

155 Acre Nettle Creek Farm
7210-7676 West Minooka Road
Newark IL 60541



155 ACRE NETTLE CREEK FARM

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Newark IL 60541

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Grundy
Township:	Nettle Creek
Gross Land Area:	155 Acres
Property Type:	Vacant Farmland with PI of 139.9
Possible Uses:	Agriculture Crop Production
Total Investment:	\$1,782,500.00
Unit Price:	\$11,500 per acre
Sold Price:	\$1,697,250
Productivity Index (PI):	139.9
Buildings:	No Buildings



Excellent Class A Farmland in Nettle Creek Township, Grundy County. Productivity Index of 139.9. Farms like this rarely become available to the market. Frontage on Minooka road. Small creek crosses the farm, No buildings.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 155 Acre Nettle Creek Township Farm
Tax ID Number/APN: 01-05-300-015 (68.85 acres)
01-05-400-003 (86.18 acres)
Possible Uses: High quality level farmland that is excellent for production of corn and soybeans or any other crop.
Zoning: Agriculture

AREA & LOCATION

School District: Nettle Creek Grade School District #24
Newark High School District #118
Location Description: Section 5 of Nettle Creek Township in the heart of Grundy County. Excellent farming area.
Site Description: Level to gently rolling class A farmland, small creek runs through the farm.
Side of Street: North side of Minooka road.
Highway Access: Approximately 5.5 miles to Interstate I-80
Road Type: Tar and Chip
Property Visibility: Nearly half a mile of frontage on Minooka Road.

LAND RELATED

Lot Frontage (Feet): Approximately 2243 feet of frontage on Minooka road.
Tillable Acres: FSA records show 151.76 tillable acres.
Corn base 148.1 acres
Base corn yield 150 bushels per acre
The farm is enrolled in ARC-CO
No CRP acres.
Lot Depth: The farm is half mile deep or 2,640 feet.
Buildings: No building included with this farm sale.
Soil Type: The primary soil types are:
152A Drummer silty clay loam
149A Brenton silt loam
541B Graymont silt loam

