

180 AC YELLOWHEAD TOWNSHIP FARM

Grant Park IL 60940

For more information contact:

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



County:	Kankakee
Township:	Yellowhead
Gross Land Area:	180.98
Property Type:	Vacant Farmland
Possible Uses:	Agriculture Production
Total Investment:	\$2,250,000.00
Unit Price:	\$12,500 per acre
Productivity Index (PI):	127.2
Buildings:	No Buildings
Zoning:	A-1, Agriculture



This relatively flat 180 acre property is a combination of three connected parcels (102 acres, 40 acres, and 40 acres). It is located in Yellowhead Township, Kankakee County Illinois, and has an approximately 175.02 acres of tillable land with an average PI of 127.2.

Very nice farm with no buildings. This farm is within close proximity of no more than 13 miles to Monee, Peotone and Beecher. Close to Grant Park on the Kankakee-Will County line.

Located just a short distance from the vibrant town of Kankakee, residents of Grant Park enjoy the tranquility of rural living while having convenient access to larger amenities. Connect with a close-knit network of farmers, explore a diverse range of crops, and savor fresh, locally grown produce at farm-to-table markets. Enjoy the small-town ambiance, unique shops, and outdoor activities like hiking and fishing.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 180 AC Yellowhead Farm
Tax ID Number/APN: 01-04-06-200-004, 01-04-06-200-002 and 01-04-06-200-003
Possible Uses: Agriculture production.
Zoning: A-1, Agriculture.
Sale Terms: Sellers prefer to close in late 2023 or early 2024.

AREA & LOCATION

School District: Grant Park Community Unit School District #6.
Location Description: This 180 acre parcel is located at the intersections of W. County Line Road and N1200E Road in the city of Grant Park, Yellowhead Township, Kankakee County, Illinois. This property is approximately 7 miles from Beecher, 9 miles from Peotone and 13 miles from Monee.
Site Description: This land is gently rolling with a PI of 127.2. Trim creek runs through the property.
Side of Street: This property is located on the southwest of the intersection of W County Line Road (IL Highway 58) and N 12000E Road, south of W County Line Road (IL Highway 58) and west of N 12000E Road.
Highway Access: The property is located off of W County Line Road (IL Highway 58). Approximately 1 mile east is IL Highway 1, 10 miles east is US Highway 41, 8 miles west is IL Highway 50, and 9 miles west is US Highway 57.
Road Type: The roads around this property are tar & chip construction.
Legal Description: NEQ NH TRACT BAL 102.00AC 06-32-14E; SWQ NEQ BAL 40.00AC 06-32-14E; SEQ NEQ BAL 40.00AC 06-32-14E

Property Visibility: This property is located at the corner of W County Line Road (IL Highway 58) and N 12000E Road and visible from both roads.
Largest Nearby Street: W County Line Road (IL Highway 58) runs along the northern boarder of the property.
Transportation: US Highways 41 and 57 are less than 10 miles either east or west of the property. The Metra station is 30 miles away located in Manhattan. Midway Airport is approximately 46 miles and O'Hare Airport is approximately 60 miles from the parcel.

LAND RELATED

Lot Frontage (Feet): There is approximately 2500 feet of W County Line Road (IL Highway 58) frontage on the north boarder of the parcel and approximately 3100 feet of N 12000E Road frontage that borders the east side.
Tillable Acres: There are approximately 175.02 tillable acres on this property.
Buildings: No buildings.
Flood Plain or Wetlands: There is a flood zone on this 180 acre parcel, please check the FEMA Report in the brochure.
Topography: This land is relatively flat with a variation of less than 30 feet across the property. The topography contours may be seen in the map included in the brochure.
FSA Data: 175.02 Cropland acres, with 4.2 CRP acres.
 Corn Base Acres are 113.52 with a PLC Yield of 159
 Soybean Base Acres are 47.57 with a PLC Yield of 47
 No HEL acres.
 Figures from the Kankakee FSA Office.
Soil Type: Ashkum Silty Clay Loam (232A) & Sawmill silty clay loam (3107A)

FINANCIALS

Finance Data Year:

2022 Taxes, Paid 2023

Real Estate Taxes:

01-04-06-200-004 (102 acres): \$3,071.36

01-04-06-200-002 (40 acres): \$1,399.90

01-04-06-200-003 (40 acres): \$1,449.58

Total 2022 Taxes: \$5,920.84 or \$32.53/acre

Investment Amount:

\$2,250,000.00 or \$12,500.00 per acre

LOCATION

Address:

Grant Park, IL 60940

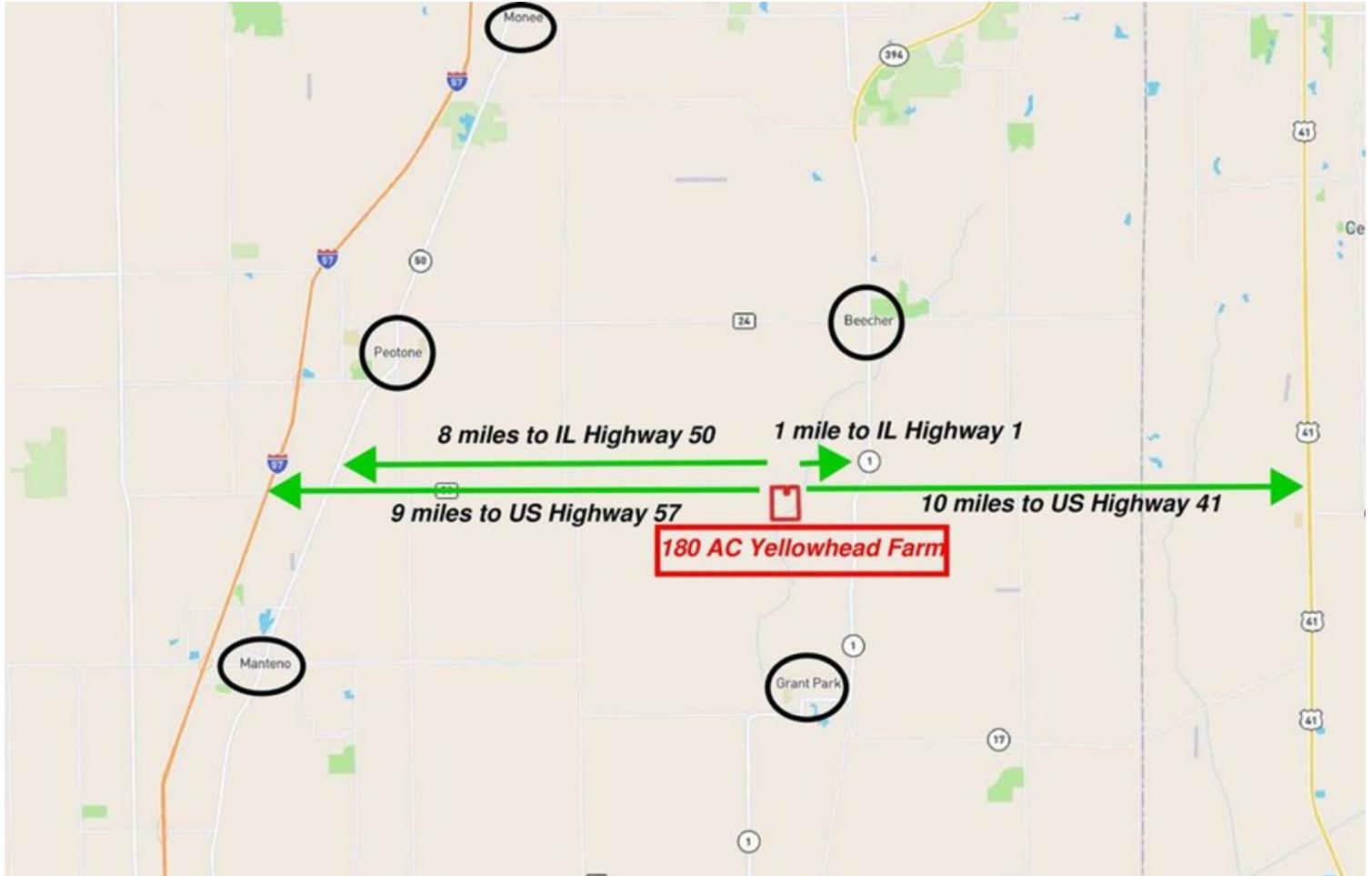
County:

Kankakee County



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ROAD MAP OF 180 AC YELLOWHEAD TWP FARM



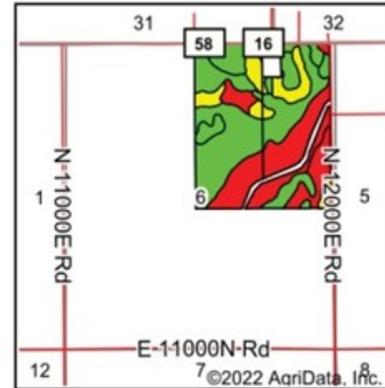
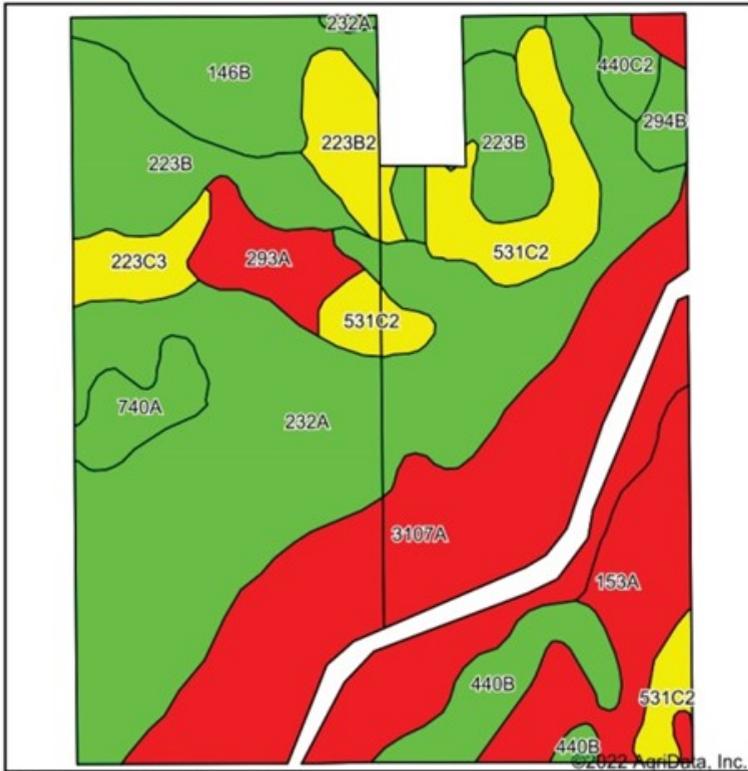
AERIAL SATELLITE MAP OF 180 AC YELLOWHEAD TWP FARM



AERIAL FSA MAP OF 180 AC YELLOWHEAD TWP FARM



SOIL MAP OF 180 AC YELLOWHEAD TWP FARM



State: **Illinois**
 County: **Kankakee**
 Location: **6-32N-14E**
 Township: **Yellowhead**
 Acres: **175.02**
 Date: **7/21/2022**



