

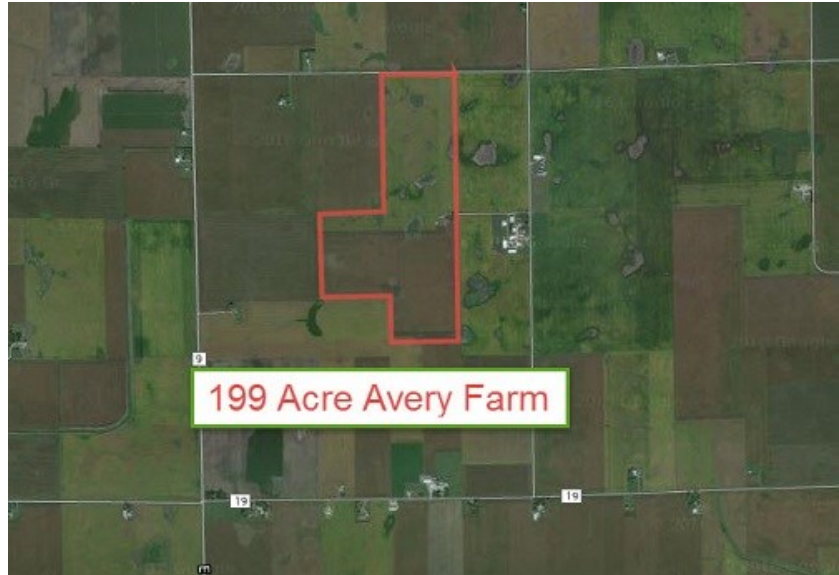
199 ACRE AVERY LASALLE COUNTY FARM

1200-1282 N 4050th Road
Earlville IL 60518

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	LaSalle
Township:	Freedom
Gross Land Area:	199 Total Acres
Property Type:	Class A Farmland
Possible Uses:	Agriculture, Residential
Total Investment:	\$2,278,550
Unit Price:	\$11,450 per acres
Sold Price:	\$1,990,000
Productivity Index (PI):	140.3
Buildings:	Grain storage
Zoning:	Agriculture



Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 199 Acre Avery Farm
Tax ID Number/APN: 08-07-302-000 5 acres
08-07-400-000 80 acres
08-07-102-000 46 acres
08-18-200-000 68 acres
Possible Uses: Crop production, Agriculture
Zoning: Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: The farm is split between two school districts:
Section 7 is in the Earlville Unit district 9
Section 18 is in the Serena Unit district 2
Market Type: Rural farming community
Location Description: Approximately 4 miles north of Rt. 52 on N4050 Road.
Site Description: Flat farmland with frontage on N4050 Road. Grain storage has access to E 13th Road.
Highway Access: Rt 53 4 miles south
I-39 9 miles SW
Rt 23 6 miles east
Road Type: Gravel

LAND RELATED

Lot Frontage (Feet): 1320 feet of frontage on N4050 Road
Tillable Acres: FSA Records show 199.6 tillable acres.
100.2 acre corn base with a yield of 154
83.8 acre soybean base with a yield of 45
No wetland or CRP acres.
Buildings: Grain Storage
Flood Plain or Wetlands: None known
Topography: Level
Soil Type: 43.5% Muscatune-Buckhart Silt Loam
25.6% Harpster Silty Clay Loam
12.7% Sabel Silty Clay Loam
Available Utilities: Electricity