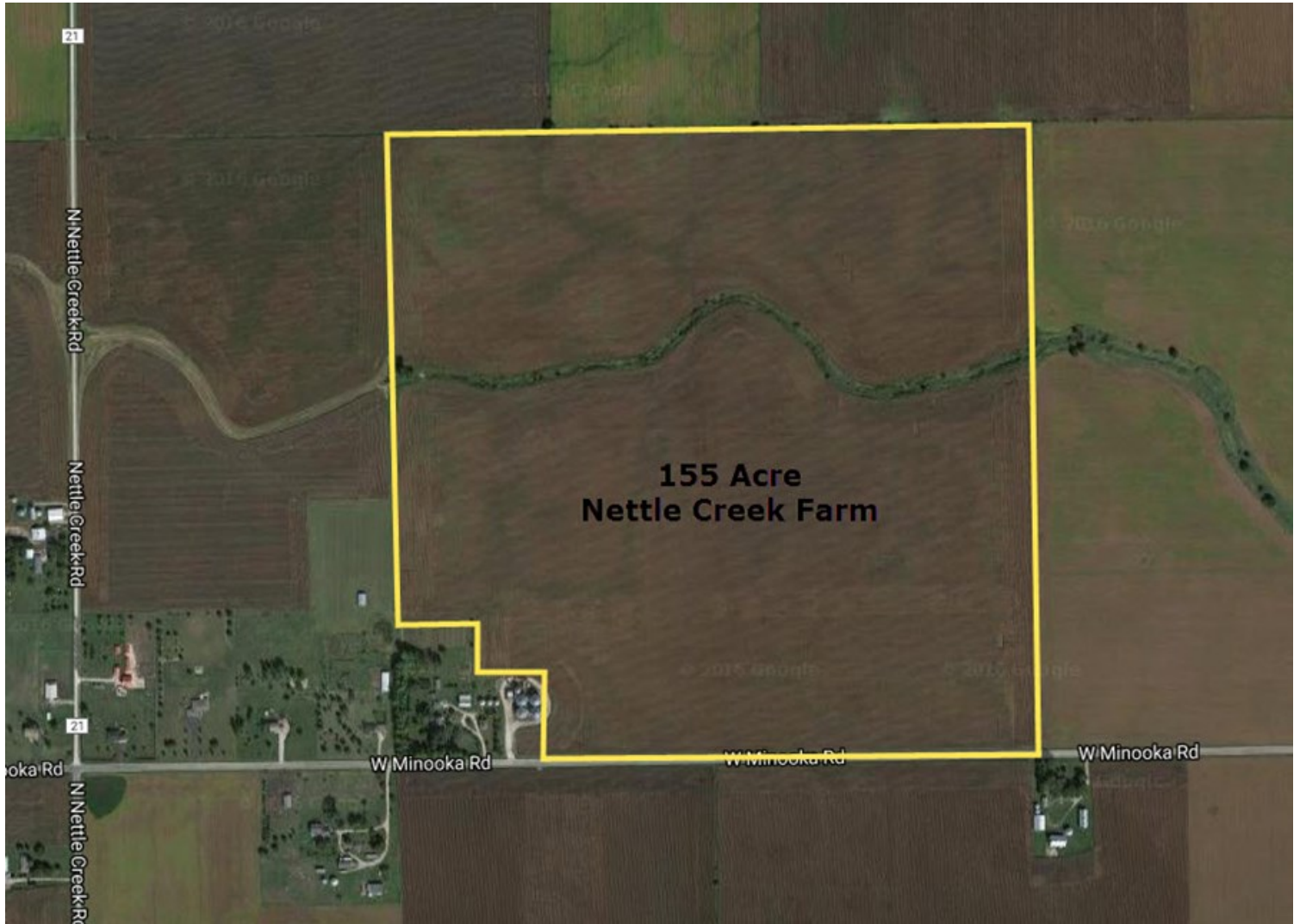
FINANCIALS

Finance Data Year: 2015
Real Estate Taxes: The 2015 real-estate taxes for 2015 and paid in 2016 were \$8,296 or \$53.52 per acre.
Investment Amount: Ownership is asking \$11,500 per acre for a total investment of \$1,782,500.00

LOCATION

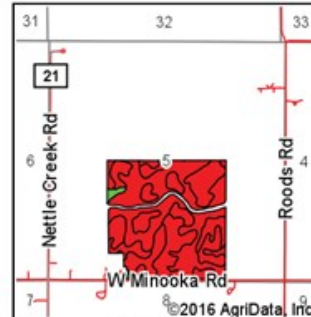
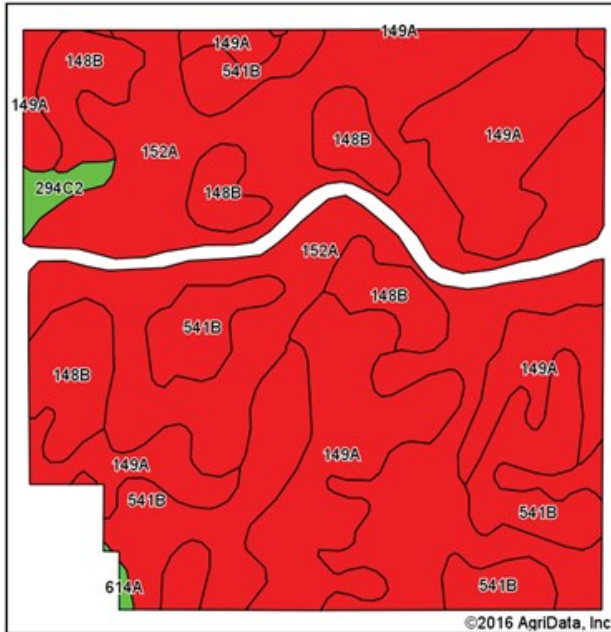
Address: 7210-7676 West Minooka Road
Newark, IL 60541
County: Grundy

