

155 Acre Gardner Farm
5585 E Stonewall RD
Gardner IL 60424

www.bigfarms.com

155 ACRE GARDNER FARM

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Gardner IL 60424

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	Grundy
Township:	Garfield
Gross Land Area:	155 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$1,302,000
Unit Price:	\$8,400 per acre
Productivity Index (PI):	131.4
Buildings:	No Buildings on this Parcel
Utilities:	Electric
Zoning:	Agriculture



The parcel is relatively flat, high quality parcel of farmland. Productivity Index of 131. Excellent yield history and good fertility levels. The farm has two creeks crossing through the farm. Excellent frontage on the Campus Blacktop only three miles south of Gardner.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 155 Acre Gardner Farm
Tax ID Number/APN: 12-28-200-005
12-28-400-001
Possible Uses: Agriculture
Zoning: Agriculture zoning by the Grundy County.

AREA & LOCATION

School District: Gardner Grade School K-8
Garner-South Wilmington High School 9-12
Location Description: This 155 acre farm is located 3 miles south of Gardner, IL along Campus road. The I-55 interchange, which leads to Springfield to the south and Chicago to the north, is just west of downtown Gardner.
Site Description: The 155 acre farm is relatively flat but has low areas along Gooseberry Creek, which runs through the southern 80 acres from northeast to southwest. It also has a small section of wetlands in the northern section off of Stonewall Road. Better detail can be seen in the Wetland map in the photo gallery of the brochure.
Side of Street: The farm sits on the south side of Stonewall Road and west of S. Storm road. The farm is on the east side of the Campus Blacktop.
Highway Access: The I-55 Access in Dwight is 9 miles to the south and west of the property and the Gardner interchange is 3.6 miles to the north.
Road Type: The Campus Blacktop is asphalt construction.
Property Visibility: The farm has 740 feet of frontage on Stonewall and 3600 feet of frontage on S. Campus Road.
Largest Nearby Street: This property sits on Stonewall Road and Campus Road. Campus road leads directly south from Gardner.
Transportation: The closest airport to this parcel is Midway Airport in Chicago which is 31 miles. Grundy County, has Grundy Transit System which is a service that will take you anywhere in Grundy County and will also take riders to Joliet where you can take the Metra Train to the Chicago or several suburbs.

LAND RELATED

Lot Frontage (Feet): 740 feet along Stonewall Road
3600 feet along Campus Road
Yield History: 7 year yield history for corn is 207.2 bushels per acre.
Corn yield for the 2019 crop was 204.9 bushels per acre.
7 year soybean yield history is 55 bushels per acre.
Soybean yield for the 2019 crop was 52 bushels per acre.
Tillable Acres: Cropland DCP Acres acres are 137.5
Lot Depth: The lot is 4000 feet from north to south.
Buildings: There are no buildings on this property
Flood Plain or Wetlands: There are areas on this parcel that have FEMA flood zones and wetlands. See the maps in the gallery for more information
Topography: The property is relatively flat, with low areas around waterways and wetlands. See the topography and contours map in the gallery.
FSA Data: 137.5 Cropland acres
Corn base is 72.2 acres with a PCL corn yield of 168 bushels per acre
Soybean base is 62.96 acres with a PCL base yield of 45 bushels per acre.
Soil Type: Reddick Clay Loam (594A)
Sawmill Silty Clay Loam (8107A)
Andres Silt Loam (293A)
Varna Silt Loam (223B)
Soil Fertility: Last soil test was in 2017
PH 7.6

Phosphorus ranged between 70-149
Potassium ranged between 447-675
Organic Matter between 2.38-2.82
CEC 23.64-26.34
Complete soil test available by request

Available Utilities:

Electric

FINANCIALS

Finance Data Year:

2018 paid in 2019

Real Estate Taxes:

The Real Estate taxes were paid in full.

12-28-400-001 - \$1693.64

12-28-200-005 - \$1864.46

Investment Amount:

The asking price is \$8,400 per acre for a total investment of \$1,302,000.

