

150 ACRE AROMA PARK FARM

Aroma Park IL 60910

For more information contact:

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



- County:** Kankakee
- Township:** Aroma
- Gross Land Area:** 150 Acres
- Property Type:** Vacant Farm Land
- Possible Uses:** Agricultural Production
- Total Investment:** \$917,250.00
- Unit Price:** 110 acres @ \$5975.00 per acre and 40 acres @ \$6500.00 per acre
- Productivity Index (PI):** 108.7
- Buildings:** No Buildings
- Utilities:** Natural Gas and Electric
- Zoning:** Agriculture



This 150 acre sprawling farm located in Kankakee County southeast of Kankakee, IL., has a PI Index of 108.7 on 144 tillable acres. The Kankakee Nursery is east of the property and the Greater Kankakee Airport (IKK) is 10 miles to the northwest. This property is 1.5 miles east of the Iroquois River and the Iroquois Nature preserve.

The city of Kankakee with a population of 26,000, is in the northeastern part of Illinois and hosts the Kankakee County Seat. The city was established in 1865 and is now a center for agricultural trade (corn, soybeans, vegetables and flowers) and manufacturing.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 150 Acre Aroma Park Farm
Tax ID Number/APN: 12-17-26-300-001
 12-17-35-200-001
 13-17-29-401-020
 14-14-29-405-012
Possible Uses: Agriculture
Zoning: Acgricultural

AREA & LOCATION

School District: Kankakee School District 111
Location Description: This 150 acre sprawling farm is located in Kankakee County southeast of Kankakee and south of Aroma Park in Saint Anne, IL. The Kankakee Community College (12 miles) and Olivet Nazarene University (10 miles) are located in Kankakee. The Greater Kankakee Airport (IKK) and the Kankakee County Fair and Expo as well as the Kankakee Speedway are 10 miles to the northwest and the Iroquois River and the Iroquois Nature preserve are only 1.5 miles to the west.
Site Description: The 150 acre property in Aroma Township is relatively flat without wetlands or FEMA Flood Zones. It is highly visible with frontage along Bridge Rd./County 3250E.
Side of Street: 110 acres of this property is located on the east and west side of Bridge Rd./County 3250E and the other 40 acres is located .5 miles southeast at the corner of County 5000S and County 3750E
Highway Access: I-57 is located 10 miles west and north of the property.
Road Type: The roads in this area are chip seal and asphalt
Property Visibility: The property is on the east and west side of Bridge Street as well as the corner of County 5000S and County 3750E. This area gets between 1000 and 1450 cars per day.
Largest Nearby Street: Bridge Street runs north and south and leads into Aroma Park north of the Kankakee river.
Transportation: I-57 is the major highway in the area with access 10 miles to the west or north. The River Valley Metro Mass Transit District runs busses out of Kankakee. The Kankakee Amtrak runs between Chicago and Quincy as well as Chicago and Carbondale.

LAND RELATED

Lot Frontage (Feet): The 110 acre section of the farm has 1333 feet of frontage along Bridge Street/County 3250E. The 40 acre parcel has 1300 feet of frontage on County 5000S and 1277 feet frontage on County 3750E.
Tillable Acres: This property has 144 tillable acres.
Lot Depth: The 80 acre parcel on the west side of Bridge St./County 3250E 2671 feet deep. The 30 acres on the east side of Bridge St./County 3250E is 1320 feet deep and the 40 acre parcel is 1300 feet deep.
Buildings: There are no buildings on any of the property.
Flood Plain or Wetlands: The property is clear of any wetlands or FEMA Flood Zones.
Topography: The property is relatively flat. See the topography map included in the brochure.
FSA Data: FSA-156EZ
 149.86 Farmland Acres
 145.07 Cropland Acres
 75.2 Acre Corn base with a PLC Yield 110 bushels per acre.
 67.6 Acre Soybean base with a PLC Yield 32 bushels per acre.
Soil Type: Ade loamy fine sand (96B)
 Gilford fine sandy loam (201A)
 Ridgeville fine sandy loam (151A)
 Spart loamy fins sand (88B)
Available Utilities: There is electric and natural gas available.

