

105 AC Corbin Farm
W 3000 N Road
Bonfield IL 60913

www.bigfarms.com

105 AC CORBIN FARM

W 3000 N Road
Bonfield IL 60913

For more information contact:

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

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



County:	Kankakee
Township:	Salina
Gross Land Area:	104.70
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$994,650.00
Unit Price:	\$9,500.00 per acre
Productivity Index (PI):	110.0
Buildings:	No Buildings
Zoning:	A-1, Agriculture



105 acres available in Kankakee County, Salina Township, just northwest of Bonfield, IL. With about 100 acres of tillable land and Soil PI of 110, this farm is prime for continued agricultural production.

This area offers fertile soil, flat topography, and reliable access to local and regional markets—making it an ideal location for farming and agri-investment. This area benefits from a strong rural community, supportive zoning for agriculture, and proximity to major highways for efficient transportation. Whether you're expanding your current operation or starting fresh, this region combines productivity with long-term growth potential.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 105 AC Corbin Farm
Tax ID Number/APN: 26.29 Acre Parcel: 08-07-21-100-011
40.00 Acre Parcel: 08-07-21-100-005
38.41 Acre Parcel: 08-07-21-200-004
Possible Uses: Agricultural Production
Zoning: A-1, Agricultural Production

AREA & LOCATION

School District: Herscher CUSD 230 (P-12)
Location Description: This property is located in the western part of Kankakee County in Salina Township, just to the northwest of Bonfield, IL on the south side of W 3000 N Road between N 10000 W Road and N 11000 W Road.
Site Description: This property is mostly tillable acreage with an island of trees in the center and some tree line on the northeast and east property lines.
Side of Street: The property is located on the south side of W 3000 N Road.
Highway Access: IL Route 17: 3.4 miles to the south.
IL Route 113: 5.8 miles to the north.
I-55: 14.6 miles to the west.
Road Type: Asphalt/Blacktop
Legal Description: PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; SE1/4 NW1/4; PART OF THE SW1/4 NE1/4 OF SECTION 21, TOWNSHIP 31 NORTH, 10 EAST, KANKAKEE COUNTY, ILLINOIS
Property Visibility: A small portion of the property is visible from W 3000 N Road.

LAND RELATED

Lot Frontage (Feet): 472 feet of frontage on W 3000 N Road.
Tillable Acres: There is approximately 100 tillable acres.
Buildings: No buildings.
Zoning Description: Currently Zoned: A-1, Agriculture
Flood Plain or Wetlands: Please see included FEMA Report and Wetland Map provided by Surety Maps.
Topography: Please see included topographical maps provided by Surety Maps.
Soil Type: 31.6% Bonfield loam, 0 to 2 percent slopes (493A)
21.0% Gilford fine sandy loam, 0 to 2 percent slopes (201A)
15.0% Ridgeville fine sandy loam, 0 to 2 percent slopes (151A)
For more information, please see the included Soil Map provided by Surety Maps.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024
Real Estate Taxes: 26.29 Acre Parcel: \$631.28
40.00 Acre Parcel: \$1,094.88
38.41 Acre Parcel: \$754.06
Combined Total: \$2,480.22
Investment Amount: \$994,650.00
-or-
\$9,500.00 per acre

