

228 Ac Testin Farm Bureau County
17945-18249 County Rd 575E
Sheffield IL 61361

www.bigfarms.com

228 AC TESTIN FARM BUREAU COUNTY

17945-18249 County Rd 575E
Sheffield IL 61361

For more information contact:

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

GOODWIN



County:	Bureau
Township:	Gold Township, Manlius Township and Mineral Township
Gross Land Area:	228 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture grain production
Total Investment:	\$2,029,200.00
Unit Price:	\$8,900 per acre
Soil Productivity Index:	133.1
Buildings:	No Buildings



Willing to split this 228 acres of class A farmland in Bureau County just north of Sheffield and east of Mineral. Access to I-80 is only 5 miles SE of the farm at Rt 40. The farm is found in three townships but all parcels are connected. The three townships are Gold, Mineral & Manlius. No buildings, PI of 133.1. Farm is currently cash rented and is available for the 2017 crop year. Current tenant is interested in leasing the farm from the new owner. There are three parcels, the farm is adjacent to the Hennepin Canal & Parkway State Trail. Fertility levels are good, maps are available from listing broker, 365 tons of lime applied in fall of 2013.

Property Video Available On Website.

www.bigfarms.com

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Email: mgoodwin@bigfarms.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 228 Acre Testin Farm, Bureau County Illinois
Tax ID Number/APN: 07-36-400-001 Gold Township with 120 acres
13-01-200-004 Mineral Township with 69.03 acres
08-31-300-001 Manlius Township with 39.03 acres
Possible Uses: Agriculture grain production
Sale Terms: Sellers are looking for a cash sale

AREA & LOCATION

School District: Bureau Valley Unit School District #340
Location Description: The farm is located approximately 5 miles NW of the Rt 40 & I-80 Interchange. The farm is in three townships; Gold, Mineral & Manlius. The three townships are all connecting as you can see from the aerial maps.
Site Description: Excellent class A farmland in Bureau County. Good road frontage on County road 575E and County road 1825 N. The farm also has access and frontage on the Hennepin Canal State Park and Parkway State Trail.
Highway Access: Approximately 5 miles to I-80 access.
Road Type: Tar & chip
Property Visibility: Excellent road frontage and visibility.
Largest Nearby Street: Rt 40 to the east and Rt. 34 to the south.

LAND RELATED

Yield History: Year Corn Yield Soybean yield
2013 193 bu/ac N/A
2014 174 bu/ac N/A
2015 186 bu/ac 55 bu/ac
2016 209 bu/ac 66 bu/ac
Tillable Acres: Parcel One has 41.26 tillable acres
Parcel two has 97.22 tillable acres
Parcel three has 80.54 tillable acres
Total tillable acres according to the FSA office is 219.02
Corn base is 191.5 with a base yield of 145
Soybean base is 27.3 with a base yield of 46
The farm is enrolled in the ARC-Co USDA farm program
Buildings: No buildings
Topography: Level farmland
Soil Type: The primary soil types found on this farm are:
Drummer silty clay loam
Harpster silty clay loam
Joyce silt loam
The farms overall Productivity index (PI) is 133.1

FINANCIALS

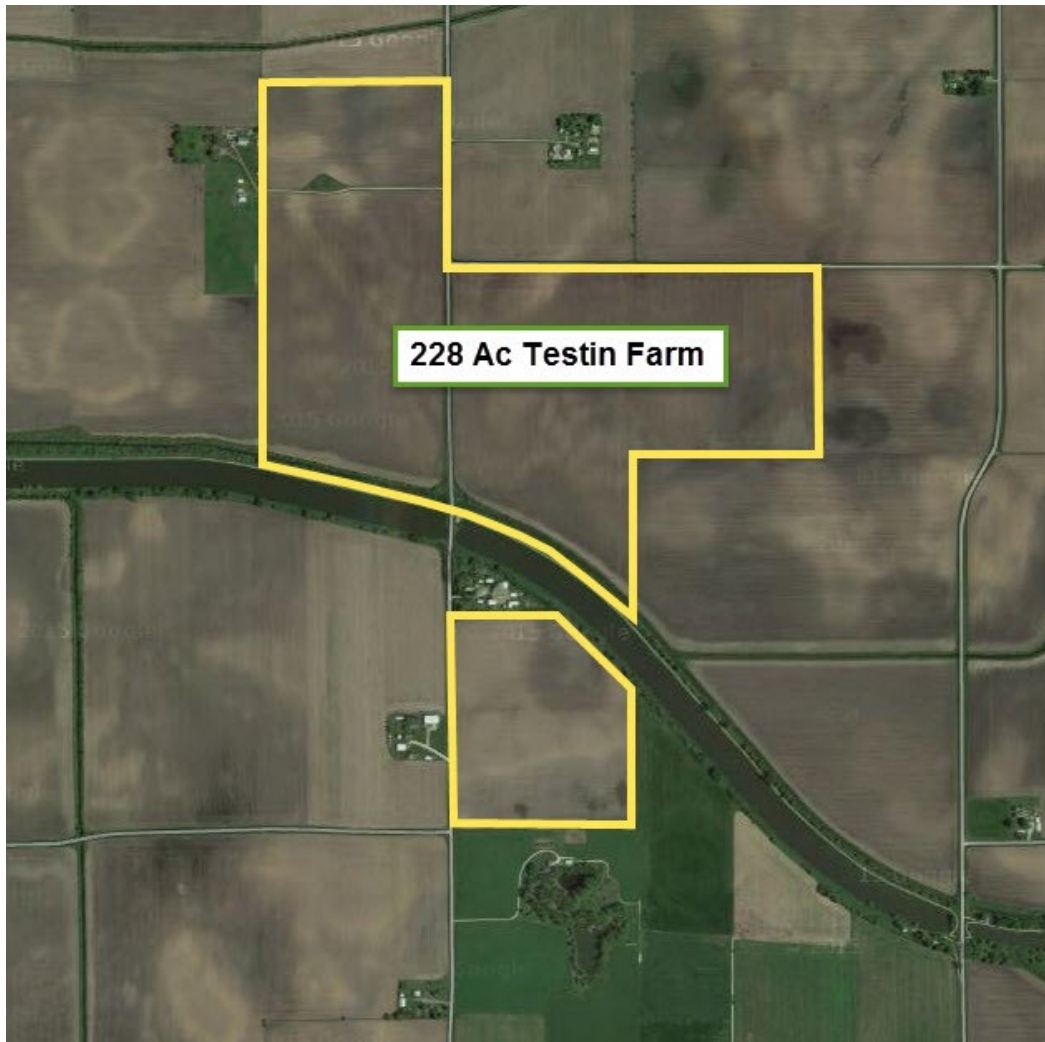
Finance Data Year: 2015 Tax year
Real Estate Taxes: 07-36-400-001 Gold Township with 120 acres \$4,237
13-01-200-004 Mineral Township with 69.03 acres \$2,093
08-31-300-001 Manlius Township with 39.03 acres \$1,132
Total taxes paid in 2016 \$7,462 or \$32.73 per acre.
Investment Amount: The farm is being offered at \$8,900 per acre for a total investment of \$2,029,200.00

