

## IROQUOIS COUNTY 157 ACRE FARM

**1597 2800 E  
Sheldon IL 60966**

**For more information contact:**

Mark Goodwin  
815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

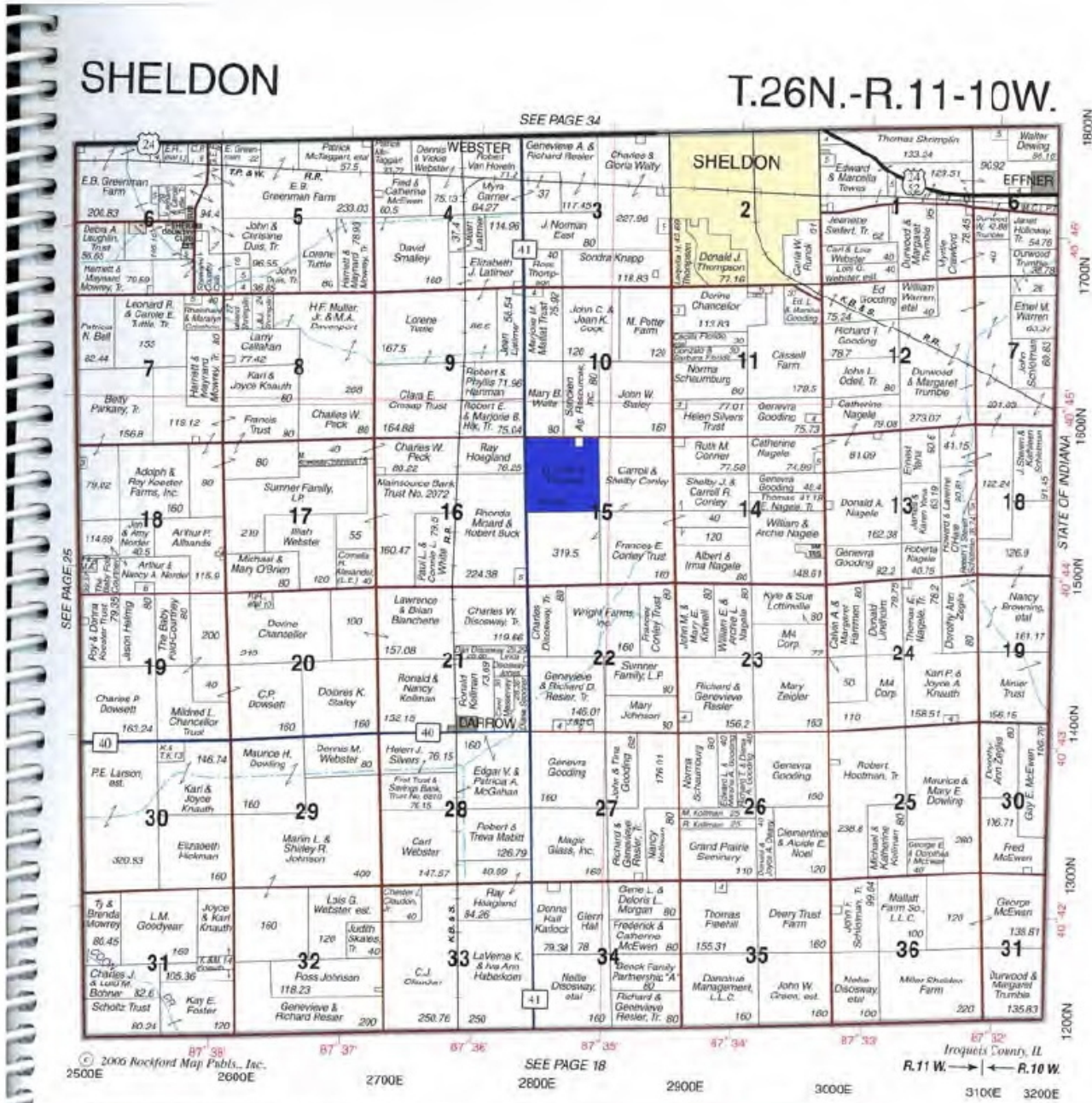


<b>County:</b>	Iroquois
<b>Gross Land Area:</b>	157.25 Acres
<b>Property Type:</b>	Vacant Land For Sale
<b>Possible Uses:</b>	Agricultural
<b>Total Investment:</b>	\$1,918,450
<b>Unit Price:</b>	\$12,200 Per Acre
<b>Soil Productivity Index:</b>	132.7
<b>Buildings:</b>	None
<b>Utilities:</b>	Electric
<b>Zoning:</b>	AGRICULTURAL



Very good yield history on this farm. The farm has 3 years remaining on a crop share lease. Great road frontage with very good soils. No buildings included. Only 38 miles SE of Kankakee. Area of excellent farmland, close to town with a great school district.