LOCATION

Address: W 3000 N Road, Bonfield, IL 60913
County: Kankakee County, IL



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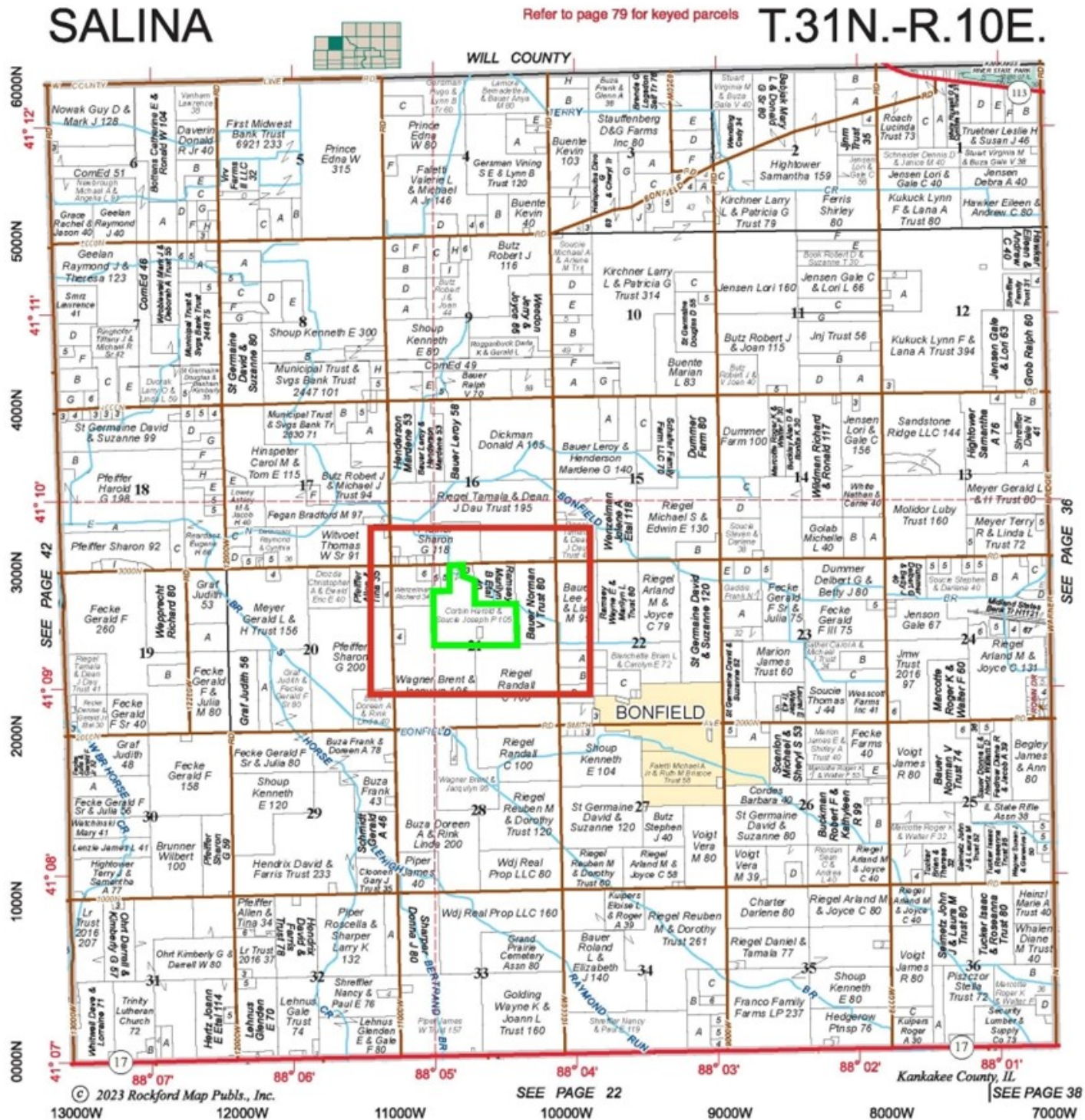


