

260 AC HOLZ FARM

16520 W. Barr 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:** Wilton Township
- Gross Land Area:** 260 total acres, 140 acres north of W. Barr Rd & 120 Acres South of W. Barr Rd.
- Property Type:** Farmland with buildings, no home
- Possible Uses:** Agricultural Production
- Total Investment:** \$2,483,750
- Unit Price:** Asking \$9,250 per acre for 255 acres and \$125,000 for 5 acre building site.
- Soil Productivity Index:** PI Average for all 260 acres in 130.8
- Buildings:** Old farm buildings No house
- Utilities:** Electric with well water
- Zoning:** Agriculture



260 Acres of high quality Wilton Township farmland. 140 acres parcel 1 also has a 5 acre farmstead. Owners are willing to split off the five acre old farmstead. Parcel 2 is 120 acres of quality farmland.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 260 Acre Holz Farm
Tax ID Number/APN: 13-19-18-400-001 (40 Acres)
13-19-18-100-003 (20 Acres)
13-19-18-300-003 (80 Acres) Includes 5 Ac Building site
13-19-19-200-001 (80 Acres)
13-19-19-200-002 (40 Acres)
Possible Uses: Agriculture production or residential estate.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone School District 207U
Location Description: These farms are found in the southern part of Will County between Wilmington, Peotone, Wilton Center and Manhattan. Sections 18 & 19 of Wilton Township.
Site Description: Good quality farmland in Will County. The farms are on both sides of W. Barr road. Parcel 1 (140 acres) is on the north and Parcel 2 (120 acres) is on the south. Parcel 2 also has frontage on S. Gougar road and a drainage ditch.
Side of Street: North and south sides of W. Barr road.
West side of s. Gougar road.
Highway Access: 10.25 Miles east to I-57 at Peotone
7.5 Miles west to Rt 53 at Wilmington
12 Miles west to I-55
8.4 Miles north to Manhattan
16 Miles north to I-80 at Briggs Street Joliet
16.8 Miles north to I-80 & I-355 in New Lenox
Road Type: Gravel
Property Visibility: Excellent
Largest Nearby Street: Wilmington - Peotone road is one mile south and Cedar road is two miles east.

LAND RELATED

Buildings: The only building are the old out-buildings on the 5 acre farmstead. A new machine shed has been built on the farmstead in the past few months. The farmhouse has been torn down.
Flood Plain or Wetlands: Some acres are considered flood plain.
Topography: Flat to gently rolling
FSA Data: 260.86 Acres Farmland
251.89 Acres Cropland
Corn base is 125.07 with a yield of 156 bushels per acre.
Soybean base is 125.23 with a yield of 53 bushels per acre.
Soil Type: The primary soil types found on the Holz farm are:
Ashkum silty clay loam (232A)
Andres silt loam (293A)
Pella silty clay loam (153A)
Soil Fertility: Soil tests are available.
Available Utilities: Electricity is available at the farmstead. Well & Septic systems would be needed for any residential use. There is a working well on the 5 acre farmstead.

FINANCIALS

Finance Data Year: 2016 taxes paid in 2017
Real Estate Taxes: 13-19-18-400-001 (40 Acres) \$774
13-19-18-100-003 (20 Acres) \$443
13-19-18-300-003 (80 Acres) \$2,265 Includes 5 Ac Building site
13-19-19-200-001 (80 Acres) \$1,866

13-19-19-200-002 (40 Acres) \$978

Total Tax Bill is \$6,326 or \$24.33/ac including the building site

The farmland is being offered at \$9,250/ac for a total of \$2,358,750 plus \$125,000 for the 5 acre farmstead.

The total investment for all 260 acres is \$2,483,750

Investment Amount:

LOCATION

Address:

16520 W. Barr Road
Wilmington, IL 60481

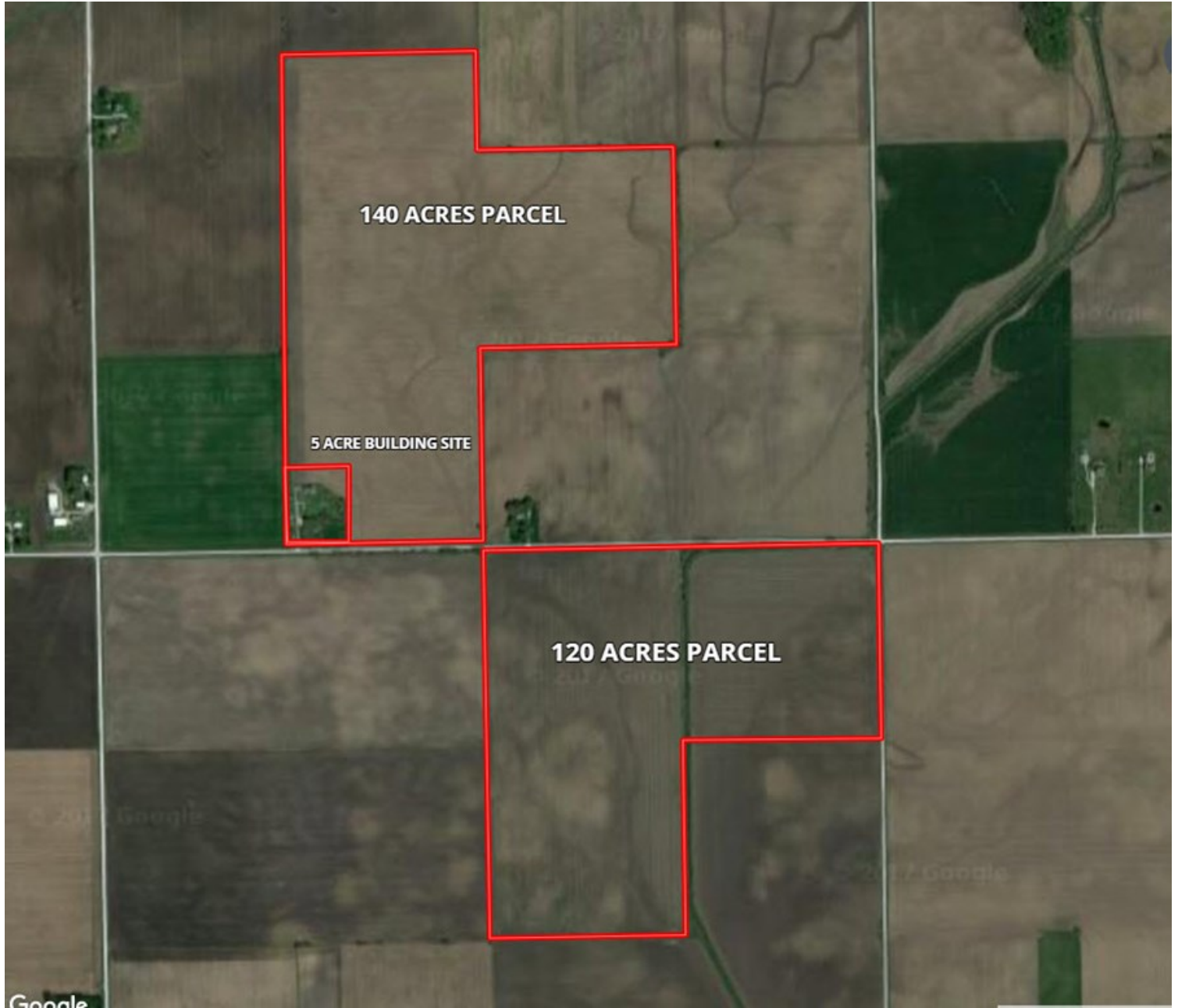
County:

Will County Illinois



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260 AC WILTON TOWNSHIP FARM



LOCATION MAP OF 260 ACRE WILTON TOWNSHIP FARM, WILL COUNTY



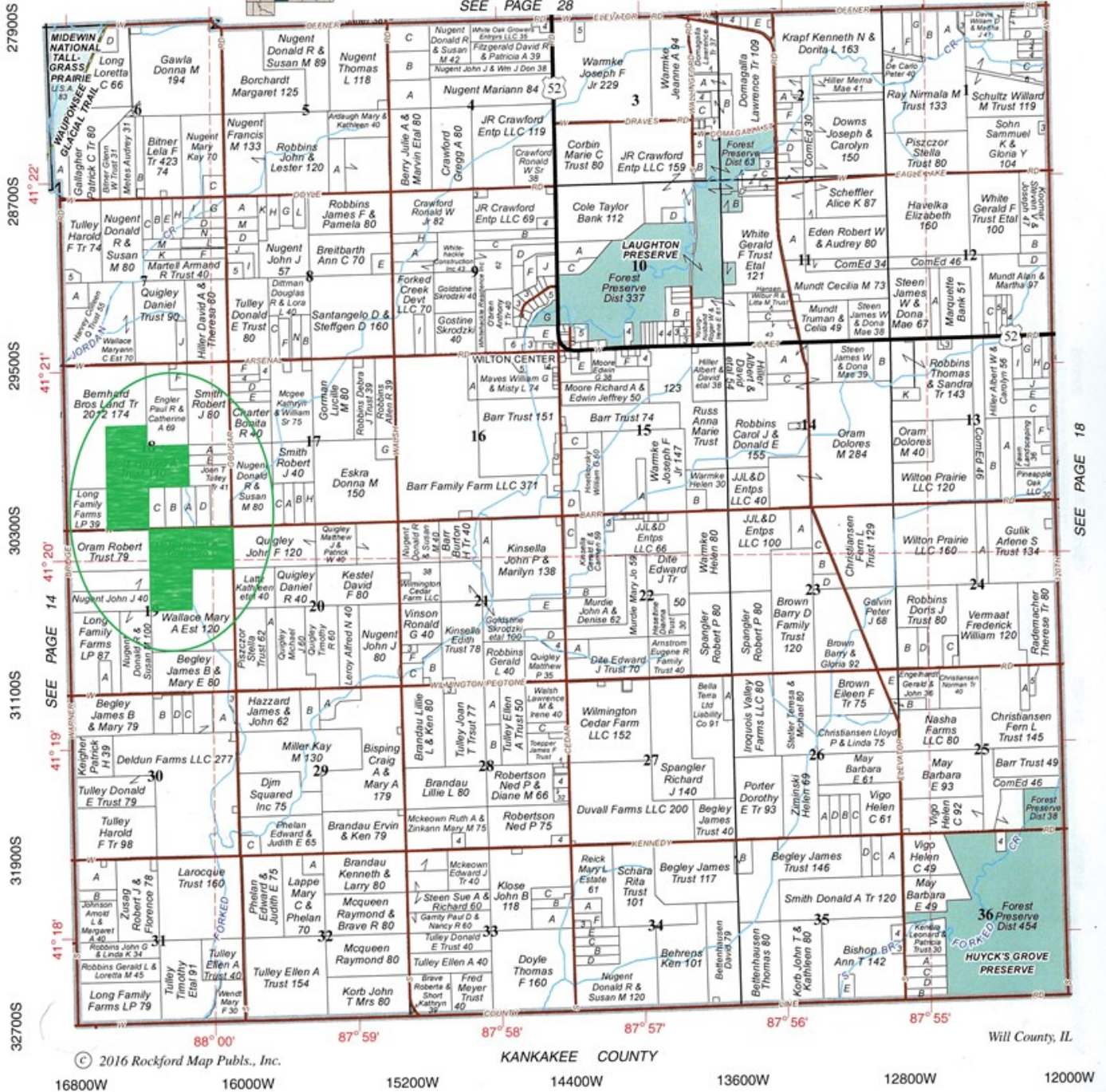
PLAT MAP OF 260 ACRE HOTZ FARM WILTON TOWNSHIP, WILL COUNTY

Refer to page 59 for keyed parcels

WILTON

T.33N.-R.11E.

