

320 Ac Mona Township Farm
3188 N. 1500 E Rd.
Kempton IL 60946

www.bigfarms.com

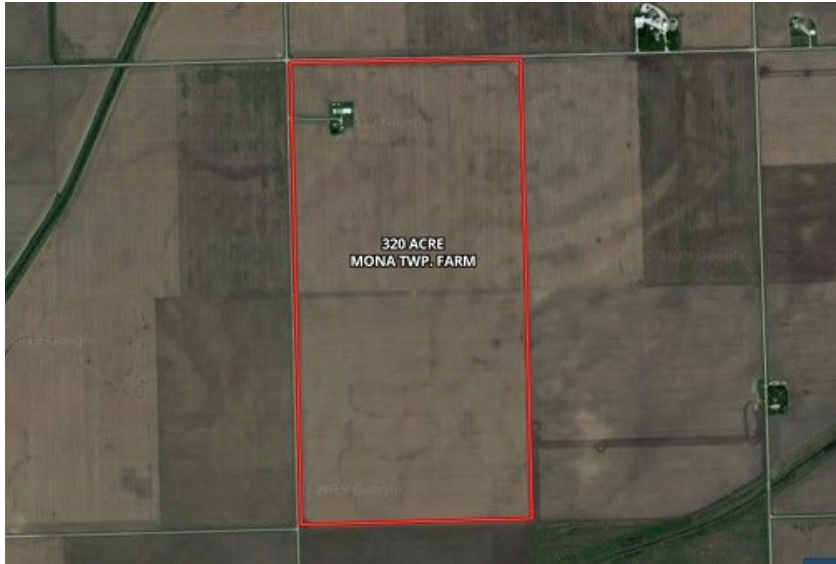
320 AC MONA TOWNSHIP FARM

3188 N. 1500 E Rd.
Kempton IL 60946

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:	Ford
Township:	Mona
Gross Land Area:	320 Acres
Property Type:	Farmland with buildings
Possible Uses:	Agricultural Production
Total Investment:	\$3,136,000
Unit Price:	\$9800 per acre
Productivity Index (PI):	PI Index is 134
Buildings:	House, tool shed, corn crib, garage and grain storage
Utilities:	Electric & Propane. Private well & septic required
Zoning:	Agriculture



320 acres in Mona Township, Section 34, Ford County. This is a beautiful half section of farmland with excellent soils and a very nice set of farm buildings. Ownership has signed a contract for wind turbines. Productivity Index of 134.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 320 Acres Mona Township Farm
Tax ID Number/APN: 02-02-34-100-001
Possible Uses: Excellent farmland for agriculture production. Ownership has signed a letter of Intent for a potential wind turbine(s) for this farm.
Zoning: Agriculture

AREA & LOCATION

School District: Tri-Point School District
Location Description: Corner of 3200N and 1500E roads in Section 34 of Mona Township. One mile south of IL. Rt. 116 and approximately seven miles south of Kempton, IL.
Site Description: Level high quality farmland, full half section of land. Farm buildings include House, machine shed and grain storage.
Side of Street: Southeast corner of 3200N and 1500E roads
Highway Access: IL Rt. 113 is only one mile north.
Road Type: Tar and chip road surface.

LAND RELATED

Lot Frontage (Feet): 2640 feet by 5321 feet
Tillable Acres: 318.83 Crop Acres according to the Ford County USDA office.
Buildings: Two story farmhouse with approximately 1600 square feet plus basement. Garage, machine shed, corn crib and grain storage.
Topography: Flat to gently rolling
FSA Data: 320.86 Farmland
318.83 DCP Cropland
Corn base is 236.4 acres, PLC Yield of 161 bushels per acre
Soybean base is 77.46 acres, PLC Yield of 56 bushels per acre
Soil Type: Pella clay loam (153A)
Milford silty clay loam (69A)
Selma loam (125A)

