

211 AC KEMPTON FARM

1287 E 3800N Rd.
Kempton IL 60946

For more information contact:

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

GOODWIN



County:	Ford
Township:	Rogers
Gross Land Area:	210.51 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture Production
Total Investment:	\$2,936,475.00
Unit Price:	\$13,950 per acre
Zoning:	Agriculture



211 acre farm with 208.3 tillable acres, and a PI of 125.5. This farm offering also has a single wind tower for additional income. There are two homes, (4 bedroom/1.5 bath farmhouse and a 3 bedroom/1 bath ranch house) on the property. The property has 15,000 bushel grain storage with dryer, a 50'x60' toolshed, and many other buildings. The farm has excellent yield history.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 211 AC Kempton Farm
Tax ID Number/APN: 01-01-31-200-001
Possible Uses: Agriculture production.
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Tri-Point CUSD #6J
Location Description: This property is located at the southwest corner of E 3800N Road and N 1300E Road, in Rodgers Township, Kempton, Illinois. The parcel is 1 mile north of Kempton, approximately 10 miles to IL Route 47, and approximately 16 miles to I-55.
Site Description: This land is relatively flat with a PI of 125.5 and road frontage on both the north and east boarder of the property.
Side of Street: This property is located at the southwest corner of E 3800N Road and N 1300E Road intersection.
Highway Access: I-55 is 20 miles to the west of the property and I-57 is 16 miles to the east.
Road Type: The roads surrounding the property are tar & chip construction.
Legal Description: S31 T29 R9 NE & E54.04A OF NW ZONING AG-1
Property Visibility: This parcel has good visibility with a limited amount of traffic along E3800N.
Largest Nearby Street: Both roads (E 3800N Road & N1300E Road) running the boarders of the parcel are both single lane roads, similar in size.
Transportation: The property is located approximately 20 miles from Dwight Train Station, approximately 80 miles from Chicago Midway Airport, and approximately 86 miles from Chicago O'Hare Airport.

LAND RELATED

Lot Frontage (Feet): There is 3,530 feet of E 3800N Road frontage on the north boarder of the property, and 2,705 feet of N 1300E Road frontage on the east boarder of the property.
Yield History: YEAR CORN SOYEAN
2021 245 76
2020 251 64
2019 202 59
2018 167 55
2017 200 50
Tillable Acres: There are approximately 208.3 tillable acres on this property.
Buildings: Four Bedroom, 1.5 bath farmhouse.
2nd home- 3 bedroom, 1 bath ranch.
15,000 Bu. Storage w/dryer.
60X50 Toolshed.
Many additional buildings.
Single Wind Tower for additional income.
Flood Plain or Wetlands: There are two waterways that make up approximately 1.4 acres of the property.
Topography: This property is relatively flat. The contours can be seen in the topography map included in the brochure.
FSA Data: Cropland 208.3 acres
Wheat Base 12.1 Acres PLC Yield 69 bushels per acre.
Corn Base 89.78 Acres PLC Yield 176 bushels per acre.
Soybean Base 77.68 Acres PLC Yield 51 bushels per acre.
No CRP
Soil Type: Ashkum Silty Clay Loam (232A)
Elliot Silty Clay Loam (146B2)
Elliot Silt Loam (146A)
Peotone silty clay loam (330A)
Varna Silt Loam (223C2)

Soil Fertility:

P2 Range 25-118
K Range 154-287
Organic Matter 3.0-6.5
PH Range 6.4-7.1

Available Utilities:

Three phase Electric is on the farm with propane generator back up.

FINANCIALS**Finance Data Year:**

2021 Taxes

Real Estate Taxes:

The real estate taxes for 2021 which will be paid in 2022 are \$9,705.68.

Investment Amount:

\$2,936,475.00 total investment or \$13,950 per acre.

LOCATION**Address:**

1287 E 3800N RD, KEMPTON, IL, 60946

County:

Ford



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211 AC KEMPTON FARM MAIN HOUSE