LOCATION

Address:

5585 E Stonewall RD, Gardner, IL 60424

County:

Grundy



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ROADWAY MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL



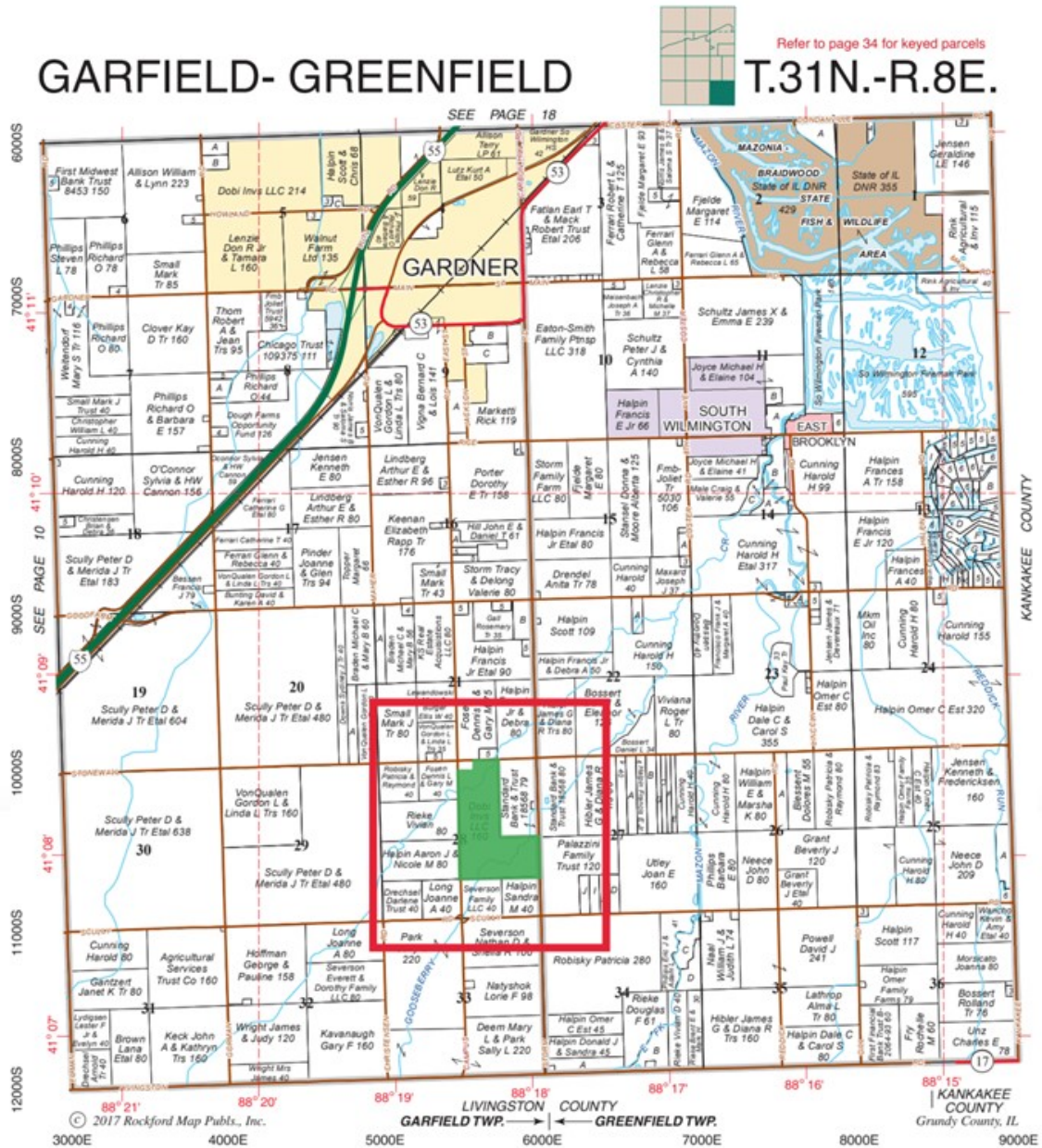
AREA MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL



AERIAL MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL



PLAT MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL



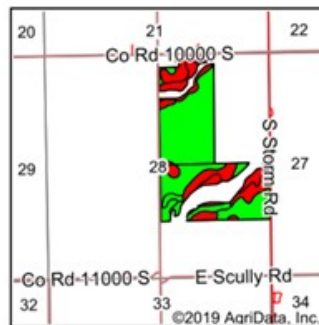
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Grundy
Location: 28-31N-8E
Township: Garfield
Acres: 130.1
Date: 4/22/2020