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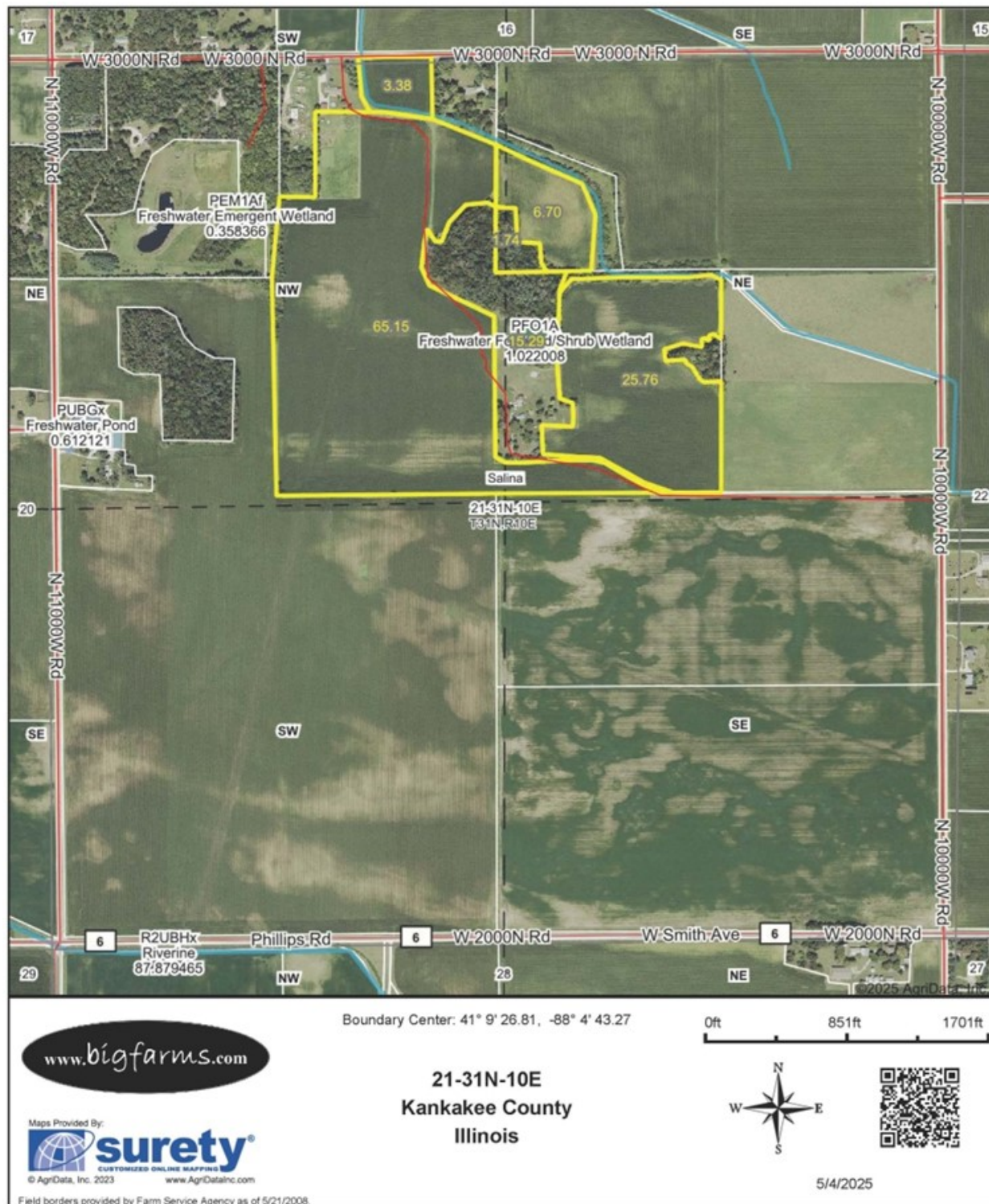
PROPERTY MAP