AERIAL MAP OF 155 ACRE NETTLE CREEK TOWNSHIP FARM, GRUNDY COUNTY ILLINOIS



SOIL MAP OF 155 ACRE NETTLE CREEK TOWNSHIP FARM, GRUNDY COUNTY ILLINOIS

Soils Map



State: Illinois
 County: Grundy
 Location: 5-34N-6E
 Township: Nettle Creek
 Acres: 152.13
 Date: 9/15/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IL063, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	66.77	43.9%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	39.36	25.9%		195	60	141
**541B	Graymont silt loam, 2 to 5 percent slopes	26.35	17.3%		**181	**56	**133
**148B	Proctor silt loam, 2 to 5 percent slopes	17.88	11.8%		**183	**57	**134
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	1.52	1.0%		**166	**52	**122
614A	Chenoa silty clay loam, 0 to 2 percent slopes	0.25	0.2%		174	57	129
Weighted Average					190.8	60.2	139.9

Area Symbol: IL063, Soil Area Version: 10

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:
<https://www.ideals.illinois.edu/handle/2142/1027/>

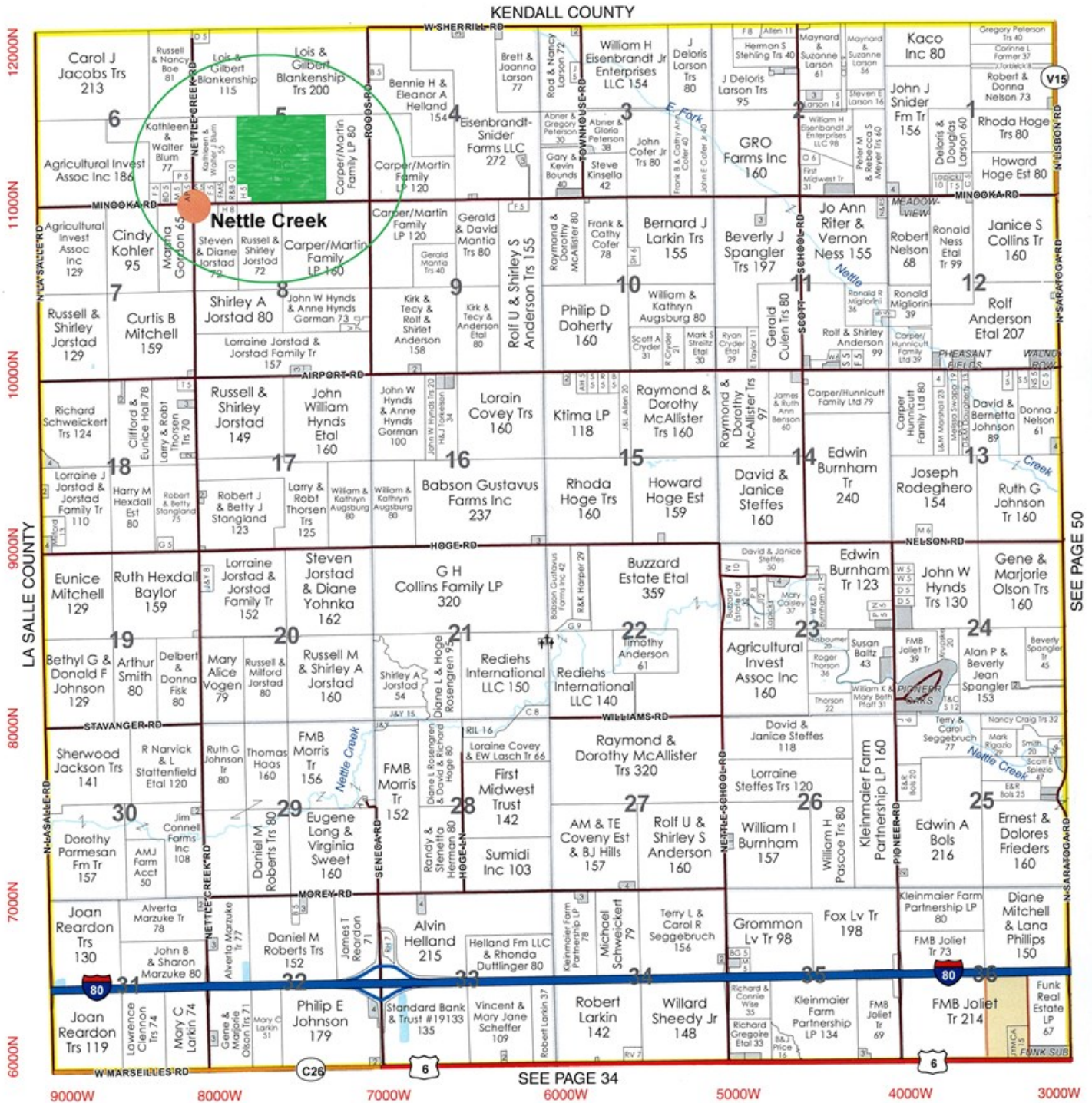
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