LOCATION

Address: 17945-18249 County road 575 E
Sheffield, IL 61361
Coordinates:
41.410838
-89.74691949999999

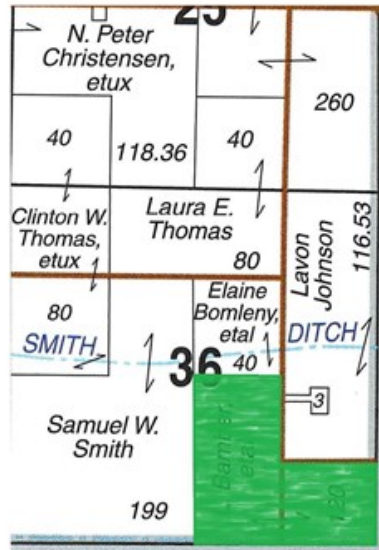
County: Bureau County Illinois

TESTIN FARM AERIAL MAP FOR GOLD, MINERAL & MANLIUS TOWNSHIPS, BUREAU COUNTY

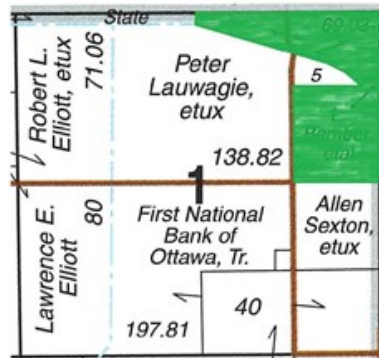
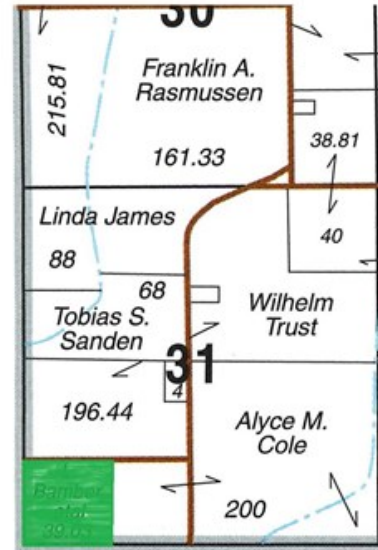


