

160 Acre Wilton Twp Eskra Farm
Kennedy Road
Manhattan IL 60442

www.bigfarms.com

160 ACRE WILTON TWP ESKRA FARM

Kennedy Road
Manhattan IL 60442

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:	Will
Township:	Wilton
Gross Land Area:	160 Total Acres
Property Type:	Farmland with buildings
Possible Uses:	Agricultural production
Total Investment:	\$1,416,000.00
Unit Price:	\$8,850/Ac for 160 Ac or \$9,250 per tillable acre or \$180,000 for just the building site & 24 ac
Sold Price:	\$1,376,000
Productivity Index (PI):	The PI index for the tillable acres is 127.9
Buildings:	Many buildings still exist on the farmstead



Square 160 acres with approximately 24 acres in farmstead, trees, pasture and creek. The pasture is partially fenced, and attached to the farmstead. High quality farmland with approximately 136 tillable acres. Strong PI of 127.9, Parcels can be split.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 160 Acre Wilton Township Farm
Tax ID Number/APN: 13-19-31-200-001-0000
Possible Uses: 160 total acres, with approximately 24 acres that could be split off with the old farmstead building, creek & pasture. Some fencing is still in place, but needs work.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Unit District 207U
Location Description: Corner location in the southern part of Will County, between Wilmington, Peotone, Wilton Center and Deselm.
Site Description: Beautiful location with mature trees, pasture for sheep, cattle or horses. Very nice building site with several buildings to start your new agriculture business. 136 acre of level tillable farmland.
Side of Street: Southwest corner of W. Kennedy and S. Seltzer road.
Highway Access: Easy access to I-55 in Wilmington, I-57 in Peotone. Rt. 52 and Rt. 45 are both close to the farm.
Road Type: Gravel
Largest Nearby Street: Wilmington - Peotone Blacktop is only one mile north of the farm.

LAND RELATED

Lot Frontage (Feet): 2644 Feet on W. Kennedy Rd.
2618 Feet on S. Seltzer Rd.
Buildings: Several out buildings are still on the farmstead area. No House on the property.
Small tool shed approximately 40X50
Open front shed approximately 30X100
Block & wood cattle barn next to pasture approximately 60X60
Two small sheds
Corn crib in very bad shape
Flood Plain or Wetlands: Yes, the farm does have flood plain acres around the creek.
Topography: Level farmland with creek and pasture.
Soil Type: The primary soil type on this farm is Elliott silt loam. There are two additional soil types, Ashkum silty clay loam and Lawson silt loam.

FINANCIALS

Finance Data Year: 2015
Real Estate Taxes: The 2015 real estate taxes paid in 2016 were \$3,837 or \$24/acre.
Investment Amount: The asking price for this Will County farm is \$1,416,000.