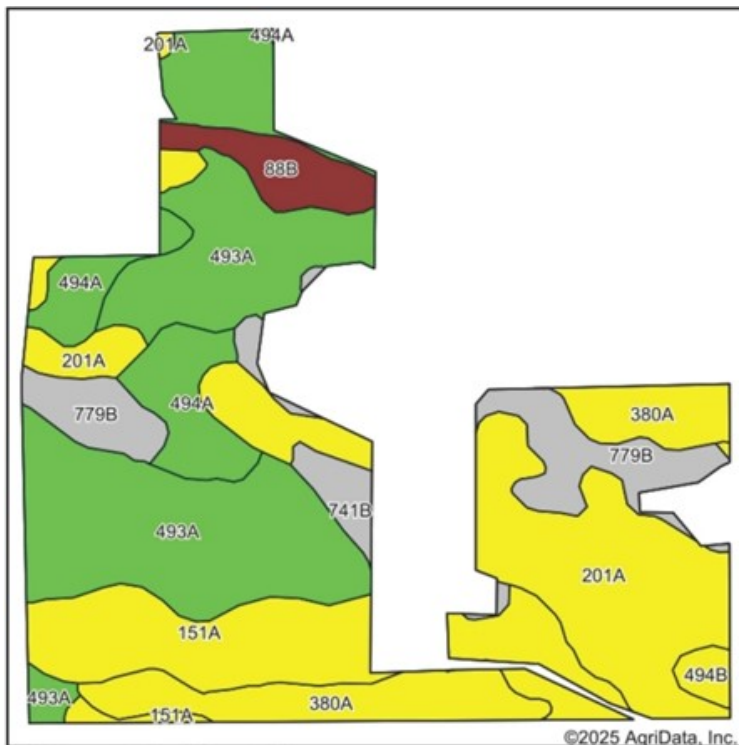
PLAT MAP



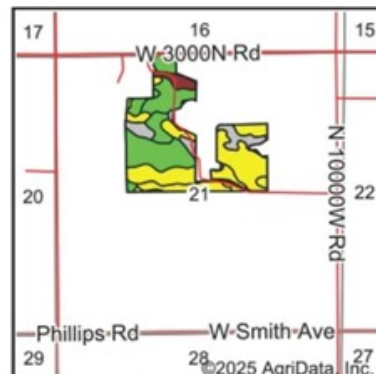
FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
County: Kankakee
Location: 21-31N-10E
Township: Salina
Acres: 89.85
Date: 5/5/2025



Area Symbol: IL091, Soil Area Version: 21

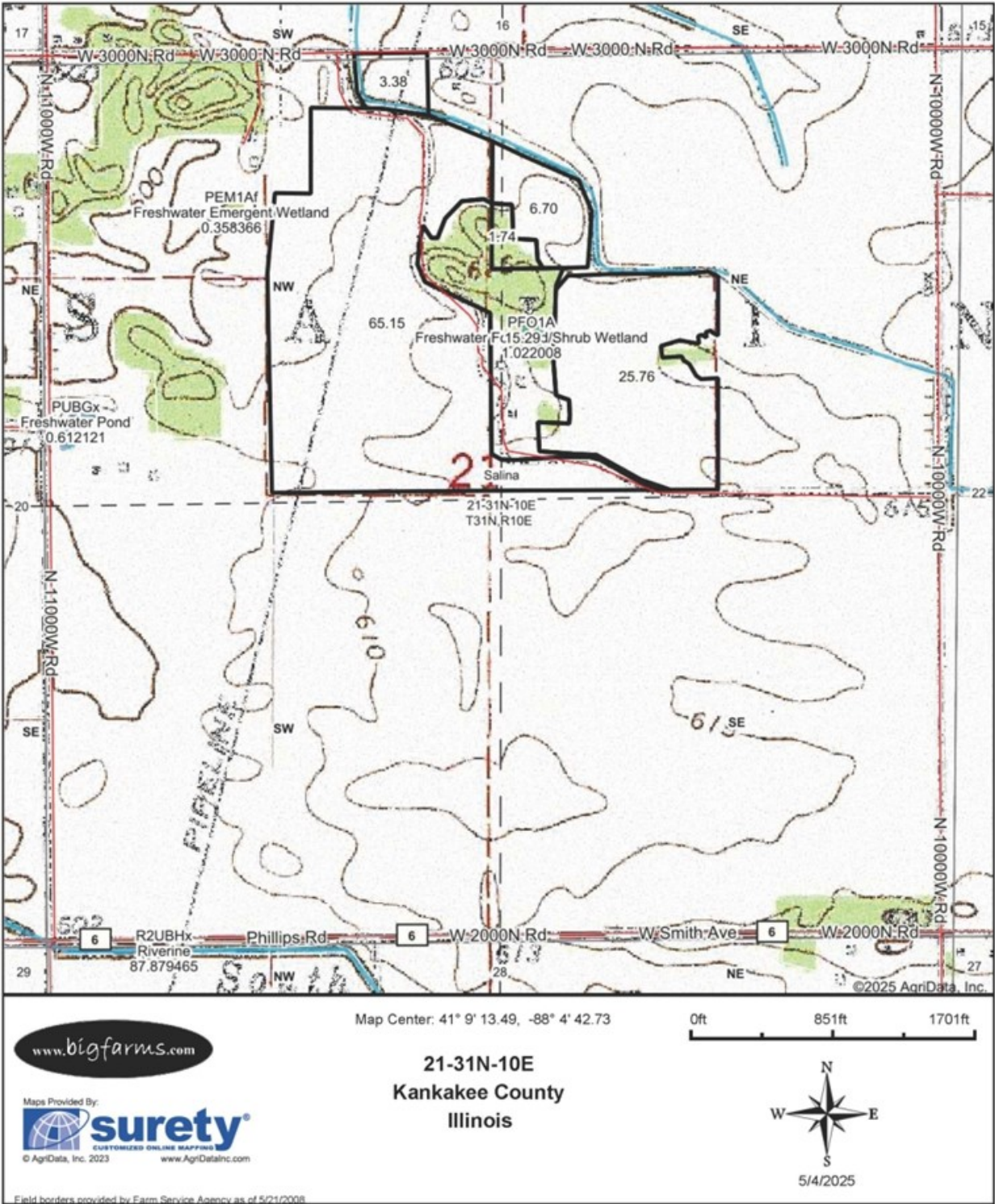
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**493A	Bonfield loam, 0 to 2 percent slopes	28.41	31.6%		**161	**53	**120
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	18.87	21.0%		**147	**48	**110
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	13.45	15.0%		**151	**51	**114
**380A	Fieldon loam, 0 to 2 percent slopes	9.11	10.1%		**148	**50	**112
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	7.92	8.8%		**103	**32	**75
**494A	Kankakee fine sandy loam, 0 to 2 percent slopes	6.26	7.0%		**153	**51	**115
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	3.23	3.6%		**117	**41	**90
**741B	Oakville fine sand, prairie peninsula, 1 to 6 percent slopes	1.72	1.9%		**105	**38	**80
**494B	Kankakee fine sandy loam, 2 to 4 percent slopes	0.88	1.0%		**151	**50	**114
Weighted Average					146.8	48.6	110

