

200 ACRE KEMPTON FARM

Kempton IL 60946

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



County:	Livingston
Township:	Broughton
Gross Land Area:	200 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$2,100,000.00
Unit Price:	\$10,500 per acre
Productivity Index (PI):	123
Buildings:	There are no buildings on this parcel
Zoning:	Agriculture



This good producing, gently rolling 200 acre farm, has a soil PI of 123 and is located on E2300N road in Livingston County, IL. The property has great visibility. It sits at the SW corner of E2300N road and N1200E road. The farm is only 1.5 miles north of Kempton and sits on the county line between Livingston and Ford Counties. The farm has 23.86 acres in the filter strip CRP program. The contract last until 2031 with an annual payment of \$8,160.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 200 Acre Kempton Farm
Tax ID Number/APN: 12-12-25-200-001
Possible Uses: Agriculture
Zoning: Agriculture

AREA & LOCATION

School District: Tri-Point CUSD #6J
Location Description: This gently rolling 200 acre parcel is located 1.5 miles north of Kempton, IL. 18 miles east of I-55 and 24 miles northeast of Pontiac.
Site Description: The 200 acre parcel is gently rolling with the higher points being on the east and west side of the farm. Creek with filter strip CRP acres runs through the farm.
Side of Street: This farm sits on the south side of E2300N Road.
Highway Access: I-55 is 18 miles to the west of the property and I-57 is 20.5 miles to the east.
Road Type: Tar and chip road surface.
Property Visibility: This parcel has good visibility with limited amount of traffic along E2300N.
Largest Nearby Street: Illinois Rt 115 is 2.2 miles to the east.
 Campus blacktop (N3300 E. Rd) is 2.5 miles west of the farm.

LAND RELATED

Lot Frontage (Feet): 3300 feet of frontage along E2300N road
Yield History:
 Corn:
 2020 185 bu/ac 66 bu/ac
 2019 201 bu/ac 61 bu/ac
 2018 174 bu/ac 44 bu/ac
 2017 204 bu/ac 59 bu/ac
 2016 200 bu/ac 58 bu/ac
 Soybeans:
 2020 66 bu/ac
 2019 61 bu/ac
 2018 44 bu/ac
 2017 59 bu/ac
 2016 58 bu/ac
Tillable Acres: Of the 200 acres of farm 190.98 of the acres are tillable.
Lot Depth: The lot is 2650 feet from north to south.
Buildings: There are no buildings on the 200 acre parcel.
Flood Plain or Wetlands: There are some areas of wetland on the 200 acre parcel. See the FEMA Report and the Wetlands map for further detail. There are no tile maps available for this farm.
Topography: The 200 acre farm has some rolling hills. you can see greater detail in the Contours, Topography and Hillshade maps.
FSA Data: 23.86 acres in CRP Filter Strips. Annual payment of \$8,160 or \$342 per acre. CRP contract through 2031.
 Cropland of 190.33 Effective DCP Cropland 166.47
 Wheat base acres 2.42, PLC Yield 71 bushels per acre.
 Corn base acres 79.15, PLC Yield 167 bushels per acre.
 Soybean base acres 76.73, PLC Yield 54 bushels per acre.
Soil Type: Ashkum Silty Clay Loam (232A)
 Elliot Silty Clay Loam (146B2)
 Elliot Silt Loam (146A)
 Varna Silt Loam (223C2)

FINANCIALS

Finance Data Year:

2020 taxes paid in 2021

Real Estate Taxes:

\$5,095.10 in taxes were paid in 2021 or \$25.48 per acre.

Investment Amount:

The farm is being offered at \$10,500 per acre for a total investment of \$2,100,000.

LOCATION

Address:

Kempton, IL 60946

County:

Livingston County



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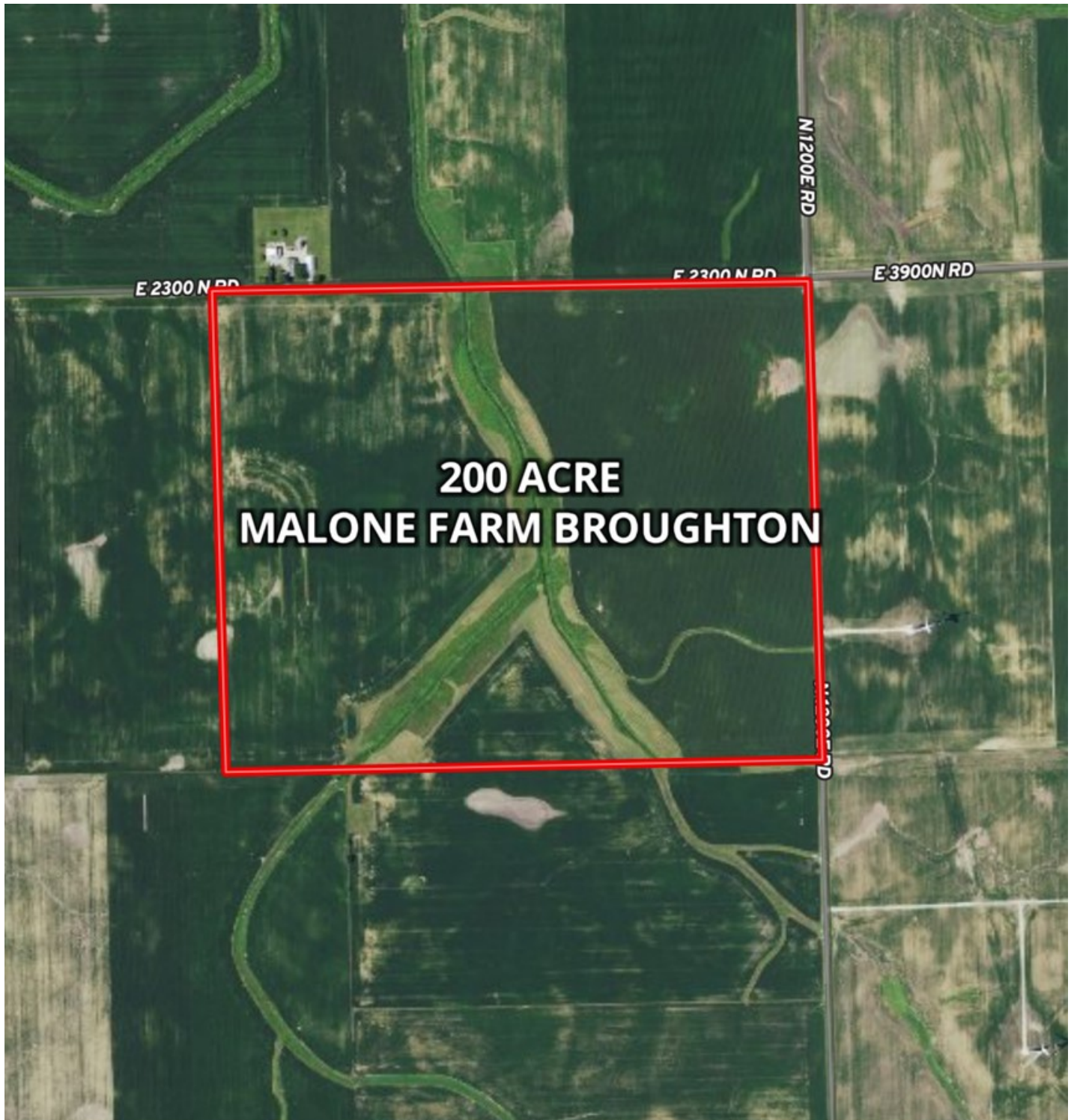
ROADWAY MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY



AREA MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

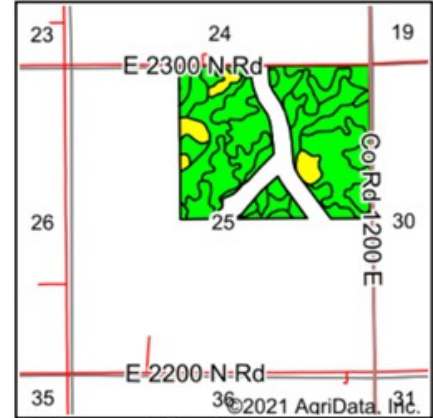
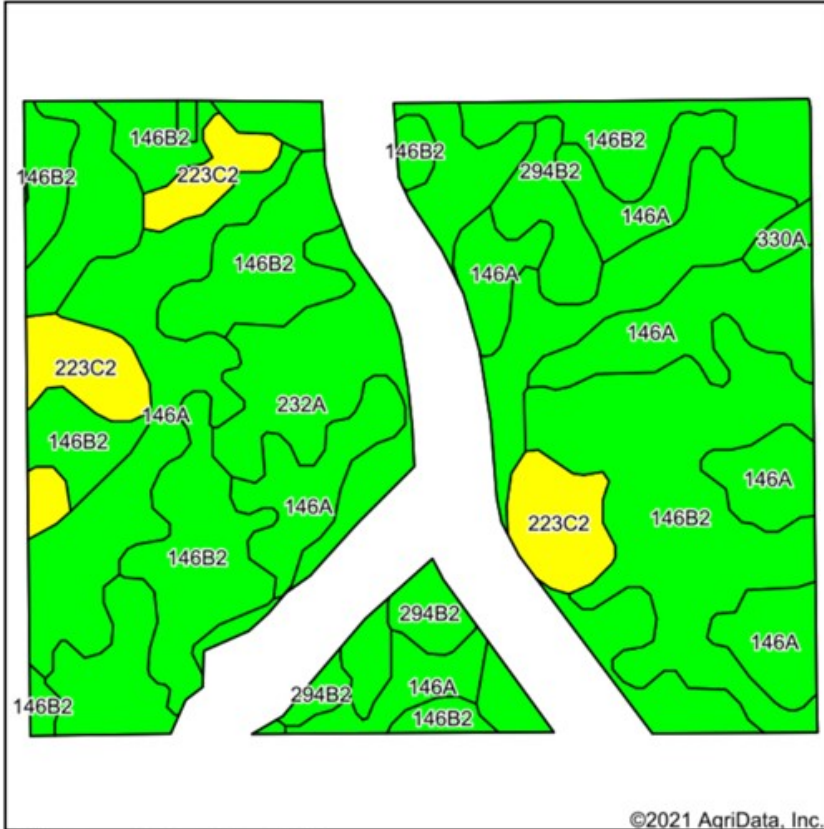