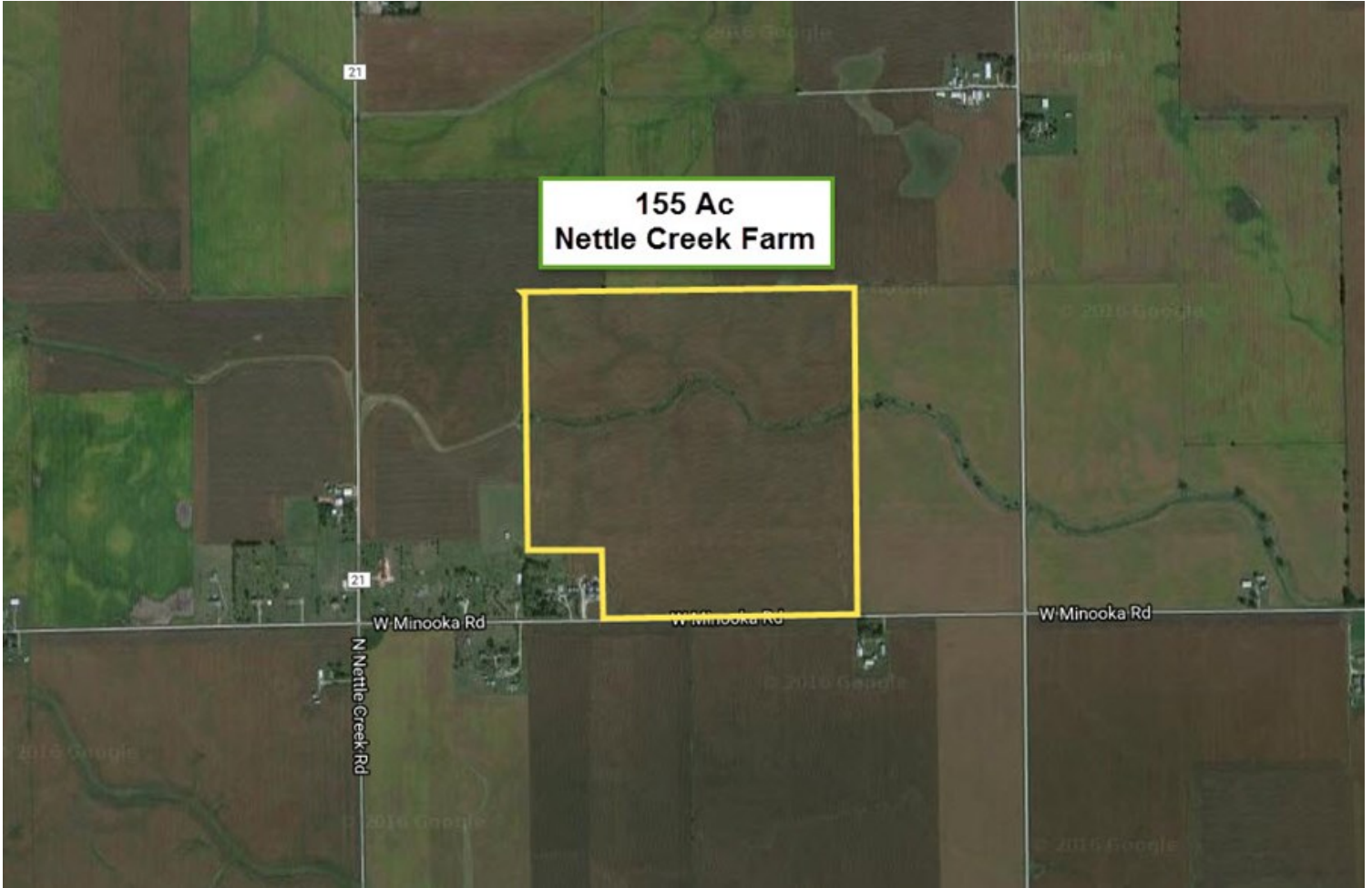
*c: Using Capabilities Class Dominant Condition Aggregation Method