FINANCIALS

Finance Data Year:

2018 paid in 2019

Real Estate Taxes:

The owner paid \$ per acre in 2019.

Investment Amount:

The investment amount for this fine farmland is \$917,250.00. 110 acres at \$5975.00 per acre and 40 acres at \$6500 per acre.

LOCATION

Address:

Aroma Township, Aroma Park, IL 60901

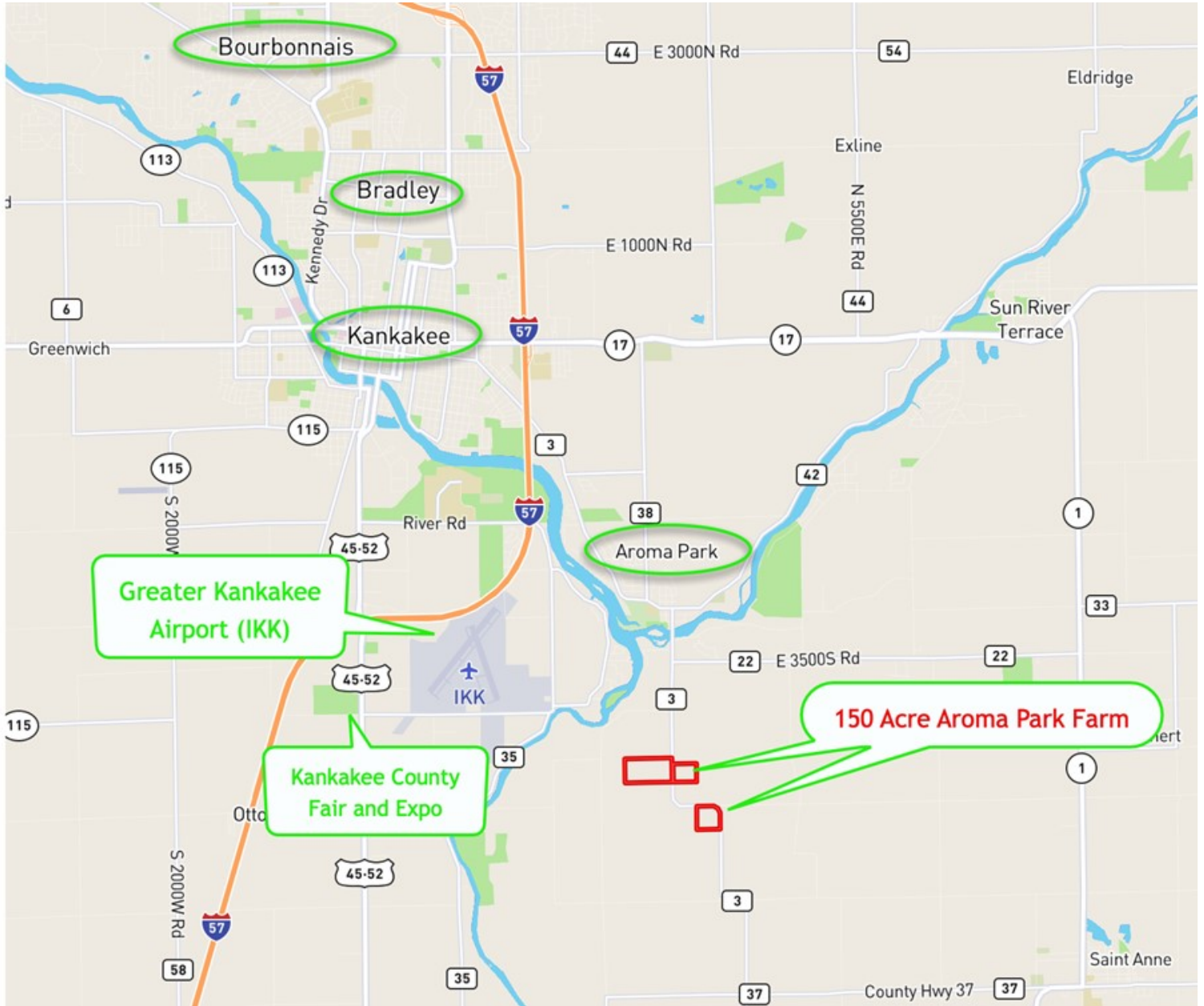
County:

Kankakee

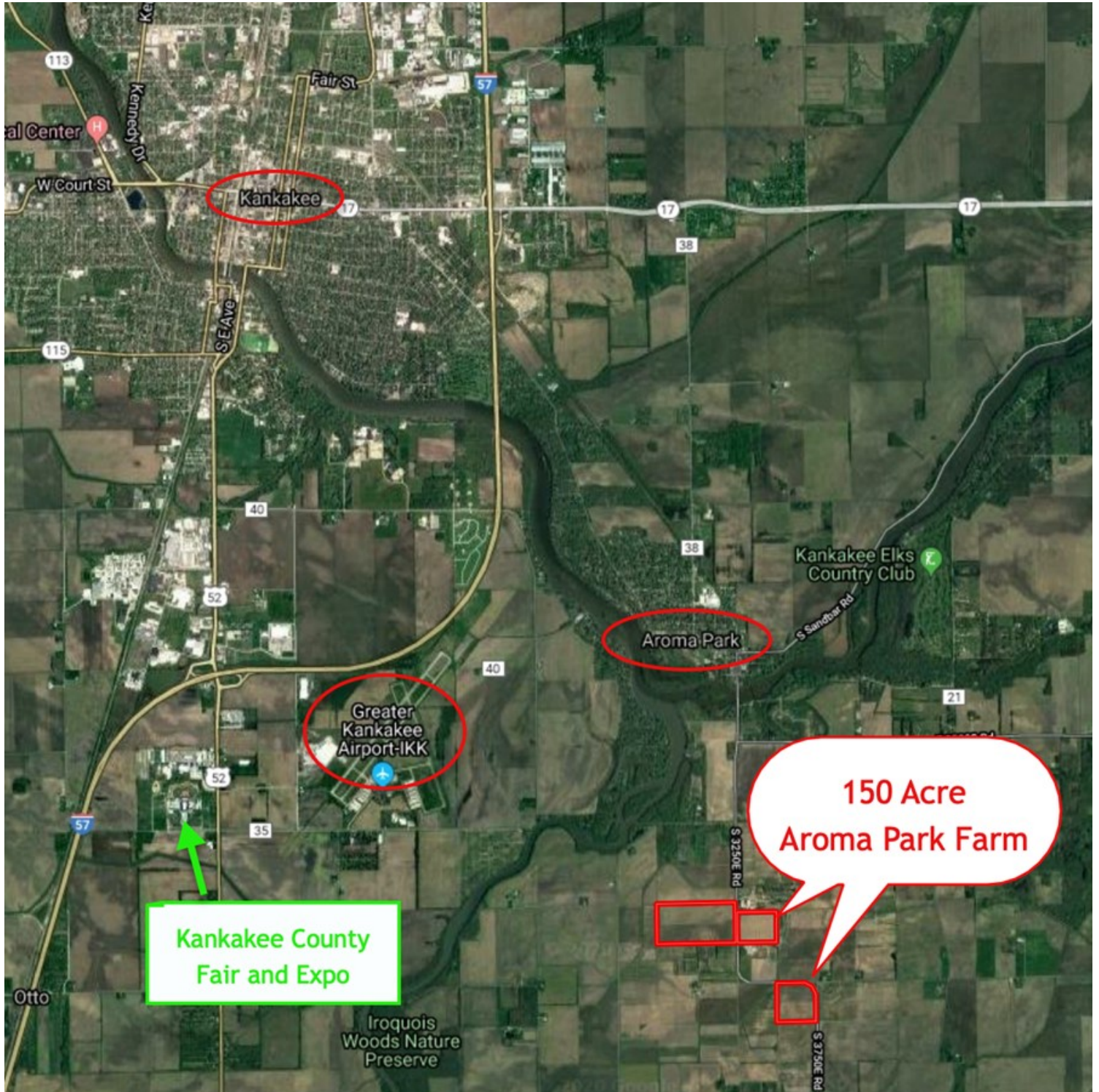


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ROAD MAP 150 ACRE AROMA PARK FARM AROMA TOWNSHIP, KANKAKEE COUNTY, IL



