

148 AC BALLOU RD FARM

**Ballou Road
Wilmington IL 60481**

For more information contact:

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



County:	Will
Township:	Wesley
Gross Land Area:	148 Total Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,465,200
Unit Price:	\$9,900 per Acre
Sold Price:	\$1439,722
Productivity Index (PI):	The PI for this farm is 138.4
Value Per PI Point:	\$69.56
Buildings:	No Buildings
Zoning:	Agriculture



Surveyed acres ended up with 149.9 total acres. 148 acres of top quality class A farmland with a PI of 138.4. Nice road frontage and just east of the Wauponsee Glacial Trail. One of the best farms in Will County. The farm is in section 8 of Wesley Township, Will County. Level farmland and appears to have good drainage. Open Lease for 2019.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 148 Ac Ballou Rd. Farms
Tax ID Number/APN: 68.32 Acres 08-25-08-100-002
80 Acres 08-25-08-200-001
Possible Uses: 148 Acres of top quality class A farmland
Zoning: Agriculture
Sale Terms: Seller wishes to do a 1031 tax free exchange.

AREA & LOCATION

School District: Wilmington Community Unit School District 209U
Location Description: Beautiful location next to the Will County Forest Preserve, Forked Creek Preserve. The Wauponsee Glacial Trail is also near the site. The parcels are only .6 miles from IL. Rt. 102.
Site Description: 148 Acres of flat high quality farmland.
Highway Access: Just over half a mile to IL Rt. 102
3.4 miles to Rt. 53 in Wilmington
9.3 miles to I-55 at River road.
22 miles north to I-80 & Rt. 53
17.5 miles to I-57 at Peotone
Road Type: Tar & chip
Property Visibility: Excellent frontage on Ballou road.
Largest Nearby Street: IL. Rt. 102

LAND RELATED

Lot Frontage (Feet): 1938 feet of frontage on Ballou Road
Tillable Acres: 145.19 tillable acres according to the Will-Cook FSA Office.
Buildings: No buildings
Topography: Flat, level farmland.
FSA Data: The Corn base is a 100%
PLC Corn yield of 154 bushels per acre.
Soil Type: 148 Acre Parcel 1 has excellent soil types.
Drummer silty clay loam (152A)
Brenton silt loam (149A)
Bowers silt loam (792A)
Harpster silty clay loam (67A)
Available Utilities: Electricity is available at the site.

FINANCIALS

Finance Data Year: 2017 Taxes paid in 2018
Real Estate Taxes: 68.32 08-25-08-100-002 \$2,001.00 or \$29.29/ac
80 08-25-08-200-001 \$3,468.00 or \$43.35/ac
Investment Amount: The total investment for this parcels is: \$1,465,200 or \$9,900 per acre

