

42 Ac Testin Farm Bureau County
17945-18249 County Rd 575E
Sheffield IL 61361



42 AC TESTIN FARM BUREAU COUNTY

17945-18249 County Rd 575E
Sheffield IL 61361

For more information contact:

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



County:	Bureau
Township:	Mineral Township
Gross Land Area:	42.67 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture grain production
Total Investment:	\$362,695
Unit Price:	\$8,500 per acre
Soil Productivity Index:	130.9
Buildings:	No Buildings



42.67 acres of high quality farmland in Bureau County just north of Sheffield and east of Mineral. Access to I-80 is only 5 miles SE of the farm at Rt 40. The farm is found in section 1 of Mineral Townships. No buildings, PI of 130.1. Farm is currently cash rented for the 2017 crop year. Current tenant is interested in leasing the farm from the new owner. There is an additional 87 acres half a mile north on the west side of 575 Road. The farm is adjacent to the Hennepin Canal & Parkway State Trail. Fertility levels are good, maps are available from listing broker. Lime was applied in fall of 2013.

Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 42 Acre Testin Farm, Bureau County Illinois
Tax ID Number/APN: 13-01-200-004 Mineral Township 42.37 acres of 69.03 acre tax ID#
Possible Uses: Agriculture grain production
Sale Terms: Sellers are looking for a cash sale

AREA & LOCATION

School District: Bureau Valley Unit School District #340
Location Description: The farm is located approximately 5 miles NW of the Rt 40 & I-80 Interchange. The farm is in Mineral Townships. Seller has an additional 87 acres available in Gold Township about half a mile north.
Site Description: High quality farmland in Bureau County. Good road frontage on County road 575E. The farm also has access and frontage on the Hennepin Canal State Park and Parkway State Trail.
Highway Access: Approximately 5 miles to I-80 access.
Road Type: Tar & chip
Property Visibility: Excellent road frontage and visibility.
Largest Nearby Street: Rt 40 to the east and Rt. 34 to the south.

LAND RELATED

Yield History:
Year Corn Yield Soybean yield
2013 193 bu/ac N/A
2014 174 bu/ac N/A
2015 186 bu/ac 55 bu/ac
2016 209 bu/ac 66 bu/ac
Yield history is for the entire 228 acres.
Tillable Acres: Parcel One has 41.26 tillable acres
Corn base yield of 145
Soybean base yield of 46
The farm is enrolled in the ARC-Co USDA farm program
Buildings: No buildings
Topography: Level farmland
Soil Type: The primary soil types found on this farm are:
Selma loam (125A)
Plano silt loam (199B)
Harpster silty clay loam (67A)
The farms overall Productivity index (PI) is 130.1