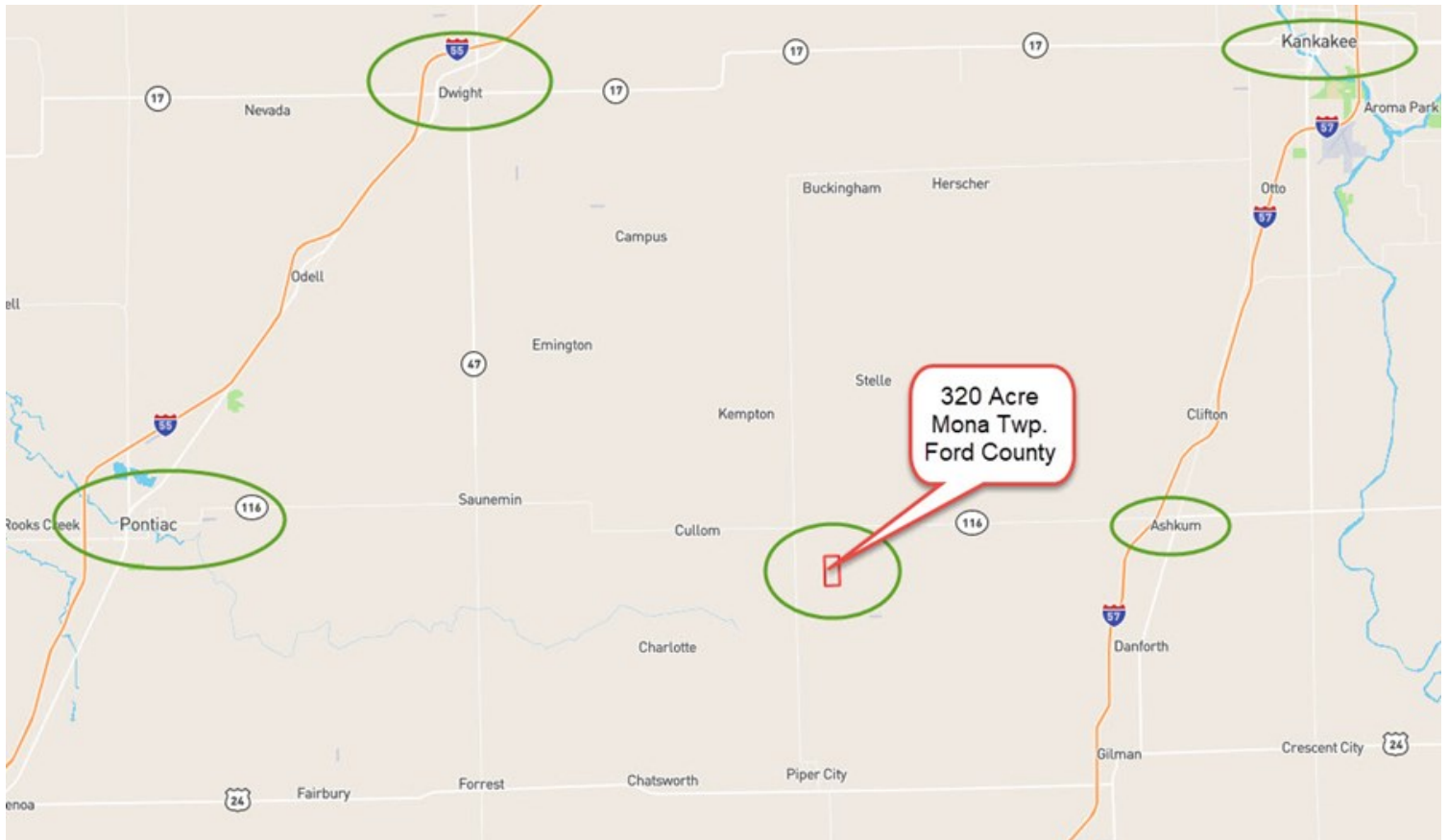
FINANCIALS

Finance Data Year: 2018 taxes paid in 2019.
Real Estate Taxes: The total tax bill is \$13,807 or \$43.15 per acre.
Investment Amount: The investment for this prime parcel of farmland is \$3,136,000 or \$9800 per acre.

