

10 AC LISBON FARMSTEAD

13168 Hill Rd
Newark IL 60541

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:	Big Grove
Gross Land Area:	10 total acres
Property Type:	Full set of working farm builds with grain storage, shop, machine shed & farmhouse
Possible Uses:	Residential with many potential business uses.
Total Investment:	Asking price is \$379,000
Sold Price:	\$355,000
Productivity Index (PI):	The PI Index for tillable acres is 134.3
Buildings:	House, 60X63 Shop, 60X120 machine shed, 95,000 bushel grain storage
Utilities:	Electric & propane
Zoning:	Agriculture



Many options for this 10 acre farmstead between Morris & Lisbon. Large heated shop 60X63, high ceilings with large overhead door. Radiant overhead heat, loft storage area, bathroom & office. Machine shed is 60X120 with full concrete floor, 95,000 bu grain storage with dryer, grain leg, dump auger, overhead truck loading and vacuum air grain handling system. Large four bedroom house with three car garage. 6 plus tillable acres of high quality farmland. Ready for the next farming operation or small commercial business. Grain storage has potential rental income.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 10 Acre Lisbon Farmstead
Tax ID Number/APN: 07-35-400-002
Possible Uses: Excellent set of buildings for many potential uses. Grain storage could be leased for income or used to expand your current grain storage capacity. Contractors, or small business in need of indoor storage will like this parcel.
Zoning: Agriculture
Sale Terms: Sellers are looking for a cash sale.

AREA & LOCATION

School District: Lisbon Grade School District #90
Newark High School District #18
Location Description: Located between Lisbon and Morris on Hill road. Rural area surrounded by farmland. Newark mailing address.
Site Description: Full set of buildings with 2-story house, garage and breezeway.
Side of Street: South side of Hill road
Highway Access: I-80 at Rt. 47 is 8 miles to the Southeast.
Road Type: Gravel
Largest Nearby Street: Lisbon road is one mile east.
I-80 & Rt. 47 is 8 miles to the SE
Rt 52 at Lisbon is 1.5 miles north

LAND RELATED

Lot Frontage (Feet): According to tax records there are 1337 feet of frontage on Hill Road
Tillable Acres: Approximately 6 tillable acres
Lot Depth: Approximately 270 feet deep
Buildings: 60 X 63 Heated shop, overhead door, office, bath, loft storage.
60 X 120 Wicks machine shed with concrete floor, wood internal siding for potential grain storage.
Approximately 95,000 bushels of grain storage, drier, leg, dump auger, overhead loading from leg and vacuum/air grain handling system.

FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: The 2014 real-estate taxes paid in 2015 were \$8,220
Investment Amount: The asking price for this parcel is \$379,000.

