

150 AC IROQUOIS RIVER RECREATIONAL FARM

2166 N. County Highway 35
Ashkum IL 60911

For more information contact:

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



GOODWIN

County:	Iroquois
Township:	Iroquois
Gross Land Area:	150.6 Acres
Property Type:	Combination farm with Approximately 82 tillable acres and the balance in water and timber.
Possible Uses:	Recreational and farm lease income
Total Investment:	\$995,000
Productivity Index (PI):	The PI is 111.8 for 82 tillable acres



PRICE REDUCED! 150 Total acres in Iroquois Township in Iroquois County. Approximately 82 crop acres, of which 63.5 are enrolled in the CRP (Conservation Reserve Program) program and 18 tillable acres. The farm produces over \$11,000 annual income from the CRP contract. The balance of the farm is in timber and 6 acre lake. The parcel comes with 2700 feet of frontage on the Iroquois River. The small private pond is also an excellent place to relax in your lake front cabin.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 150 Acre Iroquois River Property
Tax ID Number/APN: 18-16-200-005 (128.5 Acres)
18-16-200-004 (22.1 Acres)
Possible Uses: This 150 acre tract has great fishing and deer, pheasant and turkey hunting.
Zoning: Agriculture
Sale Terms: Cash at closing.

AREA & LOCATION

School District: Crescent Iroquois Community Unit School District 249.
Location Description: Central part of Iroquois County. Only 1.5 miles east of IL. Rt. 49. Crescent City is approximately 5 miles south on Rt. 49.
Site Description: The tillable land is planted to native grasses and is great wildlife habitat. The 6 acre lake has great fishing and boating opportunities. The eastern boundary of the property has over 2700 ft. of frontage on the Iroquois River and Spring creek.
Highway Access: IL. Rt. 49 is only 1.5 miles east.
10.6 miles to I-57 at Ashkum, IL
Road Type: County Highway asphalt road.
Property Visibility: Approximately 2790 feet of road frontage on County Highway 35.

LAND RELATED

Lot Frontage (Feet): 2790 feet of road frontage on County road 35.
Tillable Acres: According to the USDA Iroquois County FSA office the farm has 18 acres currently under cultivation and 63.9 acre enrolled in the CRP program.
Buildings: Next to the lake is a 34'8 x 11'6 Kropf Island Super Double loft, built in 2013.
FSA Data: This property has 63.9 acres of CRP income for a total of \$11,351. per year. Contract period until September 30, 2025.
18 Acres of Cropland not enrolled in the current USDA government program.
Available Utilities: Are at the site.

FINANCIALS

Finance Data Year: The 2018 taxes paid in 2019.
Real Estate Taxes: 18-16-200-005 (128.5 Acres) \$1,347.00
18-16-200-004 (22.1 Acres) \$242.00
Total Real estate taxes are \$1,589.00
Investment Amount: Price reduced. Sellers are asking \$995,000 for this beautiful & peaceful recreational property.

