

40 ACRES COLLINS RD

Collins Road
Oswego IL 60543

For more information contact:

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Godwin & Associates
Real Estate
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County:	Kendall
Township:	Kendall
Property Type:	Farmland
Possible Uses:	Vacant Development Land
Total Investment:	\$636,000
Unit Price:	\$15,900 per Acre
Soil Productivity Index:	137.5
Buildings:	No Buildings
Utilities:	Near by
Zoning:	Agriculture



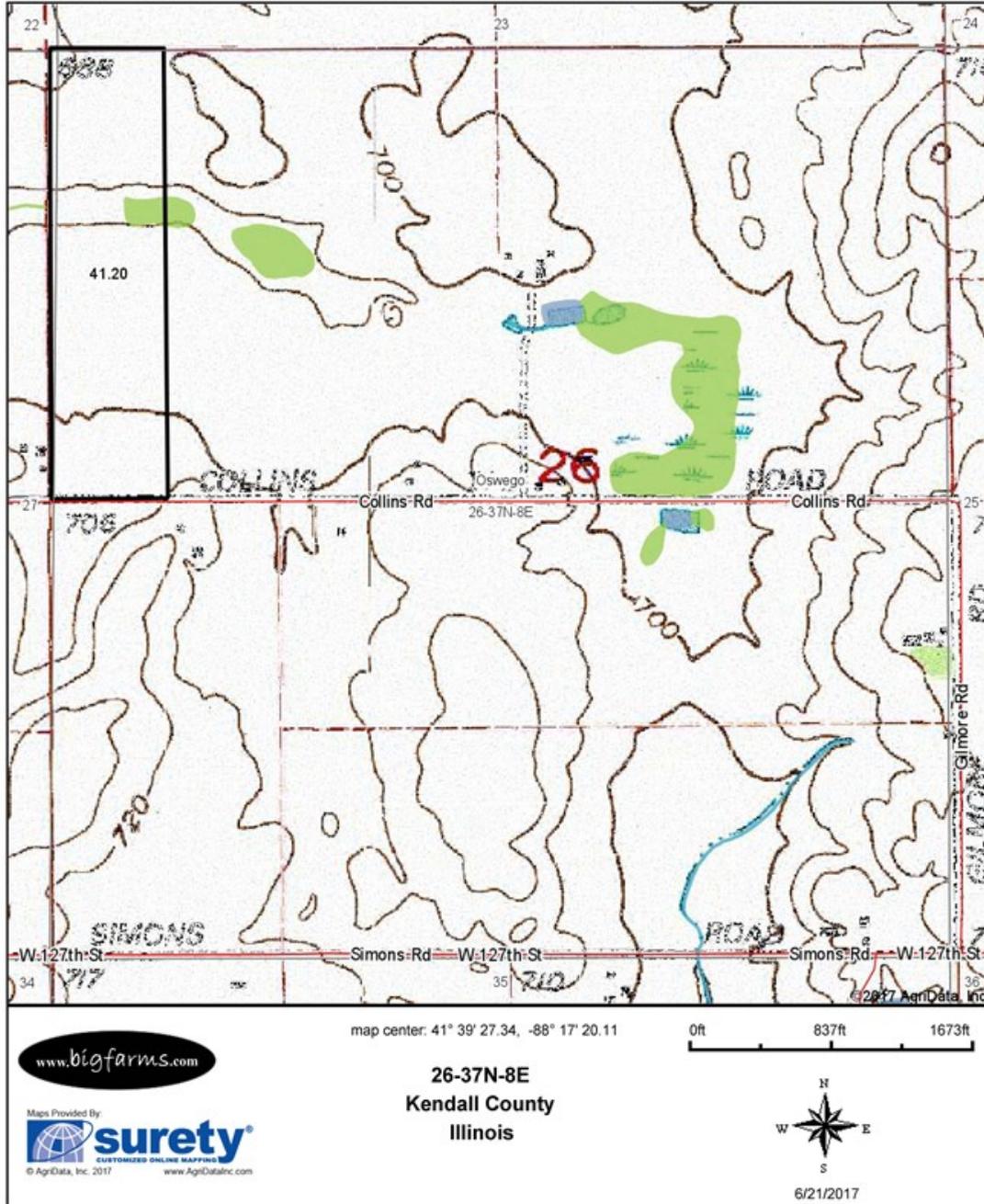
This farm is located just south of Oswego, Illinois on Collins Road. It is a high productivity farm within view of Oswego and has the conveniences of a growing community. Priced to sell, it's an excellent investment while paying an excellent cash rental dividend from the tillable farmland.