LOCATION

Address: 13168 Hill Road
Newark, IL 60541
County: Kendall

AERIAL 1 10 ACRE LISBON FARMSTEAD



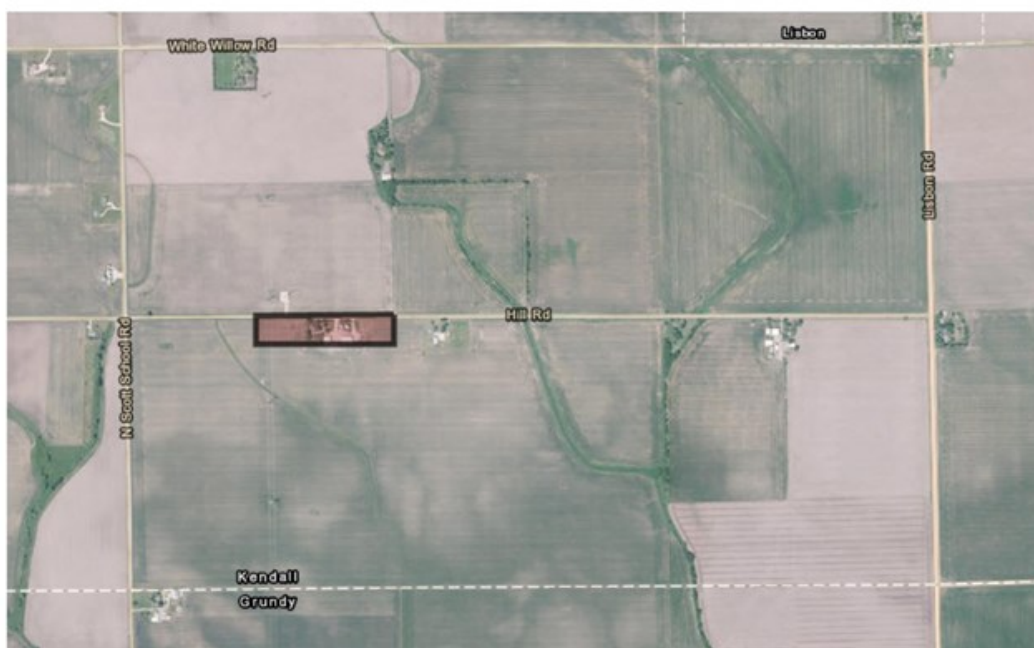
10 Acre Farmstead Hill Road
Lisbon, IL

AERIAL 2 10 ACRE LISBON FARMSTEAD

Aerial Tax Map



Aerial Map of 10 Acre Lisbon Farmstead



FSA MAP OF THE LISBON 10 ACRE FARMSTEAD IN BIG GROVE TOWNSHIP, KENDALL COUNTY

Aerial Map



HOUSE PHOTO OF THE 10 ACRE FARMSTEAD IN BIG GROVE TOWNSHIP, KENDALL COUNTY



View of House & Garage
from farm yard.

Front corner of House

View of House from Hill
road.



HOUSE PHOTO 2 OF THE 10 ACRE FARMSTEAD

Back side of the house & garage
Looking east from Hill road



MACHINE SHED PHOTOS ON THE 10 ACRE LISBON FARMSTEAD IN BIG GROVE TOWNSHIP



60 X 120 Wicks Machine Shed, Concrete floor.
Wood internal walls.



SHOP PHOTOS OF THE 10 ACRE FARMSTEAD ON HILL ROAD, BIG GROVE TOWNSHIP, KENDALL COUNTY

60 X 63 Ft. Shop



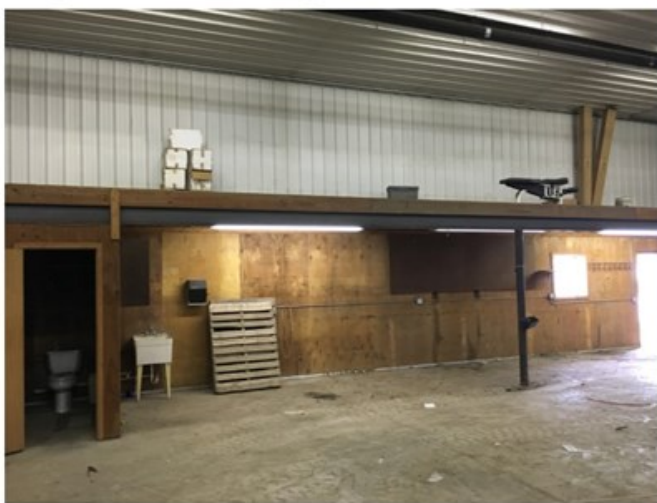
Large overhead shop door



SHOP PHOTOS OF THE 10 ACRE FARMSTEAD ON HILL ROAD, BIG GROVE TOWNSHIP, KENDALL COUNTY



Full Concrete floor, insulated & heated, heavy power, loft storage area, office and bath.



