260 AC HOLZ FARM

16520 W. Barr Road Wilmington IL 60481

For more information contact:

Mark Goodwin 1-815-741-2226 mgoodwin@bigfarms.com

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 |



www.bigfarms.com

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 |
| Location Description. | 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 |
| | |



Investment Amount:

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

LOCATION Address:

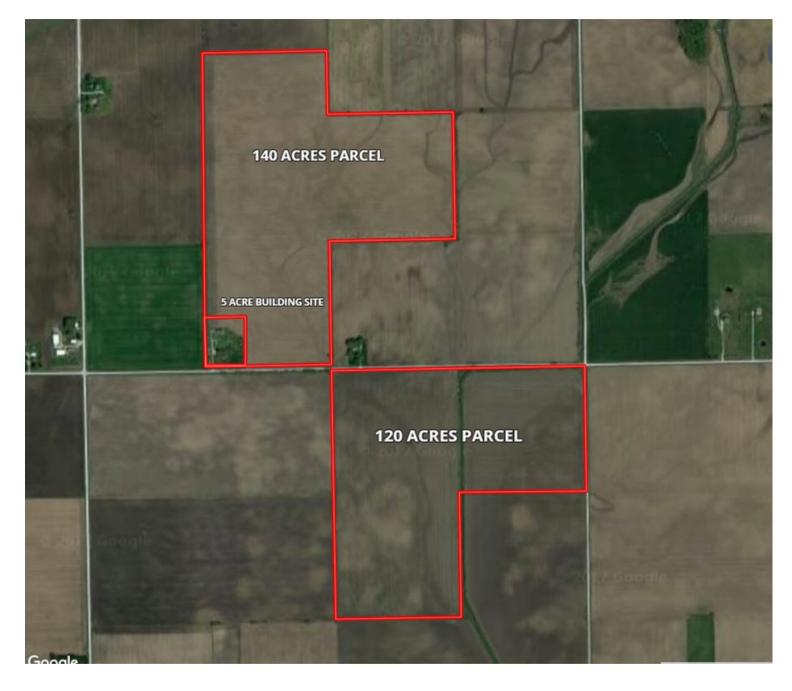
County:

16520 W. Barr Road Wilmington, IL 60481 Will County Illinois





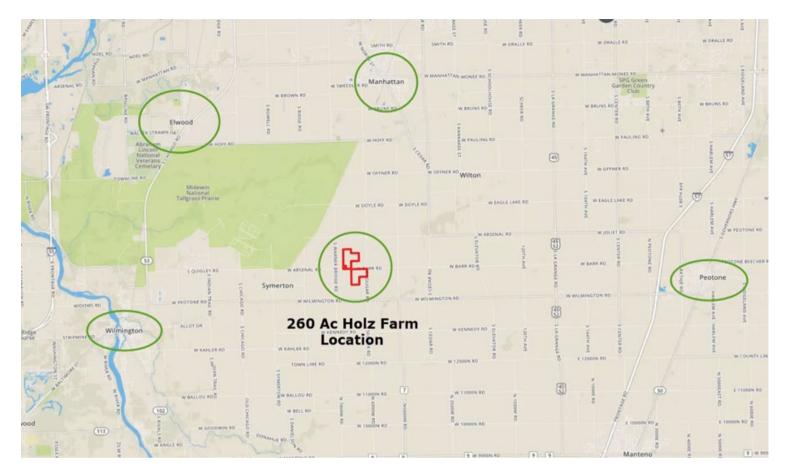
260 AC WILTON TOWNSHIP FARM







LOCATION MAP OF 260 ACRE WILTON TOWNSHIP FARM, WILL COUNTY





Refer to page 59 for keyed parcels WILTON T.33N.-R. SEE PAGE 28 27900S Krapf Kenneth N & Nugent Donald R & c 194 8 Dorita L 163 Nugen Gawla Donna M 194 Susan M 89 Long M 42 Warmk 14 в Thomas L 118 18 1600 17 Carlo er 40 eph F Borchardt War 000 Jr 229 C 66 ller Merr Mae 41 Nugent Mariann 84 Margaret 125 A N 12 3 M Trust 119 rust 133 Sohn Samm daugh Mary Kathleen 40 A & JR Crawford Entp LLC 119 Downs Crawford Gregg A 80 Julie A seph & Sammi K & Gloria 104 Piszczor Stella Trust 80 Ma Ma Kay M 133 Robbins John & Lester 120 Corbin Marie C Trust 80 Carolyn 150 Lela F Tr 423 74 v 20 Berry Ju Marvin E JR Crawford Entp LLC 159 serve st 63 Rona W Sr 38 41°22' ٨ 28700S c Steven Scheffler Alice K 87 White Serald I rust Eta 100 KHGL Robbins James F & Pamela 80 Crawford Ronald W Jr 82 Havelka Elizabeti 160 JR Crawford Entp LLC 69 4 AB A Cole Taylo Bank 112 D Miles M Eden Robert W & Audrey 80 White R & Ħ В LAUGHTON PRESERVE E Tr 7 Nugent John J erai Tau Breitbarth Ann C 70 D Susan M 80 A Marte d 46 D ComEd 34 E 2 Etal 121 57 V 3 Mundt Alan & Martha 97 Cecilia M 73 ette 51 eresa 60-Preserve Dist 337 iigley aniel Mar Million Dar R ngelo D 8 en D 160 Thus 000 B 8 D Tru 80 4 4 3 rodz 40 524 29500S Steen James W & Dona Mae 39 Albert & David 41°21 TON CENTER A 1414 28 Robbi U & Sandr Tr 143 123 M 80 Ity L ĸ ros Land Tr 2012 174 Engler Iul R & Russ Anna Marie Trust arte Ba Trust 151 Barr Trust 74 Robbins Carol J & Donald E 155 43 114 4.65 18 Oran 16 Warmke Joseph F Jr 147 Dolores M 284 M 40 G 128 PAGE Rober J 40 Eskra Donna M 150 JJL&D Wilton Prairie LLC 120 R & Susan M 80 Cel Barr Family Farm LLC 371 Entps LLC 40 в CBAD 30300S JJL&D Entps LLC 100 SEE JJL8D Tr 40 A 29 Gulik Quigley Mathew J & Patrick W 40 88 Q Wilton Prairie gley F 120 Arlene S Trust 134 Kinsella John P & Marilyn 138 vam Robert Trust 79 20 1 Form Warmi LLC 66 Name Of the local division of the local divi в 410 Edwa J Tr Quigle Keste David F 80 9 230 De 22 acher Tr 80 Cedar Farm LL R 40 20 Gah. Peter J 68 14 Spangler Robert P 80 Bro Robbins Spangler Robert P 80 Barry D Doris J Trust 80 2 Wallace Ma A Est 120 7 Radema Nuge. John . 