

BURKE 40

195 Rt. 52
Minooka IL 60447

For more information contact:

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

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

GOODWIN



County:	Kendall
Township:	Seward Township
Gross Land Area:	38.5 Acres
Property Type:	Vacant Land For Sale
Possible Uses:	Many potential uses
Total Investment:	\$700,000.
Unit Price:	\$18,181 per acre
Productivity Index (PI):	129.6
Buildings:	Barn and Tool Shed
Utilities:	Electric, Gas
Zoning:	AGRICULTURE



PRICE REDUCED! Excellent corner parcel. 38.5 acres at the NW corner of County Line Road and IL Rt. 52 (Jefferson Street). Just outside of Shorewood. Parcel is adjacent to property owned by the Minooka Consolidate School District 201. The 120 acre parcel is planned for the future Minooka North High School. Parcel is In the path of development with many potential uses.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Burke 40 Acres
Tax ID Number/APN: 09-13-200-002
Possible Uses: Many potential uses. Shorewood Comprehensive Plan shows this as Commercial.
Zoning: Current Zoning is Agriculture

AREA & LOCATION

School District: Minooka Community Consolidated School District 201
Location Description: Great corner location with frontage on both IL Rt. 52 and County Line Rd. Just west of Shorewood, currently vacant farmland. Kendall County.
Site Description: Flat to gently rolling farmland
Side of Street: NW corner of Rt. 52 (Jefferson Street) and County Line Rd.
Highway Access: Easy access to both I-55 (Shorewood) and I-80 (Minooka) See map for details.
Road Type: State highway Asphalt
Property Visibility: Excellent corner location with highway frontage.

LAND RELATED

Tillable Acres: Approximately 32.2 Tillable Acres.
Buildings: No home, but several farm buildings
Flood Plain or Wetlands: None
Topography: Level to gently rolling

