

160 Acres Wesley Township Farm
20162-20652 W. Goodwin Road
Wilmington IL 60481



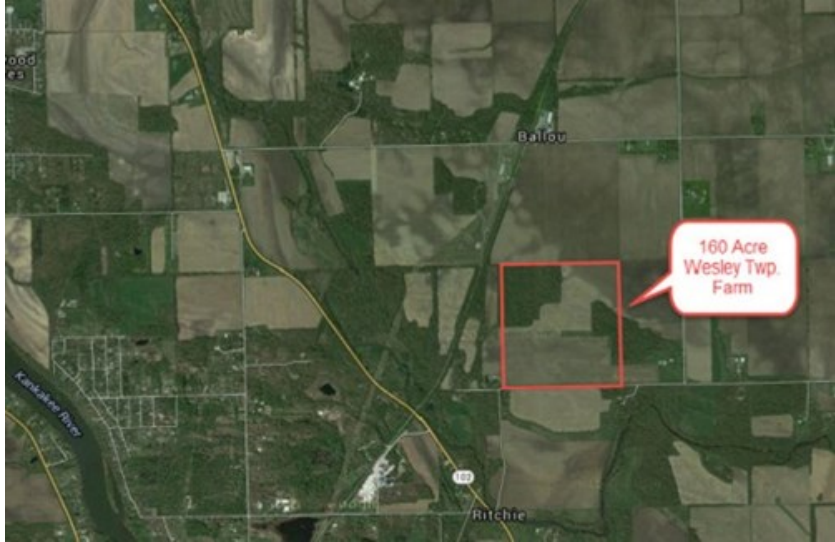
160 ACRES WESLEY TOWNSHIP FARM

20162-20652 W. Goodwin Road
Wilmington IL 60481

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



County:	Will
Township:	Wesley
Gross Land Area:	160 Acres
Property Type:	Vacant Farmland & Timberland
Possible Uses:	Farming or Recreation
Total Investment:	\$1,150,121
Unit Price:	\$7,188 per acre
Sold Price:	\$1,150,121
Productivity Index (PI):	118 PI on approximately 109 tillable acres
Buildings:	None
Zoning:	Agriculture



160 total acres with approximately 109 tillable acres and 51 acres of timberland. Great location for many uses, Residential estate, horses, hunting, recreation, with farm income. Low Will County taxes. Next to the Will County's Forked Creek Forest Preserve.

Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 160 Acre Wesley Township Farm
Tax ID Number/APN: 08-25-08-300-008 (50 ac)
08-25-08-300-007 (30 ac)
08-25-05-400-001 (40 ac)
08-25-08-400-003 (40 ac) The west 40 acres of this tax ID#
Possible Uses: Residential, Recreational, Agriculture production.
Zoning: The farm is zoned Agriculture
Sale Terms: Cash at closing to settle an estate.

AREA & LOCATION

School District: Wilmington Unit School District 209U
Location Description: Half a mile off of Rt. 102 near the small community of Ritchie. Only three miles SE of Wilmington. Section 8 of Wesley Township, Will County.
Site Description: Rolling farmland near several county subdivisions. Approximately 51 acres of timber, the balance is tillable farmland. Great recreational and agricultural area. Kankakee River State Park only 2.5 miles SE of this farm. Forked Creek Forest Preserve next to the property.
Side of Street: North side of Goodwin Road
Highway Access: IL Rt. 102 is half a mile south.
I-55 north 10.5 miles and 9.75 miles I-55 south
I-57 Peotone is 19 miles east
Road Type: Tar & Chip
Property Visibility: Good, half a mile of frontage on Goodwin road.
Largest Nearby Street: IL Rt. 102

LAND RELATED

Lot Frontage (Feet): 2640 feet of road frontage on Goodwin road.
Tillable Acres: Approximately 109 tillable acres, balance is timber and roads
Lot Depth: 2640 feet deep
Buildings: No Buildings
Zoning Description: Agriculture
Flood Plain or Wetlands: None
Topography: Flat to gently rolling
Soil Type: Silty clay loam. Soil map included with this brochure
Available Utilities: Will require private well and septic systems.