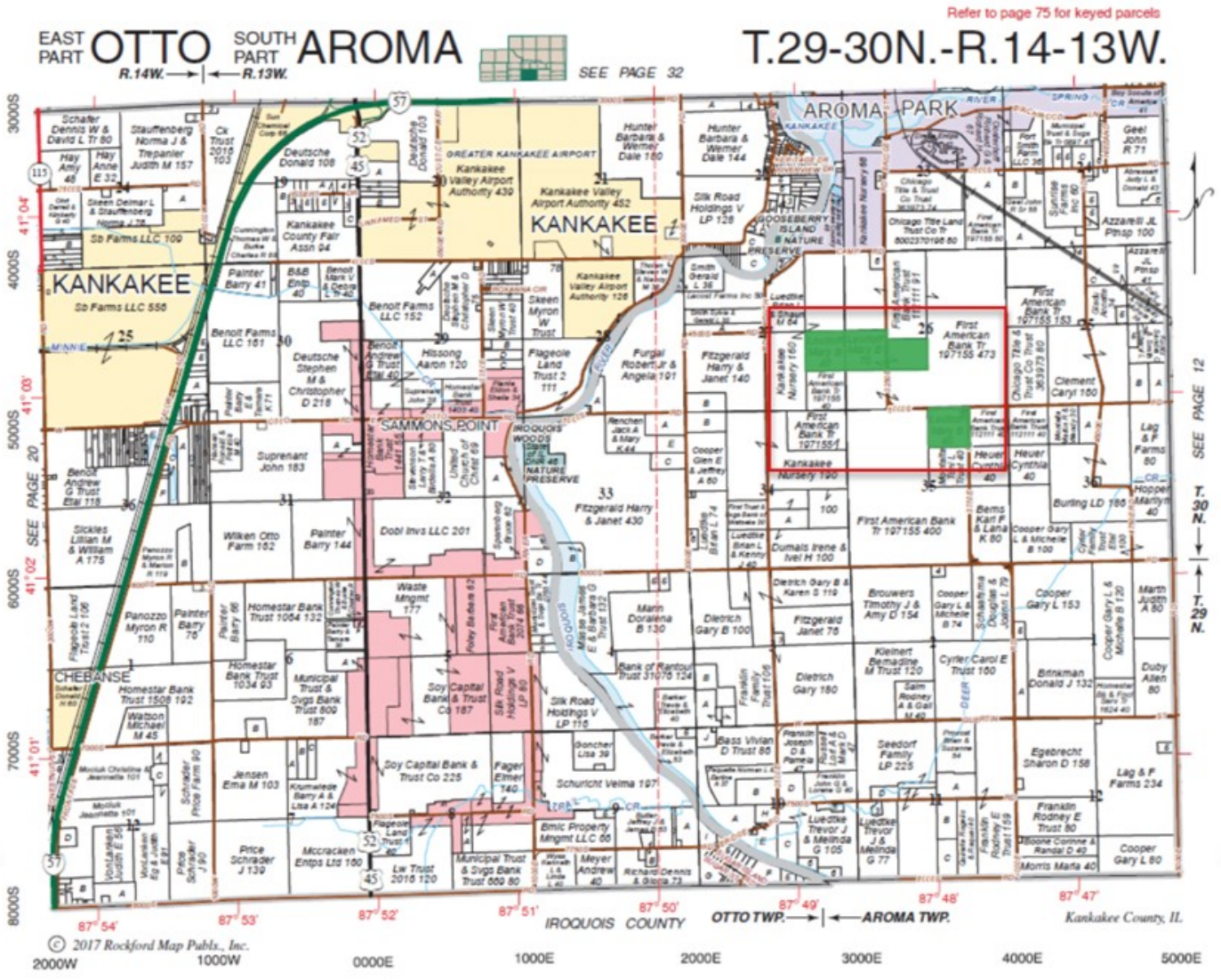
AREA MAP 150 ACRE AROMA PARK FARM AROMA TOWNSHIP, KANKAKEE COUNTY, IL



AERIAL MAP 150 ACRE AROMA PARK FARM AROMA TOWNSHIP, KANKAKEE COUNTY, IL



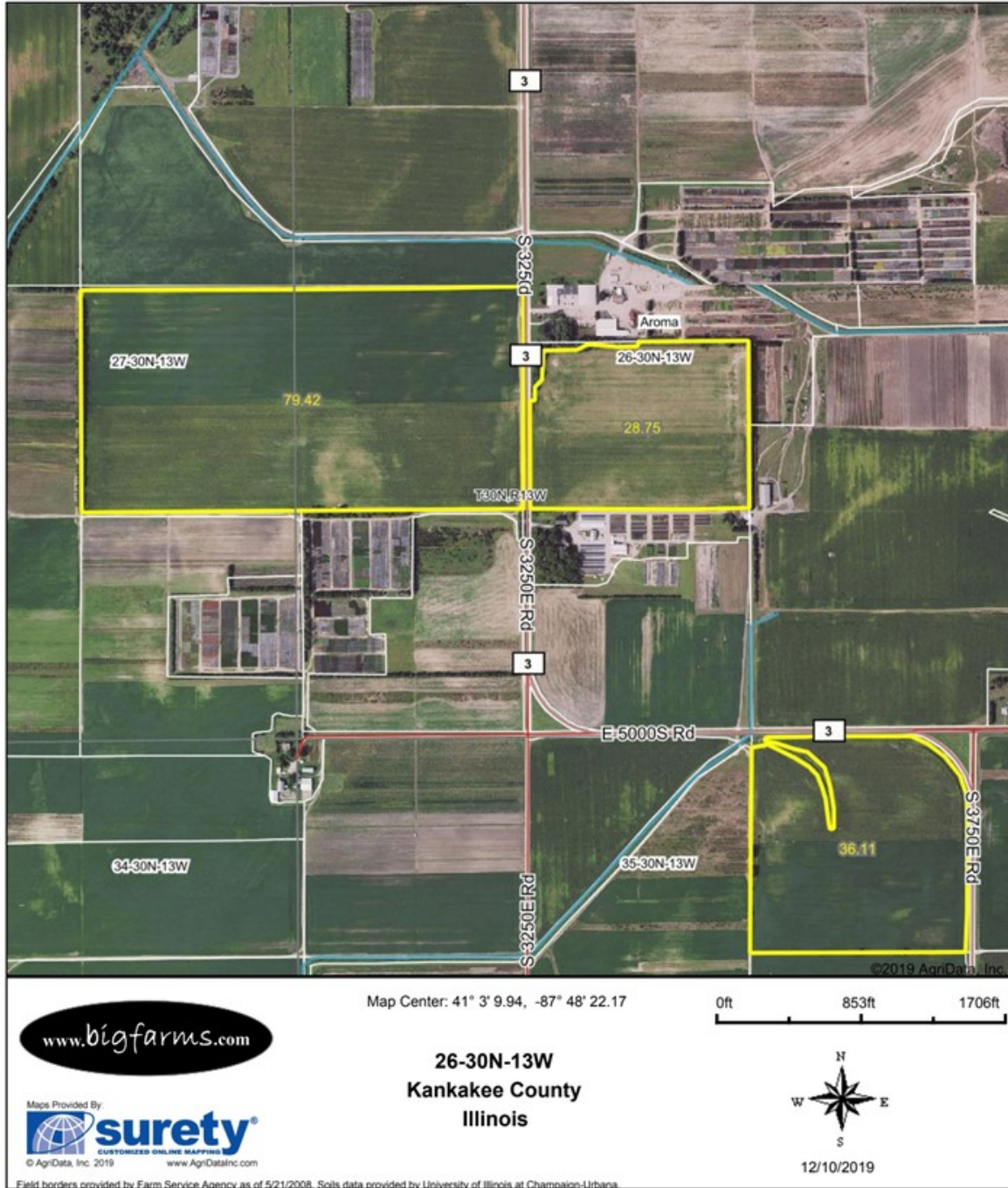
