

235 AC KINSMAN FARM

**W. Goodfarm Road
Kinsman IL 60437**

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Grundy
Township:	Highland
Gross Land Area:	235 Total Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,982,171.00
Unit Price:	Parcel 1 \$571,891 or \$7,149/Ac Parcel 2 \$643,480 or \$8,043/Ac Parcel 3 \$796,800 or \$9,960/Ac
Sold Price:	Parcel 1 \$500,000 Parcel 2 \$619,364 Parcel 3 \$703,383
Productivity Index (PI):	Parcel 1 PI is 125.1 , Parcel 2 PI is 125.2, Parcel 3 PI 132.8
Buildings:	No Buildings



Three separate parcels can be purchase as a package or as individual farms. Parcel 1 (80 Ac) with 58 tillable acres, fenced pasture on the balance of the farm. PI 125.1 Parcel 2 (80 Ac) has 70 tillable acres.PI of 125.2 Parcel 3 (75 Ac) with 72 tillable acres. PI is 132.8 Strong productivity for all three farms. Mazon-Kinsman-Verona Grade School and Seneca High School.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 235 Acre Kinsman Farms
Tax ID Number/APN: 10-17-400-002 Parcel 1 (80 Acres)
10-21-100-002 Parcel 2 (80 Acres)
10-21-200-004 Parcel 3 (75 Acres)
Possible Uses: Agriculture Production, farming is the best use of this land.
Zoning: Agriculture

AREA & LOCATION

School District: Seneca High School District #160
Mazon-Verona-Kinsman Grade School District 2C
Location Description: Southeast of Kinsman and west of Verona on Goodfarm Road. Southern part of Grundy County.
Site Description: Parcel 1 has fenced pasture with 58 tillable acres.
Parcel 2 has a large waterway with 70 tillable acres
Parcel 3 has 75 acre with 73 tillable and a high PI.
Highway Access: Approximately 6 miles to Rt. 47.
I-55 at Dwight is approximately 8.8 miles
I-80 at Morris is 23 miles north.
Road Type: Tar & Chip

LAND RELATED

Tillable Acres: Parcel 1 has 80 acres with 57.84 tillable acres
Parcel 2 has 80 acres with 70 tillable acres
Parcel 3 has 75 acres with 71.87 tillable acres
Buildings: No Buildings
Topography: Parcels 1 & 2 are rolling, parcel 3 is flat to gently rolling.
FSA Data: Parcel 1
Corn base of 30.1 acres & yield of 152 bushels per acre
Soybean base of 28.7 acres & yield of 42 bushels per acre
Parcel 2
Corn base of 34.9 acres & yield of 159 bushels per acre
Soybean base of 34.9 acres & yield of 47 bushels per acre
Parcel 3
Corn base of 35.8 acres & yield of 159 bushels per acre
Soybean base of 35.8 acres & yield of 47 bushels per acre
Soil Type: The primary soil types are:
Elliott silt loam 146A
Ashkum silty clay loam 232A
Drummer silty clay loam 152A

FINANCIALS

Finance Data Year: 2016 Taxes paid in 2017
Real Estate Taxes: 10-17-400-002 Parcel 1 (80 Acres) \$1,227 or \$15.34/Ac
10-21-100-002 Parcel 2 (80 Acres) \$1,379 or \$17.24/Ac
10-21-200-004 Parcel 3 (75 Acres) \$2,333 or \$31.11/Ac
Investment Amount: Parcel 1 is offered for \$571,891 or \$7,149/Ac
Parcel 2 is offered for \$643,480 or \$8,043/Ac
Parcel 3 is offered for \$796,800 or \$9,960/Ac

LOCATION

Address: W. Goodfarm Road
Kinsman, IL 60437

County:

Grundy



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

AERIAL MAP OF THE KINSMAN FARMS IN HIGHLAND TOWNSHIP, GRUNDY COUNTY

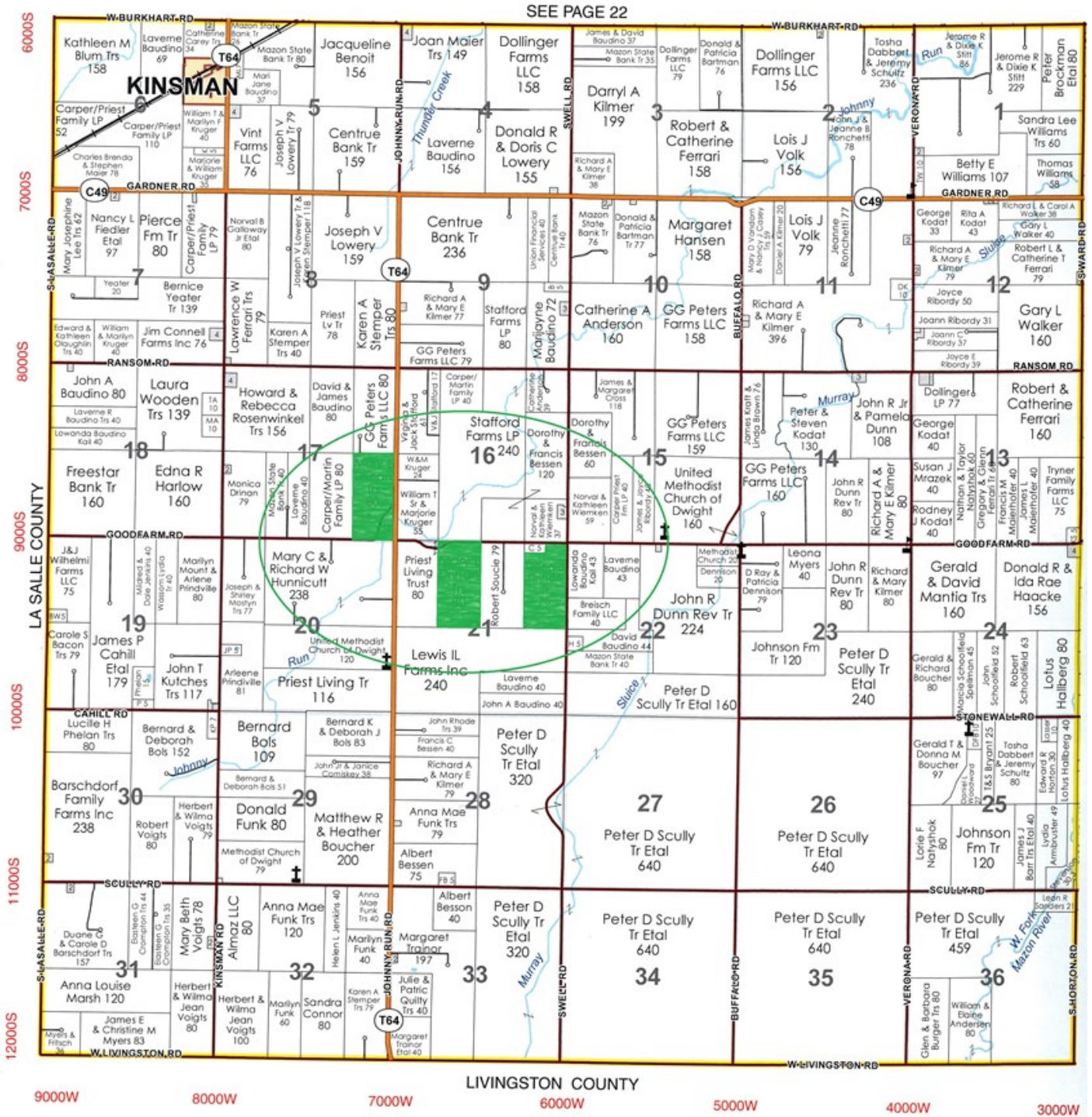


LOCATION MAP OF THE KINSMAN FARMS, HIGHLAND TOWNSHIP, GRUNDY COUNTY

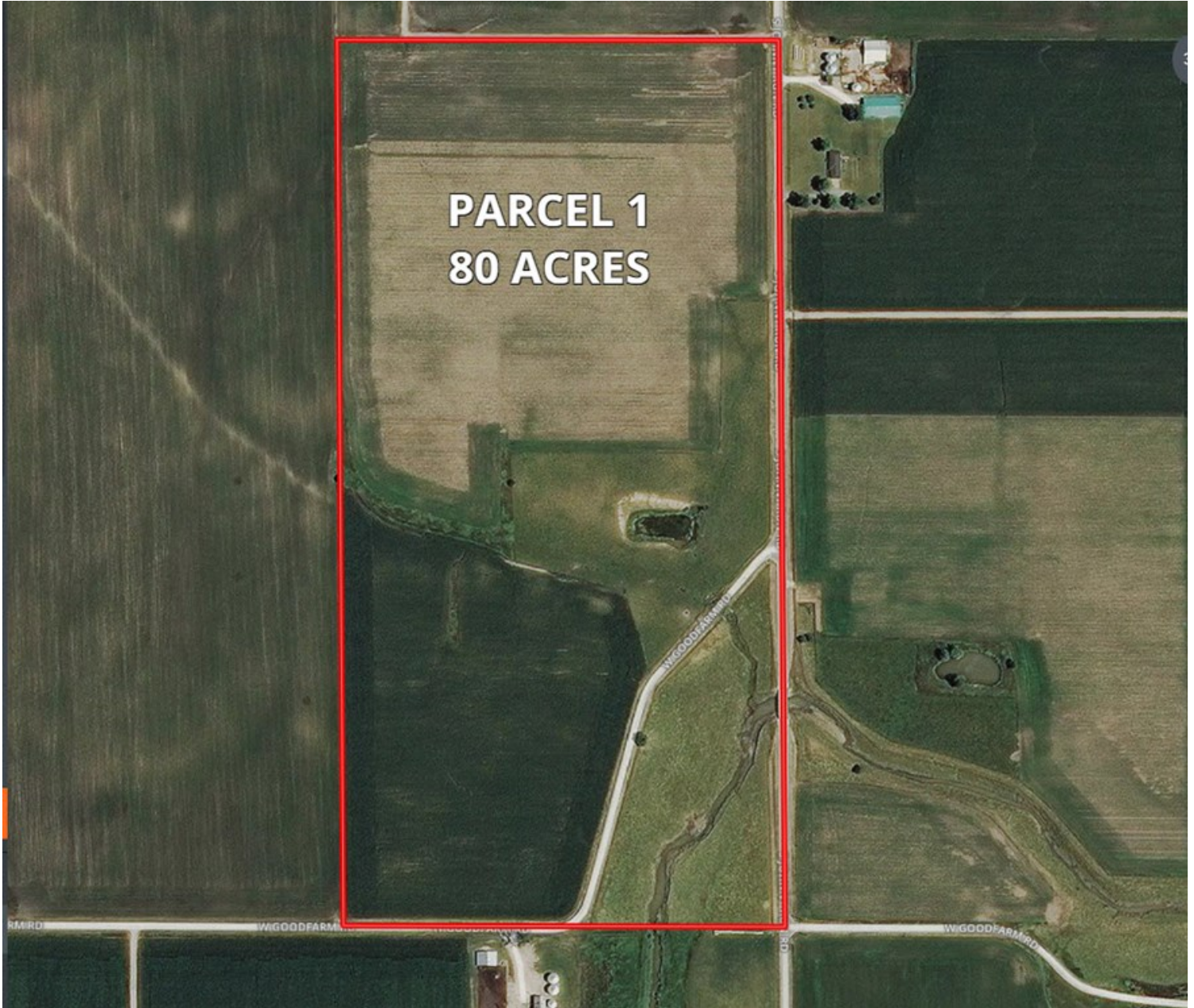


PLAT MAP OF 234 ACRE KINSMAN FARM IN HIGHLAND TOWNSHIP, GRUNDY COUNTY

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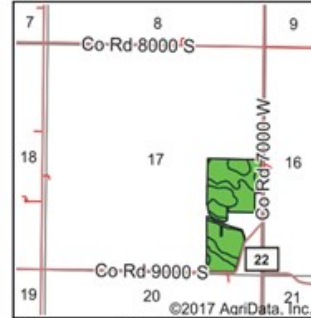


AERIAL MAP OF PARCEL 1, HIGHLAND TOWNSHIP FARM



SOIL MAP FOR THE TILLABLE ACRES OF THE PARCEL 1, HIGHLAND TOWNSHIP FARM

Soils Map



State: **Illinois**
County: **Grundy**
Location: **17-31N-6E**
Township: **Highland**
Acres: **57.58**
Date: **10/8/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: IL063, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	28.29	49.1%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.29	26.6%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	12.75	22.1%		168	55	125
189A	Martinton silt loam, 0 to 2 percent slopes	1.25	2.2%		173	57	130
Weighted Average					167.7	54.8	125.1