AERIAL MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY



TILLABLE SOIL MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

Soils Map



State: Illinois
 County: Livingston
 Location: 25-29N-8E
 Township: Broughton
 Acres: 166.97
 Date: 9/13/2021

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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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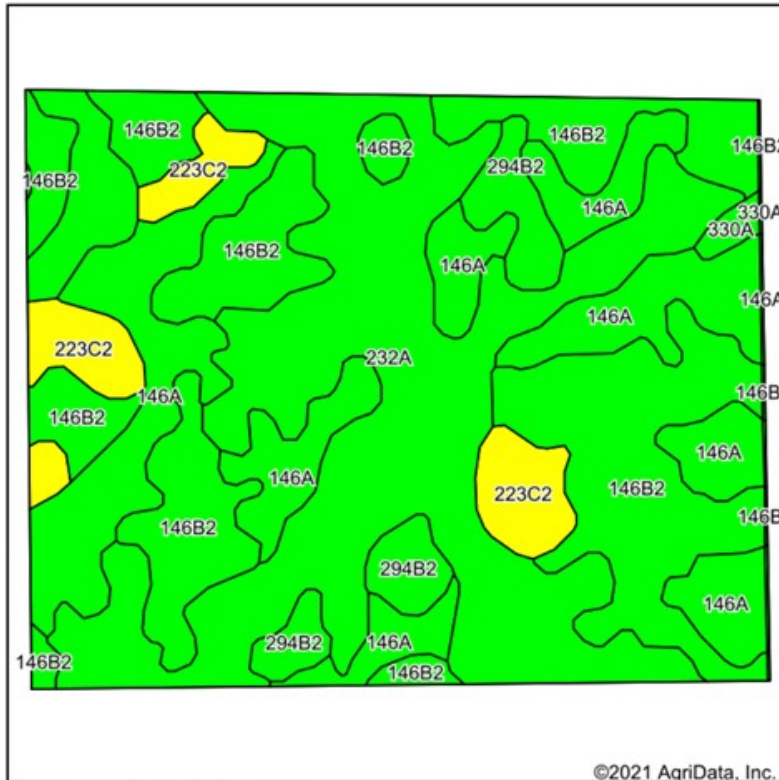
Area Symbol: IL105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	57.31	34.3%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	45.87	27.5%		168	55	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	44.04	26.4%		170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	11.81	7.1%		**150	**48	**110
**294B2	Symerton loam, 2 to 5 percent slopes, eroded	6.91	4.1%		**170	**53	**124
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.03	0.6%		164	55	123
Weighted Average					164.6	53.7	122.4

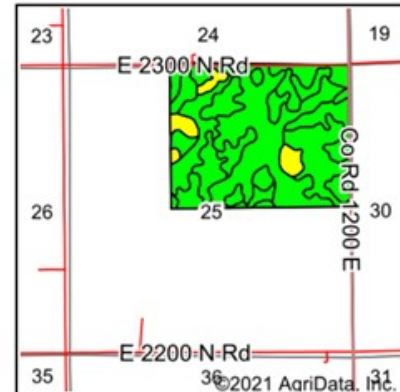
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

SOIL MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

Soils Map



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State: **Illinois**
 County: **Livingston**
 Location: **25-29N-8E**
 Township: **Broughton**
 Acres: **200**
 Date: **9/14/2021**

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Soils data provided by USDA and NRCS.