COLLINS ROAD AERIAL



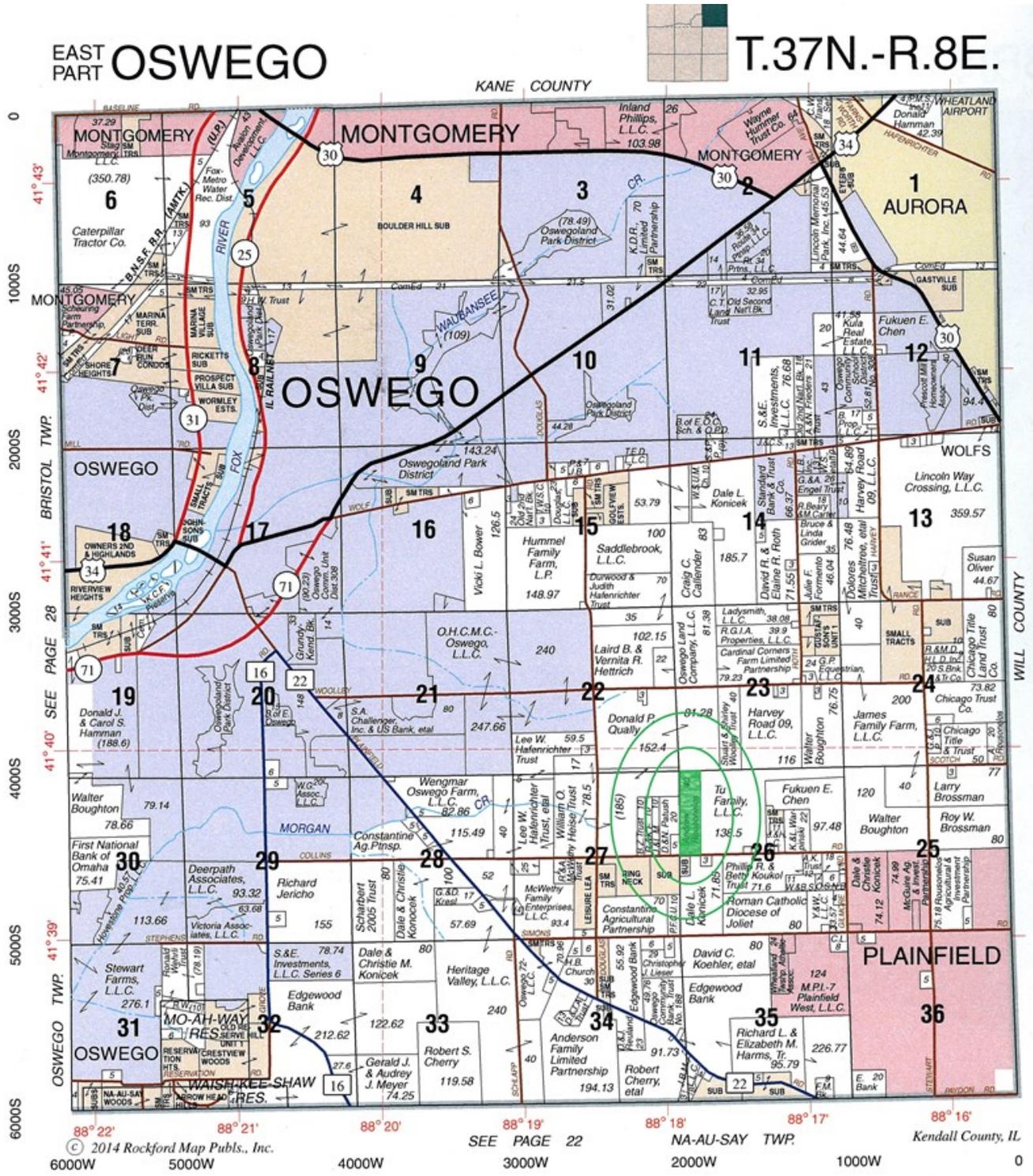
COLLINS TOPO 40 ACRES

Topography Map



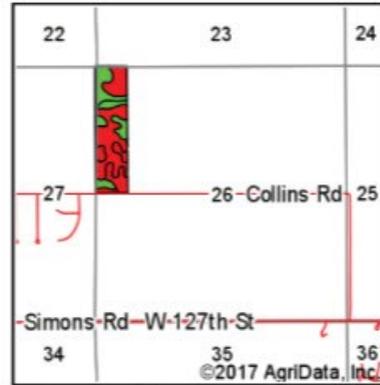
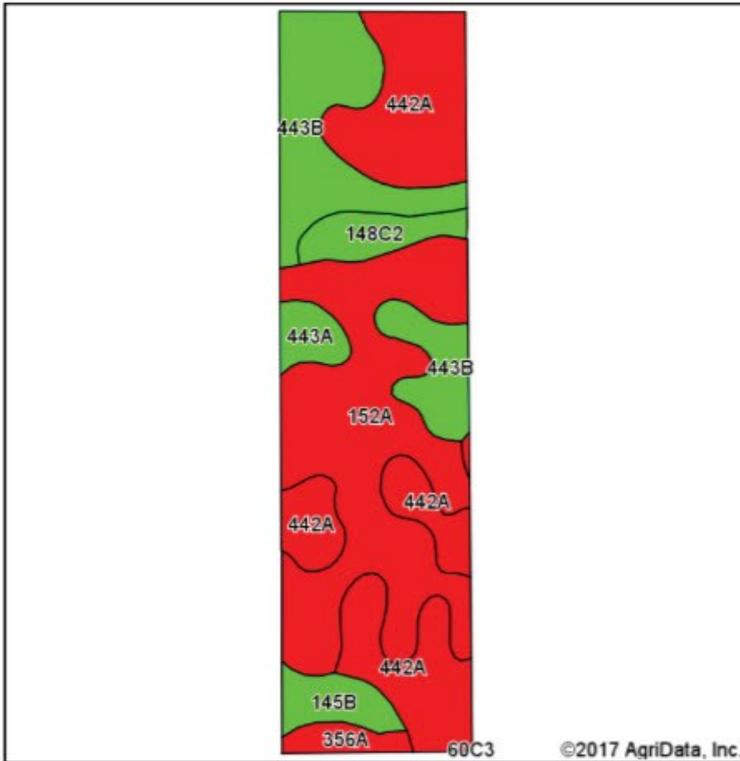
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

COLLINS ROAD 40 AC



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SOIL COLLINS 40 AC



State: **Illinois**
County: **Kendall**
Location: **26-37N-8E**
Township: **Oswego**
Acres: **41.2**
Date: **6/21/2017**



Area Symbol: IL093, Soil Area Version: 12

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	14.88	36.1%		195	63	144
442A	Mundelein silt loam, 0 to 2 percent slopes	12.53	30.4%		188	60	138
**443B	Barrington silt loam, 2 to 4 percent slopes	8.24	20.0%		**174	**56	**129
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	1.82	4.4%		**172	**54	**126
**145B	Saybrook silt loam, 2 to 5 percent slopes	1.65	4.0%		**177	**56	**131
443A	Barrington silt loam, 0 to 2 percent slopes	1.13	2.7%		176	57	130
356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.95	2.3%		195	63	144
Weighted Average					186.4	59.8	137.5

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

FSA COLLINS 40 AC

Aerial 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

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



GOODWIN & ASSOCIATES REAL ESTATE, LLC

Goodwin & Associates Real Estate, LLC was established in 1996 as a land brokerage company. We specialize in farmland sales and marketing. We also offer brokerage services with industrial land, commercial land, residential development land and retail development land.

Goodwin & Associates Real Estate, LLC is based in Will County, but has effectively marketed and brokered properties from Metropolis Illinois to Grayslake Illinois. We are a full-service brokerage firm ready to help our clients with solutions to their issues, based on our years of experience.



*Goodwin & Associates
Real Estate, L.L.C.*

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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