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/2142/10277>

** 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 80 ACRE PARCEL 1 HIGHLAND TOWNSHIP

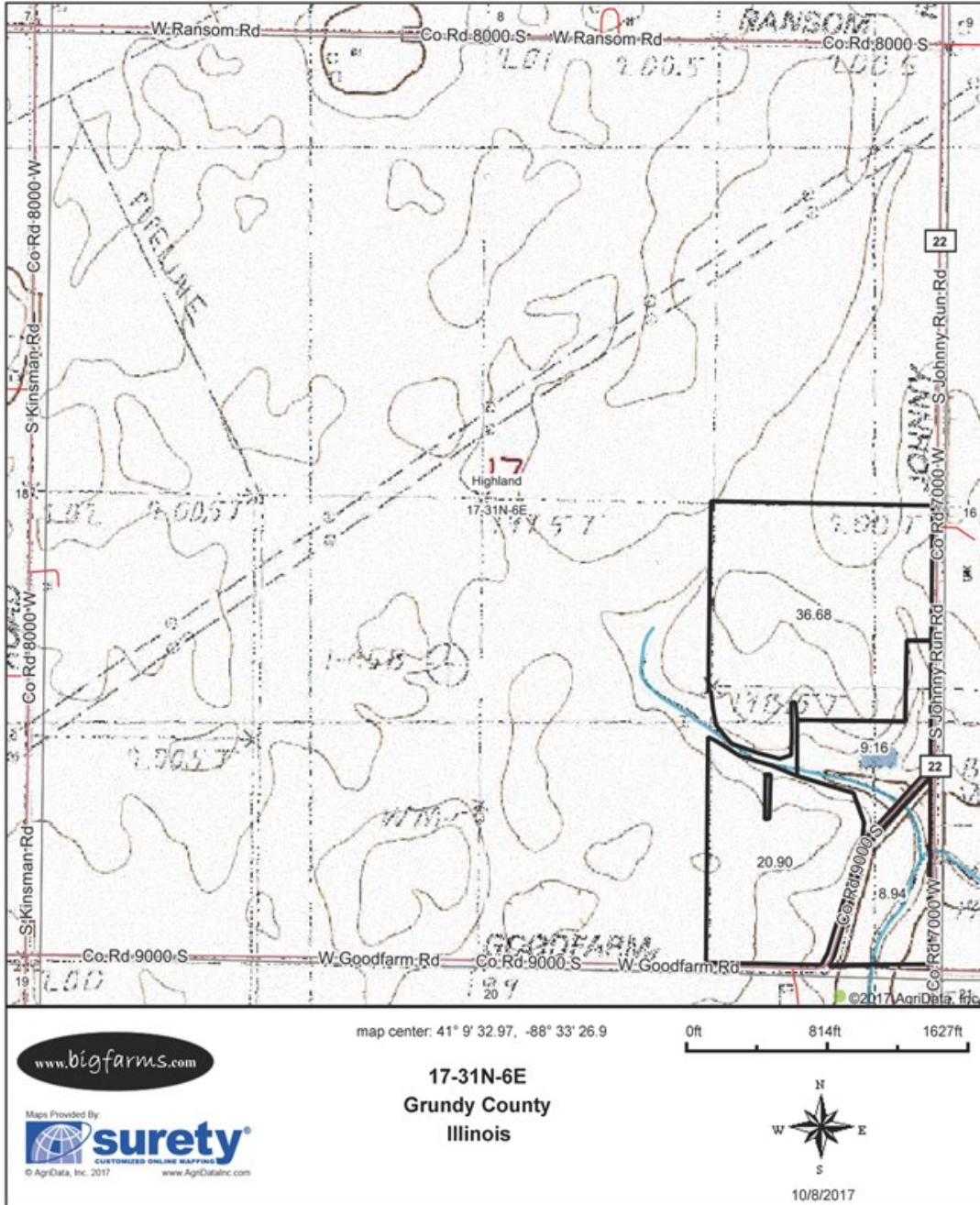
Aerial Map



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

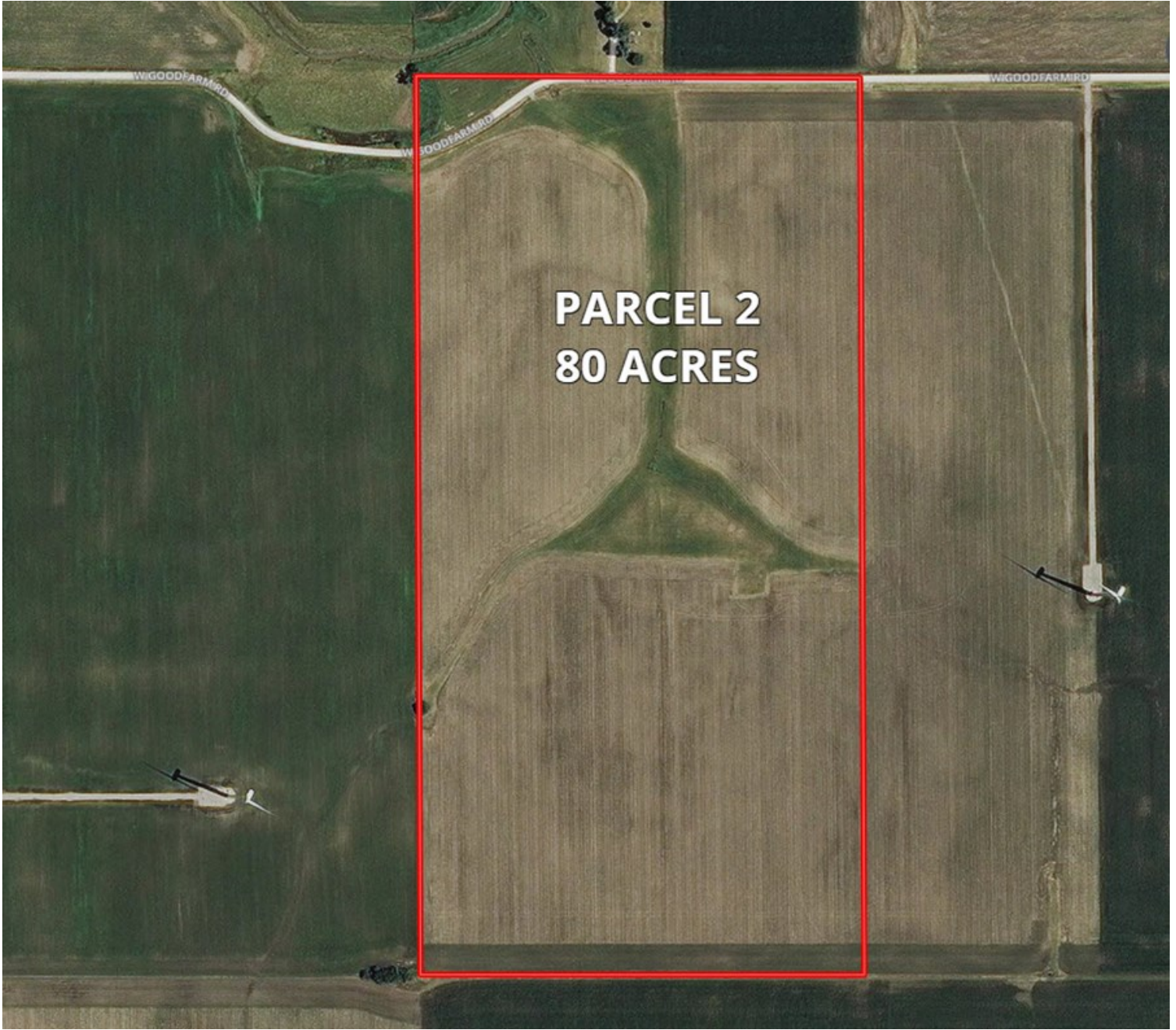
TOPOGRAPHICAL MAP OF 80 ACRE PARCEL 1 HIGHLAND TOWNSHIP

Topography Map



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

AERIAL MAP OF PARCEL 2, 80 ACRES HIGHLAND TOWNSHIP, GRUNDY COUNTY



SOIL MAP PARCEL 2 80 ACRES HIGHLAND TOWNSHIP

Soils Map



State: **Illinois**
County: **Grundy**
Location: **21-31N-6E**
Township: **Highland**
Acres: **70.02**
Date: **10/8/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: IL063, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	32.26	46.1%		168	55	125
69A	Milford silty clay loam, 0 to 2 percent slopes	21.88	31.2%		171	57	128
**223B	Varna silt loam, 2 to 4 percent slopes	9.60	13.7%		**156	**50	**115
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.19	3.1%		170	56	127
293A	Andres silt loam, 0 to 2 percent slopes	1.74	2.5%		184	59	135
189A	Martinton silt loam, 0 to 2 percent slopes	1.64	2.3%		173	57	130
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.71	1.0%		195	63	144
Weighted Average					168.1	55.2	125.2

