

133 ACRE PAW PAW FARM

Angling Road
Paw Paw IL 61353

For more information contact:

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



GOODWIN

County:	Lee
Township:	Wyoming
Gross Land Area:	133.24 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$1,985,276.00
Unit Price:	\$14,900.00 per acre
Productivity Index (PI):	140.4
Buildings:	No Buildings on this Parcel



This rolling, but highly productive farm has a soil PI of 140.4. The 133.24 acre farm is located 1.5 miles southwest of downtown Paw Paw in the southeaster part of Lee County. Small creek passes through the farm. Plenty of road frontage and very close to I-39. Excellent tenant in place for the 2022 crop season. The farm is NOT in a drainage district.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 133 Acre Paw Paw Farm
Tax ID Number/APN: 22-18-15-300-005
Possible Uses: Agriculture

AREA & LOCATION

School District: Lee Center Community School District 271
Location Description: This highly productive 133.24 acre farm is located just 1.5 miles southwest of downtown Paw Paw, IL, in Lee County. It is located just 2.5 miles west of I-39 in the southeastern part of Lee County.
Site Description: The 133.24 acre farm is gently rolling with a soil PI of 140.4
Side of Street: This 133.24 acre parcel is located on the north side of Angling Road. Moffet road borders the west side of the farm.
Highway Access: I-39 is located just 2.5 miles to the north and west of the farm.
Road Type: The road is asphalt constructed.
Property Visibility: The 133.24 acre parcel has .25 miles of frontage along angling road with approximately 500 cars passing daily.
Largest Nearby Street: Chicago Road is 1.5 miles to the north of the parcel. Chicago road is also the access point to I-39.

LAND RELATED

Lot Frontage (Feet): This 133.24 acre parcel has 1478 feet of frontage on Angling Road and approximately 4860 feet of frontage on Moffet road.
Tillable Acres: There are 133.24 tillable acre on this parcel.
Lot Depth: This Parcel is 4366 feet from south to north and 1256 feet east to west.
Buildings: The parcel is clear of any buildings.
Flood Plain or Wetlands: There is a small section in the southern end of the property. See the Wetland map in the brochure for further detail.
Topography: This 133.24 acre parcel is relatively flat. You can find greater detail on the Topography, Contours and Hillshade maps in the brochure.
FSA Data: Farmland 128 Acres
Cropland 126.22 Acres
Corn Base Acres 126.2
PLC Yield 170 bushels per acre
Soil Type: 68A Sable Silty Clay Loam
679B Blackberry Silt Loam
145B2 Saybrook Silt Loam
Available Utilities: The farm would require private well and septic systems for home construction.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: \$7414.18 in taxes were paid in 2021 for 2020, or \$55.65 per acre.
Investment Amount: The asking price is \$14,900 per acre for a total of \$1,985,276.00