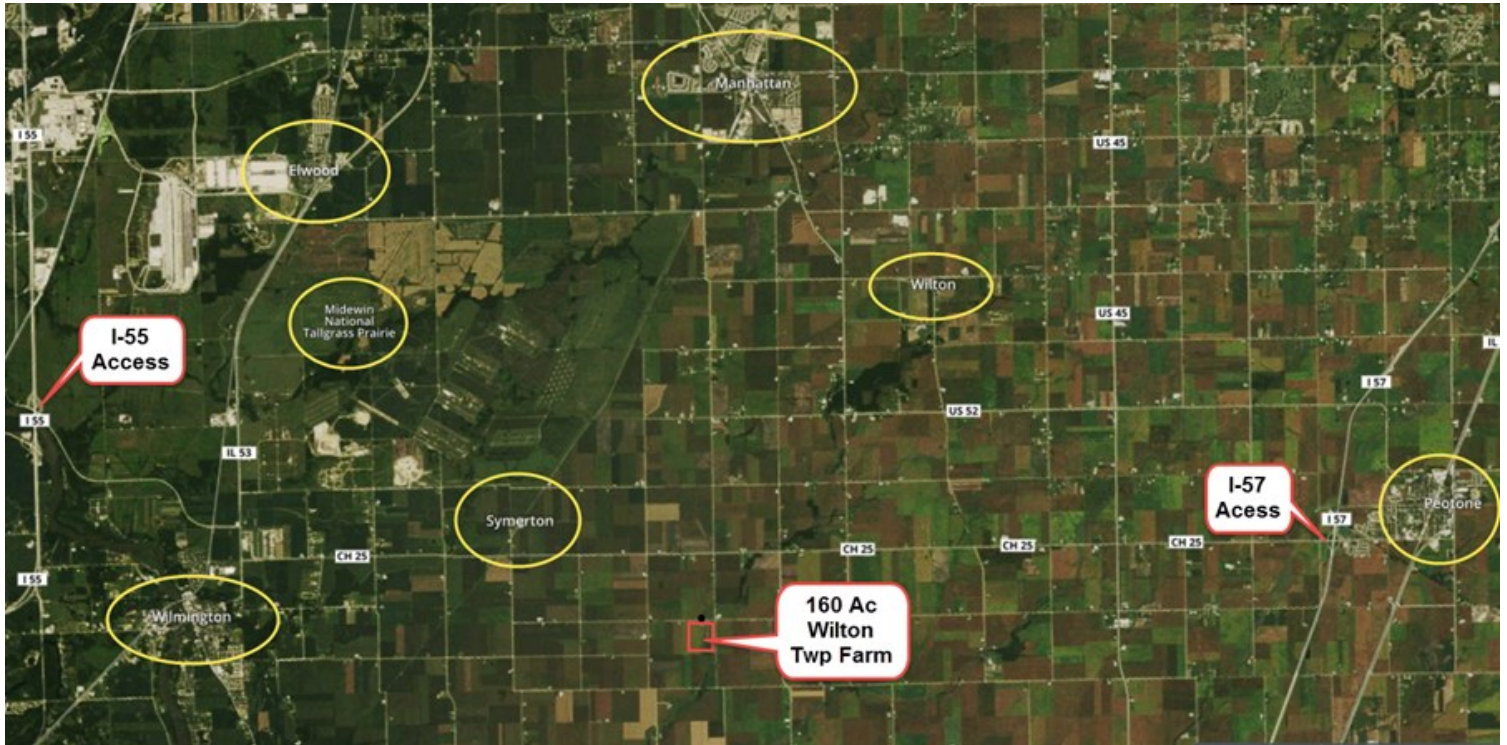
LOCATION

Address: W. Kennedy Road
County: Will County Illinois

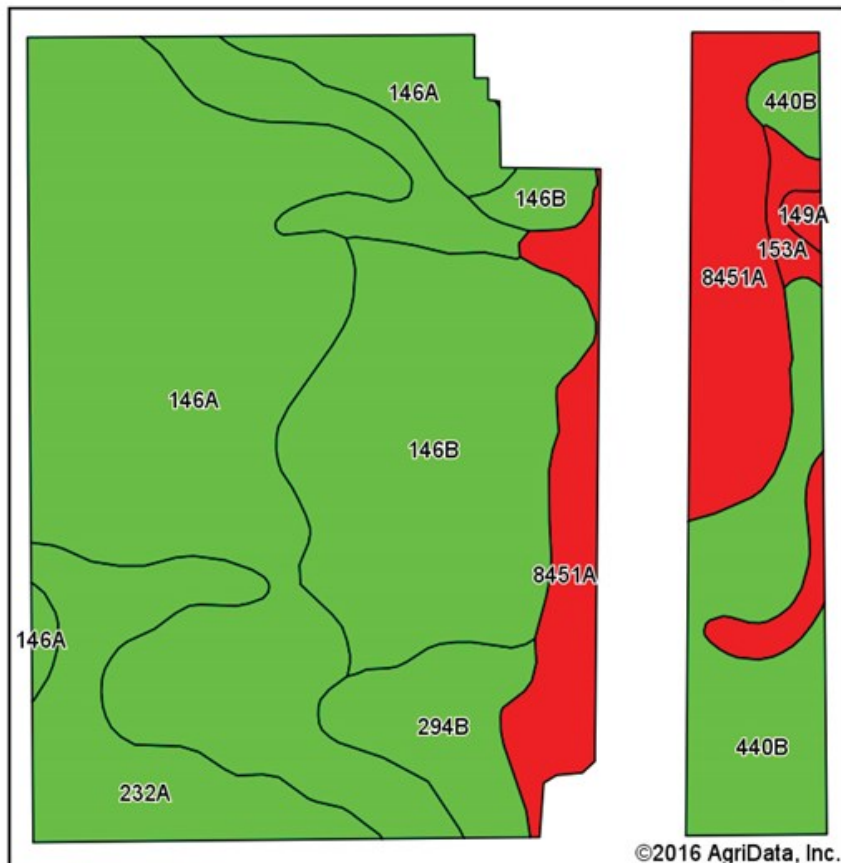
WILTON TOWNSHIP 160 AERIAL MAP



LOCATION & AERIAL MAP OF WILTON TOWNSHIP 160 ACRES

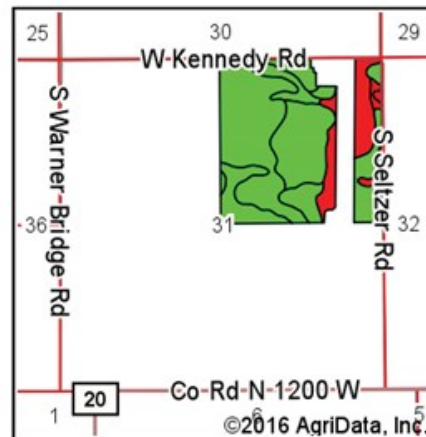


SOIL MAP FOR 160 ACRES IN WILTON TOWNSHIP WILL COUNTY



Soils data provided by USDA and NRCS.

