

106 Ac Grant Park Farm
8730 E. 12000N Rd
Grant Park IL 60940

www.bigfarms.com

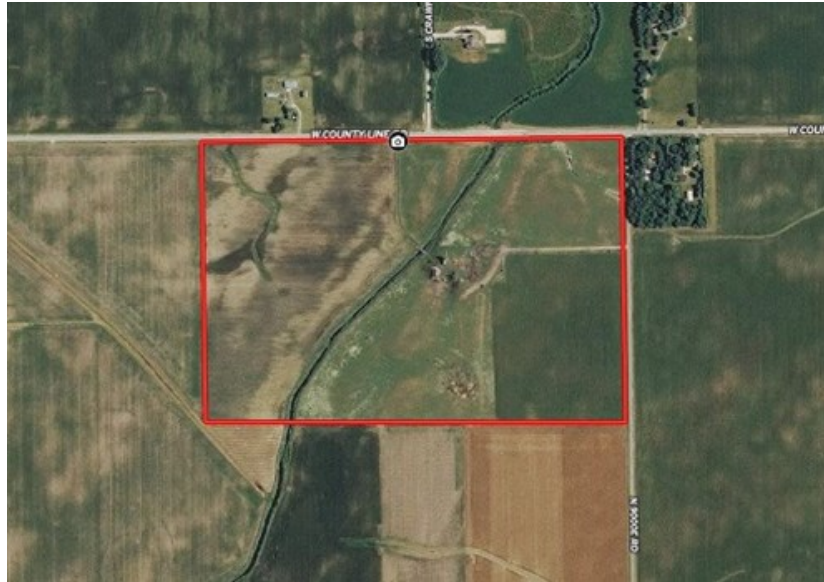
106 AC GRANT PARK FARM

8730 E. 12000N Rd
Grant Park IL 60940

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:	Kankakee
Township:	Sumner
Gross Land Area:	106 total acres
Property Type:	Farmland with small tool shed and fenced pasture
Possible Uses:	Agricultural Production
Total Investment:	\$890,400
Unit Price:	\$8,400 per acre
Productivity Index (PI):	PI Index is 129.7 on 97.9 tillable acres
Buildings:	Small toolshed
Zoning:	Agriculture



Very good soils on this 106 acre Kankakee County farm. The Exline ditch runs through the property and the farm has approximately 50% fenced pasture and small toolshed for livestock. The farm is in the Exline drainage district 2. Pasture can easily be converted back to crop production. Excellent County blacktop road frontage with easy access to Grant Park, and I-57 at Manteno or Peotone.

www.bigfarms.com

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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 106 Acre Grant Park Farm
Tax ID Number/APN: 02-03-03-200-001 (106 acres)
Possible Uses: Many potential uses for this farm. Located on a well traveled County blacktop road. Corner parcel with additional township road frontage (gravel). There is approximately 50% of the farm in fenced pasture. Pasture can easily be converted back to crop production. Potential for home-site or estate residential.
Zoning: Agriculture

AREA & LOCATION

School District: Grant Park Community Unit School District 6
Location Description: Section 3 of Sumner Township, Kankakee County, Illinois. The farm is on the south side of County line road between Will & Kankakee County.
3.7 mile south to Whitaker
7.3 miles to Beecher
7.0 miles to Grant Park
Site Description: Level to gently rolling farmland. Small toolshed in center of farm. The farm has approximately 50% fenced pasture for livestock. Exline creek runs through the farm. The bridge crossing Exline creek is in need of repair.
Side of Street: Southwest corner of County road 9 (County line Rd.) and 9000E. Rd.
Highway Access: 7.2 miles to Beecher
8.7 miles to I-57 at Peotone
9.5 miles to I-57 at Manteno
25 miles north to 80/94 at the 394 interchange
Road Type: Asphalt county line road.
9000E. road is Gravel
Property Visibility: Excellent corner location.
Largest Nearby Street: Frontage on W. County line road (58) and 4.1 miles to IL Rt. 1