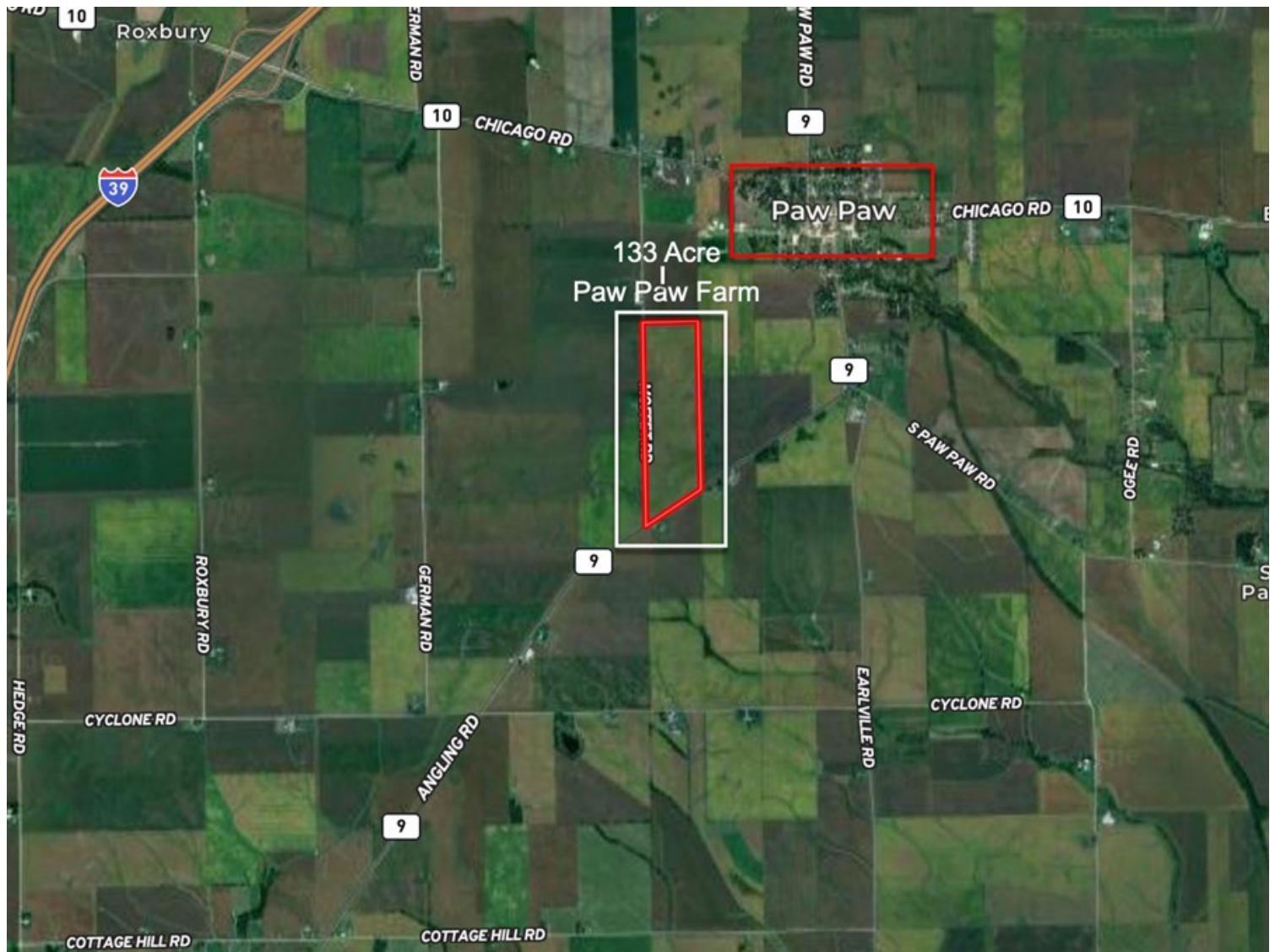
LOCATION

Address: Angling Road
Paw Paw IL 61353
County: Lee

ROADWAY MAP 133.24 PAW PAW FARM, LEE COUNTY

