

20 AC BUCKINGHAM FARM - NORTH PARCEL

W Route 115
Buckingham IL 60917

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:	Kankakee
Township:	Norton
Gross Land Area:	20.00
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$378,000.00
Unit Price:	\$18,900 per acre
Productivity Index (PI):	131.4
Buildings:	No Buildings
Zoning:	A-1, Agriculture



Presenting the 20-acre Buckingham Farm - North Parcel, an exceptional, fully tillable property located in Norton Township, Kankakee County, Illinois. This flat, highly productive farmland boasts a strong Productivity Index (PI) of 131.4 and is comprised of Andres silt loam and Reddick clay loam soils—prime for high-yield agricultural production. With approximately 501 feet of frontage along W Route 115 and 1,132 feet along Maple Street, the parcel offers excellent visibility and access from well-maintained asphalt roads. Currently zoned A-1 (Agriculture), the property offers flexibility for continued farming or potential future development. Priced at \$378,000 (\$18,900 per acre), it is competitively listed with no buildings or trees, providing a blank canvas for various uses without flood plain or wetland restrictions.

Located just west of Hersher and conveniently positioned between Dwight and Kankakee, this property grants easy access to regional hubs and major routes like IL-17, I-55, and I-57. The area is served by the reputable Herscher CUSD 2 school district and enjoys a rural yet accessible setting with strong agricultural roots and stable land values. With its combination of top-quality soils, prime access, and future potential for development, this Buckingham parcel represents a smart investment in a thriving Illinois farming community.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 20 AC Buckingham Farm - North Parcel
Tax ID Number/APN: Currently Two Parcels/PINs:
30.51 Acre Parcel: 15-13-26-100-011
9.24 Acre Parcel: 15-13-26-100-009
Possible Uses: Continued Agricultural Production, Possible Commercial or Residential Development
Zoning: Currently Zoned: A-1, Agriculture

AREA & LOCATION

School District: Herscher CUSD 2 (P-12)
Location Description: This property is located in the Village of Buckingham, Norton Township, Kankakee County, IL. Located between Dwight, IL and Kankakee, IL, just west of Hersher, IL, this property is located on the southwest corner of the W Route 115/W 4000S Road and Maple Street/S 16000W Road intersection.
Site Description: This site is currently vacant, productive farmland with no buildings or trees. There is a 1.0 acre residential property is located on the northwest corner of the property that is not included. Otherwise, this parcel is an elongated rectangular shape running north and south, with frontage on both W Route 115 and Maple Street.
Side of Street: This property is located on the south side of W Route 115 and the east side of Maple Street.
Highway Access: W Route 115 connects with:
IL-17 located 6 miles to the north.
I-55 located 17 miles to the west.
I-57 located 19 miles to the east.
Road Type: All surrounding roads are constructed with asphalt/blacktop.
Legal Description: PART OF THE NW1/4 NW1/4; PART OF THE SW1/4 NW1/4 OF SECTION 26, TOWNSHIP 30 NORTH, 9 EAST, KANKAKEE COUNTY, ILLINOIS AND PART OF THE NE1/4 NE1/4 OF SECTION 27, TOWNSHIP 30 NORTH, 9 EAST, KANKAKEE COUNTY, ILLINOIS
Property Visibility: This property is visible from both W Route 115 and Maple Street.
Largest Nearby Street: W Route 115 is the largest street/road, which this property has frontage on.