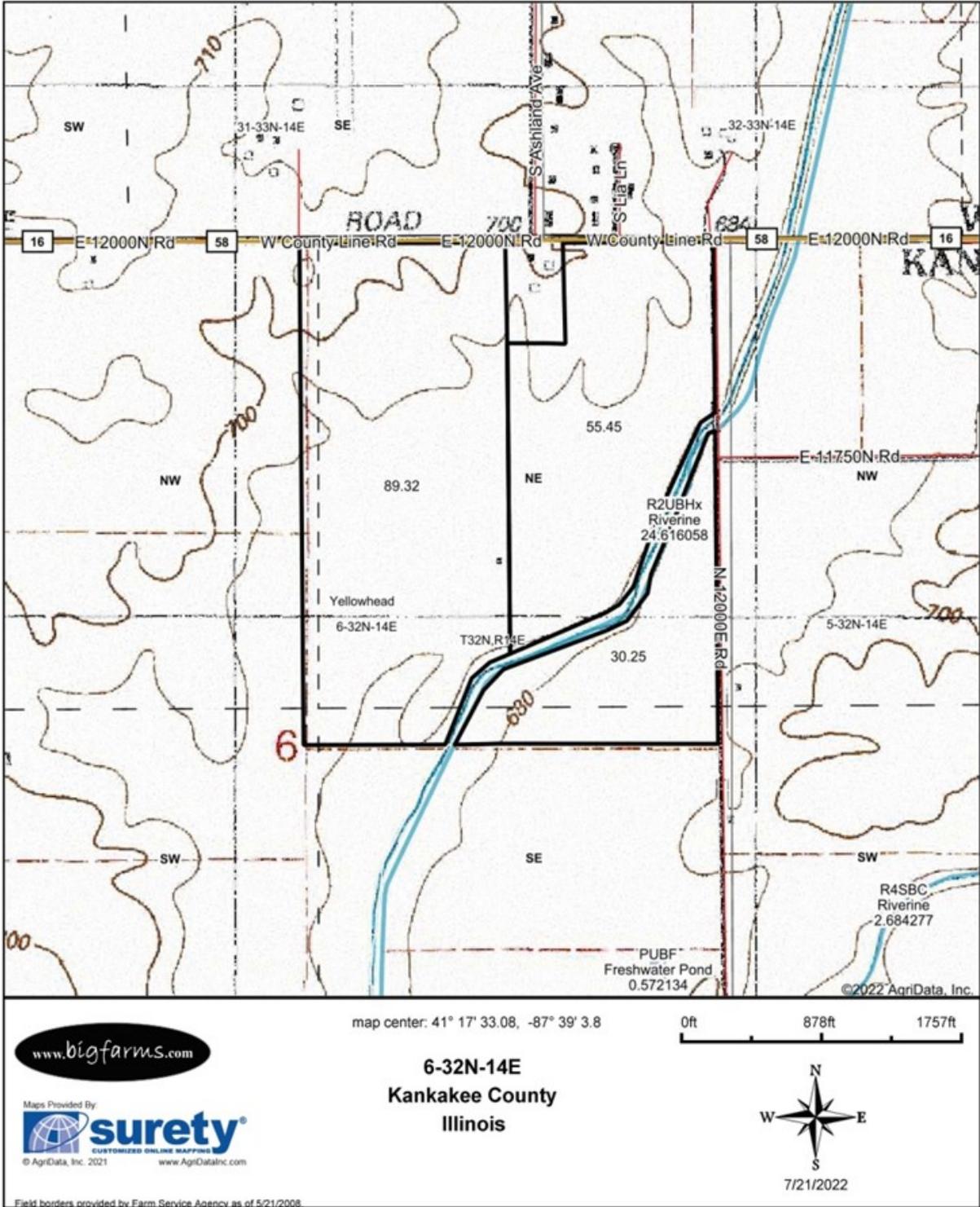
Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 18