LAND RELATED

Lot Frontage (Feet): 2586 feet of frontage on County Line Rd.
1755 feet of frontage on N9000E Rd.
Tillable Acres: 97.9 acres of cropland according to the Kankakee County USDA office.
Buildings: One small toolshed
Flood Plain or Wetlands: Exline Creek is crossing the farm. The farm is part of the Exline drainage district 2.
FSA Data: 97.9 tillable acres
Corn base acres 48.4 PLC corn yield 135 bushels per acre
Soybean base acres 48.3 PLC soybean yield 41 bushels per acre
Soil Type: Andres silt loam (293A), Jasper loam (440C2), Sawmill silty clay loam (3107A), Ashkum silty clay loam (232A)

FINANCIALS

Real Estate Taxes: 2017 Real-state taxes paid in 2018 are \$3,359 or \$31.70 per acre. The farm is in the Exline drainage district 2. The drainage district tax was a total of \$371.82 which is included in the overall tax amount listed above.
Investment Amount: Ownership is asking \$8400 per acre for a total investment of \$890,400.

LOCATION

Address: 8730 E. 12000N Rd.
Grant Park, IL 60940

County:

Kankakee County Illinois

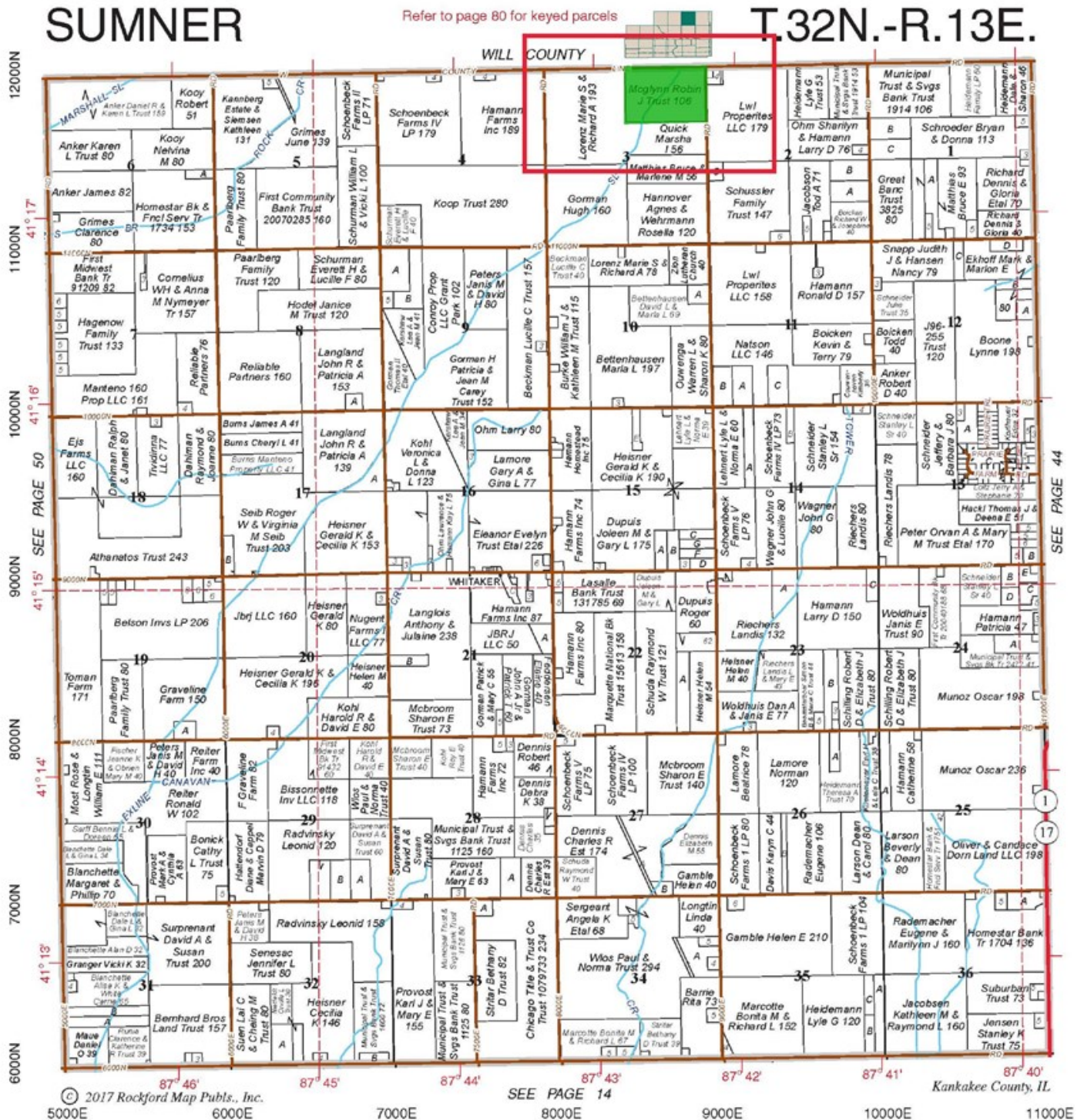


Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

LOCATION OF GRANT PARK FARM, KANKAKEE COUNTY

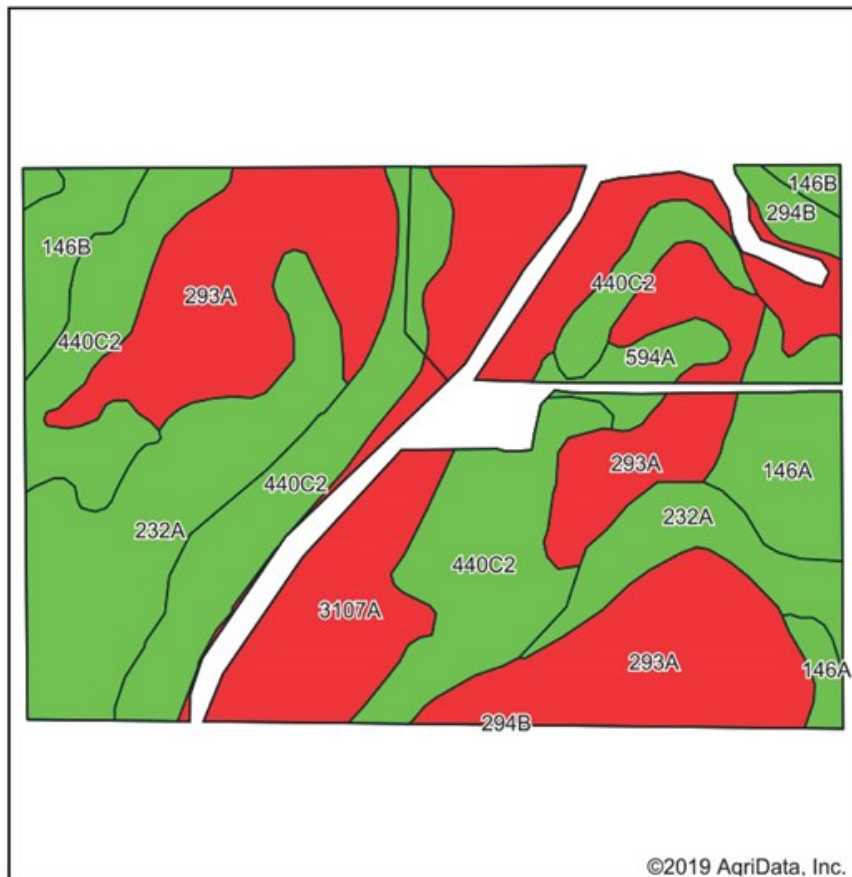


PLAT MAP OF SUMNER TOWNSHIP 106 ACRES

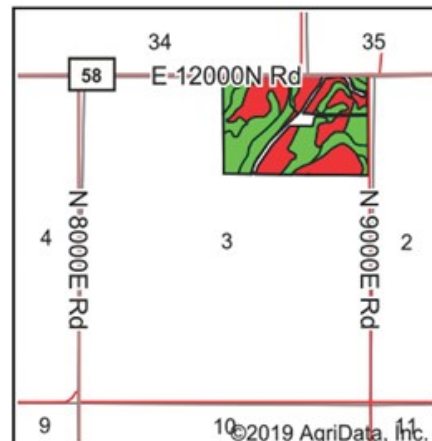


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP OF GRANT PARK 106 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **3-32N-13E**
Township: **Sumner**
Acres: **97.9**
Date: **1/23/2019**

