

225 AC WARNER BRIDGE RD FARM

**S. Warner Bridge Road
Wilmington IL 60481**

For more information contact:

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



County:	Will
Township:	Wesley
Gross Land Area:	225 Total Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$2,632,500
Unit Price:	\$11,700 per Acre
Productivity Index (PI):	The PI for the farm is 138.6
Buildings:	No Buildings
Zoning:	Agriculture



225 acres in Wesley Township, Will County Illinois. This is one of the best farms you will find in Will County. The farm has excellent soils with an average PI of 138.6 putting it into the class A farmland rating. The farm is at the corner of IL. Rt. 102 and Warner Bridge road. There are no buildings on the farm. Corner parcel with approximately 4560 feet of frontage on Rt. 102 and 2500 feet of frontage on Warner Bridge road.
Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 225 Ac Warner Bridge Rd Farm
Tax ID Number/APN: 08-25-36-200-001-0000
Possible Uses: Excellent farmland at the corner of Warner Bridge road and Rt. 102. This is the only crossing of the Kankakee River between Braidwood-Wilmington and Bradley-Bourbonnais. Potential for commercial at the corner and estate housing. No public utilities are near the site.
Zoning: Agriculture

AREA & LOCATION

School District: Manteno Community School District #5
Market Type: Rural area
Location Description: The only crossing of the Kankakee River between Braidwood/Wilmington and Bradley-Bourbonnais. The Kankakee River State Park is on the side of Rt. 102 across from this farm.
Site Description: Corner parcel with excellent road frontage on Rt. 102 & Warner Bridge road. Level farmland.
Side of Street: Northwest corner of Rt. 102 and Warner Bridge road.
Highway Access: 15.4 miles to I-55 at Braidwood
15.8 miles to I-55 at Wilmington
10.3 miles to I-57 at Manteno
Road Type: Rt. 102 is a State Highway. Warner Bridge road is a Township road.
Property Visibility: Tremendous visibility, approximately
4,567 feet of frontage on State Rt. 102
2,576 feet of frontage on Warner Bridge Rd.
Largest Nearby Street: Illinois State Rt. 102

LAND RELATED

Yield History: 2017 Soybeans 67 bushels per acre
2016 Corn 186 bushels per acre
2015 Soybeans 60 bushels per acre
2014 Corn 182 bushels per acre
2013 Soybeans 58 bushels per acre
2012 Corn 172 bushels per acre
Buildings: No Buildings
Topography: Flat
FSA Data: 220.39 Acres DCP Cropland
Corn Base 211.67 acres with an FSA yield of 159 bu/ac
Soybean base 8.43 acres with an FSA yield of 39 bu/ac
Soil Type: Waupecan silt loam (369A) PI of 139
Grundelein silt loam (526A) PI of 138
Soil Fertility: 2017 Soil report available, ask broker for report.

FINANCIALS

Finance Data Year: 2016 taxes paid in 2017
Real Estate Taxes: 08-25-36-200-001-0000 taxes paid are \$8,748 or \$38.88 per acre.
Investment Amount: The investment for this farm is \$2,632,500 or \$11,700 per acre.

LOCATION

Address: S. Warner Bridge road
County: Will County

225 AC AERIAL MAP OF WARNER BRIDGE ROAD AND RT 102



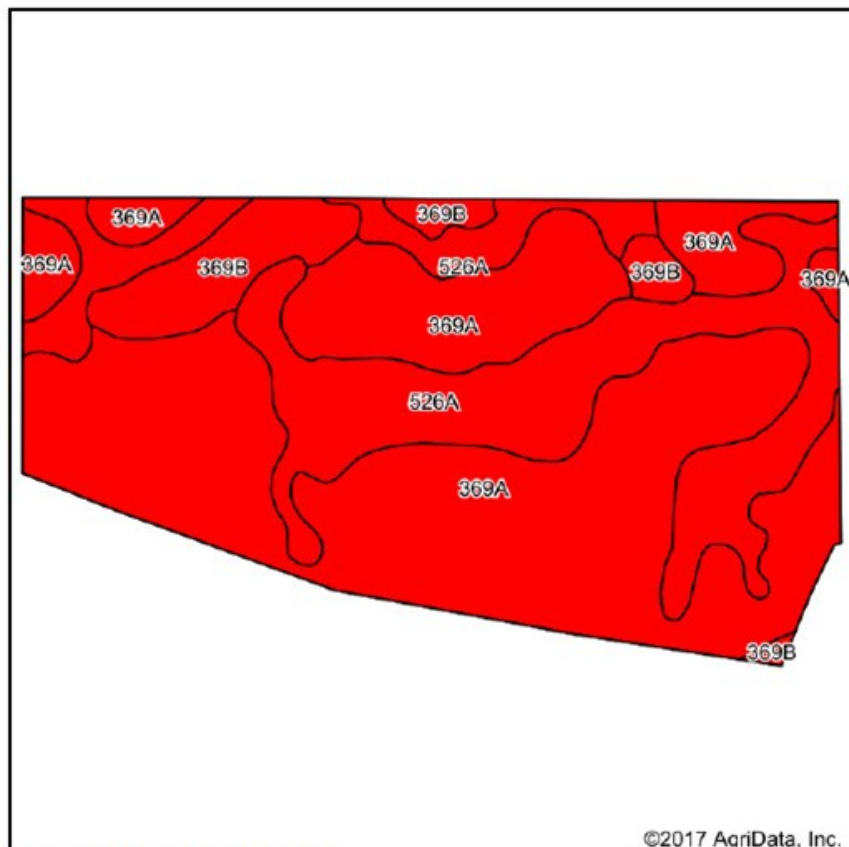
AERIAL MAP OF 225 ACRES ON WARNER BRIDGE ROAD AND RT. 102