PLAT MAP OF 228 ACRE TESTIN FARM, GOLD, MINIERAL & MANLIUS TOWNSHIPS, BUREAU COUNTY

Gold Township, Bureau County



Manlius Township, Bureau County



Mineral Township, Bureau County

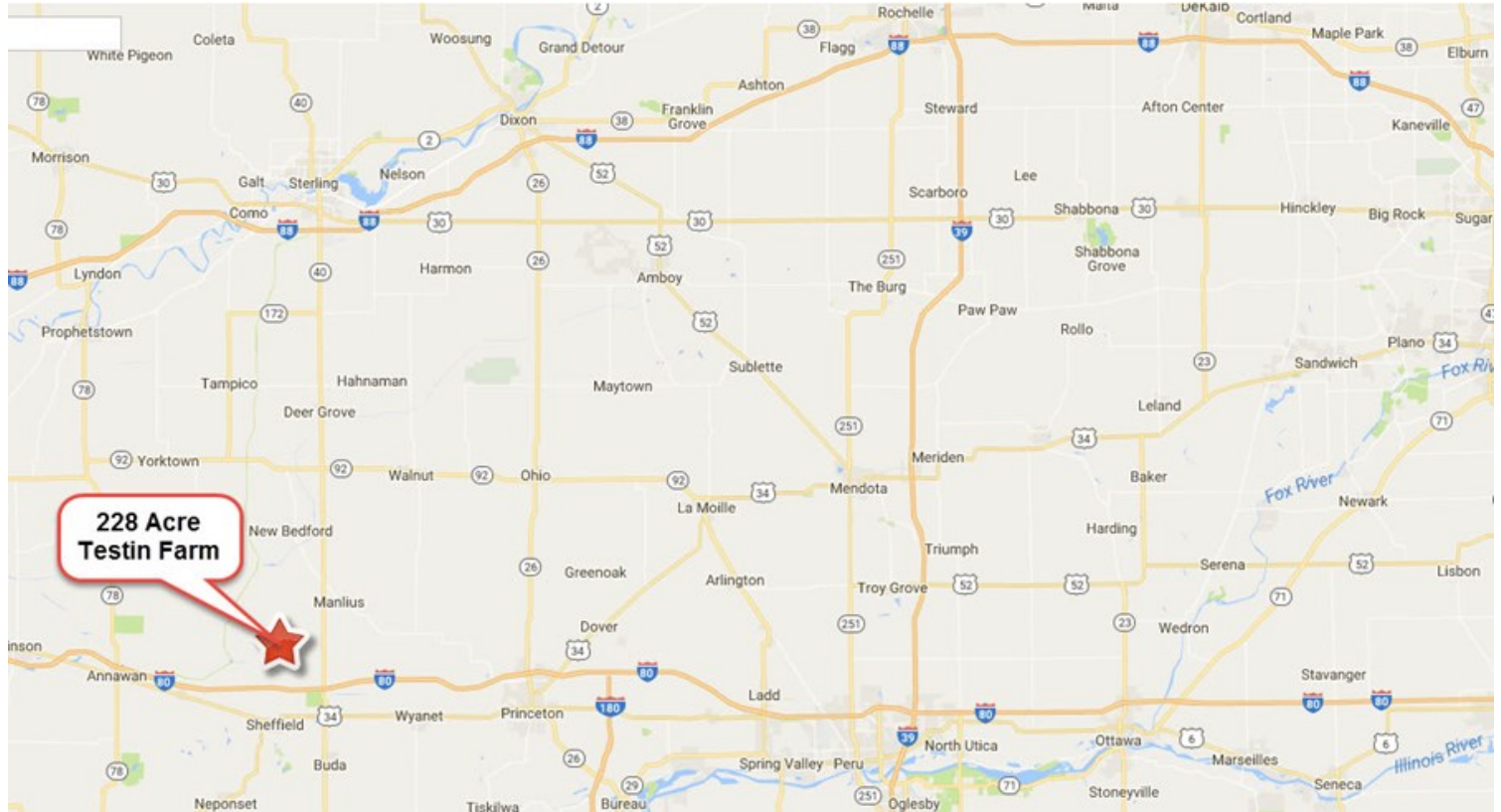
The Testin farm is found in three townships, Gold, Manlius & Mineral. The three parcels are all together as this page attempts to illustrates.

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

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LOCATION OF THE 228 ACRES TESTIN FARM, BUREAU COUNTY ILLINOIS



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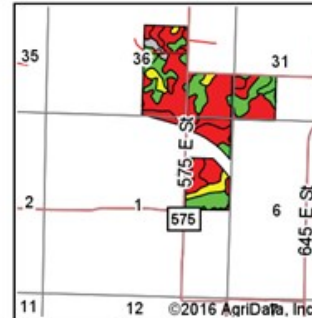
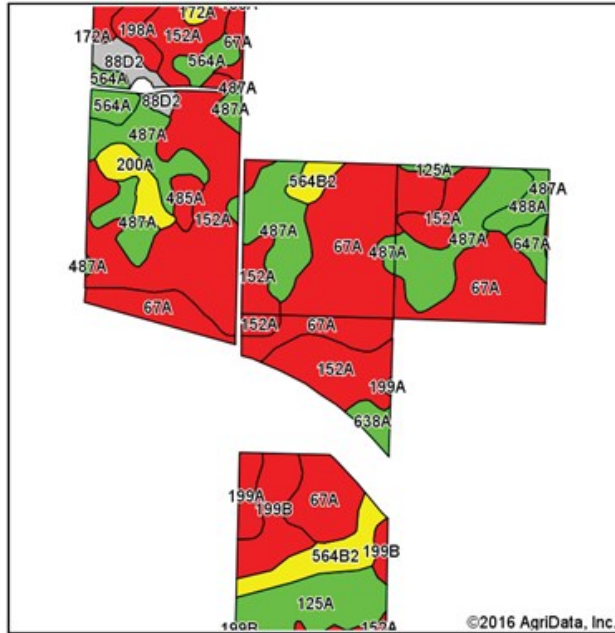
FSA MAP TESTIN FARM IN GOLD, MINERAL & MANLIUS TOWNSHIPS, BUREAU COUNTY

Aerial Map



SOIL MAP FOR 228 ACRES IN BUREAU COUNTY, GOLD, MANLIUS & MINERAL TOWNSHIPS

Soils Map



State: Illinois
County: Bureau
Location: 36-17N-6E
Township: Gold
Acres: 218.76
Date: 7/11/2016