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State: Illinois
County: Will
Location: 31-33N-11E
Township: Wilton
Acres: 136.21
Date: 10/17/2016

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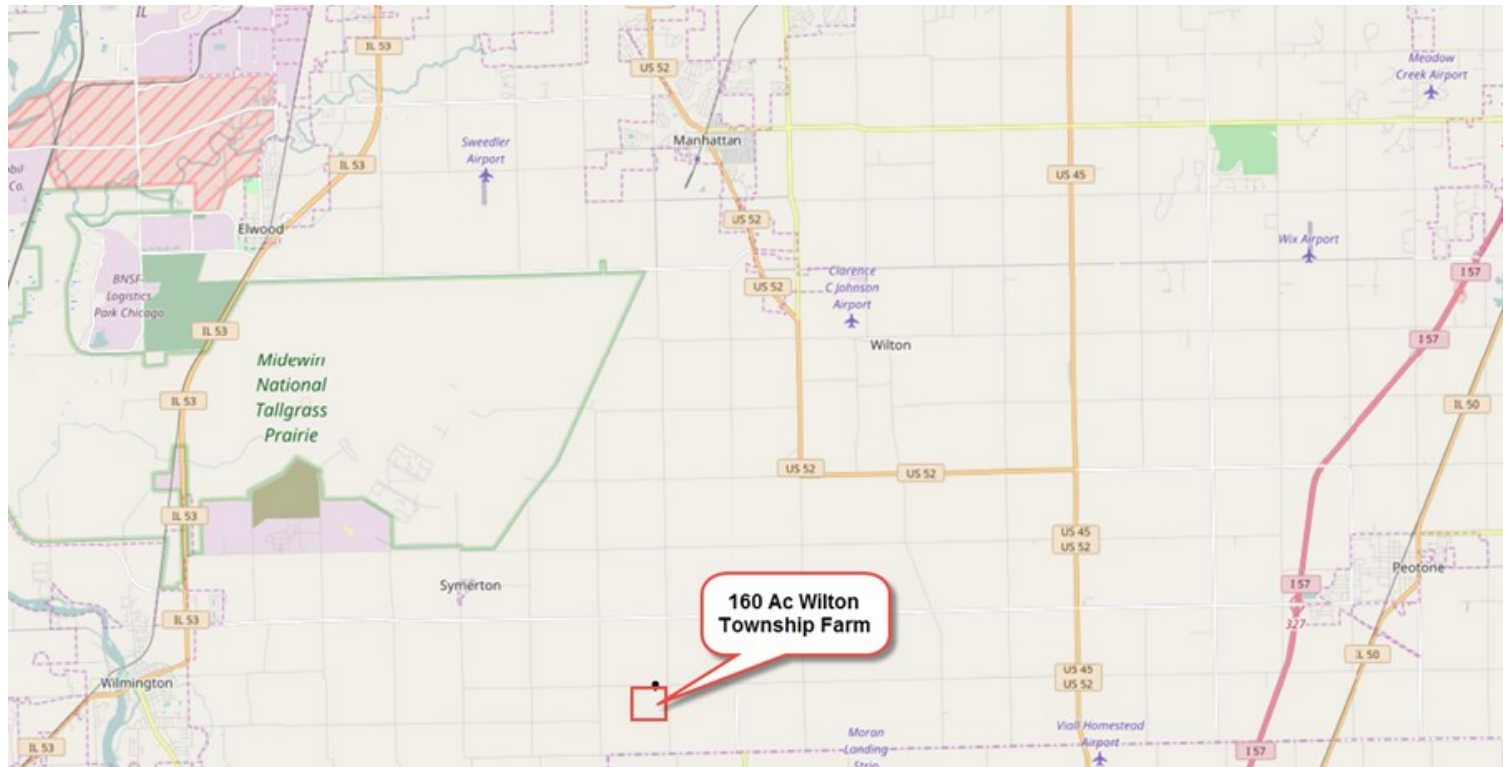
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 10

