

200 AC DONOVAN FARM

Section 24 of Beaver Township
Donovan IL 60931

For more information contact:

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

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



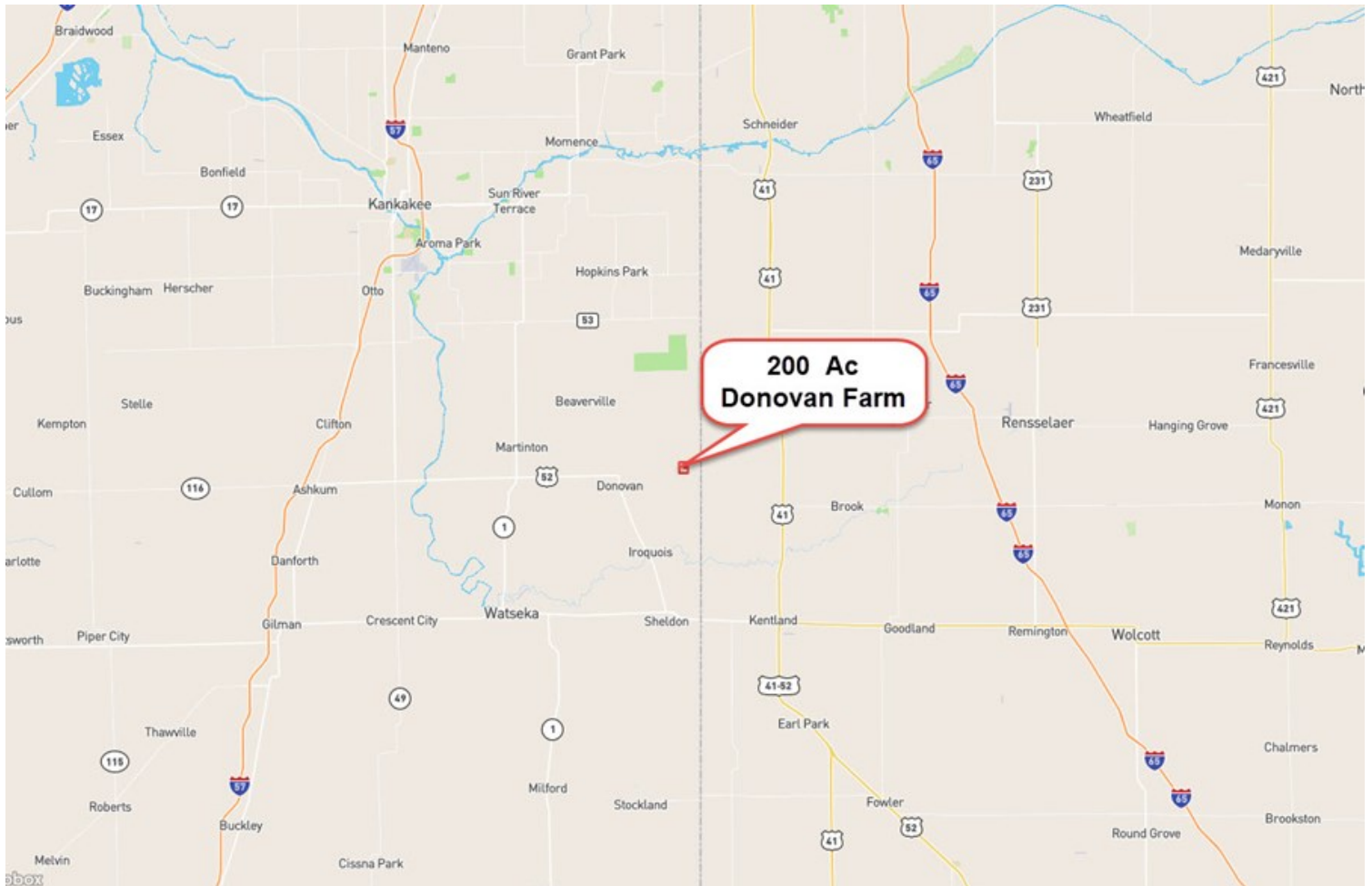
GOODWIN

County:	Iroquois
Township:	Beaver
Gross Land Area:	200 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	Make an offer
Unit Price:	Make an offer
Productivity Index (PI):	PI Index is 124.4
Buildings:	No Buildings
Zoning:	Agriculture