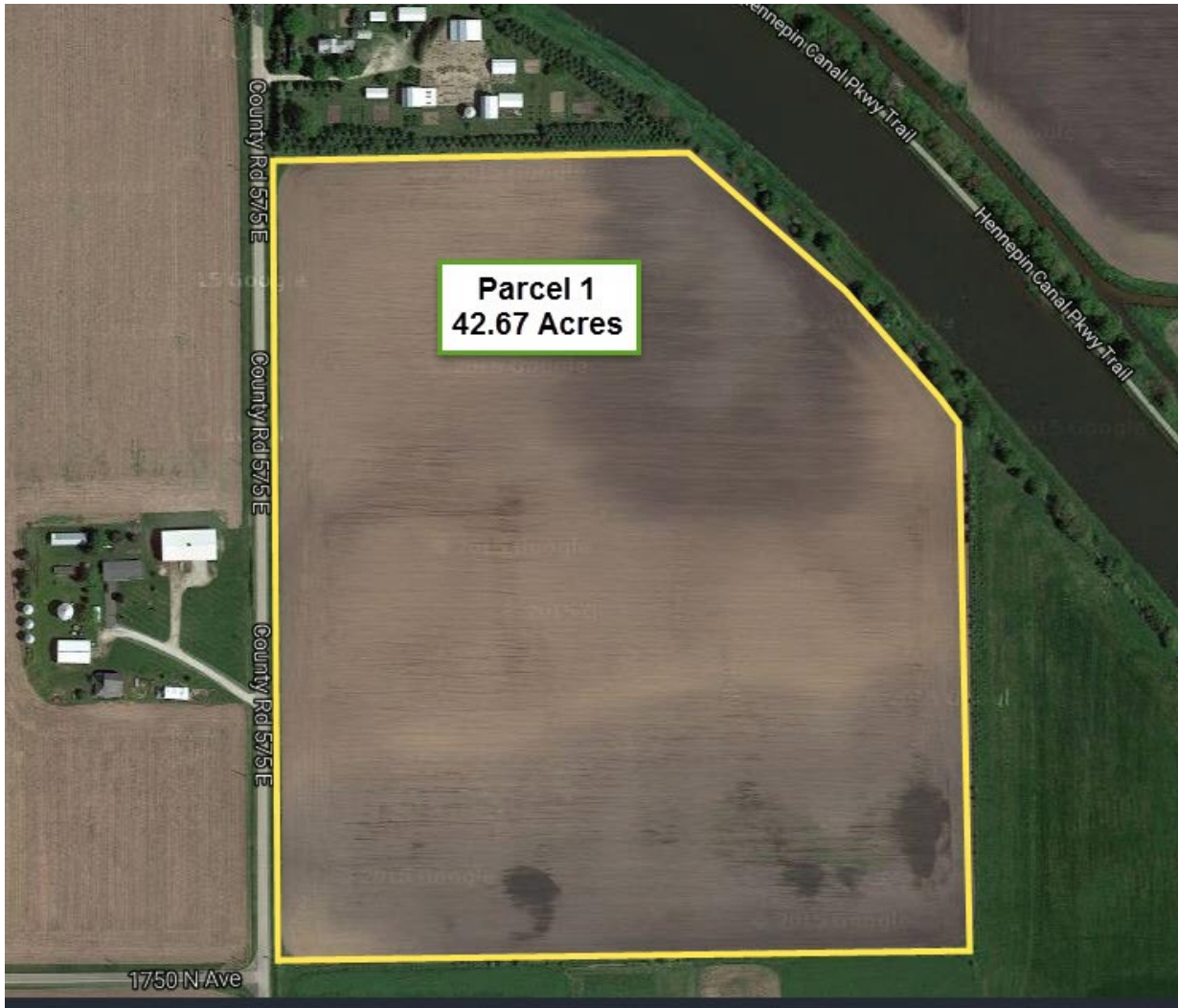
FINANCIALS

Finance Data Year: 2015 Tax year
Real Estate Taxes: 13-01-200-004 Mineral Township with 69.03 acres \$2,093 or \$33.32 per acre.
Investment Amount: The farm is being offered at \$8,900 per acre for a total investment of \$379,763.00

LOCATION

Address: 17945-18249 County road 575 E
Sheffield, IL 61361
County: Bureau County Illinois