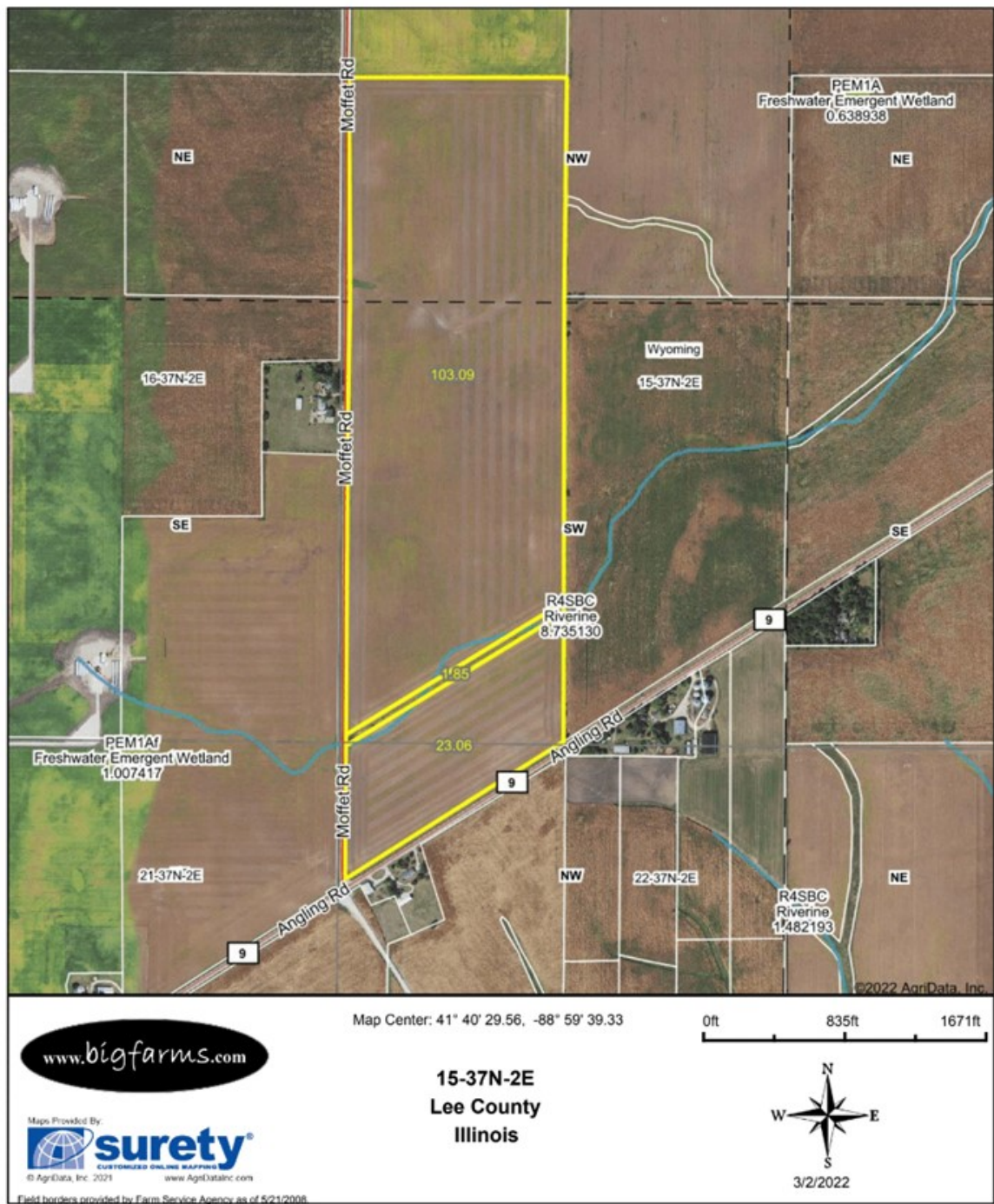


AREA MAP 133.24 PAW PAW FARM, LEE COUNTY

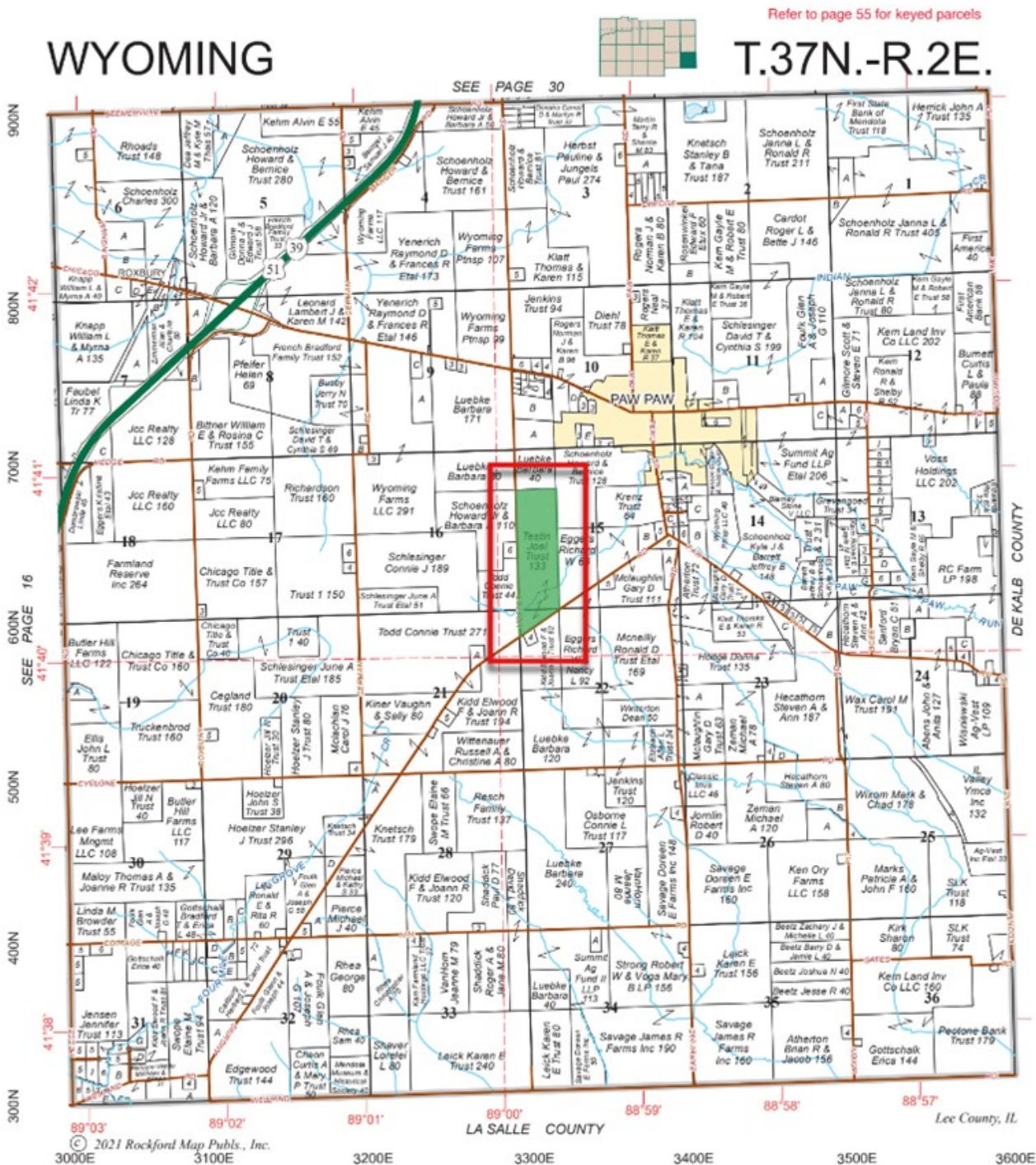


FSA MAP 133.24 PAW PAW FARM, LEE COUNTY