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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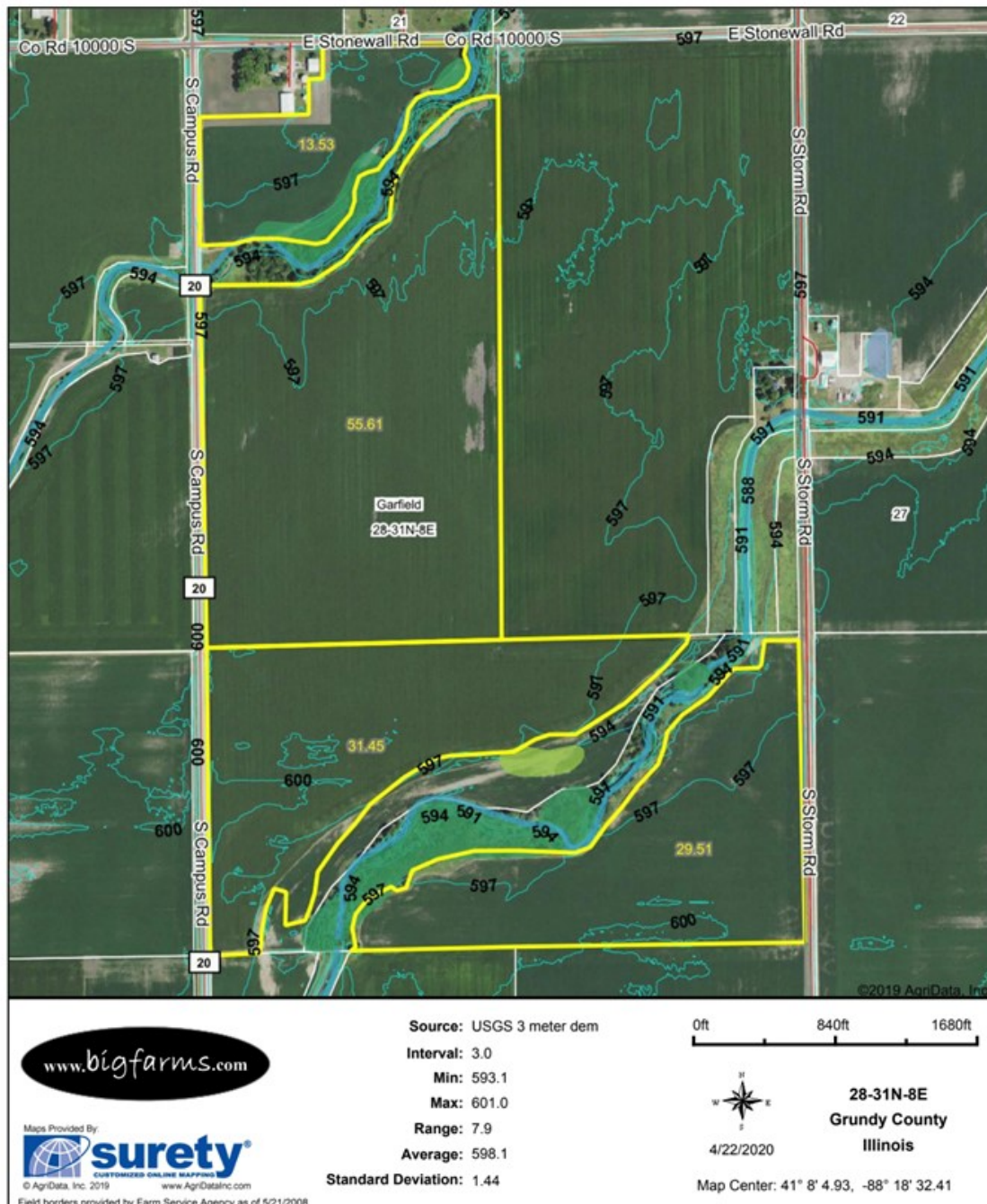


Area Symbol: IL063, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
594A	Reddick clay loam, 0 to 2 percent slopes	82.02	63.0%		177	56	130
293A	Andres silt loam, 0 to 2 percent slopes	27.83	21.4%		184	59	135
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.90	10.7%		189	60	139
**223B	Varna silt loam, 2 to 4 percent slopes	5.10	3.9%		**156	**50	**115
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.25	1.0%		164	55	123
Weighted Average					178.8	56.8	131.4