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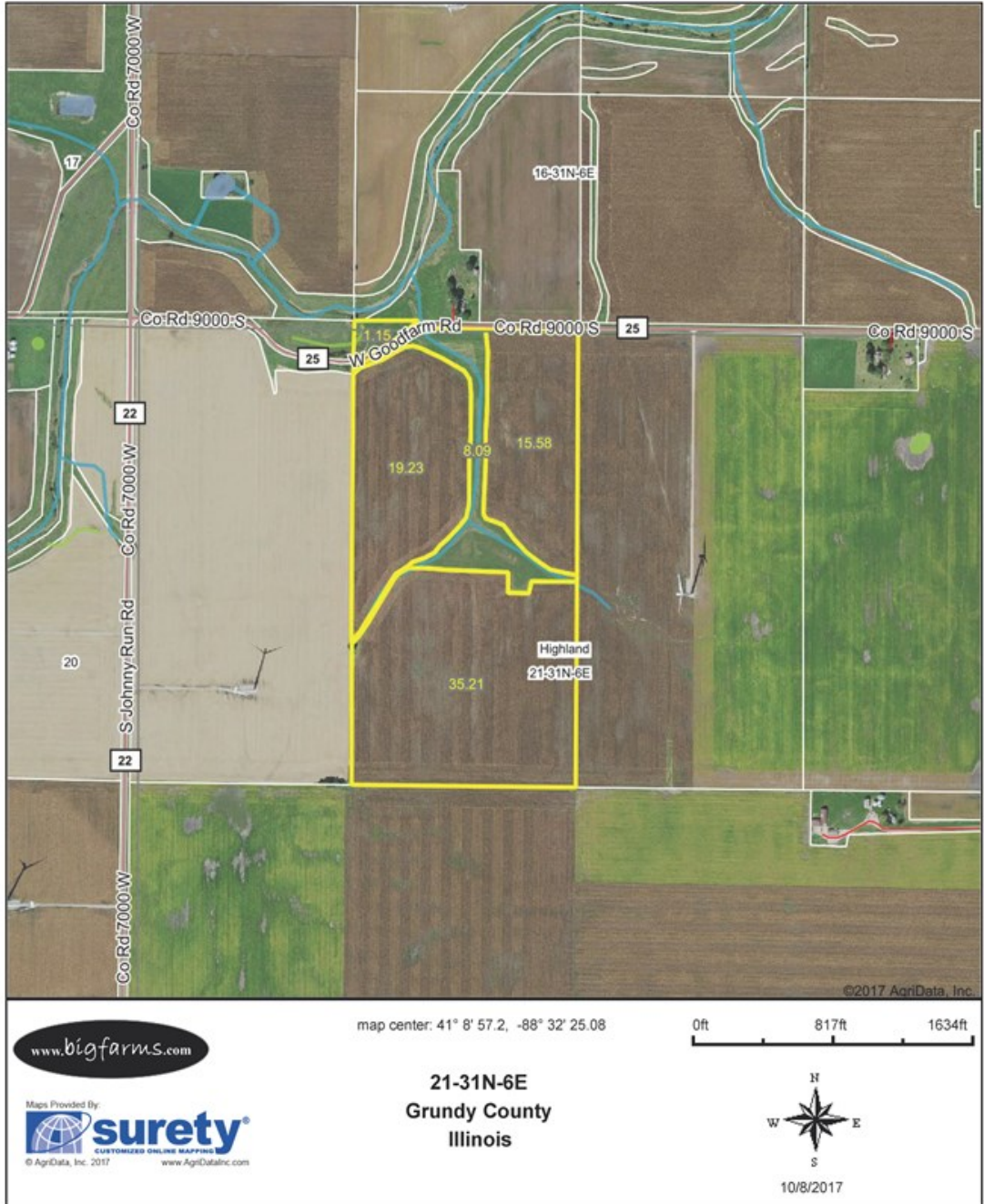
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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 PARCEL 2, 80 ACRES HIGHLAND TOWNSHIP, GRUNDY COUNTY