Aerial Map



PLAT MAP 133.24 PAW PAW FARM, LEE COUNTY

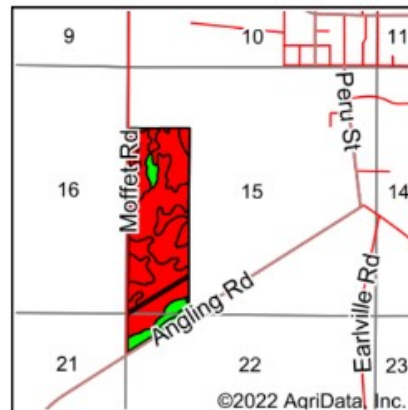
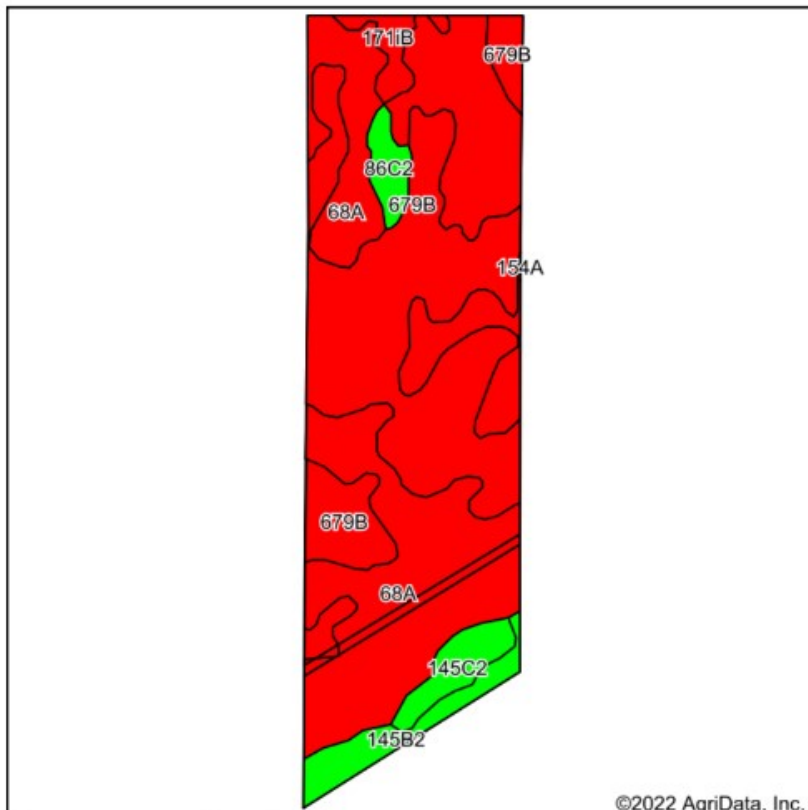