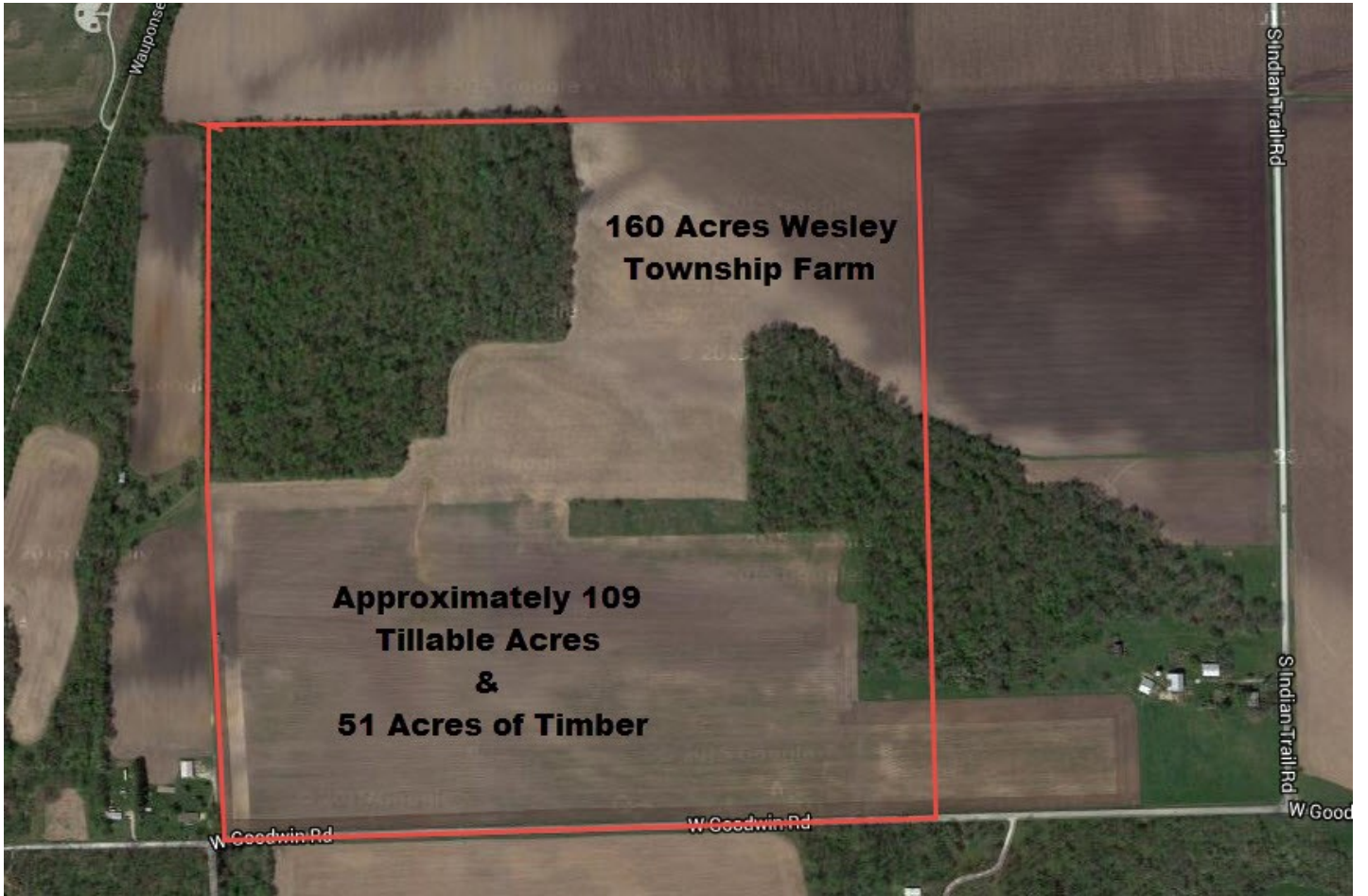
FINANCIALS

Finance Data Year: 2014 Tax assessment payable in 2015
Real Estate Taxes: \$210.38 08-25-08-300-008 (50 ac)
\$327.44 08-25-08-300-007 (30 ac)
\$793.92 08-25-05-400-001 (40 ac)
\$1,774. 08-25-08-400-003 (80 ac With buildings) Only west 40 without buildings is part of this sale.
Investment Amount: Total investment amount is \$1,150,121 or \$7,188 per acre.