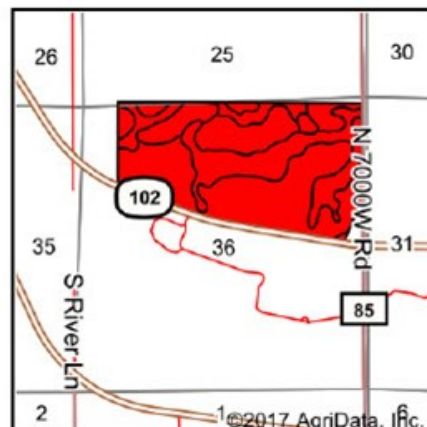
LOCATION MAP OF WARNER BRIDGE ROAD 225 ACRES, WILL COUNTY



SOIL MAP OF WARNER BRIDGE ROAD 225 ACRES



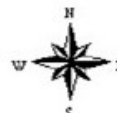
Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 36-32N-10E
Township: Wesley
Acres: 220.08
Date: 10/16/2017

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
369A	Waupecan silt loam, 0 to 2 percent slopes	138.08	62.7%		189	59	139
526A	Grundehein silt loam, 0 to 2 percent slopes	64.41	29.3%		186	61	138
**369B	Waupecan silt loam, 2 to 4 percent slopes	17.59	8.0%		**187	**58	**138
Weighted Average					188	59.5	138.6

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at

FSA MAP OF WESLEY TOWNSHIP 225 ACRES

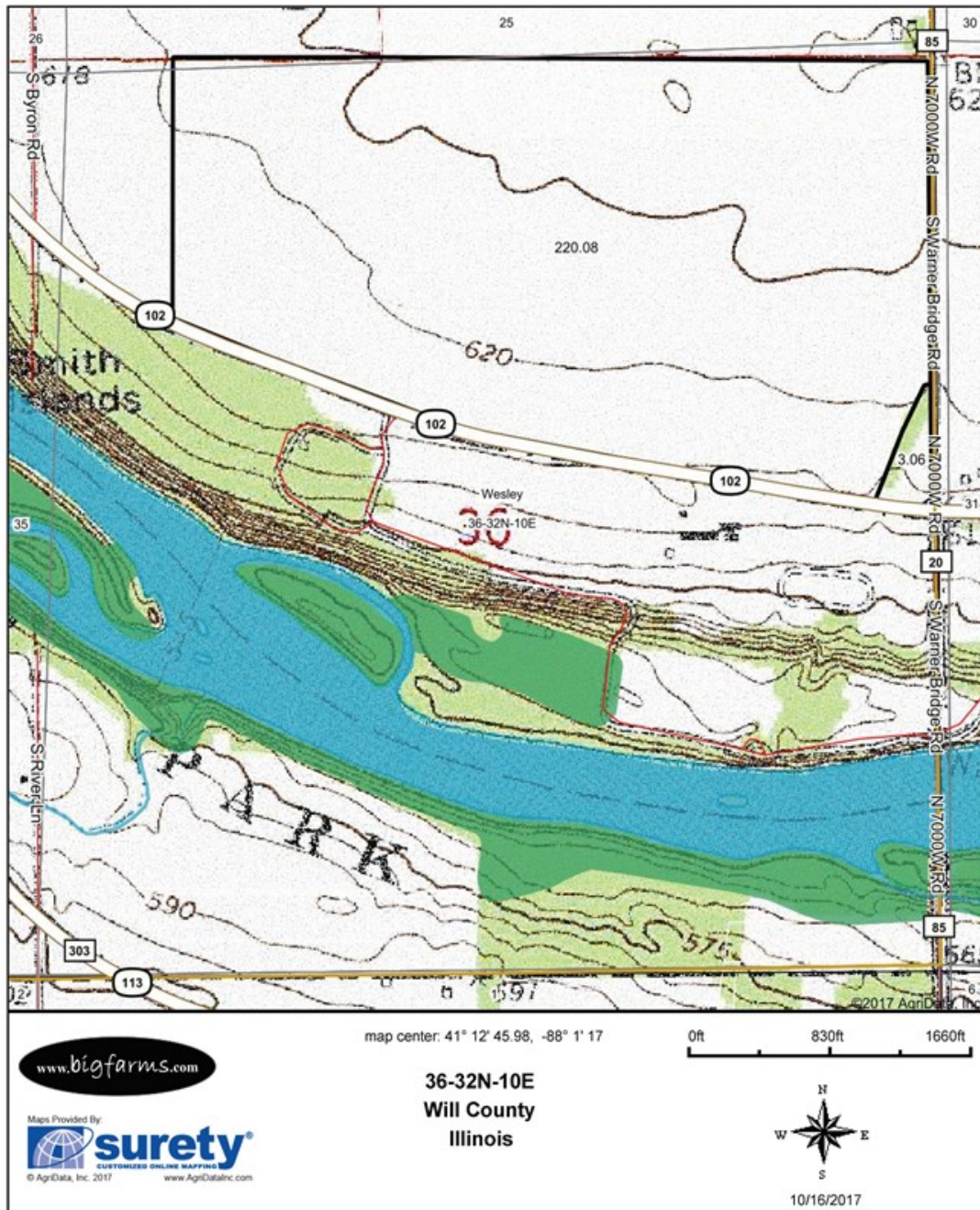
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHICAL MAP OF 225 ACRE WESLEY TOWNSHIP

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.



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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