Area Symbol: IL053, Soil Area Version: 16
 Area Symbol: IL105, Soil Area Version: 15

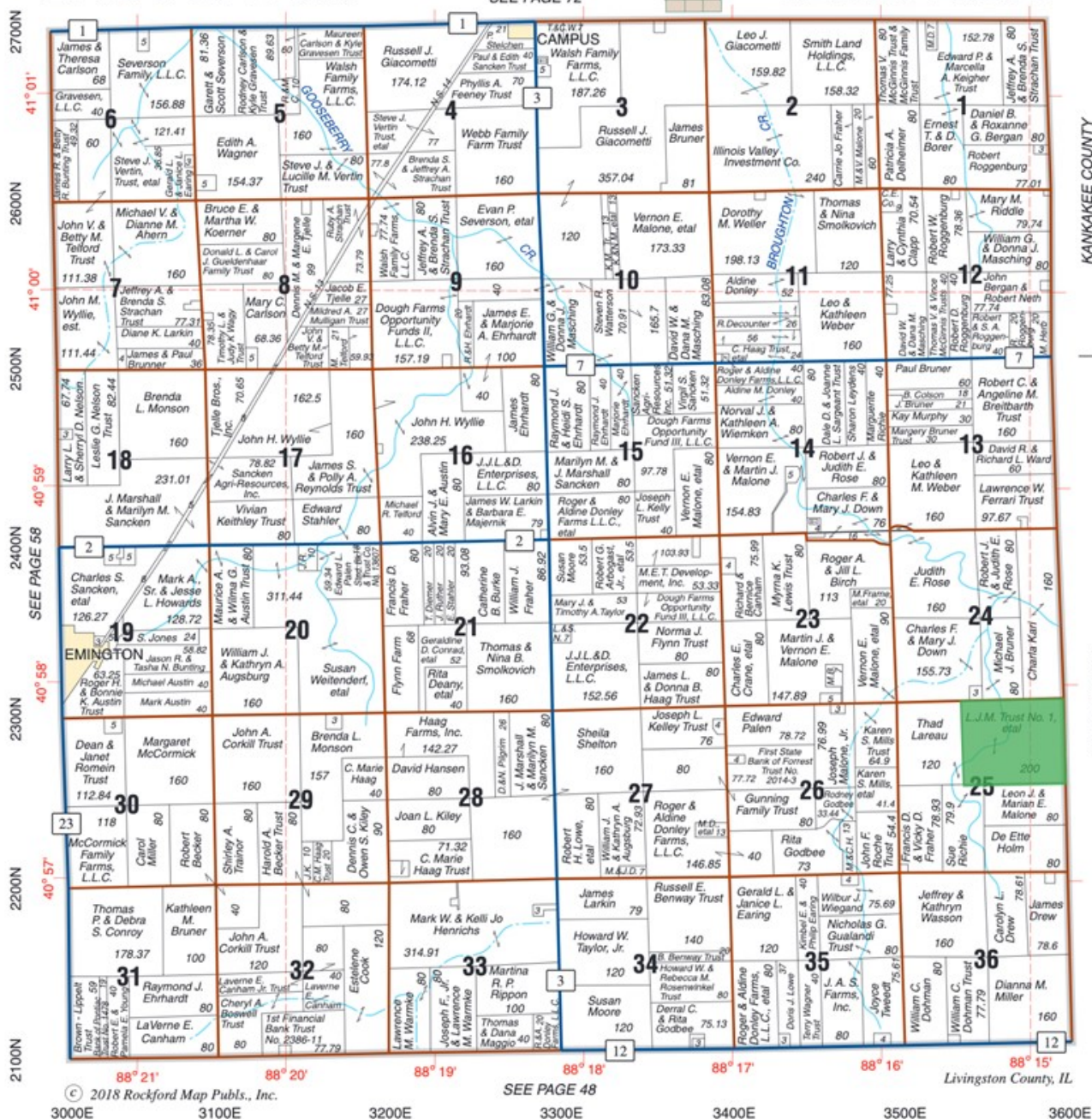
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	72.12	36.1%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	59.02	29.5%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	46.42	23.2%		168	55	125
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	12.00	6.0%		**150	**48	**110
**294B2	Symerton loam, 2 to 5 percent slopes, eroded	8.67	4.3%		**170	**53	**124
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.04	0.5%		164	55	123
146A	Elliott silt loam, 0 to 2 percent slopes	0.39	0.2%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.28	0.1%		**160	**52	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.06	0.0%		164	55	123
Weighted Average					165.3	54	123