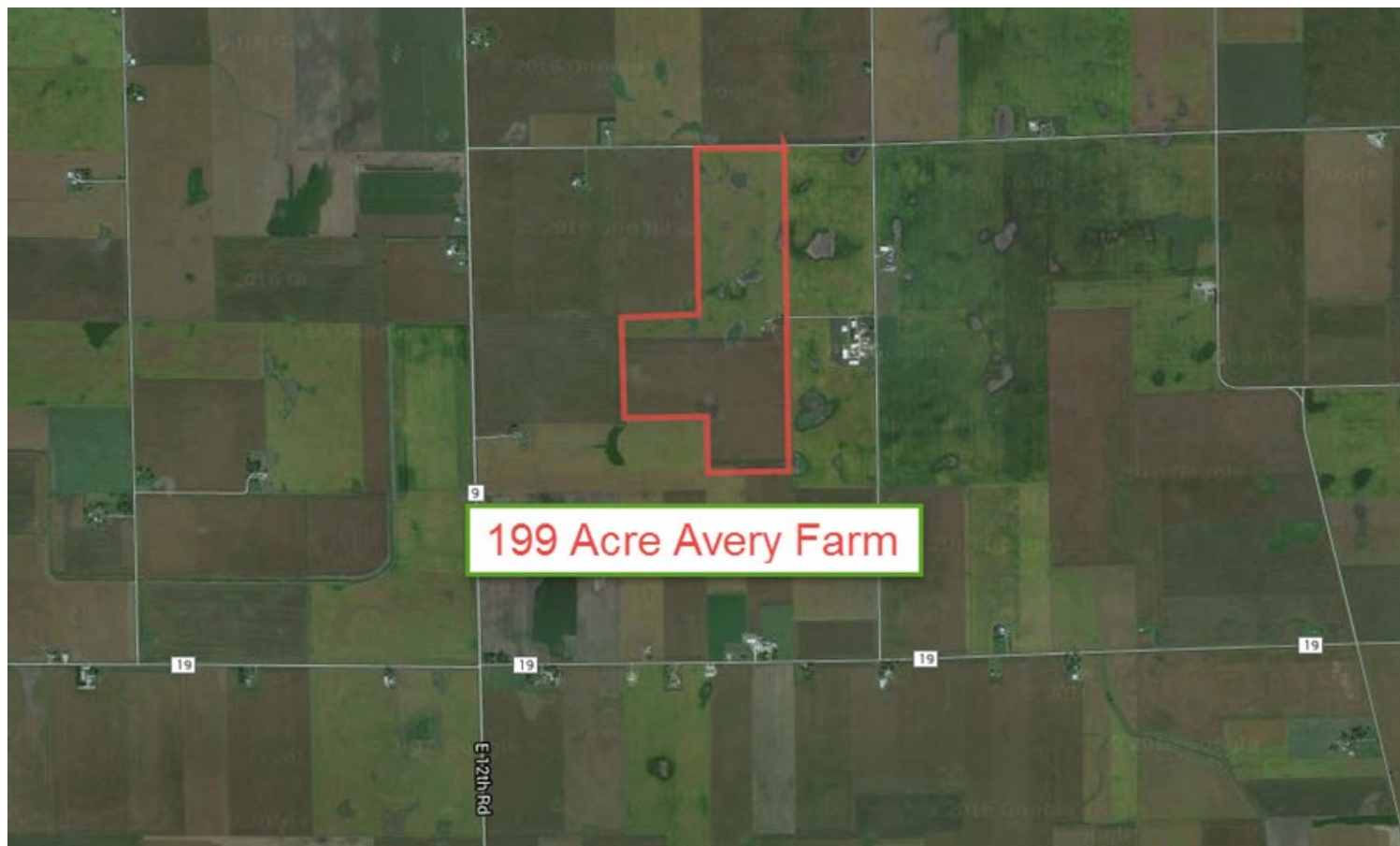
FINANCIALS

Finance Data Year: 2014 Taxes paid in 2015
Real Estate Taxes: Real-estate taxes paid were \$8,369 or \$42.05/Ac
Investment Amount: Owners are offering this high quality farm at \$2,278,550 or \$11,450 per acre.