80 2 PAGE Alfred N *8 G 40 Trust 120 7002¥ a/ 10/ 120 £ċ В ms 87 P 0000 Robbins Gerald L 40 av & Begley James B & J Trust 70 81 C P 35 A 31100S Brown Eileen Tr 75 SEE Mary E 80 Teresa & aol 80 Walsh Lawrence M & Jrene 40 Farms LLC 80 Bella Terra Ltd Hazzard James & John 62 Brandau Lillio L & Ken 80 Begley James B & Mary 79 Ellen st 50 A Tulley Joan T Trsut 77 В Tulley E. Trust 5 Wilmington Cedar Farm LLC 152 в Nasha Farms LLC 80 Chri C Mich Fern L Trust 145 19 P & Linda 75 Deldun Farms LLC 27 в Mille r Kaj 24 May 410 May Barbar E 93 Craig A & Barr Trust 49 30 29 Tulley Donald E Trust 79 Spangler Richard J 140 Barbar E 61 Robertson Ned P & Diane M 66 Djm 198 ComEd 46 Mary A 179 Brandau Lillie L 80 Porte Zimina Squared Inc 75 Dorothy E Tr 93 Vigo Forest Preserv Dist 38 Auth A & Mary M 75 Duvall Farms LLC 200 Vigo Helen C 92 Begley Heler C 61 Robertson Ned P 75 Tulley James Trust 4 Edward & Judith E 65 Brandau Ervin & Ken 79 Harold F Tr 98 4 8 31900S C Vigo Helen Reick Mary I Estate 61 gley James Trust 146 Brandau Kenneth & Mckeow Edward Tr 40 Schart Rita Trust 101 Begley Jame Trust 117 C 49 30 Larocque Trust 160 May Barbar E 49 Lappe Mary C & as 20 Larry 80 Steen Sue A & Richard 60 Gamty Paul D & Susag ohn B 118 Smith Donald A Tr 120 Iorence Mcqueen Edwa bort RKED A 36 Preserve O Dist 454 Raymond & Brave R 80 à 70 David 79 mas 80 808 Patrici Pust 3 Mcqueen Raymond 80 Bishop BR ist 40 Korb John Kathleen Behreps Ken 101 HUYCK'S GROVE Rayn Doyle ley Ellen A 40 obins Gerald L & Loretta M 45 Ellen A Trust 40 Nogent Donald R & PRESERVE 6 Tulley Ellen . Trust 154 6 F 160 Efall Korb John T Mrs 80 Long Family Farms LP 79 Man F 30 32700S 870 55 87° 56 87° 57 87° 58' 87° 59' Will County, IL 88° 00' KANKAKEE COUNTY © 2016 Rockford Map Publs., Inc. 13600W 12800W 12000W 15200W 14400W 16000W 16800W