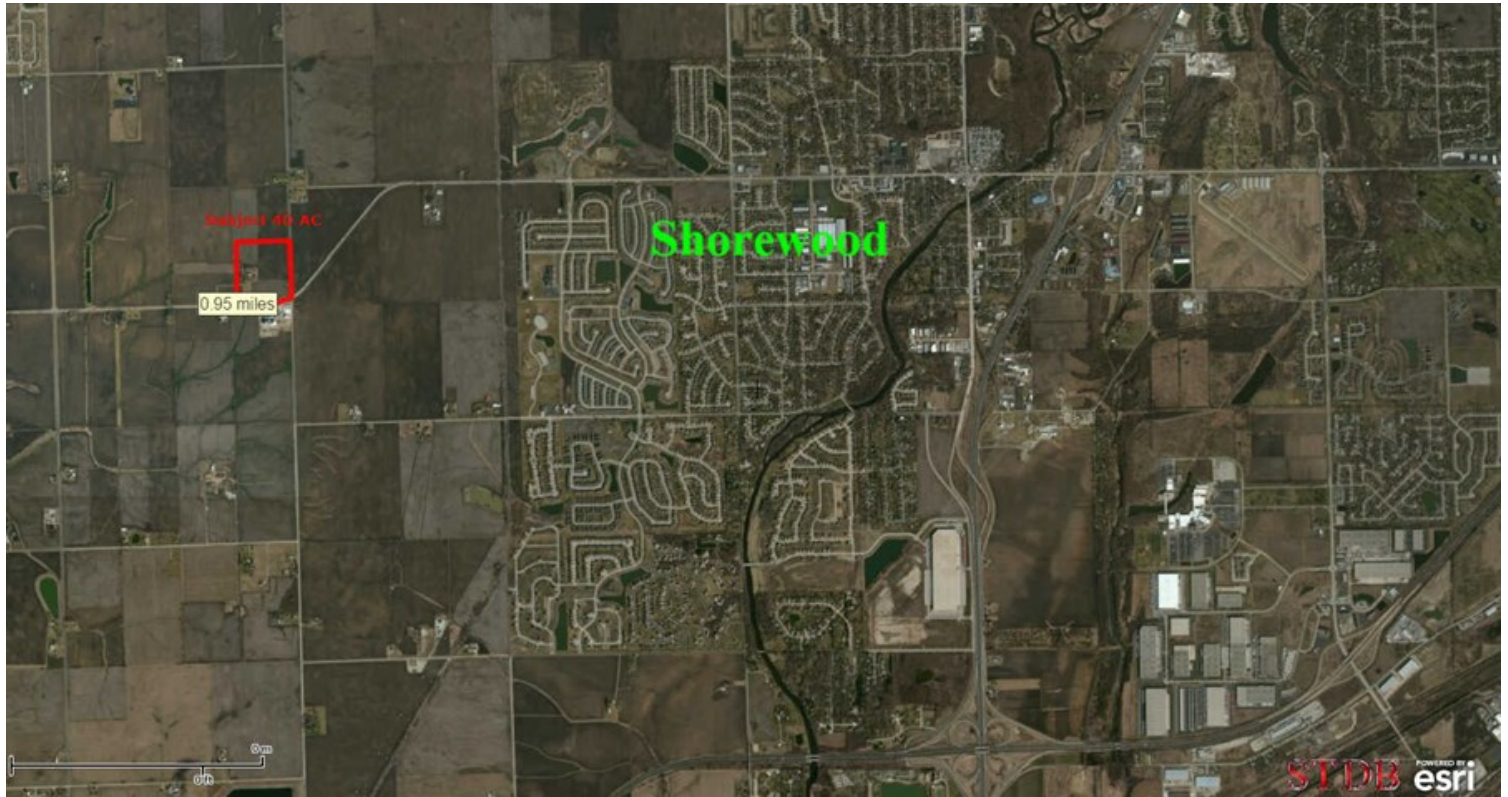
FINANCIALS

Real Estate Taxes: The 2015 Real-estate taxes paid in 2016 were \$1,277.00
Investment Amount: HUGE PRICE REDUCTION! Investment amount is \$18,181 per acre for a total investment of \$700,000.

LOCATION

Address: 195 Rt. 52, Minooka, IL 60447
Latitude 41.514514
Longitude -88.255099
County: Kendall
MSA: Chicago-Joliet