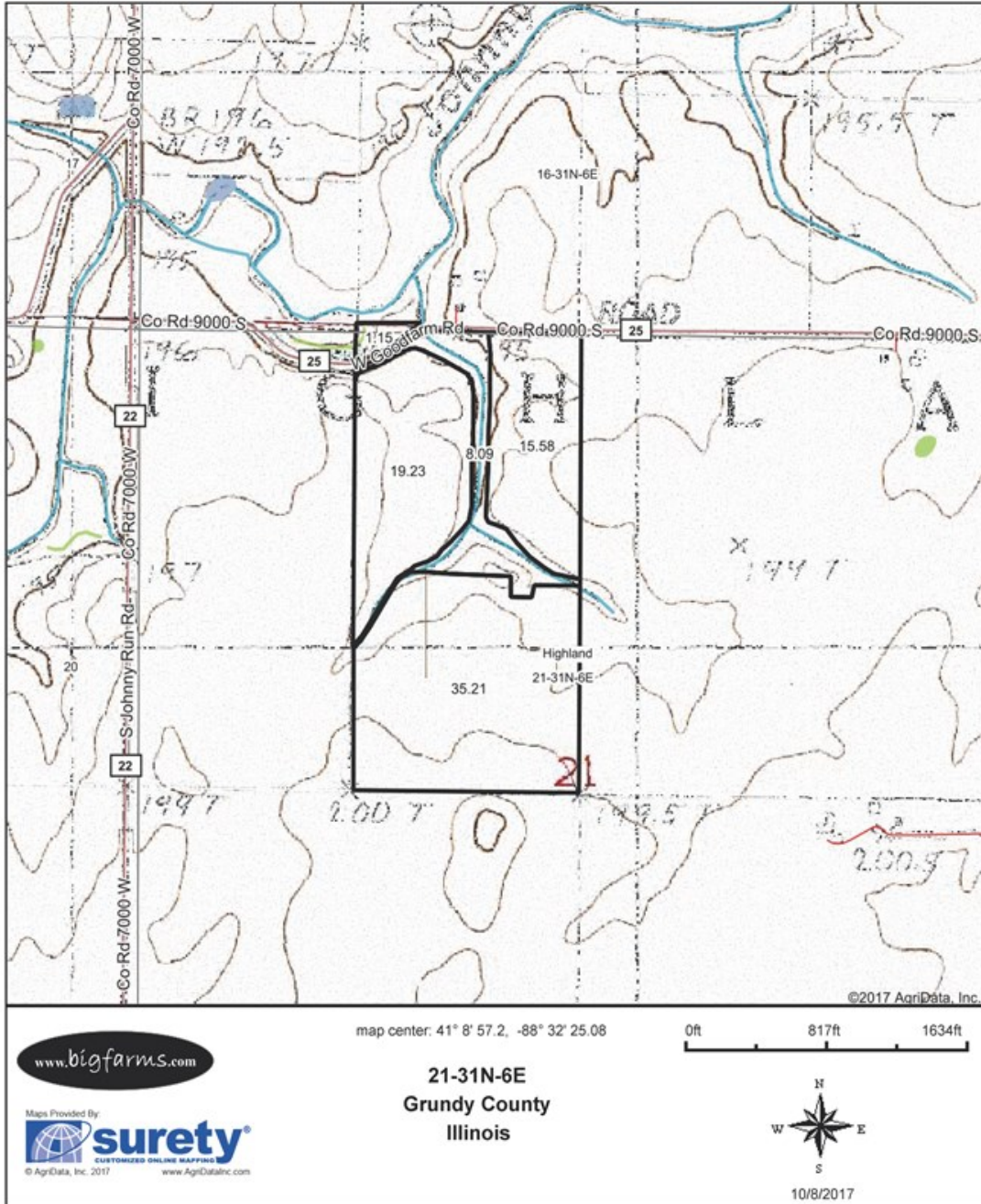
Aerial Map



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

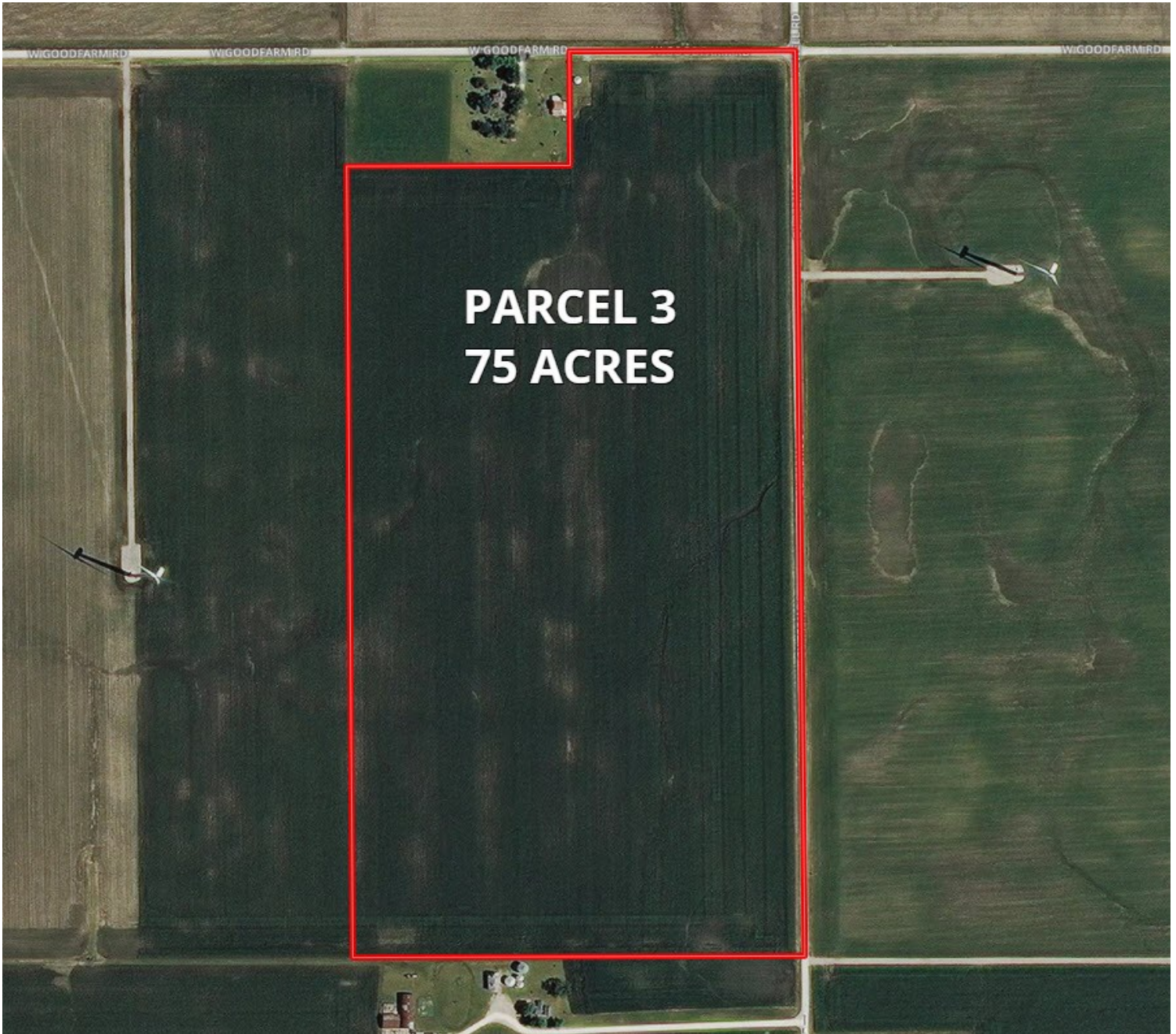
TOPOGRAPHICAL MAP OF PARCEL 2, 80 ACRE HIGHLAND TOWNSHIP

Topography Map



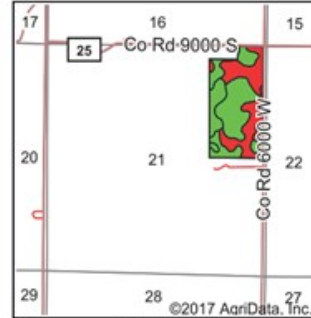
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

AERIAL MAP OF PARCEL 3 75 ACRES HIGHLAND TOWNSHIP



SOIL MAP OF PARCEL 3, 75 ACRES HIGHLAND TOWNSHIP

Soils Map



State: Illinois
County: Grundy
Location: 21-31N-6E
Township: Highland
Acres: 71.87
Date: 10/8/2017



Soils data provided by USDA and NRCS.