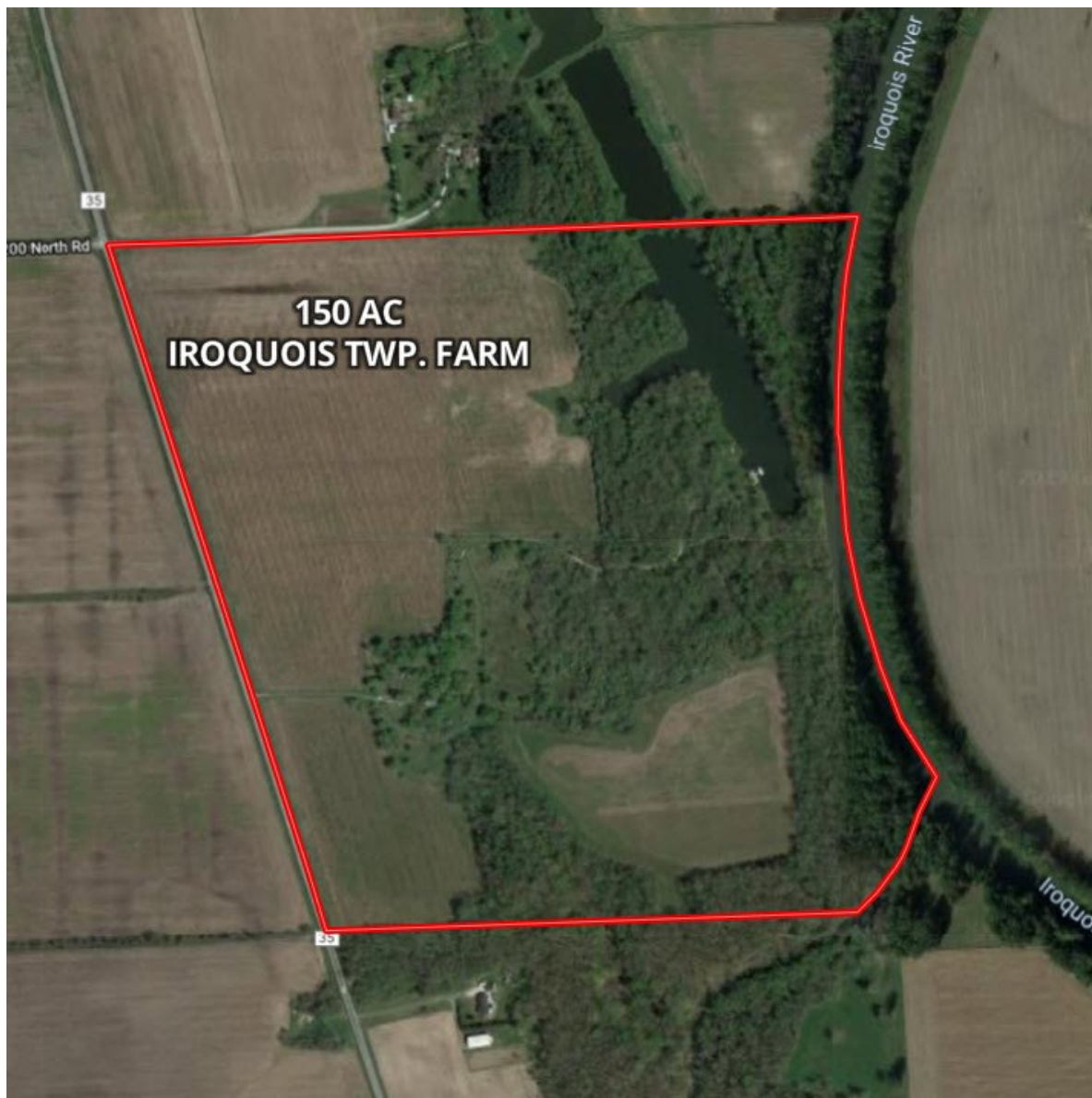
LOCATION

Address: 2166 N County Highway 35
Ashkum, IL 60911
County: Iroquois

LOCATION OF THE 150 ACRE IROQUOIS TOWNSHIP COMBO FARM



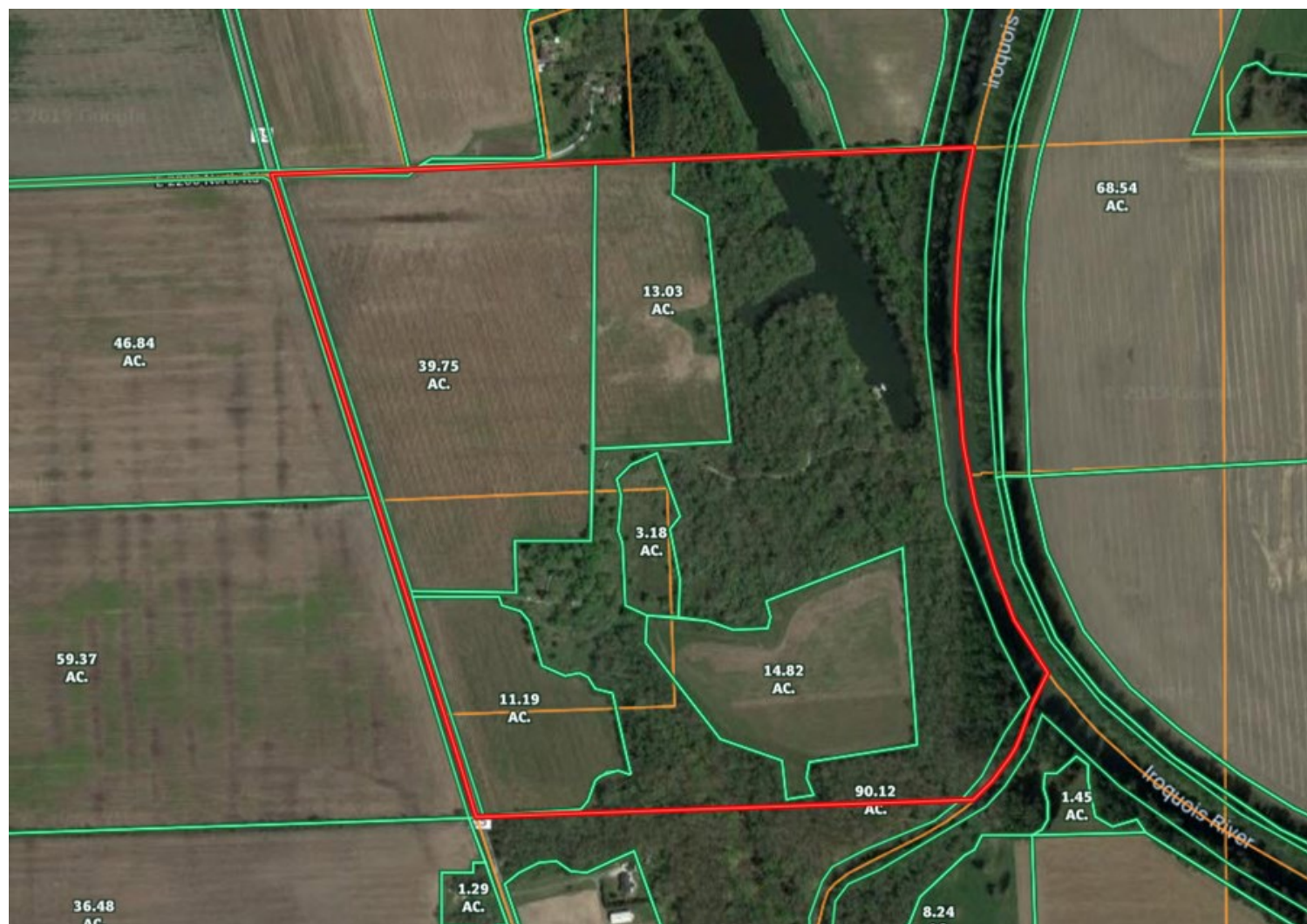
