

117.5 Acre Lisbon Farm
11000-11844 US Rt. 52
Newark IL 60541



117.5 ACRE LISBON FARM

11000-11844 US Rt. 52
Newark IL 60541

For more information contact:

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County:	Kendall
Township:	Lisbon
Gross Land Area:	117.5 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture grain production
Total Investment:	\$1,233,750.00
Unit Price:	\$10,500 per acre
Soil Productivity Index:	The PI Index for this farm is 139.4
Buildings:	No Buildings
Zoning:	Agriculture



117.5 acres of class A farmland. Productivity Index of 139. No buildings. The farm has frontage on Rt 52 east of Lisbon. Lisbon Grade School and Newark High School Districts. An additional 12-15 acres of tillable land in the ComEd easement.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 117 Acre Lisbon Farm
Tax ID Number/APN: 08-18-400-007 (3.62 acres)
08-19-200-007 (83.9 acres)
08-20-100-003 (30.0 acres)
Possible Uses: Close enough to the town of Lisbon to have many potential uses. Frontage on State route 52.
Zoning: Agriculture

AREA & LOCATION

School District: Lisbon Grade School District #90
Newark High School District #18
Location Description: Located on the east side of Lisbon, Illinois with frontage on US Rt. 52. Access to Rt. 80 and Rt 47 is approximately 9 miles SE of the farm.
Site Description: Level to gently sloping farmland. The farm does have ComEd high-line towers crossing through. The east boarder of the farm is the creek.
Side of Street: South side of Rt. 52
Highway Access: Frontage on US Rt. 52
Road Type: Asphalt

LAND RELATED

Yield History: FSA Corn base is 117.57 acres and yield of 150 bushels per acre
FSA Soybean base is 13.25 acres with a yield of 45 bushels per acre
Tillable Acres: The tillable acres including the ComEd easement land is 130.82.
Buildings: No Buildings
Flood Plain or Wetlands: Small area of flood plain, map is included with this brochure.
Topography: Level to gently rolling.
Soil Type: The primary soils found on this farm are:
152A Drummer silty clay loam
59A Lisbon silt loam
149A Brenton silt loam

FINANCIALS

Finance Data Year: 2015 Tax year
Real Estate Taxes: the 2015 real-estate taxes paid in 2016 were \$4,216 or \$35.88 per acre.
Investment Amount: The asking price is \$10,500 per acre for a total investment of \$1,233,750.

LOCATION

Address: 11000-11844 US-52
Newark, IL 60541
County: Kendall

AERIAL MAP OF 117.5 ACRE LISBON TOWNSHIP FARM, KENDALL COUNTY

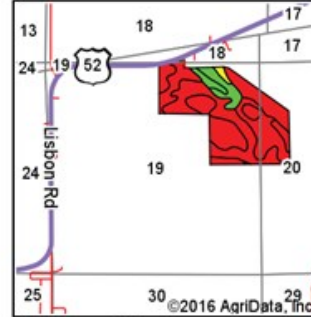
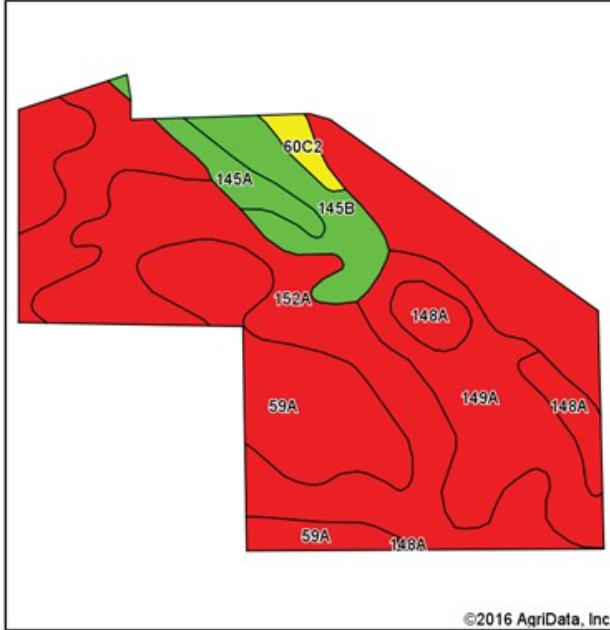


