

25 ACRE BUTTERFIELD FARMS

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:	Custer
Gross Land Area:	25 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$225,000.00
Unit Price:	\$9,000 per acre
Productivity Index (PI):	114.9
Buildings:	There are no buildings on these parcels.
Utilities:	Electric, Well and septic system needed for future buildings



This beautiful 25 acre farmland is located in Custer Township in Will County just west of the Kankakee River State Park. The farm has good road frontage and some development potential. Other attractions in the area are the Midwin National Tall Grass Prairie, The Abraham Lincoln National Cemetery and the Kankakee River State Park. This farmland is mostly tillable ground with good agricultural production. It also has some hunting and development potential.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Butterfield Farms
Tax ID Number/APN: 08-25-23-300-001-0000
Possible Uses: Agriculture/Farming and possible development
Zoning: All parcels are zoned A-1 Agriculture.

AREA & LOCATION

School District: Wilmington Community Unit School District 209U
Location Description: Beautiful location near the Kankakee River and the Kankakee River State Park and the Smith Islands. The Midway National Tallgrass Prairie, and the Abraham Lincoln National Cemetery are all near the properties. The parcels are on IL. Rt. 102.
Site Description: This farmland has good agricultural production with a soil PI of 117.3, but can also be developed into smaller building sites.
Side of Street: The farms sit on the north side of IL. Route 102
Highway Access: The property is on IL Rt. 102
5.8 miles to Rt. 53 in Wilmington
9.3 miles to I-55 at River road.
22 miles north to I-80 & Rt. 53
17.5 miles to I-57 at Peotone
Road Type: Asphalt blacktop
Property Visibility: This property 2300 feet north of IL Rt 102 with around 934 feet of frontage on west Thornton Road.
Largest Nearby Street: IL. Route 102
Transportation: Chicago Midway Airport is 52 miles away. The Metra train station is in Manhattan, IL 20 miles to the north.

LAND RELATED

Lot Frontage (Feet): There is approximately 934 feet along West Thornton road.
Tillable Acres: The estimated tillable acres is 21 of the 25 total acres.
Lot Depth: Parcel #4 is 1286 feet deep south to north
Buildings: There are no buildings on this farmland.
Flood Plain or Wetlands: There are no wetlands or FEMA Flood Zones on this 25 Acre Farm.
Topography: The farmland is relatively flat with some gently rolling land. See the brochure Contours, Hillshade and Topography maps for further detail.
FSA Data: Parcel 4 25 Acres with an estimated 21 tillable acres
Wheat PLC Yield 48
Corn PLC Yield 145
Soybeans PLC Yield 41
Soil Type: Fox Silt Loam (327B)
Dunham Silty Clay (523A)
Bowes Silt Loam (792A)
Martinsville Loam (570B)
Available Utilities: Electric

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: 08-25-23-300-001-0000 \$674.34 or \$ 16.86 per acre
Investment Amount: The total investment for this parcels is: \$225,000.00 or \$9000.00 per acre