LOCATION

Address: West Ballou Road
County: Will County

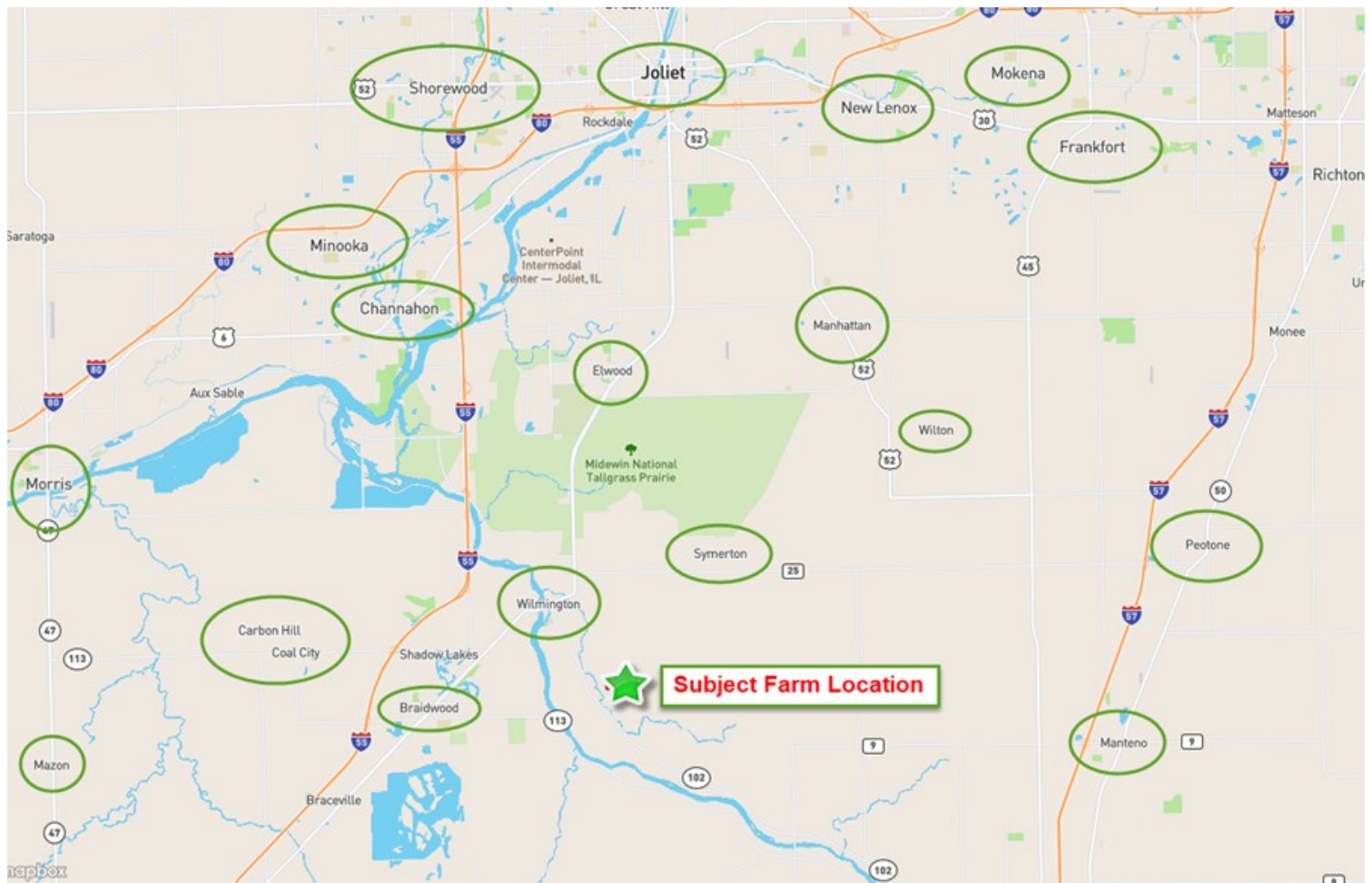
AERIAL PHOTO OF 148 ACRES ON BALLOU ROAD