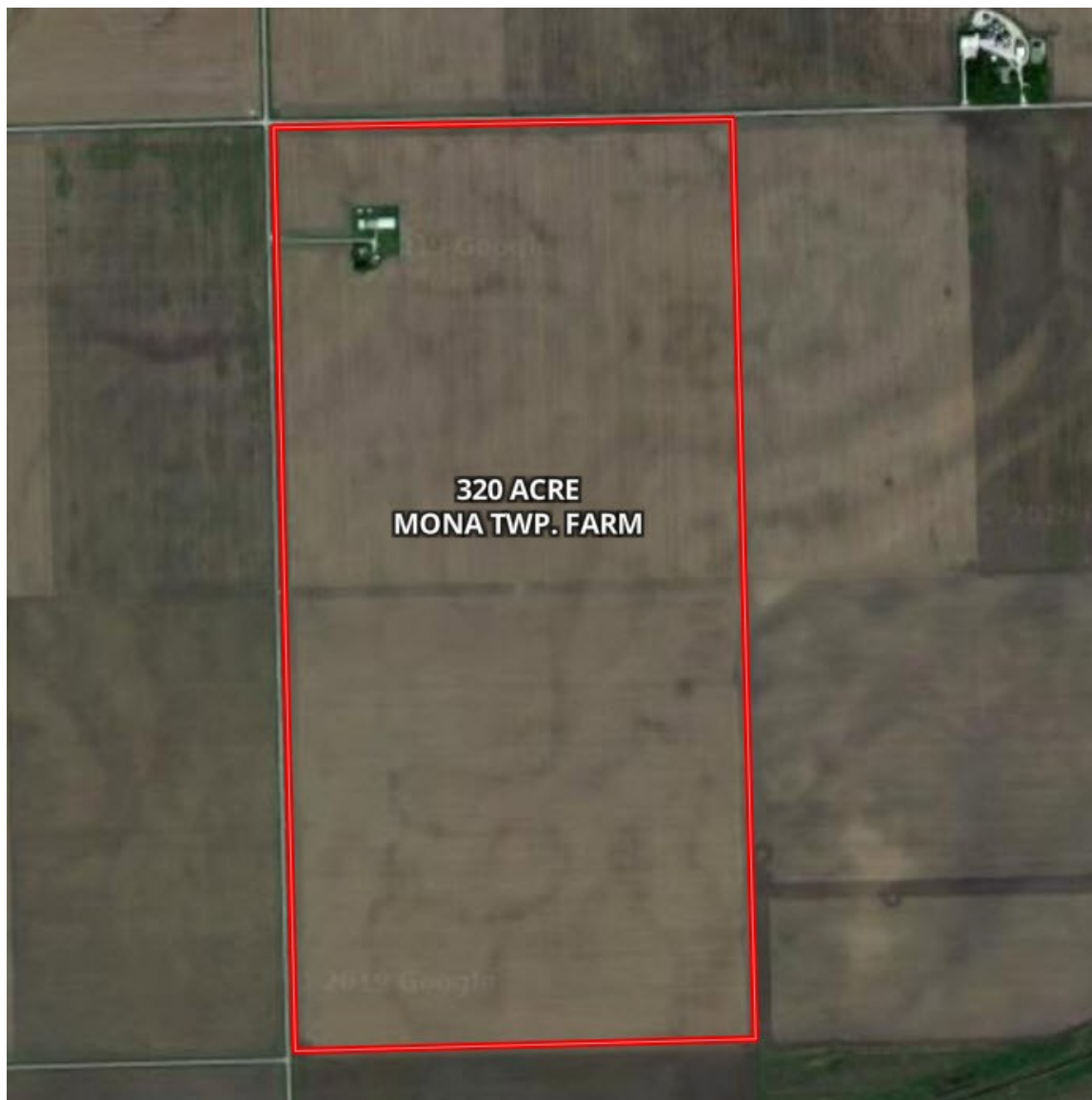
LOCATION

Address: 3188 N. 1500E Rd
Kempton, IL 60946-4040
County: Ford County Illinois

LOCATION MAP OF 320 ACRES IN MONA TOWNSHIP, FORD COUNTY IL



AERIAL MAP OF 320 ACRES IN MONA TOWNSHIP, FORD COUNTY IL

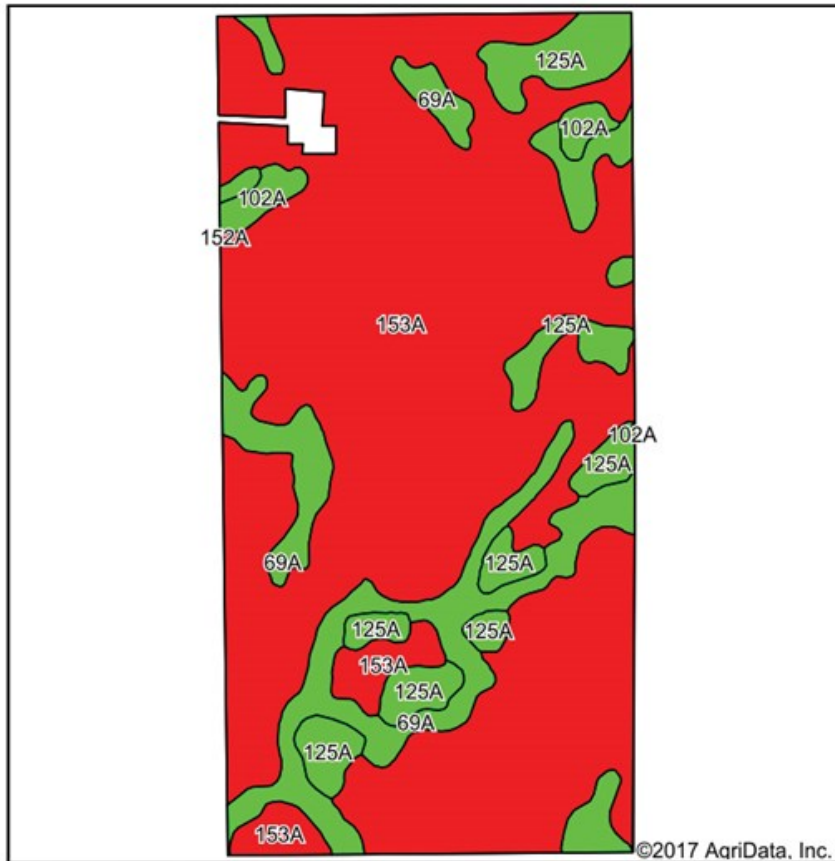


T.28N.-R.9E.



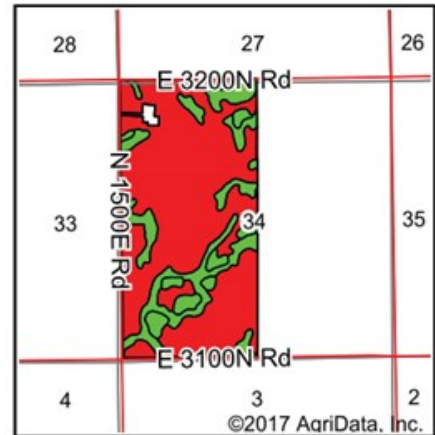
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SOIL MAP OF 320 ACRE MONA TOWNSHIP, FORD COUNTY, IL.



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Ford**
 Location: **34-28N-9E**
 Township: **Mona**
 Acres: **318.02**
 Date: **1/25/2018**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL053, 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
153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	239.18	75.2%		183	60	136
69A	Milford silty clay loam, 0 to 2 percent slopes	41.86	13.2%		171	57	128
125A	Selma loam, 0 to 2 percent slopes	32.12	10.1%		176	57	129
102A	La Hogue loam, 0 to 2 percent slopes	4.78	1.5%		162	52	121
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.08	0.0%		195	63	144
Weighted Average					180.4	59.2	134