LOCATION

Address: IL. Route 102

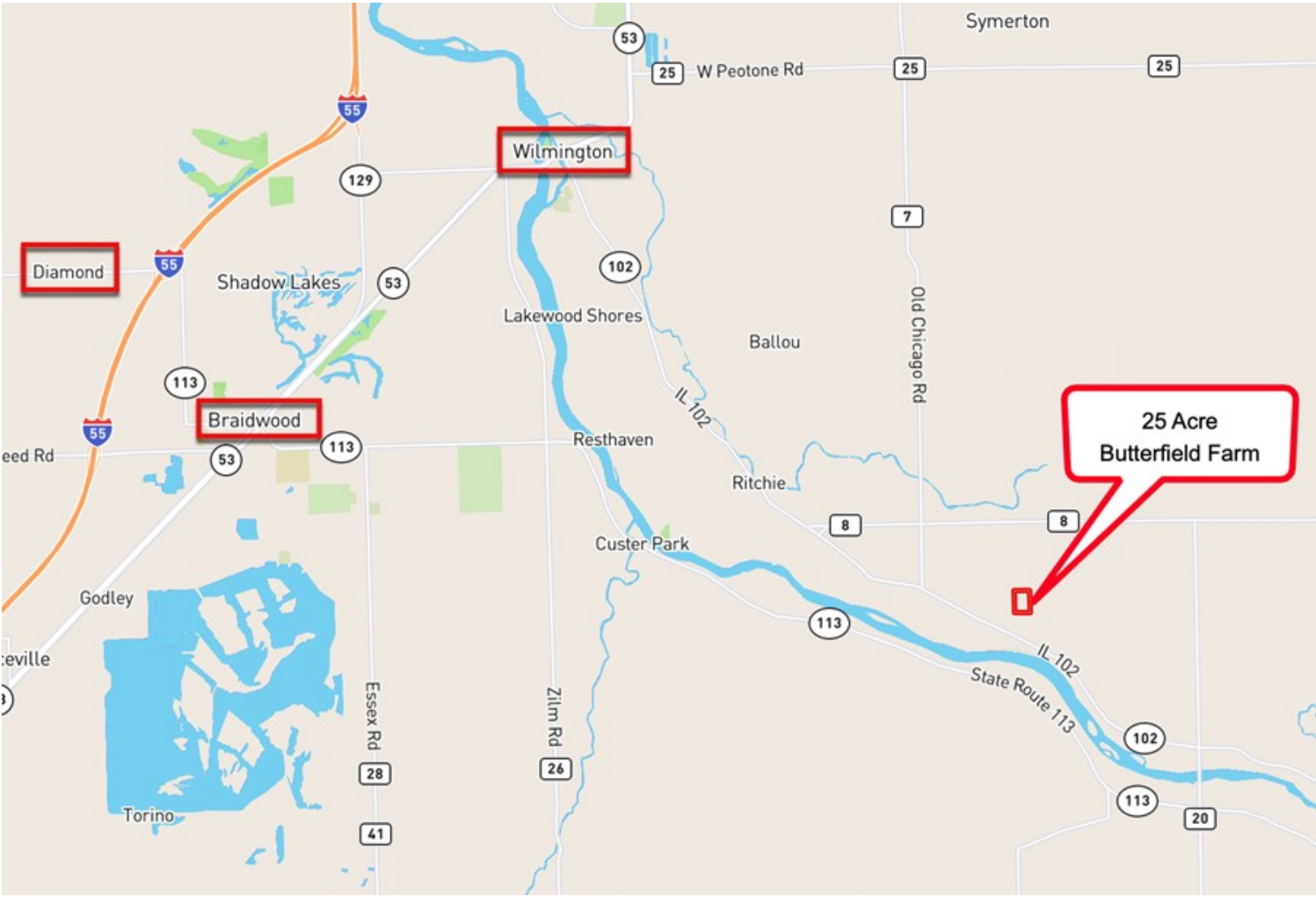
County:

Wilmington, IL 60481
Will

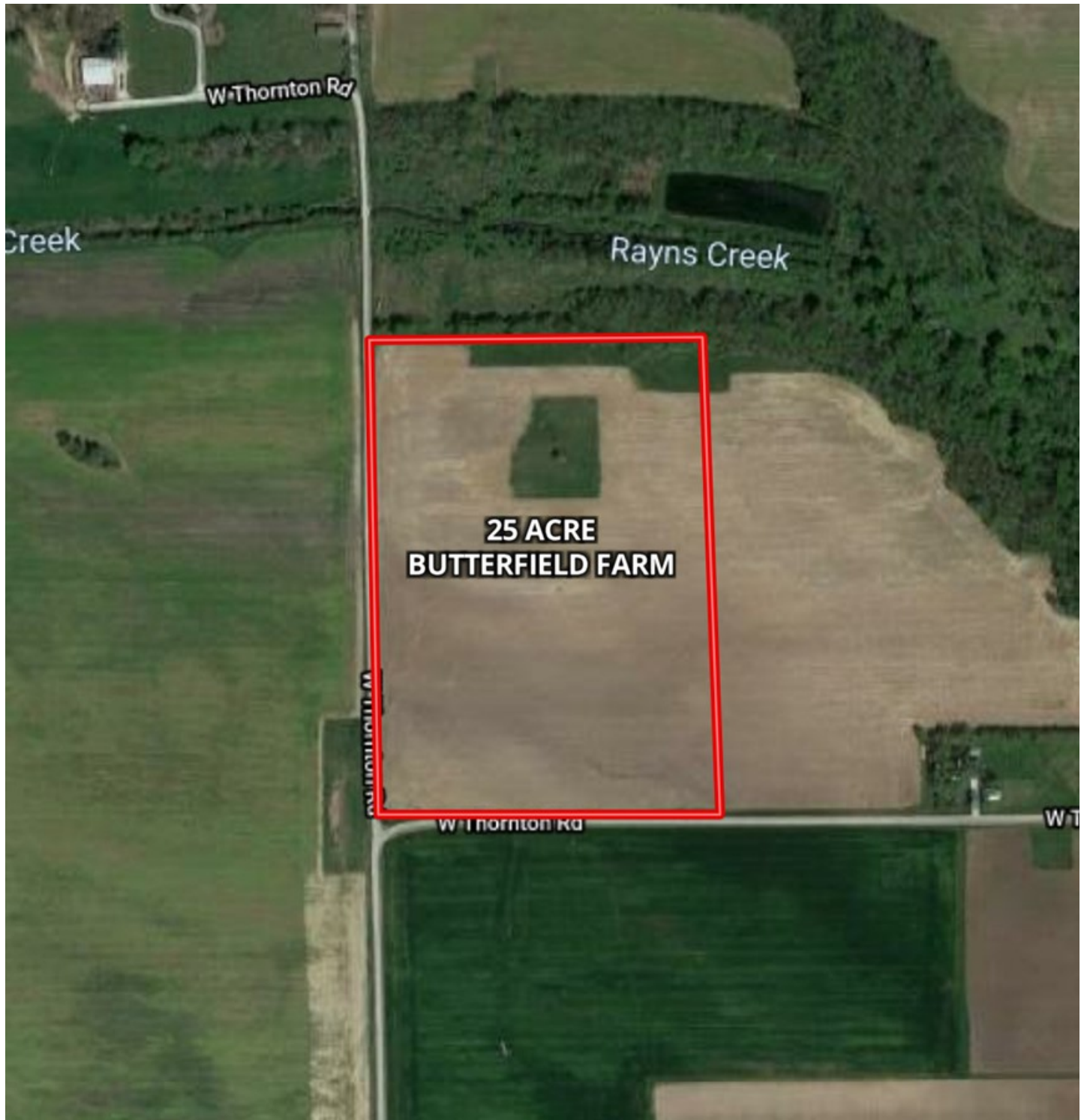


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