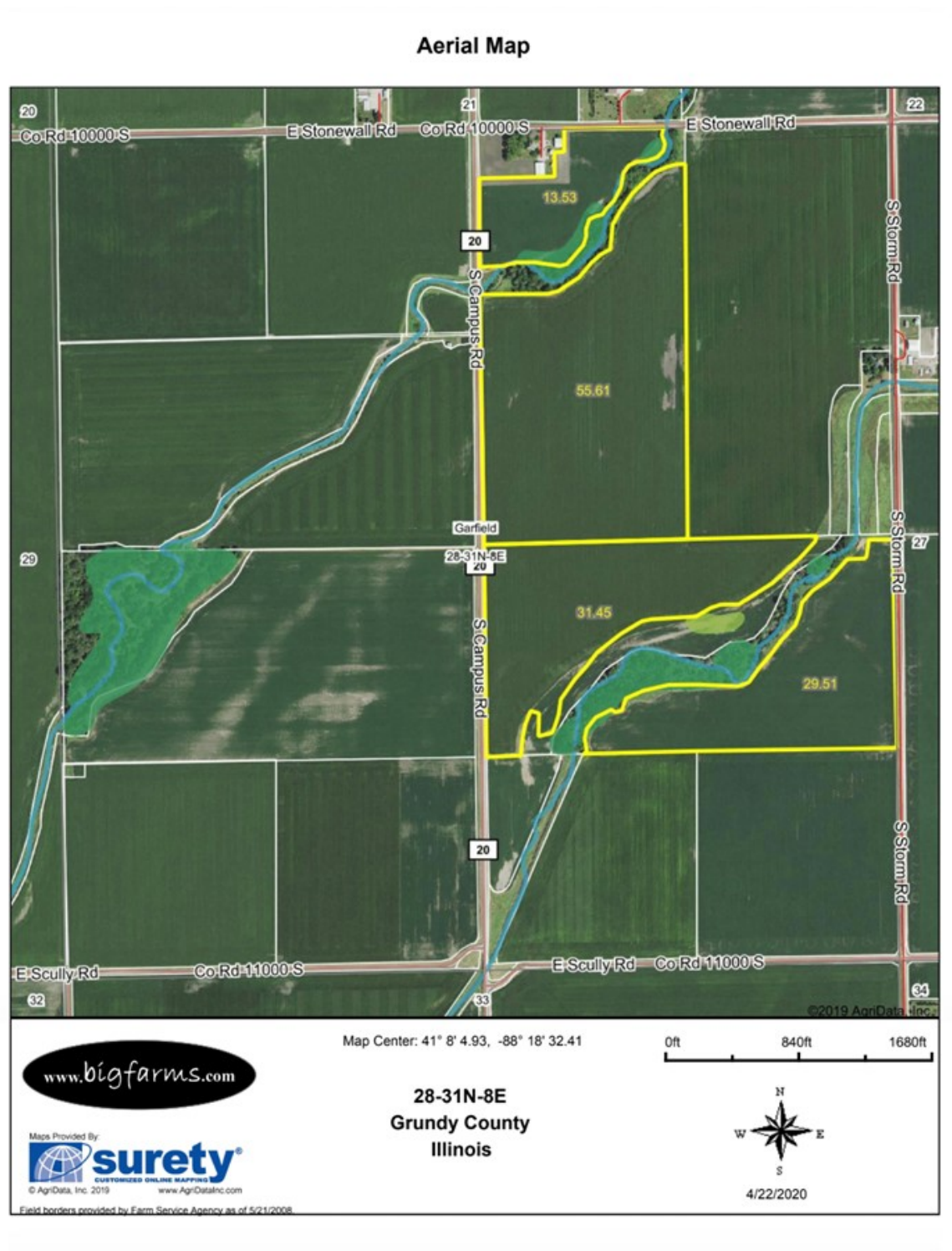
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