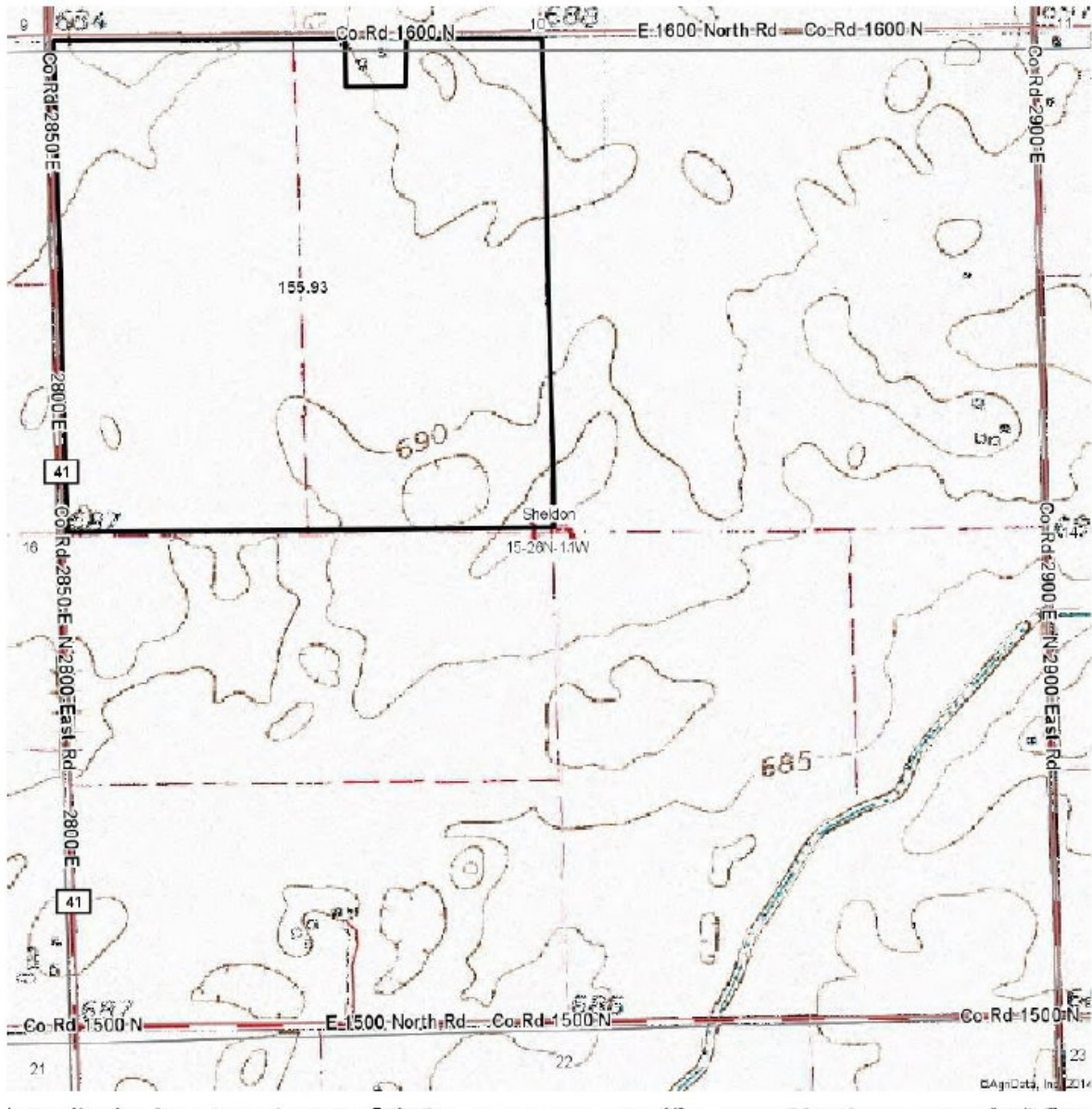
PLAT MAP



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



# TOPOGRAPHY MAP



**GOODWIN**

map center: 40° 