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

BROUGHTON

SEE PAGE 72

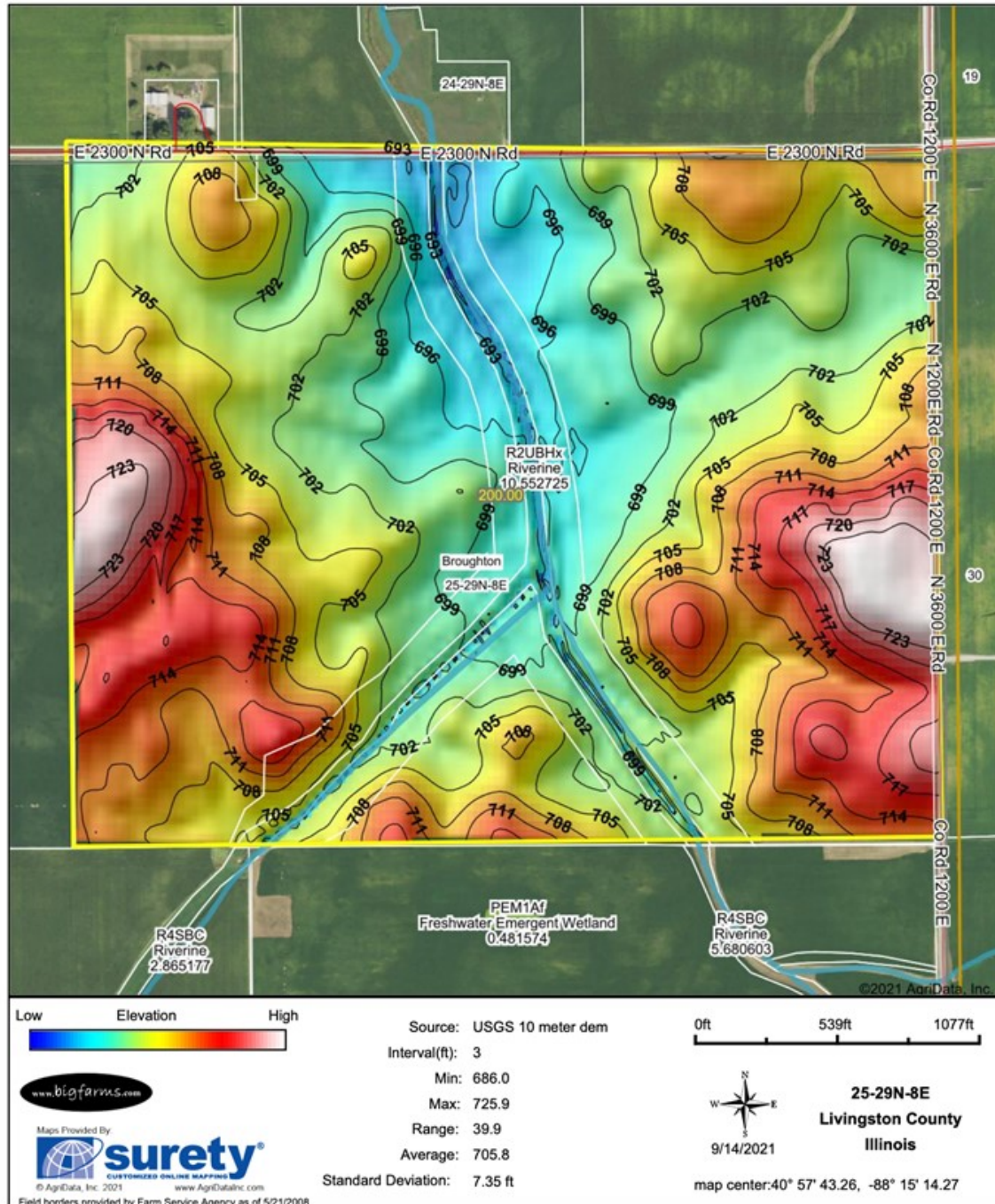
T.29N.-R.8E.