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

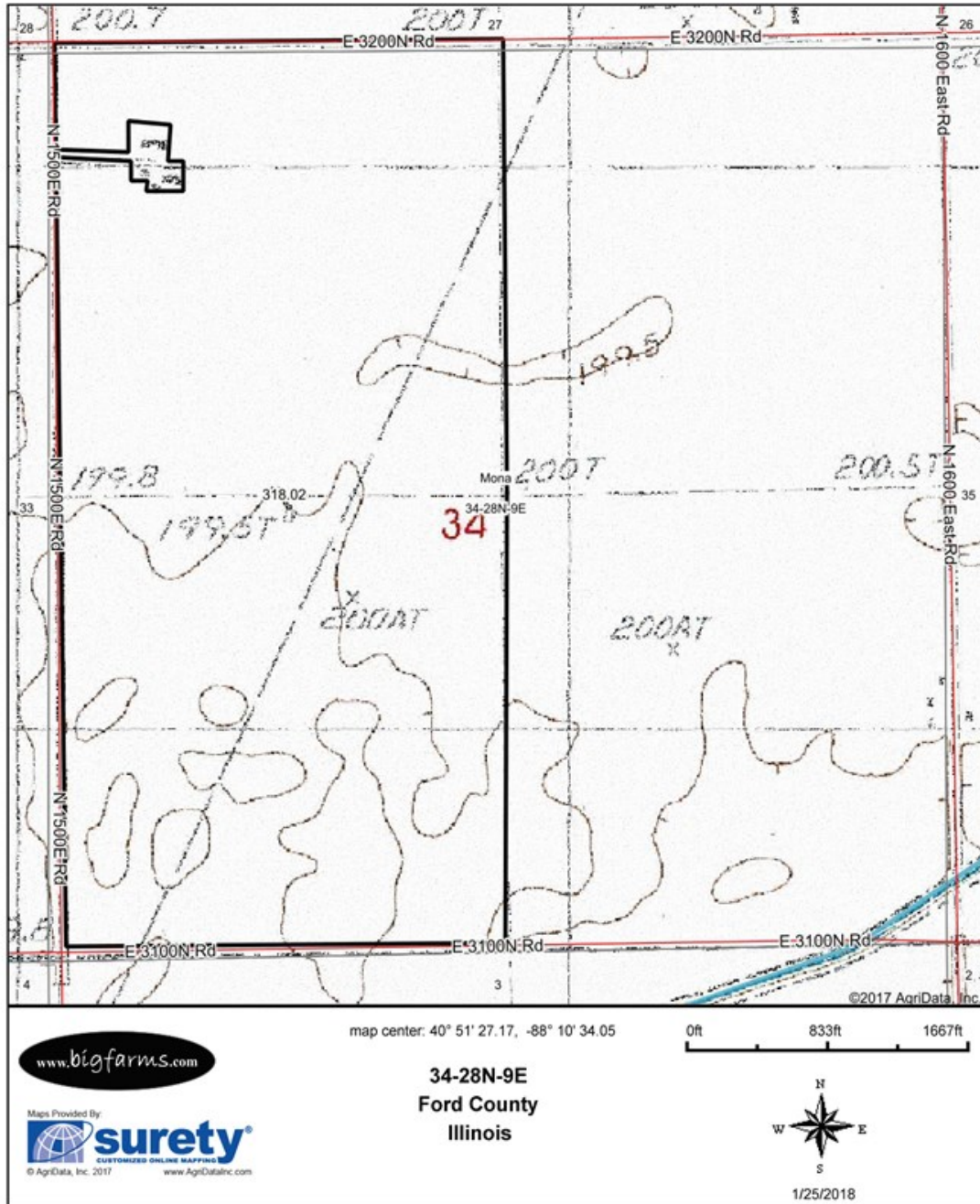
FSA MAP FOR FORD COUNTY 320 ACRES



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

TOPOGRAPHICAL MAP 320 ACRES, MONA TOWNSHIP FORD COUNTY IL.

Topography Map



AERIAL OF FORD COUNTY 320 ACRE BUILDING SITE



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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