LOCATION

Address: 1200-1282 N 4050th Road
Earlville, IL 60518
County: LaSalle

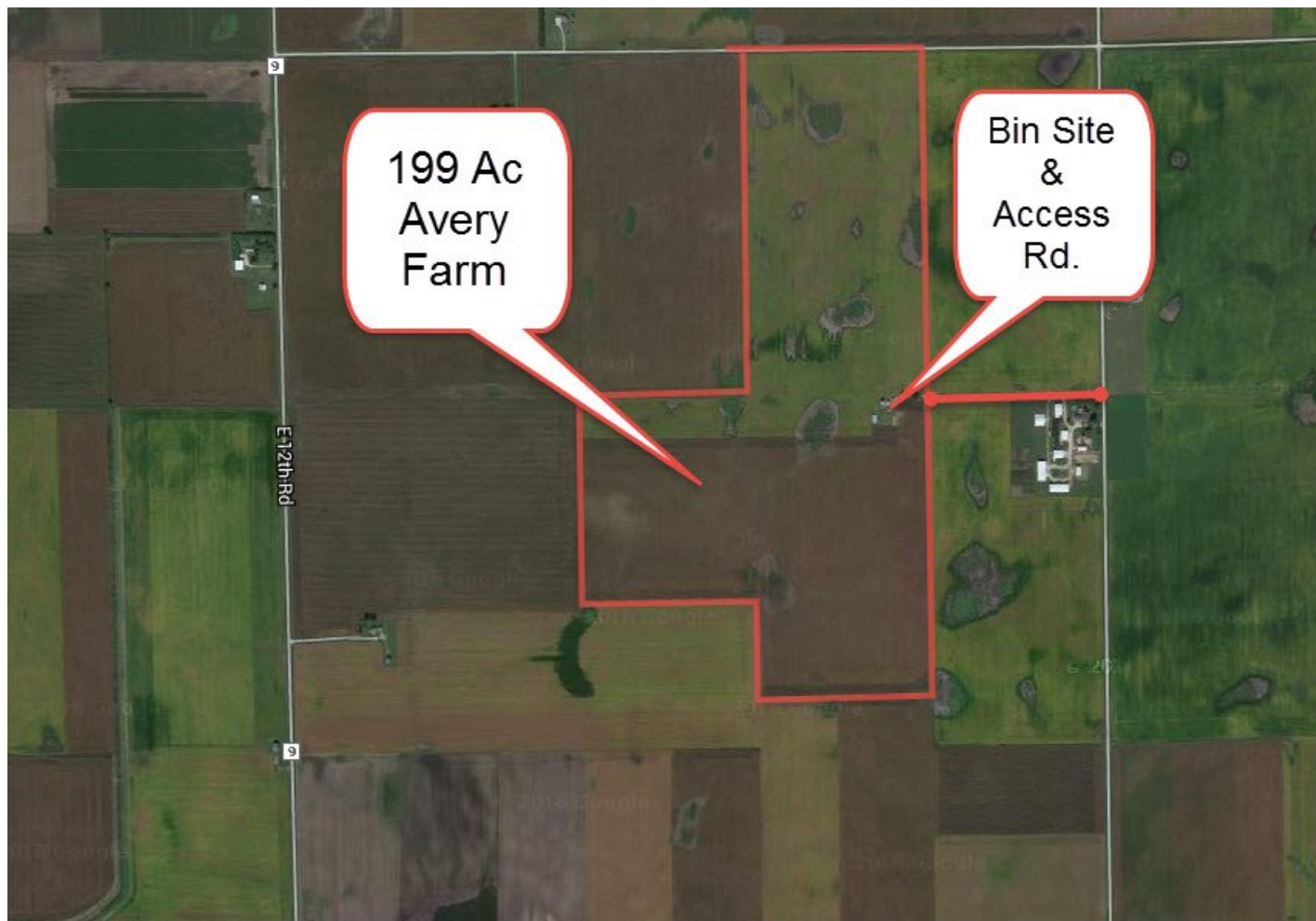