LAND RELATED

Lot Frontage (Feet): There is approximately 501 feet of frontage on W Route 115 and approximately 1,132 feet of frontage on Maple Street.
Tillable Acres: This property is 100% tillable acreage.
Buildings: There are no buildings on this property.
Zoning Description: Currently Zoned: A-1, Agriculture
Flood Plain or Wetlands: There are no flood plains or wetlands on this property. For details, please see the included Wetland Map and FEMA Report provided by Surety Maps.
Topography: This parcel has a very flat topography. For details, please see the included topographical maps provided by Surety Maps.
Soil Type: 59.6% Andres silt loam, 0 to 2 percent slopes (293A)
40.4% Reddick clay loam, 0 to 2 percent slopes (594A)
Please see the details on the included Soil Map, provided by Surety Maps.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024
Real Estate Taxes: 30.51 Acre Parcel: \$1,160.56
9.24 Acre Parcel: \$350.04
Combined: \$1,510.60
Investment Amount: \$378,000 -or- \$18,900 per acre

LOCATION

Address:

W Route 115, Buckingham, IL 60917

County:

Kankakee County, IL

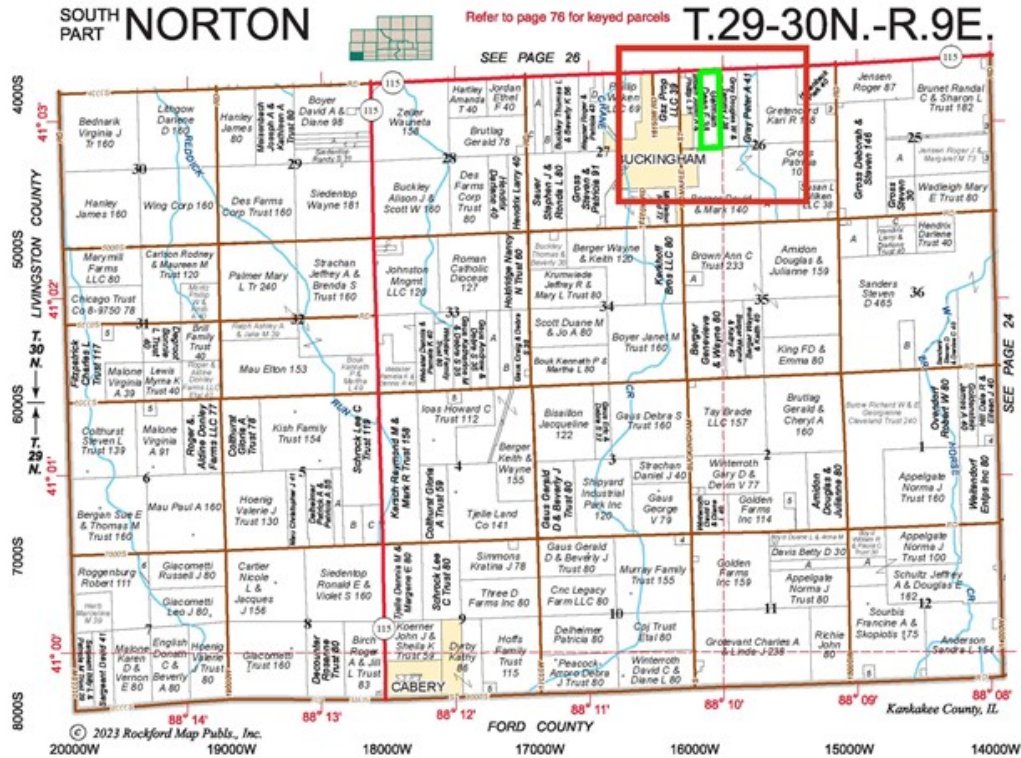


Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

PROPERTY MAP



PLAT MAP



HALEY BROTHERS EXCAVATING, INC.
Farm Tiling ■ Bulldozing ■ Backhoe Work ■ Storm Sewers ■ Water Main Installation and Repair
Corey: (815) 383-1703 ♦ Dennis: (815) 383-3341
Business: (815) 694-2944
Email: haleybx@daca.net
2858 NORTH 200 EAST ROAD — CLIFTON, ILLINOIS 60927
Fully Insured and Bonded