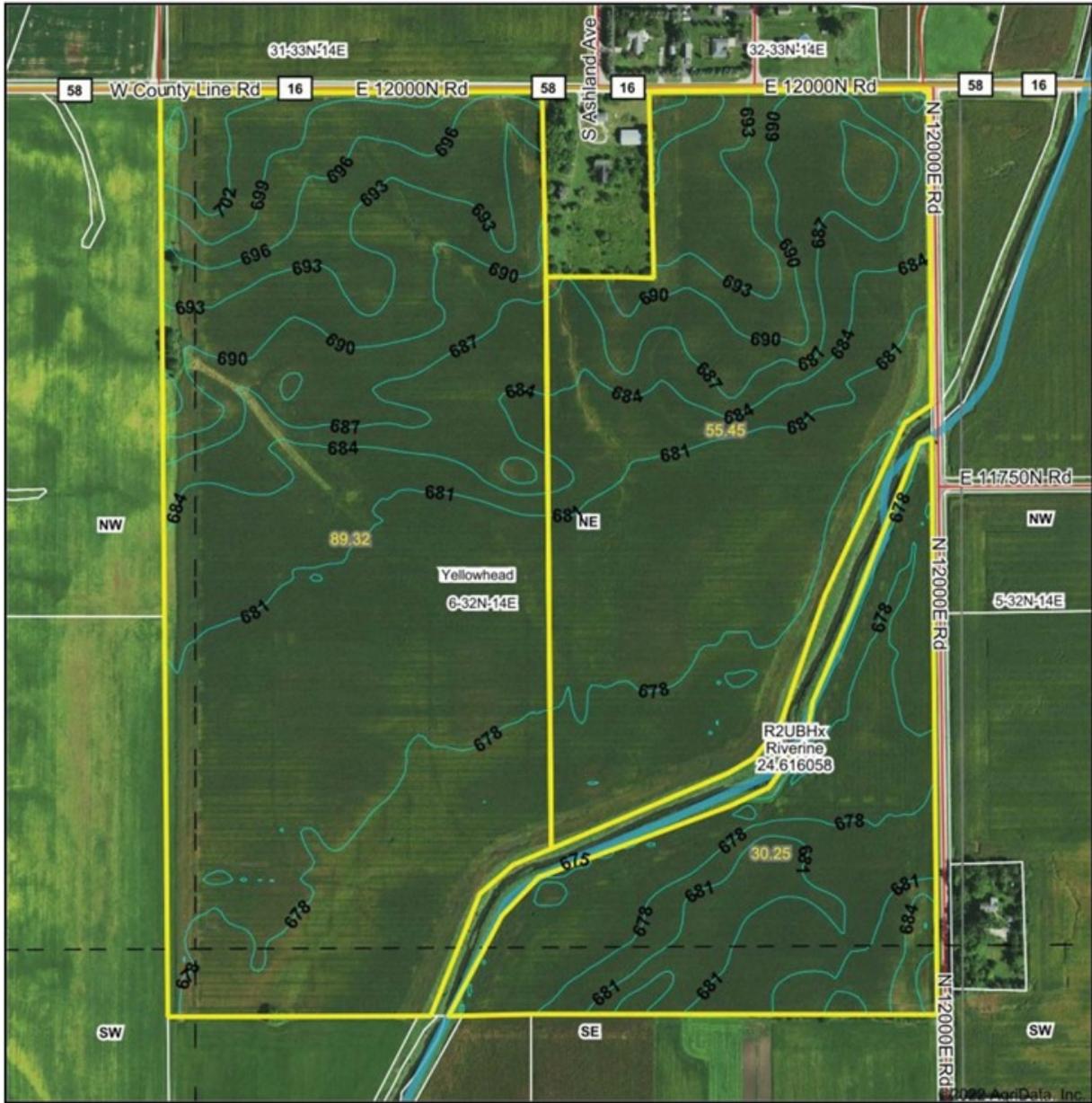
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	54.28	31.0%	Green	170	56	127
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	41.45	23.7%	Red	189	60	139
**223B	Varna silt loam, 2 to 4 percent slopes	16.15	9.2%	Green	**156	**50	**115
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	12.36	7.1%	Yellow	**147	**48	**108
153A	Pella silty clay loam, 0 to 2 percent slopes	11.99	6.9%	Red	183	60	136
**146B	Elliott silt loam, 2 to 4 percent slopes	11.23	6.4%	Green	**166	**54	**124
**440B	Jasper loam, 2 to 5 percent slopes	6.48	3.7%	Green	**173	**56	**129
293A	Andres silt loam, 0 to 2 percent slopes	5.14	2.9%	Red	184	59	135
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	4.79	2.7%	Yellow	**150	**48	**110
740A	Darroch silt loam, 0 to 2 percent slopes	3.92	2.2%	Green	177	57	129
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	3.57	2.0%	Yellow	**139	**44	**102
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	1.94	1.1%	Green	**163	**53	**121
**294B	Symerton silt loam, 2 to 5 percent slopes	1.72	1.0%	Green	**177	**55	**130
Weighted Average					171.7	55.6	127.2

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

TOPO MAP OF 180 AC YELLOWHEAD TWP FARM



TOPO CONTOURS MAP OF 180 AC YELLOWHEAD TWP FARM



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 675.8
 Max: 705.6
 Range: 29.8
 Average: 683.4
 Standard Deviation: 6.53 ft