- 200 Total Acres with approximately 190 tillable, plus 7.2 acres of CRP.
- Real-estate taxes are \$4,647 or \$23.24/ac
- Seller is offering 3% cash rent return.
- 7.2 acres of CRP with a payment of \$231.11/ac for a total of \$1664. Expires in 2028.
- Corner parcel with frontage on 2600N Rd and 3100 E Rd.
- Primary soils are Corwin loam (495B), Odell silt loam (490A), Selma loam (125A), Peotone silty clay loam (330A), Milford silty clay loam (69A)
- Approximately 3.5 miles east of Donovan, IL.
- Yield History:
- APH Yield for 2020 is 203 bushels for Corn and 56 bushels for Soybeans.
- FSA Data: 185.7 Base acres with 70.68 acre soybean base & 115.02 acre corn base.
- FSA yield is 151 bushel corn and 44 bushel soybeans.
- Soil Test is 4 years old. P2 range is 41-107, K1 range is 241-405, PH range is 6.3-6.9, CEC range is 10-15.
- There is a 12 inch tile on the northwest corner of the farm that goes to the northwest. Also tiles on the south side of the farm that goes under 2600 road. Tile on the east side that run into a catch basin that goes under 3100 rd.

LOCATION OF DONOVAN, IL IROQUOIS COUNTY



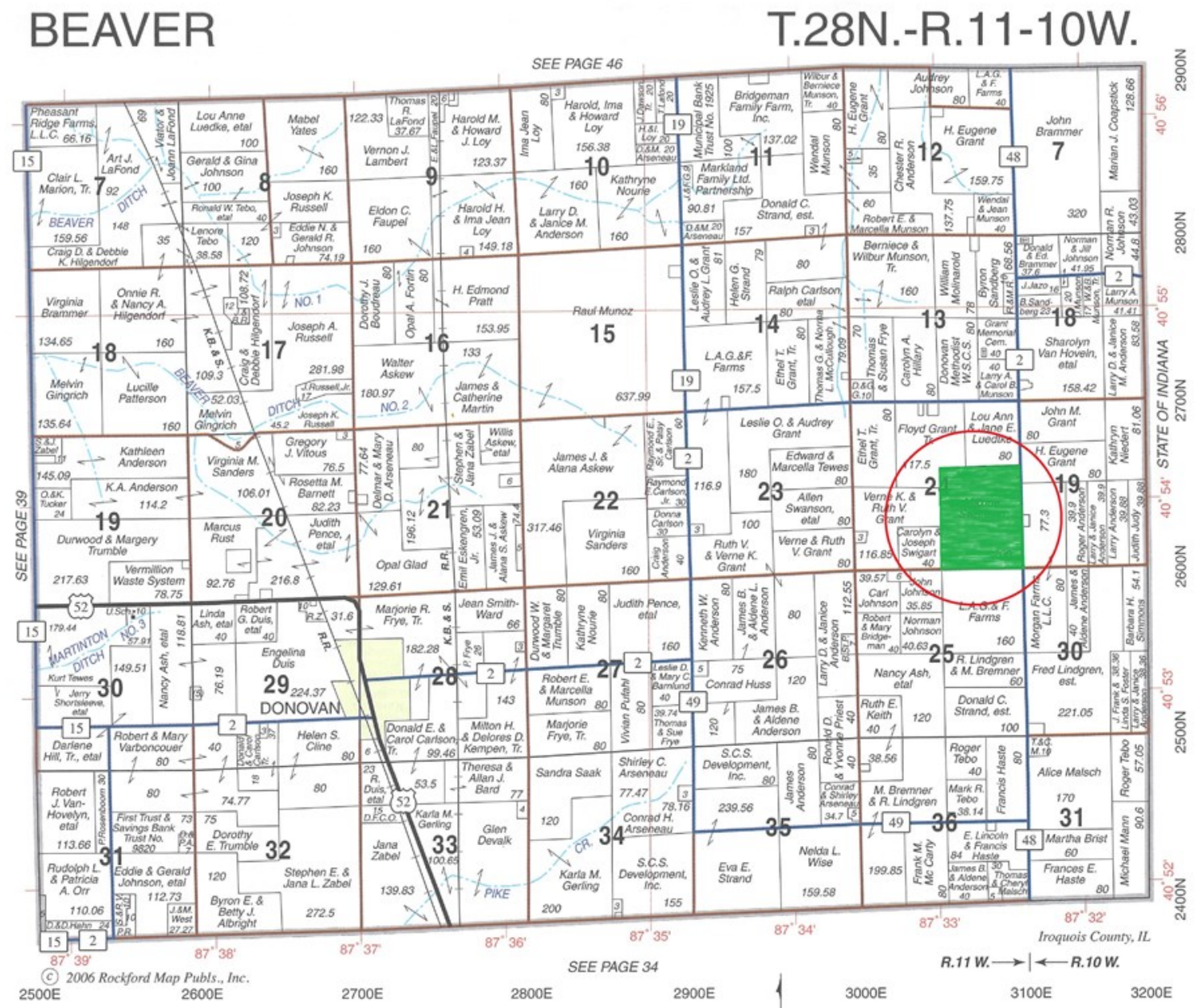
AERIAL MAP 1



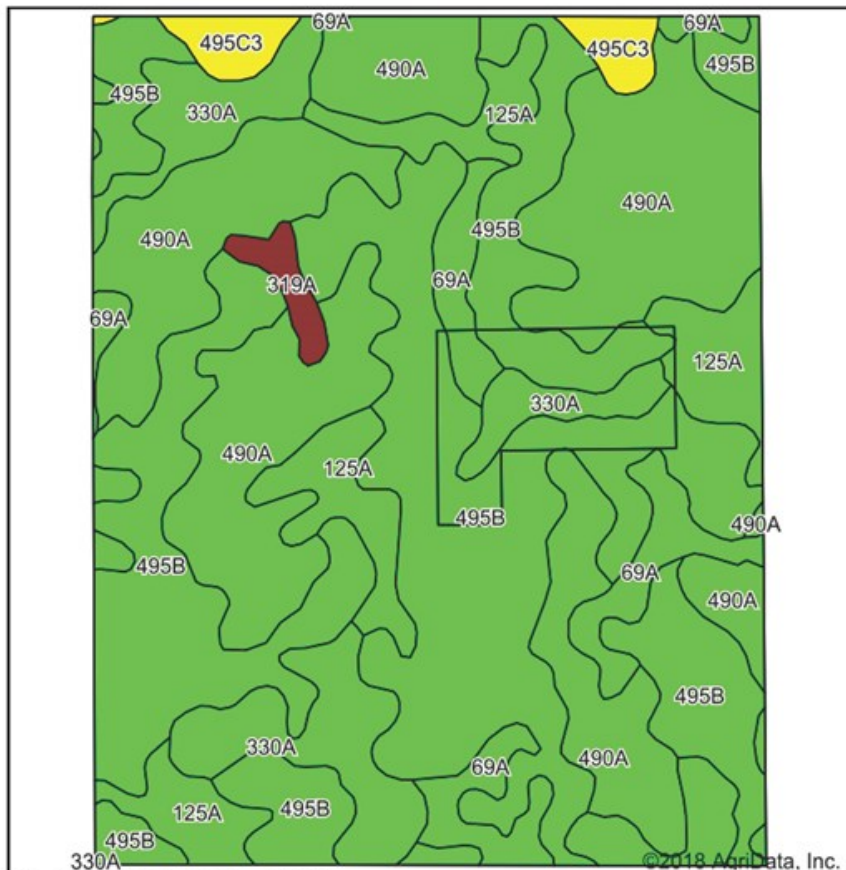
AERIAL MAP 2 OF IROQUOIS COUNTY 200 ACRES