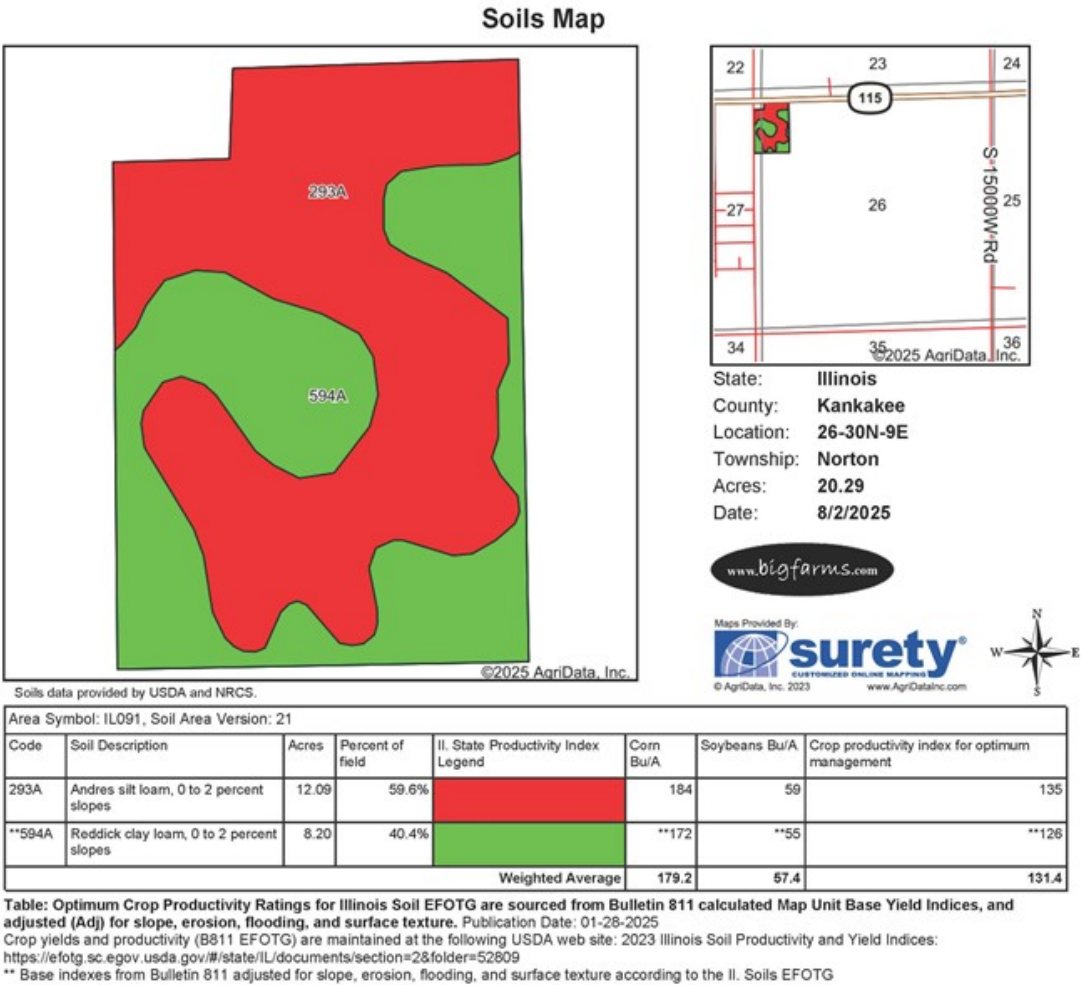


FSA AERIAL MAP

Aerial Map



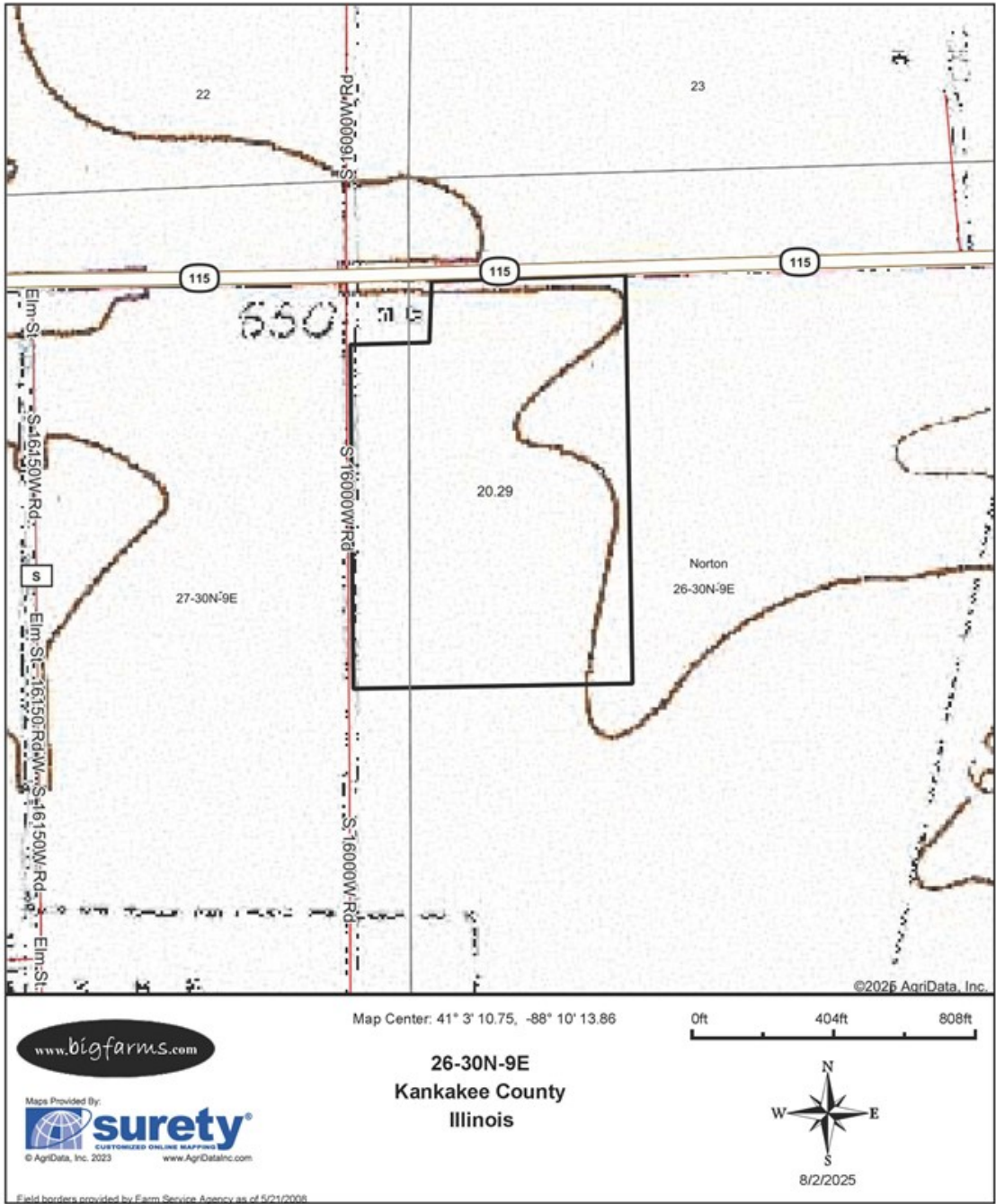
SOIL MAP



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

