

235 AC KINSMAN FARM

W. Goodfarm Road Kinsman IL 60437

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:	Highland	/
Gross Land Area:	235 Total Acres	- Nucle State
Property Type:	Vacant farmland	Summer
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	L
Sold Price:	Parcel 1 \$500,000 Parcel 2 \$619,364 Parcel 3 \$703,383	20
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. Pl 125.1 Parcel 2 (80 Ac) has 70 tillable acres. Pl of 125.2 Parcel 3 (75 Ac) with 72 tillable acres. Pl 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
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
	Mark Goodwin

www.bigfarms.com

County:



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





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



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

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AERIAL MAP OF PARCEL 1, HIGHLAND TOWNSHIP FARM





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

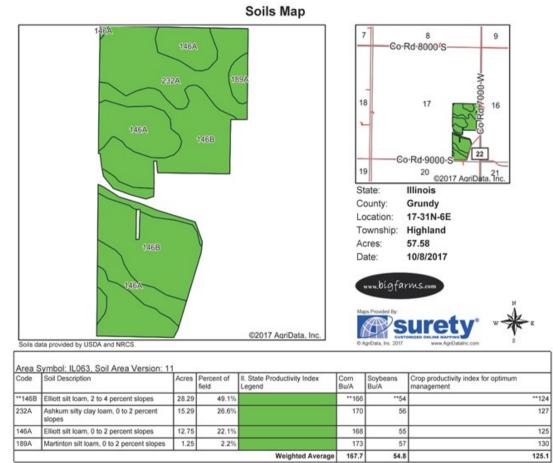


Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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 80 ACRE PARCEL 1 HIGHLAND TOWNSHIP



Aerial Map

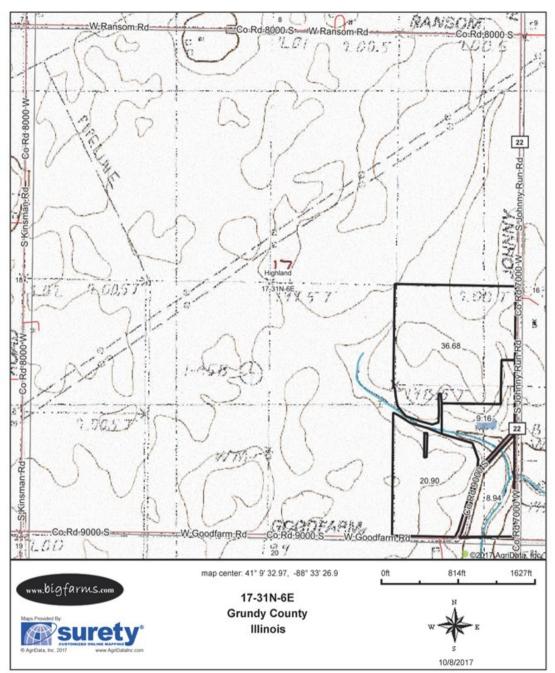
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



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TOPOGRAPHICAL MAP OF 80 ACRE PARCEL 1 HIGHLAND TOWNSHIP



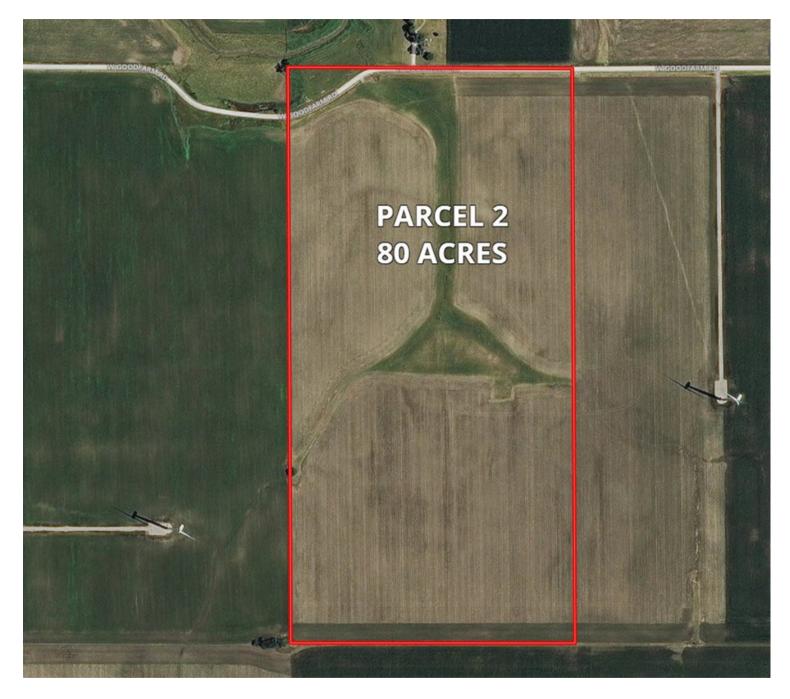
Topography Map

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





SOIL MAP PARCEL 2 80 ACRES HIGHLAND TOWNSHIP



Code	Soil Description	Acres	Percent of field	II. 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 Averag	e 168.1	55.2	125.2

