

# 324 ACRE BULL VALLEY FARM

Woodstock IL 60098

For more information contact:

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

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	McHenry
<b>Township:</b>	Greenwood
<b>Gross Land Area:</b>	324 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$2,997,000.00
<b>Unit Price:</b>	\$9250.00 per acre
<b>Productivity Index (PI):</b>	118.1
<b>Buildings:</b>	No Buildings on this Parcel



This is a beautiful sprawling farm located in Bull Valley, a quaint community, with a population of 1200. Bull Valley is just 5 miles east of Woodstock, IL. Woodstock metra station is only 3.4 miles west. Bull Valley is also 41 miles east of Rockford, Illinois. Combination farm with approximately 100 non-tillable timber acres.

## LISTING DETAILS

**GENERAL INFORMATION**

**Listing Name:** 324 Acre Bull Valley Farm  
**Tax ID Number/APN:** 08-34-400-016, 08-35-100-004, 08-35-300-001, 08-35-100-005, 08-35-100-006, 08-35-300-002, 08-35-200-012, 08-35-400-001, 08-26-400-013 08-26-300-006  
**Possible Uses:** Agriculture production, recreational or future development.  
**Zoning:** Currently zones Agriculture by McHenry County.

**AREA & LOCATION**

**School District:** Woodstock Community School District 200  
**Market Type:** Rural Suburban  
**Location Description:** This is a beautiful sprawling farm located in Bull Valley, a quaint community, with a population of 1200. Bull Valley is just 5 miles east of Woodstock, IL. Bull Valley is also 41 miles east of Rockford, Illinois.  
**Site Description:** This 324 acre gently rolling productive Bull Valley Farm is located in Bull Valley, IL, a quaint community, with a population of 1200. This farm has an average PI of 118.1. Bull Valley is just 5 miles east of Woodstock, and 6.2 miles west of McHenry, IL.  
**Side of Street:** This farm sits south of Thompson Road and east of N. Fleming road.  
**Highway Access:** IL 120 is located .5 miles to the northwest of the property.  
**Road Type:** The roads are blacktop asphalt construction.  
**Property Visibility:** This 324 acre farm has 1900 feet of visibility along Thompson road.  
**Largest Nearby Street:** Illinois 120 is less than .5 miles to the northwest.  
**Transportation:** The Woodstock Metra station is located 3.5 miles to the east and O'Hare airport is 47 miles to the east and south and the Chicago/Rockford International airport is 43 miles to the west.

**LAND RELATED**

**Lot Frontage (Feet):** This 324 acre farm has 1900 feet of frontage along Thompson Rd and 500 feet along Fleming road.  
**Tillable Acres:** This 324 acre Bull Valley Farm has 230.35 tillable acres.  
**Lot Depth:** This farm varies in depth from 3500 to 5200 feet north to south and 3900 feet east to west.  
**Buildings:** There are no buildings on this farm.  
**Flood Plain or Wetlands:** There are no wetlands or flood plains on this property. See the FEMA report and Wetlands map for further detail.  
**Topography:** This property is a gently rolling land with some timber. See the Topography and Contours maps for further detail.  
**FSA Data:** 325.31 Farmland acres  
 230.35 Cropland acres  
 No CRP acres with approximately 103 acres considered HEL.  
 Corn Base Acres 102.7 with a PLC Yield of 121  
 Soybean Base Acres 109.9 with a PLC Yield of 36  
 Wheat base of 13.1 Acres with a PLC Yield of 61  
**Soil Type:** Lena Muck (210A)  
 Houghton Muck (103A)  
 Fox Silt Loam (327B)  
 Casco Loam (323C2)  
**Available Utilities:** Electric

**FINANCIALS**

**Finance Data Year:** Taxes paid in 2018 for 2019  
**Real Estate Taxes:** Acres Tax ID Taxes per parcel  
 5.77 08-34-400-016 3638.52  
 26.66 08-35-100-004 753.06  
 78.84 08-35-300-001 1472.24