AERIAL 1 BURKE FARM SHOREWOOD



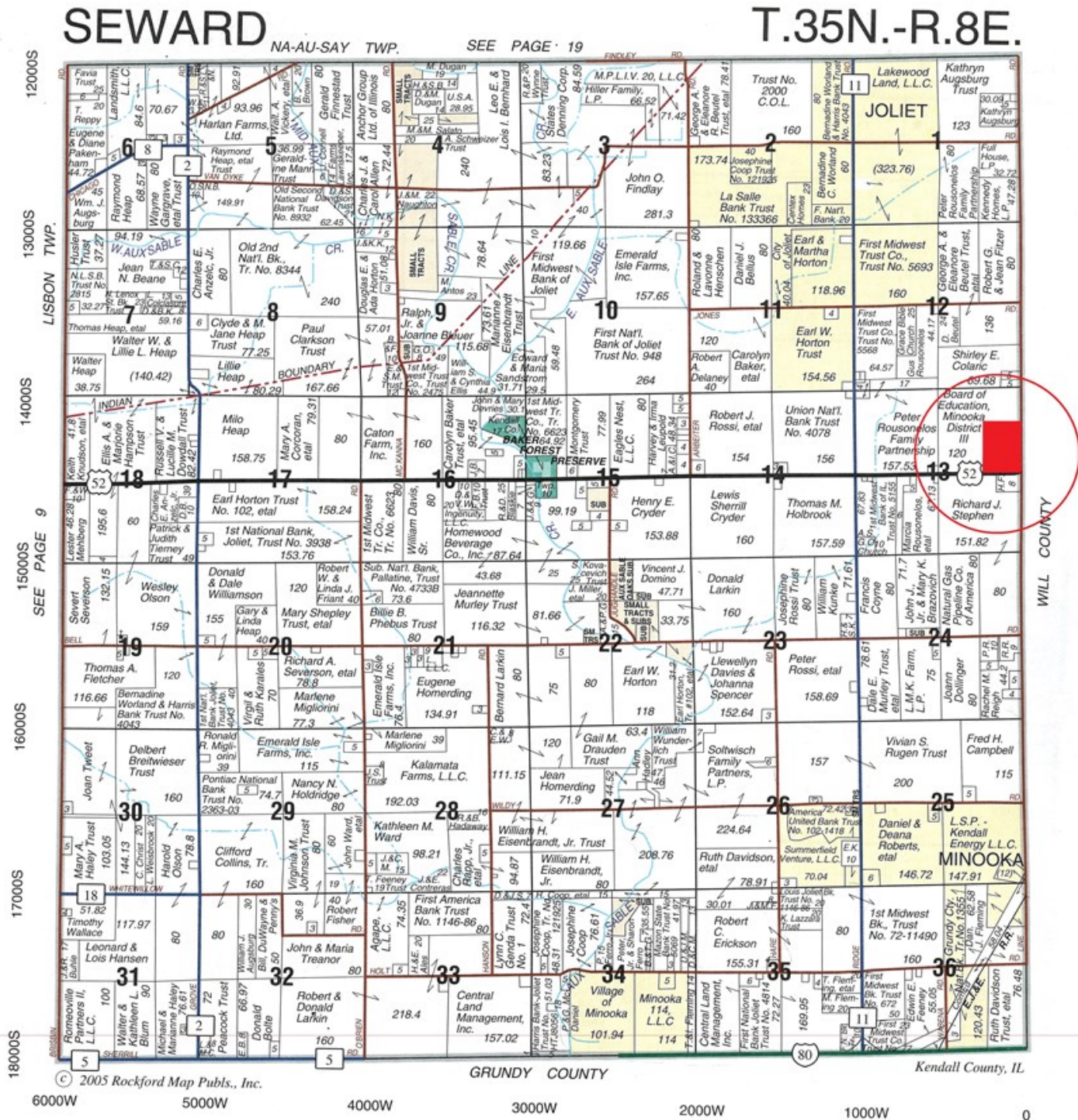
BURKE FARM WITH HS SITE



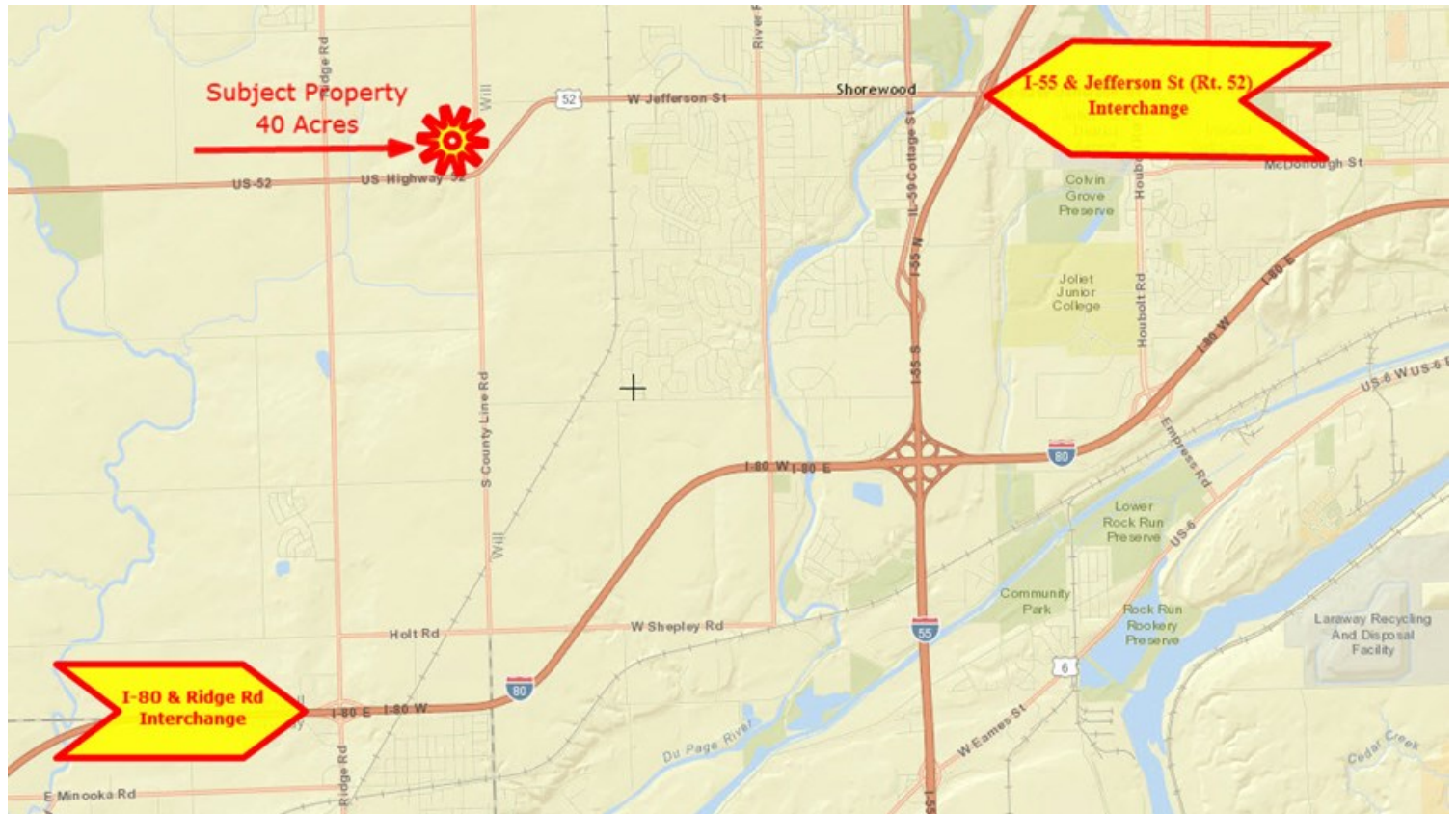
BURKE FARM AERIAL 3



SEWARD TOWNSHIP PLAT MAP

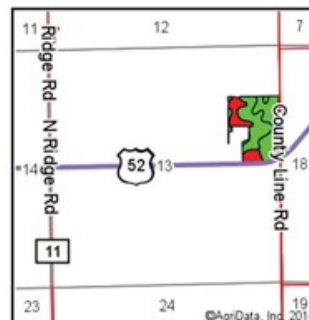


HIGHWAY ACCESS LOCATION MAP



SOIL MAP BURKE FARM

Soil Map



State: Illinois
County: Kendall
Location: 13-35N-8E
Township: Seward
Acres: 32.22
Date: 10/3/2014

GOODWIN



Maps Provided By:
surety
CUSTOMER ONLINE SUPPORT
© AgriData, Inc. 2014 www.AgriDataInc.com

Area Symbol: IL093, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
614A	Chenoa silty clay loam, 0 to 2 percent slopes	11.21	34.8%		174	57	129
**541B	Graymont silt loam, 2 to 5 percent slopes	7.20	22.3%		**181	**56	**133
**294B	Symerton silt loam, 2 to 5 percent slopes	6.75	20.9%		**177	**55	**130
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.11	19.0%		170	56	127
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	0.95	2.9%		**170	**53	**125
Weighted Average					175.3	56	129.6

Area Symbol: IL093, Soil Area Version: 9

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 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

FSA MAP BURKE FARM

Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.