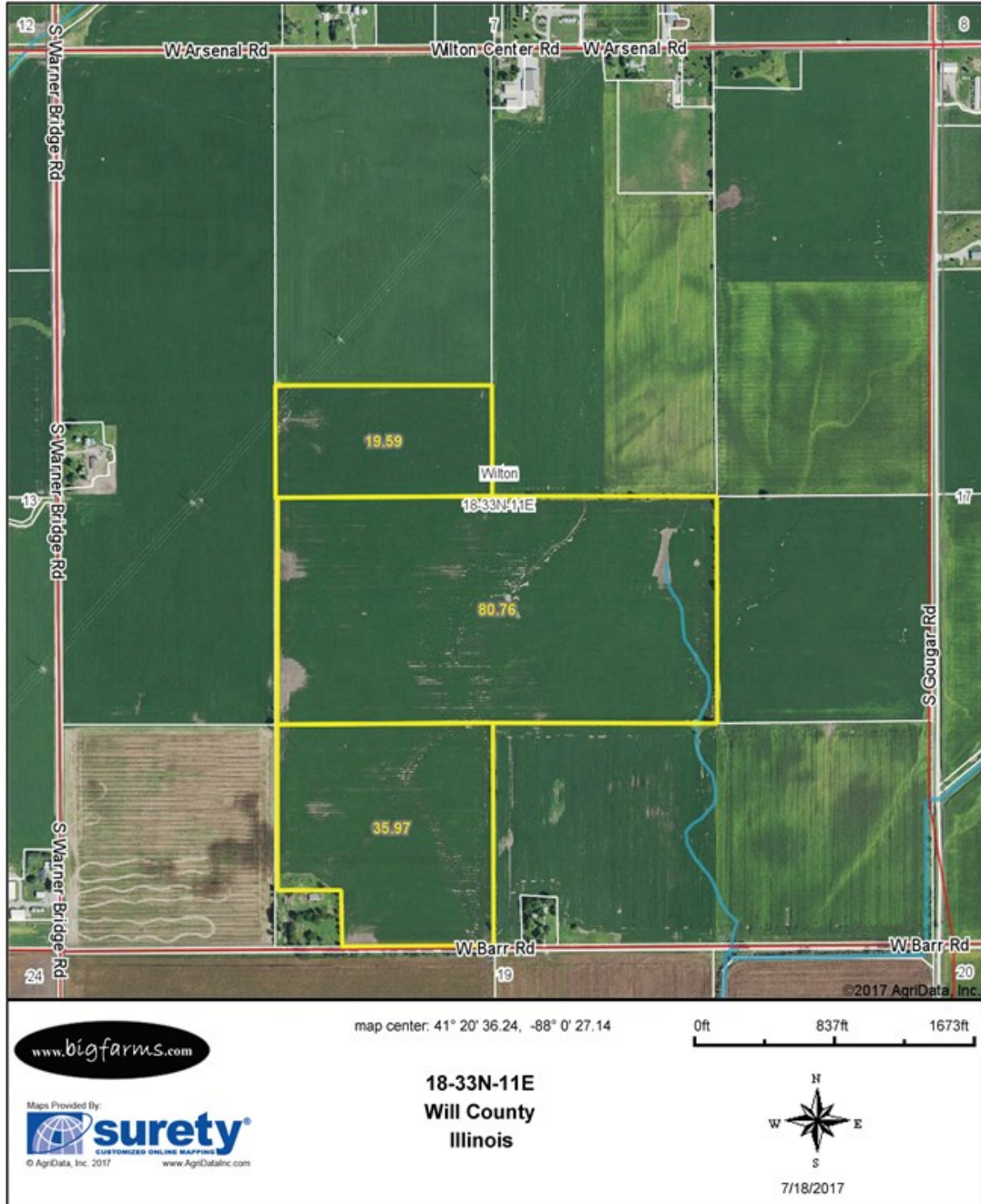
SEE PAGE 28



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

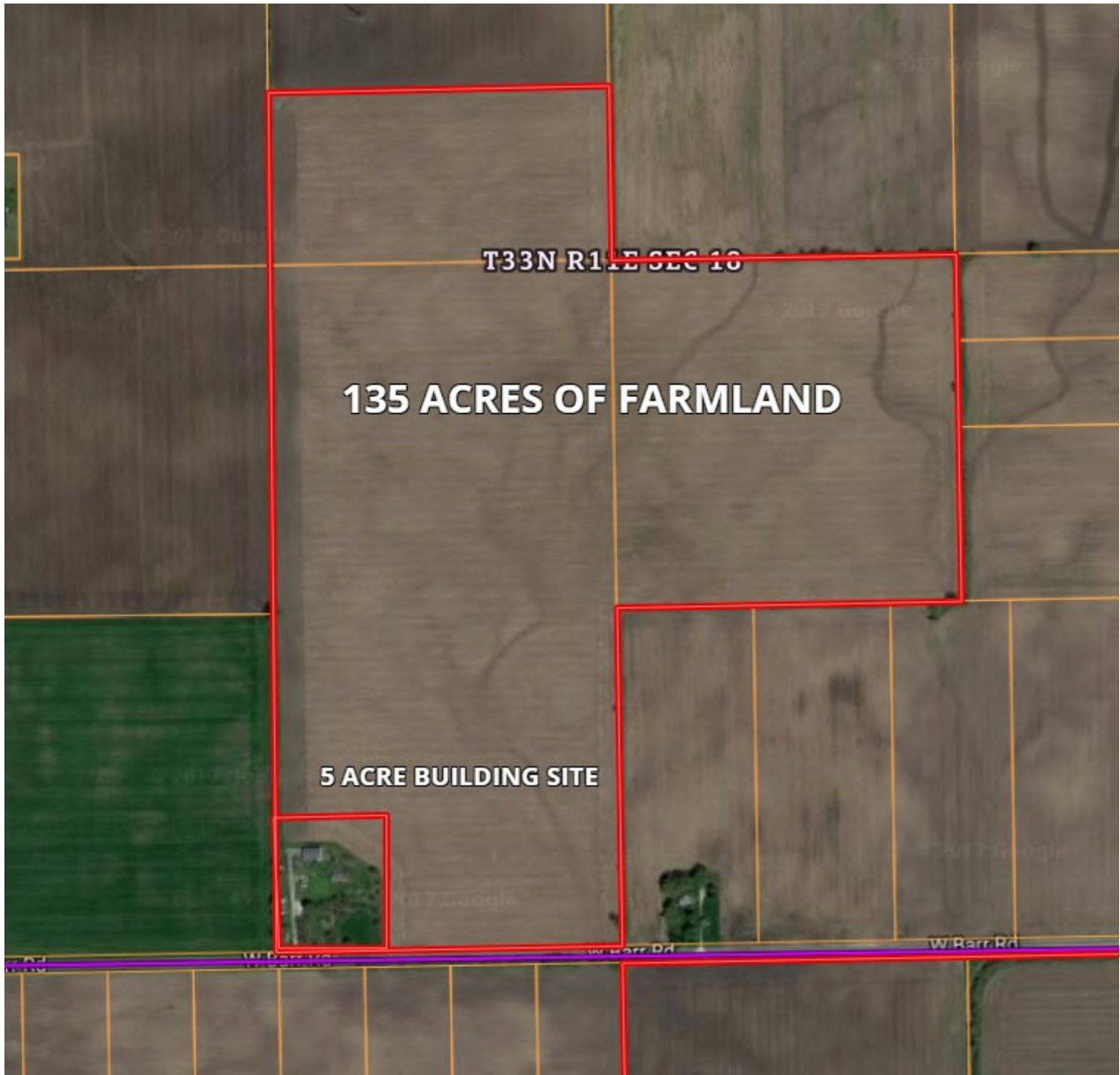
FSA MAP OF 120 ACRES NORTH SIDE OF BARR RD. WILTON TOWNSHIP, WILL COUNTY

Aerial Map



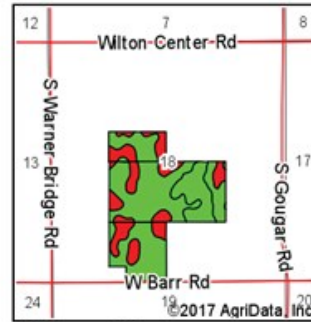
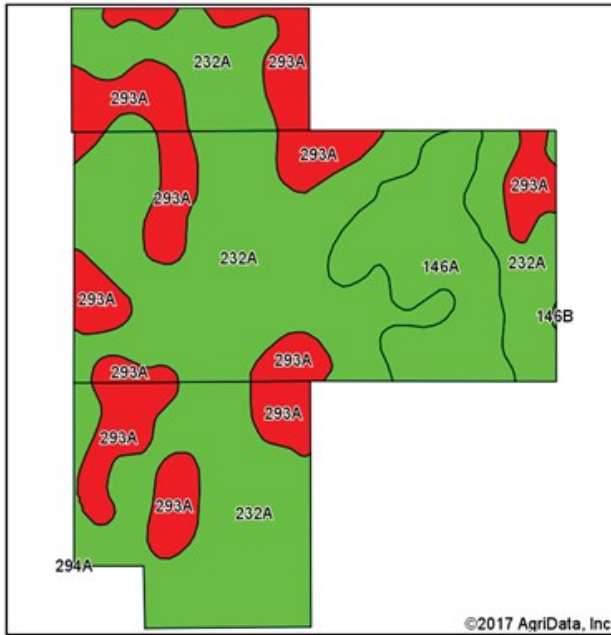
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

140 ACRE PARCEL 1 WITH FARMSTEAD IN WILTON TOWNSHIP



SOIL MAP OF 140 ACRES NORTH SIDE OF BARR RD, WILTON TOWNSHIP

Soils Map



State: Illinois
 County: Will
 Location: 18-33N-11E
 Township: Wilton
 Acres: 136.32
 Date: 7/18/2017



Soils data provided by USDA and NRCS.