39.65 08-35-100-005 1138.66  
39.63 08-35-100-006 1010.36  
39.65 08-35-300-002 452.48  
66.98 08-35-200-012 967.06  
22.8 08-35-400-001 40.38  
1.67 08-26-400-013 0  
1.62 08-26-300-006 23.3  
Total Acres Total Taxes Taxes Per Acre  
323.27 9496.06 29.38

**Investment Amount:**

The total investment for these parcels is \$2,997,000.00 or \$9250.00 per acre

**LOCATION**

**Address:**

Greenwood Township  
Woodstock, IL 60098

**County:**

McHenry



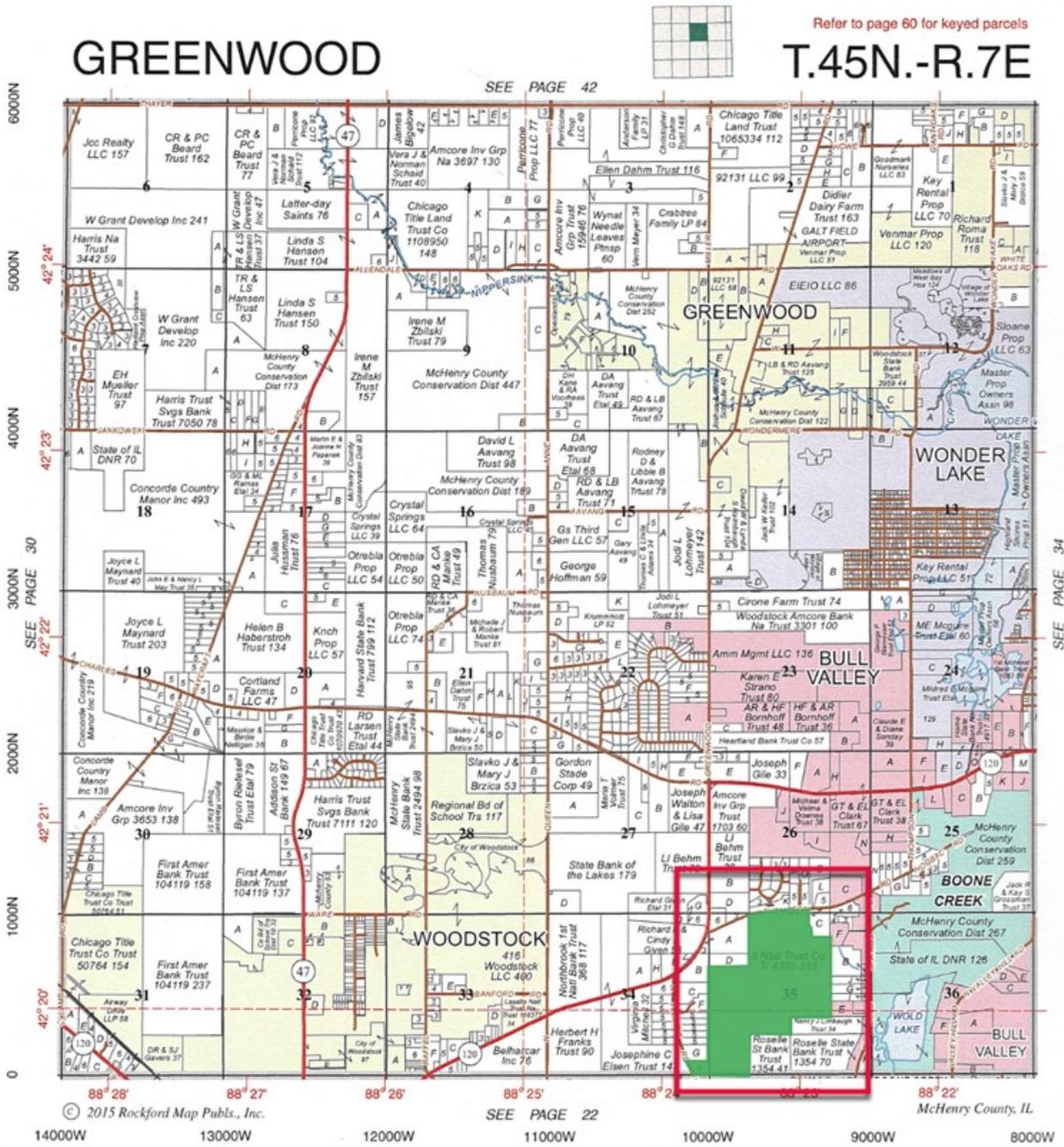
Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)