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com



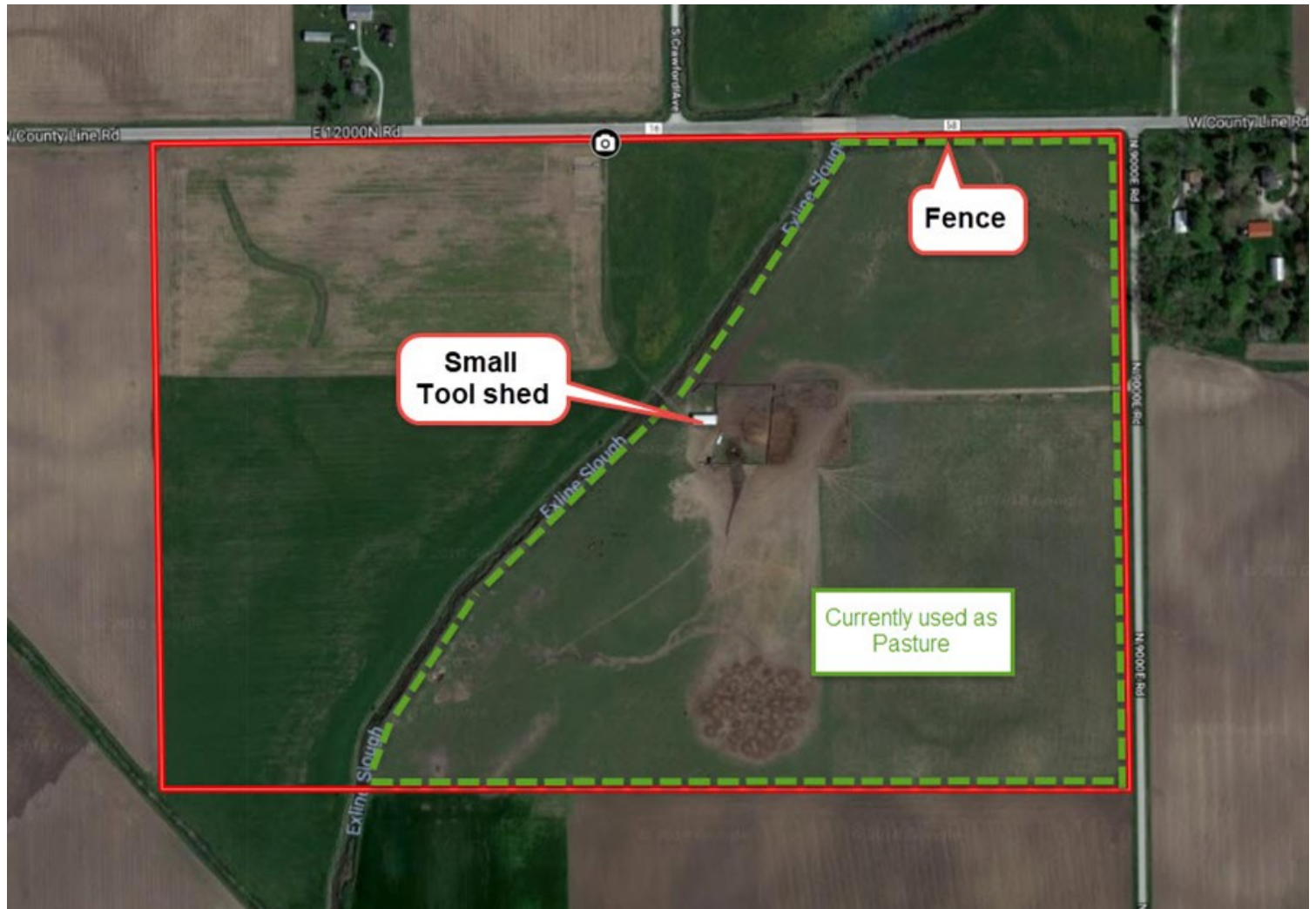
Area Symbol: IL091, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	27.06	27.6%		184	59	135
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	24.57	25.1%		**163	**53	**121
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	17.41	17.8%		189	60	139
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.60	17.0%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	5.96	6.1%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	3.24	3.3%		**166	**54	**124
594A	Reddick clay loam, 0 to 2 percent slopes	1.94	2.0%		177	56	130
**294B	Symerton silt loam, 2 to 5 percent slopes	1.12	1.1%		**177	**55	**130
Weighted Average					175.5	56.6	129.7