PLAT MAP OF 155 ACRES IN NETTLE CREEK TOWNSHIP, GRUNDY COUNTY ILLINOIS

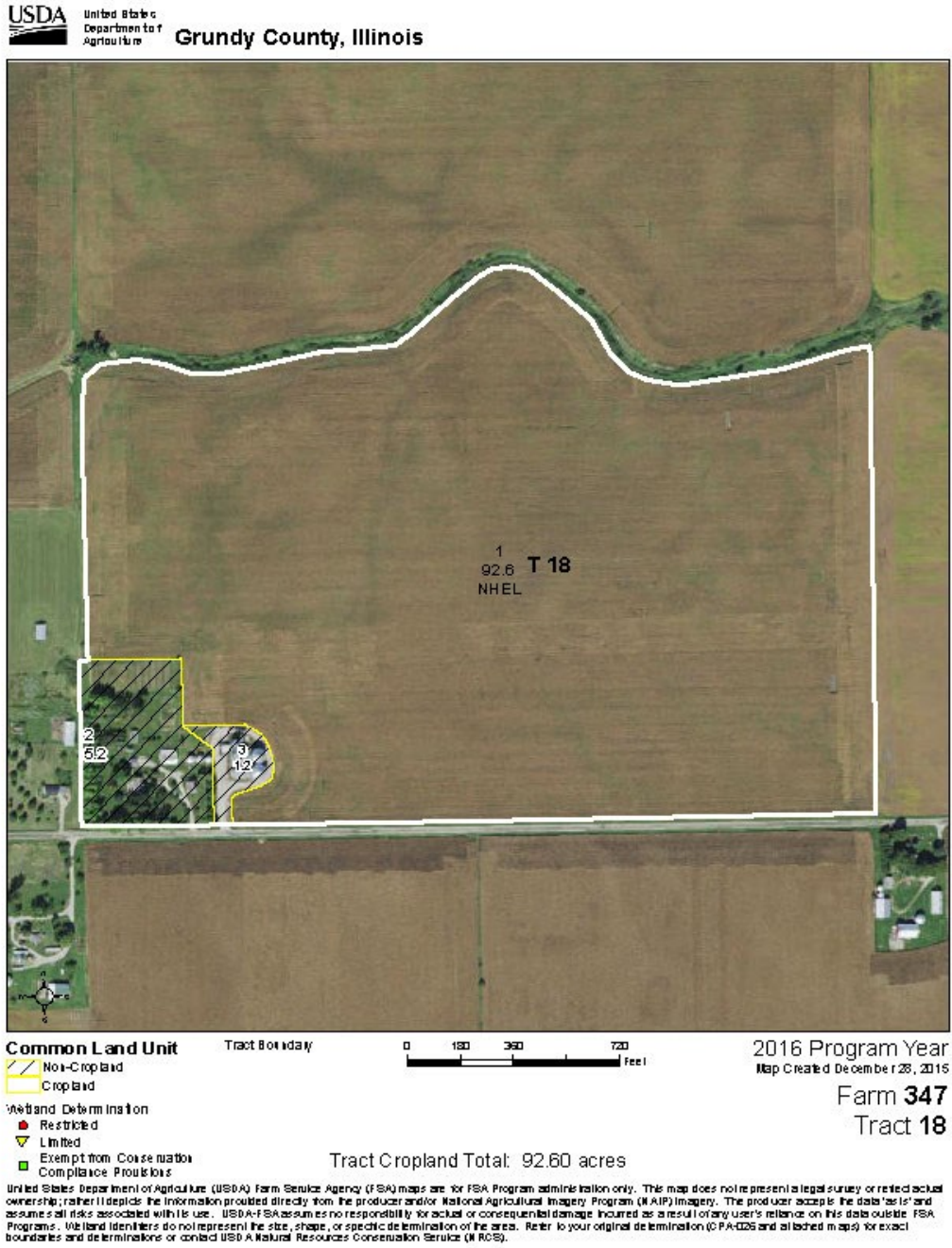
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