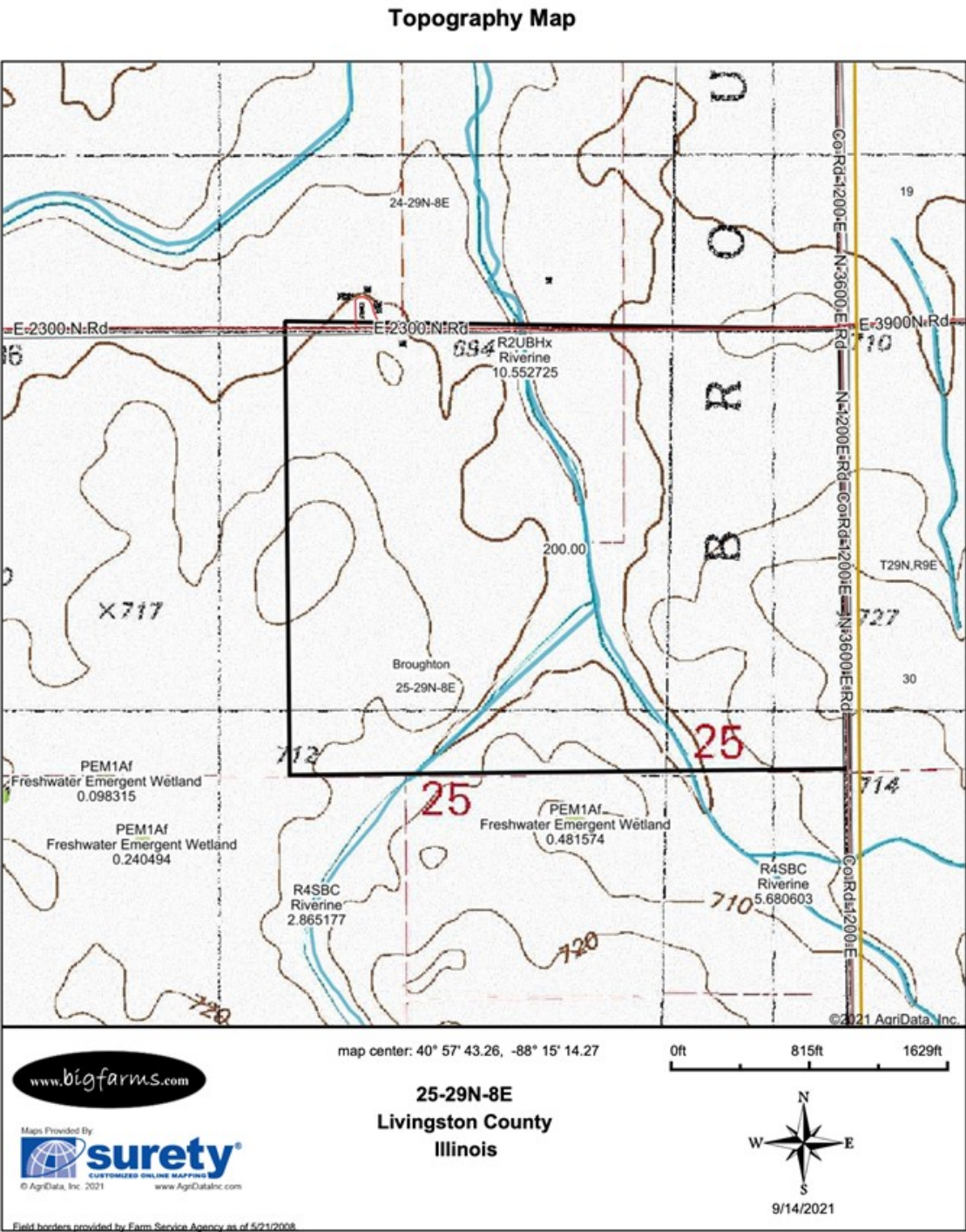
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