44' 21.47, 87° 35' 3.66  
scale: 9590

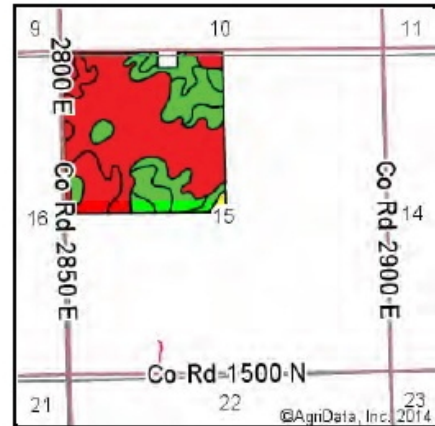
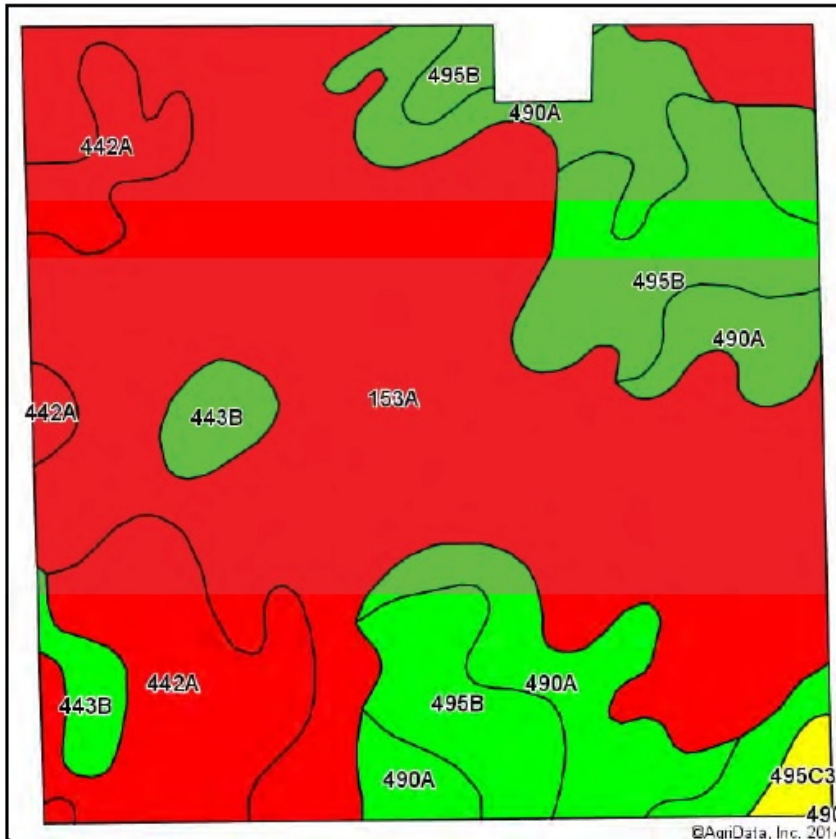
15-26N-11W  
Iroquois County  
Illinois