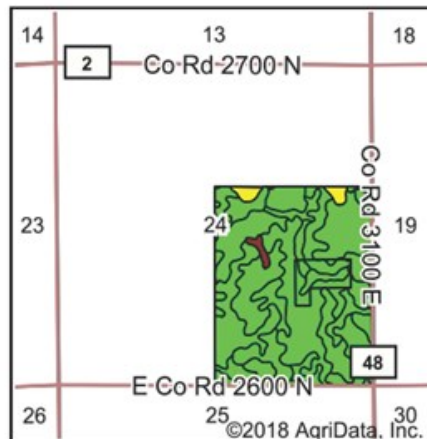
PLAT MAP OF 200 ACRE DONOVAN FARM



SOIL MAP OF 200 ACRE DONOVAN, IL FARM



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Iroquois**
Location: **24-28N-11W**
Township: **Beaver**
Acres: **199.46**
Date: **12/20/2018**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL075, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**495B	Corwin loam, 2 to 5 percent slopes	82.00	41.1%		**161	**52	**121
490A	Odell silt loam, 0 to 2 percent slopes	62.18	31.2%		176	56	129
125A	Selma loam, 0 to 2 percent slopes	19.53	9.8%		176	57	129
330A	Peotone silty clay loam, 0 to 2 percent slopes	17.23	8.6%		164	55	123
69A	Milford silty clay loam, 0 to 2 percent slopes	12.83	6.4%		171	57	128
**495C3	Corwin clay loam, 5 to 12 percent slopes, severely eroded	3.92	2.0%		**140	**46	**105
319A	Aurelius muck, 0 to 2 percent slopes	1.77	0.9%		123	45	97
Weighted Average					167.3	54.1	124.4

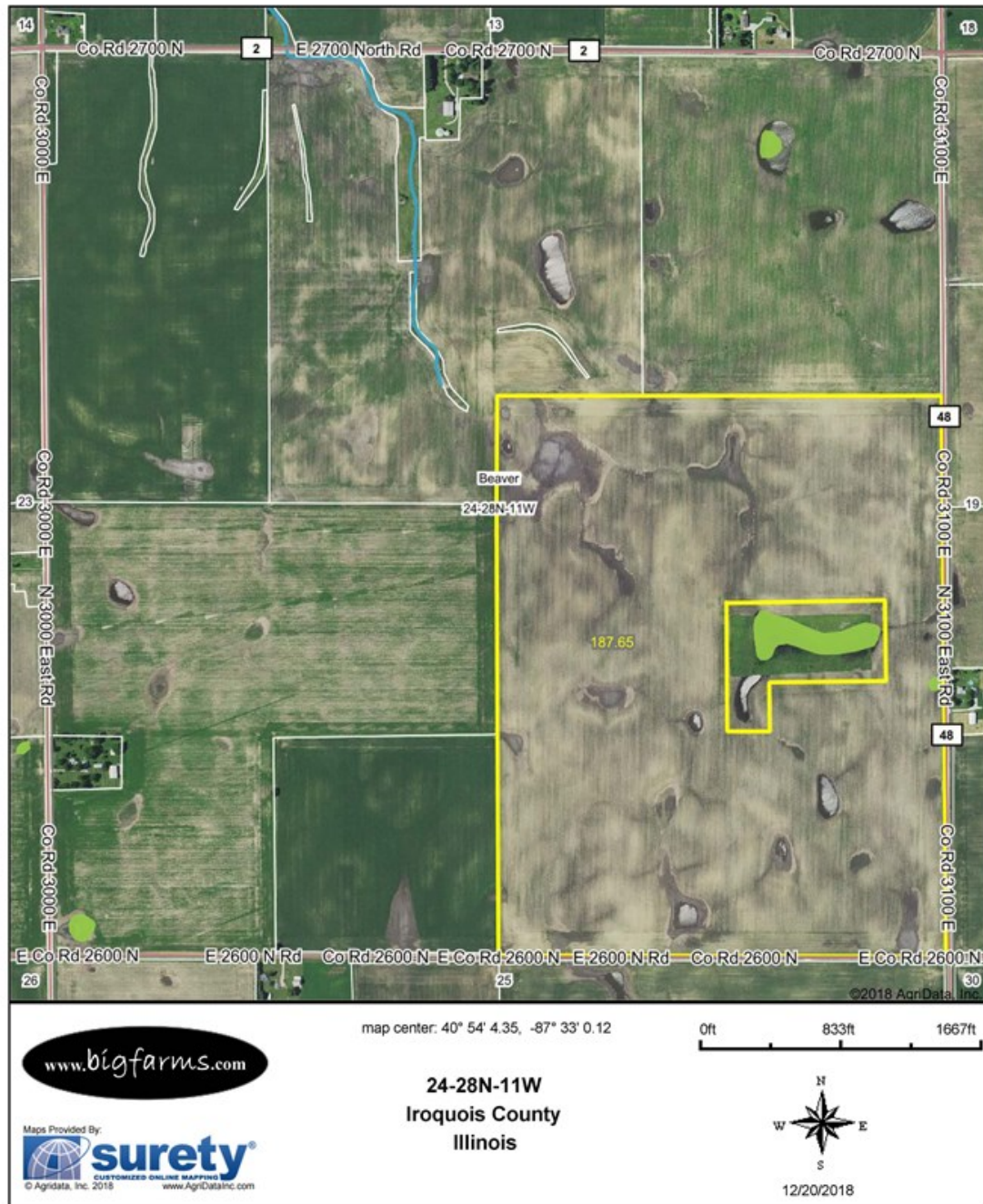
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