0ft 527ft 1054ft

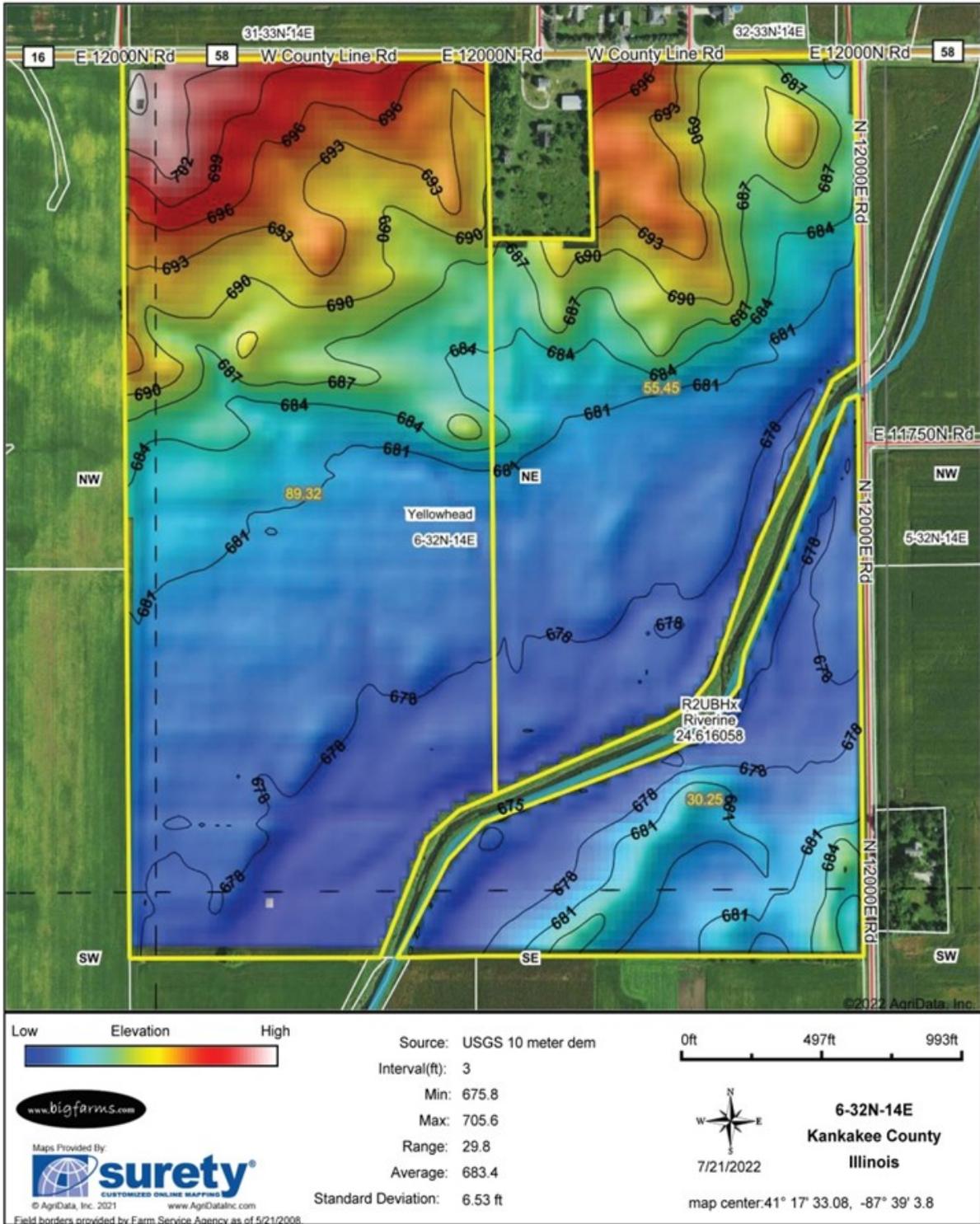


6-32N-14E
Kankakee County
Illinois

7/21/2022
 Map Center: 41° 17' 33.08, -87° 39' 3.8

Field borders provided by Farm Service Agency as of 5/21/2008

TOPO HILLSHADE MAP OF 180 AC YELLOWHEAD TWP FARM



WETLANDS MAP OF 180 AC YELLOWHEAD TWP FARM



State: **Illinois**
 Location: **6-32N-14E**
 County: **Kankakee**
 Township: **Yellowhead**
 Date: **7/21/2022**