Map Provided By:  
**surety**  
CUSTOMER-ORIENTED ONLINE DRAFTING  
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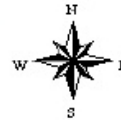
3/5/2014

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

SOILS MAP



State: **Illinois**  
 County: **Iroquois**  
 Location: **15-26N-11W**  
 Township: **Sheldon**  
 Acres: **155.93**  
 Date: **3/5/2014**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
153A	Pella silty clay loam, 0 to 2 percent slopes	86.19	55.3%		183	60	136
490A	Odell silt loam, 0 to 2 percent slopes	23.76	15.2%		176	56	129
**495B	Corwin loam, 2 to 5 percent slopes	21.24	13.6%		**161	**52	**121
442A	Mundelein silt loam, 0 to 2 percent slopes	18.74	12.0%		188	60	138
**443B	Barrington silt loam, 2 to 4 percent slopes	4.71	3.0%		**174	**56	**129
**495C3	Corwin clay loam, 5 to 12 percent slopes, severely eroded	1.29	0.8%		**140	**46	**105
<b>Weighted Average</b>					<b>178.9</b>	<b>58.1</b>	<b>132.7</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 (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

Area Symbol: IL075, Soil Area Version: 7, Established: 12/08/2013 01:52:58 AM

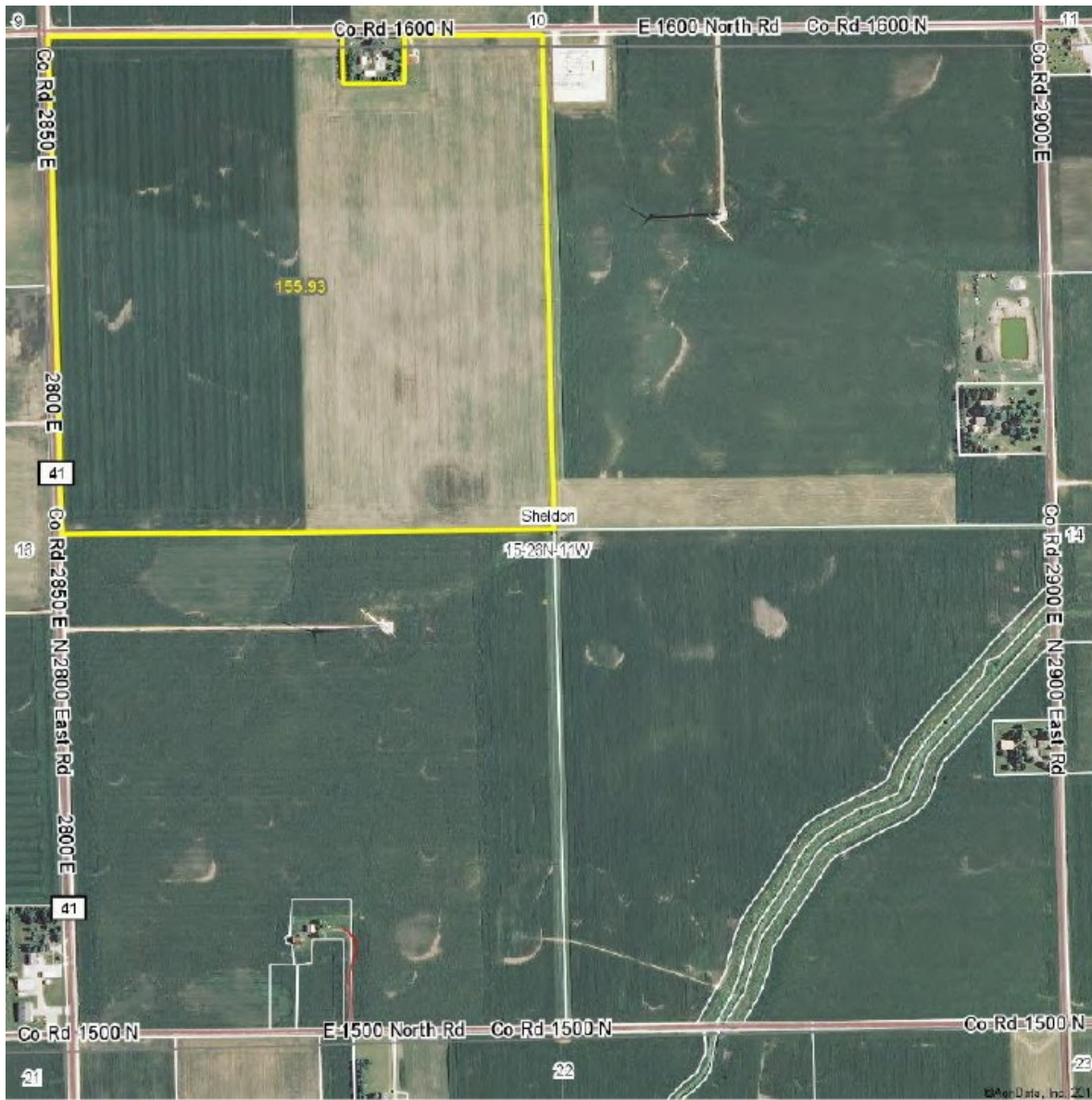
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AERIAL MAP



