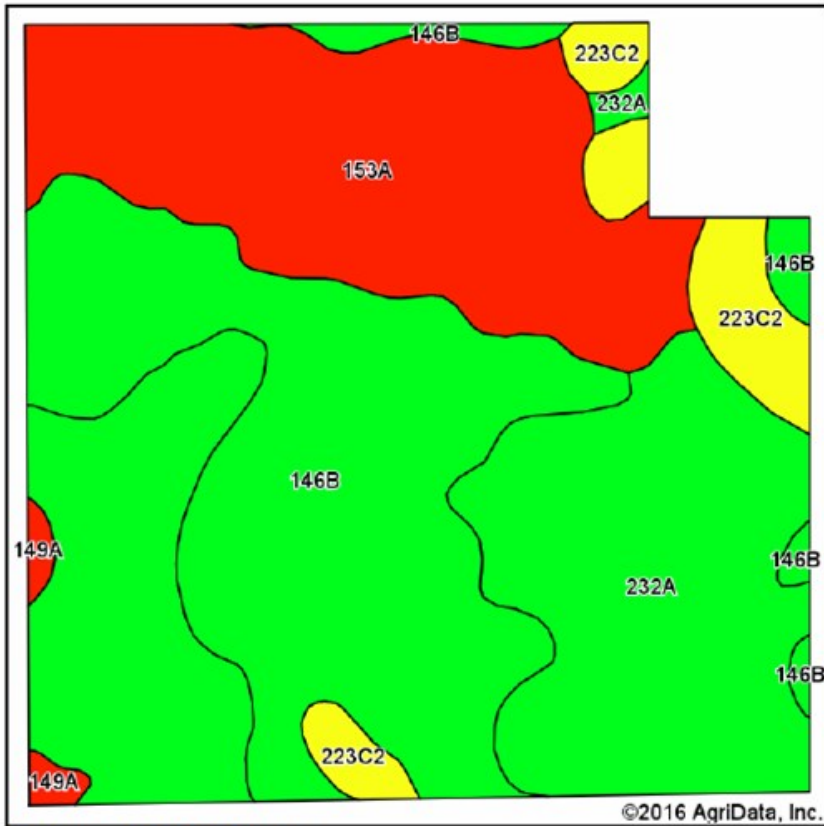
LOCATION & AERIAL MAP OF WILTON TOWNSHIP 150 ACRES



AERIAL MAP OF WILTON TOWNSHIP 150 ACRES



SOIL MAP OF THE 150 ACRE WILTON TOWNSHIP FARM, WILL COUNTY



State: **Illinois**
 County: **Will**
 Location: **17-33N-11E**
 Township: **Wilton**
 Acres: **150.62**
 Date: **10/17/2016**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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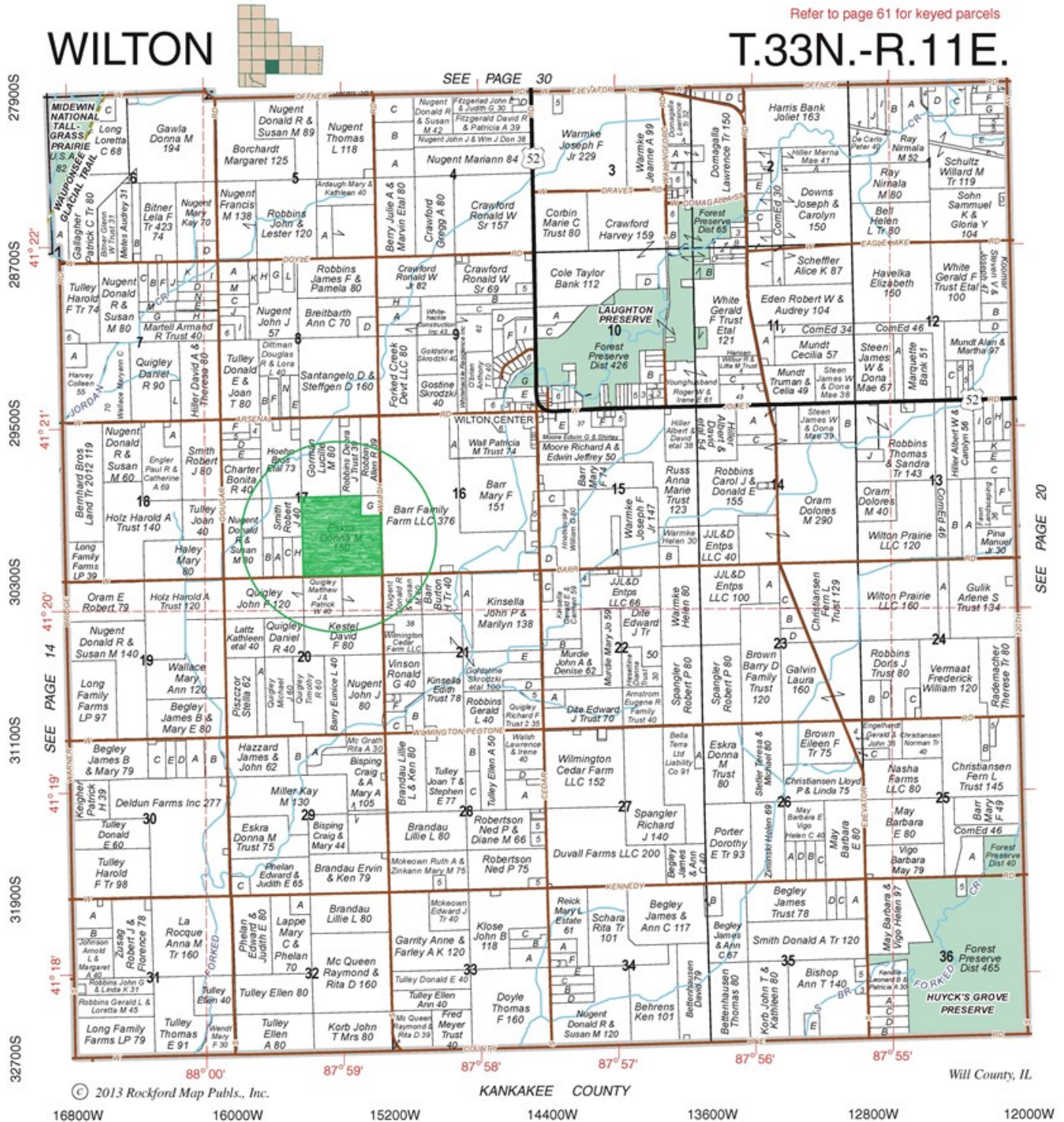


Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 10

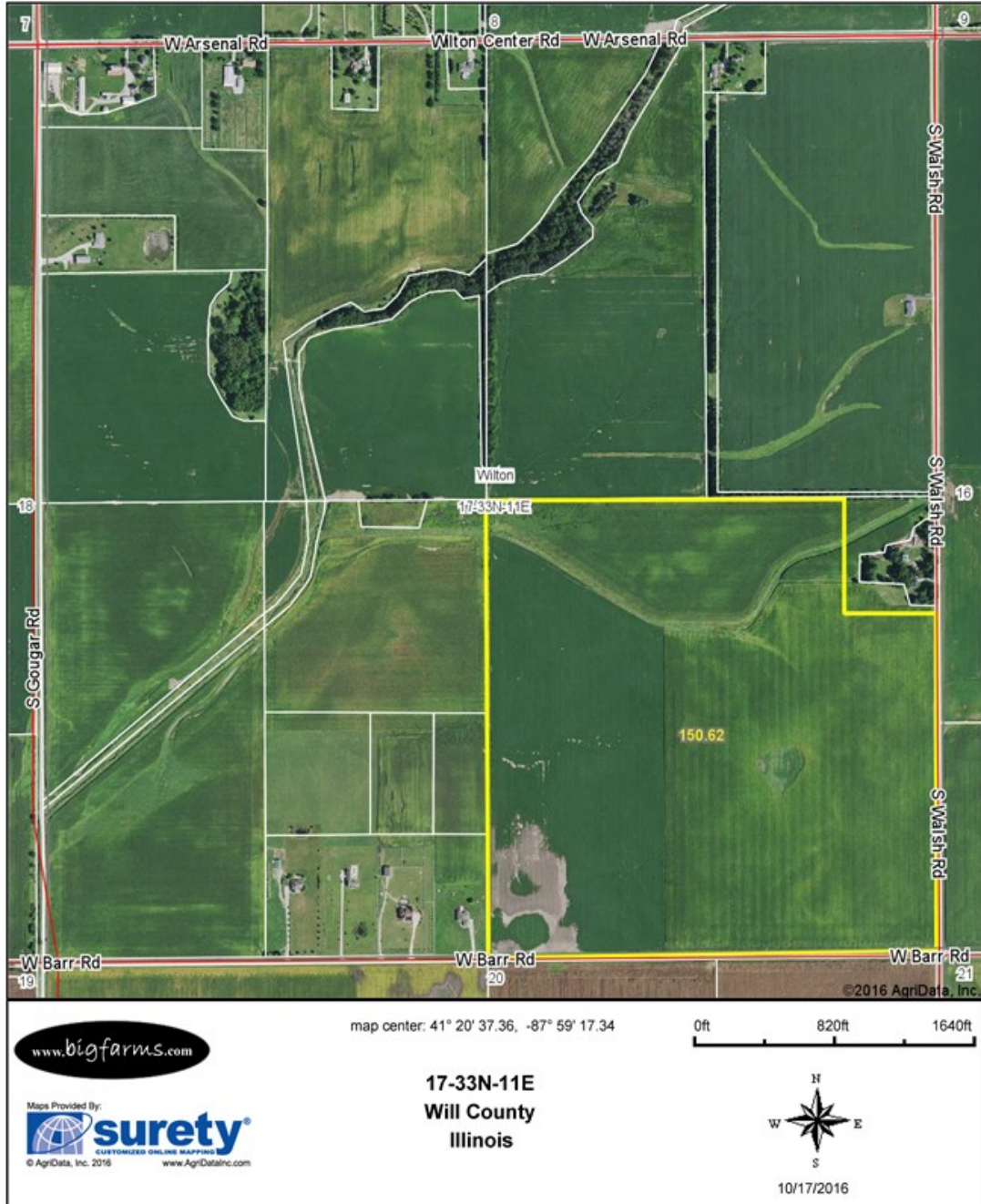
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	52.81	35.1%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	50.00	33.2%		**166	**54	**124
153A	Pella silty clay loam, 0 to 2 percent slopes	37.85	25.1%		183	60	136
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	8.79	5.8%		**150	**48	**110
149A	Brenton silt loam, 0 to 2 percent slopes	1.17	0.8%		195	60	141
Weighted Average					171	55.9	127.4