AERIAL MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL



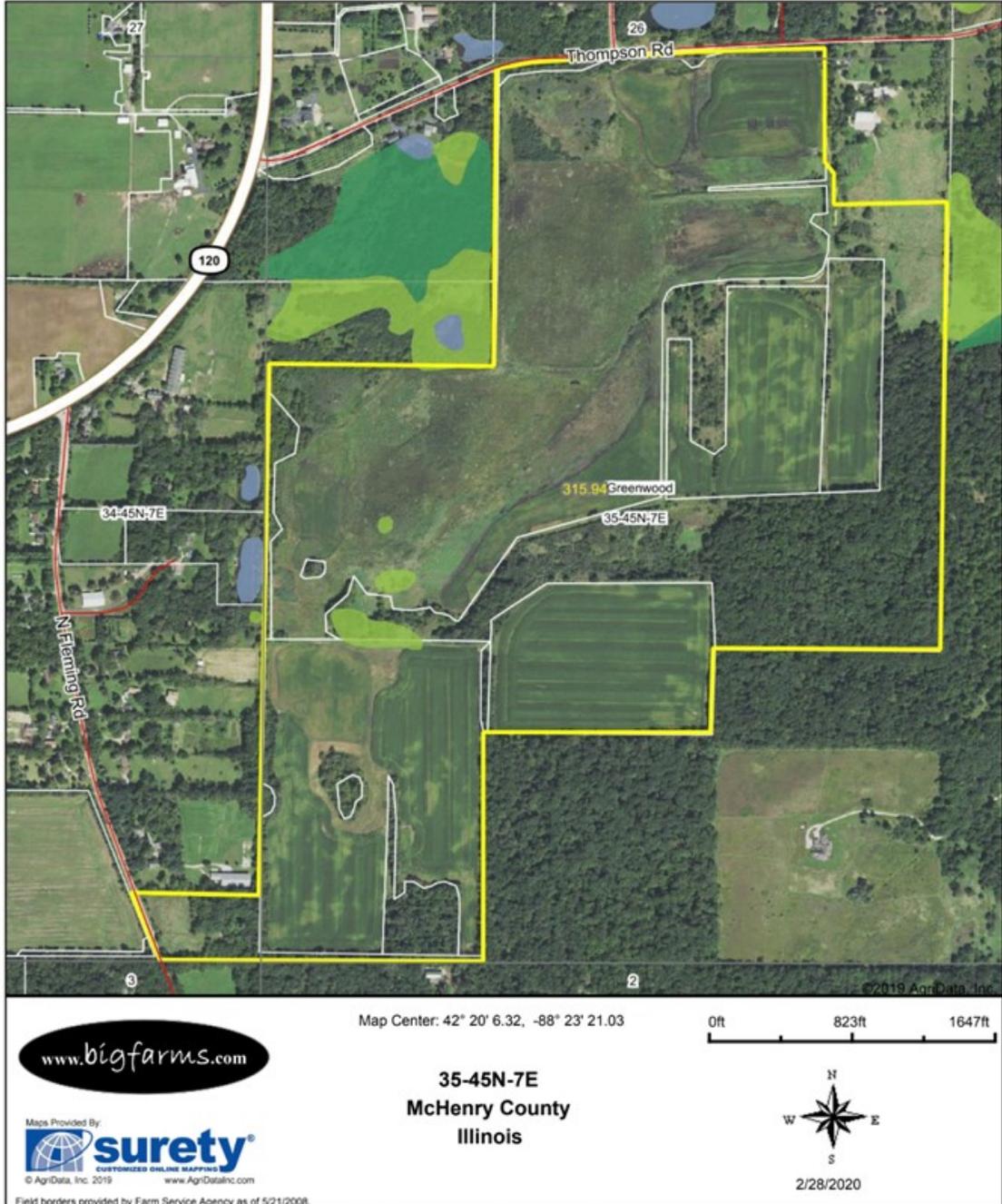
PLAT MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL



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

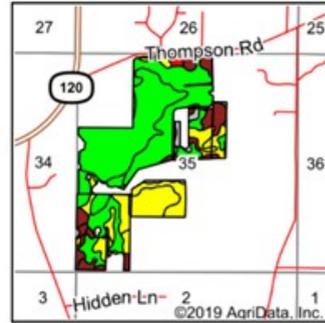
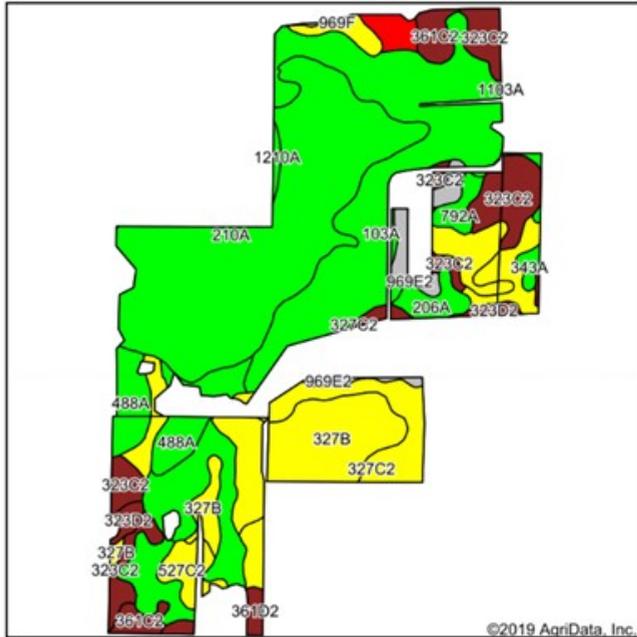
PLAT MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL

Aerial Map

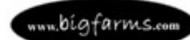


SOIL MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL

Soils Map



State: **Illinois**  
 County: **McHenry**  
 Location: **35-45N-7E**  
 Township: **Greenwood**  
 Acres: **230.35**  
 Date: **2/28/2020**