CONTOURS MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL

Topography Contours

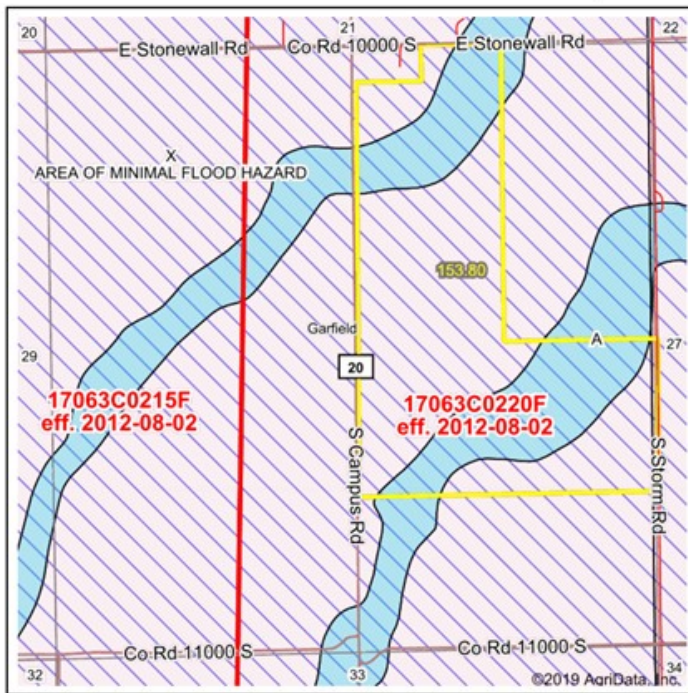


FSA MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL



FEMA REPORT 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL

FEMA Report



State: IL
County: Grundy
Location: 28-31N-8E
Township: Garfield

Acres: 153.8
Date: 4/24/2020

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Maps Provided By:
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Name	Number	County	NFIP Participation	Acres	Percent
Grundy County	170256	Grundy	Regular	153.8	100%
Total				153.8	100%

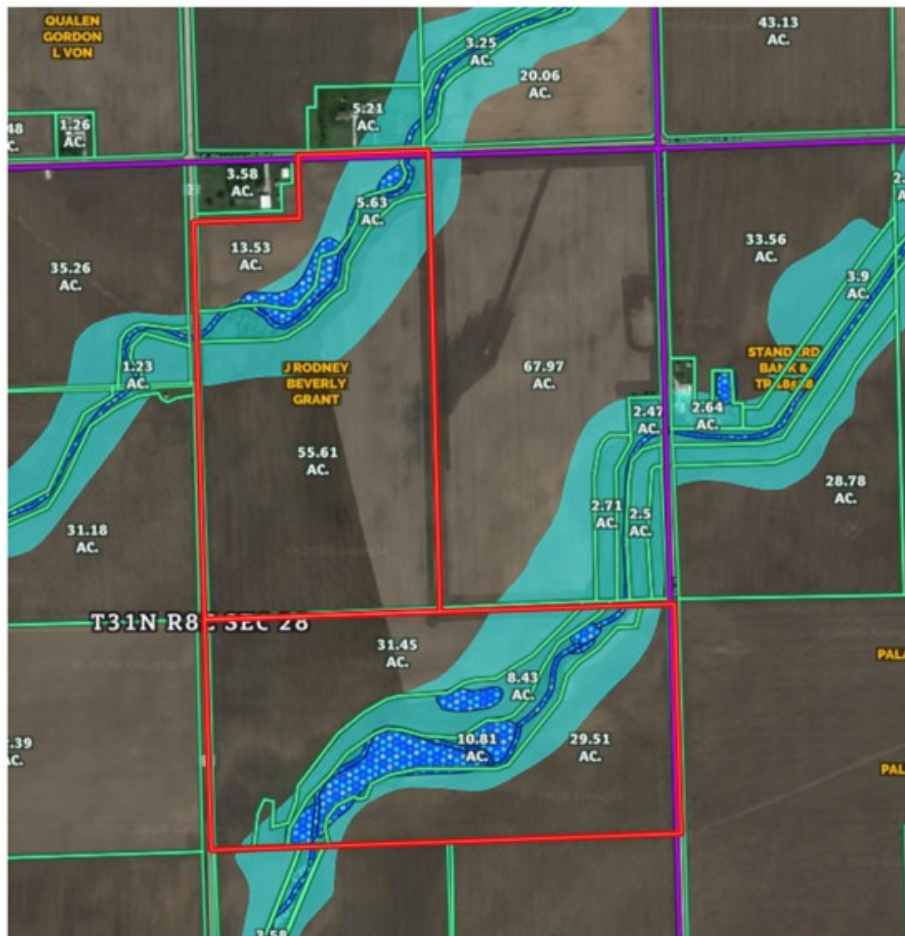
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	71.56	46.5%
A		100-year Floodplain	51.31	33.4%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	22.62	14.7%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	8.31	5.4%
Total			153.80	100%