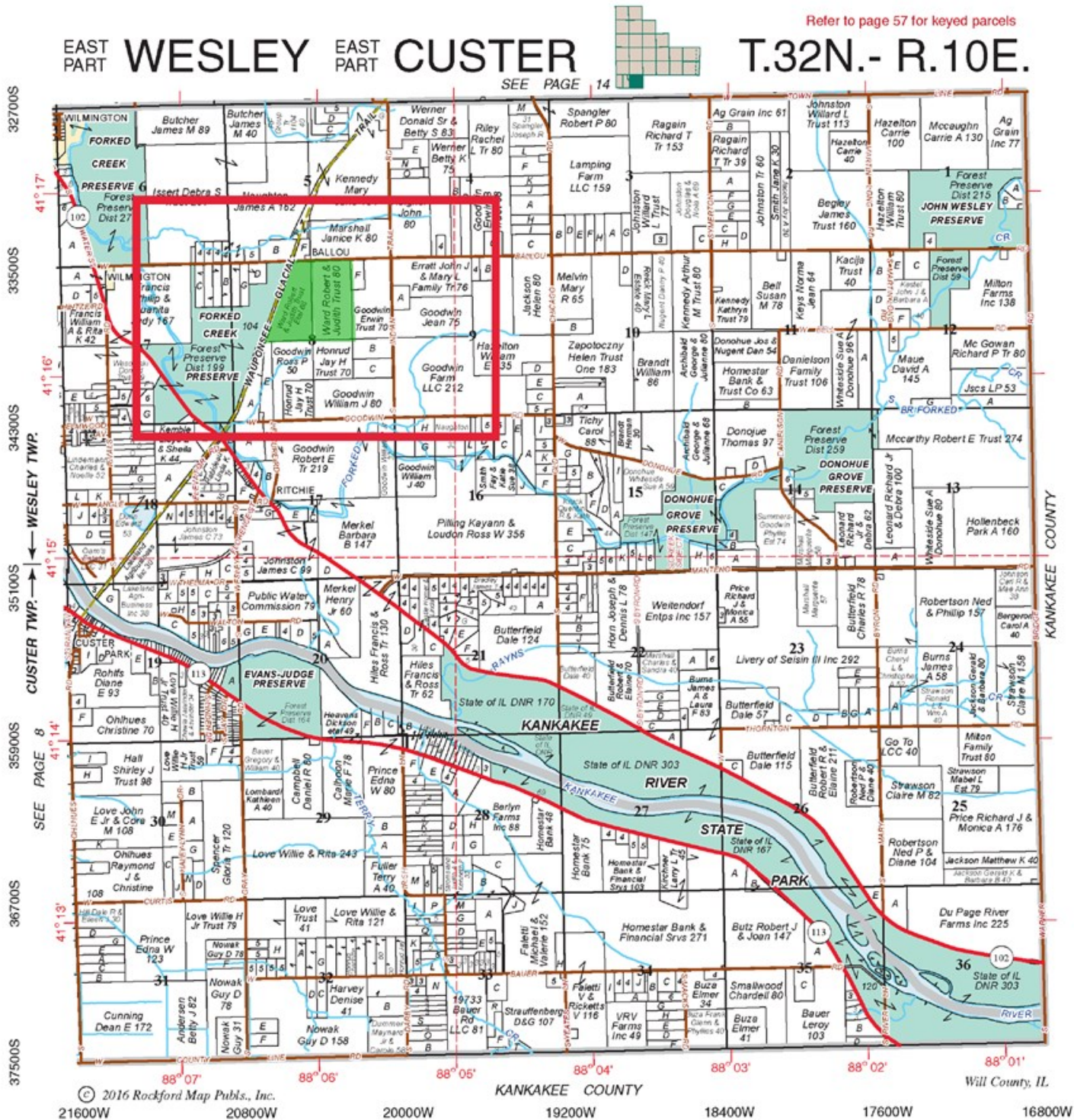
PHOTO OF FARMLAND IN WESLEY TOWNSHIP



LOCATION MAP OF BALLOU ROAD FARMS IN WESLEY TOWNSHIP, WILMINGTON, IL



WESLEY TOWNSHIP PLAT MAP SHOWING 148 ACRES ON BALLOU ROAD

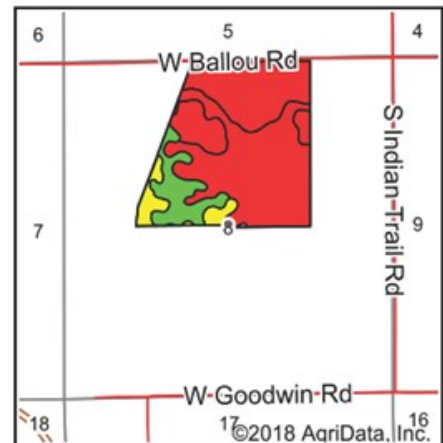
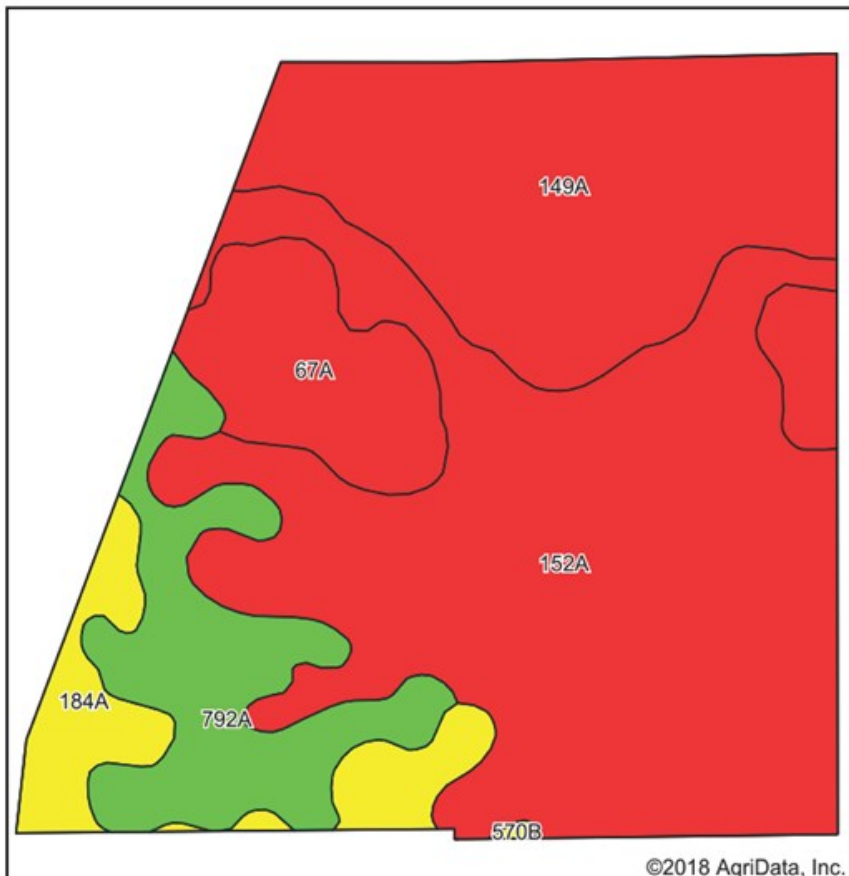