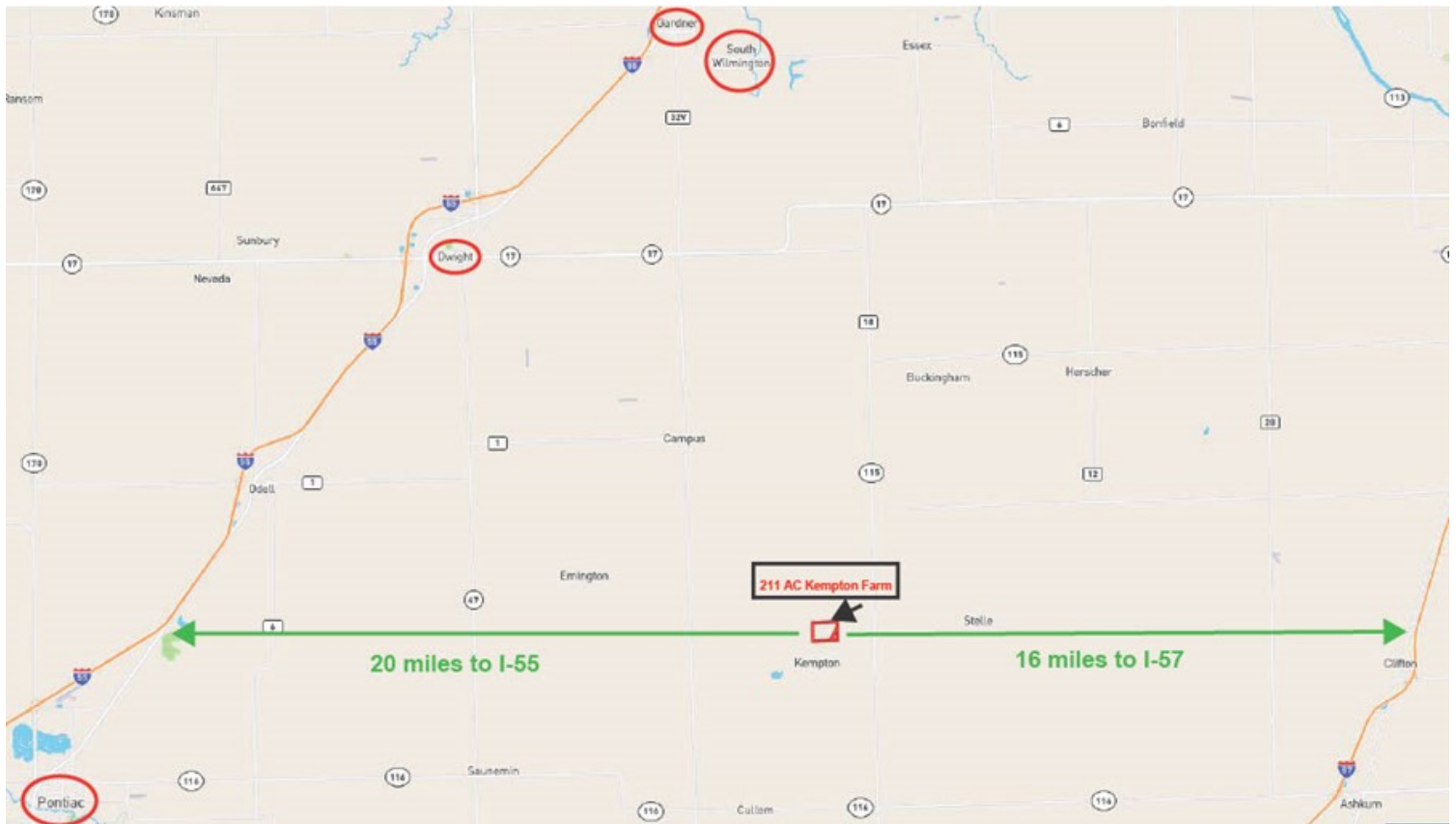
211 AC KEMPTON FARM SECOND HOUSE



211 AC KEMPTON FARM BARN W WIND TOWER



211 ACRE ROAD MAP OF KEMPTON FARM

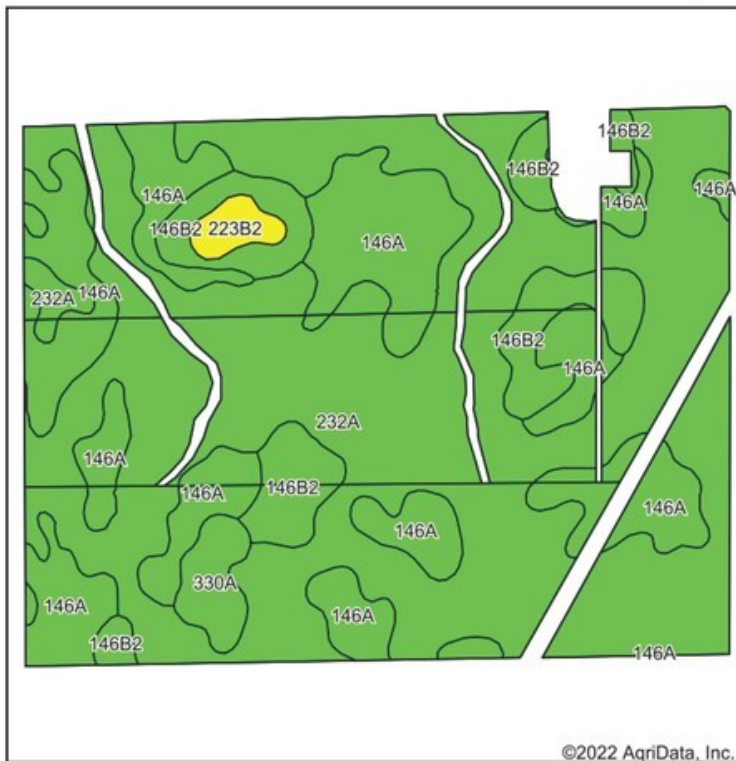


211 ACRE FSA MAP OF KEMPTON FARM



211 ACRE KEMPTON FARM SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Ford**
Location: **31-29N-9E**
Township: **Rogers**
Acres: **204.53**
Date: **6/29/2022**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL053, Soil Area Version: 17							