GRAIN STORAGE ON THE LISBON 10 ACRES FARMSTEAD

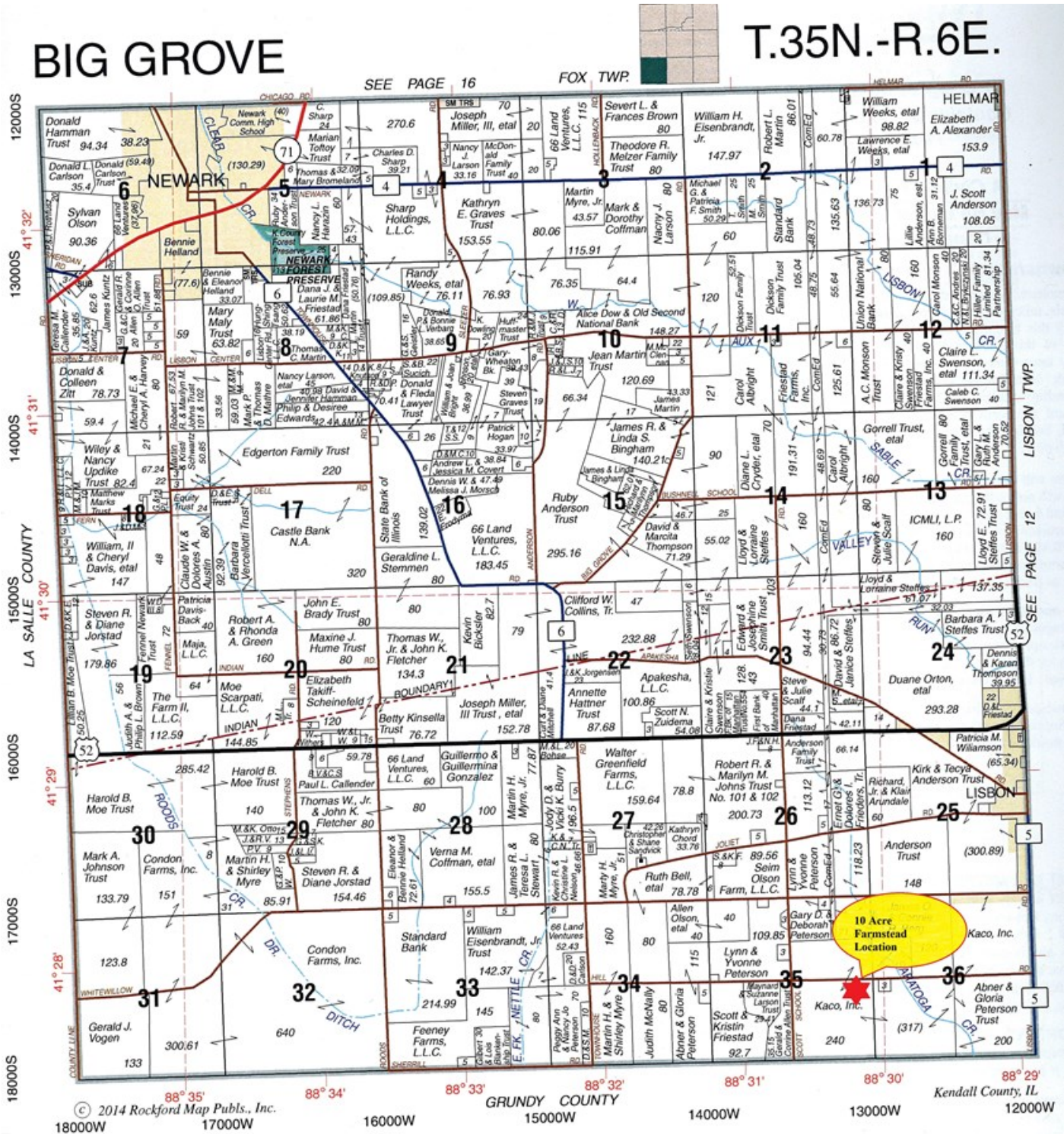
Approximately 95,000 bushels of grain storage
Overhead leg for loading and dump auger for unloading grain
Grain dryer, wet holding bin, air vacuum grain moving system



GRAIN STORAGE PHOTOS

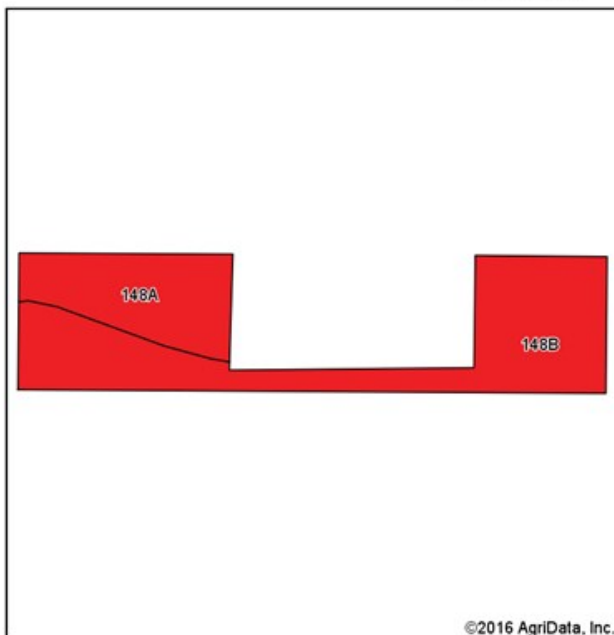


PLAT MAP OF THE 10 ACRE FARMSTEAD, BIG GROVE TOWNSHIP NEAR LISBON



SOIL MAP OF THE KACO FARMSTEAD ON HILL ROAD, LISBON, IN KENDALL COUNTY

Soils Map



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: Illinois
County: Kendall
Location: 35-35N-6E
Township: Big Grove
Acres: 6.1
Date: 6/1/2016

www.bigfarms.com

Maps Provided By:
surety
© AgriData, Inc. 2016 www.AgrIDataInc.com



Area Symbol: IL093, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**148B	Proctor silt loam, 2 to 5 percent slopes	4.20	68.9%		**183	**57	**134
148A	Proctor silt loam, 0 to 2 percent slopes	1.90	31.1%		185	58	135
Weighted Average					183.6	57.3	134.3