TOPO MAP

Topography Map



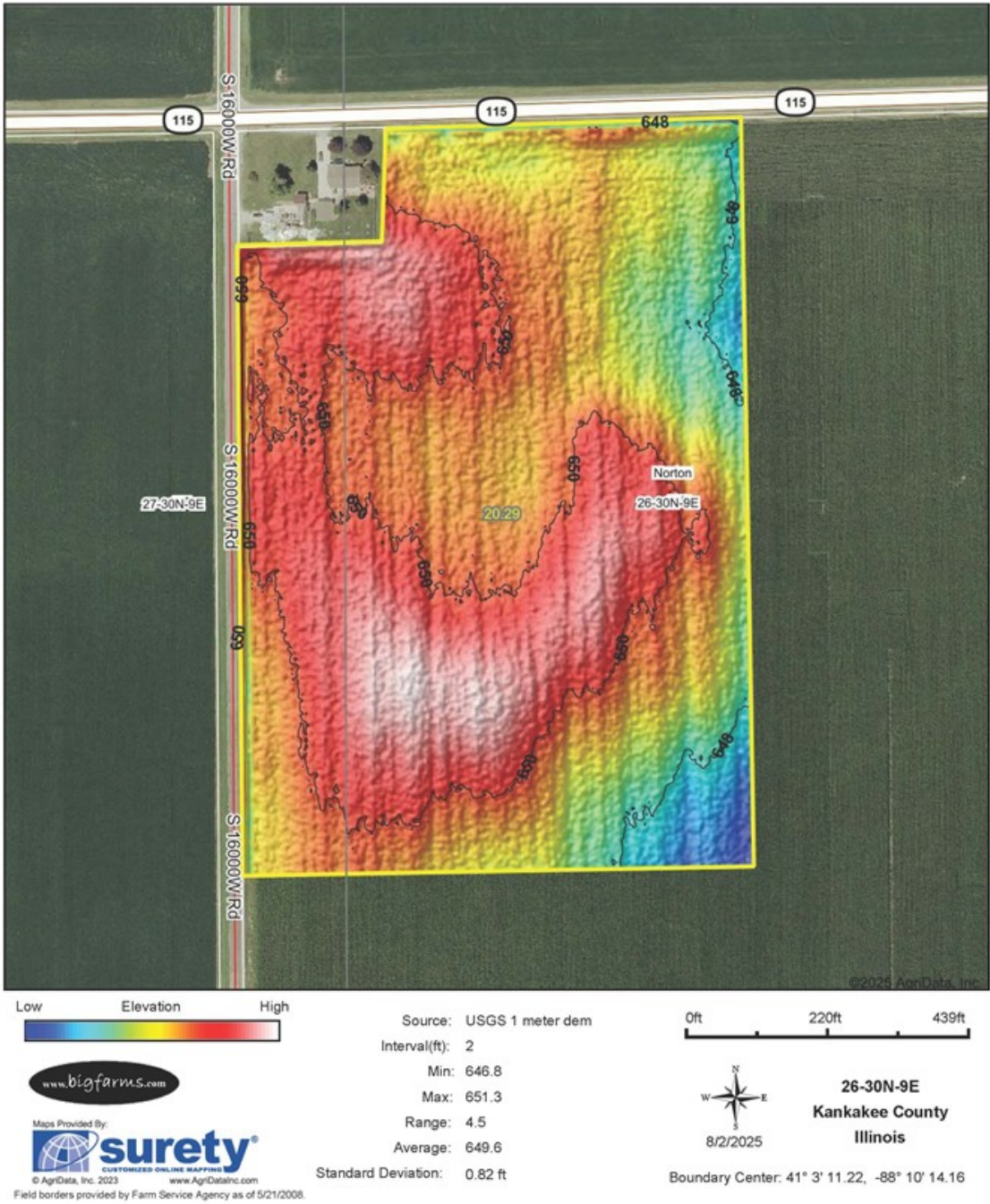
TOPO CONTOURS MAP

Topography Contours



TOPO HILLSHADE MAP

Topography Hillshade