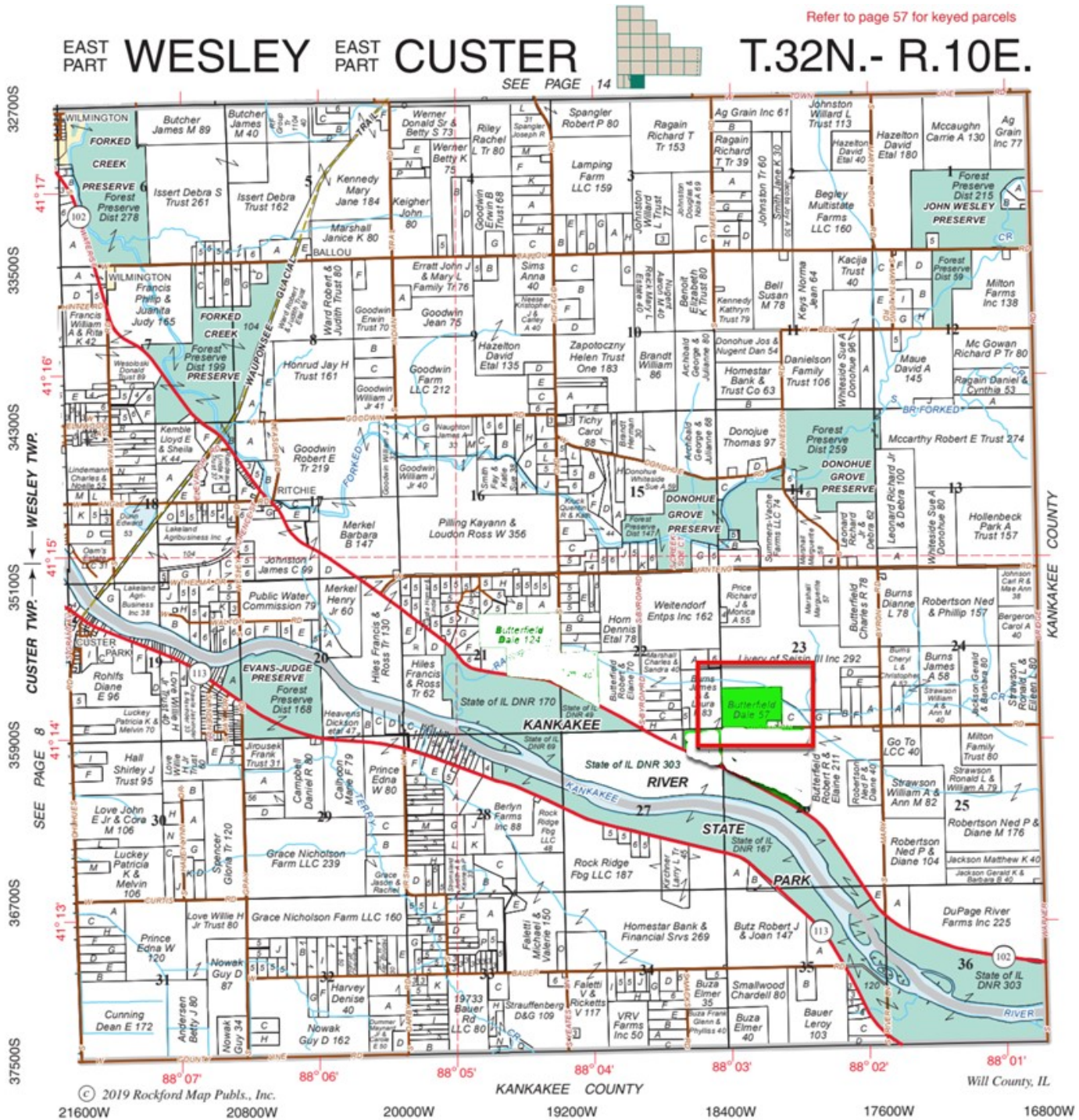
ROADWAY MAP BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



