



## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 99 Acres Aroma Park Farm  
**Tax ID Number/APN:** 12-17-10-400-001 50.83 \$494  
12-17-10-400-004 22.57 \$262  
12-17-10-400-007 39.35 \$225  
**Possible Uses:** Agriculture production, estate or residential development  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Kankakee UD #111  
**Location Description:** The farm is just outside of Kankakee and off of Rt. 17. Easy access to I-57.  
**Site Description:** Level farmland on the corner of County Rd. #18 and Township Rd 1500 S. (Pottenger Rd) The Penn Central Rail Road borders the west property line.  
**Highway Access:** 1.4 miles to Rt. 17  
2.7 miles to Interstate 57  
**Road Type:** Asphalt  
**Property Visibility:** Excellent corner location  
**Largest Nearby Street:** IL Rt. 17

### LAND RELATED

**Lot Frontage (Feet):** 2736 Feet of Frontage on Pottenger Rd (E. 1500S Rd)  
1976 Feet of Frontage on Lowe Rd (County Hwy #18)  
**Tillable Acres:** 94.62 tillable acres according to the Kankakee County FSA office. No HEL acres. 100% corn base with a yield of 137.  
**Buildings:** No Buildings  
**Flood Plain or Wetlands:** No wet land or flood plain found on maps.  
**Topography:** Level to gently rolling.  
**FSA Data:** Part of a larger tract. ARC-CO  
100% corn base  
PLC Yield 137  
**Soil Type:** Chelsea loamy fine sand (779B)  
Faxon silt loam (516A)  
Ridgeville fine sandy loam (151A)  
Rockton silt loam (503A)  
Tallmadge sandy loam (610A)  
**Available Utilities:** Electricity. Well and septic is required for home site.

### FINANCIALS

**Real Estate Taxes:** 2016 Real Estate Taxes paid in 2017  
12-17-10-400-001 50.83 \$494  
12-17-10-400-004 22.57 \$262  
12-17-10-400-007 39.35 \$225  
Total: \$981.00  
**Investment Amount:** Sellers are asking \$6,850 per acre for a total investment of \$678,150.