AERIAL MAP 133.24 PAW PAW FARM, LEE COUNTY



SOIL MAP 133.24 PAW PAW FARM, LEE COUNTY

Soils Map



State: **Illinois**
County: **Lee**
Location: **15-37N-2E**
Township: **Wyoming**
Acres: **128**
Date: **3/2/2022**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL103, Soil Area Version: 18

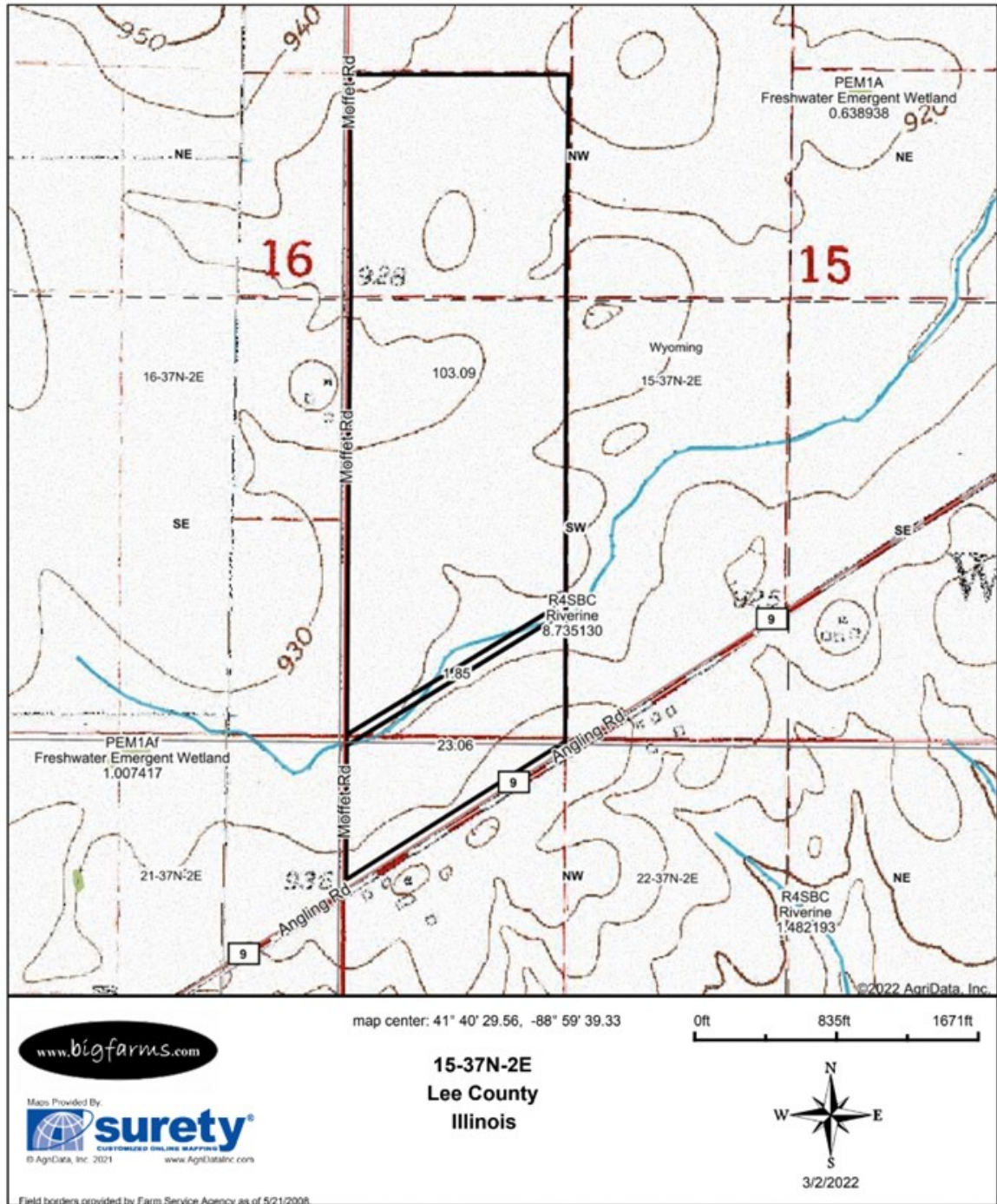
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	62.84	49.1%		192	63	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	50.14	39.2%		**192	**59	**141
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	5.42	4.2%		**170	**54	**125
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	4.15	3.2%		**166	**53	**123
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	2.83	2.2%		**178	**56	**131
**171B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	2.62	2.0%		**185	**58	**137
Weighted Average					189.8	60.5	140.4