PLAT MAP 150 ACRE AROMA PARK FARM AROMA TOWNSHIP, KANKAKEE COUNTY, IL



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

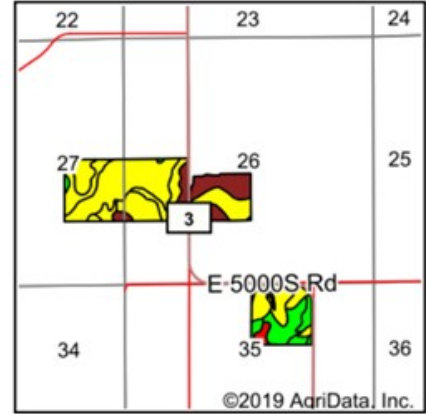
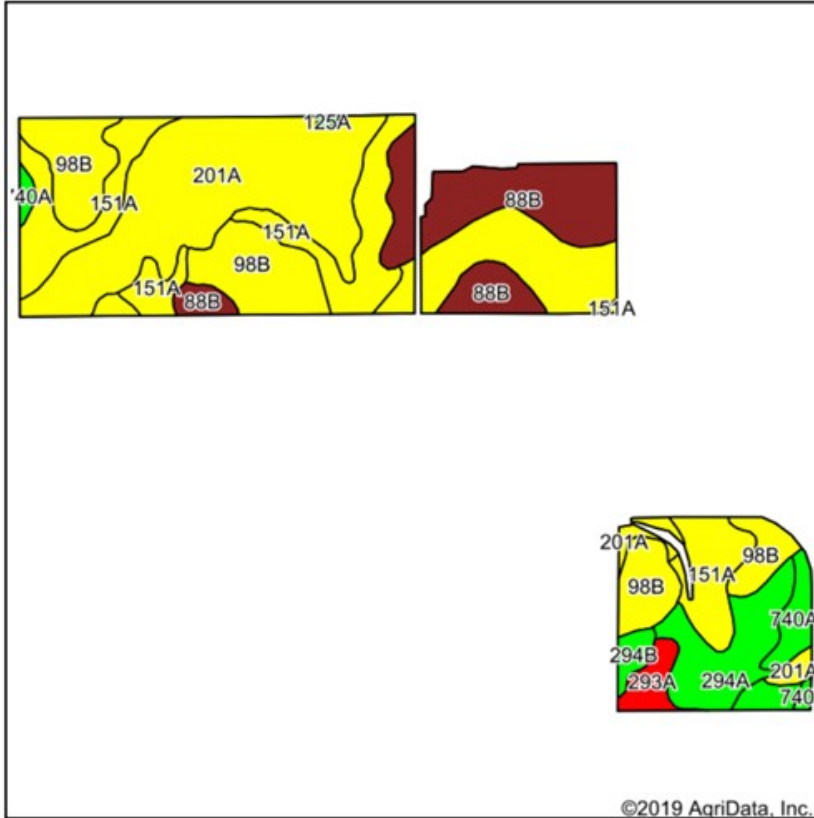
FSA MAP 150 ACRE AROMA FARM AROMA TOWNSHIP, KANKAKEE COUNTY, IL

Aerial Map



SOIL MAP 150 ACRE AROMA PARK FARM AROMA TOWNSHIP, KANKAKEE COUNTY, IL

Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **26-30N-13W**
 Township: **Aroma**
 Acres: **144.28**
 Date: **12/10/2019**



