

IROQUOIS COUNTY 157 ACRE FARM

1597 2800 E Sheldon IL 60966

For more information contact:

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



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



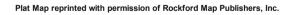


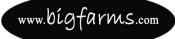
Very good yield history on this farm. The farm has 3 years remaining on a crop share lease. Great road frontage with very good soils. No buildings included. Only 38 miles SE of Kankakee. Area of excellent farmland, close to town with a great school district.



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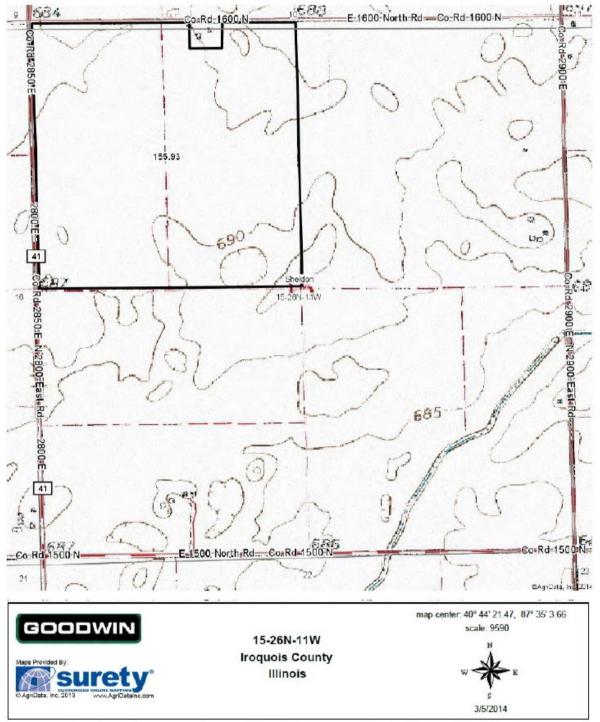




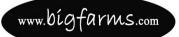




TOPOGRAPHY MAP

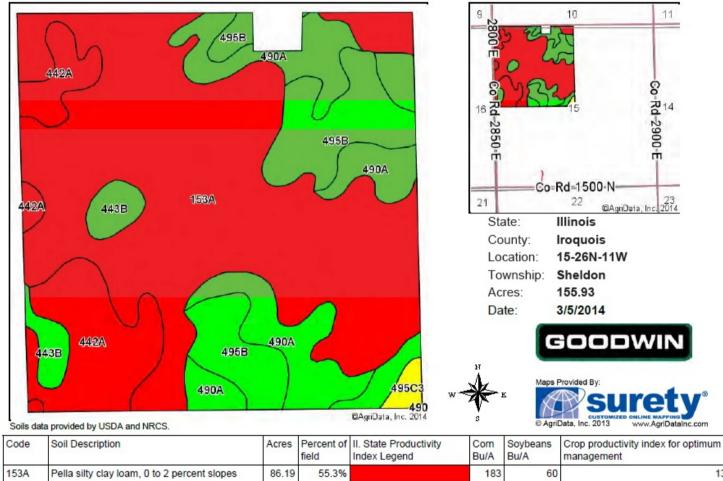


Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.





SOILS MAP



			field	Index Legend	Bu/A	Bu/A	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
Weighted Average					178.9	58.1	132.7

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: <u>http://soilproductivity.nres.illinois.edu/</u> ** 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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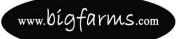




AERIAL MAP



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







Property Images





LISTING DETAILS

GENERAL INFORMATION

Listing Name: Tax ID Number/APN: Possible Uses: Zoning: Sale Terms:

AREA & LOCATION School District:

Market Type:

Location Description: Site Description:

Highway Access: Road Type:

Legal Description: Property Visibility: Largest Nearby Street:

LAND RELATED Lot Frontage (Feet):

Yield History: Tillable Acres: Buildings: Topography: Soil Type: Available Utilities:

FINANCIALS Real Estate Taxes: Investment Amount:

LOCATION Address:

County: MSA: Tax ID Number 27-15-100-003 Agricultural AGRICULTURE Sellers are looking for cash at closing. Farm is currently under a three year crop share lease. Milford Community Consolidated Elementary School District 280 Milford Township High School District no. 233 Rural 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. In an area of quality gently rolling farmland. Two miles south of Rt. 24 County paved road along the west side of the farm and Gravel on the township road along the north side of the farm. Northwest Quarter of Section 15, Sheldon Township, Iroquois County, Illinois Excellent IL Rt. 24 is two miles north on County Road 41

This is a corner parcel with 2640 frontage on two road, less frontage in front of house that is not included with this sale. Ten year corn average 177.7 bushels per acre. Ten year soybean average 49.5 bushels per acre. The farm has 155.93 tillable acres or 98% tillable. No Buildings Gently Sloping Quality Silty Clay Loam & Silty Clay Soils Electric

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

1597 2800 E, Sheldon, IL 60966 Iroquois Kankakee

157 Acre Iroquois County Farm



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Mark Goodwin



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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815-741-2226

Mark Goodwin

AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate 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

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