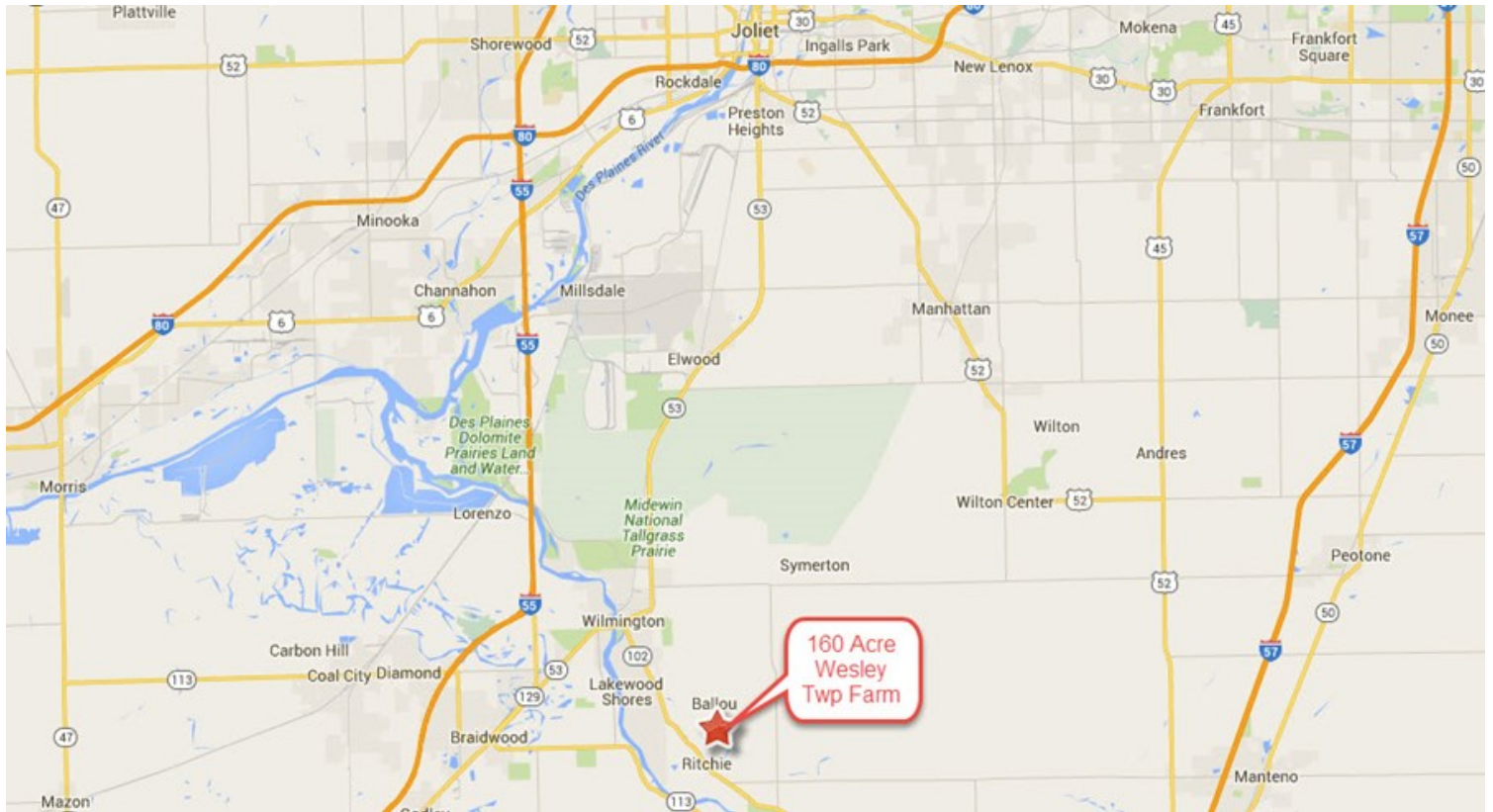
LOCATION

Address: 20162-20652 W. Goodwin Rd
Wilmington, IL 60481
County: Will County

AERIAL MAP WITH TILLABLE & TIMBER BREAKDOWN, WESLEY TOWNSHIP FARM, WILL COUNTY IL



LOCATION MAP FOR 160 ACRES WESLEY TOWNSHIP FARM, WILL COUNTY ILLINOIS



AERIAL MAP 160 ACRE WESLEY TOWNSHIP FARM, WILL COUNTY ILLINOIS



FSA MAP OF WESLEY TOWNSHIP 160 ACRE WILL COUNTY ILLINOIS

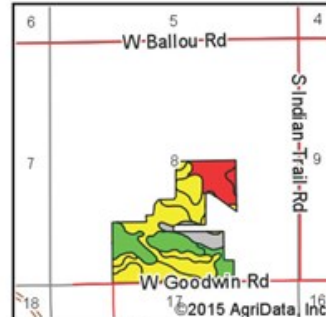
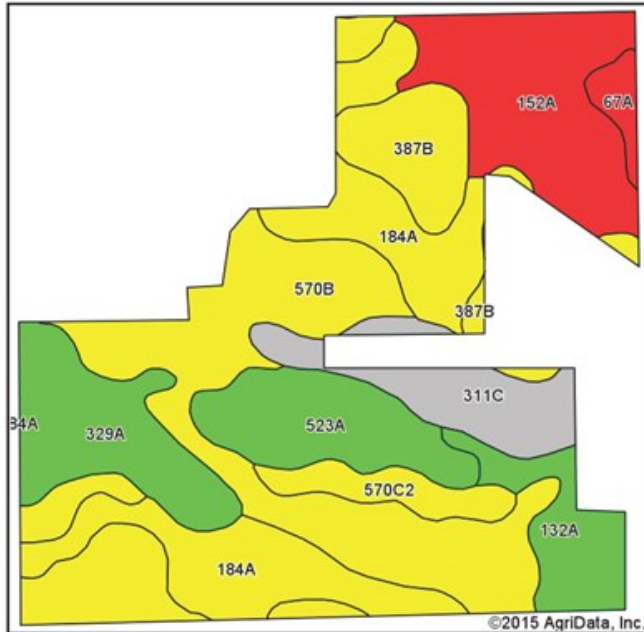
Aerial Map



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

SOIL MAP FOR THE TILLABLE ACRES OF THE WESLEY TOWNSHIP FARM, WILL COUNTY ILLINOIS

Soil Map



State: Illinois
 County: Will
 Location: 8-32N-10E
 Township: Wesley
 Acres: 109.17
 Date: 10/27/2015



Maps Provided By:
 surety
 CUSTOMIZED ONLINE MAPPING SERVICE
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Soils data provided by USDA and NRCS. ©2015 AgriData, Inc.

Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**570B	Martinsville loam, 2 to 4 percent slopes	31.63	29.0%		**153	**49	**113
184A	Roby fine sandy loam, 0 to 2 percent slopes	18.47	16.9%		145	50	111
152A	Drummer silty clay loam, 0 to 2 percent slopes	14.41	13.2%		195	63	144
329A	Will silty clay loam, 0 to 2 percent slopes	10.30	9.4%		174	58	129
523A	Dunham silty clay loam, 0 to 2 percent slopes	9.19	8.4%		177	58	132
**311C	Ritchey silt loam, 4 to 6 percent slopes	7.42	6.8%		**110	**38	**83
**387B	Ockley loam, 2 to 4 percent slopes	6.82	6.2%		**154	**49	**114
132A	Starks silt loam, 0 to 2 percent slopes	5.86	5.4%		163	51	119
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	3.55	3.3%		**147	**47	**108
67A	Harpster silty clay loam, 0 to 2 percent slopes	1.52	1.4%		182	57	133
Weighted Average					159.1	52	118.3

