

**120 AC Rockville Township Farm**  
8251 N. 5000W. Rd  
Manteno IL 60950

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## 120 AC ROCKVILLE TOWNSHIP FARM

**8251 N. 5000W. Rd**  
**Manteno IL 60950**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



**GOODWIN**

<b>County:</b>	Kankakee
<b>Township:</b>	Rockville
<b>Gross Land Area:</b>	120 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agricultural Production or Estate Residential
<b>Total Investment:</b>	Contact Broker
<b>Productivity Index (PI):</b>	125.8
<b>Buildings:</b>	One storage building
<b>Zoning:</b>	A-1, Agriculture



120 Acres on N.5000W Road in Kankakee County. The farm is just south of Deselm on a good blacktop road. This farm has the same ownership as the 277 acres in Wilton Township and Florence Township of Will County, Illinois. The PI for this 120 acres is 125.8 making it a strong class B farm.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 120 AC Rockville Township Farm  
**Tax ID Number/APN:** 04-01-21-300-001  
**Possible Uses:** Continue to use in agricultural production or use as a residential estate.  
**Zoning:** A-1, Agriculture

### AREA & LOCATION

**School District:** Manteno Community Unit School District 5  
**Location Description:** Well located farm on good blacktop road. The farm is just South of Deselm with easy access to I-57, Rt. 45 & I-55. Just north of the Kankakee River State Park. Near the towns of Wilmington, Manteno, Peotone, Manhattan and Kankakee.  
**Site Description:** Level farmland on good blacktop road.  
**Side of Street:** East-side of N. 5000W Rd  
**Highway Access:** Near Rt. 45, Rt 53, Rt. 52 & I-57 & I-55  
**Road Type:** Good asphalt road surface.  
**Property Visibility:** Excellent with 2583 feet of frontage on N. 5000W Rd.

### LAND RELATED

**Lot Frontage (Feet):** 2583 feet of frontage on N.5000W Rd  
**Tillable Acres:** FSA Records show 117.11 tillable acres.  
**Lot Depth:** This is an "L" shaped farm. 2610 feet deep on the north side and 1296 feet deep on the south side.  
**Buildings:** One quonset style machine shed.  
**Flood Plain or Wetlands:** None known.  
**Topography:** Flat to gently rolling  
**FSA Data:** 117.11 Tillable Acres  
Corn Base 57.89 aces Corn PLC Yield 145  
Soybean Base 58.78 Soybean PLC Yield 39  
No CRP acres.  
**Soil Type:** The primary Soils types on the Rockville Township Farm are:  
Elliott silt loam (146B)  
Ashkum silty clay loam (232A)  
Varna silt loam (223B)  
Andres silt loam (293A)  
Average soil PI for this farm is 125.8  
**Available Utilities:** Electric along county road, well and septic system required for future buildings.

### FINANCIALS

**Finance Data Year:** 2022 Tax Year, Paid 2023  
**Real Estate Taxes:** 2022 Tax Year, Paid 2023: \$4,944.32 or \$41.20/acre  
**Investment Amount:** Contact Broker