Maps Provided By:  
  
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15-26N-11W  
Iroquois County  
Illinois

map center: 40° 44' 21.47, 87° 35' 3.66

scale: 9590



3/5/2014

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



## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 157 Acre Iroquois County Farm  
**Tax ID Number/APN:** Tax ID Number 27-15-100-003  
**Possible Uses:** Agricultural  
**Zoning:** AGRICULTURE  
**Sale Terms:** Sellers are looking for cash at closing. Farm is currently under a three year crop share lease.

### AREA & LOCATION

**School District:** Milford Community Consolidated Elementary School District 280  
Milford Township High School District no. 233  
**Market Type:** Rural  
**Location Description:** Only one mile West of Sheldon on Rt. 24 to County road 41 (2800 E) South two miles. Farm is the SE corner of 2800 E & 1600 N. Take I-57 south to Gilman east on Rt. 24. 38 miles SE of Kankakee.  
**Site Description:** In an area of quality gently rolling farmland.  
**Highway Access:** Two miles south of Rt. 24  
**Road Type:** County paved road along the west side of the farm and Gravel on the township road along the north side of the farm.  
**Legal Description:** Northwest Quarter of Section 15, Sheldon Township, Iroquois County, Illinois  
**Property Visibility:** Excellent  
**Largest Nearby Street:** IL Rt. 24 is two miles north on County Road 41

### LAND RELATED

**Lot Frontage (Feet):** This is a corner parcel with 2640 frontage on two road, less frontage in front of house that is not included with this sale.  
**Yield History:** Ten year corn average 177.7 bushels per acre. Ten year soybean average 49.5 bushels per acre.  
**Tillable Acres:** The farm has 155.93 tillable acres or 98% tillable.  
**Buildings:** No Buildings  
**Topography:** Gently Sloping  
**Soil Type:** Quality Silty Clay Loam & Silty Clay Soils  
**Available Utilities:** Electric

### FINANCIALS

**Real Estate Taxes:** 27-15-100-003 157.25 acres, \$3,401.54 (Including \$315.18 drainage tax) or \$21.63 per acres for 2012  
**Investment Amount:** The farm is being offered at \$1,918,450 or \$12,200 per acre. Possession given at closing.

### LOCATION

**Address:** 1597 2800 E, Sheldon, IL 60966  
**County:** Iroquois  
**MSA:** Kankakee

## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 Land Broker of the Year in 2011 by the Illinois RLI Chapter.



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