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP OF 148 ACRES ON BALLOU ROAD, WILMINGTON, IL



SOIL MAP OF 148 ACRES IN WESLEY TOWNSHIP, WILL COUNTY



State: **Illinois**
County: **Will**
Location: **8-32N-10E**
Township: **Wesley**
Acres: **145.19**
Date: **10/19/2018**

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Area Symbol: IL197, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	67.27	46.3%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	39.13	27.0%		195	60	141
792A	Bowes silt loam, 0 to 2 percent slopes	17.35	11.9%		176	57	130
67A	Harpster silty clay loam, 0 to 2 percent slopes	11.72	8.1%		182	57	133
184A	Roby fine sandy loam, 0 to 2 percent slopes	9.57	6.6%		145	50	111
**570B	Martinsville loam, 2 to 4 percent slopes	0.15	0.1%		**153	**49	**113
Weighted Average					188.3	60.1	138.4

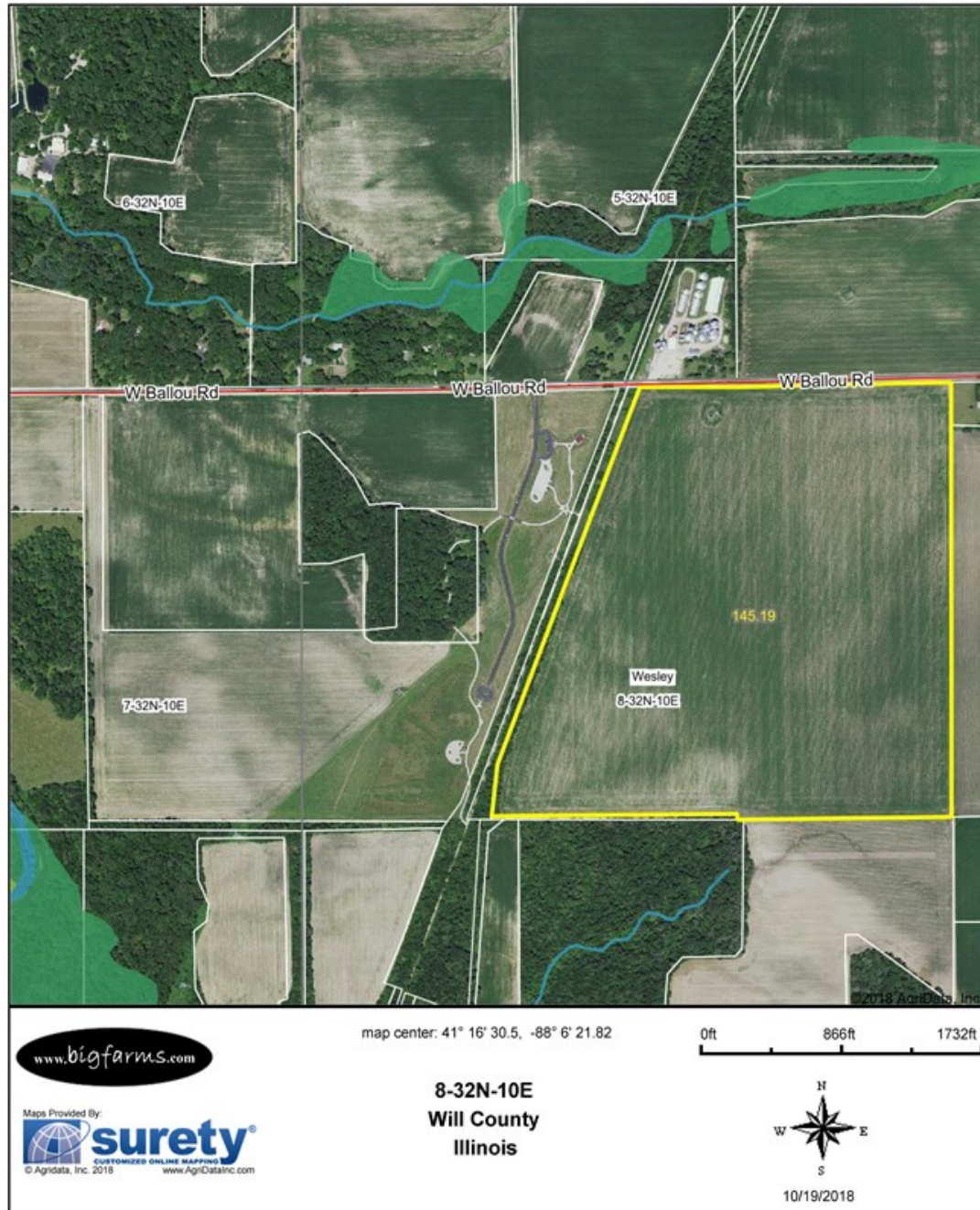
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

