

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

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## 120 ACRES 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.



<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>	\$1,500,000.00
<b>Unit Price:</b>	\$12,500 per acre
<b>Productivity Index (PI):</b>	PI Index is 125.8
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	Agriculture



**New Lower Price.** 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, Will County, Illinois. Combined the two farms total 397 acres. The PI for this 120 acres is 125.8 making it a strong class B farm. Open tenancy for 2020 crop season. Long term tenant in place and interested in working with new ownership.

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## LISTING DETAILS

### GENERAL INFORMATION

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

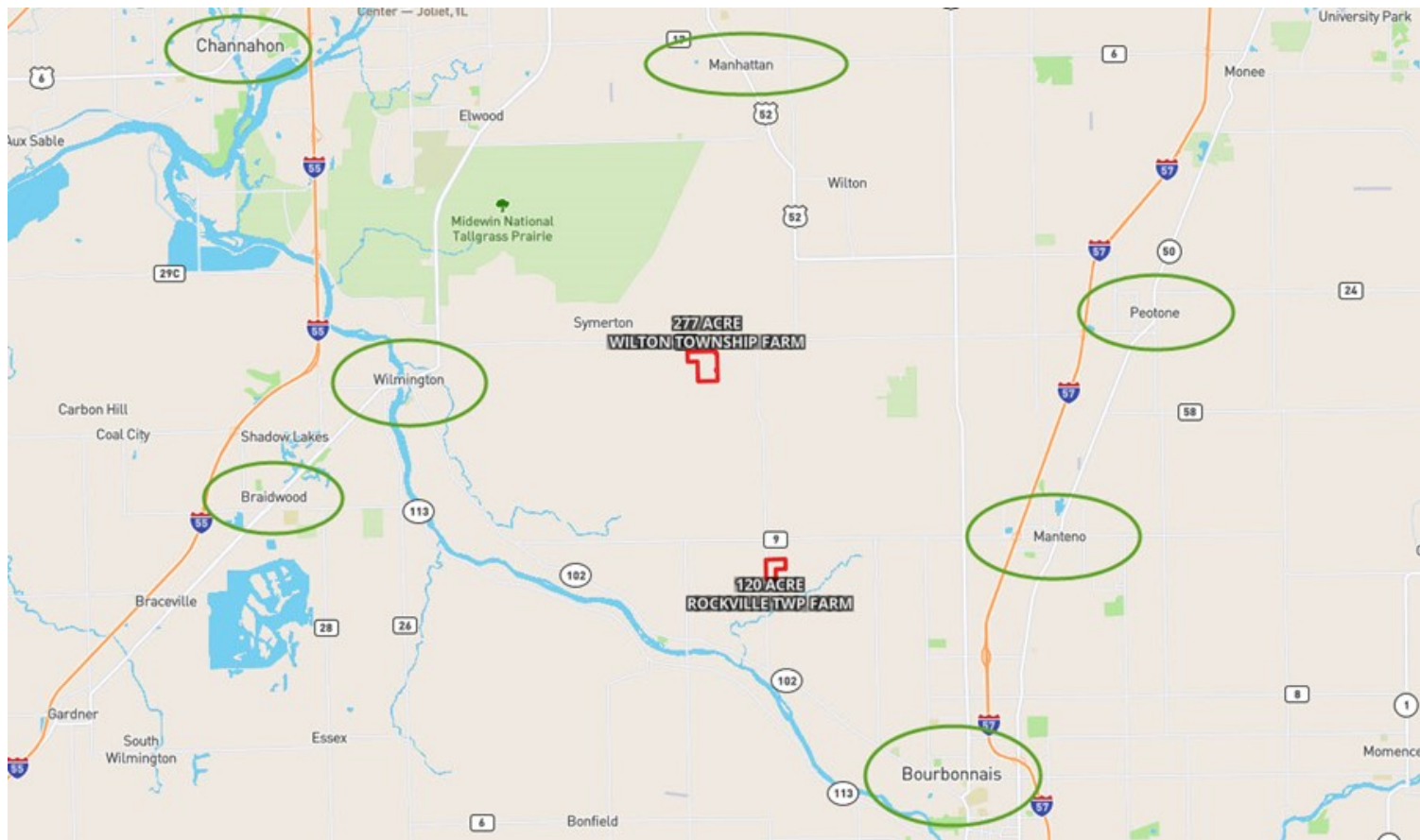
**Lot Frontage (Feet):** 2583 feet of frontage on N.5000W Rd  
**Tillable Acres:** FSA Records show 117.11 tillable acres.  
**Lot Depth:** This is an "L" shaped farm. 2610 feet deep on the north side and 1296 feet deep on the south side.  
**Buildings:** One quonset style machine shed.  
**Flood Plain 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:** The 2018 taxes due in 2019.  
**Real Estate Taxes:** The 2020 real-estate taxes paid in 2021 are \$4,308 or \$35.90 per acre.