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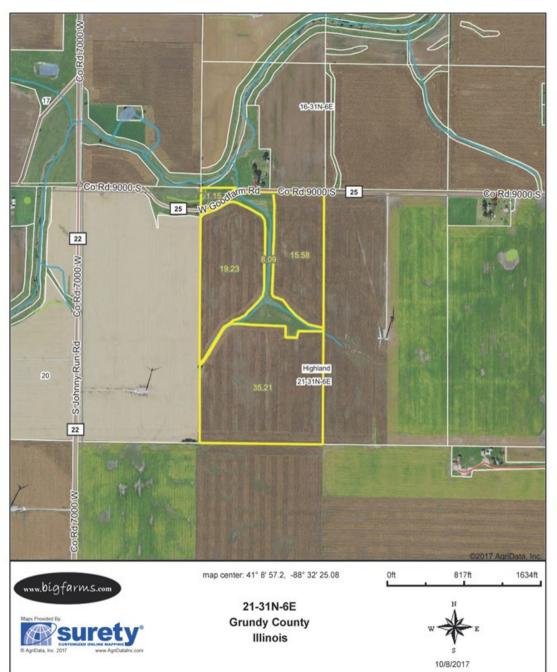
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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



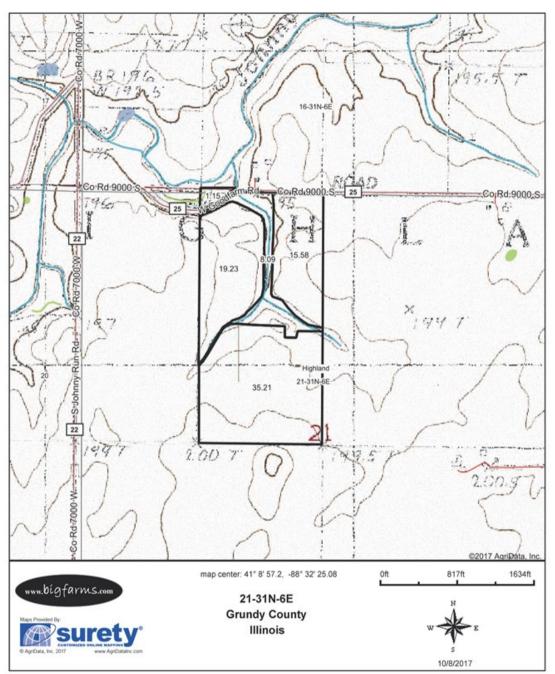
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TOPOGRAPHICAL MAP OF PARCEL 2, 80 ACRE HIGHLAND TOWNSHIP



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

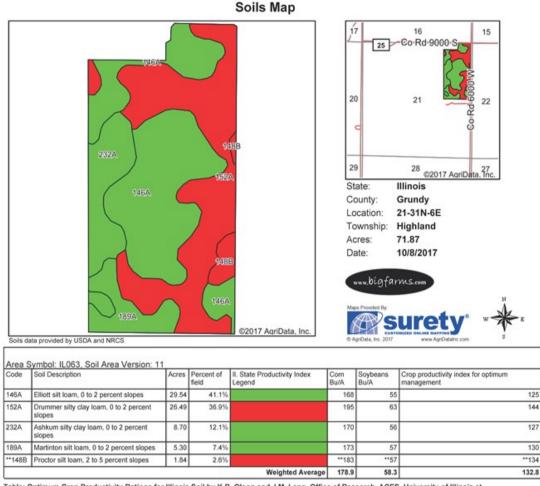


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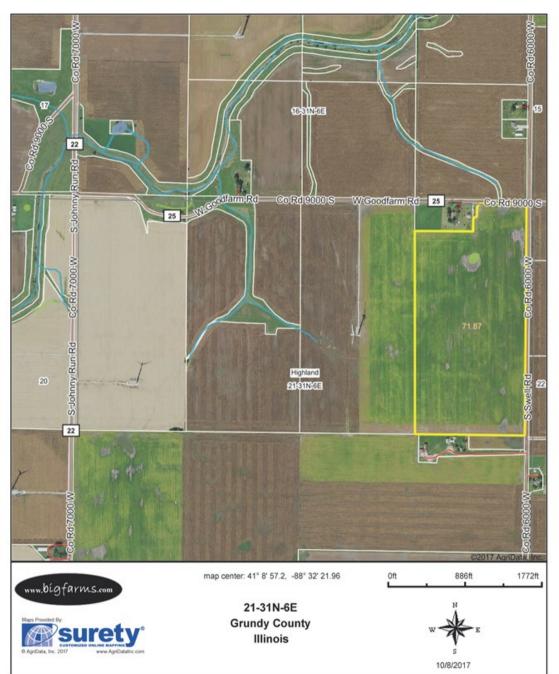
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana

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



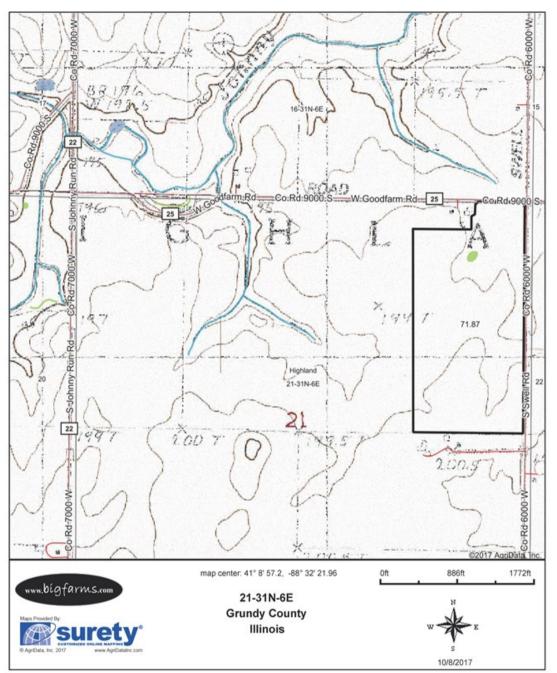
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TOPOGRAPHICAL MAP OF PARCEL 3, 75 ACRE HIGHLAND TOWNSHIP



Topography Map

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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.



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AGENCY DISCLOSURE

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