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	123.77	60.5%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	55.66	27.2%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	18.94	9.3%		**160	**52	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.98	1.9%		164	55	123
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	2.18	1.1%		**150	**48	**110
Weighted Average					168.2	55.3	125.5

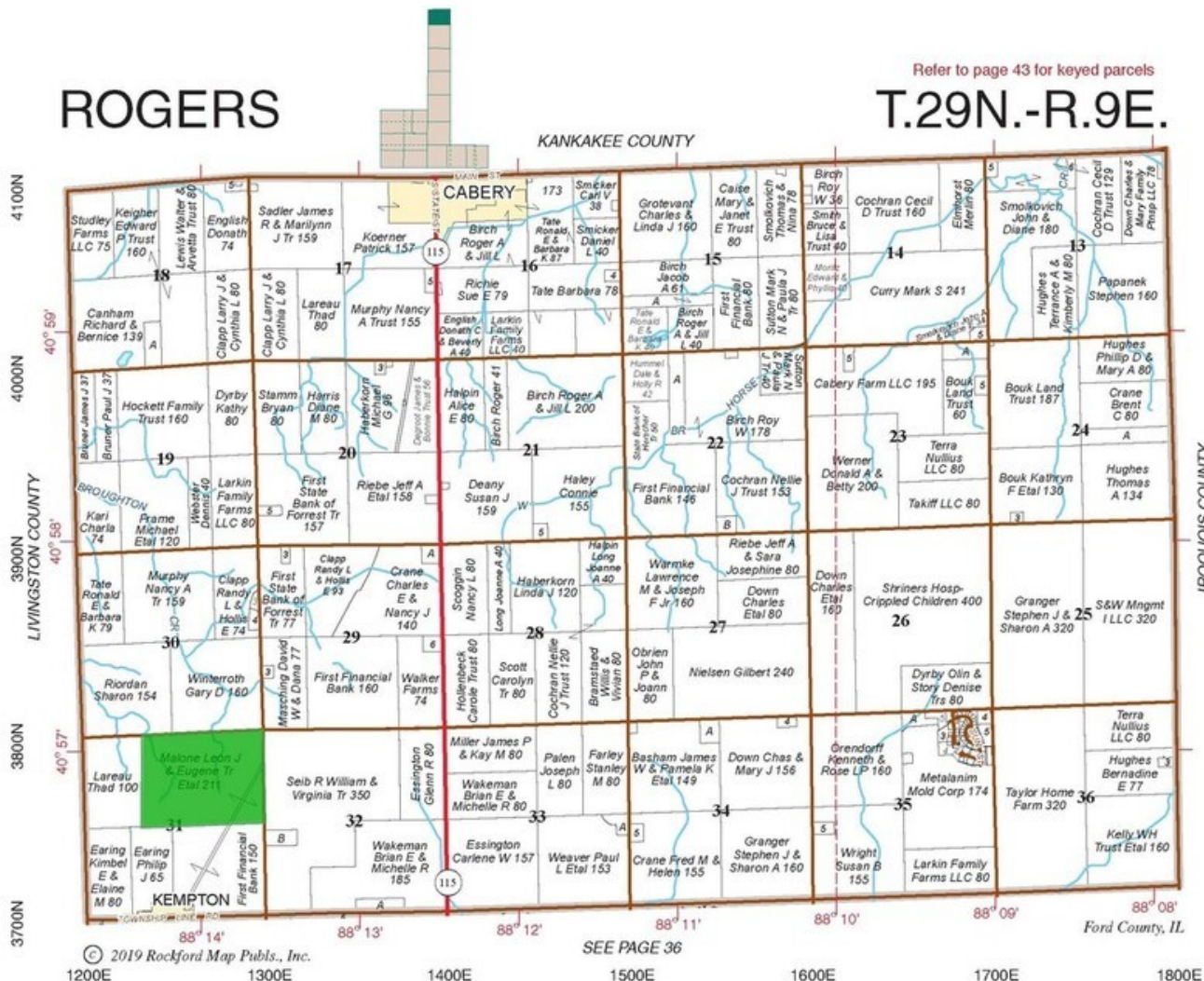
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