WETLAND MAP

Wetlands Map

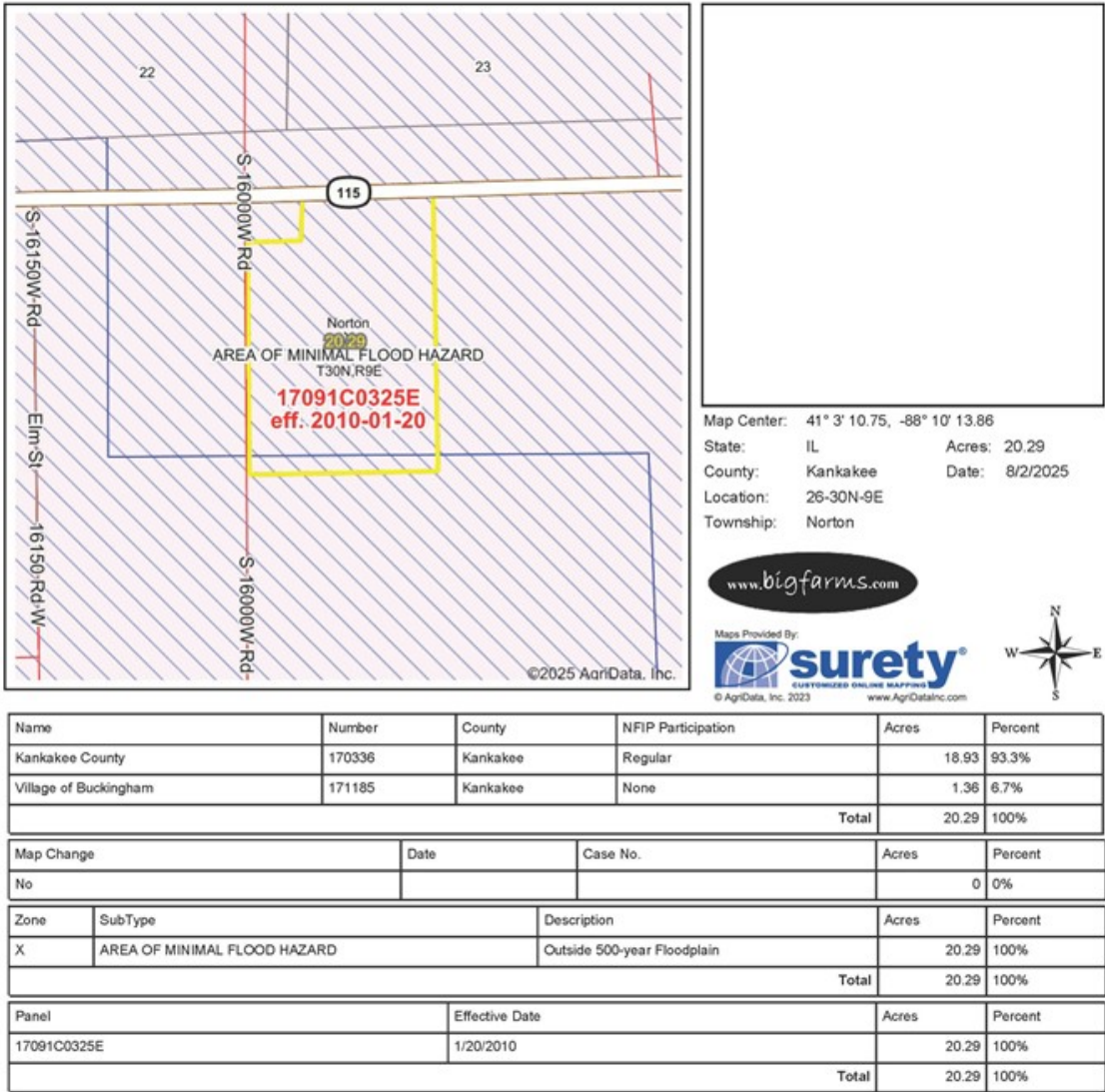


Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

FEMA REPORT

FEMA Report

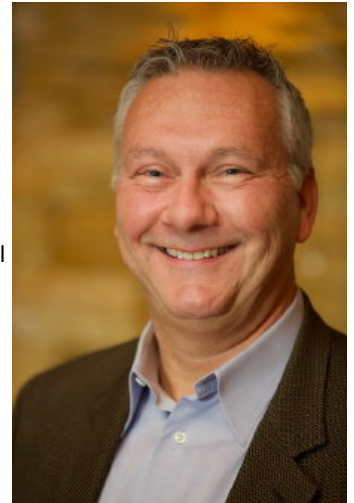


Flood related information provided by FEMA

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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.