### LOCATION

**Address:** 8251 N. 5000W. Rd.  
Manteno, IL 60950  
**County:** Kankakee County, Illinois

PROPERTY MAP





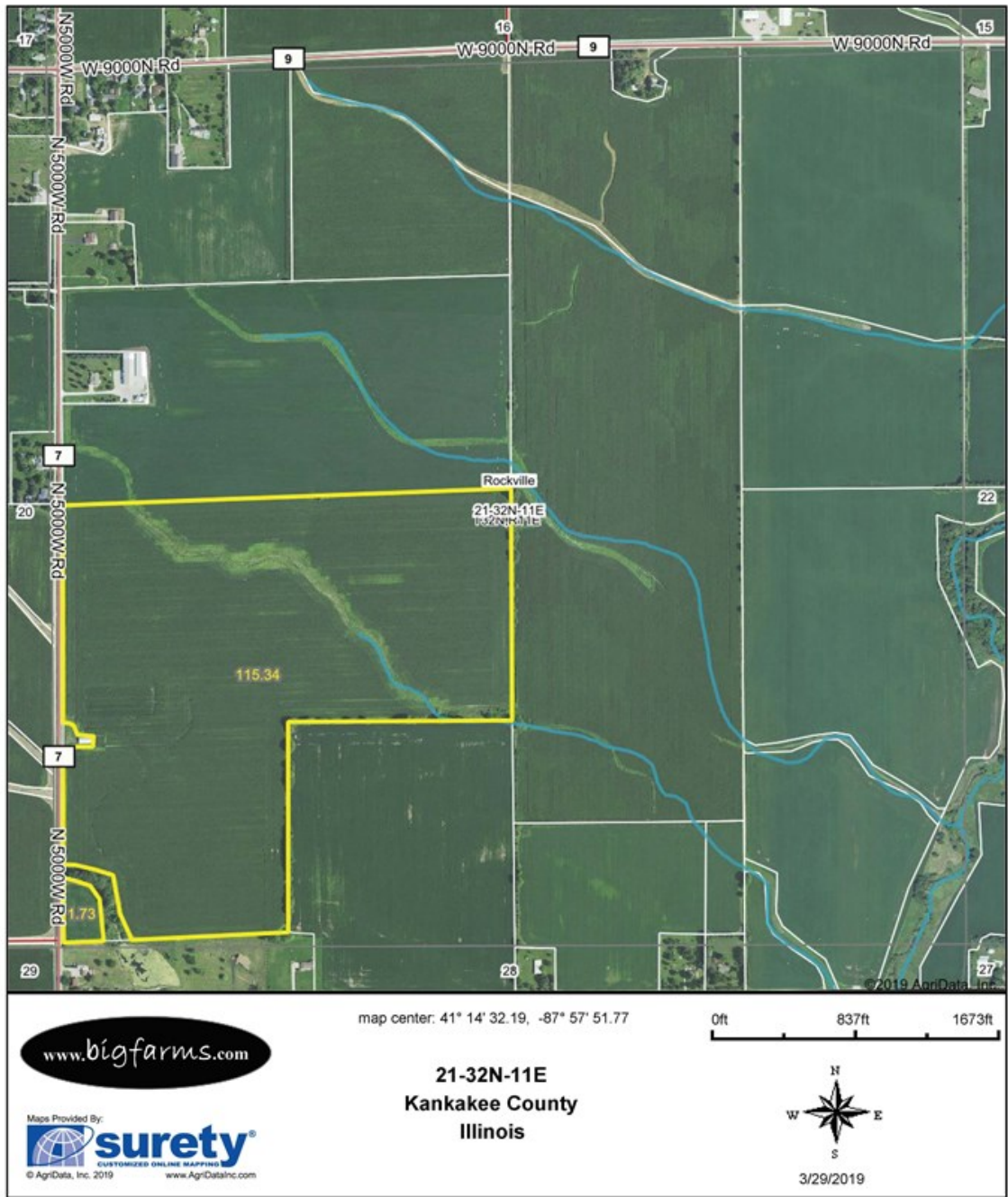
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The map displays the Peotone, Illinois area, showing the location of the Wilton Township Farm (277 acres) and the Rockville Twp Farm (120 acres). The Wilton Township Farm is highlighted with a red outline and a red square icon, and the Rockville Twp Farm is also highlighted with a red outline and a red square icon. The map includes major highways like I-55, I-57, and I-90, and various towns such as Channahon, Manhattan, Peotone, Manteno, and Bourbonnais. The Wilton Township Farm is located near the intersection of I-55 and I-57, and the Rockville Twp Farm is located near the intersection of I-57 and I-90.