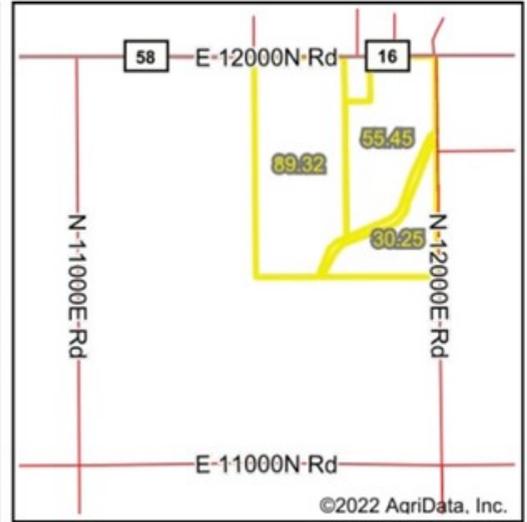
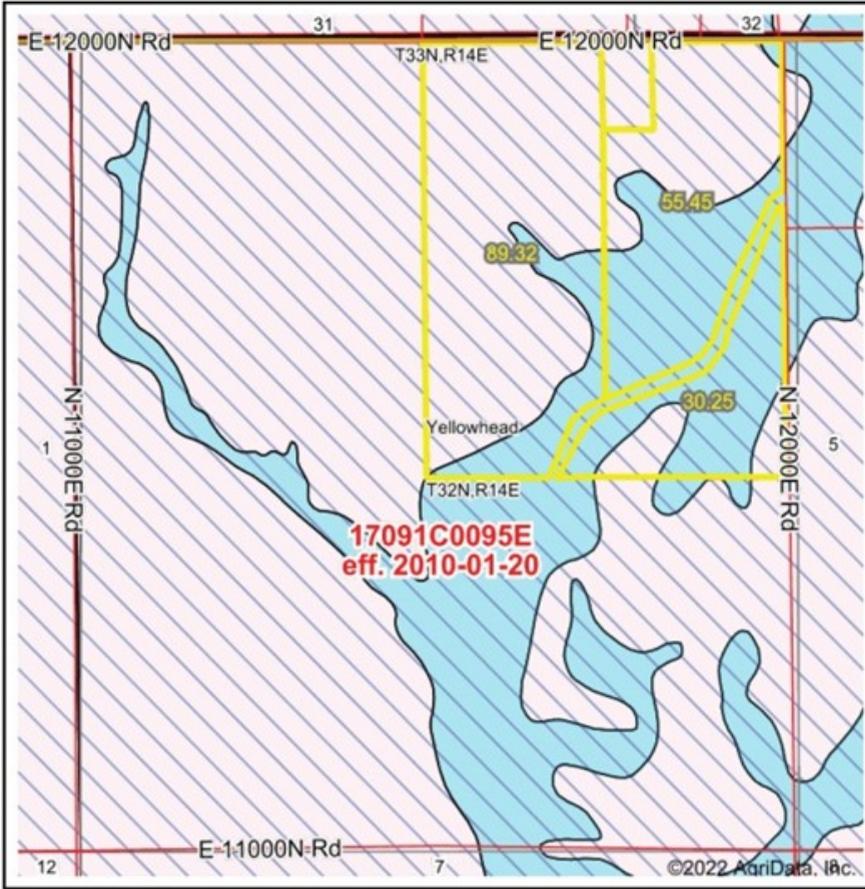
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R2UBHx	Riverine	0.45
Total Acres		0.45

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA MAP OF 180 AC YELLOWHEAD TWP FARM



Map Center: 41° 17' 20.29, -87° 39' 17.89
 State: IL Acres: 175.02
 County: Kankakee Date: 7/21/2022
 Location: 6-32N-14E
 Township: Yellowhead



Name	Number	County	NFIP Participation	Acres	Percent
Kankakee County	170336	Kankakee	Regular	175.02	100%
Total				175.02	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	103.89	59.3%
A		100-year Floodplain	63.97	36.6%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	7.16	4.1%
Total			175.02	100%

Panel	Effective Date	Acres	Percent
17091C0095E	1/20/2010	175.02	100%
Total		175.02	100%

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

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