AERIAL 2 OF THE 117.5 ACRE LISBON TOWNSHIP FARM, KENDALL COUNTY ILLINOIS



SOIL MAP FOR 117 ACRES LISBON FARM, KENDALL COUNTY

Soils Map



State: Illinois
 County: Kendall
 Location: 20-35N-7E
 Township: Lisbon
 Acres: 130.68
 Date: 9/15/2016



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	56.81	43.5%		195	63	144
59A	Lisbon silt loam, 0 to 2 percent slopes	33.15	25.4%		188	59	136
149A	Brenton silt loam, 0 to 2 percent slopes	19.65	15.0%		195	60	141
**145B	Saybrook silt loam, 2 to 5 percent slopes	9.14	7.0%		**177	**56	**131
148A	Proctor silt loam, 0 to 2 percent slopes	6.18	4.7%		185	58	135
145A	Saybrook silt loam, 0 to 2 percent slopes	4.00	3.1%		179	57	132
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	1.75	1.3%		**148	**48	**110
Weighted Average					190.4	60.4	139.4

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:

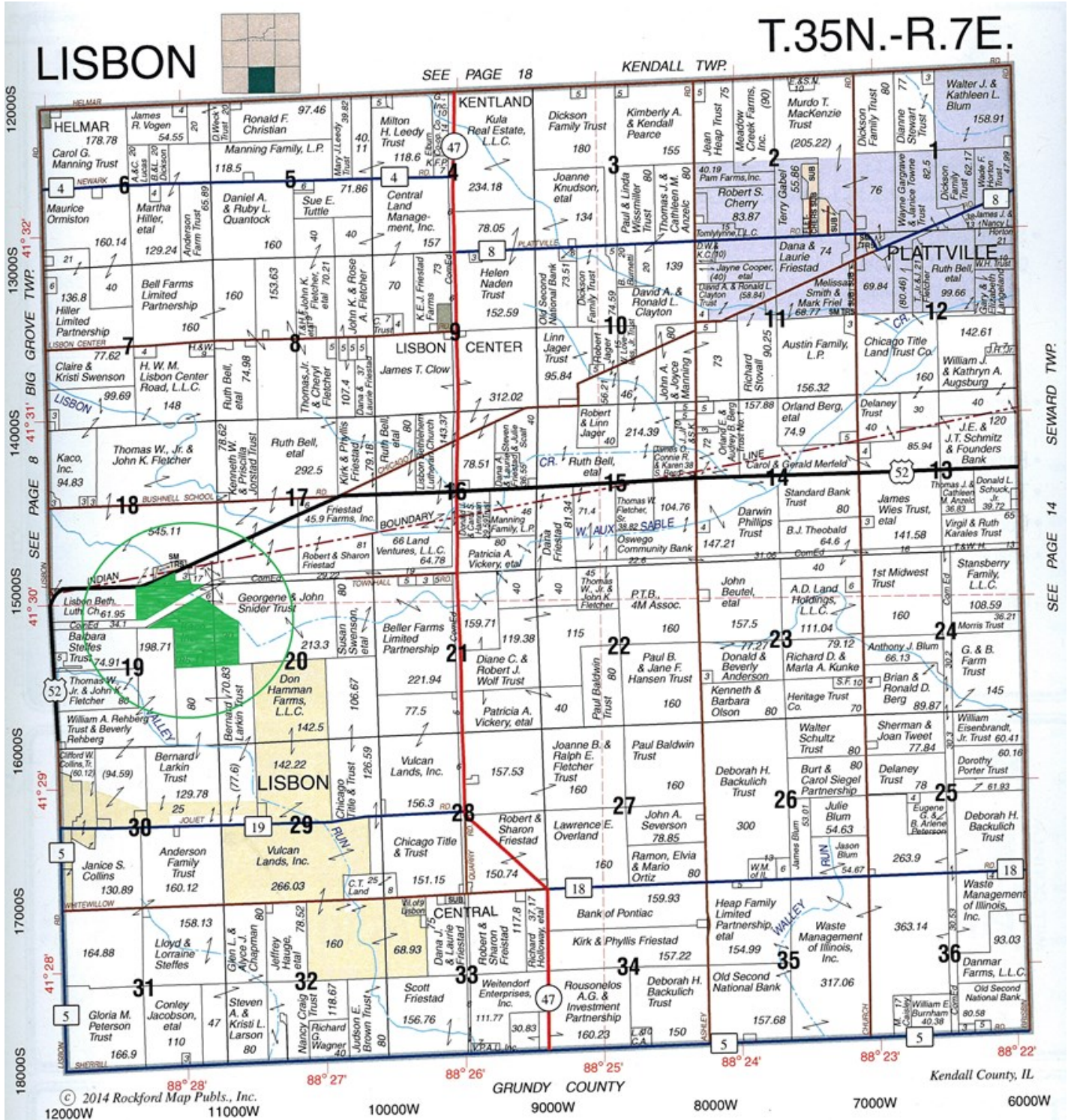
<https://www.ideals.illinois.edu/handle/2142/11027/>