AERIAL MAP 199 ACRES LASALLE COUNTY



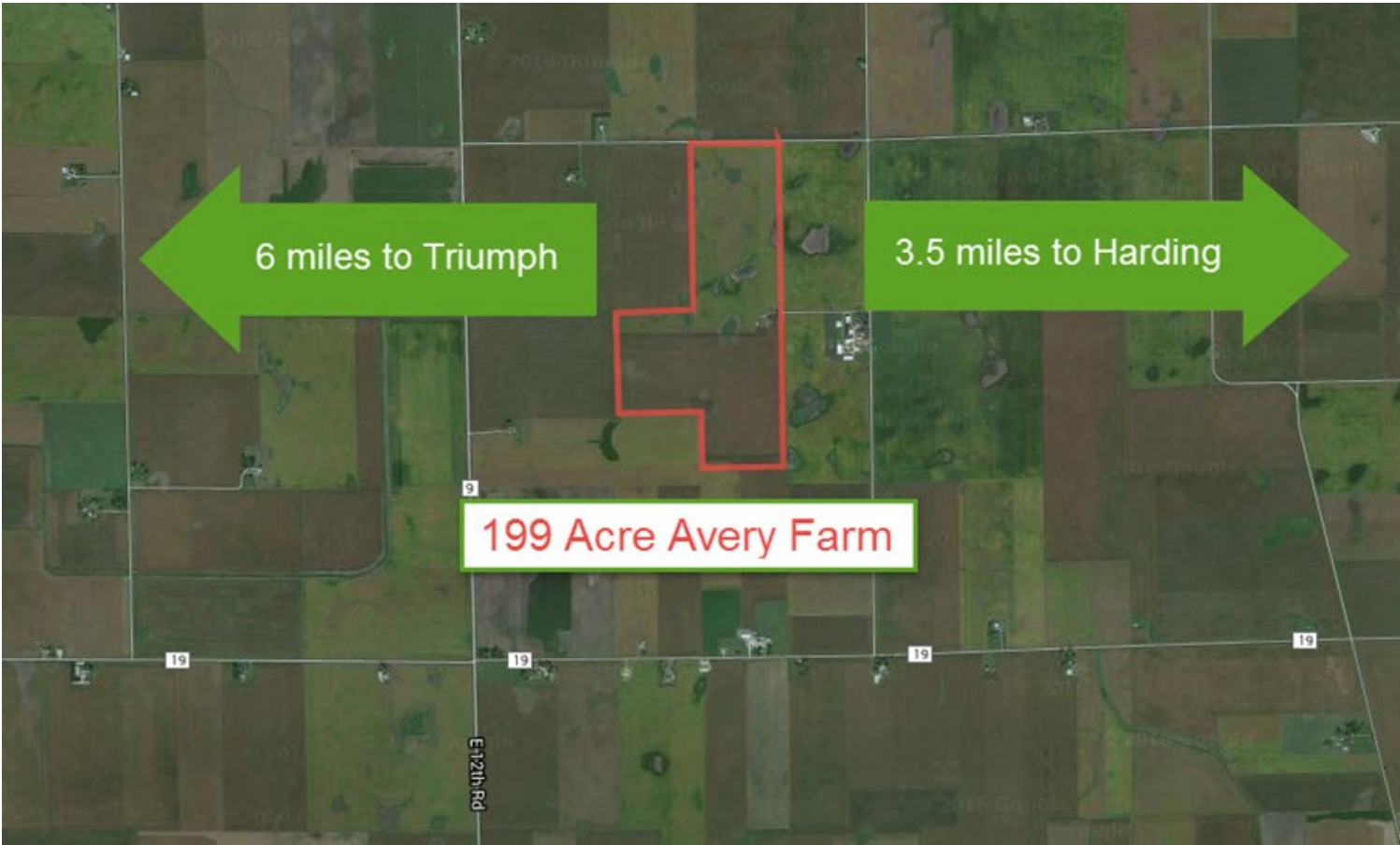
LOCATION MAP OF FREEDOM TOWNSHIP 199 ACRES