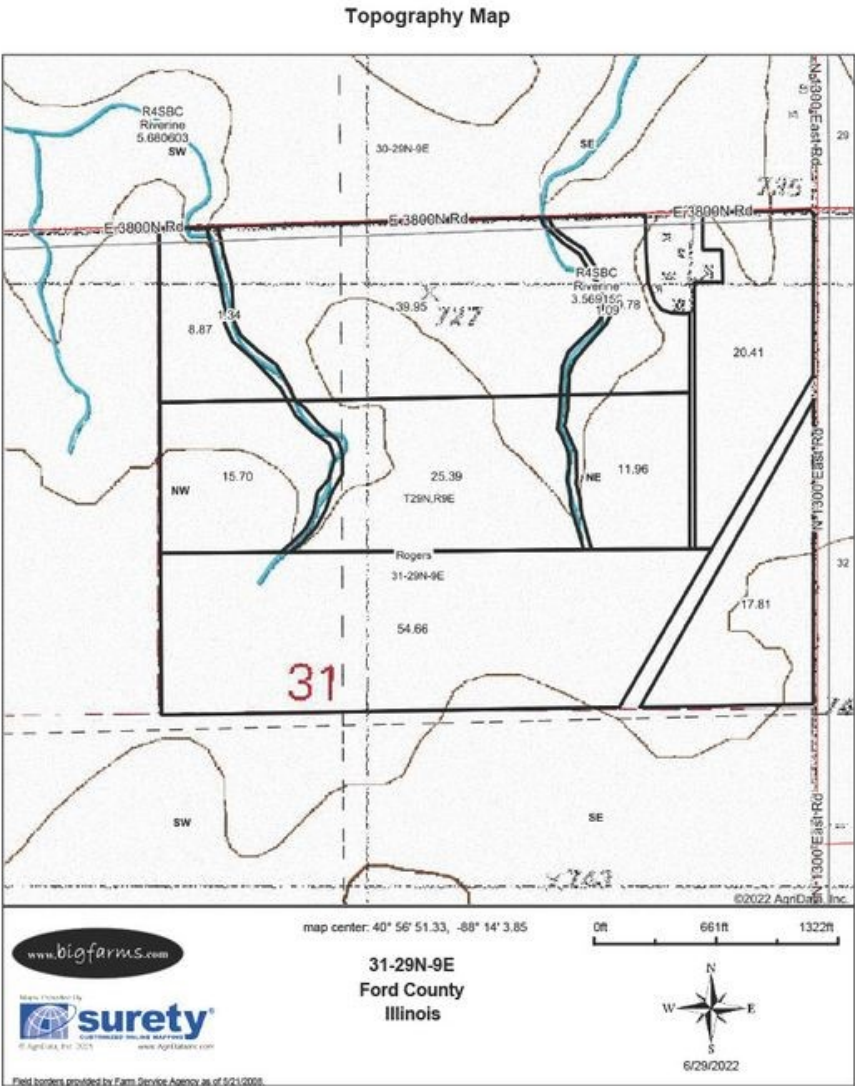
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