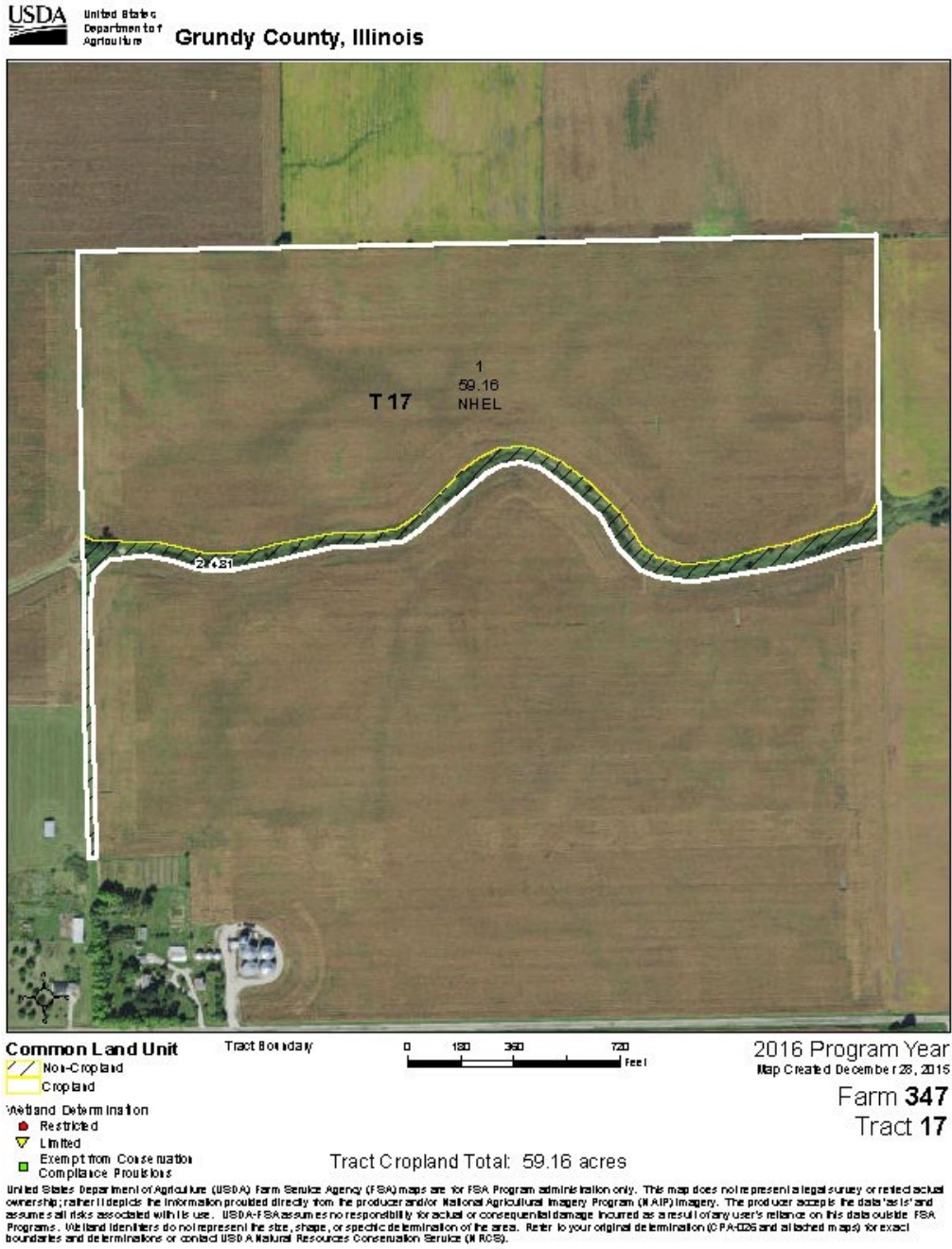
AERIAL MAP 2 OF THE 155 ACRE NETTLE CREEK FARM, GRUNDY COUNTY ILLINOIS