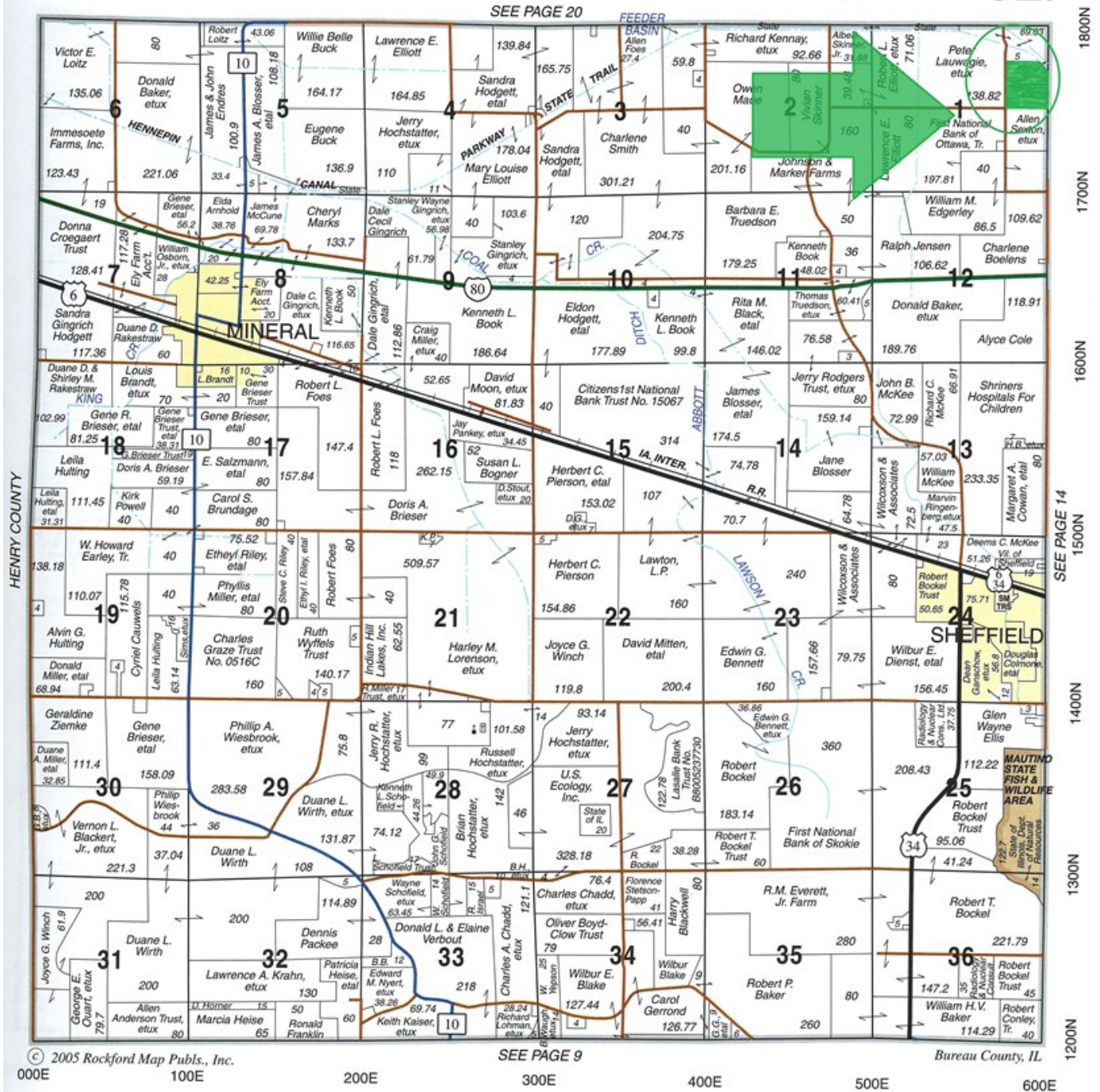
AERIAL MAP OF MINERAL TOWNSHIP, BUREAU COUNTY WITH 42 ACRES



PLAT MAP OF 42 ACRES IN MINERAL TOWNSHIP, BUREAU COUNTY

MINERAL

T.16N.-R.6E.