AERIAL MAP OF 150 ACRE COMBO FARM



AERIAL MAP WITH LOCATION OF IROQUOIS COUNTY COMBINATION OF FARMLAND AND TIMBERLAND



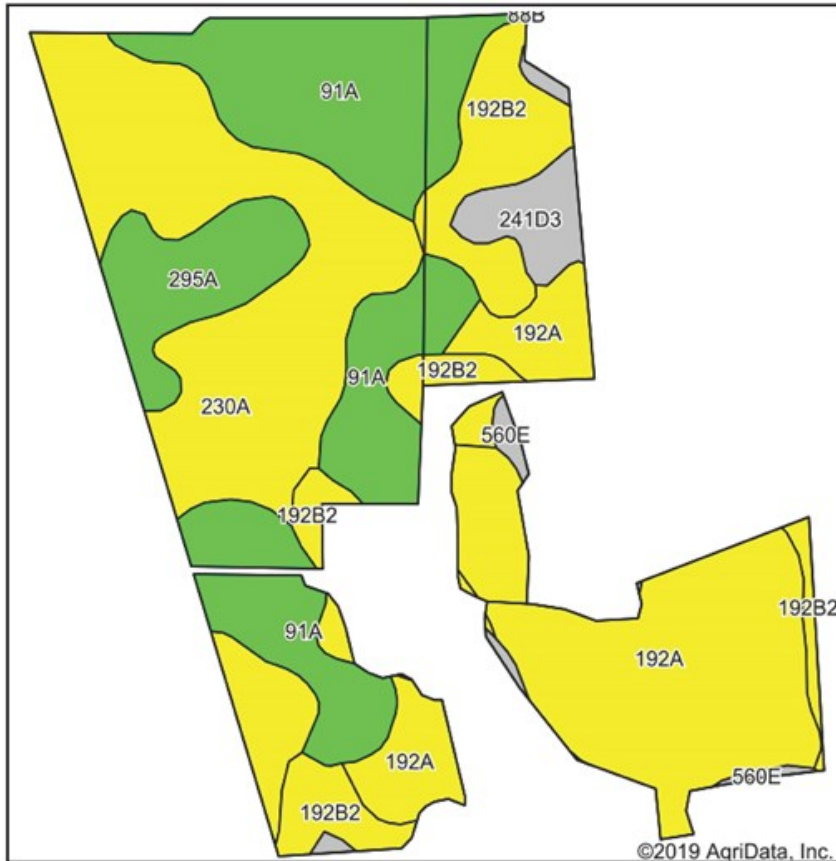
AERIAL MAP SHOWING TILLABLE ACRES.



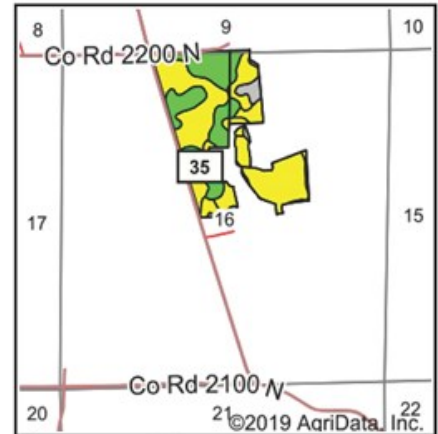
T.27N.-R.13W.



SOIL MAP OF THE TILLABLE ACRES FOR THE IROQUOIS TOWNSHIP FARM



Soils data provided by USDA and NRCS.



State: Illinois
County: Iroquois
Location: 16-27N-13W
Township: Iroquois
Acres: 81.97
Date: 11/4/2019