PLAT MAP OF THE 150 ACRE WILTON TOWNSHIP FARM, WILL COUNTY



FSA MAP OF 150 ACRE WILTON TOWNSHIP, WILL COUNTY

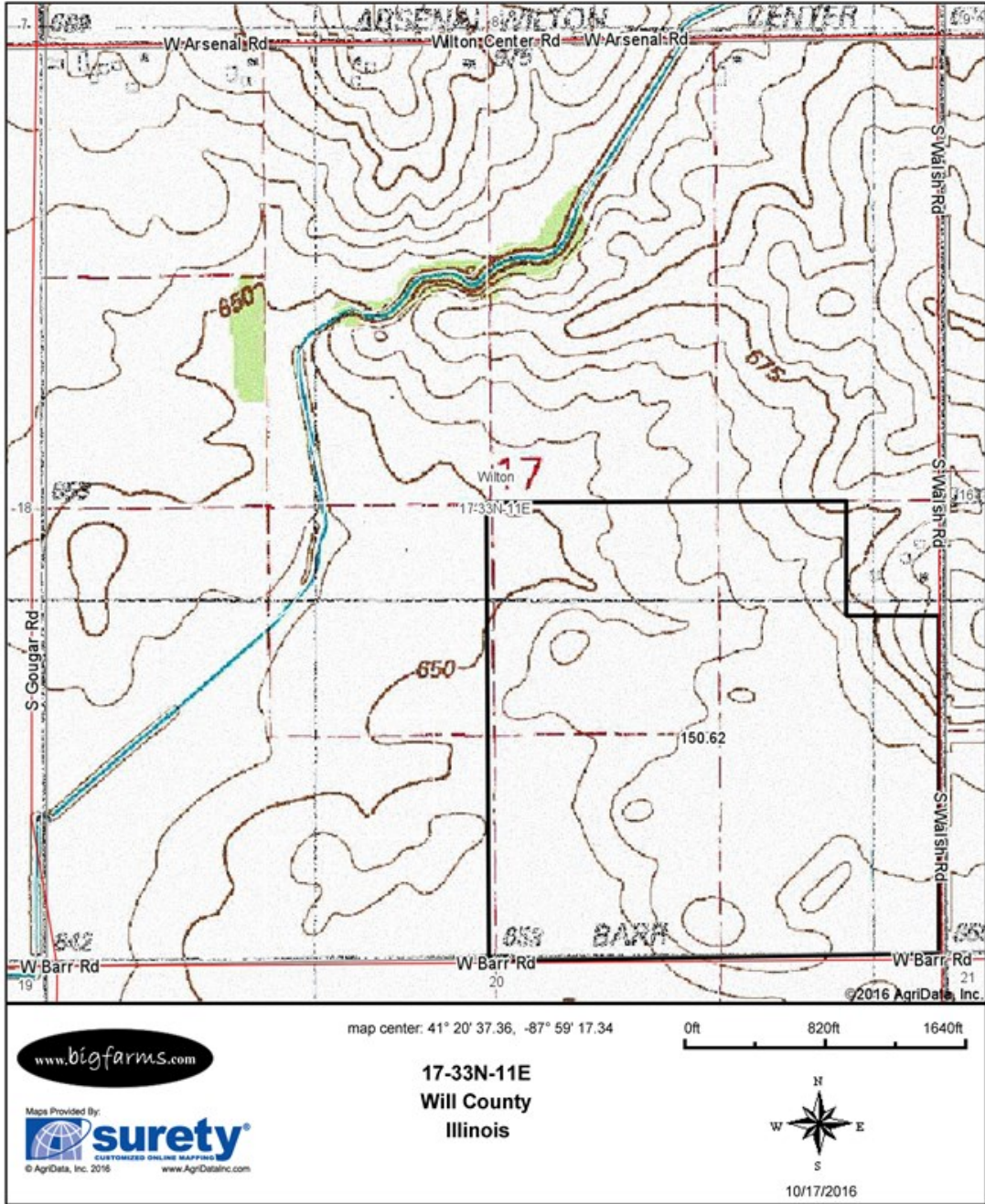
Aerial Map



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 150 ACRES IN WILTON TOWNSHIP, WILL COUNTY

Topography Map



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.

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