Area Symbol: IL093, Soil Area Version: 11

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/10271>

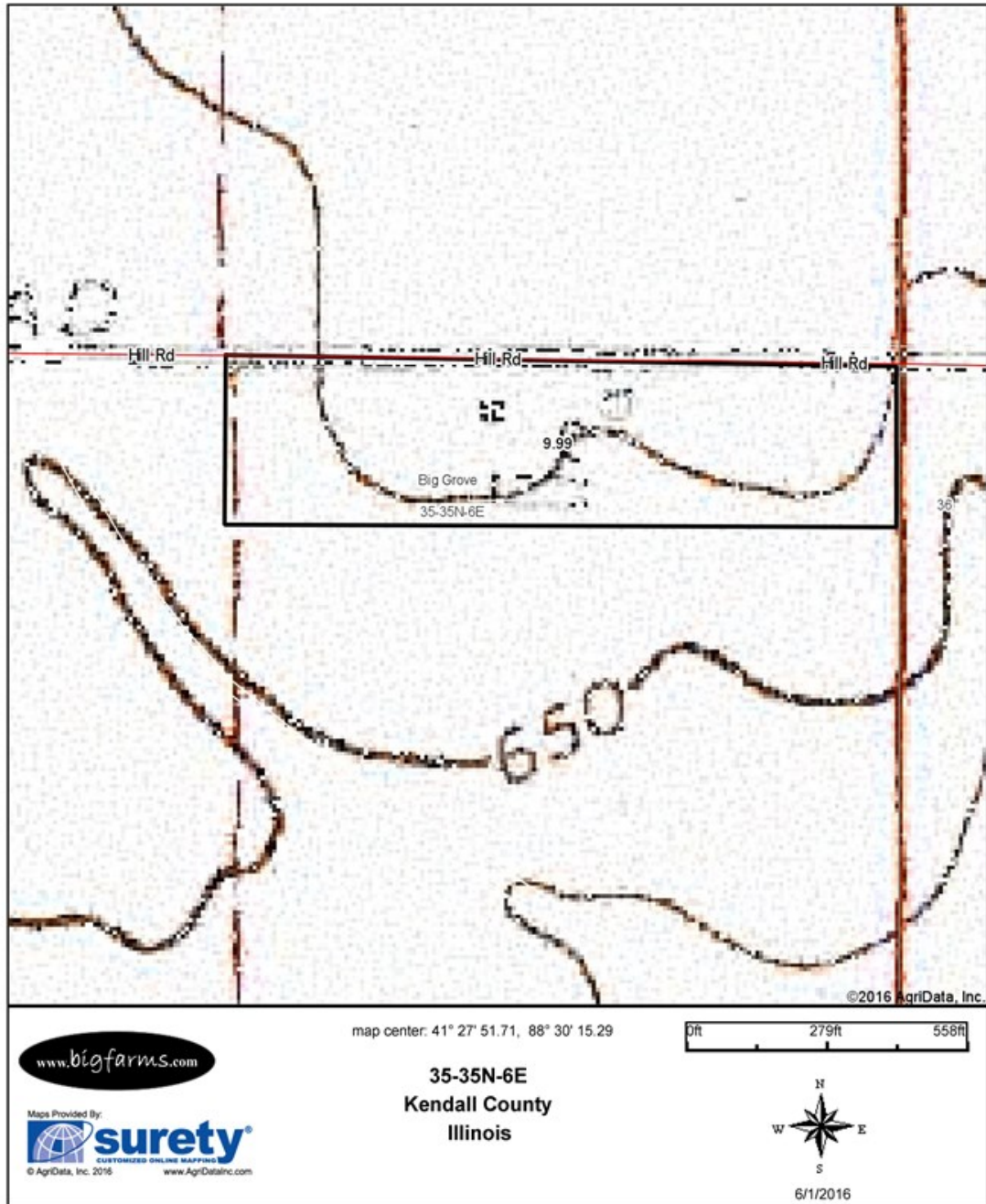
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP FOR 10 ACRES BIG GROVE TOWNSHIP, KENDALL COUNTY

Topography Map



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.