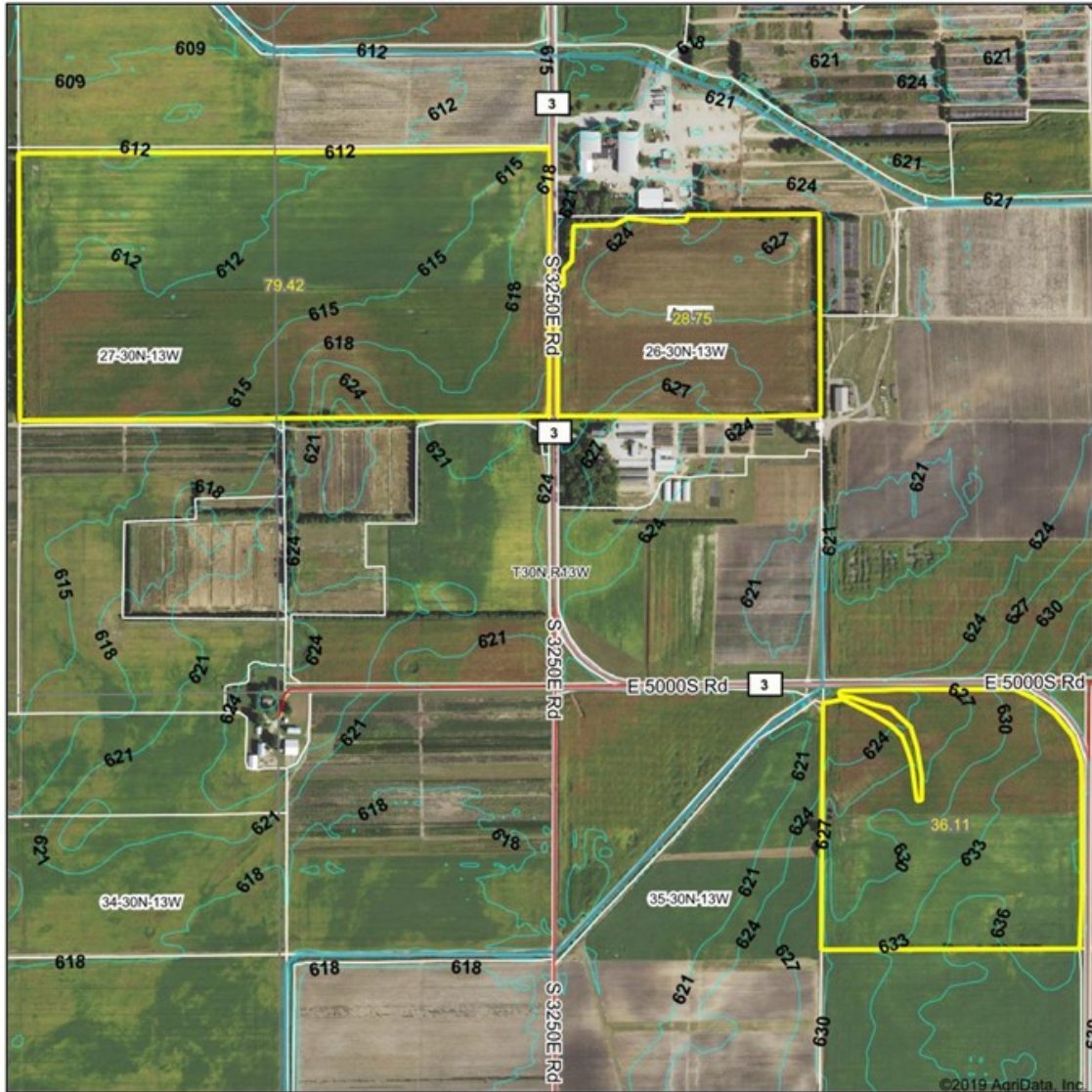
Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**98B	Ade loamy fine sand, 1 to 6 percent slopes	38.65	26.8%		**134	**47	**102
201A	Gilford fine sandy loam, 0 to 2 percent slopes	37.00	25.6%		148	49	110
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	27.16	18.8%		151	51	114
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	21.41	14.8%		**118	**41	**91
294A	Symerton silt loam, 0 to 2 percent slopes	9.93	6.9%		179	56	131
740A	Darroch silt loam, 0 to 2 percent slopes	4.02	2.8%		177	57	129
293A	Andres silt loam, 0 to 2 percent slopes	2.74	1.9%		184	59	135
594A	Reddick clay loam, 0 to 2 percent slopes	1.58	1.1%		177	56	130
**294B	Symerton silt loam, 2 to 5 percent slopes	1.56	1.1%		**177	**55	**130
125A	Selma loam, 0 to 2 percent slopes	0.23	0.2%		176	57	129
Weighted Average					144.7	48.7	108.7