### LOCATION

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



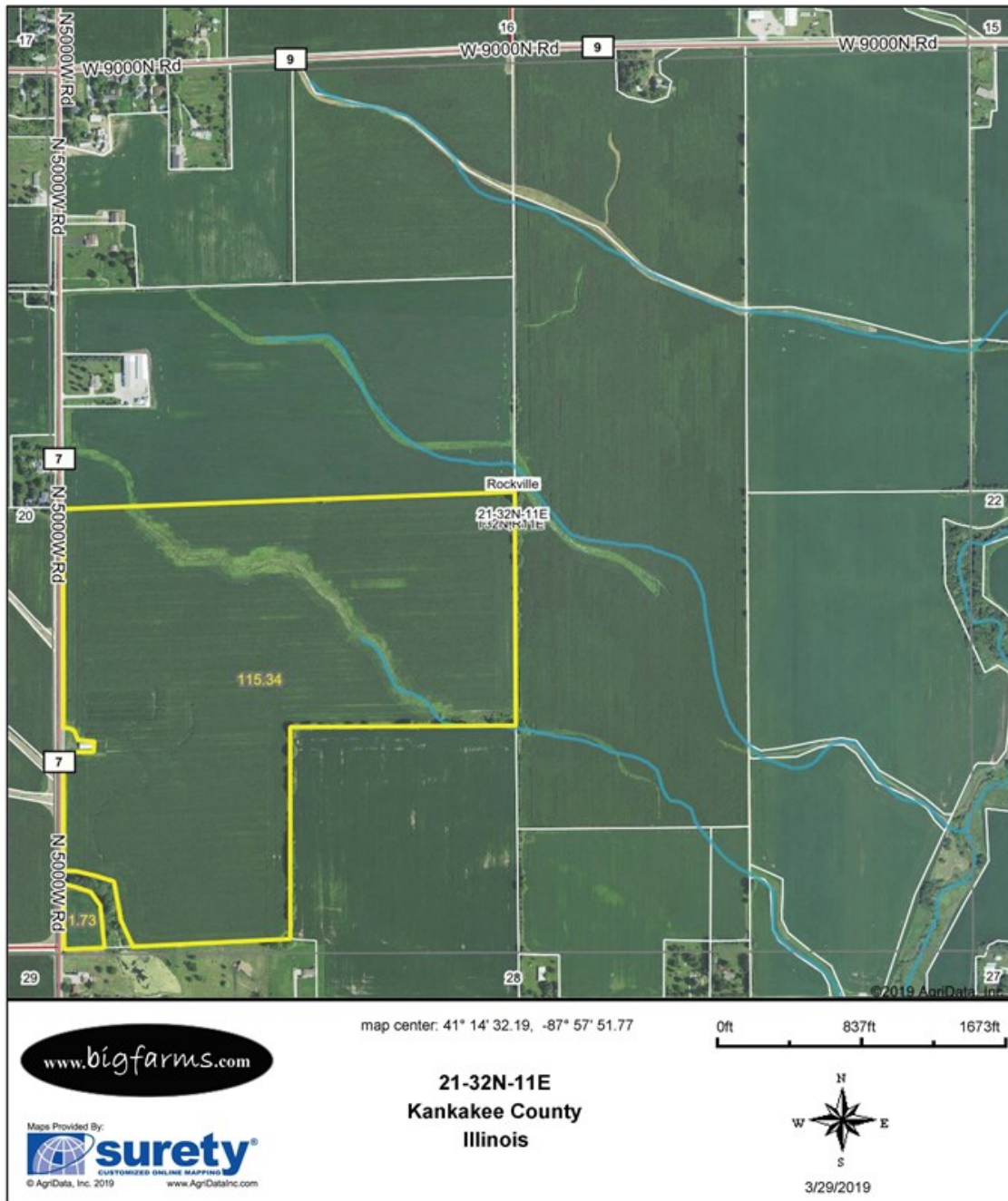
**AERIAL MAP OF 120 ACRES IN ROCKVILLE TOWNSHIP, KANKAKEE COUNTY, IL**



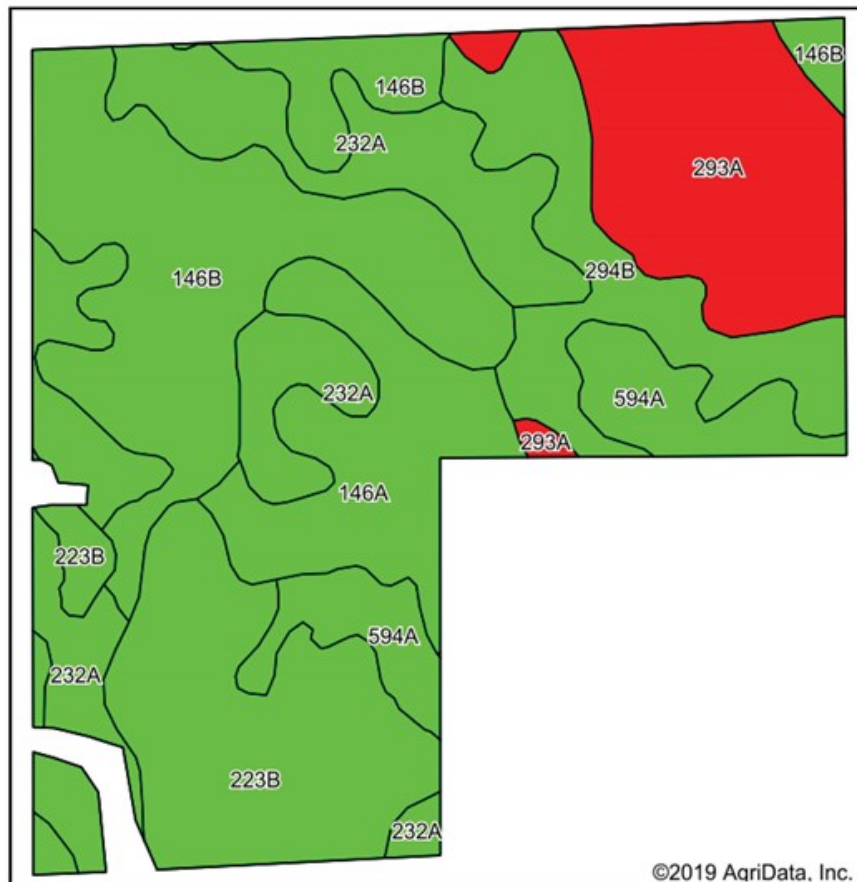


# FSA MAP OF ROCKVILLE TWP FARM

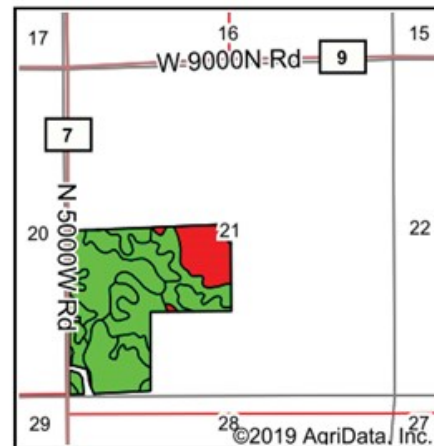
Aerial Map



## 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:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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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