AERIAL MAP BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



PLAT MAP 25 ACRE BUTTERFIELD FARM CUSTER TOWNSHIP WILL COUNTY ILLINOIS



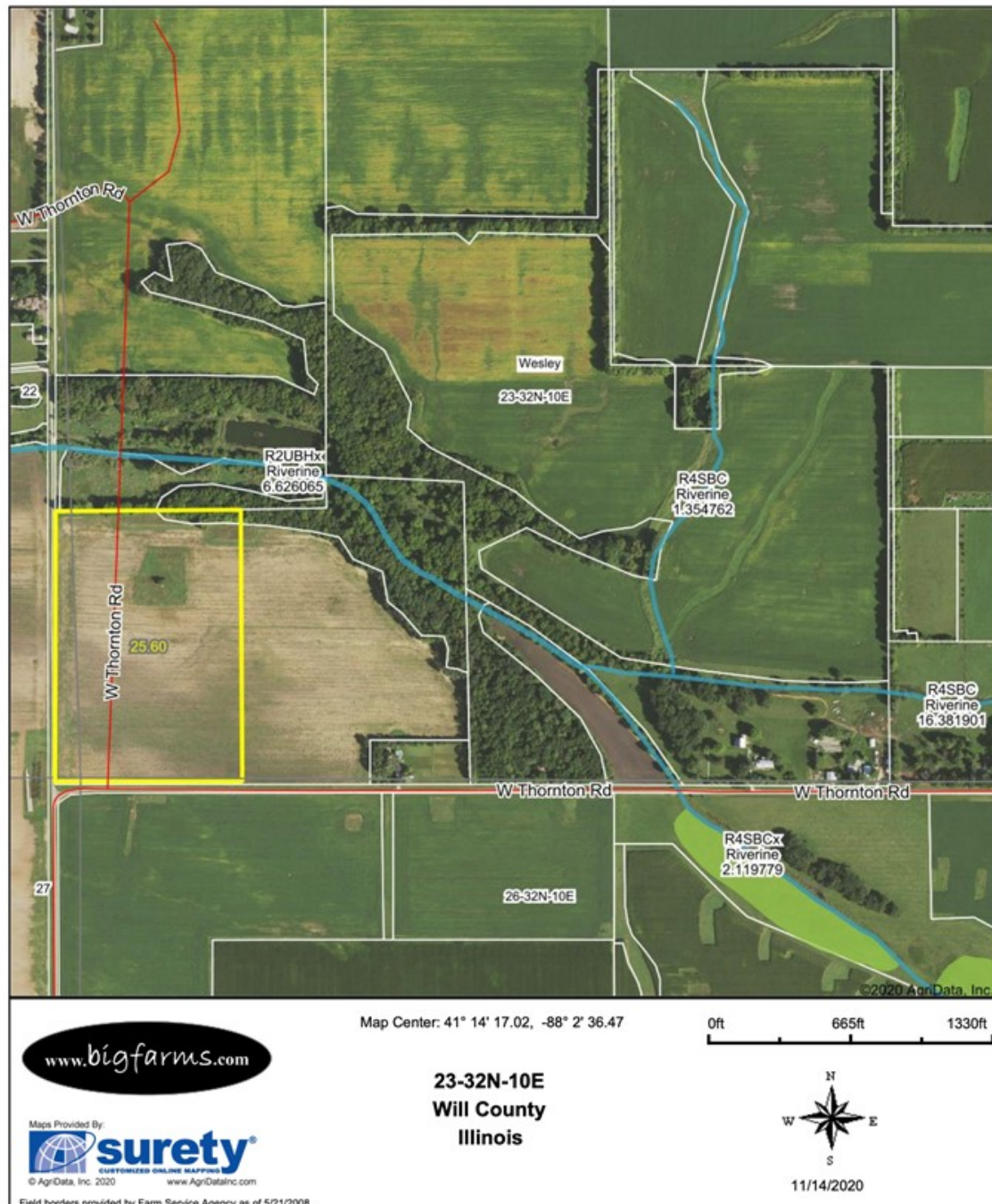
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AREA MAP 25 ACRE BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



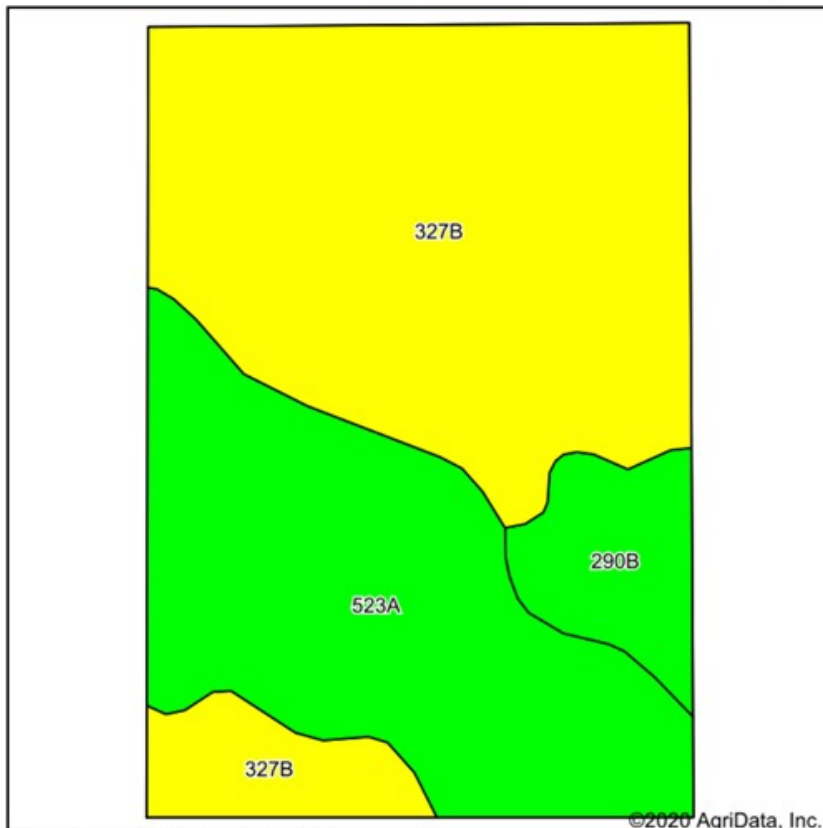
FSA MAP 25 ACRE BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP 25 ACRE BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Will**
 Location: **23-32N-10E**
 Township: **Wesley**
 Acres: **25.6**
 Date: **11/14/2020**