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Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	59.65	27.3%		195	63	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	59.54	27.2%		182	57	133
487A	Joyce silt loam, 0 to 2 percent slopes	35.04	16.0%		180	57	132
125A	Selma loam, 0 to 2 percent slopes	13.01	5.9%		176	57	129
**199B	Plano silt loam, 2 to 5 percent slopes	9.74	4.5%		**192	**59	**141
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	9.58	4.4%		**154	**50	**113
564A	Waukegan silt loam, 0 to 2 percent slopes	6.13	2.8%		162	53	119
200A	Orio loam, 0 to 2 percent slopes	4.51	2.1%		147	48	110
**88D2	Sparta sand, 7 to 15 percent slopes, eroded	3.95	1.8%		**106	**36	**82
198A	Elburn silt loam, 0 to 2 percent slopes	3.56	1.6%		197	61	143
488A	Hooppole loam, 0 to 2 percent slopes	3.46	1.6%		163	54	121
199A	Plano silt loam, 0 to 2 percent slopes	3.11	1.4%		194	60	142
647A	Lawler loam, 0 to 2 percent slopes	2.29	1.0%		157	52	118
638A	Muskego muck, 0 to 2 percent slopes	2.09	1.0%		169	54	125
485A	Richwood silt loam, 0 to 2 percent slopes	2.03	0.9%		186	57	136
172A	Hoopeston sandy loam, 0 to 2 percent slopes	1.07	0.5%		147	48	109
Weighted Average					181	57.7	133.1

Area Symbol: IL011, Soil Area Version: 13

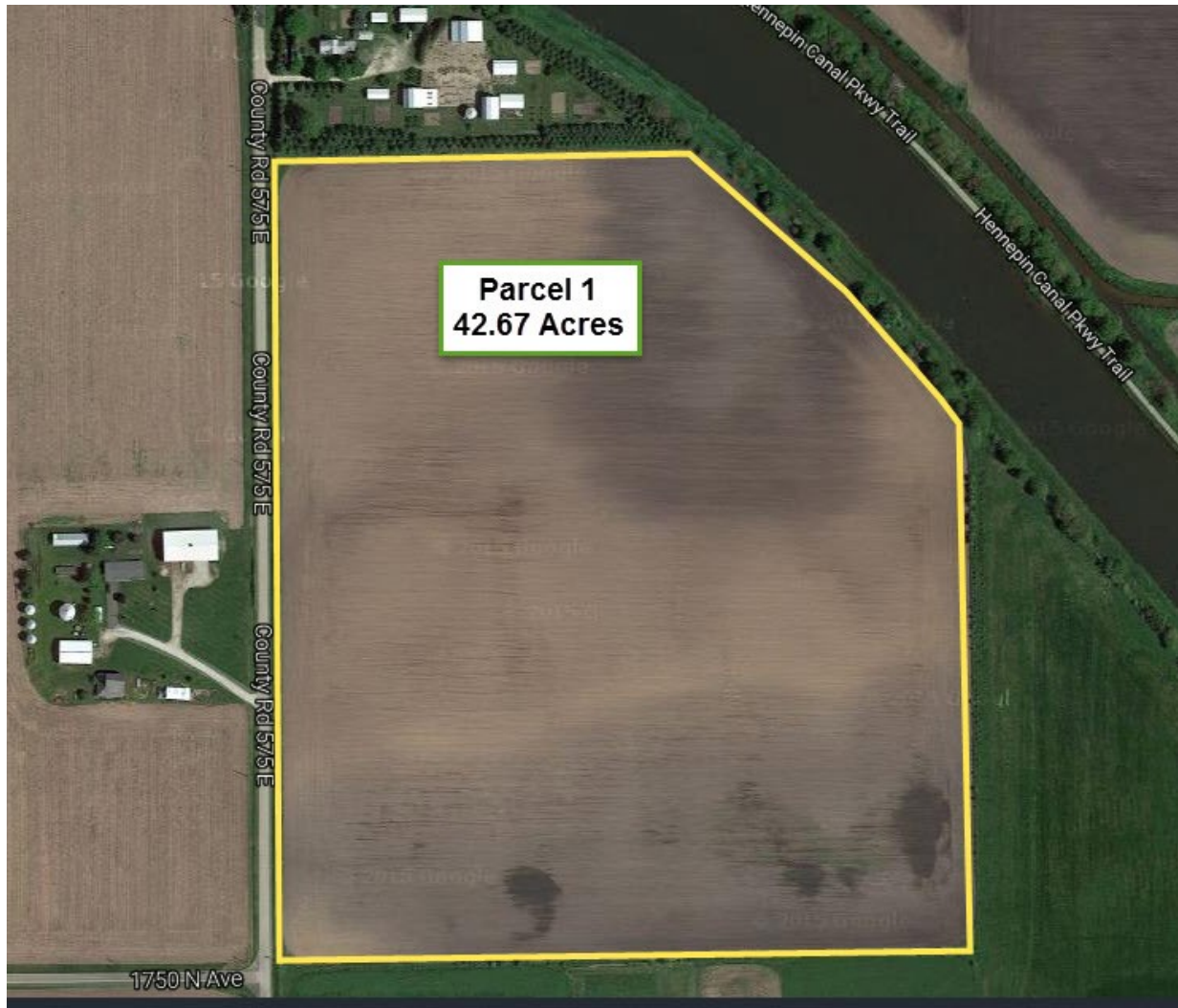
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

