13900 Lisbon Road (NE corner of Lisbon Rd. & Bushnell School Rd. Newark IL 60541





190 AC LISBON TOWNSHIP FARM

13900 Lisbon Road (NE corner of Lisbon Rd. & Bushnell School Rd. Newark IL 60541

For more information contact:

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





County: Kendall Township: Lisbon **Gross Land Area:** 190 Acres

Property Type: Vacant Farmland Possible Uses: Production Agriculture

Total Investment: \$1,995,000 **Unit Price:** \$10,500 per acre

Soil Productivity Index: The PI index for this farm is 132.2

Buildings: No Buildings Zoning: Agriculture



Hard to find, 190 acres of rolling farmland between Lisbon and Newark. The farm is in Lisbon Township, Kendall County. Easy access to Rt 52 & Rt 47, I-80, & 1-55. Close to Morris, Joliet and Yorkville. High quality farmland. Great investment opportunity in production agriculture.



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190 Ac Lisbon Township Farm

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Newark II 60541



LISTING DETAILS

GENERAL INFORMATION

Listing Name: 190 Acre Lisbon Township Farm Tax ID Number/APN: 08-07-300-006 (40 acres)

08-07-300-007 (59.69 acres) 08-07-100-009 (89.42 acres)

Possible Uses: Production Agriculture

Zoning: Agriculture

AREA & LOCATION

School District: Newark High School District #18

Lisbon Grade School District #90

Location Description: Just north of Rt 52 near Lisbon and south of Newark, Illinois.

Site Description: Rolling farmland with high quality soils. Nice road frontage on Lisbon road.

Side of Street: East side of Lisbon road.

Highway Access: 11 miles SE to I-80 and Rt. 47 interchange

Rt 52 is half a mile south or 1.5 miles east

Road Type: Tar & chip

LAND RELATED

Tillable Acres: FSA Crop land is 185.31 acres

Corn base 98.5 acres, yield 123 Soybean base 86.2 acres, yield 37

Soil fertility levels: Phosphorus 30 Potassium 176

PH 7

Buildings: No Buildings included with this offering.

Zoning Description: Agriculture

Flood Plain or Wetlands: No flood plain according to FEMA map 17093C0125G

Topography: Gently rolling

Soil Type: Very good soils are found on this farm. The primary soil types are, Saybrook silt loam, Drummer

silty clay loam and Elpaso silty clay loam.

FINANCIALS

Finance Data Year: 2014

Real Estate Taxes: 08-07-300-006 (40 acres) \$1,077

08-07-300-007 (59.69 acres) \$1,355 08-07-100-009 (89.42 acres) \$2,036 Total Tax amount \$4,468 or \$23.51 per acre

Investment Amount: The investment amount for 190 acres is \$1,995,000 or \$10,500 per acre

LOCATION

Address: North east corner of Lisbon road and Bushnell School road.

County: Kendall



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AERIAL MAP OF 190 AC LISBON TOWNSHIP FARM





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LOCATION MAP OF LISBON TOWNSHIP 190 ACRE FARM

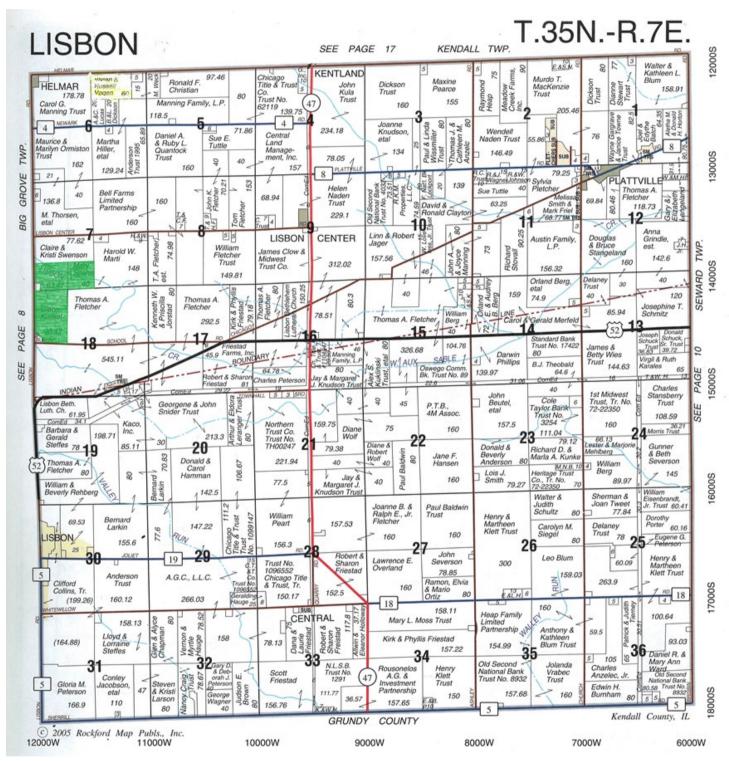




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PLAT MAP OF 190 ACRES, LISBON TOWNSHIP



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



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FSA MAP LISBON TOWNSHIP 190 ACRES

Aerial Map



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

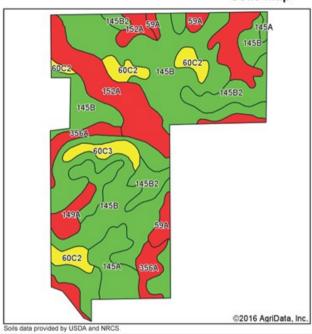


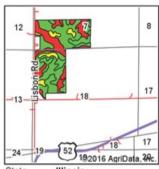
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SOIL MAP FOR LISBON TOWNSHIP 190 ACRES

Soils Map





Illinois State: County: Kendall Location: 18-35N-7E Township: Lisbon Acres: 187.37 7/17/2016 Date:







Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	87.48	46.7%		**177	**56	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.12	13.9%		195	63	144
145A	Saybrook silt loam, 0 to 2 percent slopes	19.01	10.1%		179	57	132
356A	Elpaso silty clay loam, 0 to 2 percent slopes	16.17	8.6%		195	63	144
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	14.99	8.0%		**170	**54	**125
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	9.65	5.2%		**148	**48	**110
59A	Lisbon silt loam, 0 to 2 percent slopes	5.07	2.7%		188	59	136
149A	Brenton silt loam, 0 to 2 percent slopes	4.57	2.4%		195	60	141
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	4.31	2.3%		**137	**45	**101
Weighted Average					179	57	132.2

Area Symbol: IL093, Soil Area Version: 11

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: 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



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TOPOGRAPHICAL MAP FOR 190 ACRES LISBON TOWNSHIP, KENDALL COUNTY

Lisbon 18-35N-7E map center: 41° 30' 52.08, 88° 28' 35.52 ...bigfarms. 18-35N-7E **Kendall County** Illinois

Topography Map





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PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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