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

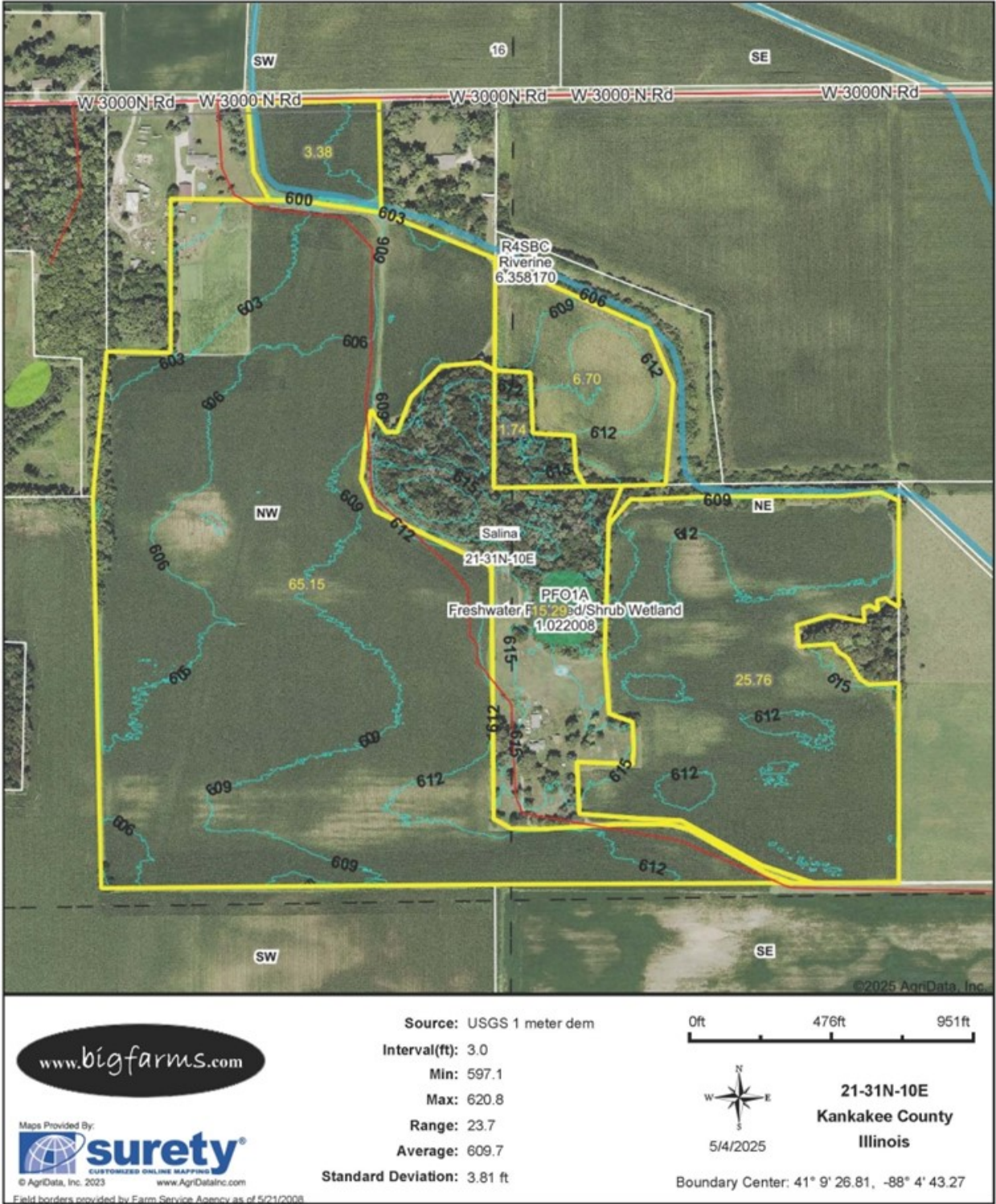
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