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

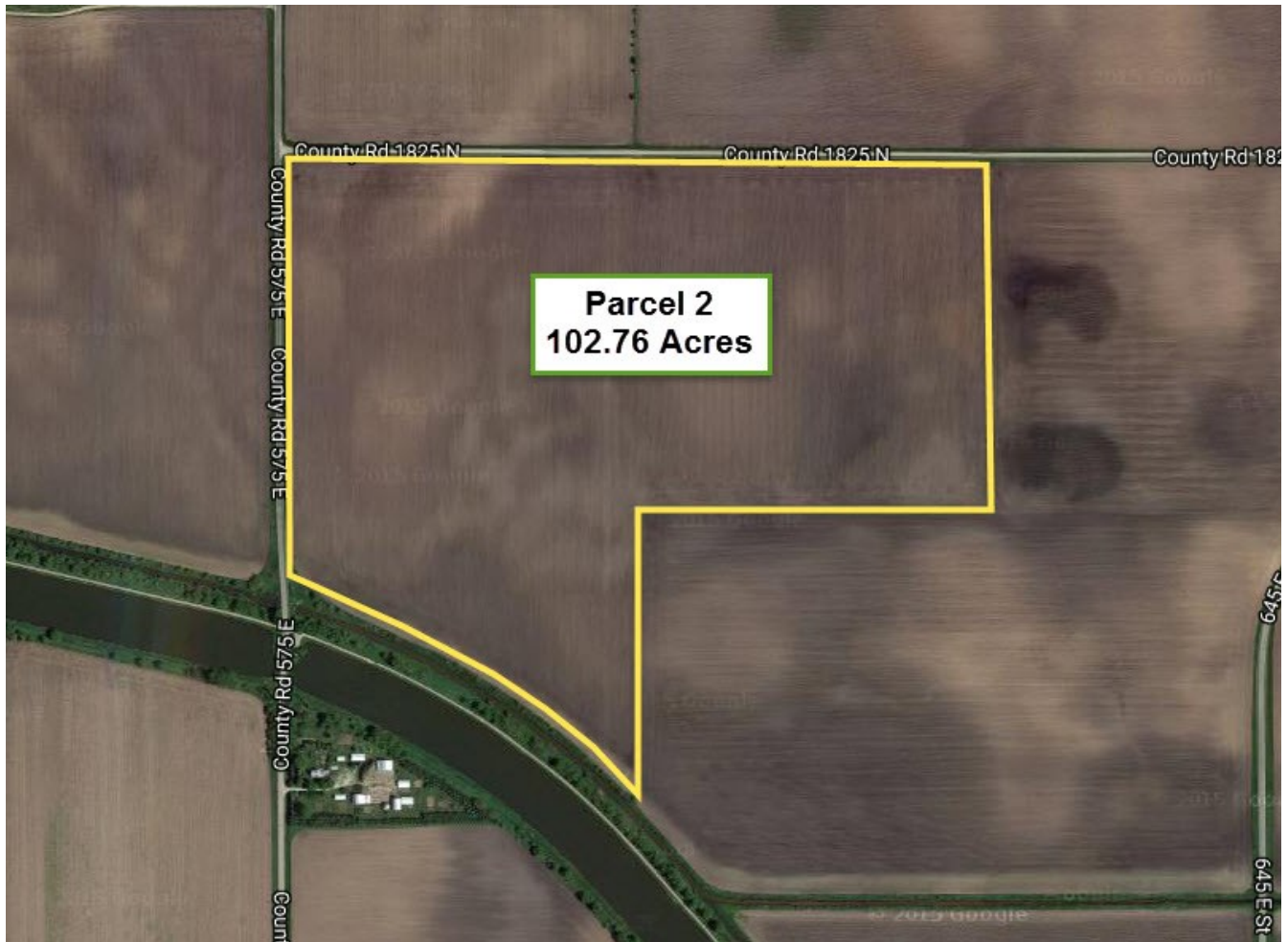
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