Area Symbol: IL197, Soil Area Version: 9

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

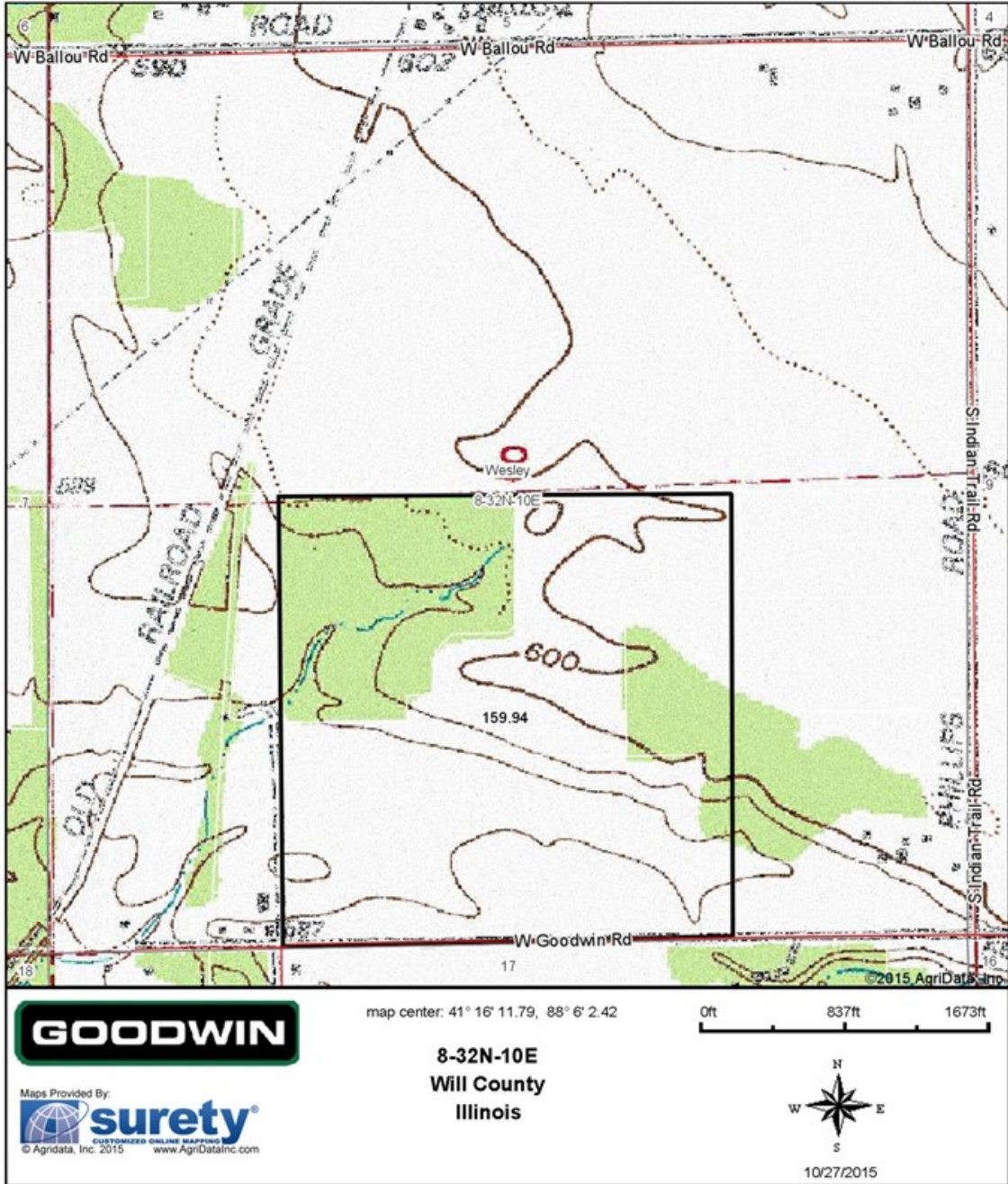
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP OF WESLEY TOWNSHIP 160 ACRE

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.**

DISCLAIMER

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