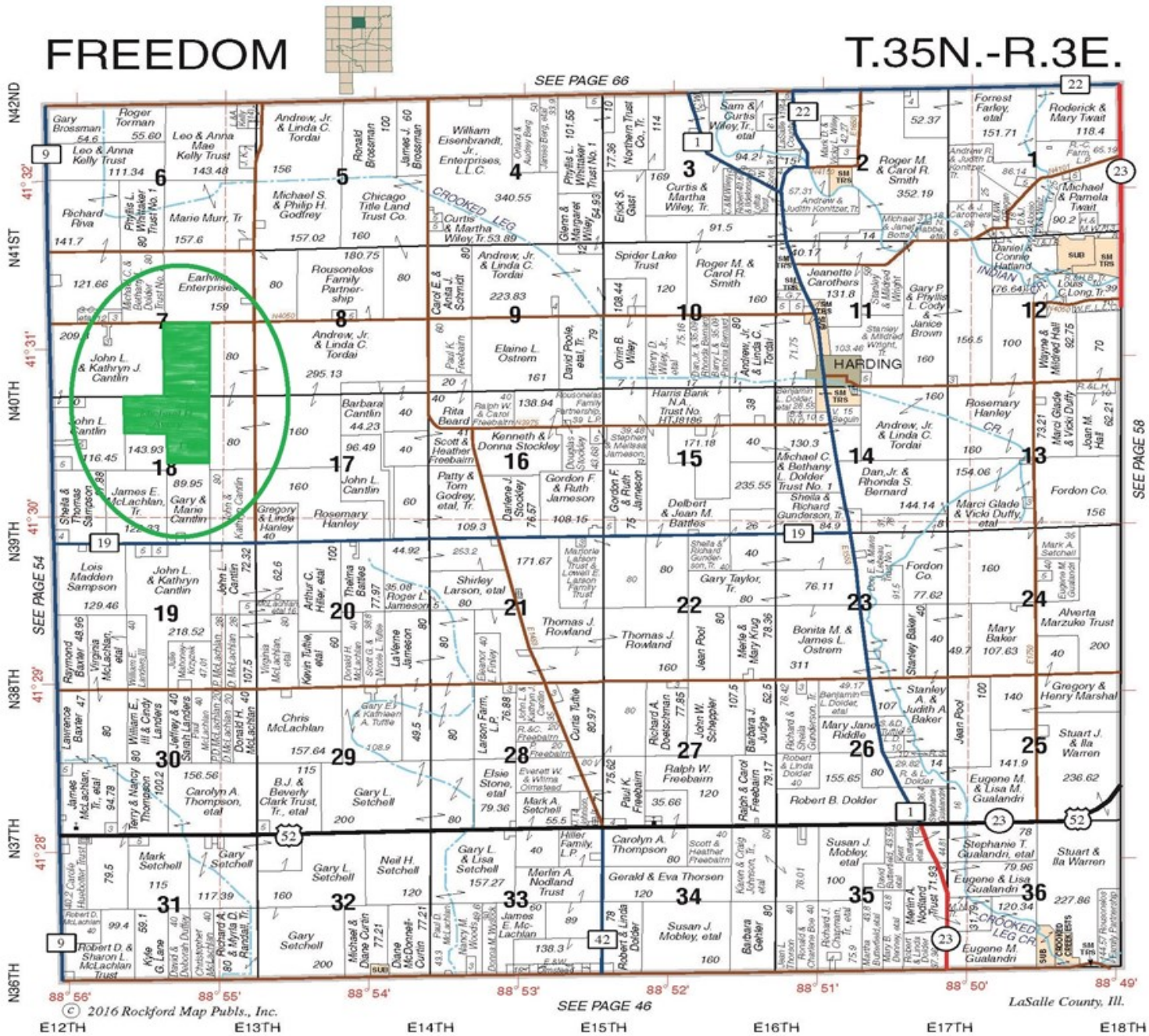
AERIAL MAP OF AVERY 199 ACRE FARM GRAIN STORAGE, LASALLE COUNTY



AERIAL MAP SHOWING DISTANCE TO HARDING AND TRIUMPH ILLINOIS



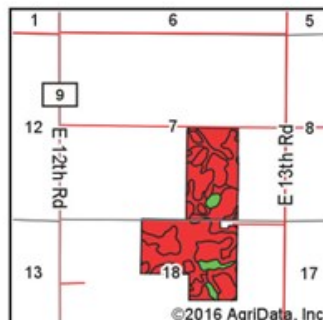
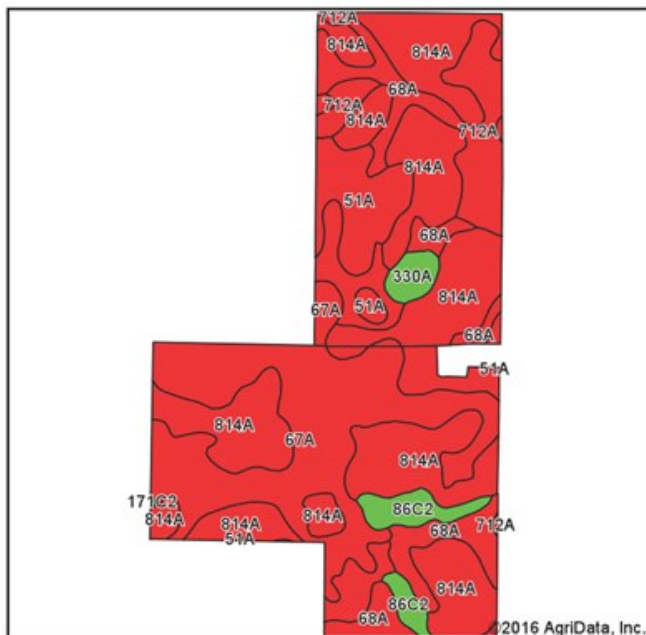
PLAT PAGE OF THE AVERY FARM, FREEDOM TOWNSHIP, LASALLE COUNTY, IL



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

SOIL MAP OF THE AVERY FARM FREEDOM TOWNSHIP, LASALLE COUNTY

Soils Map



State: Illinois
County: La Salle
Location: 18-35N-3E
Township: Freedom
Acres: 198.6
Date: 2/23/2016

GOODWIN

Maps Provided By:
surety
CUSTOMER-ONLINE MAPPING SERVICE
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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 10						
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	86.38	43.5%		193	62
67A	Harpster silty clay loam, 0 to 2 percent slopes	50.92	25.6%		182	57
68A	Sable silty clay loam, 0 to 2 percent slopes	25.18	12.7%		192	63
712A	Spaulding silty clay loam, 0 to 2 percent slopes	13.48	6.8%		183	58
51A	Muscataune silt loam, 0 to 2 percent slopes	13.38	6.7%		200	64
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	6.17	3.1%		**178	**56
330A	Pectone silty clay loam, 0 to 2 percent slopes	2.87	1.4%		164	55
**86B	Osco silt loam, 2 to 5 percent slopes	0.16	0.1%		**189	**59
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	0.06	0.0%		**174	**55
Weighted Average					189	60.4