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: <http://soilproductivity.nres.illinois.edu/>

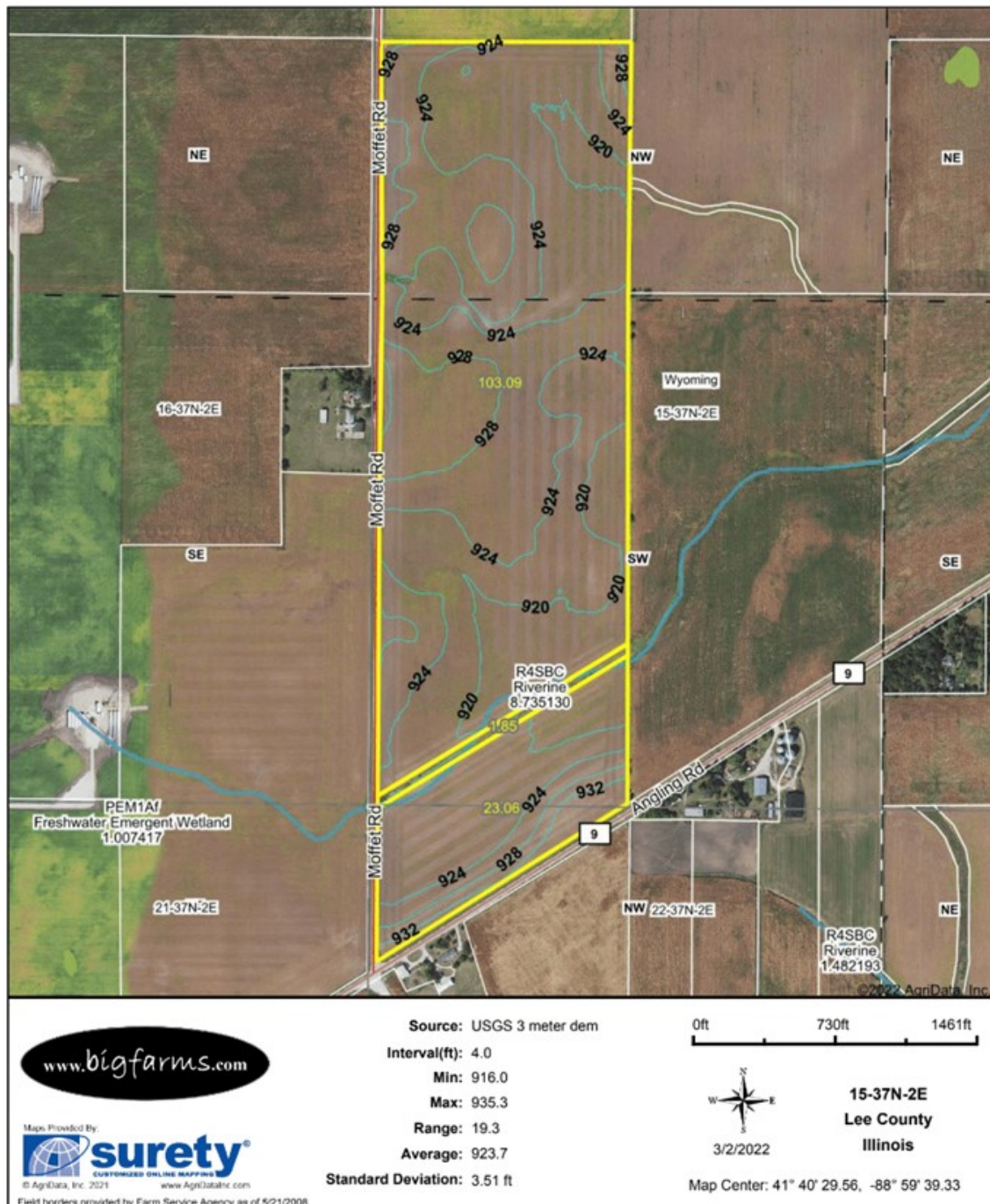
TOPOGRAPHY MAP 133.24 PAW PAW FARM, LEE COUNTY