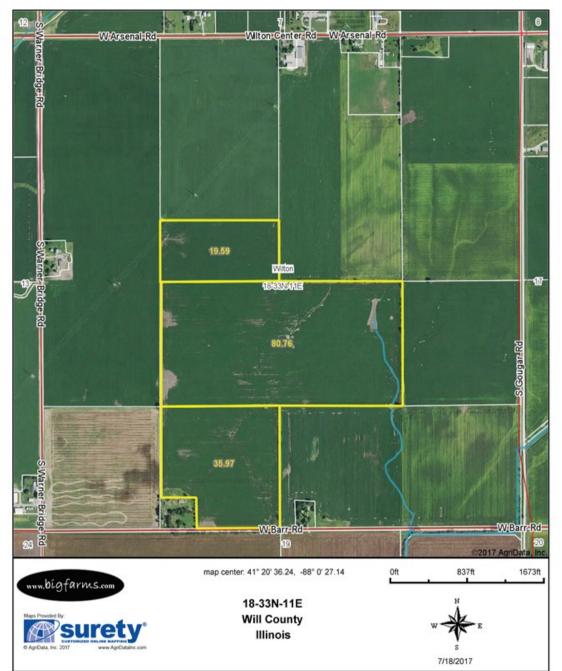
PLAT MAP OF 260 ACRE HOTZ FARM WILTON TOWNSHIP, WILL COUNTY

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





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



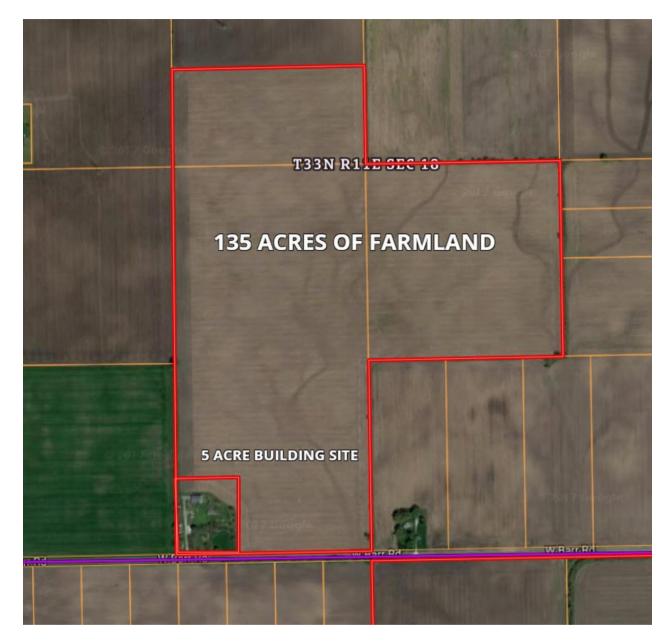
Aerial Map

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

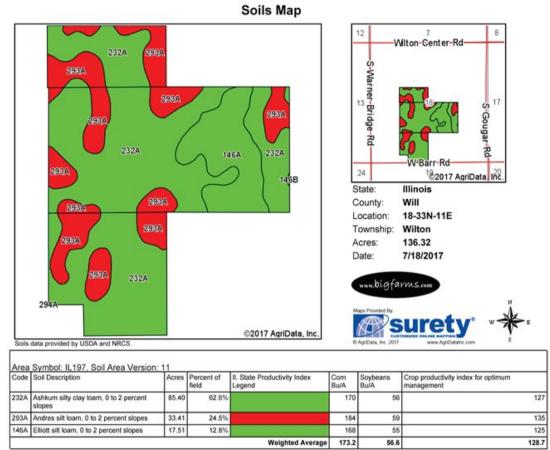


Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES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

https://www.ideals.illinois.edu/handle/2142/1027/ ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

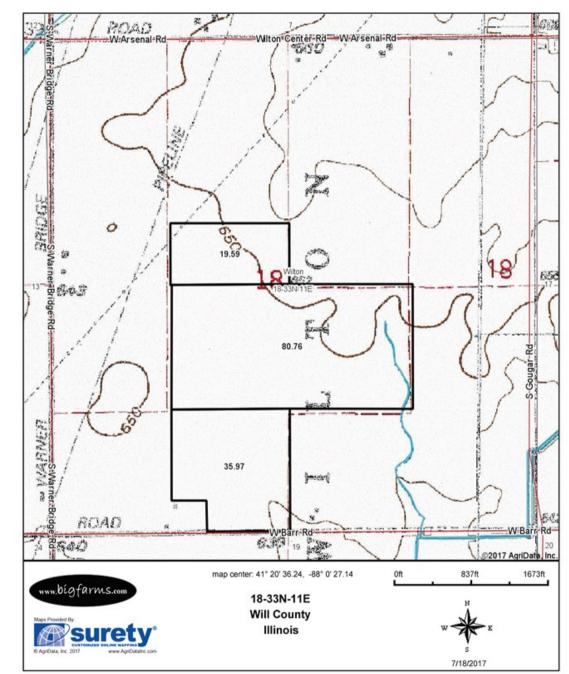
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method