** 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.

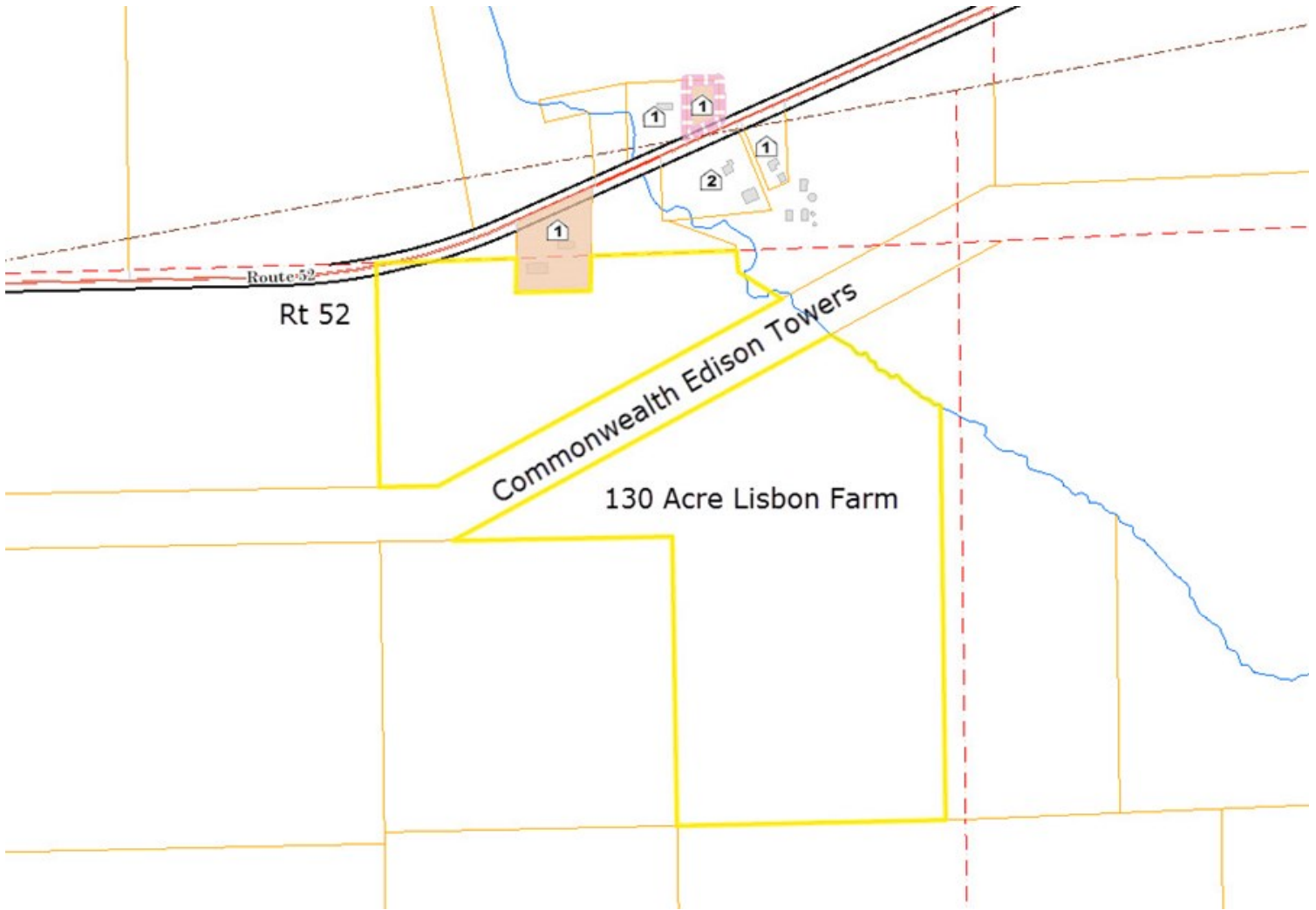
*c: Using Capabilities Class Dominant Condition Aggregation Method