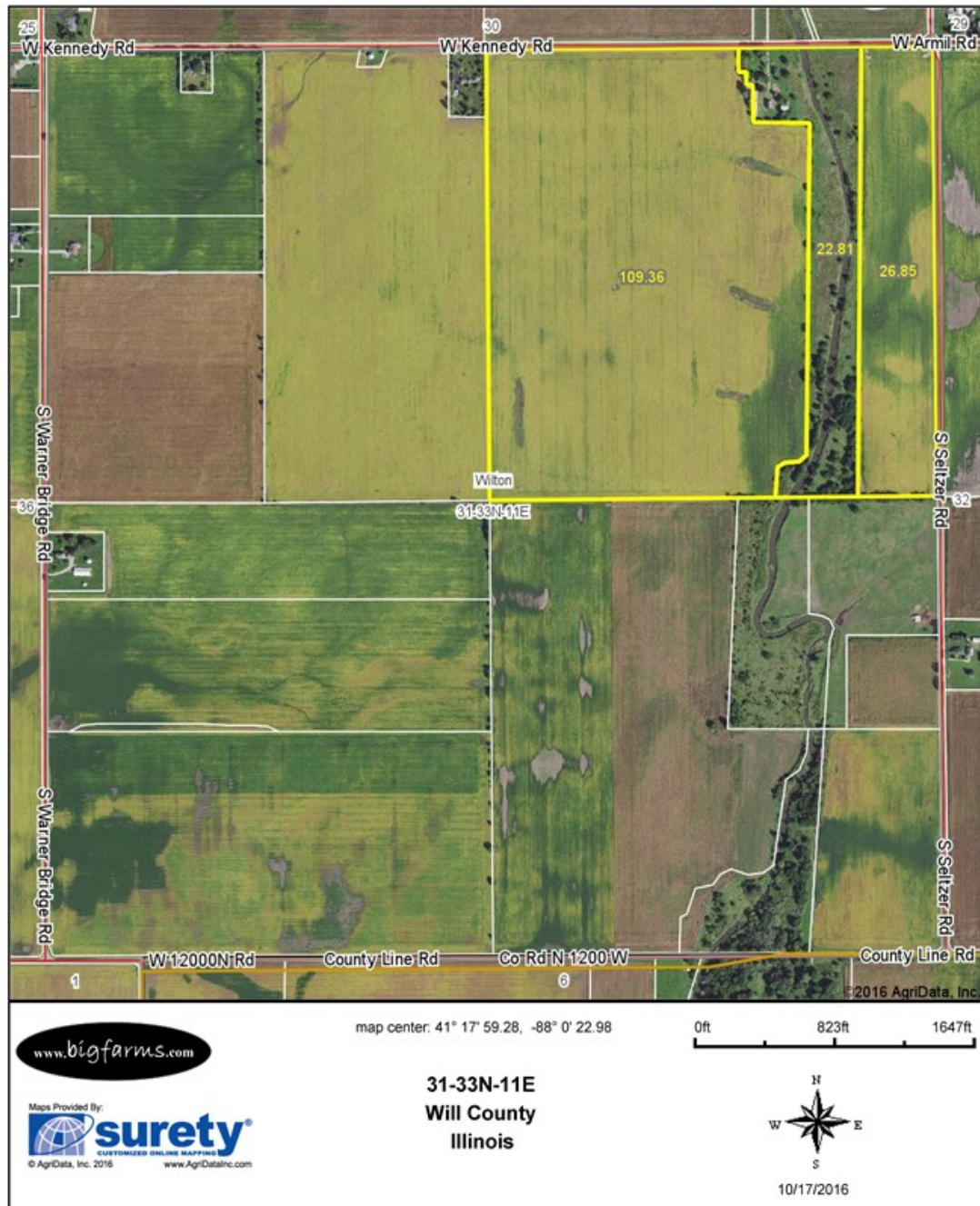
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	51.98	38.2%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	25.85	19.0%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.79	13.1%		170	56	127
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	17.72	13.0%		190	61	140
**440B	Jasper loam, 2 to 5 percent slopes	13.14	9.6%		**173	**56	**129
**294B	Symerton silt loam, 2 to 5 percent slopes	6.40	4.7%		**177	**55	**130
153A	Pella silty clay loam, 0 to 2 percent slopes	2.89	2.1%		183	60	136
149A	Brenton silt loam, 0 to 2 percent slopes	0.44	0.3%		195	60	141
Weighted Average					172.1	55.9	127.9