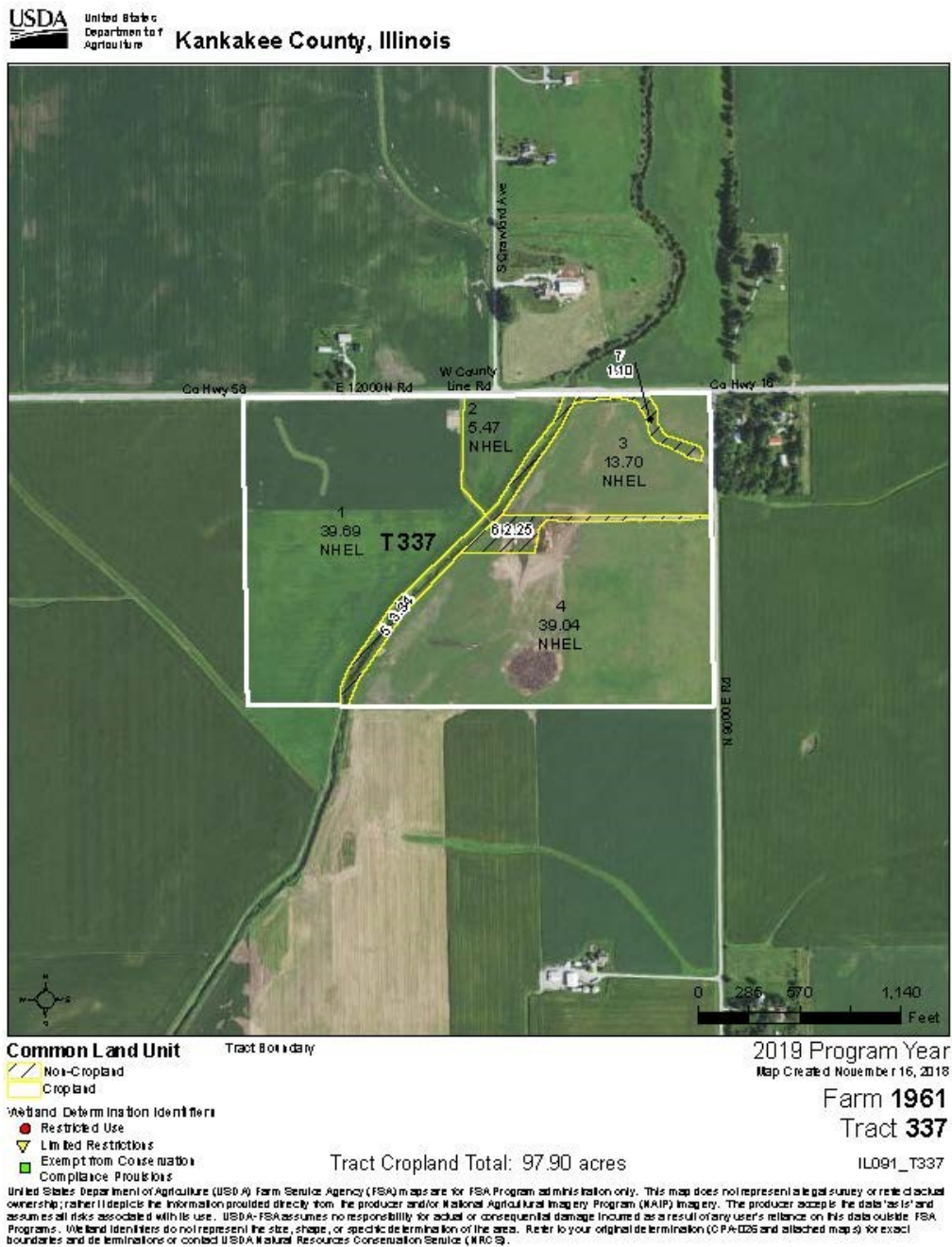
GRANT PARK AERIAL OF 106 ACRES



106 AC GRANT PARK FARM

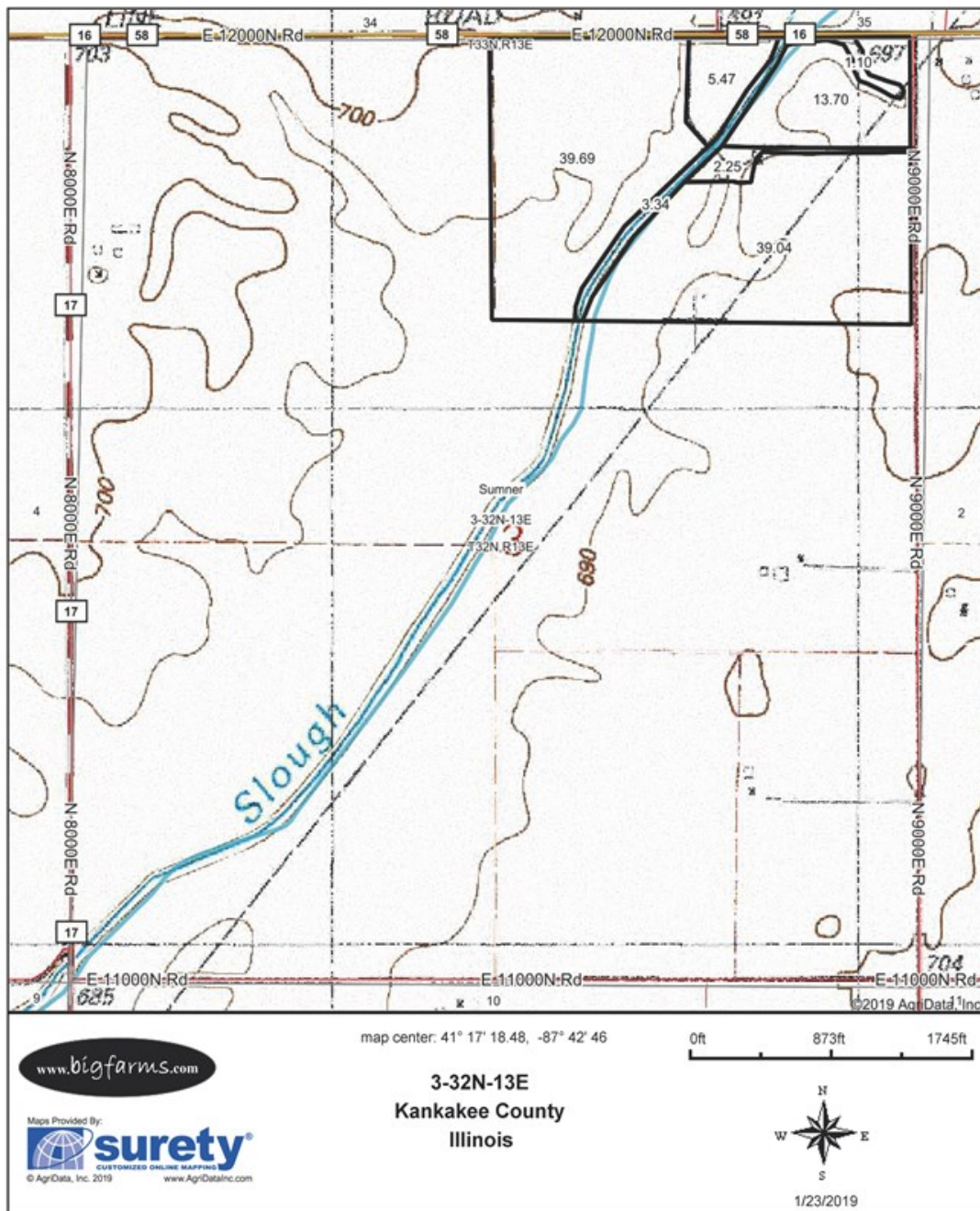


FSA MAP



TOPOGRAPHICAL MAP OF SUMNER TOWNSHIP FARM

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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.**

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.