

190 Ac Lisbon Township Farm

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

www.bigfarms.com

190 AC LISBON TOWNSHIP FARM

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Newark IL 60541**

For more information contact:

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

GOODWIN



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, & I-55. Close to Morris, Joliet and Yorkville. High quality farmland. Great investment opportunity in production agriculture.

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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

AERIAL MAP OF 190 AC LISBON TOWNSHIP FARM

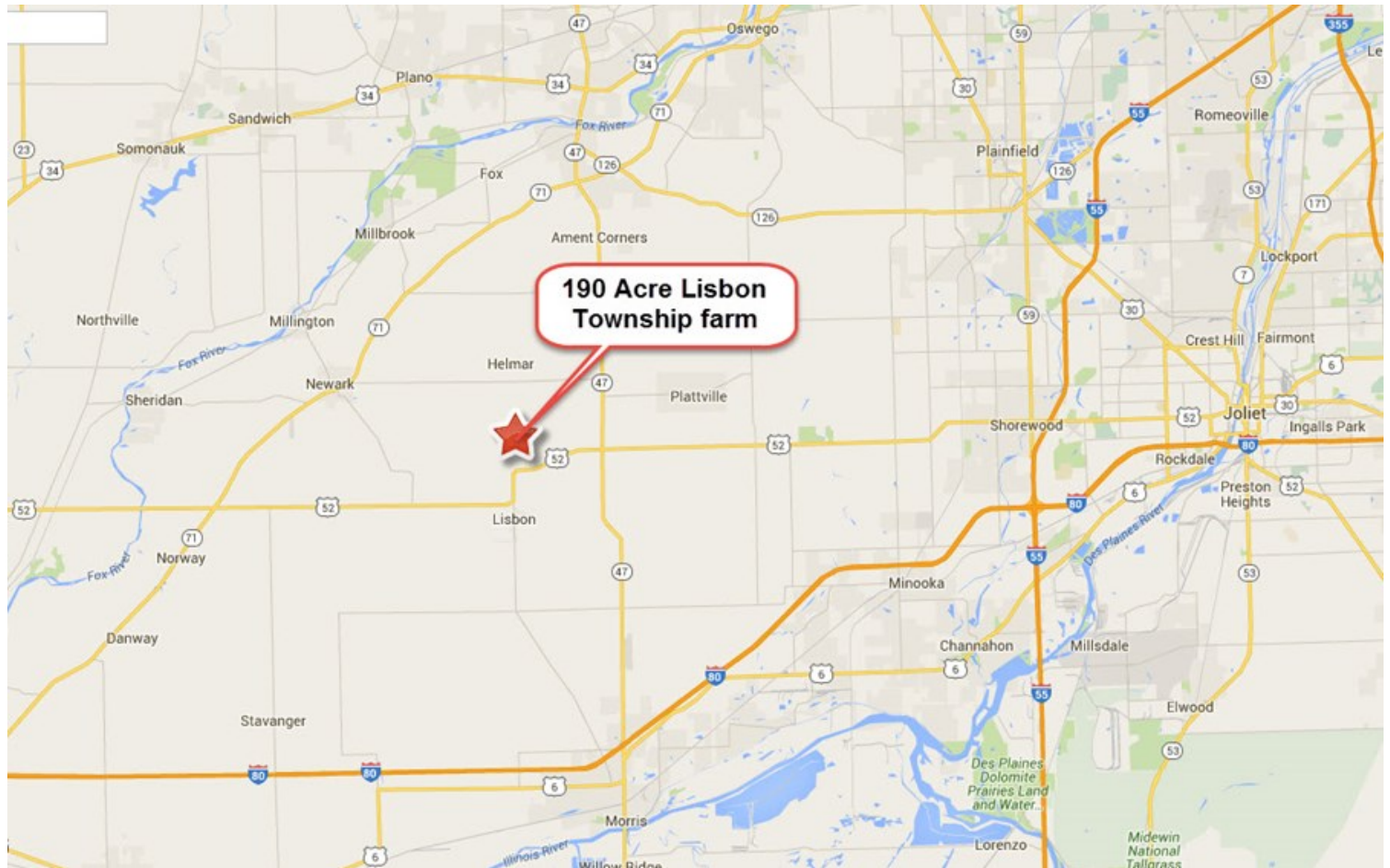


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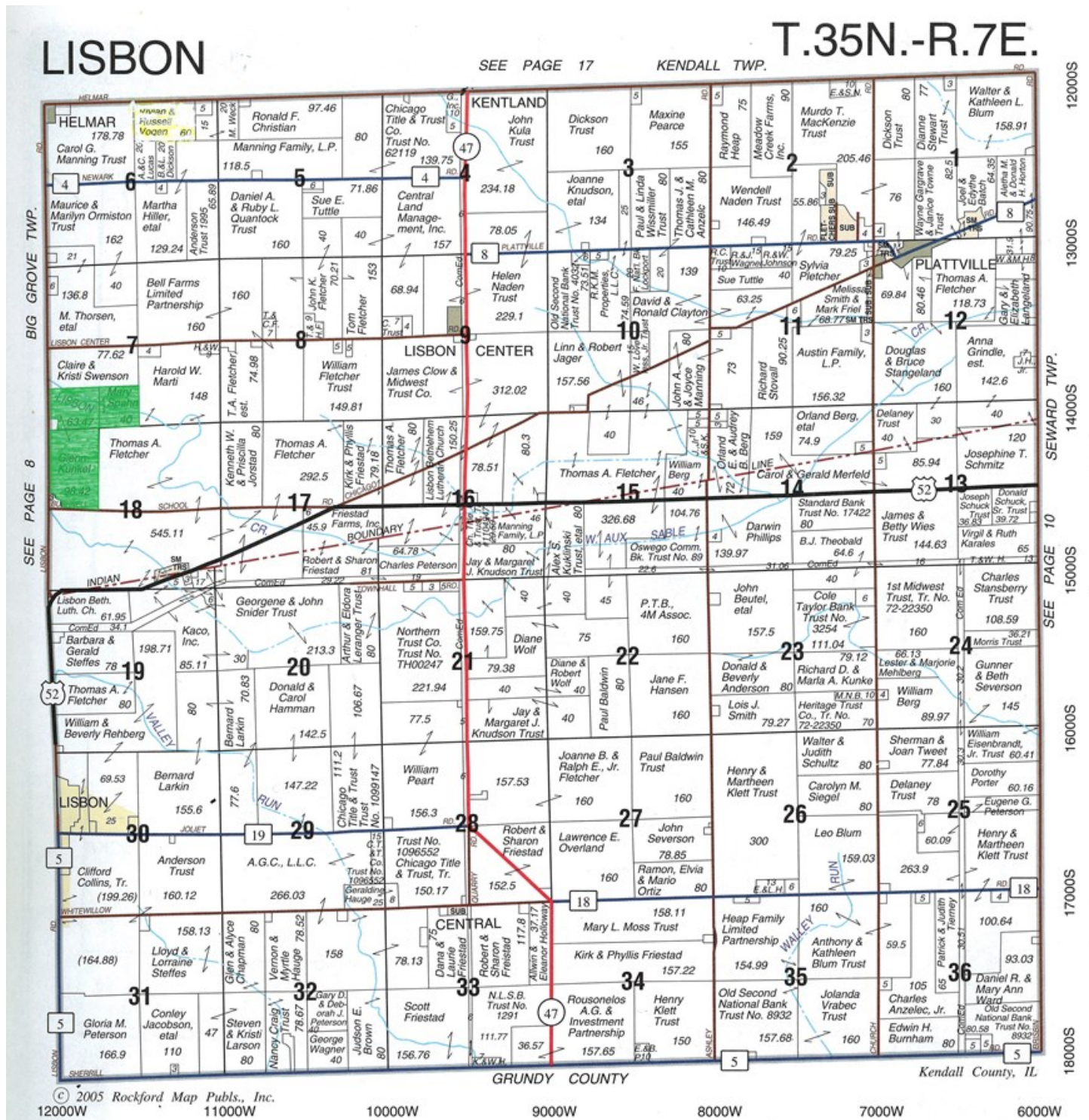
LOCATION MAP OF LISBON TOWNSHIP 190 ACRE FARM