PLAT MAP OF LISBON TOWNSHIP 117 ACRE FARM, KENDALL COUNTY ILLINOIS



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

TAX MAP OF THE 130 ACRE LISBON FARM, KENDALL COUNTY

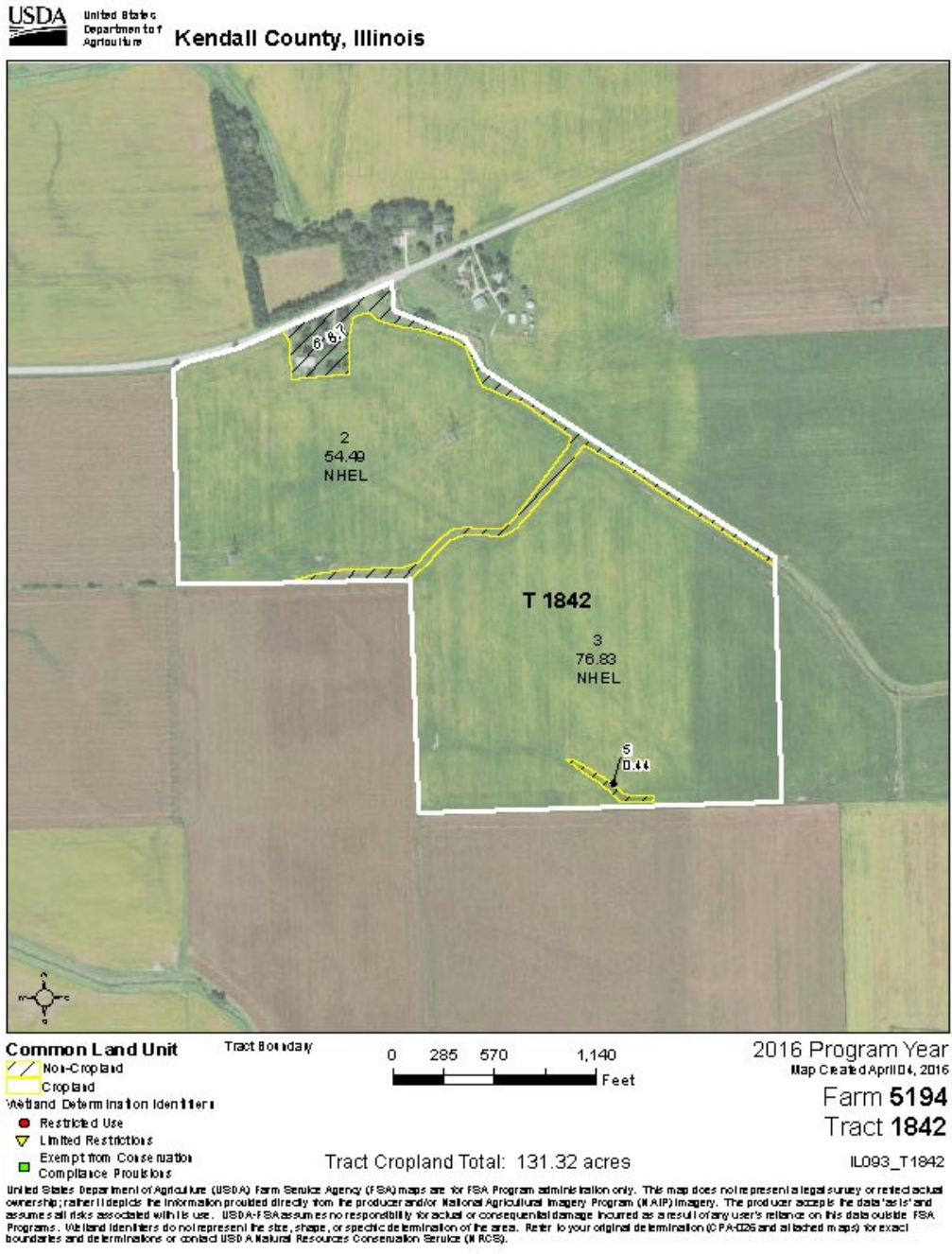


FSA MAP LISBON TOWNSHIP 130 ACRES, KENDALL COUNTY

Aerial Map