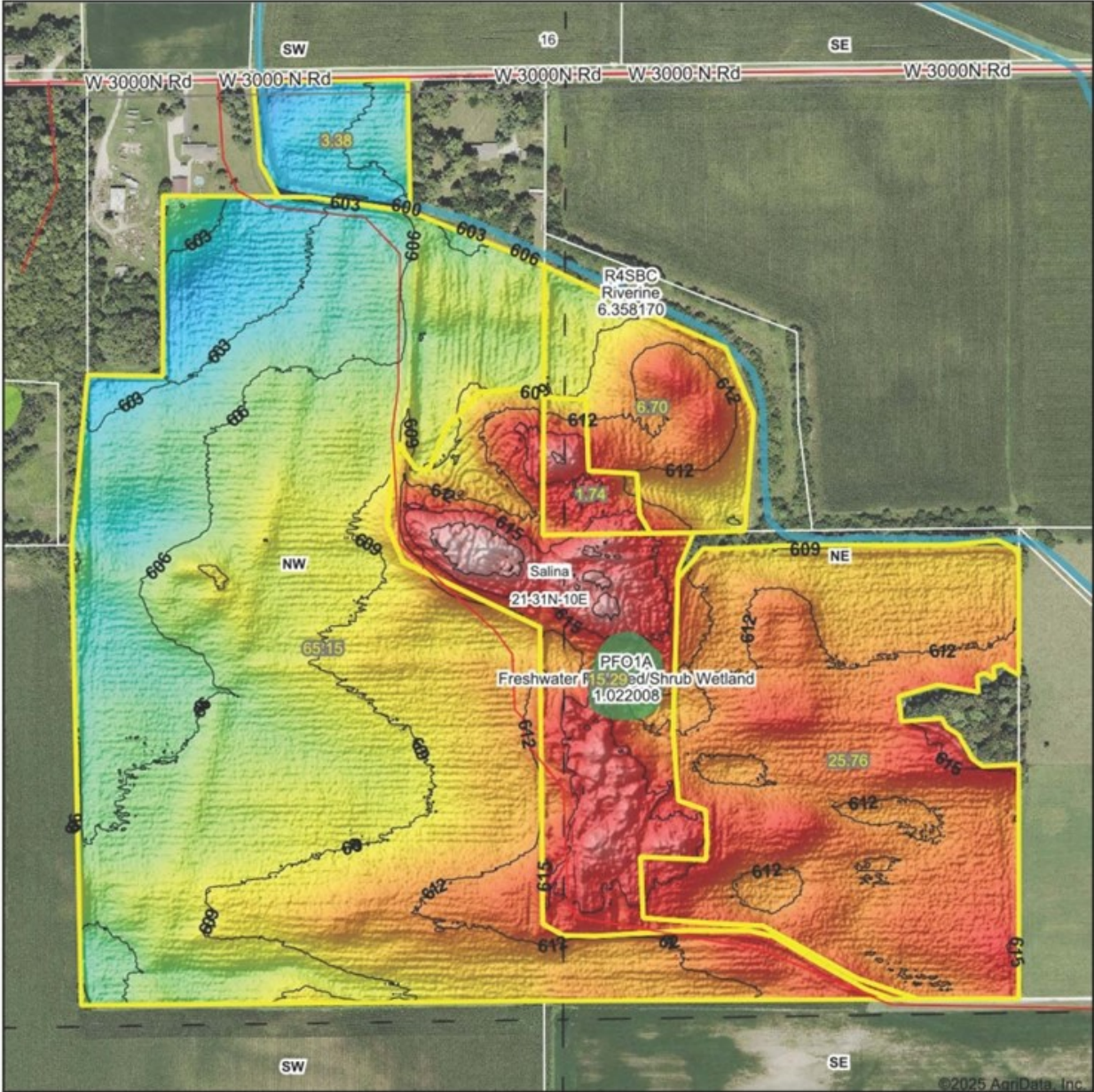
TOPO MAP



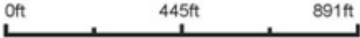
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



Source: USGS 1 meter dem
Interval(ft): 3
Min: 597.1
Max: 620.8
Range: 23.7
Average: 609.7
Standard Deviation: 3.81 ft