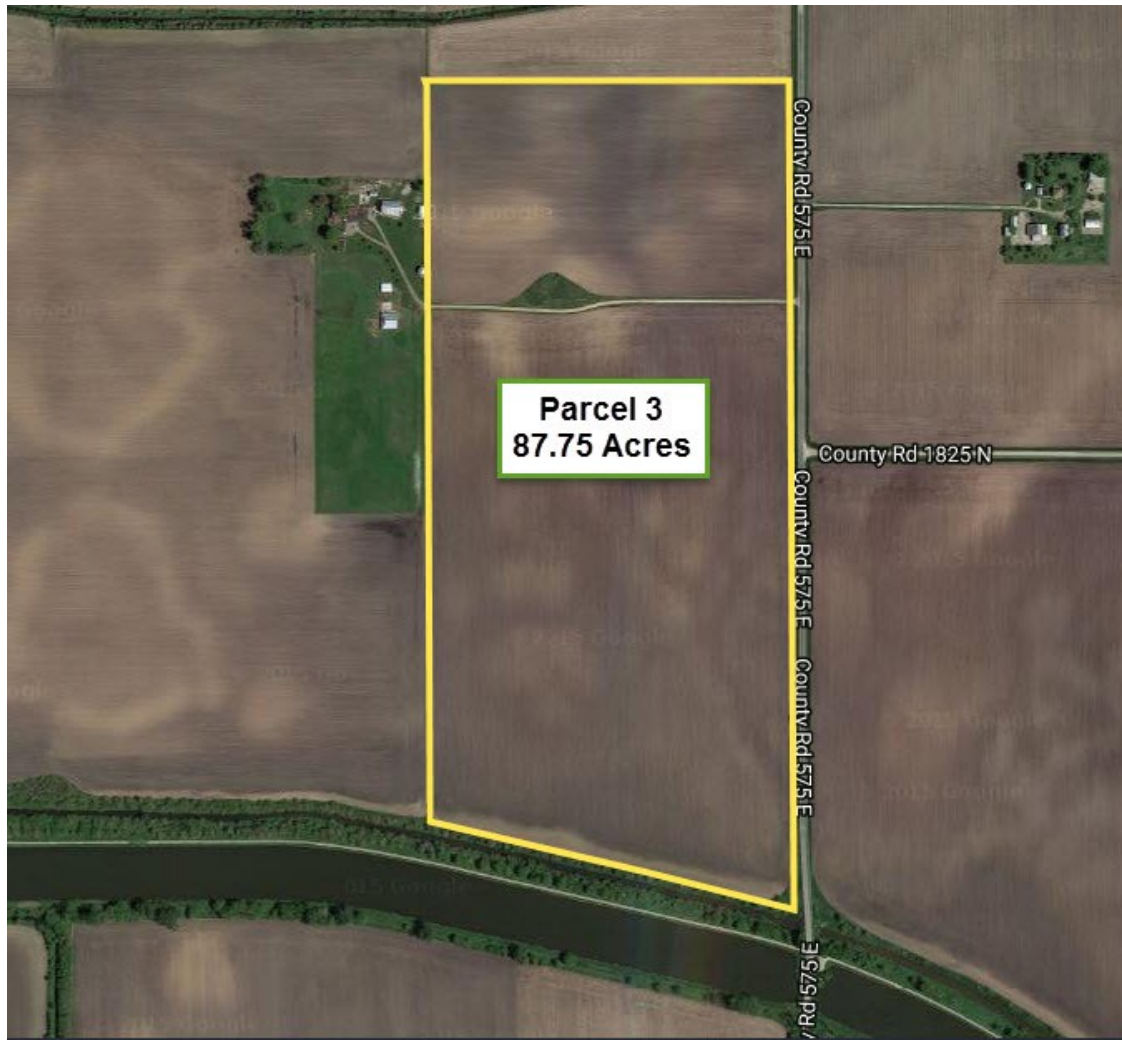
AERIAL MAP OF PARCEL 1 MINERAL TOWNSHIP, BUREAU COUNTY WITH 42 ACRES



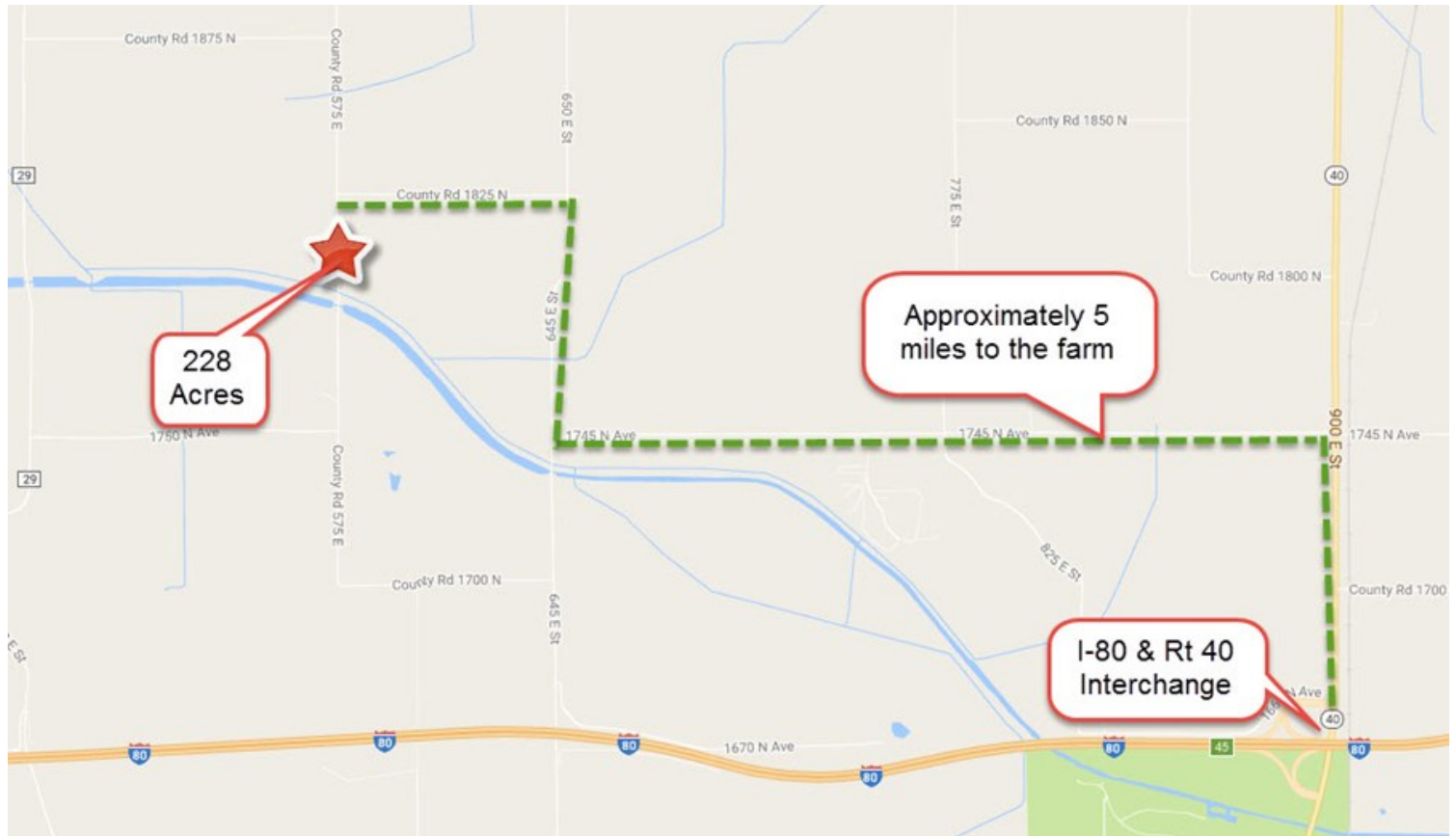
AERIAL MAP PARCEL 2 IN GOLD & MANLIUS TOWNSHIPS, BUREAU COUNTY WITH 102 ACRES