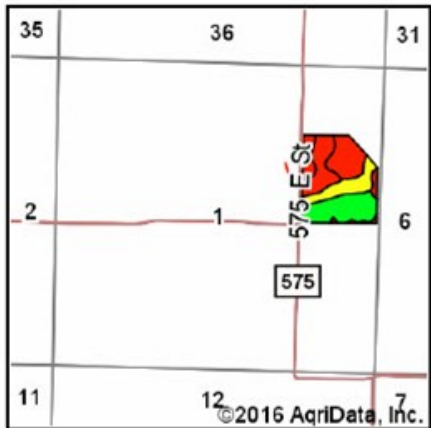
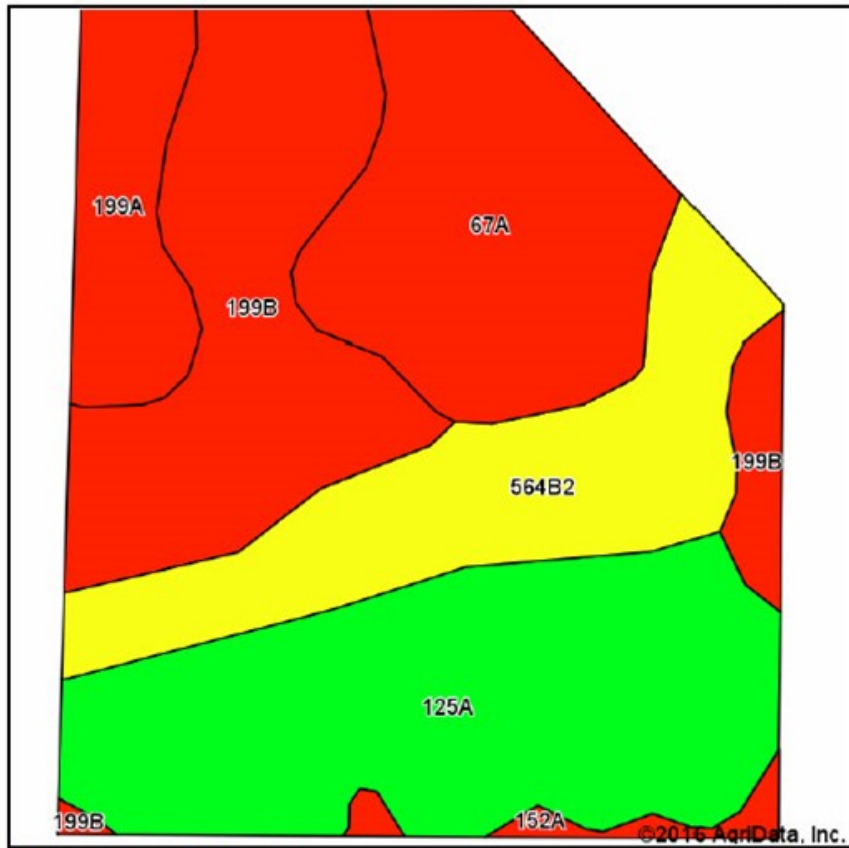


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP OF 42 ACRE MINERAL TOWNSHIP FARM



SOIL MAP OF THE 42 ACRE MINERAL TOWNSHIP, BUREAU COUNTY FARM



State: Illinois
 County: Bureau
 Location: 1-16N-6E
 Township: Mineral
 Acres: 40.72
 Date: 9/16/2016