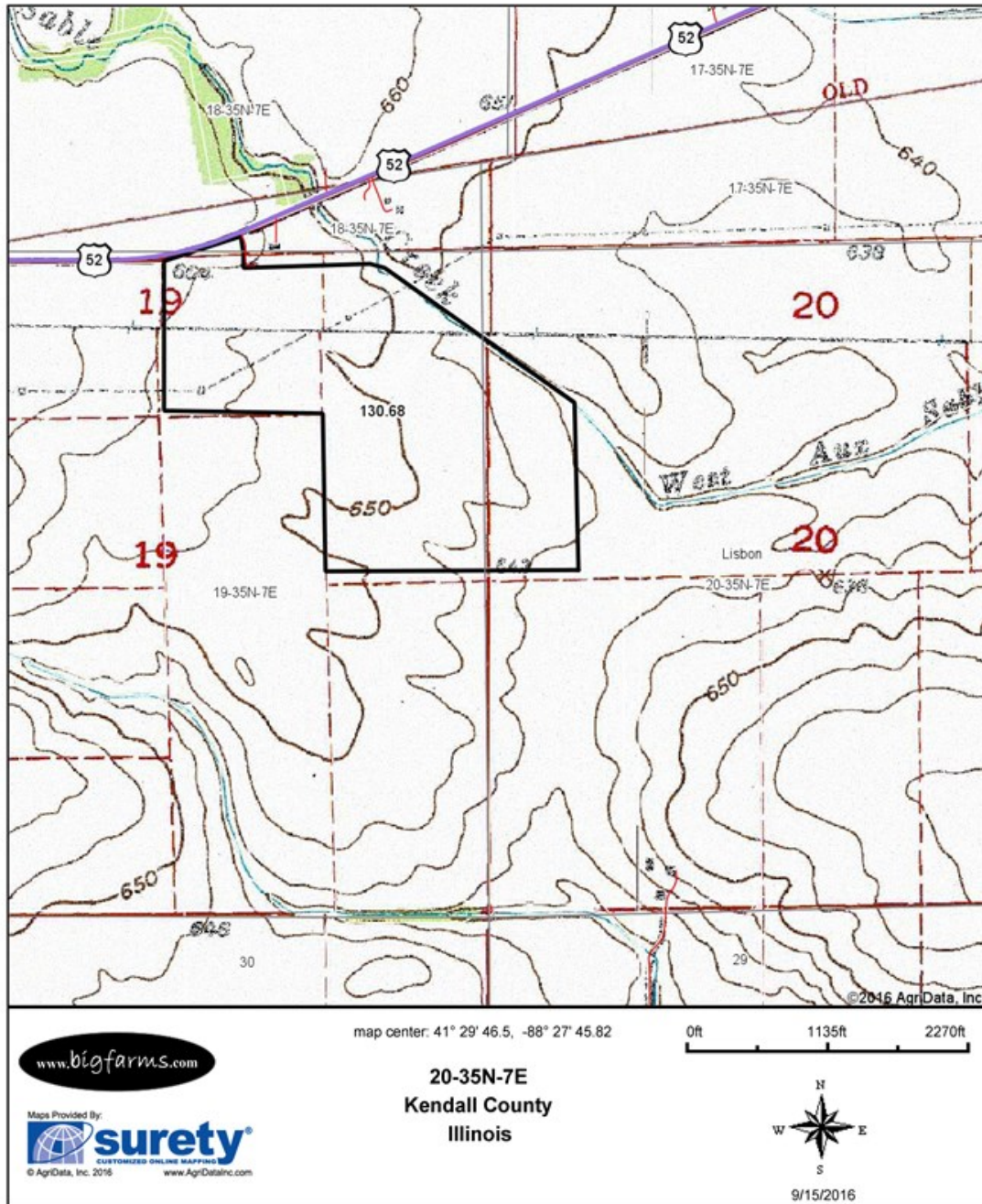


FSA MAP OF 117 ACRE LISBON FARM



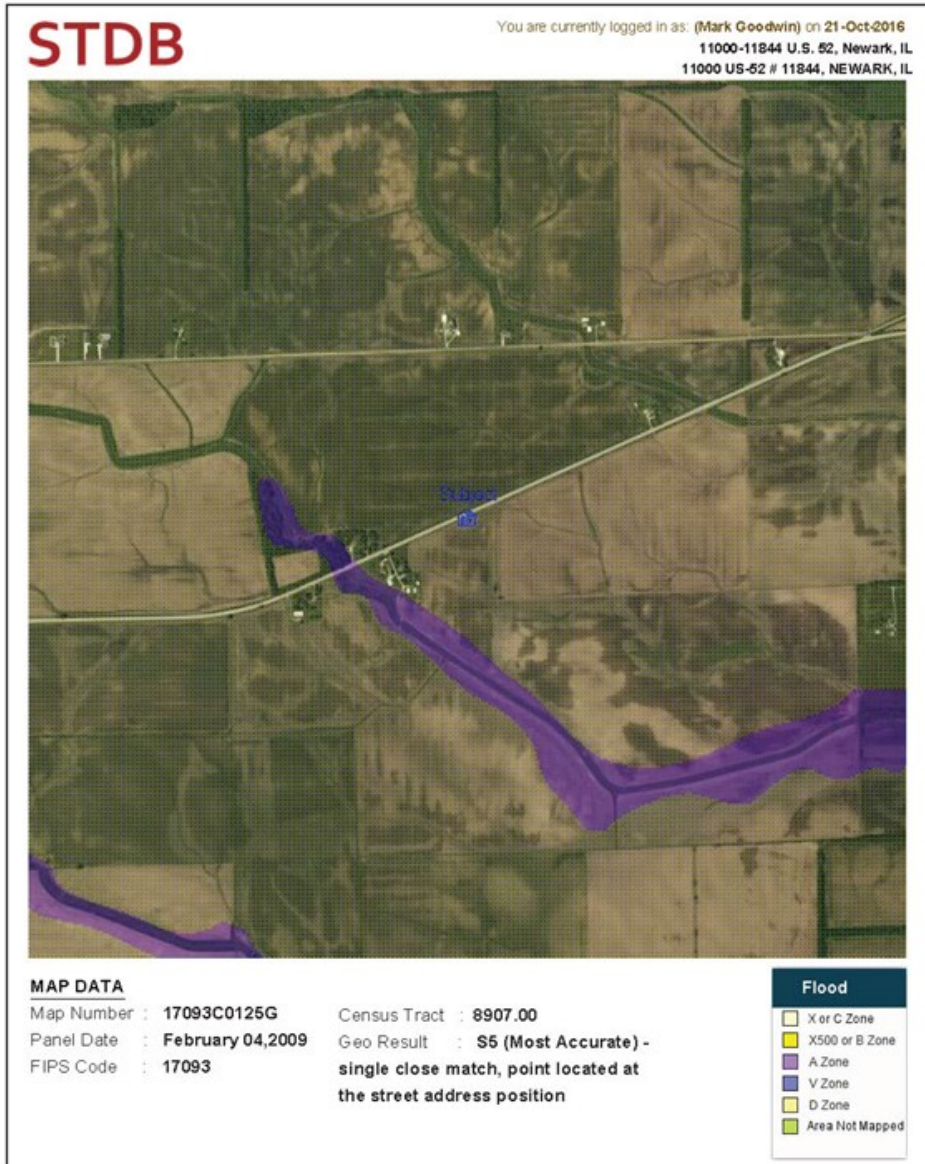
TOPOGRAPHICAL MAP FOR 117 ACRES LISBON TOWNSHIP, KENDALL COUNTY

Topography Map



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

FLOOD PLAIN MAP FOR 130 ACRE LISBON FARM, KENDALL COUNTY ILLINOIS



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LOCATION MAP OF LISBON TOWNSHIP 130 ACRE FARM



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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.



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