AERIAL MAP PARCEL 3 GOLD TOWNSHIP, BUREAU COUNTY 87 ACRES



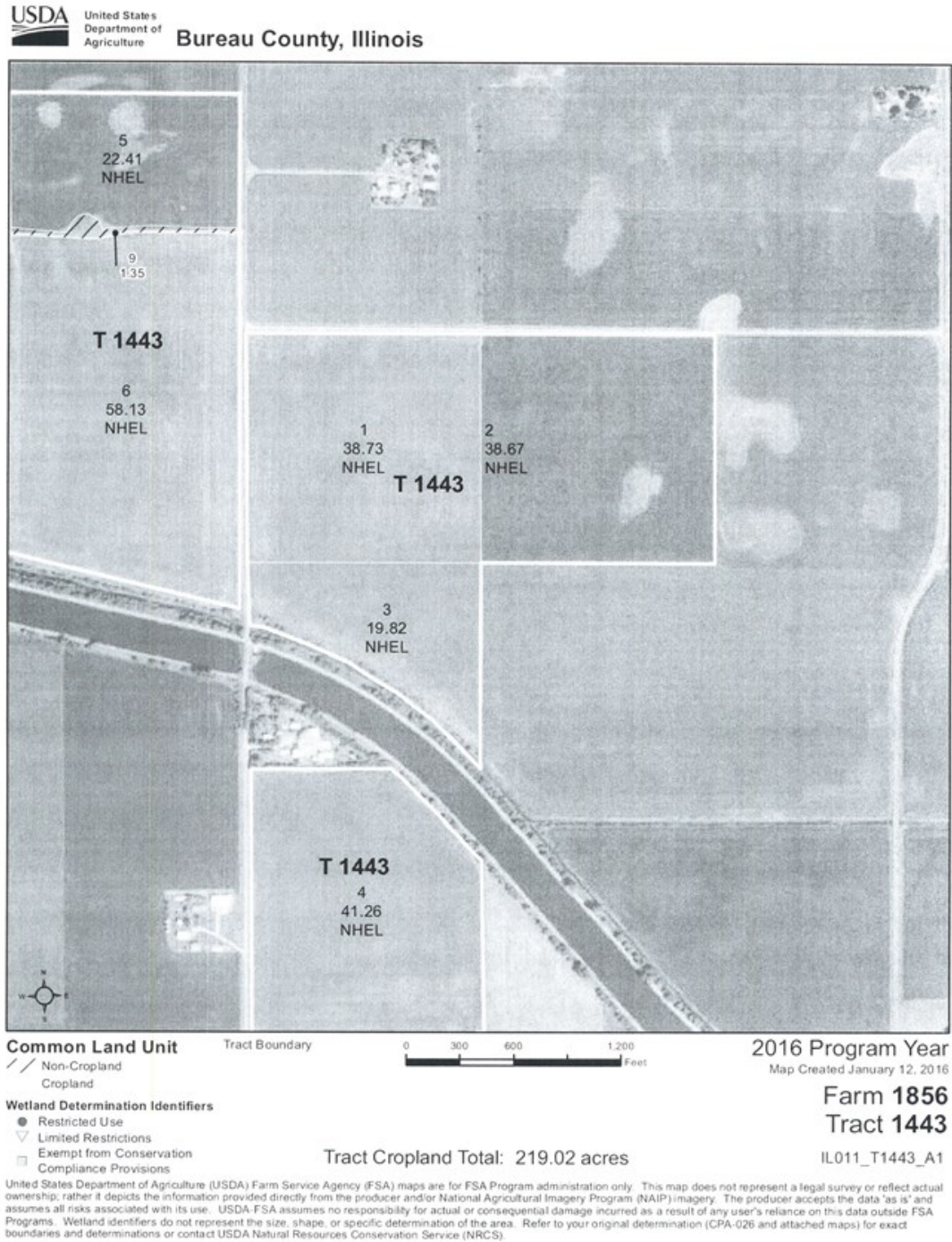
DIRECTIONS TO THE 228 ACRE TESTIN FARM IN GOLD, MINERAL & MALIUS TOWNSHIPS, BUREAU COUNTY