HILLSHADE MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

Topography Hillshade

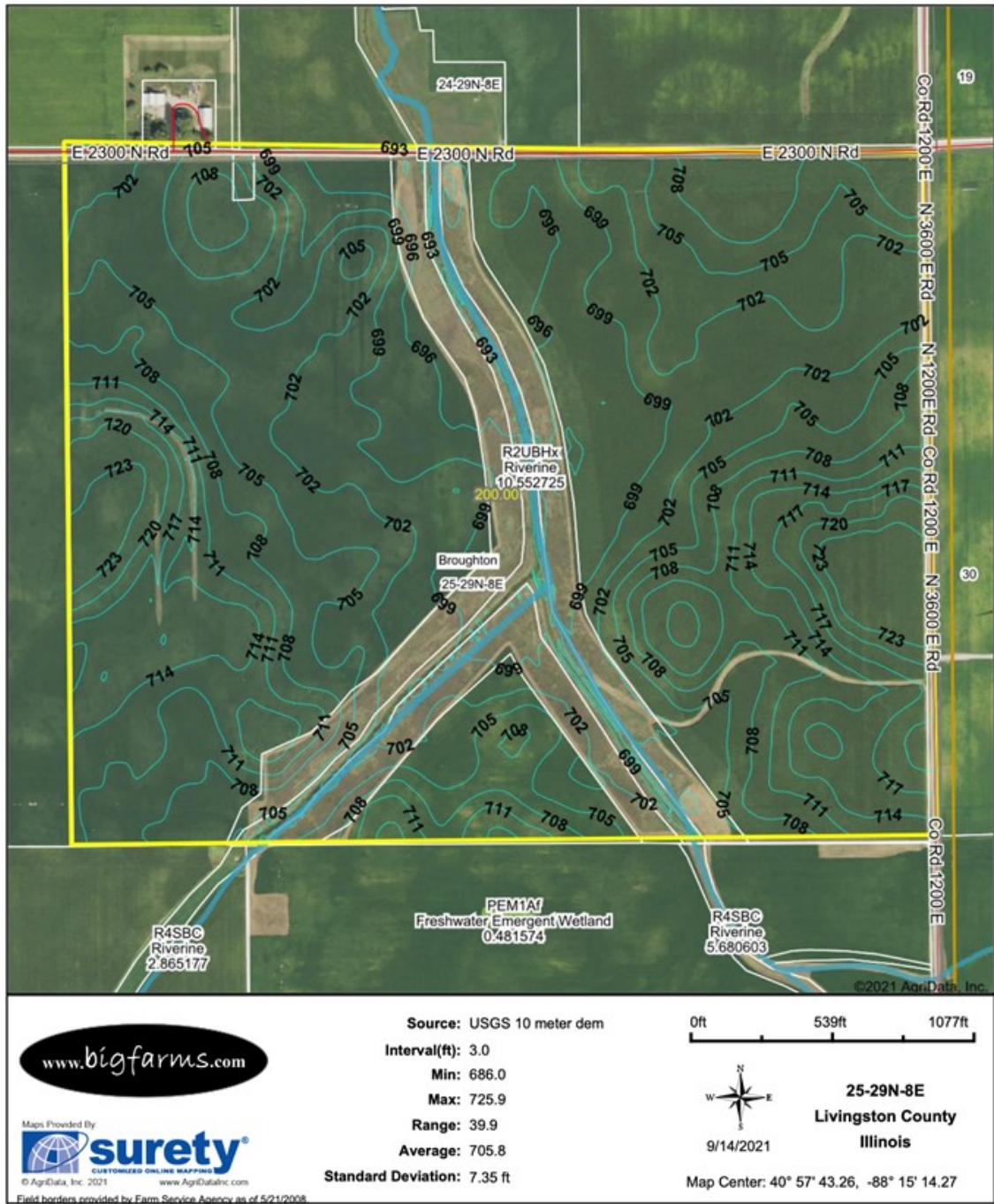


TOPOGRAPHY MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

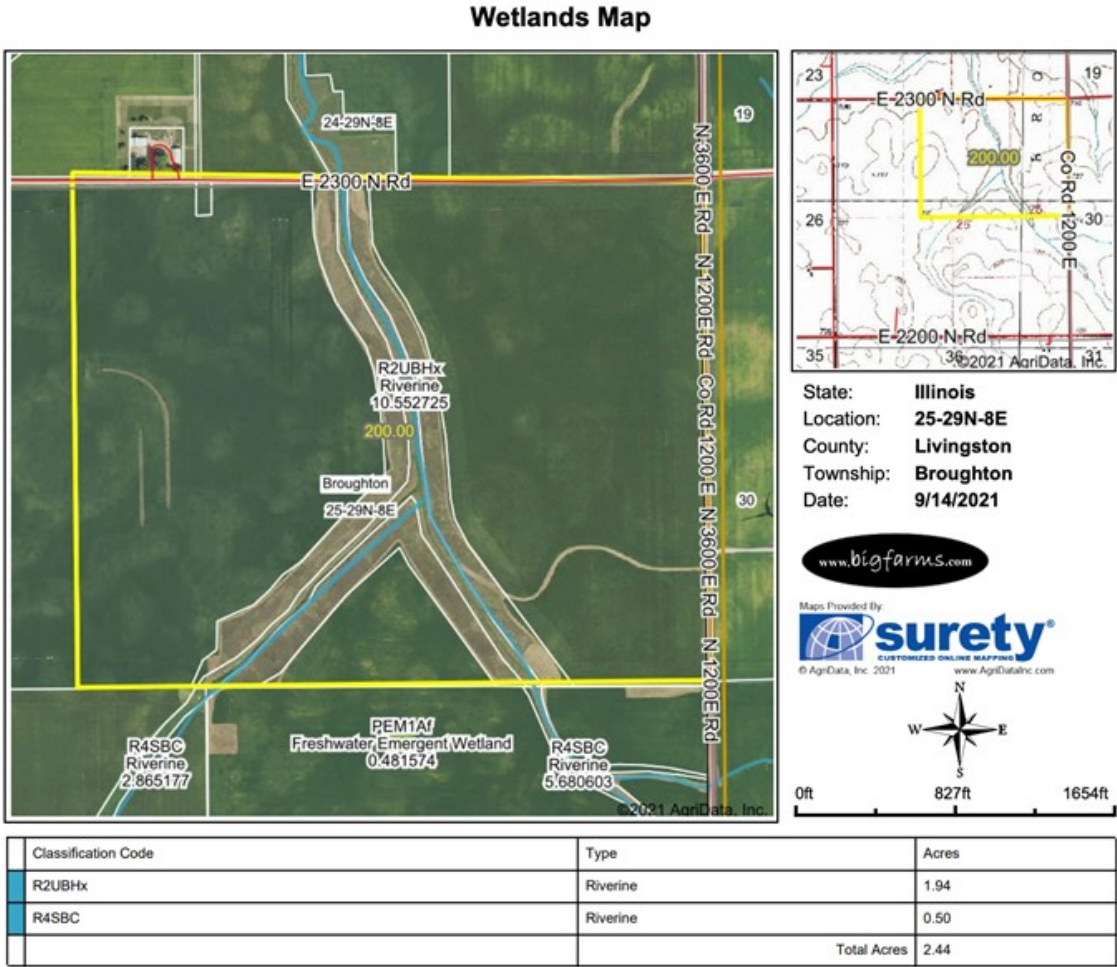


CONTOURS MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

Topography Contours



WETLANDS MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

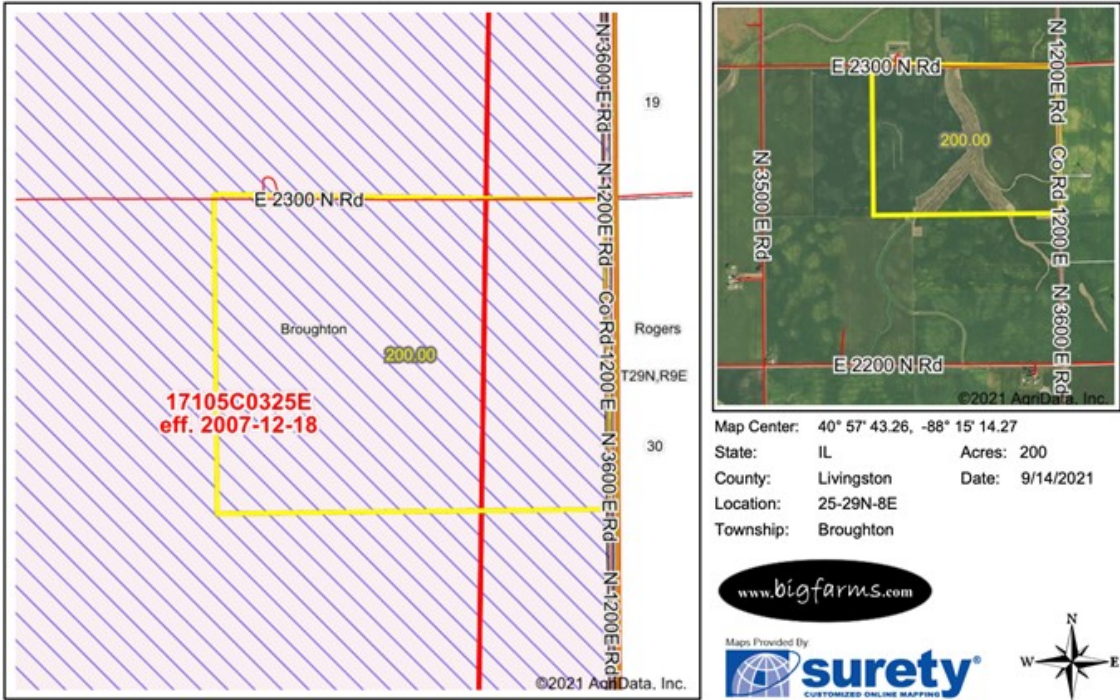


Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

FEMA REPORT 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

FEMA Report



Name	Number	County	NFIP Participation	Acres	Percent
Livingston County	170929	Livingston	Regular	200	100%
Total				200	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	200	100%
Total				200	100%
Panel		Effective Date		Acres	Percent
17105C0325E		12/18/2007		137.48	68.7%
17105C0350E		12/18/2007		62.52	31.3%
Total				200.00	100%

Flood related information provided by FEMA

FSA MAP 200 ACRE MALONE FARM BROUGHTON TOWNSHIP, LIVINGSTON COUNTY

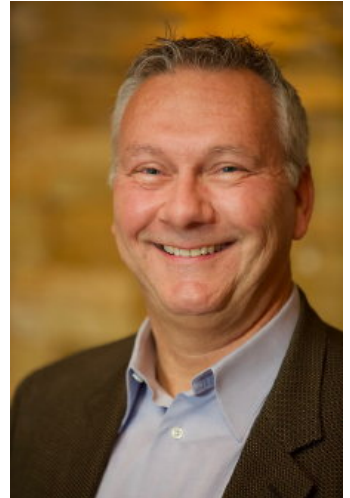
Aerial Map



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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