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



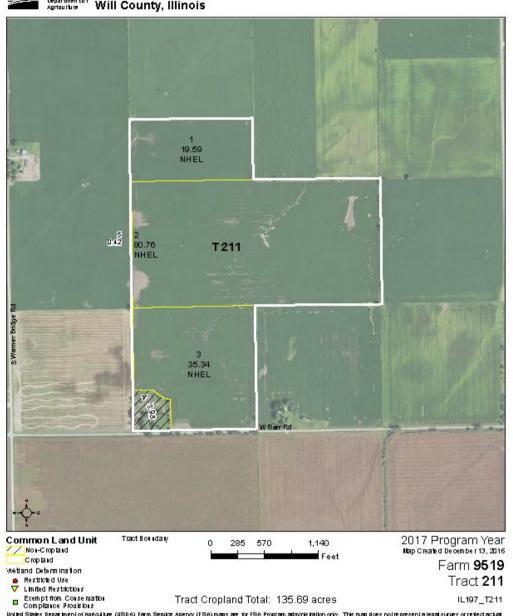
Topography Map

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



USDA United Btates Departmentor Will County, Illinois

Initial restrictions
Initial restrict





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

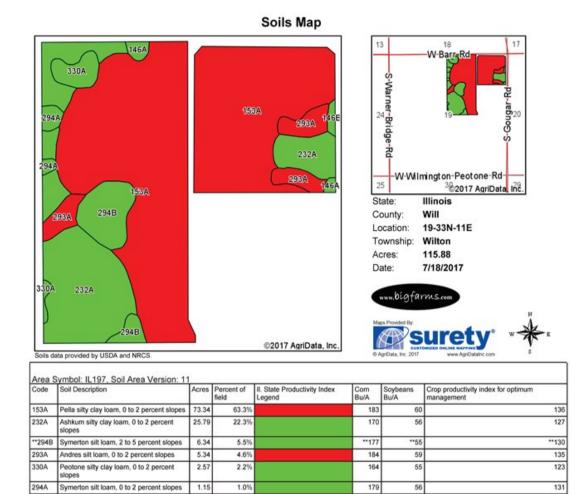


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0.8%

0.4%

0.92

0.43

Elliott silt loam, 0 to 2 percent slopes

**146B Elliott silt loam, 2 to 4 percent slopes

146A

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



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168

** 166

Weighted Average 179.2

55

**54

58.6

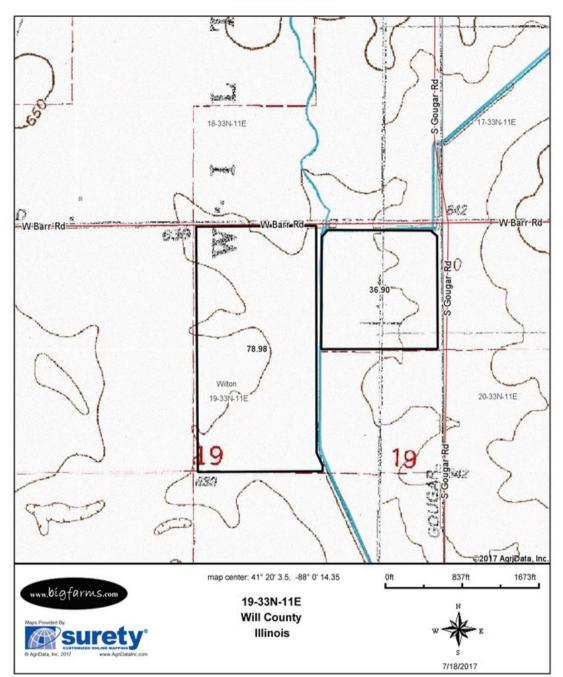
125

**124

133.2



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



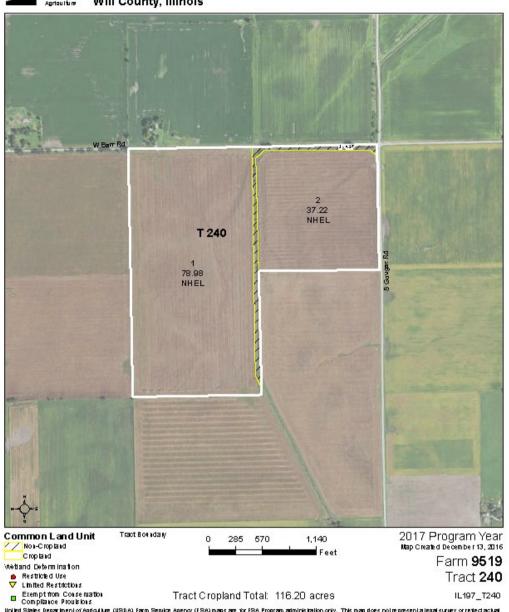
Topography Map

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 120 ACRES WILTON TOWNSHIP, WILL COUNTY



USDA United Btates Departmentor Will County, Illinois

Initial restrictions
Exemption: Conservation
Tract Cropland Total: 116.20 acres
IL197_T240
Compliance Provide loss
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bundlate simulations or context USDA Kalural Resources Conservation Service (ROS).





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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