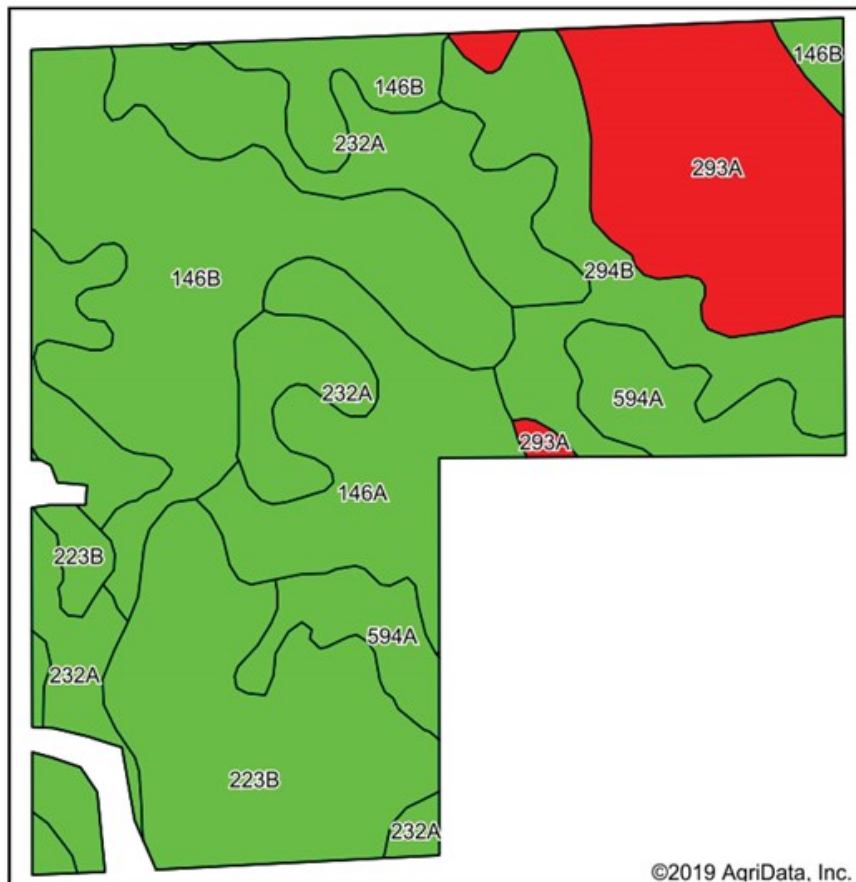
FSA MAP OF ROCKVILLE TWP FARM

Aerial Map

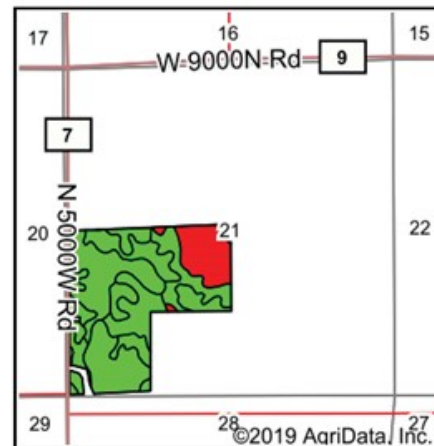




## 120 AC SOIL PRODUCTIVITY MAP



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Kankakee**  
Location: **21-32N-11E**  
Township: **Rockville**  
Acres: **117.07**  
Date: **3/29/2019**