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

TOPOGRAPHY CONTOURS MAP 150 ACRE AROMA PARK FARM, AROMA TOWNSHIP, KANKAKEE COUNTY, IL

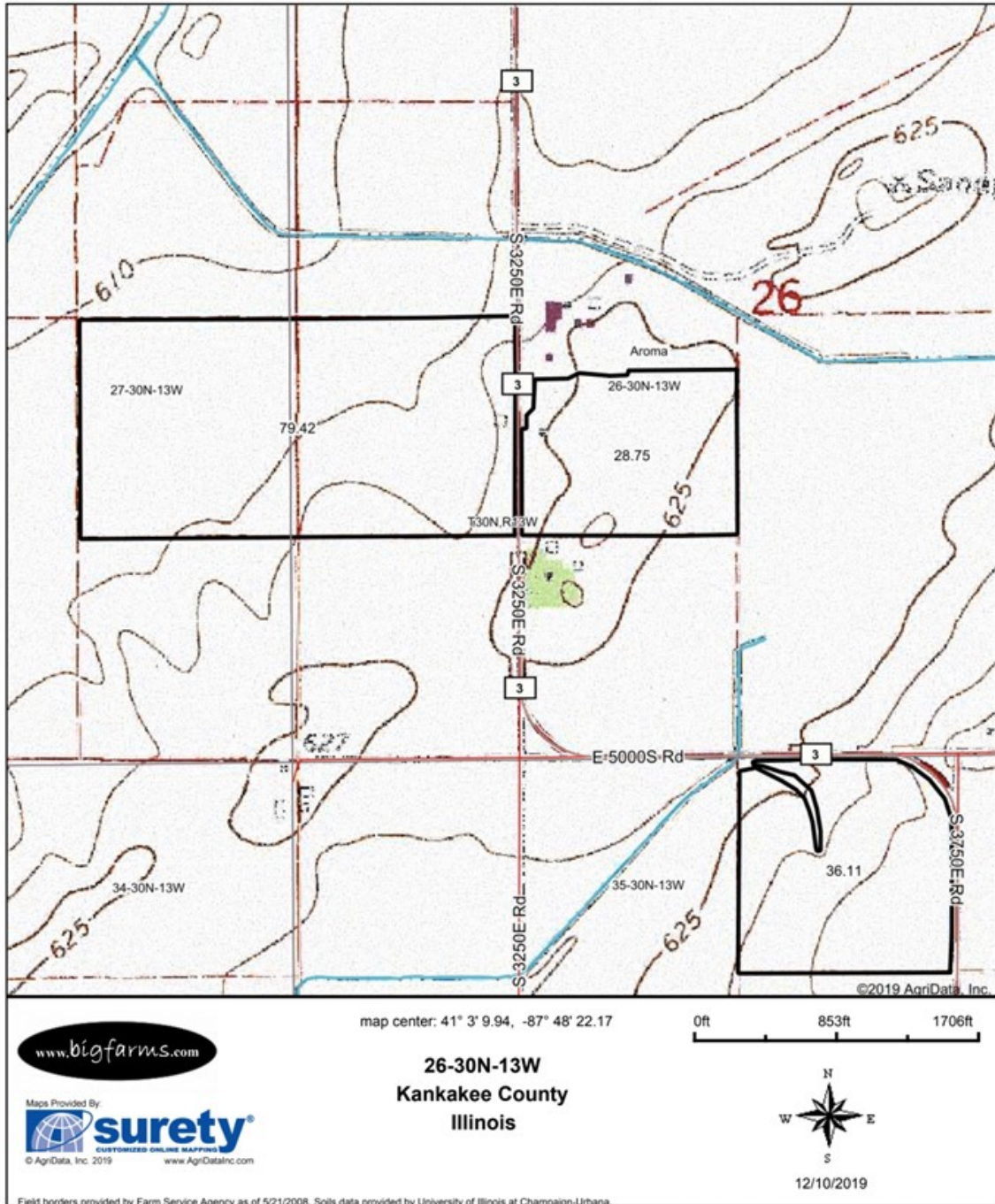
Topography Contours



	Source: USGS 10 meter dem	0ft 928ft 1857ft
	Interval: 3.0	
	Min: 610.3	26-30N-13W
<small>Maps Provided By</small> <small>© AgriData, Inc. 2019 www.AgriDataInc.com</small>	Max: 637.8	Kankakee County
<small>Field borders provided by Farm Service Agency as of 5/21/2008.</small>	Range: 27.5	Illinois
	Average: 620.2	Map Center: 41° 3' 1.76, -87° 48' 15.8
	Standard Deviation: 7.91	

TOPOGRAPHY MAP 150 ACRE AROMA PARK FARM AROMA TOWNSHIP, KANKAKEE COUNTY, IL

Topography Map



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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