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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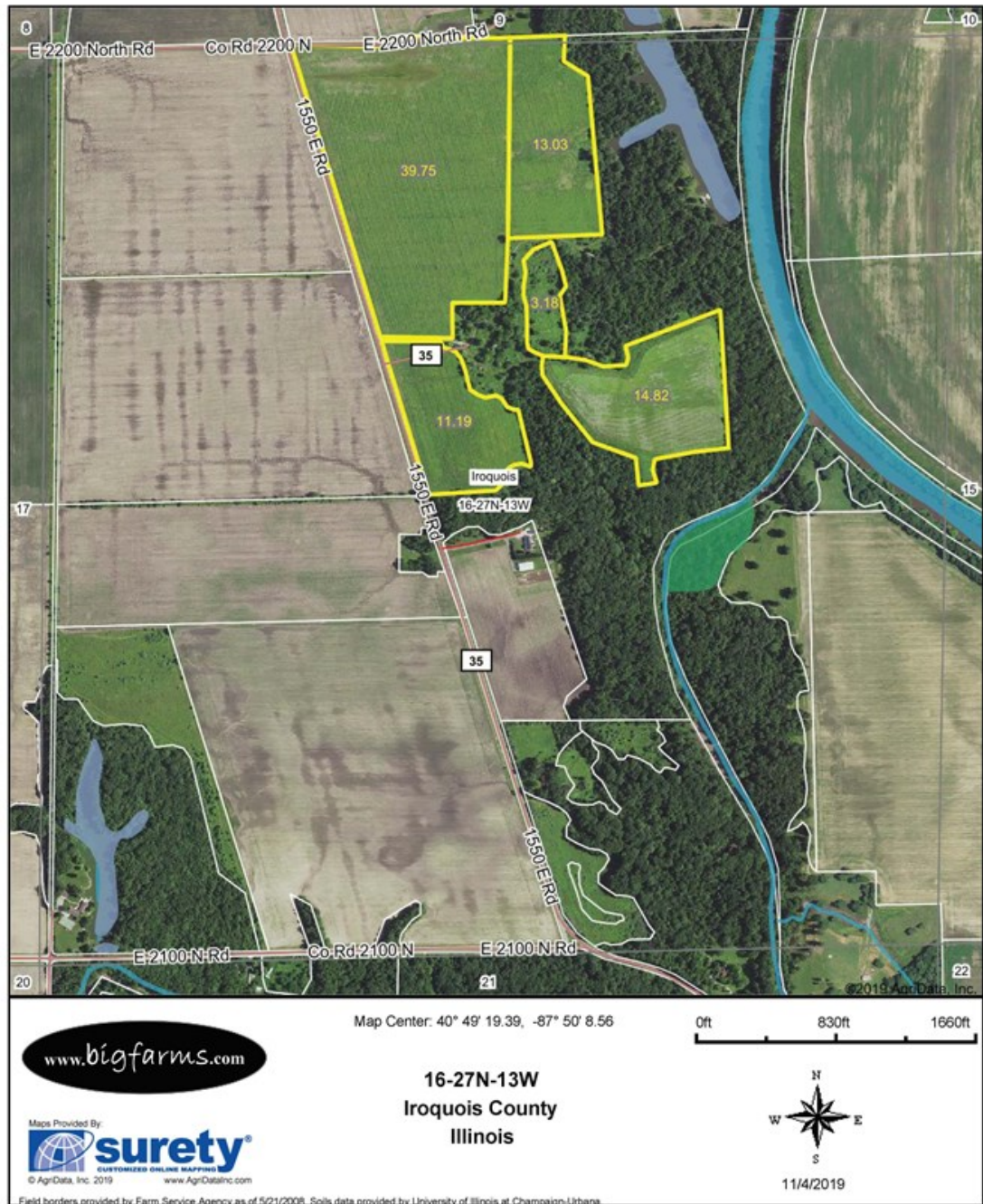
Area Symbol: IL 075, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
230A	Rowe silty clay loam, 0 to 2 percent slopes	21.44	26.2%		148	49	111
192A	Del Rey silt loam, 0 to 2 percent slopes	21.00	25.6%		151	50	113
91A	Swygert silty clay loam, 0 to 2 percent slopes	20.89	25.5%		158	52	118
**192B2	Del Rey silty clay loam, 2 to 6 percent slopes, eroded	10.08	12.3%		**143	**48	**107
295A	Mokena silt loam, 0 to 2 percent slopes	5.20	6.3%		172	54	126
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	2.57	3.1%		**75	**27	**57
**560E	St. Clair silty clay loam, 12 to 20 percent slopes	0.79	1.0%		**105	**36	**80
Weighted Average					149.5	49.4	111.8