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Area Symbol: IL063, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	29.54	41.1%		168	55	125
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.49	36.9%		195	63	144
232A	Ashkum silty clay loam, 0 to 2 percent slopes	8.70	12.1%		170	56	127
189A	Martinton silt loam, 0 to 2 percent slopes	5.30	7.4%		173	57	130
**148B	Proctor silt loam, 2 to 5 percent slopes	1.84	2.6%		**183	**57	**134
Weighted Average					178.9	58.3	132.8

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

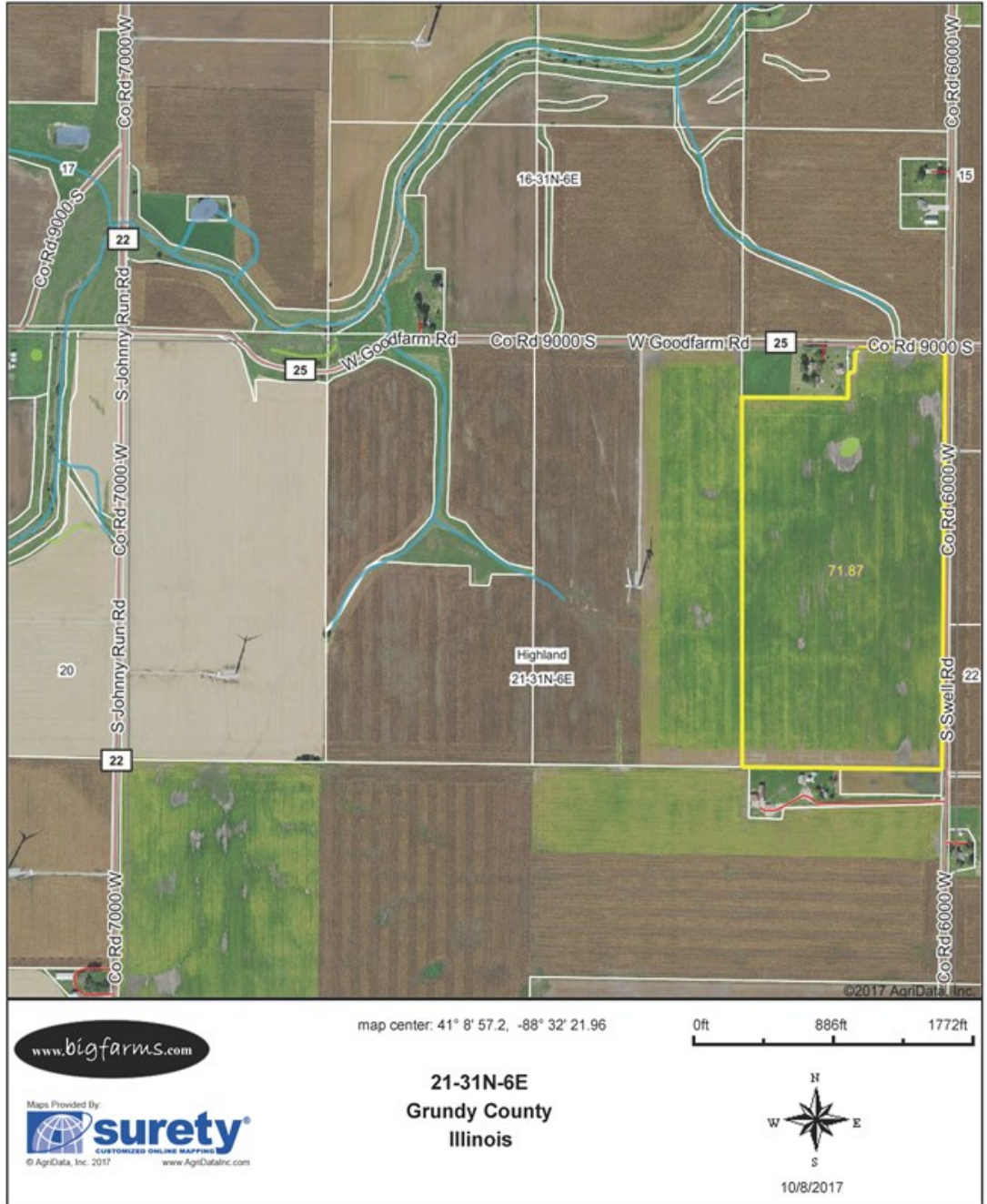
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