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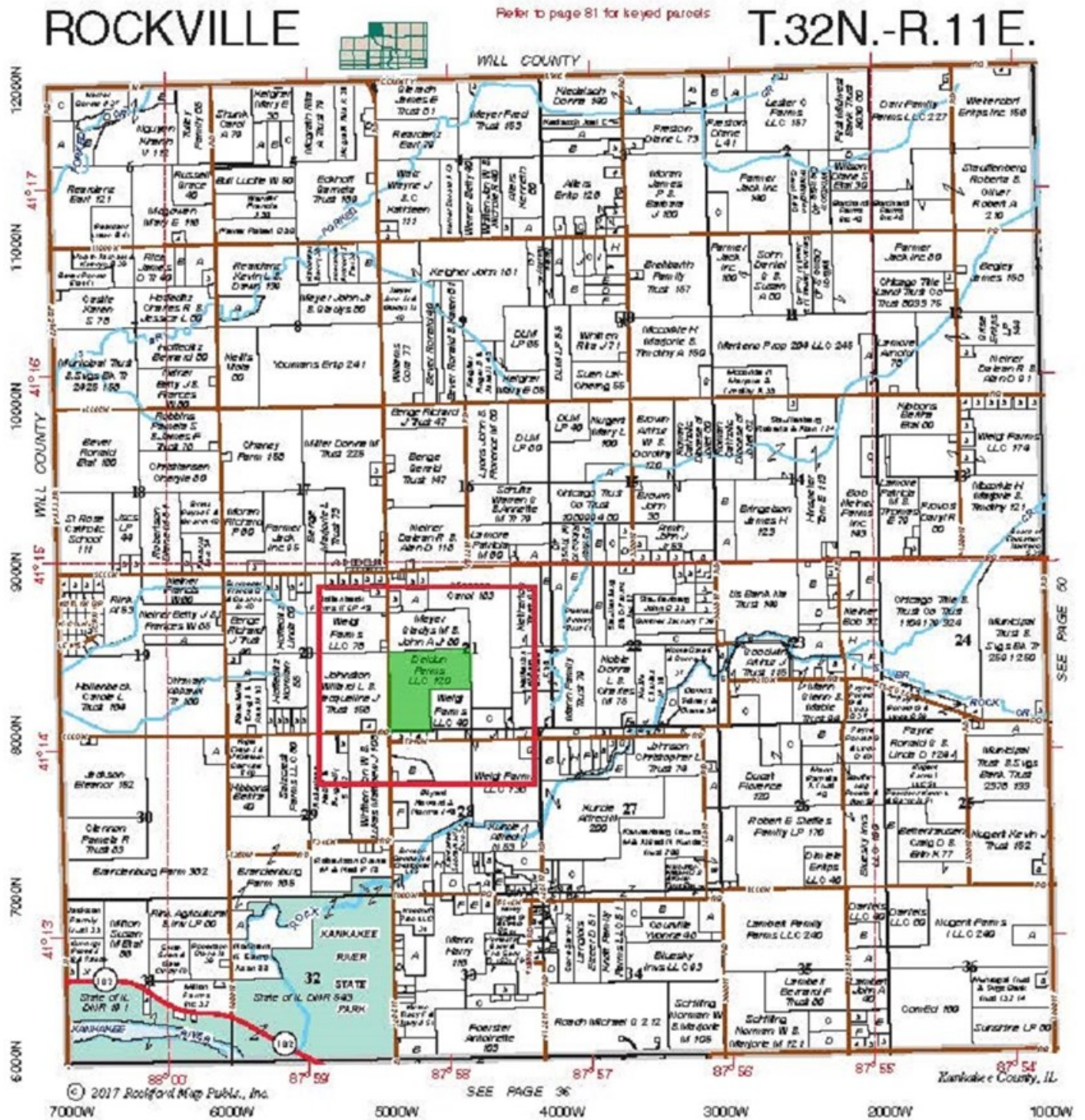
Maps Provided By:  
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### Area Symbol: IL091, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	27.49	23.5%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	22.12	18.9%		170	56	127
**223B	Varna silt loam, 2 to 4 percent slopes	19.35	16.5%		**156	**50	**115
293A	Andres silt loam, 0 to 2 percent slopes	16.48	14.1%		184	59	135
**294B	Symerton silt loam, 2 to 5 percent slopes	11.77	10.1%		**177	**55	**130
146A	Elliott silt loam, 0 to 2 percent slopes	11.67	10.0%		168	55	125
594A	Reddick clay loam, 0 to 2 percent slopes	8.19	7.0%		177	56	130
Weighted Average					169.7	54.8	125.8