FSA MAP OF 155 ACRES, NETTLE CREEK TOWNSHIP, GRUNDY COUNTY



FSA MAP NETTLE CREEK TOWNSHIP, GRUNDY COUNTY



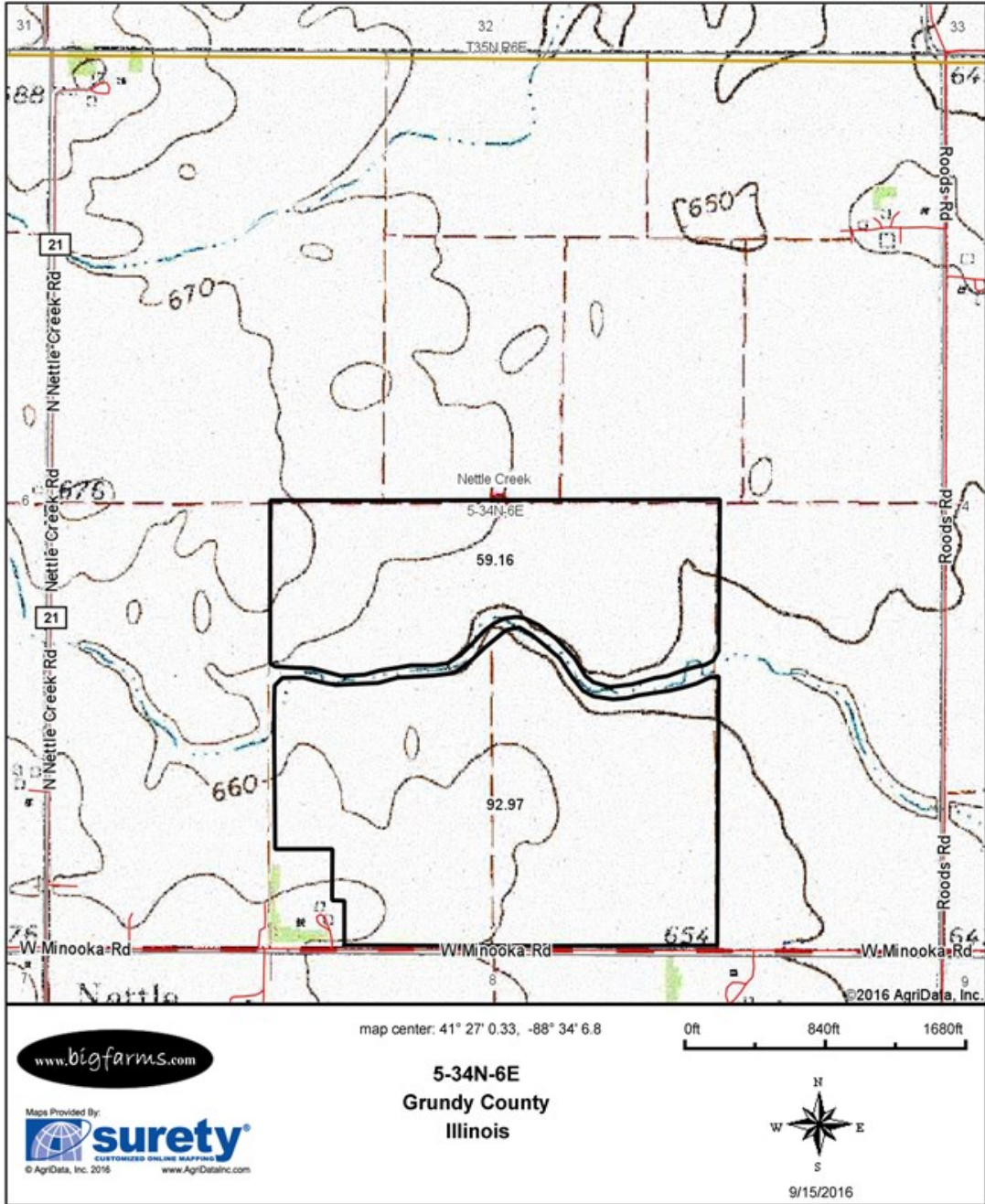
FSA MAP OF 155 ACRES, NETTLE CREEK TOWNSHIP, GRUNDY COUNTY

Aerial Map



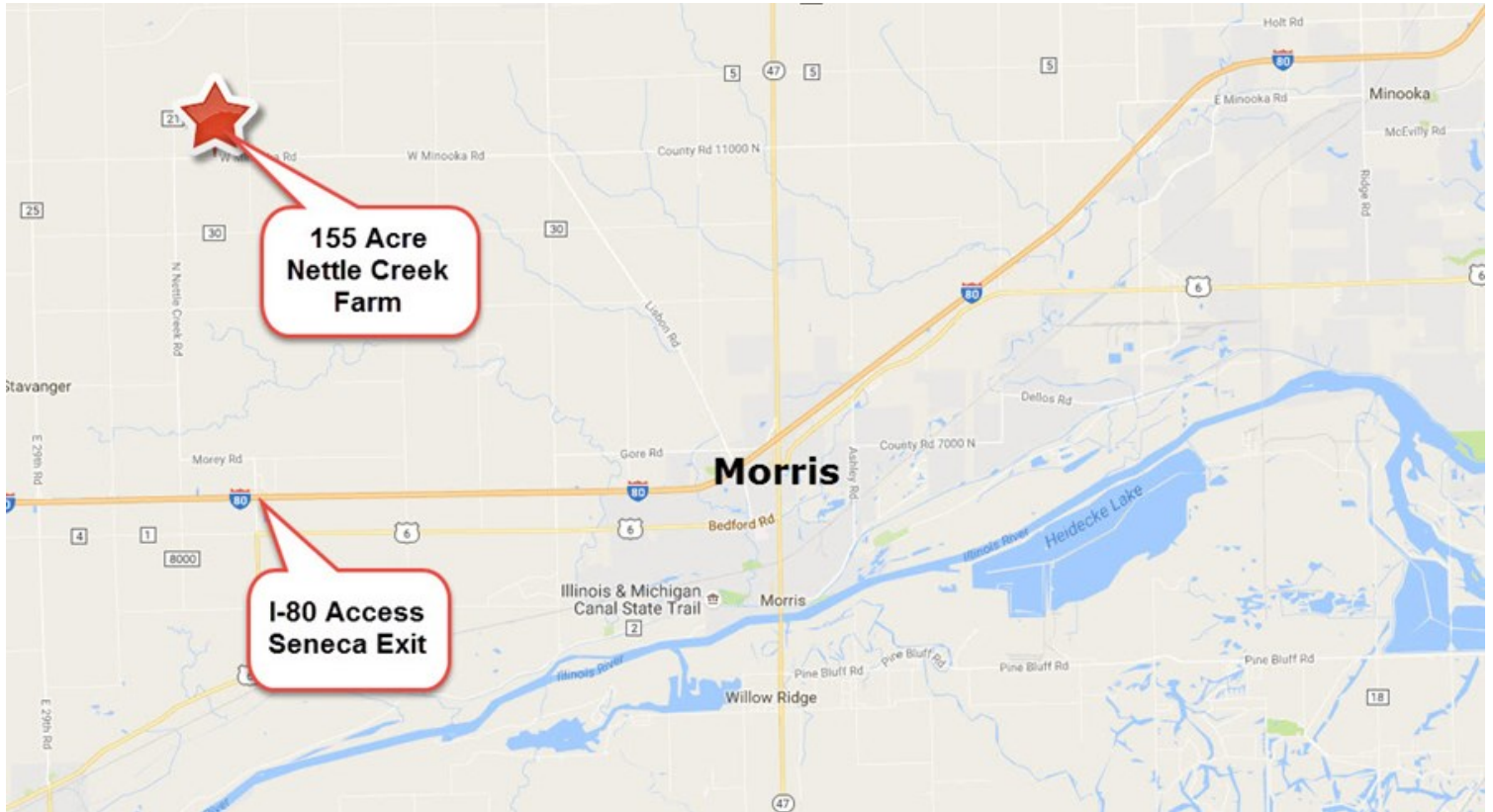
TOPOGRAPHICAL MAP FOR 155 ACRES NETTLE CREEK TOWNSHIP, GRUNDY COUNTY

Topography Map



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

LOCATION MAP FOR 155 ACRES, NETTLE CREEK TOWNSHIP, GRUNDY COUNTY ILLINOIS



MARK GOODWIN 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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