FSA MAP OF PARCEL 3, 75 ACRES HIGHLAND TOWNSHIP, GRUNDY COUNTY

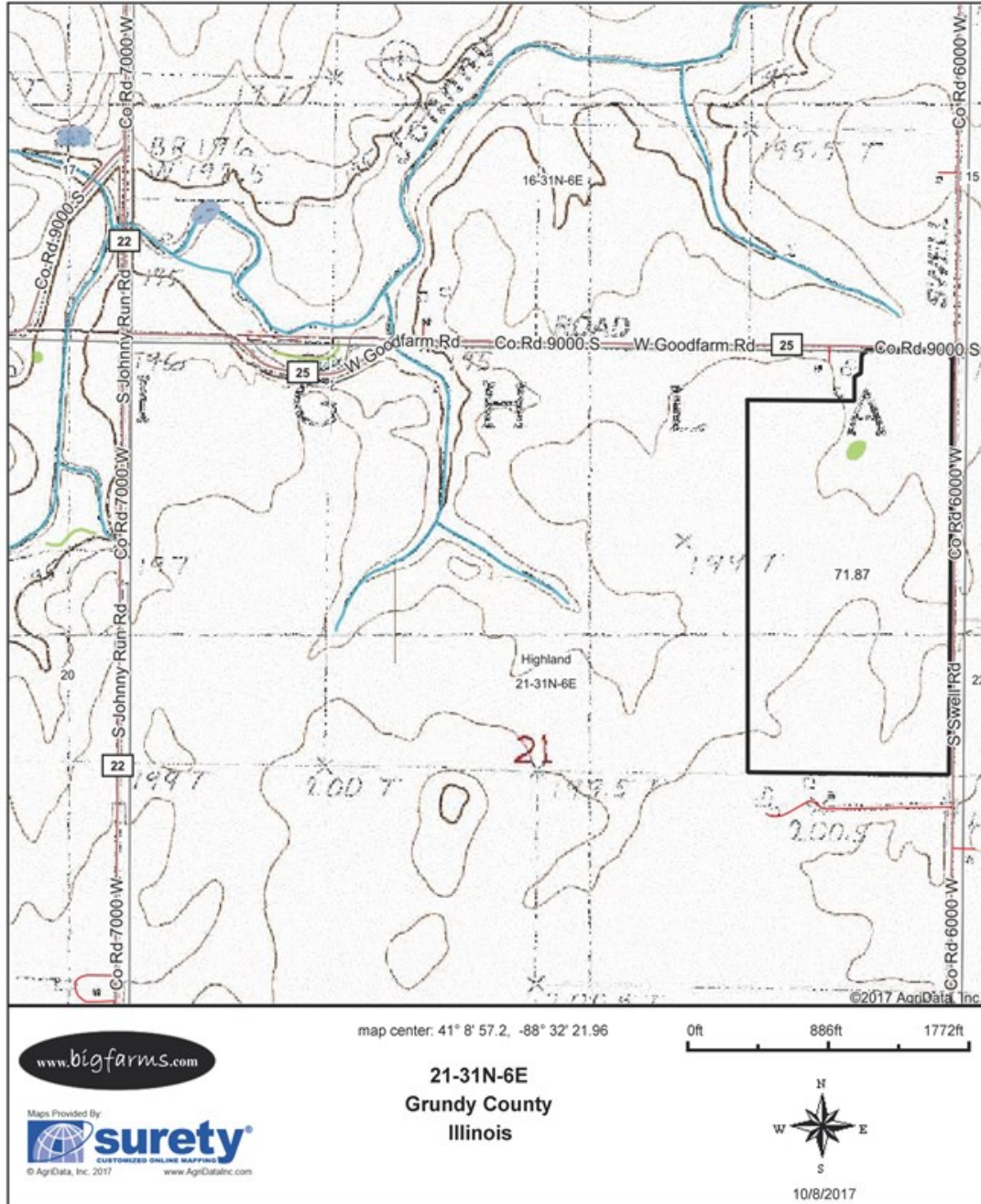
Aerial Map



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 PARCEL 3, 75 ACRE HIGHLAND TOWNSHIP

Topography Map



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

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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