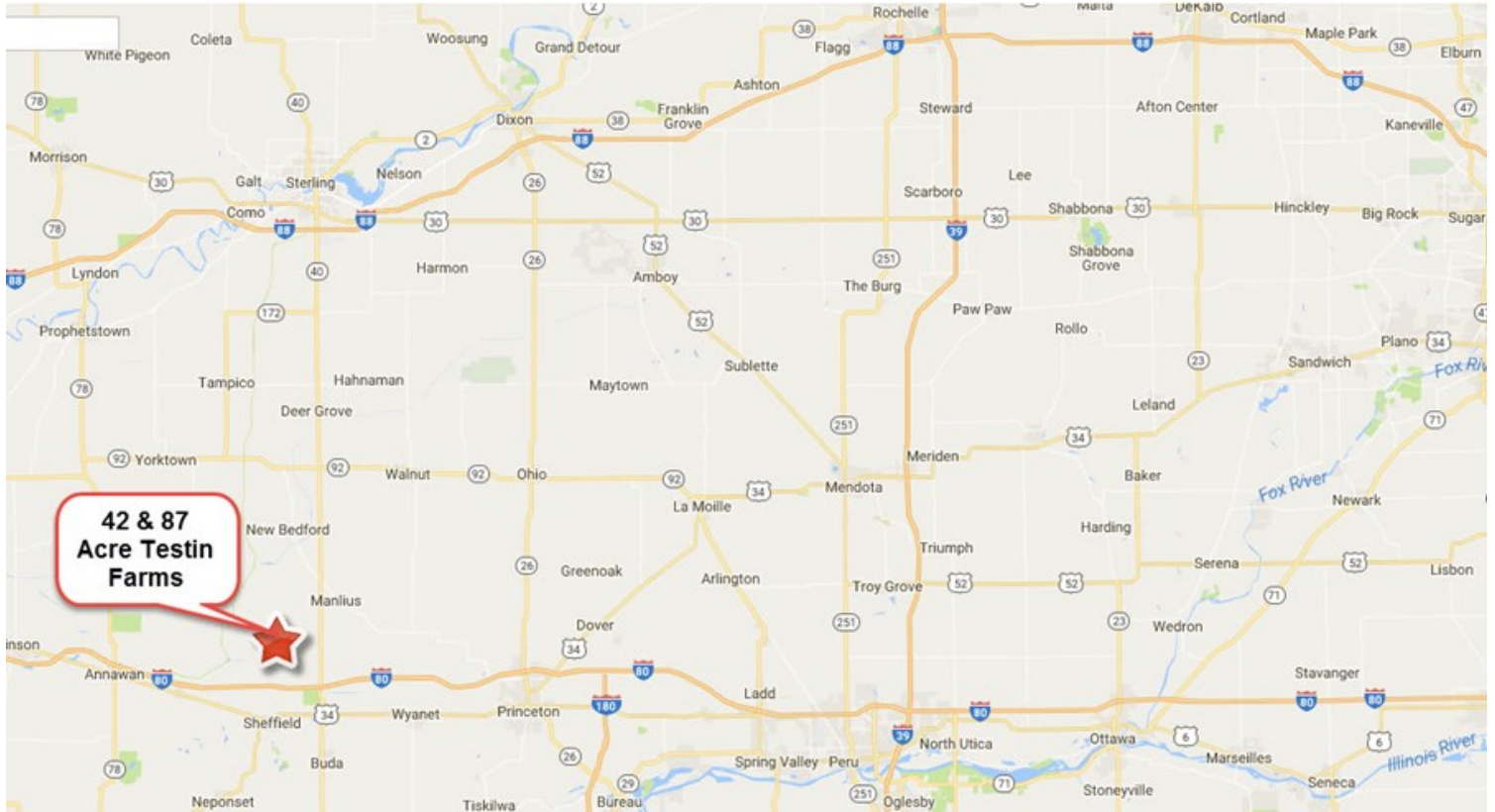


Soils data provided by USDA and NRCS.