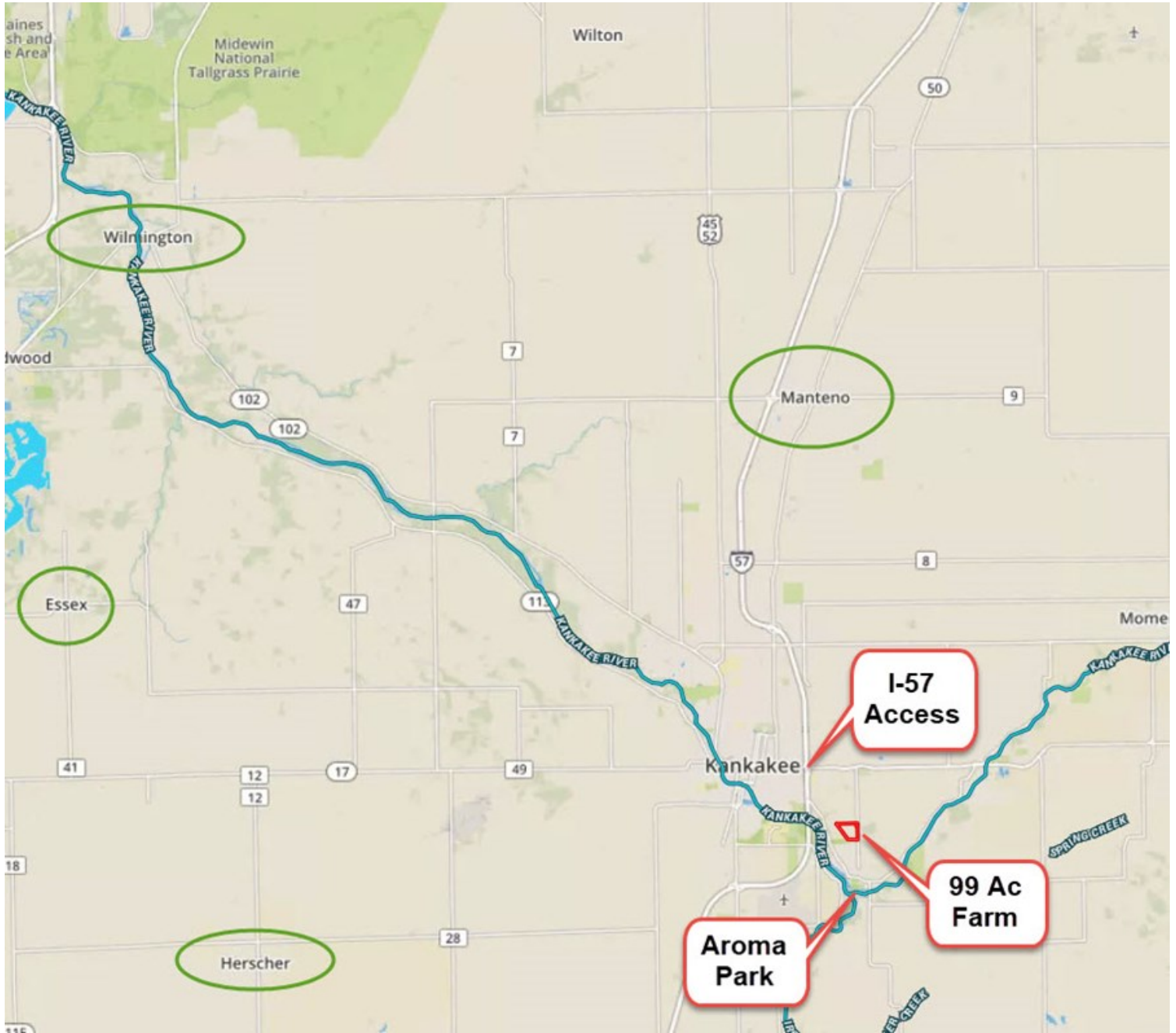
### LOCATION

**Address:** No formal address. SW corner of County Hwy #18 (Lowe Rd) & Twp Rd. 1500S (Pottenger Rd)  
**County:** Kankakee County