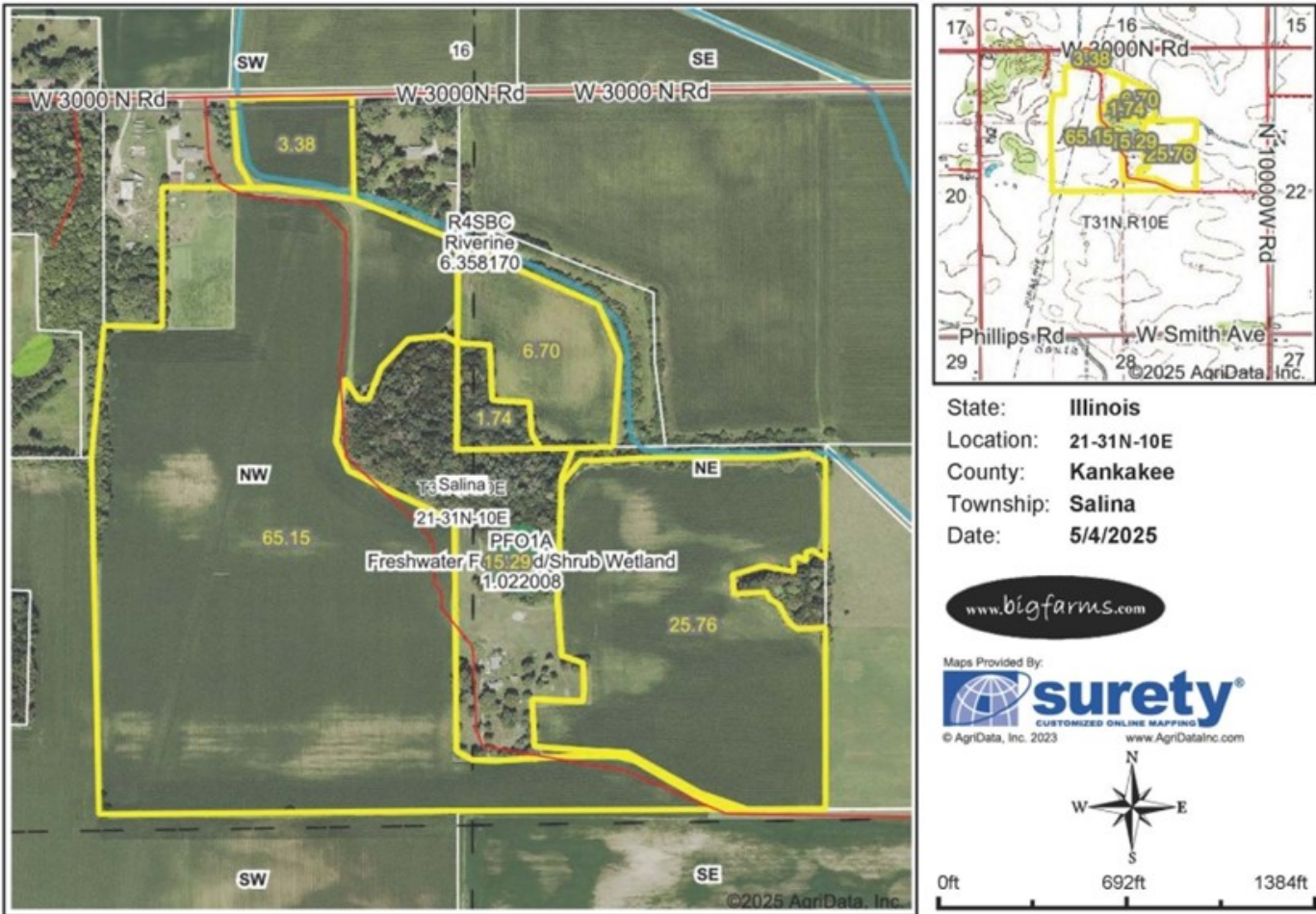
21-31N-10E
Kankakee County
Illinois

Boundary Center: 41° 9' 26.81, -88° 4' 43.27



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Field borders provided by Farm Service Agency as of 5/21/2008.

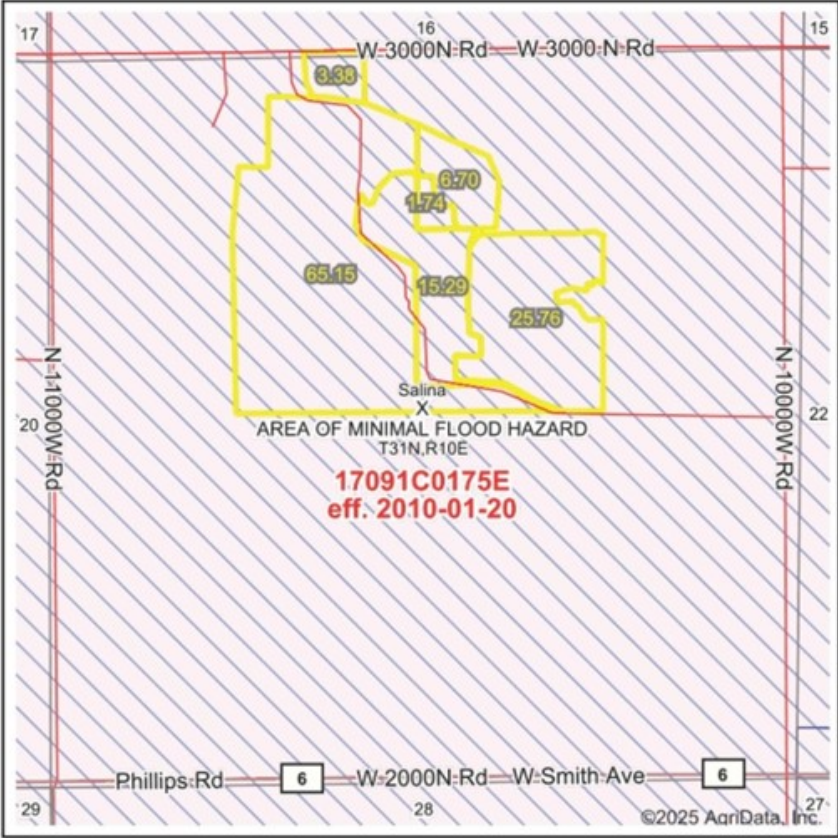
WETLAND MAP



Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.02
R4SBC	Riverine	0.31
Total Acres		1.33

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA REPORT



Map Center: 41° 9' 13.49, -88° 4' 42.73
State: IL Acres: 118.02
County: Kankakee Date: 5/4/2025
Location: 21-31N-10E
Township: Salina



Maps Provided By:

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Name	Number	County	NFIP Participation	Acres	Percent
Kankakee County	170336	Kankakee	Regular	118.02	100%
Total				118.02	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	118.02	100%
Total			118.02	100%

Panel	Effective Date	Acres	Percent
17091C0175E	1/20/2010	118.02	100%
Total		118.02	100%

MARK GOODWIN 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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