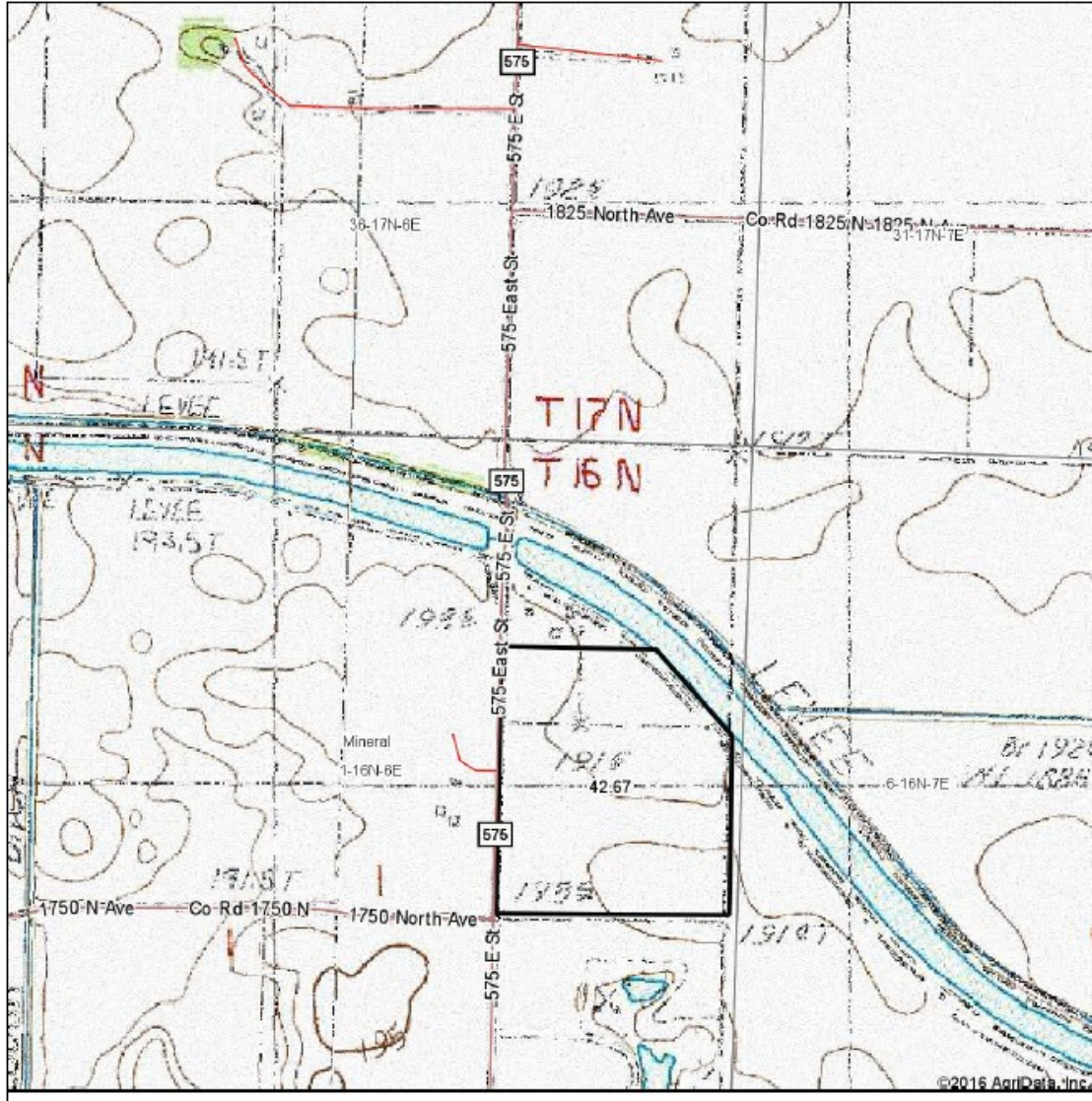
Area Symbol: IL011, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	12.07	29.6%		176	57	129
**199B	Plano silt loam, 2 to 5 percent slopes	9.58	23.5%		**192	**59	**141
67A	Harpster silty clay loam, 0 to 2 percent slopes	8.05	19.8%		182	57	133
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	7.33	18.0%		**154	**50	**113
199A	Plano silt loam, 0 to 2 percent slopes	3.08	7.6%		194	60	142
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.61	1.5%		195	63	144
Weighted Average					178.6	56.5	130.9