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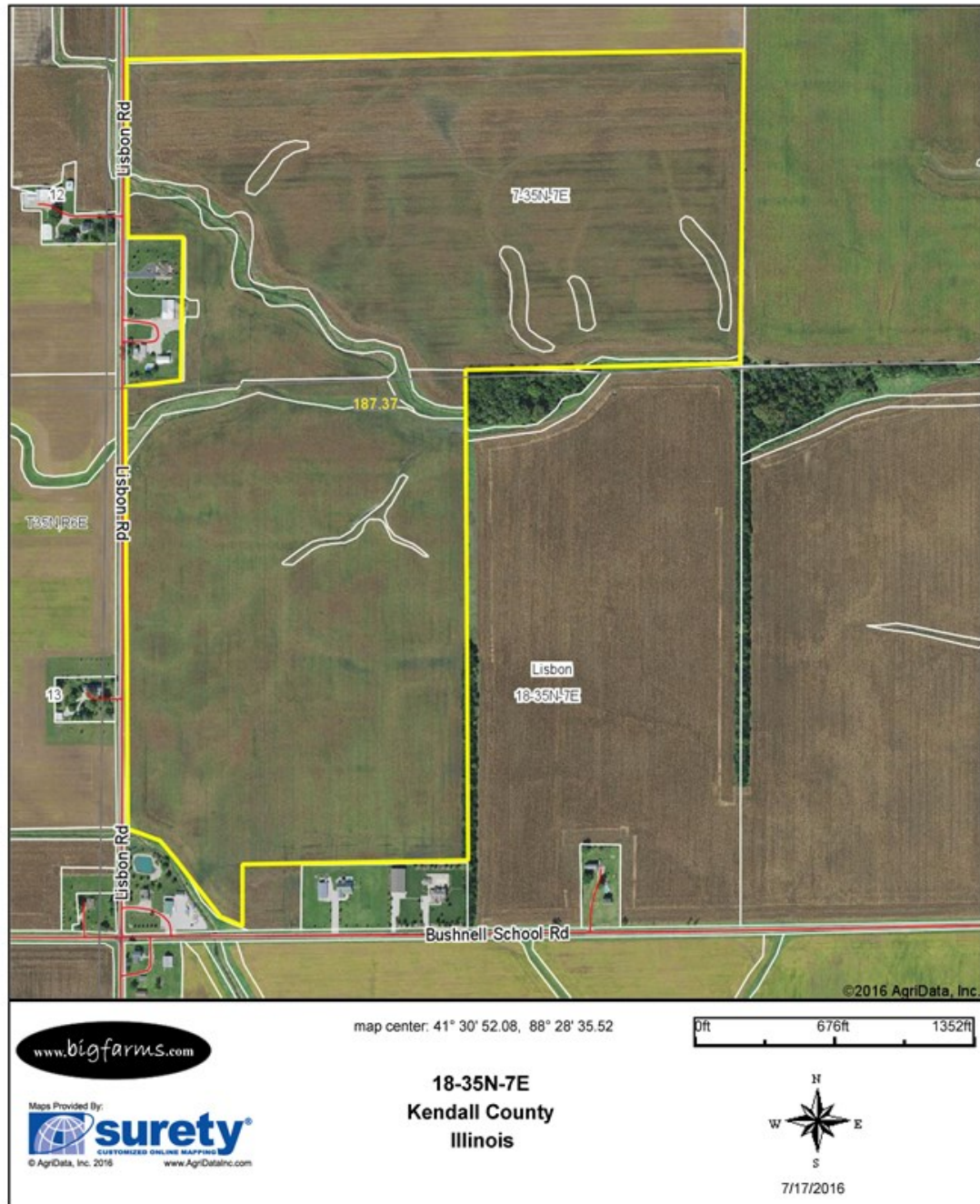
PLAT MAP OF 190 ACRES, LISBON TOWNSHIP