Area Symbol: IL099, Soil Area Version: 10

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/2142/10277>

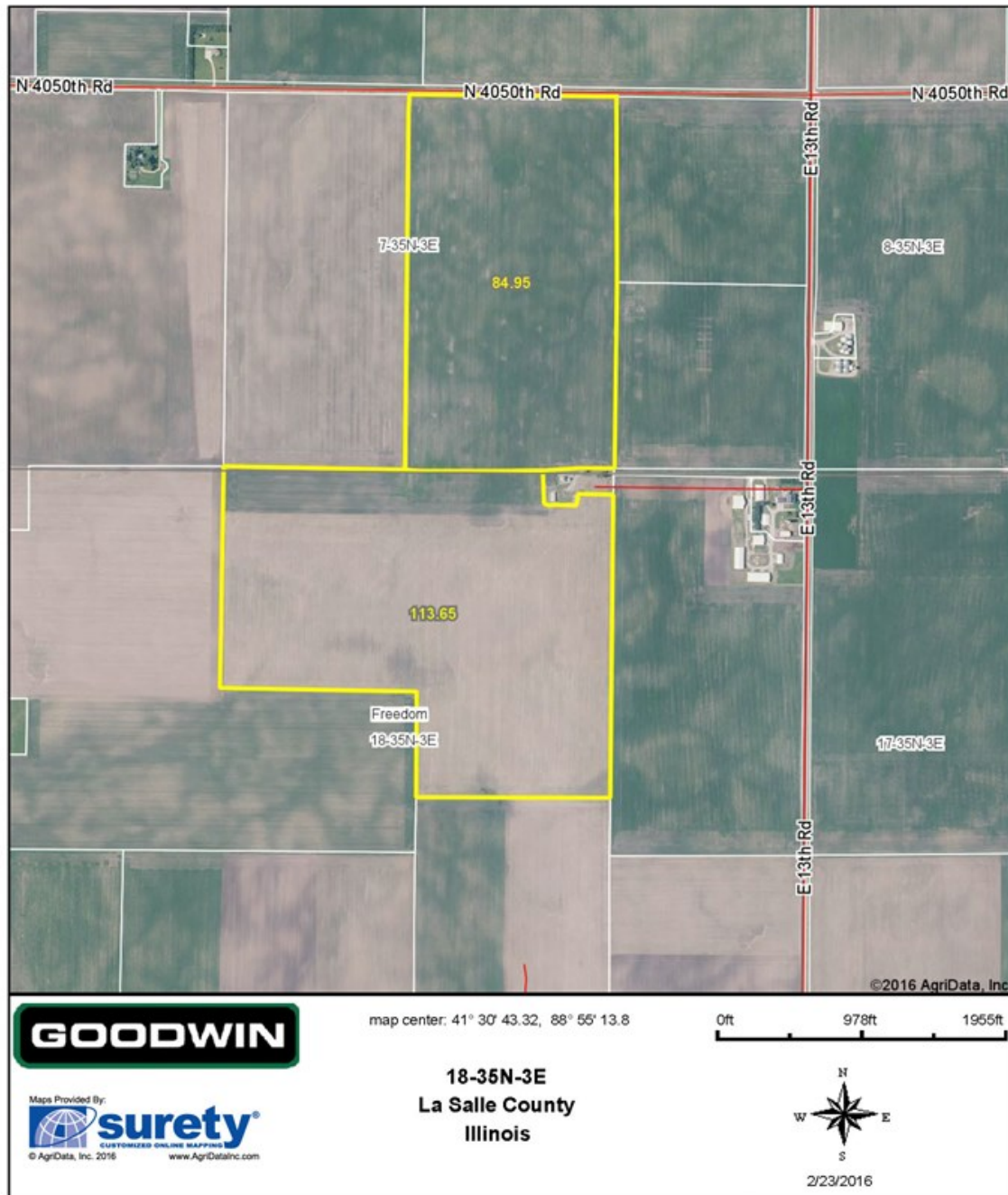
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