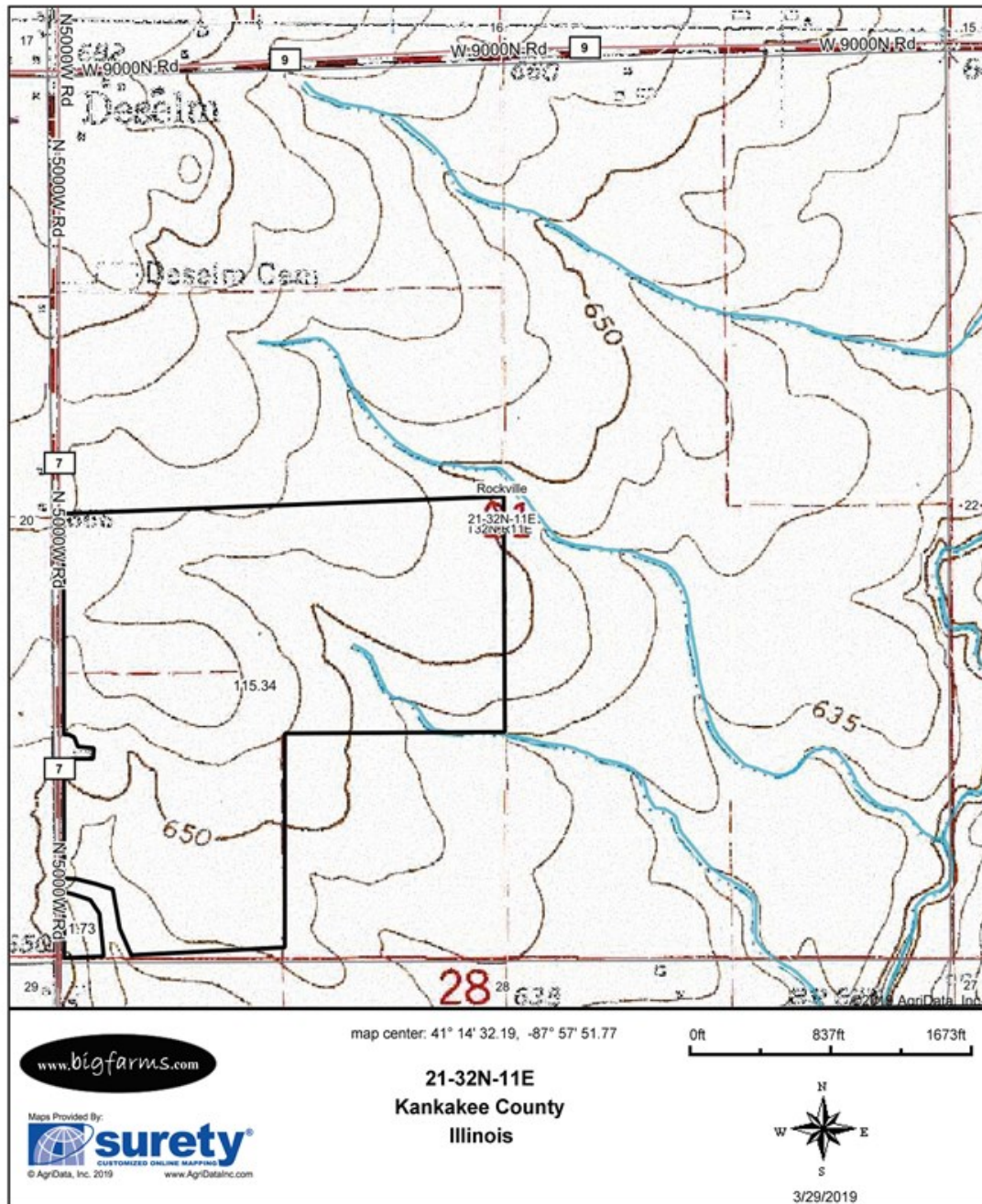
LOCATION OF BOTH THE ROCKVILLE TWP. 120 ACRES AND THE WILTON TWP. 277 ACRES





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

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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