FSA MAP OF 148 ACRES ON BALLOU ROAD, WESLEY TOWNSHIP

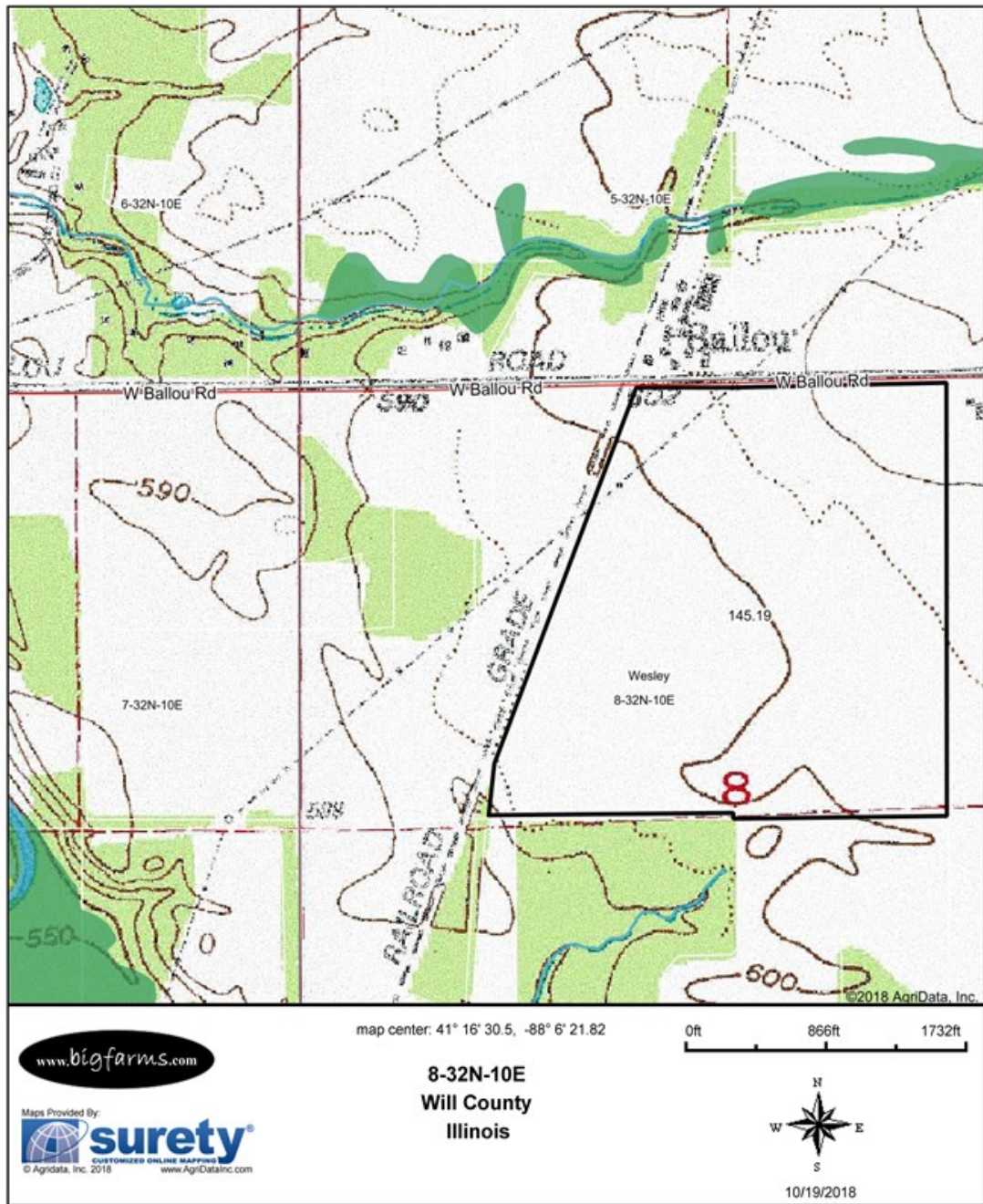
Aerial Map



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

TOPOGRAPHICAL MAP OF WESLEY TOWNSHIP 148 ACRES

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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