120 AC PLAT MAP OF ROCKVILLE TOWNSHIP, KANKAKEE COUNTY IL.



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

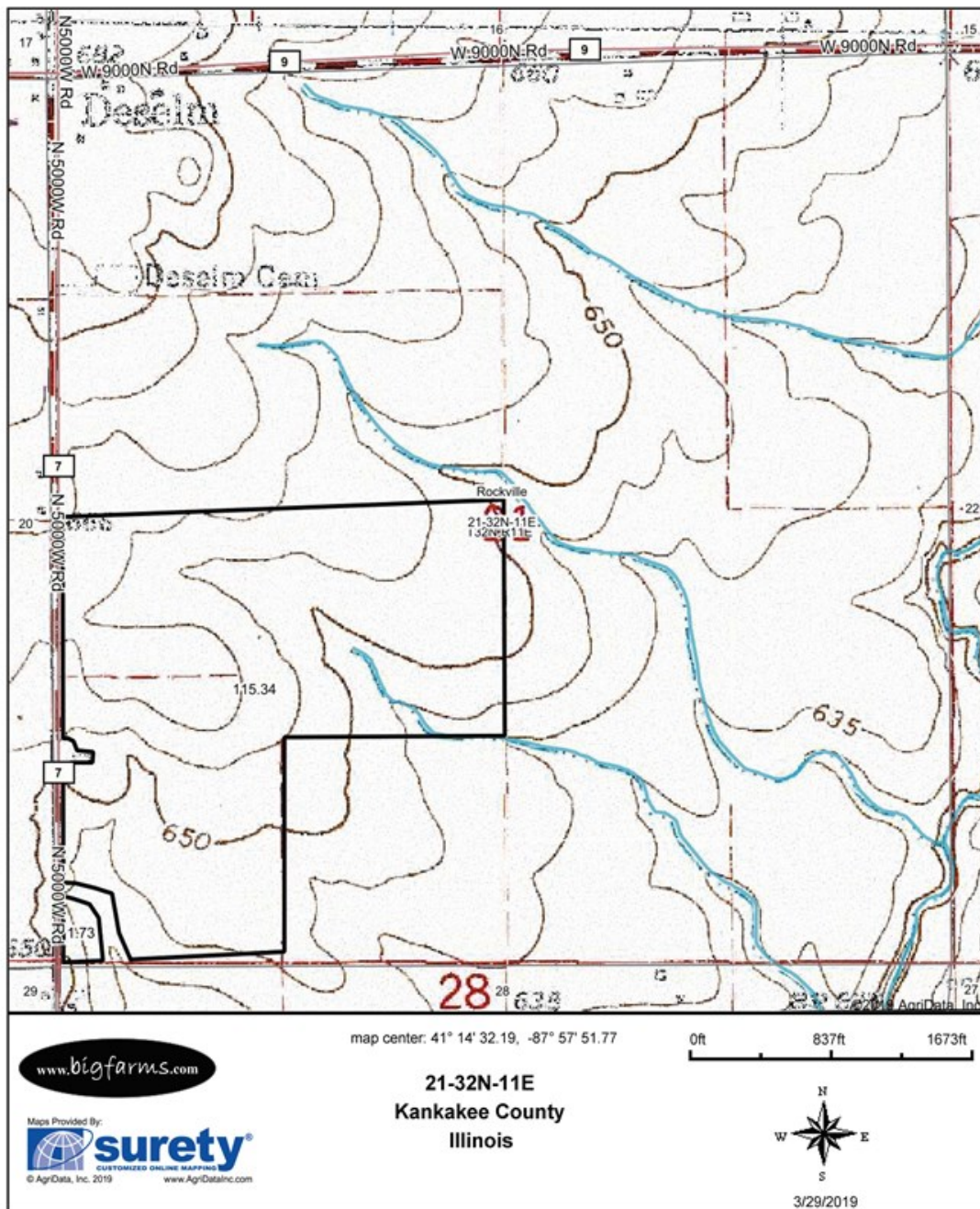


LOCATION OF BOTH THE ROCKVILLE TWP. 120 ACRES AND THE WILTON TWP. 277 ACRES



TOPOGRAPHICAL MAP OF ROCKVILLE TWP FARM

Topography Map

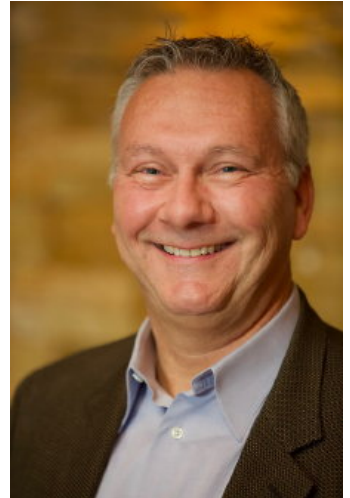


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

## 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

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