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

FSA MAP OF 150 ACRES IN IROQUOIS TOWNSHIP RECREATION FARM

Aerial Map



150 ACRE TOPOGRAPHICAL MAP

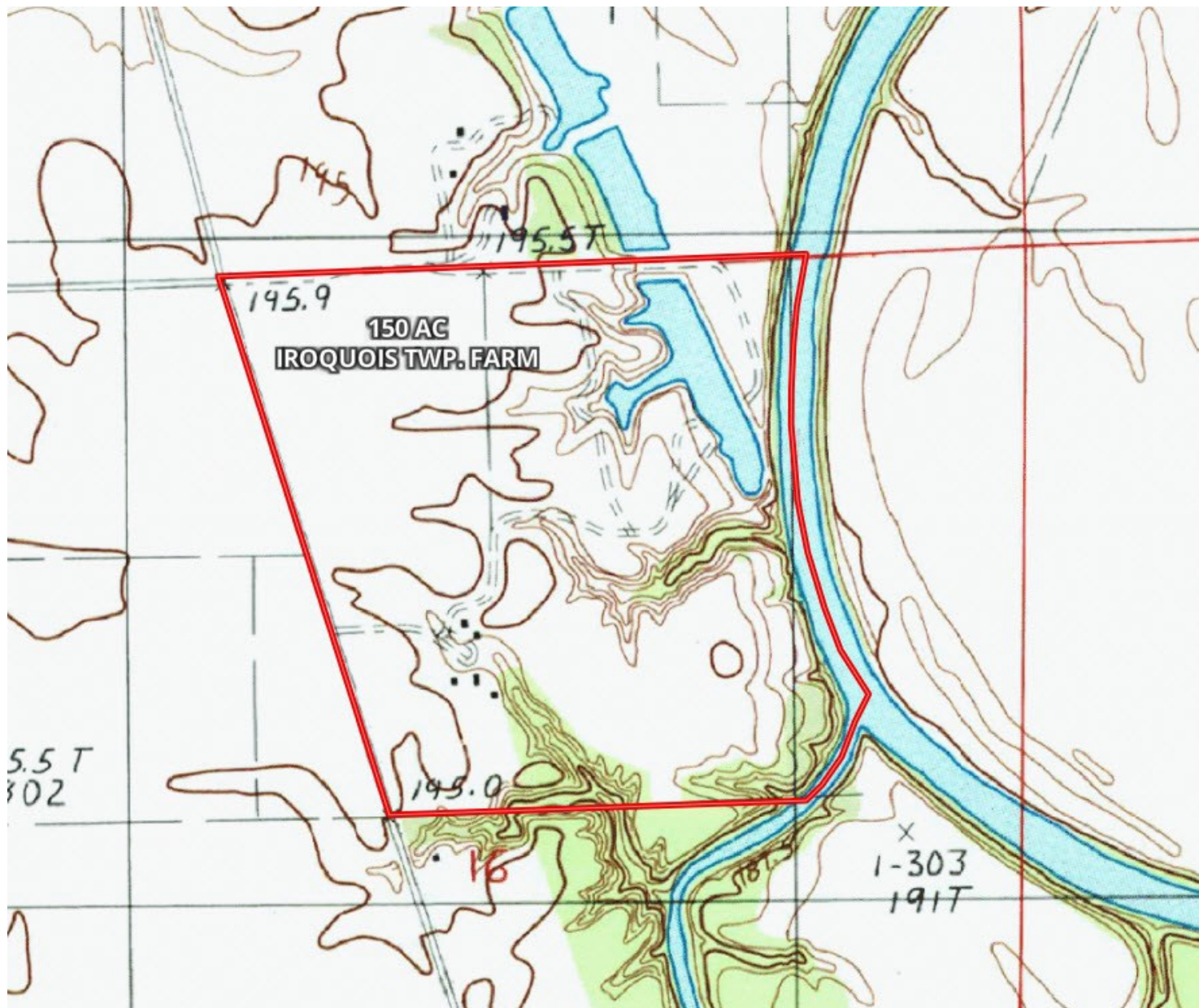


PHOTO 4



PHOTO 3



PHOTO 2



PHOTO 1



DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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