**AERIAL MAP OF 99 ACRE AROMA TOWNSHIP FARM**



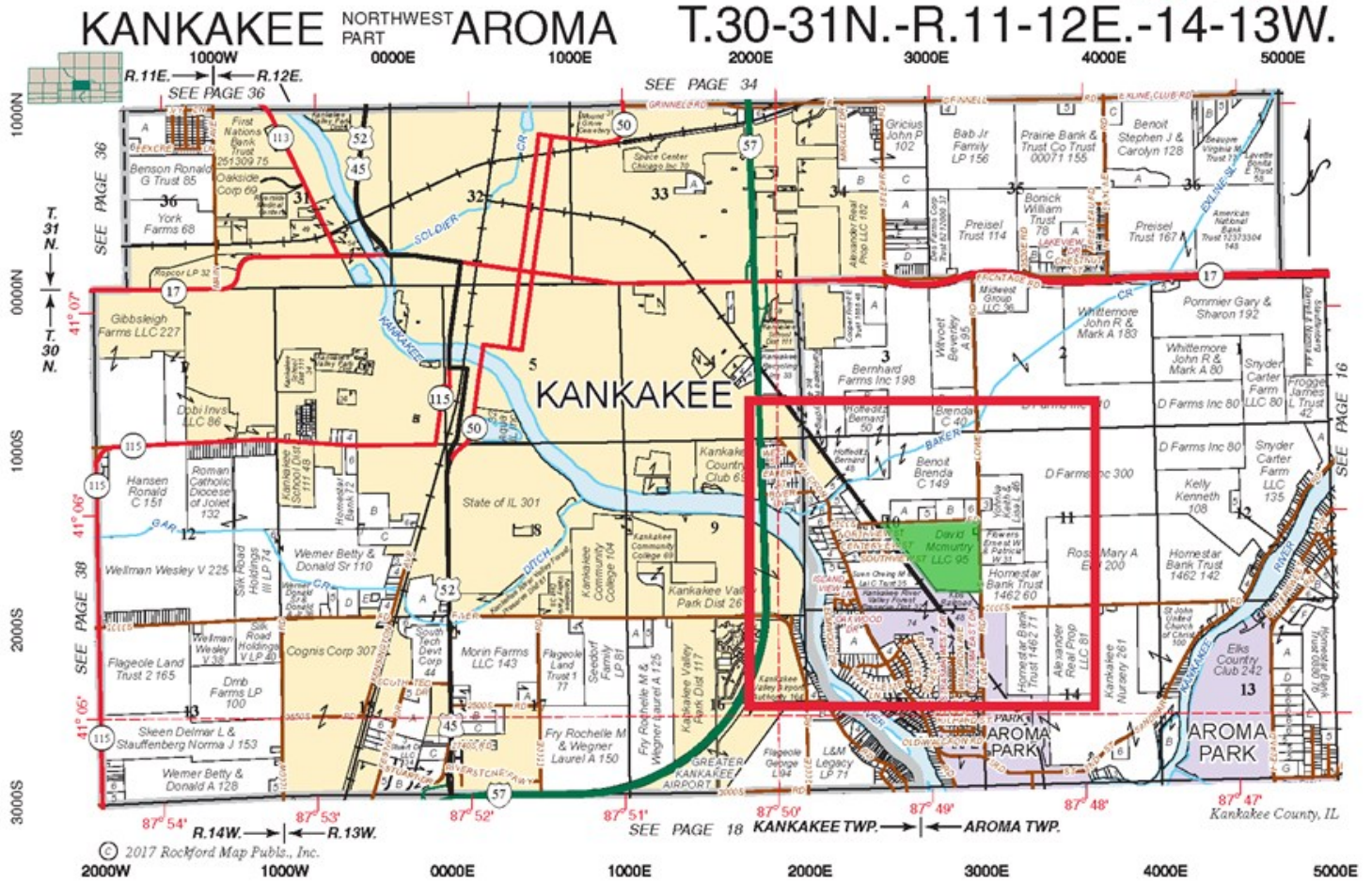
LOCATION MAP OF 99 ACRES AROMA TOWNSHIP, KANKAKEE COUNTY





### PLAT MAP OF 99 ACRES AROMA TOWNSHIP FARM

Refer to page 77 for keyed parcels



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



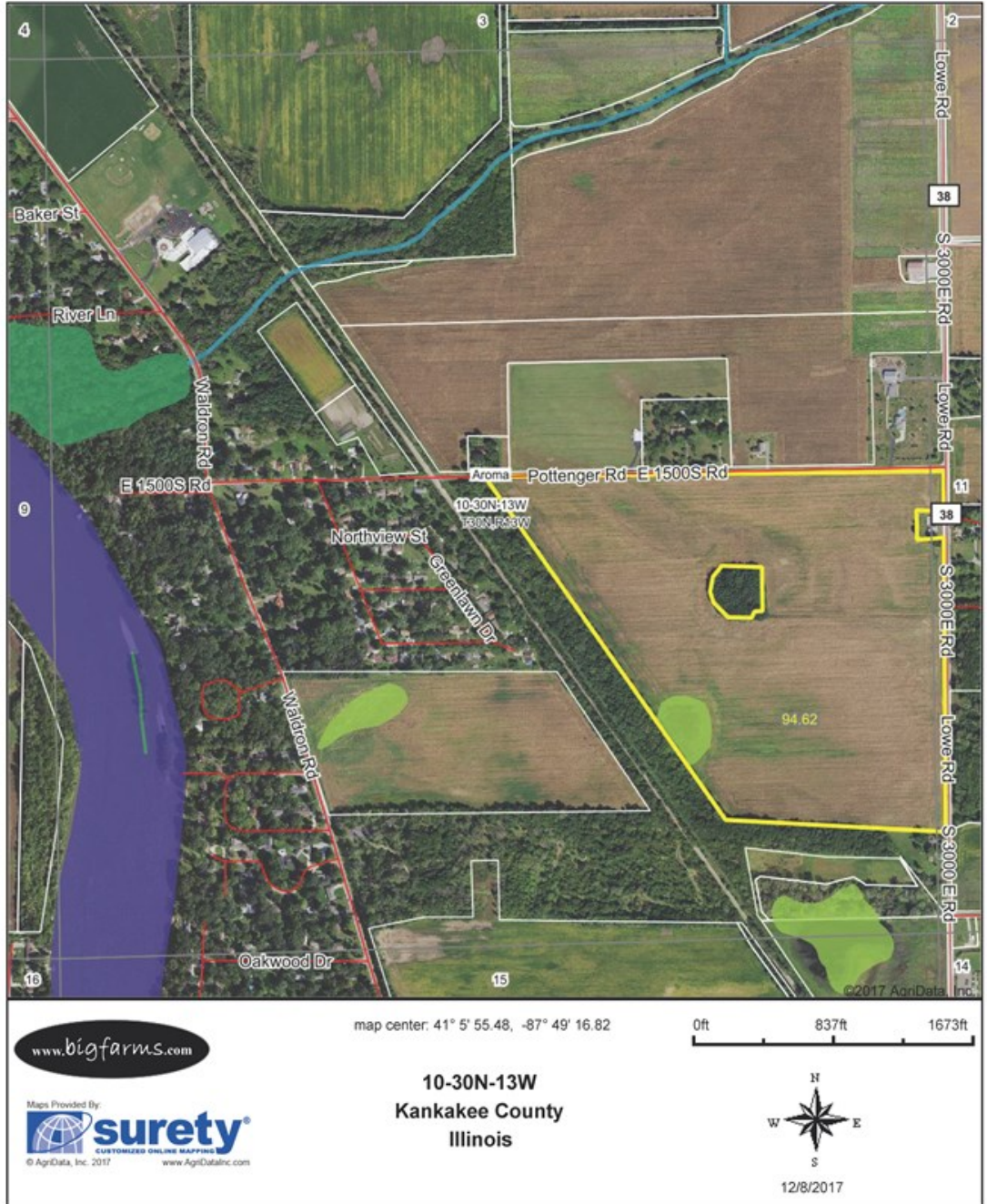
AERIAL MAP OF 99 ACRES





FSA MAP OF AROMA TOWNSHIP 99 ACRE FARM

Aerial Map

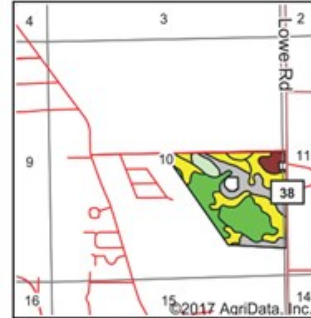
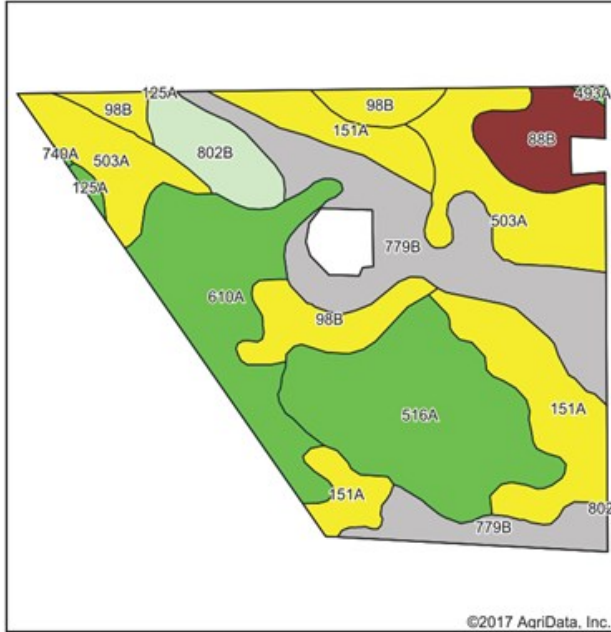






SOIL MAP OF 99 ACRE AROMA TOWNSHIP FARM

Soils Map



State: Illinois  
 County: Kankakee  
 Location: 10-30N-13W  
 Township: Aroma  
 Acres: 94.62  
 Date: 12/8/2017



Soils data provided by USDA and NRCS.

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Area Symbol: IL091, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	19.74	20.9%		**104	**32	**76
516A	Faxon silt loam, 0 to 2 percent slopes	17.21	18.2%		154	51	115
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	14.26	15.1%		151	51	114
503A	Rockton silt loam, 0 to 2 percent slopes	13.63	14.4%		134	45	101
610A	Tallmudge sandy loam, 0 to 2 percent slopes	13.19	13.9%		166	54	123
**98B	Ade loamy fine sand, 1 to 6 percent slopes	7.15	7.6%		**134	**47	**102
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	4.61	4.9%		**118	**41	**91
802B	Orthents, loamy, undulating	4.32	4.6%				
125A	Selma loam, 0 to 2 percent slopes	0.34	0.4%		176	57	129
493A	Bonfield loam, 0 to 2 percent slopes	0.17	0.2%		164	54	122
<b>Weighted Average</b>					<b>131.7</b>	<b>43.5</b>	<b>98.4</b>