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Maps Provided By:



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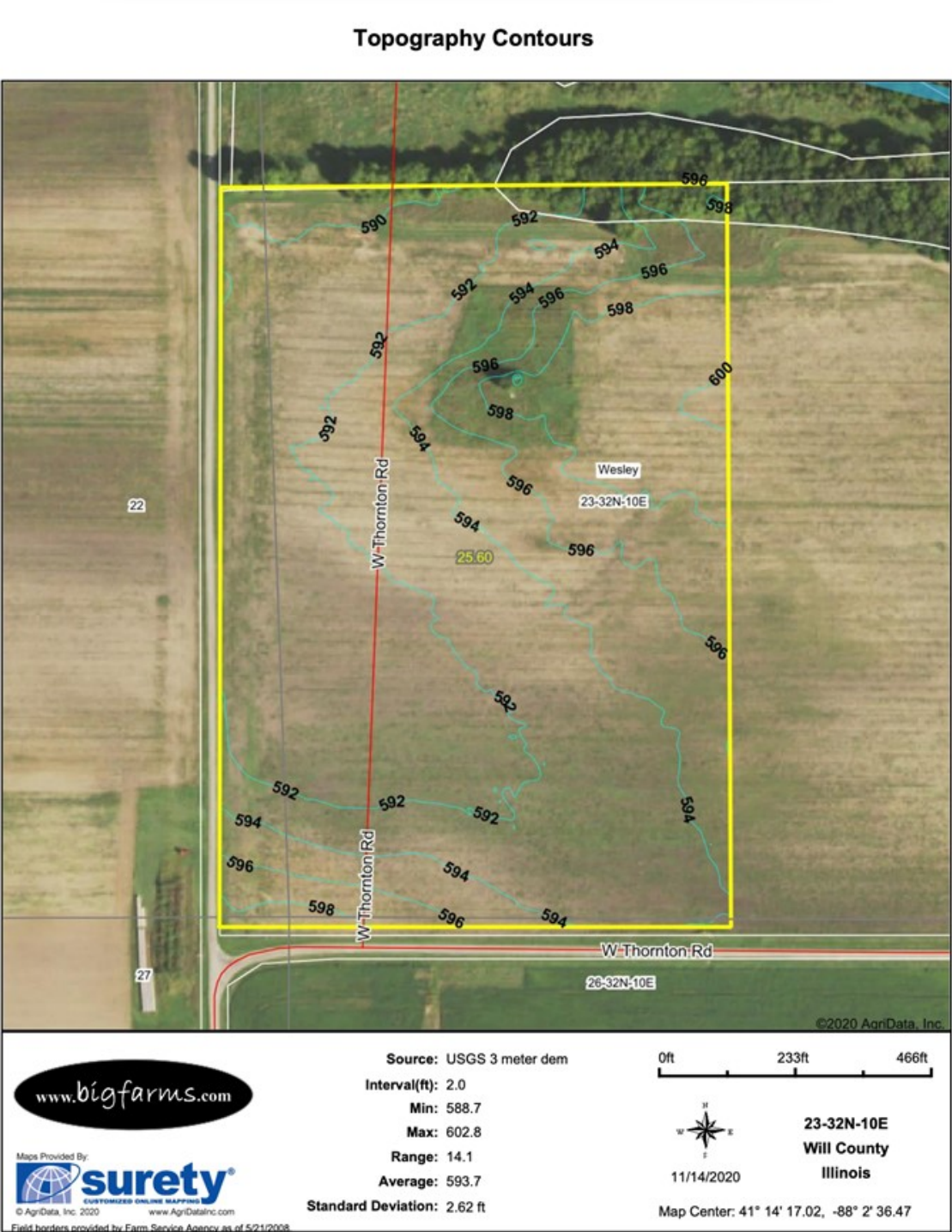