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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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	85.40	62.6%	Green	170	56	127
293A	Andres silt loam, 0 to 2 percent slopes	33.41	24.5%	Red	184	59	135
146A	Elliott silt loam, 0 to 2 percent slopes	17.51	12.8%	Green	168	55	125
Weighted Average					173.2	56.6	128.7

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/](https://www.ideals.illinois.edu/handle/2142/1027)

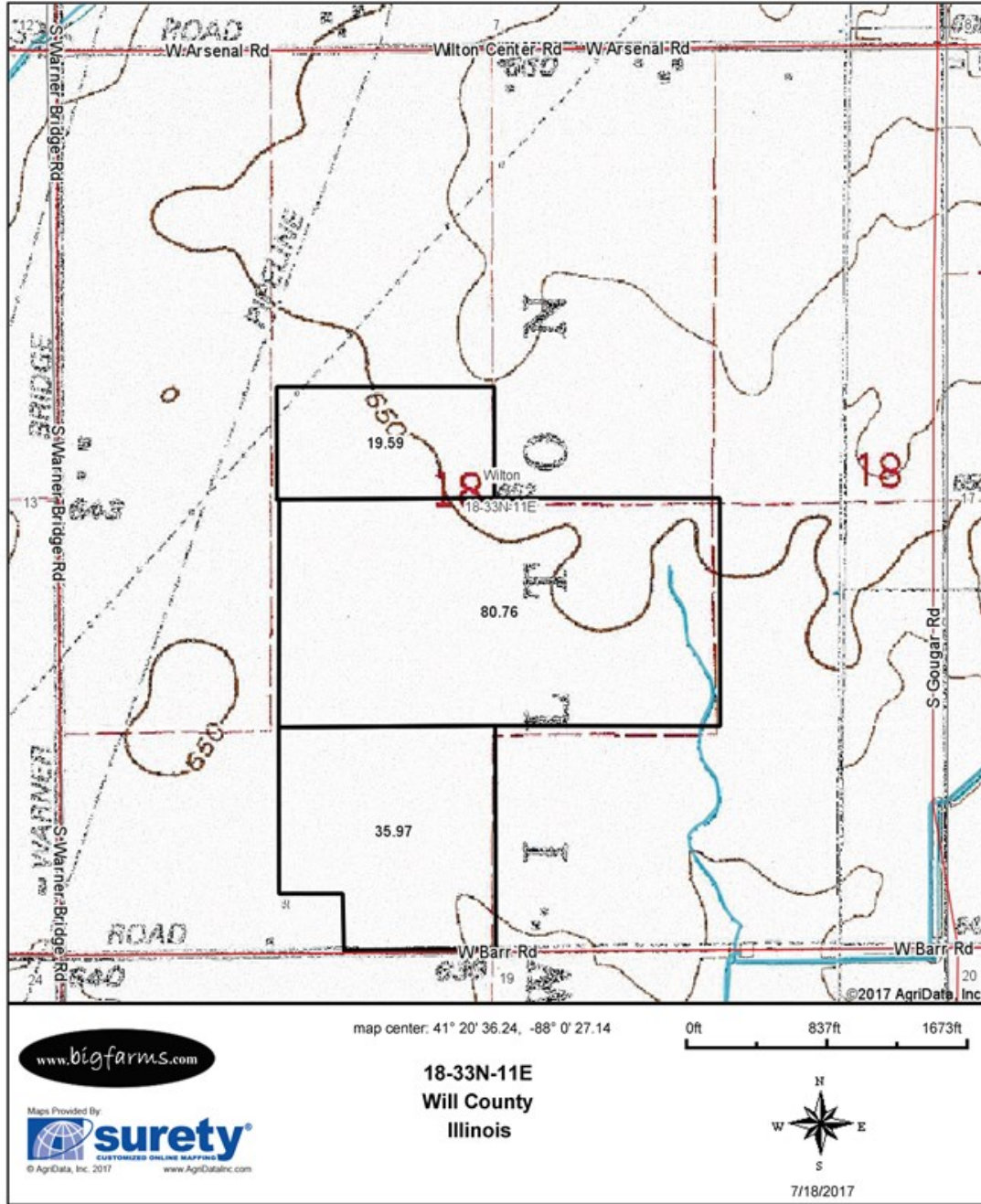
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