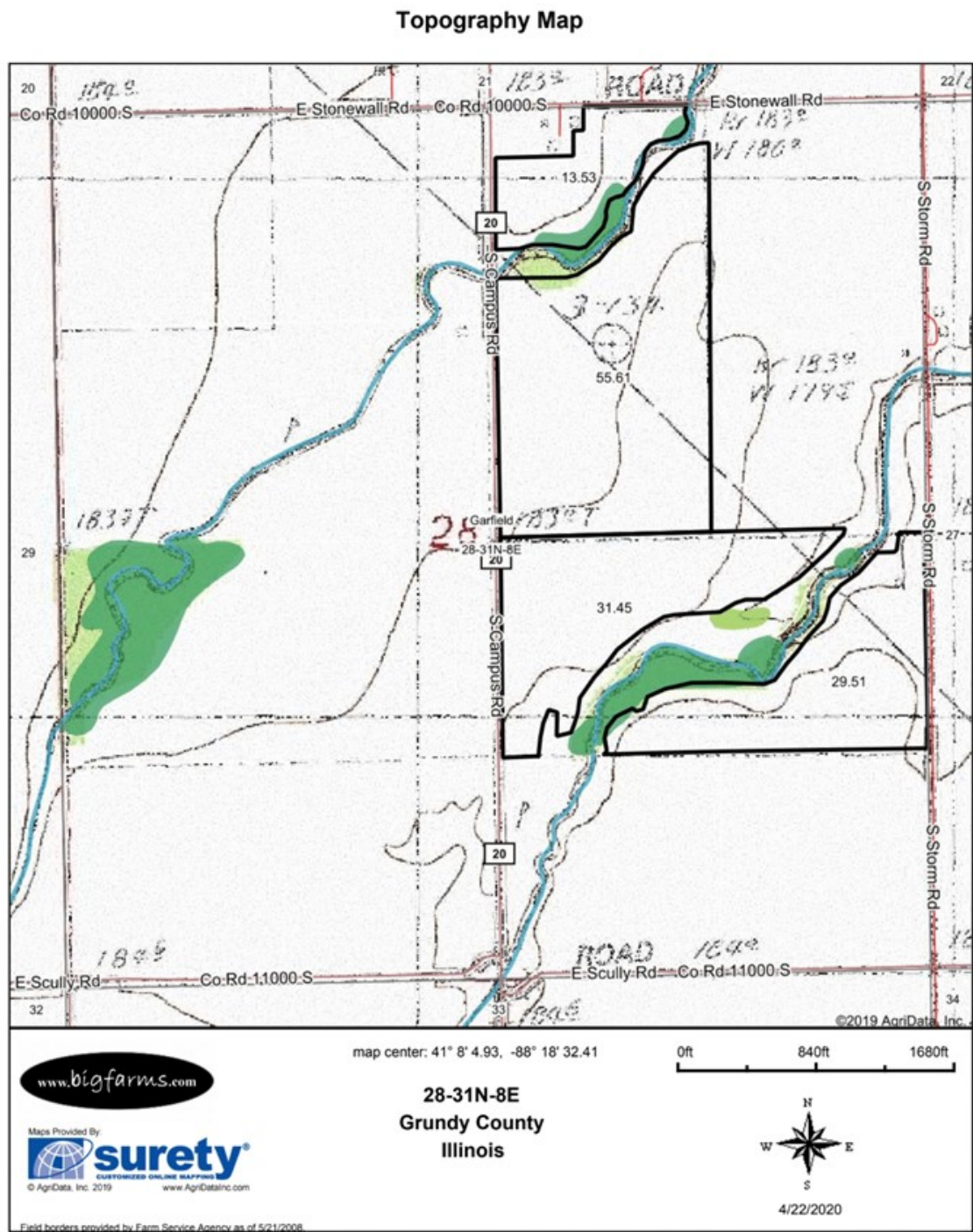
Panel	Effective Date	Acres	Percent
17063C0220F	8/2/2012	153.8	100%
Total		153.8	100%

Flood related information provided by FEMA

FLOOD ZONE MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL



TOPOGRAPHY MAP 155 ACRE GARDNER FARM GARFIELD TOWNSHIP, GRUNDY COUNTY, IL



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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