ROAD MAP OF 160 ACRE WILTON TOWNSHIP FARM



FSA MAP OF WILTON TOWNSHIP WILL COUNTY 160 ACRE FARM

Aerial Map

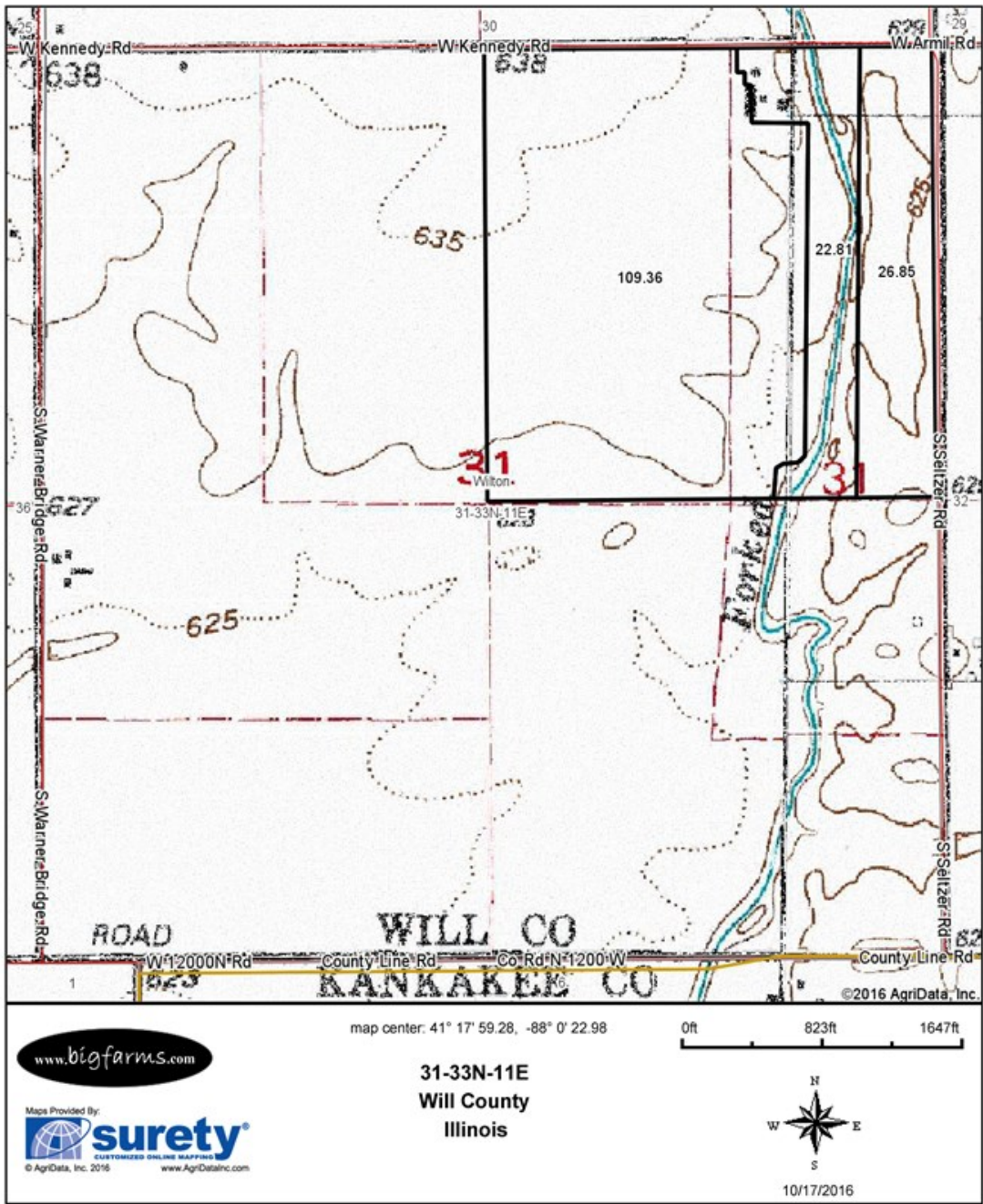


AERIAL OF THE WILTON TOWNSHIP FARMSTEAD



WILTON TOWNSHIP 160 TOPOGRAPHICAL MAP

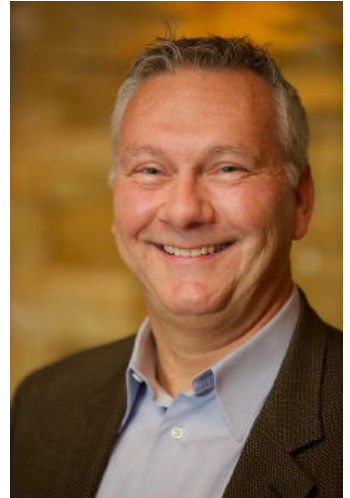
Topography Map



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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