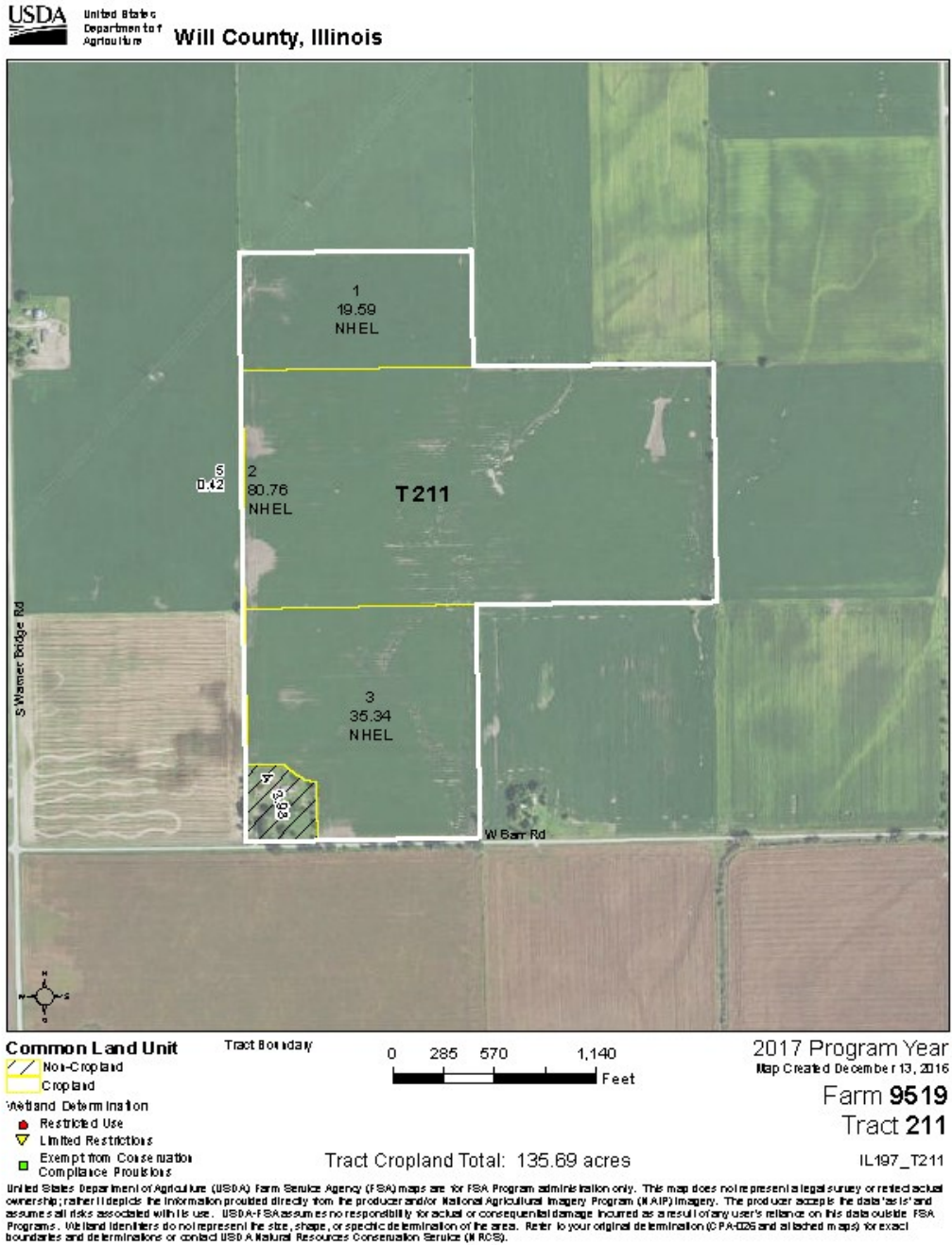
TOPOGRAPHICAL MAP OF THE 120 ACRE NORTH SIDE OF BARR RD IN WILTON TOWNSHIP

Topography Map

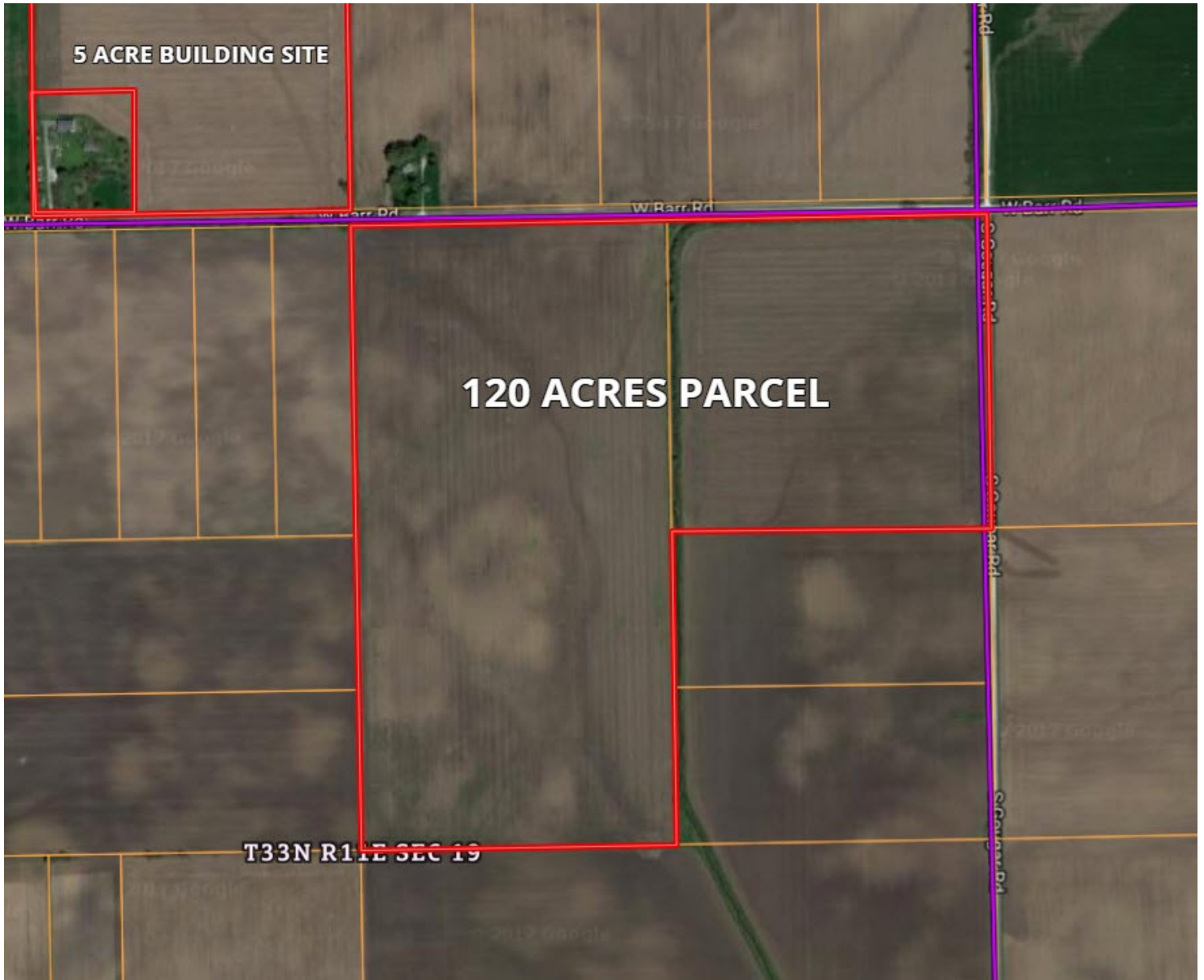


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

USDA MAP FOR 140 ACRES WILTON TOWNSHIP, WILL COUNTY



120 ACRE PARCEL 2 IN WILTON TOWNSHIP, WILL COUNTY



FSA MAP OF 120 ACRES SOUTH SIDE OF BARR RD. WILTON TOWNSHIP, WILL COUNTY

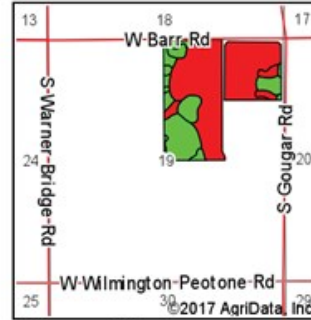
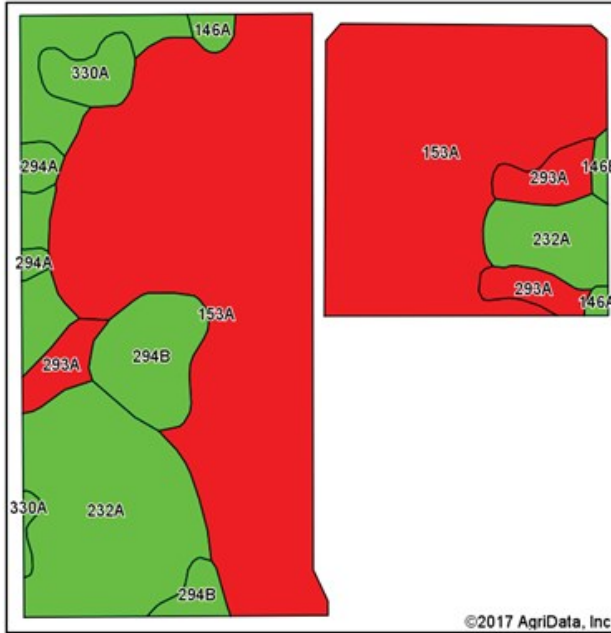
Aerial Map



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

SOIL MAP OF 120 ACRES SOUTH SIDE OF BARR RD, WILTON TOWNSHIP

Soils Map



State: Illinois
County: Will
Location: 19-33N-11E
Township: Wilton
Acres: 115.88
Date: 7/18/2017



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
153A	Pella silty clay loam, 0 to 2 percent slopes	73.34	63.3%		183	60	136
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.79	22.3%		170	56	127
**294B	Symerton silt loam, 2 to 5 percent slopes	6.34	5.5%		**177	**55	**130
293A	Andres silt loam, 0 to 2 percent slopes	5.34	4.6%		184	59	135
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.57	2.2%		164	55	123
294A	Symerton silt loam, 0 to 2 percent slopes	1.15	1.0%		179	56	131
146A	Elliott silt loam, 0 to 2 percent slopes	0.92	0.8%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	0.43	0.4%		**166	**54	**124
Weighted Average					179.2	58.6	133.2