Topography Map

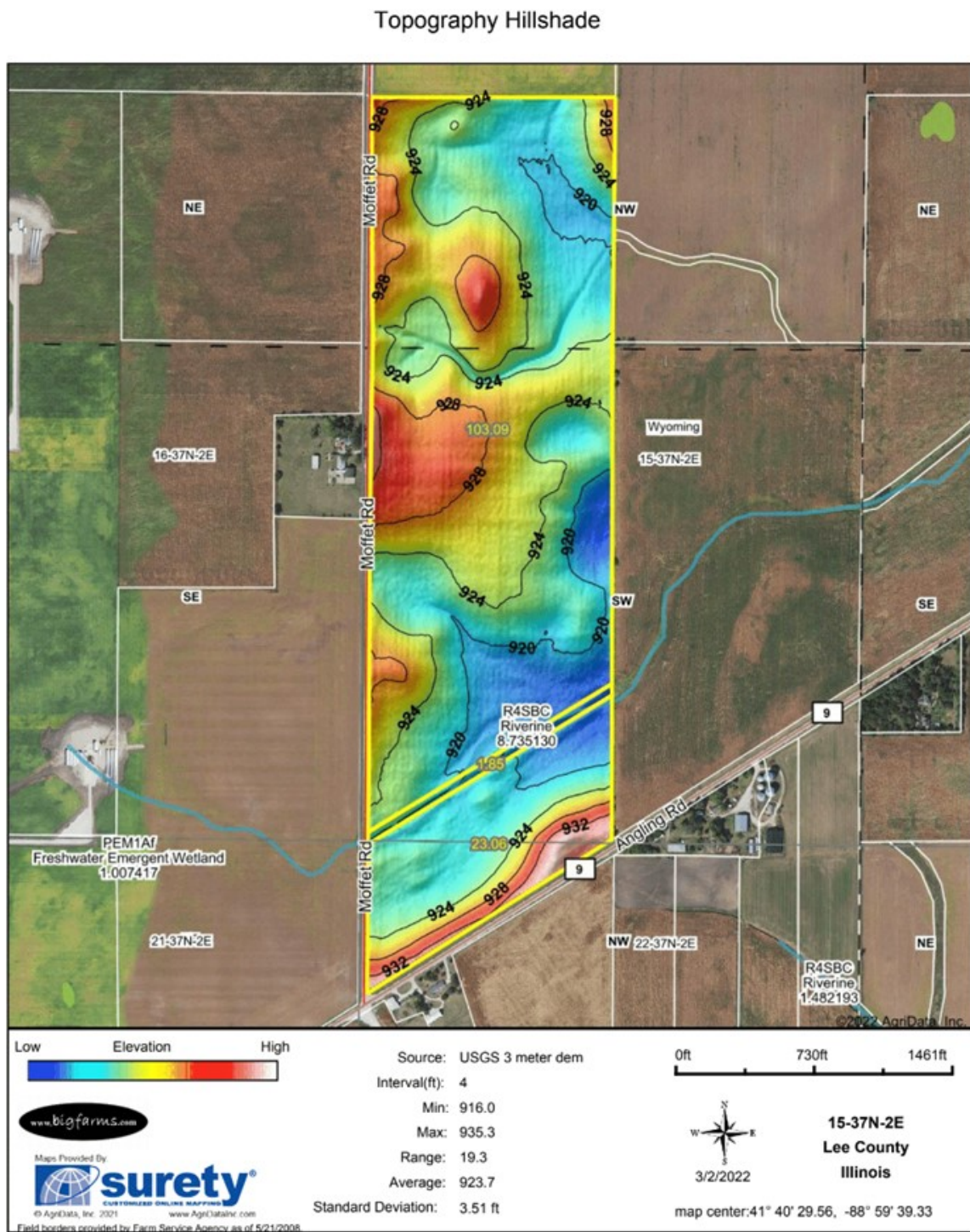


CONTOURS MAP 133.24 PAW PAW FARM, LEE COUNTY

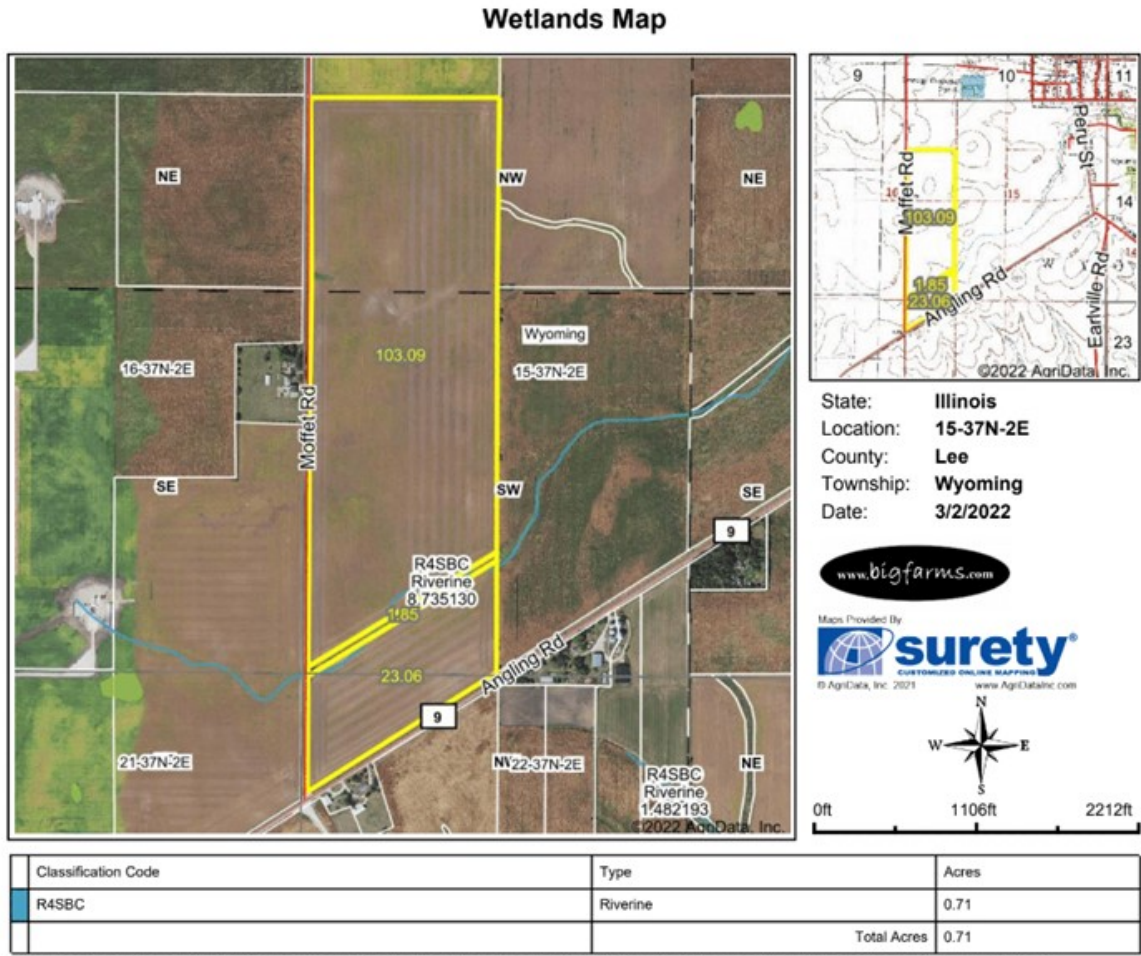
Topography Contours



HILLSHADE MAP 133.24 PAW PAW FARM, LEE COUNTY



WETLAND MAP 133.24 PAW PAW FARM, LEE COUNTY



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

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.



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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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