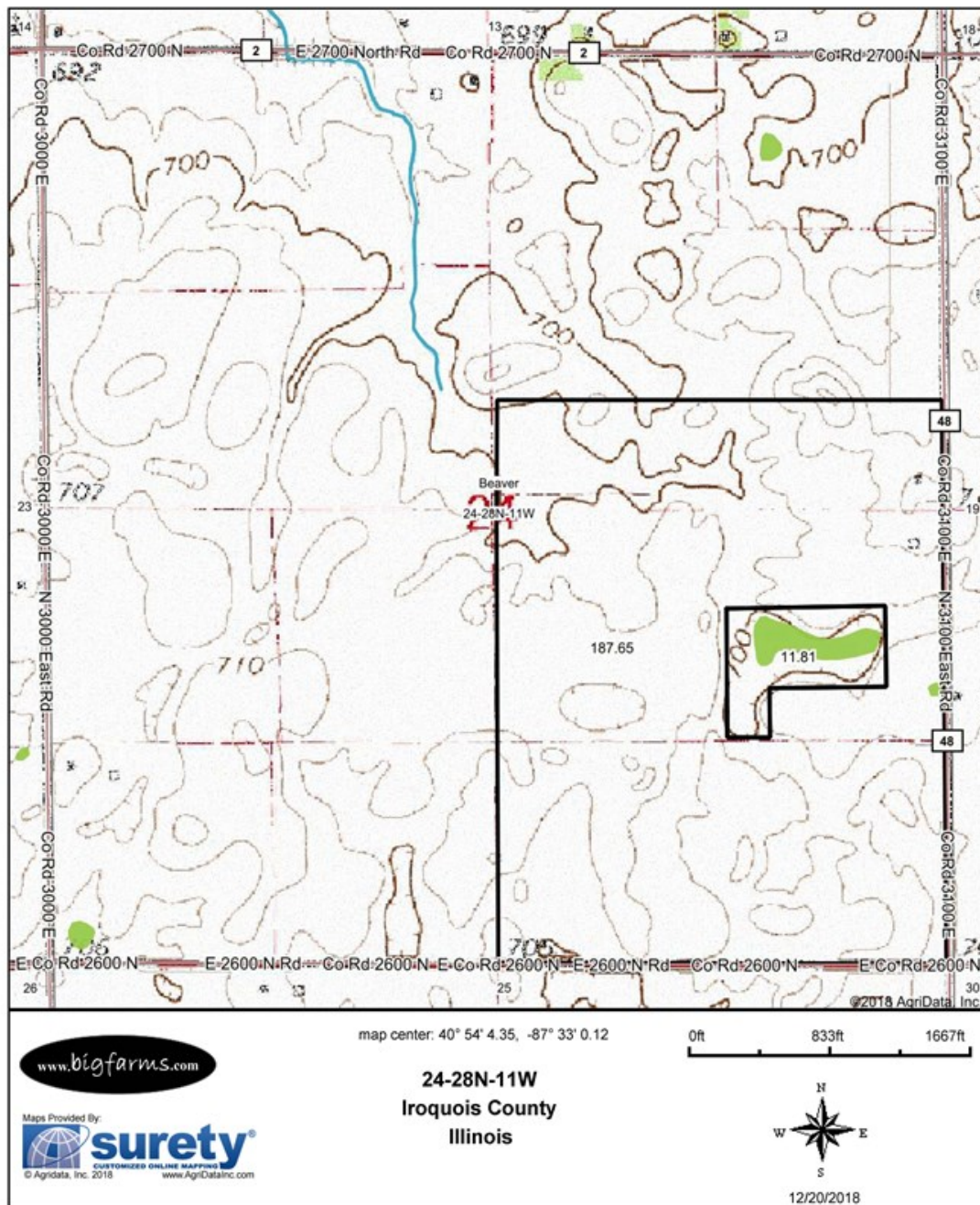
FSA MAP OF 200 ACRES IROQUOIS COUNTY

Aerial Map



TOPOGRAPHICAL MAP

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.



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