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
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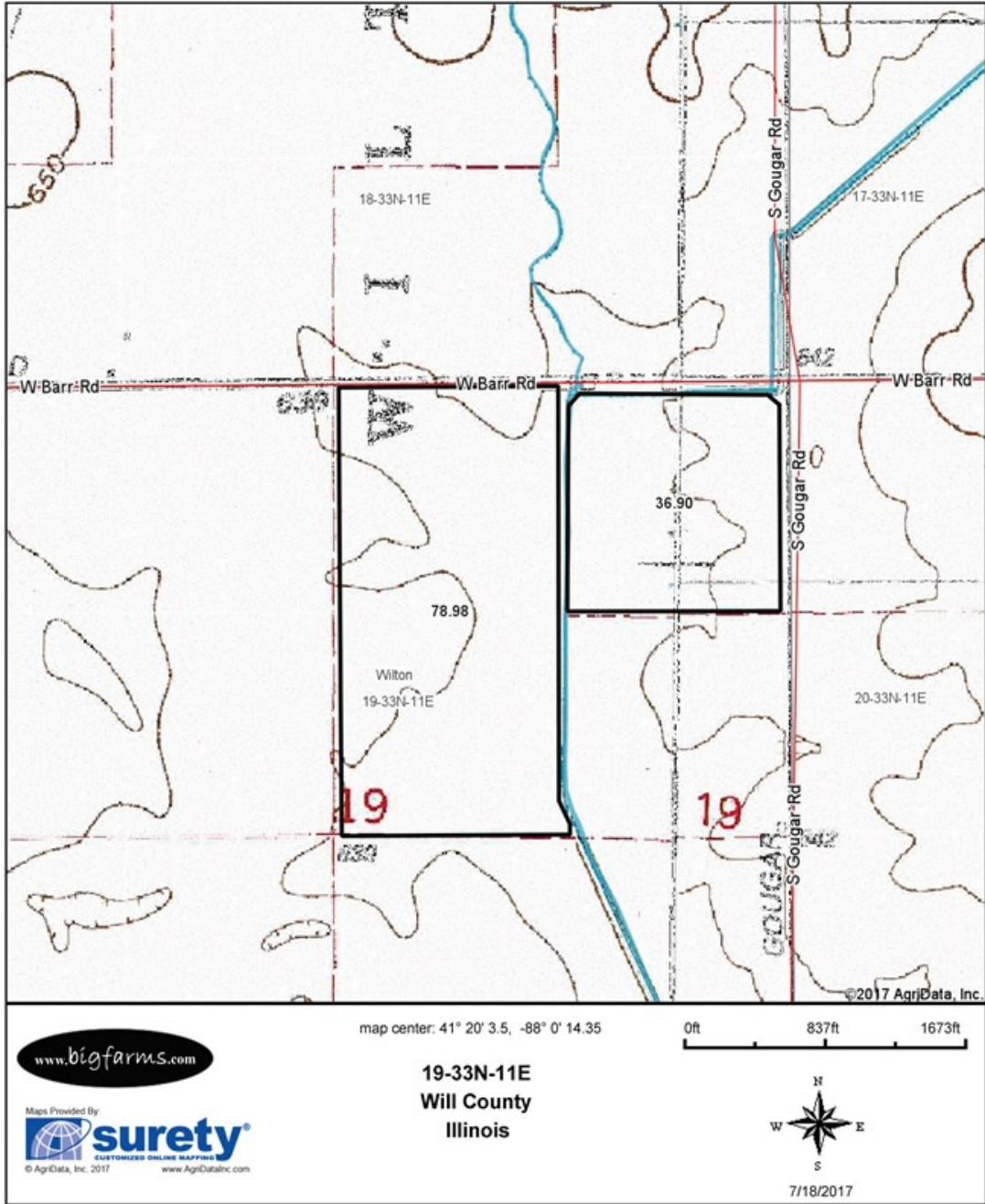
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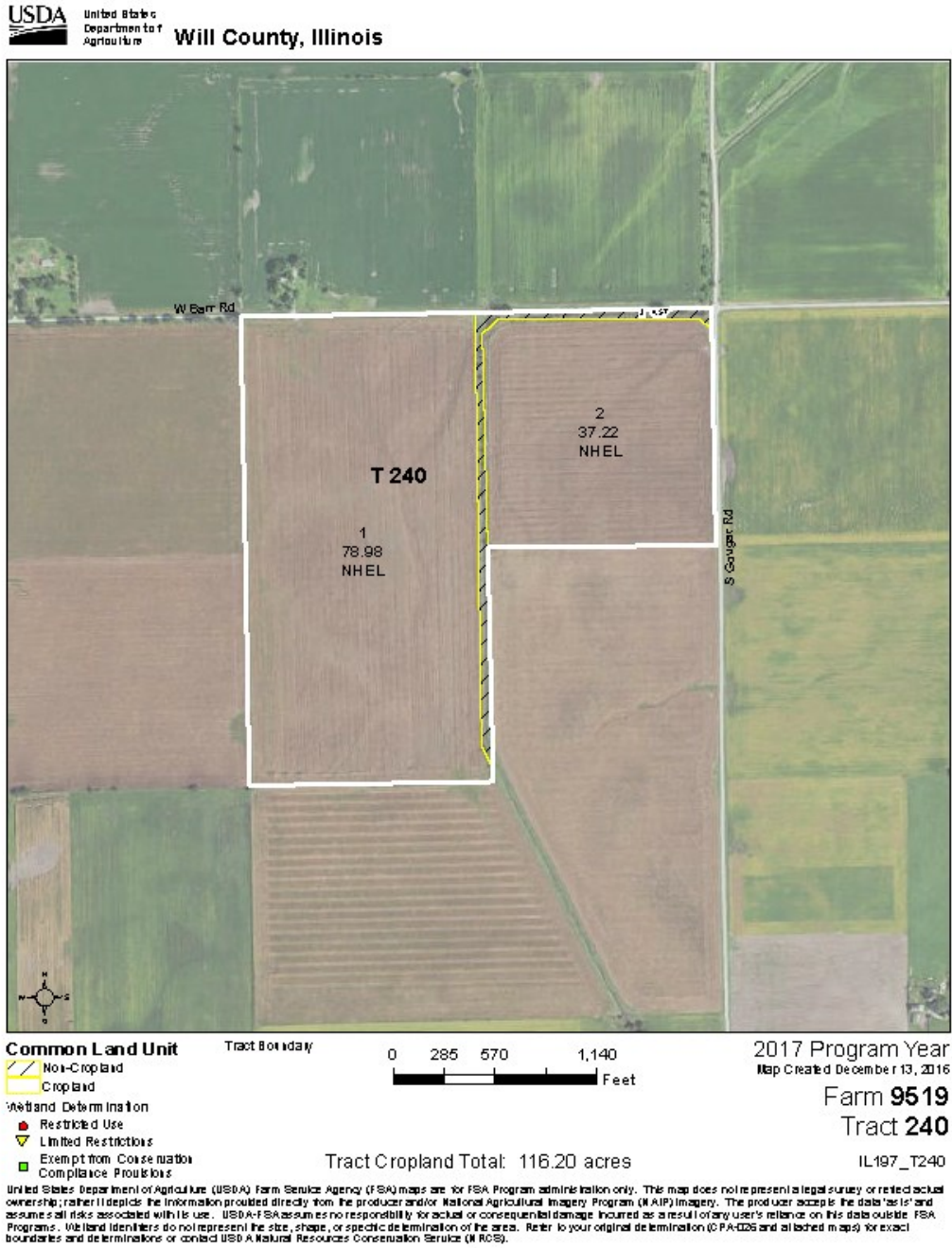
TOPOGRAPHICAL MAP OF THE 120 ACRE SOUTH SIDE OF BARR RD IN WILTON TOWNSHIP

Topography Map



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USDA MAP FOR 120 ACRES WILTON TOWNSHIP, WILL COUNTY



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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