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

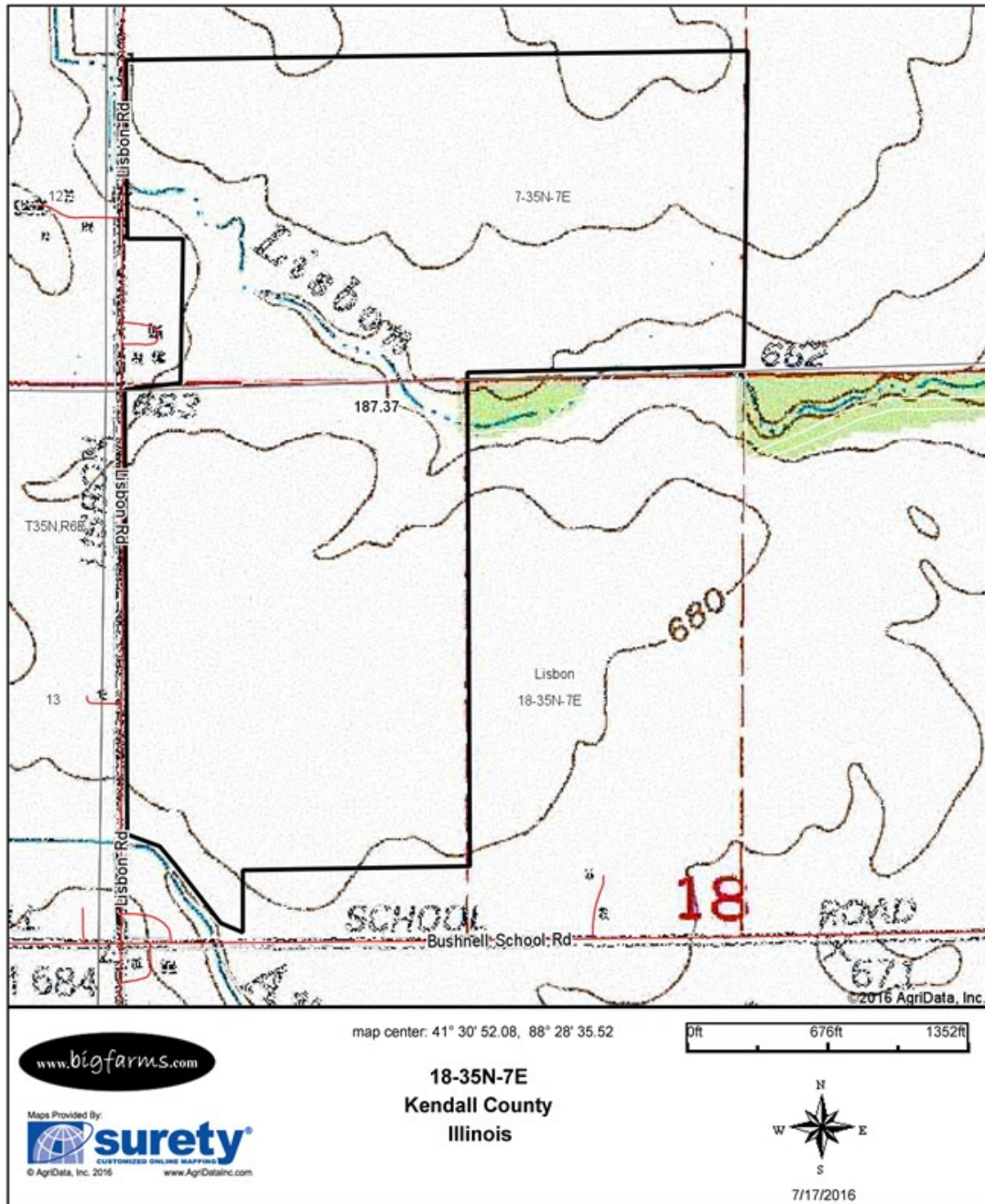
FSA MAP LISBON TOWNSHIP 190 ACRES

Aerial Map



TOPOGRAPHICAL MAP FOR 190 ACRES LISBON TOWNSHIP, KENDALL COUNTY

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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