Area Symbol: IL 197, Soil Area Version: 15

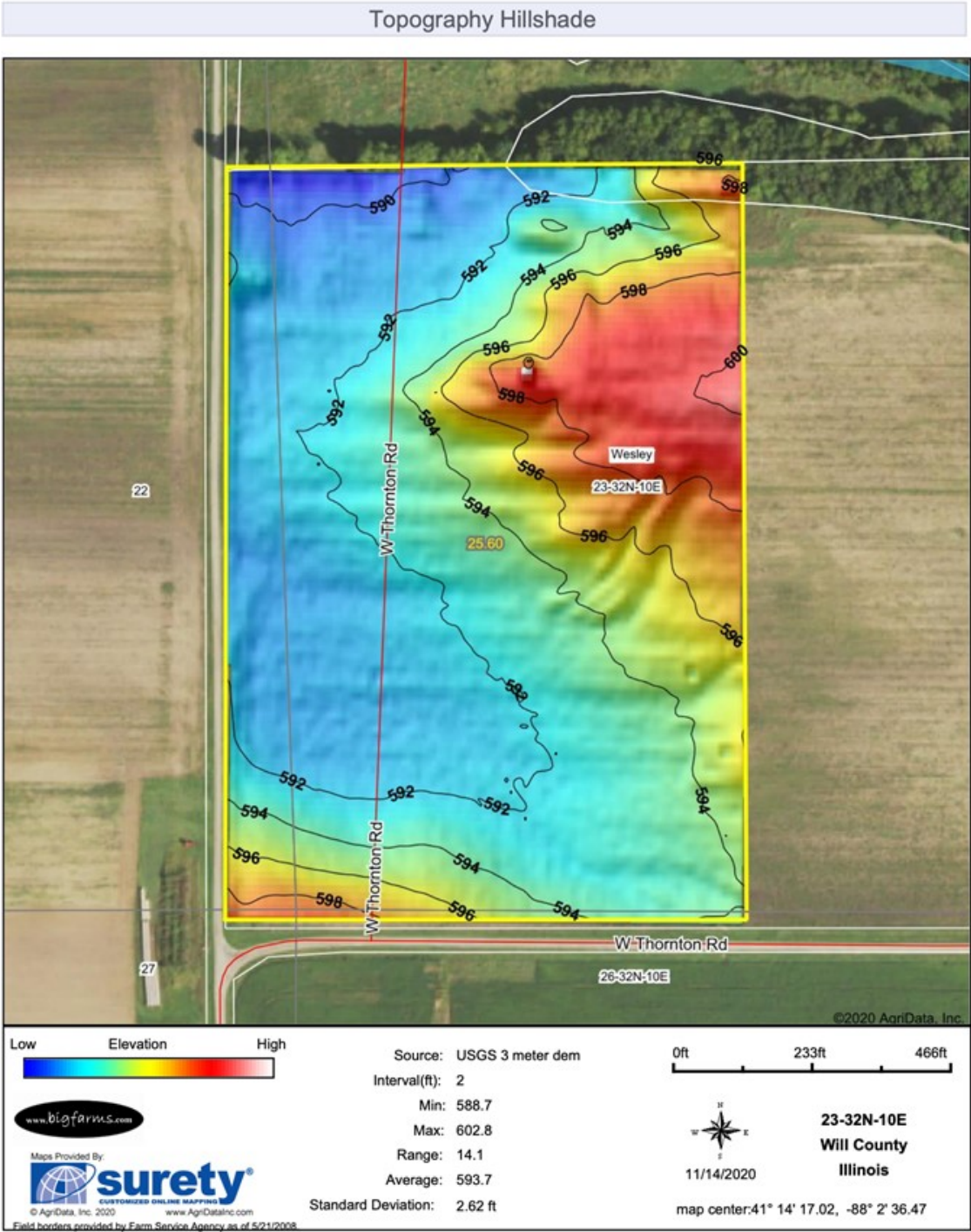
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**327B	Fox silt loam, 2 to 4 percent slopes	14.51	56.7%		**148	**48	**108
523A	Dunham silty clay loam, 0 to 2 percent slopes	9.15	35.7%		177	58	132
**290B	Warsaw silt loam, 2 to 4 percent slopes	1.94	7.6%		**159	**51	**118
Weighted Average					159.2	51.8	117.3