LOCATION MAP 2 FOR 228 ACRE TESTIN FARM



FIELD MAPS USDA FARM SERVICE AGENCY MAP BUREAU COUNTY



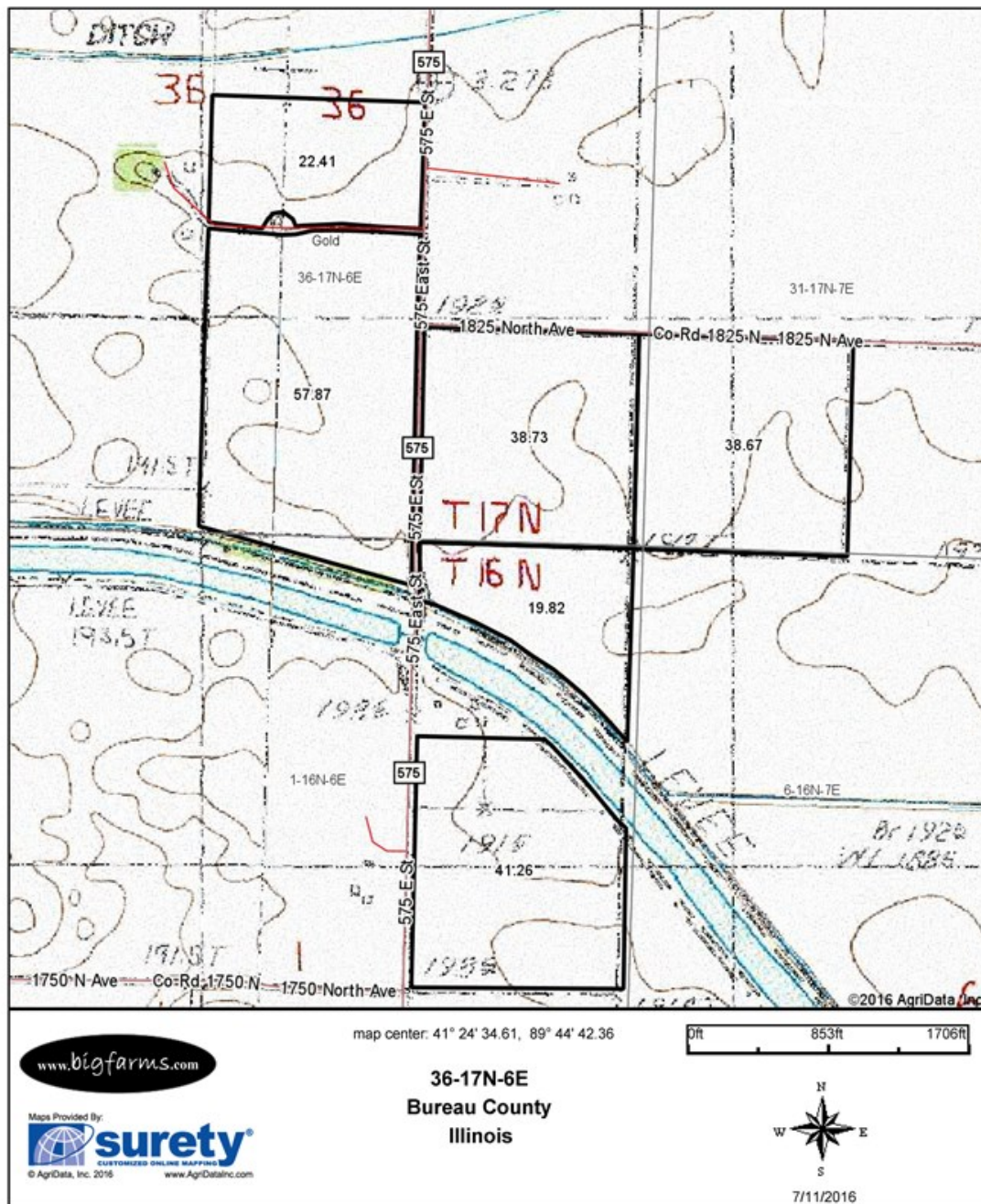
156EZ FOR THE 228 ACRE TESTIN FARM, BUREAU COUNTY

ILLINOIS BUREAU Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>		 United States Department of Agriculture Farm Service Agency		FARM : 1856 Prepared : Sep 15, 2016 Crop Year : 2016					
Abbreviated 156 Farm Record									
Operator Name : 									
Farms Associated with Operator : 17-073-3, 17-073-5, 17-073-26, 17-073-240, 17-011-1856, 17-011-1859, 17-011-3349, 17-073-3916, 17-073-4152, 17-073-4302, 17-073-5211, 17-073-5341, 17-011-6214, 17-073-7185, 17-073-8496, 17-073-8606									
CRP Contract Number(s) : None									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
220.37	219.02	219.02	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	219.02	0.00		0.00	No	0.00	0.00	
Crop Election Choice									
ARC Individual			ARC County			Price Loss Coverage			
None			CORN, SOYBN			None			
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP				
Corn	191.50	0.00	0	145					
Soybeans	27.30	0.00	0	46					
TOTAL		218.80	0.00						
NOTES									
<hr/>									
Tract Number : 1443									
Description : SEC 36 Gold SEC 31 Manlius SEC 1 Mineral									
BIA Unit Range Number :									
HEL Status : NHEL: No agricultural commodity planted on undetermined fields									
Wetland Status : Wetland determinations not complete									
WL Violations : None									
Owners : JOEL TESTIN MARITAL TRUST									
Other Producers : JEANNETTE M SHAW									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane		
220.37	219.02	219.02	0.00	0.00	0.00	0.00	0.00		
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity			
0.00	0.00	219.02	0.00	0.00	0.00	0.00			
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield					
Corn	191.50	0.00	0	145					
Soybeans	27.30	0.00	0	46					
TOTAL		218.80	0.00						
NOTES									

Page: 1 of 2

TOPOGRAPHICAL MAP FOR 228 ACRES GOLD, MINERAL & MANLIUS TOWNSHIPS, BUREAU COUNTY

Topography Map



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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

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