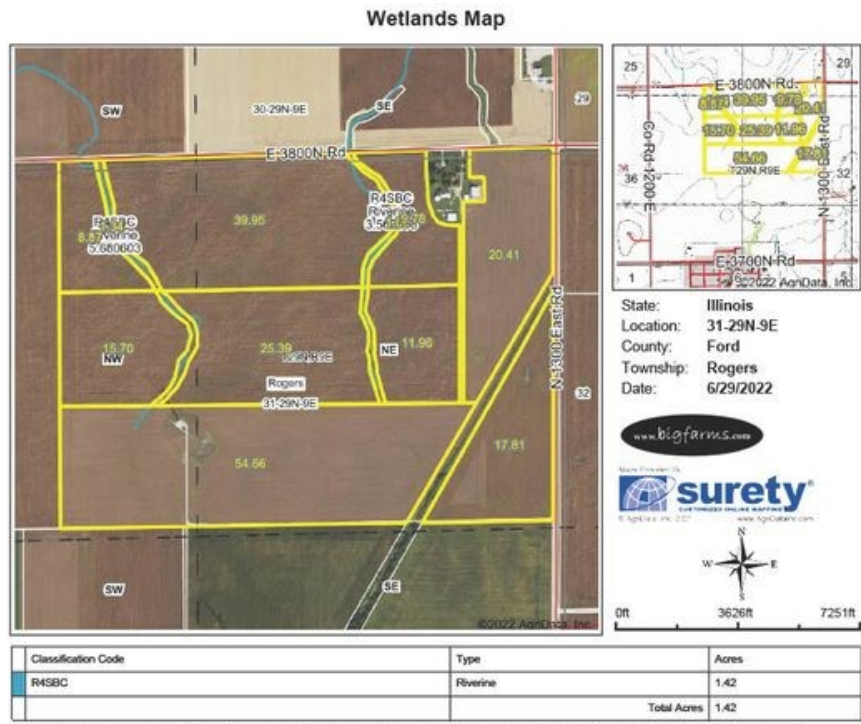
211 ACRE PLAT MAP OF KEMPTON FARM



211 ACRE TOPO MAP KEMPTON FARM



211 ACRE WETLANDS MAP OF KEMPTON FARM



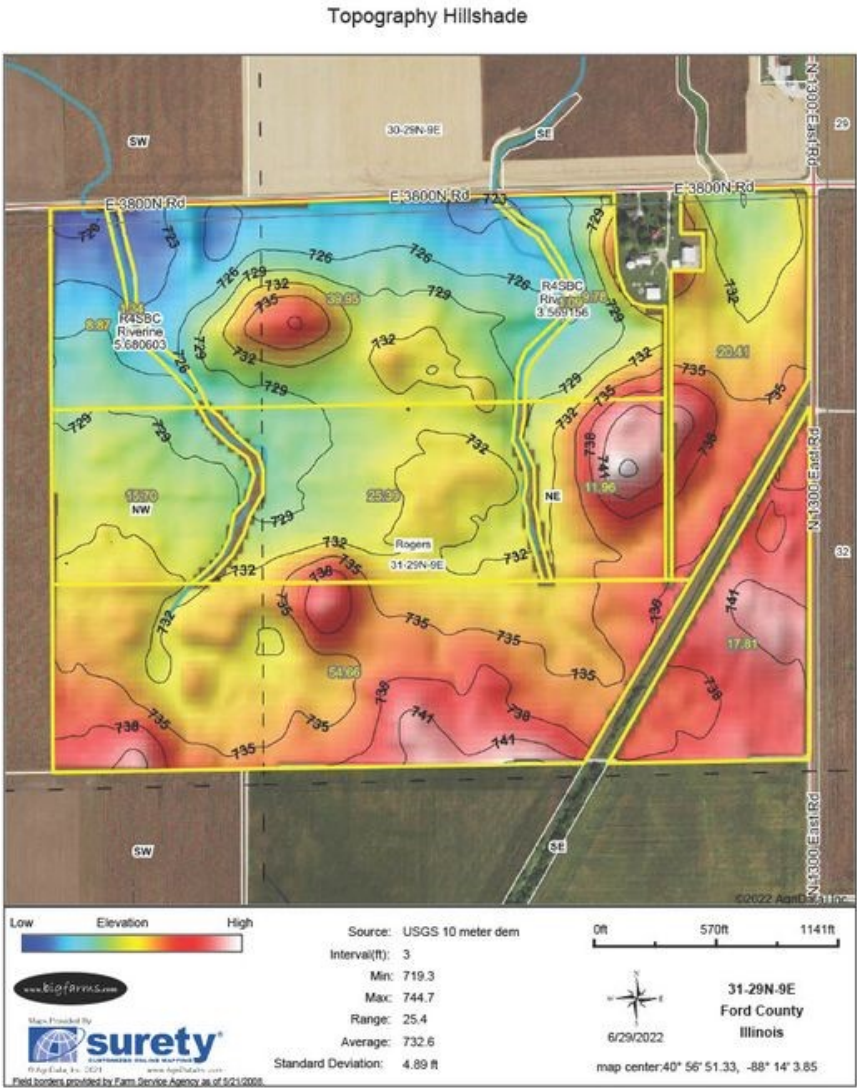
Data Source: National Wetlands Inventory website, U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

211 ACRE TOPO CONTOUR MAP KEMPTON FARM



211 ACRE HILLSHADE MAP OF KEMPTON FARM



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.**

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