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

CONTOURS MAP 25 ACRE BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

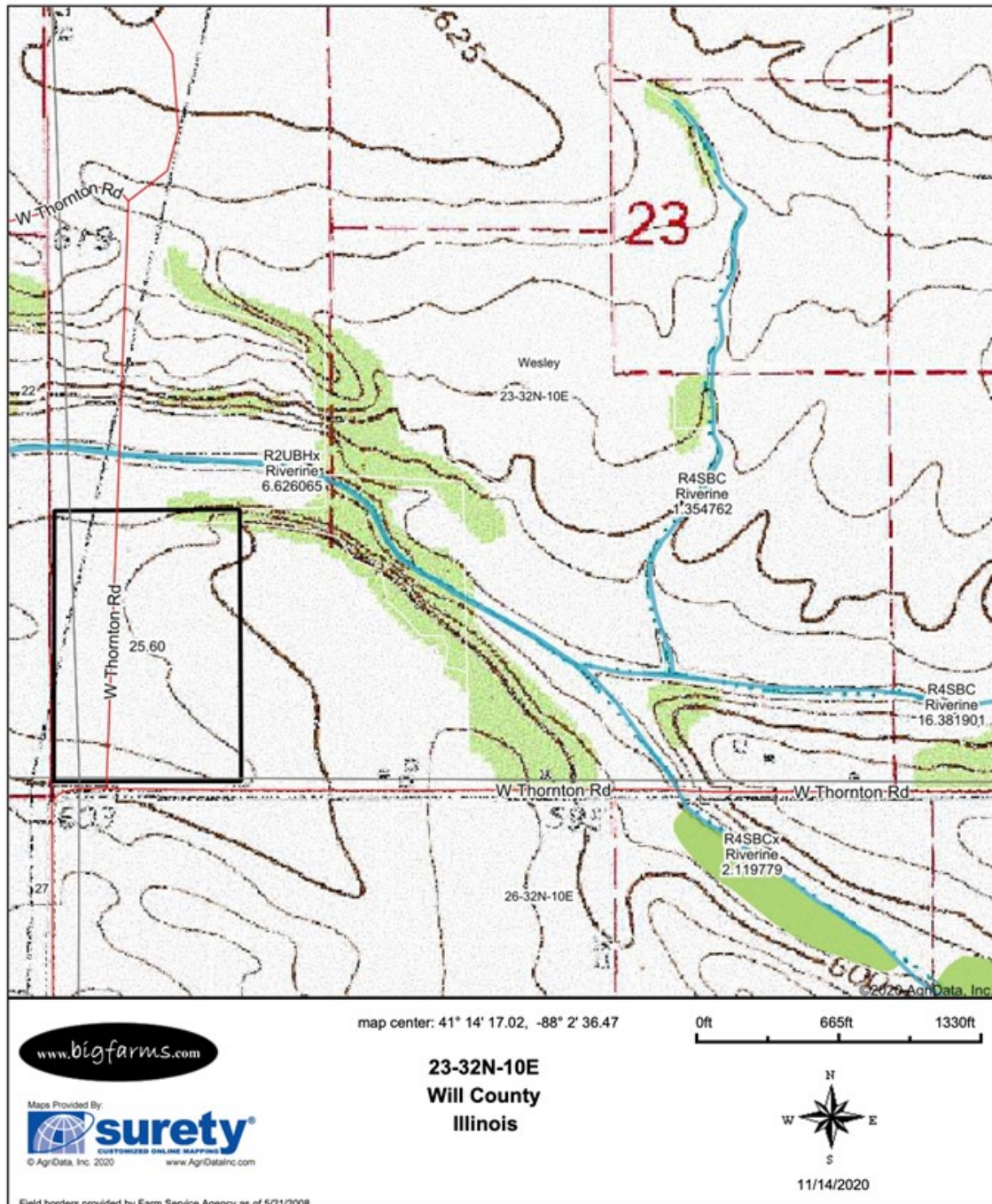


HILLSHADE MAP 25 ACRE BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



TOPOGRAPHY MAP 25 ACRE BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Topography 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.



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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