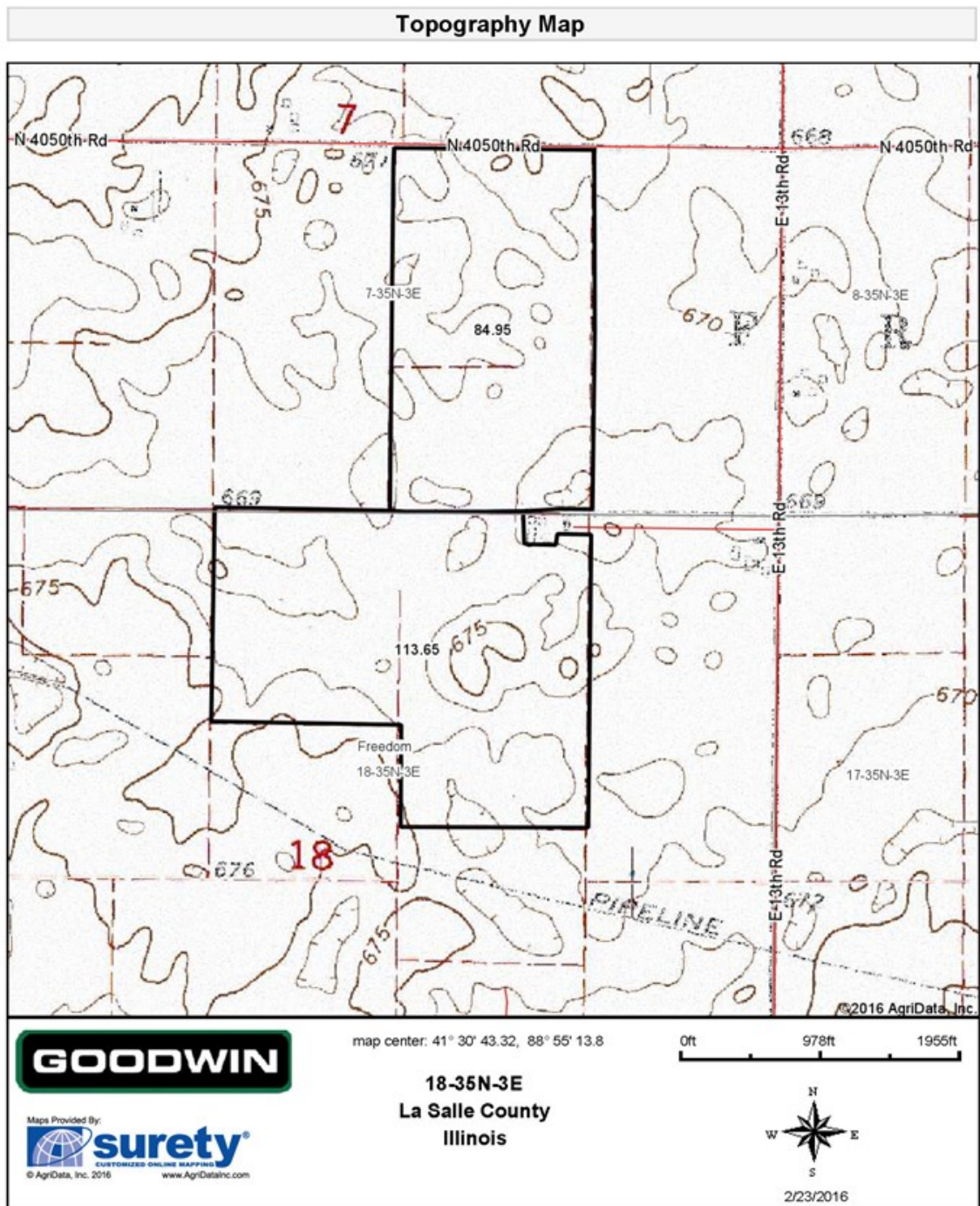
*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP FOR 199 ACRE AVERY FARM FREEDOM TOWNSHIP, LASALLE COUNTY

Aerial Map



TOPOGRAPHICAL MAP FOR 199 ACRES FREEDOM TOWNSHIP, LASALLE COUNTY



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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