GENERAL LOCATION MAP OF MINERAL TOWNSHIP, BUREAU COUNTY



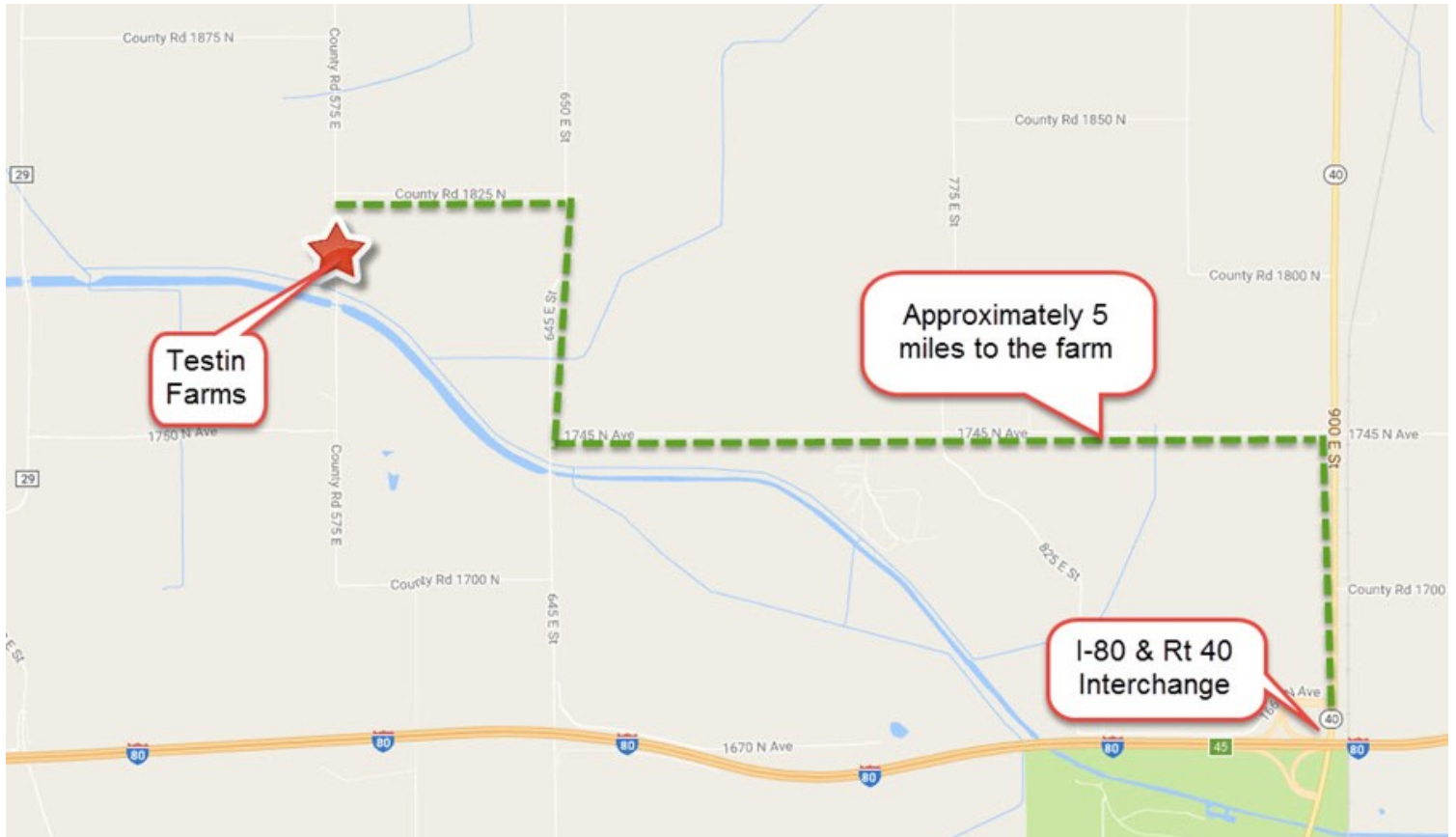
TOPOGRAPHICAL MAP OF 42 ACRES IN MINERAL TOWNSHIP, BURERAU COUNTY



AERIAL MAP OF THE ADDITIONAL 87 ACRES IN GOLD TOWNSHIP, BUREAU COUNTY



DRIVING DIRECTIONS TO 42 ACRE TESTIN FARM



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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