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/2142/11027/>

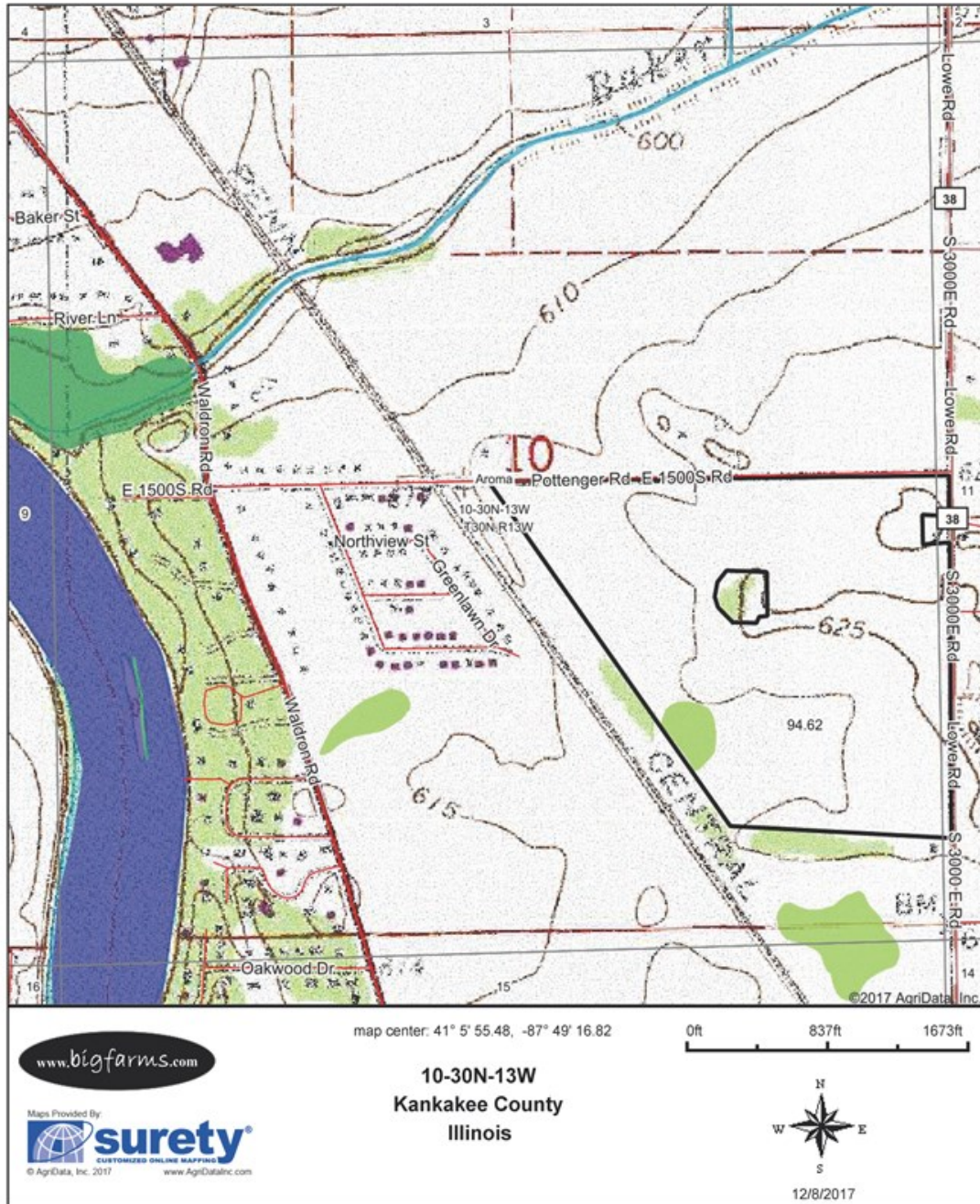
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

### TOPOGRAPHICAL MAP OF 99 ACRES AROMA TOWNSHIP IN KANKAKEE 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.



## 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

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