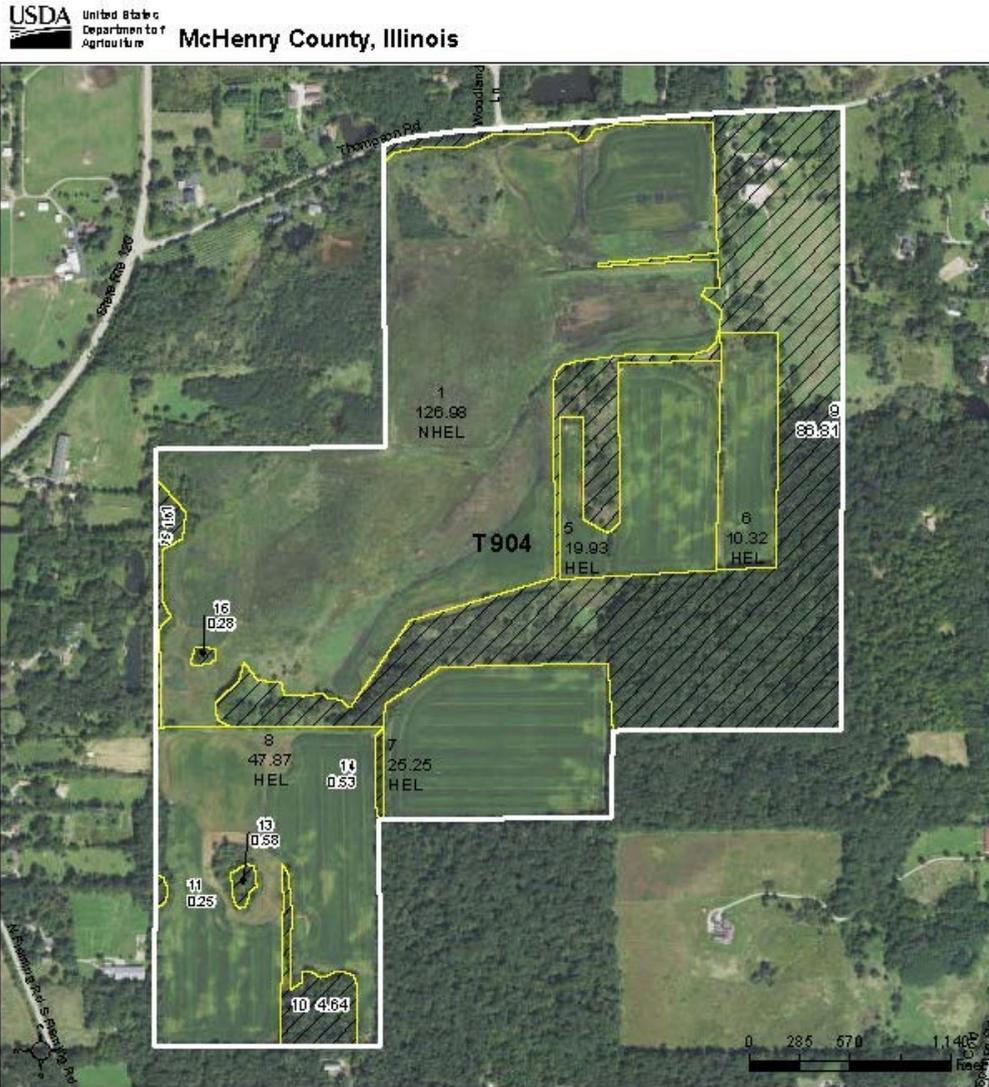


Soils data provided by USDA and NRCS. ©2019 AgriData, Inc.

Area Symbol: IL 111, 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
210A	Lena muck, 0 to 2 percent slopes	62.58	27.2%		170	55	126
103A	Houghton muck, 0 to 2 percent slopes	46.22	20.1%		175	57	130
**327B	Fox silt loam, 2 to 4 percent slopes	28.07	12.2%		**148	**48	**108
**323C2	Casco loam, 4 to 6 percent slopes, eroded	16.61	7.2%		**130	**43	**96
**327C2	Fox silt loam, 4 to 6 percent slopes, eroded	16.48	7.2%		**142	**46	**104
104A	Virgil silt loam, 0 to 2 percent slopes	11.36	4.9%		182	56	132
488A	Hoopole loam, 0 to 2 percent slopes	10.98	4.8%		163	54	121
329A	Will loam, 0 to 2 percent slopes	5.28	2.3%		174	58	129
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	4.74	2.1%		**130	**44	**97
**969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	4.40	1.9%		**95	**32	**72
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	3.42	1.5%		**149	**48	**109
206A	Thorp silt loam, 0 to 2 percent slopes	3.39	1.5%		170	55	126
**323D2	Casco loam, 6 to 12 percent slopes, eroded	3.32	1.4%		**126	**41	**93
**323B	Casco loam, 2 to 4 percent slopes	2.67	1.2%		**139	**46	**102
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	2.48	1.1%		183	60	136
792A	Bowes silt loam, 0 to 2 percent slopes	2.32	1.0%		176	57	130
**290C2	Warsaw loam, 4 to 6 percent slopes, eroded	2.16	0.9%		**153	**49	**113
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	1.85	0.8%		**127	**43	**95
343A	Kane silt loam, 0 to 2 percent slopes	1.08	0.5%		168	55	125
1210A	Lena muck, 0 to 2 percent slopes, undrained	0.69	0.3%		170	55	126
**969F	Casco-Rodman complex, 20 to 30 percent slopes	0.25	0.1%		**94	**32	**71
<b>Weighted Average</b>					<b>159.8</b>	<b>51.9</b>	<b>118.1</b>

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: <http://soilproductivity.nres.illinois.edu/>  
 \*\* 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.

FSA MAP



- Common Land Unit**      Tract Boundary
- Not-Cropland
  - Cropland
- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

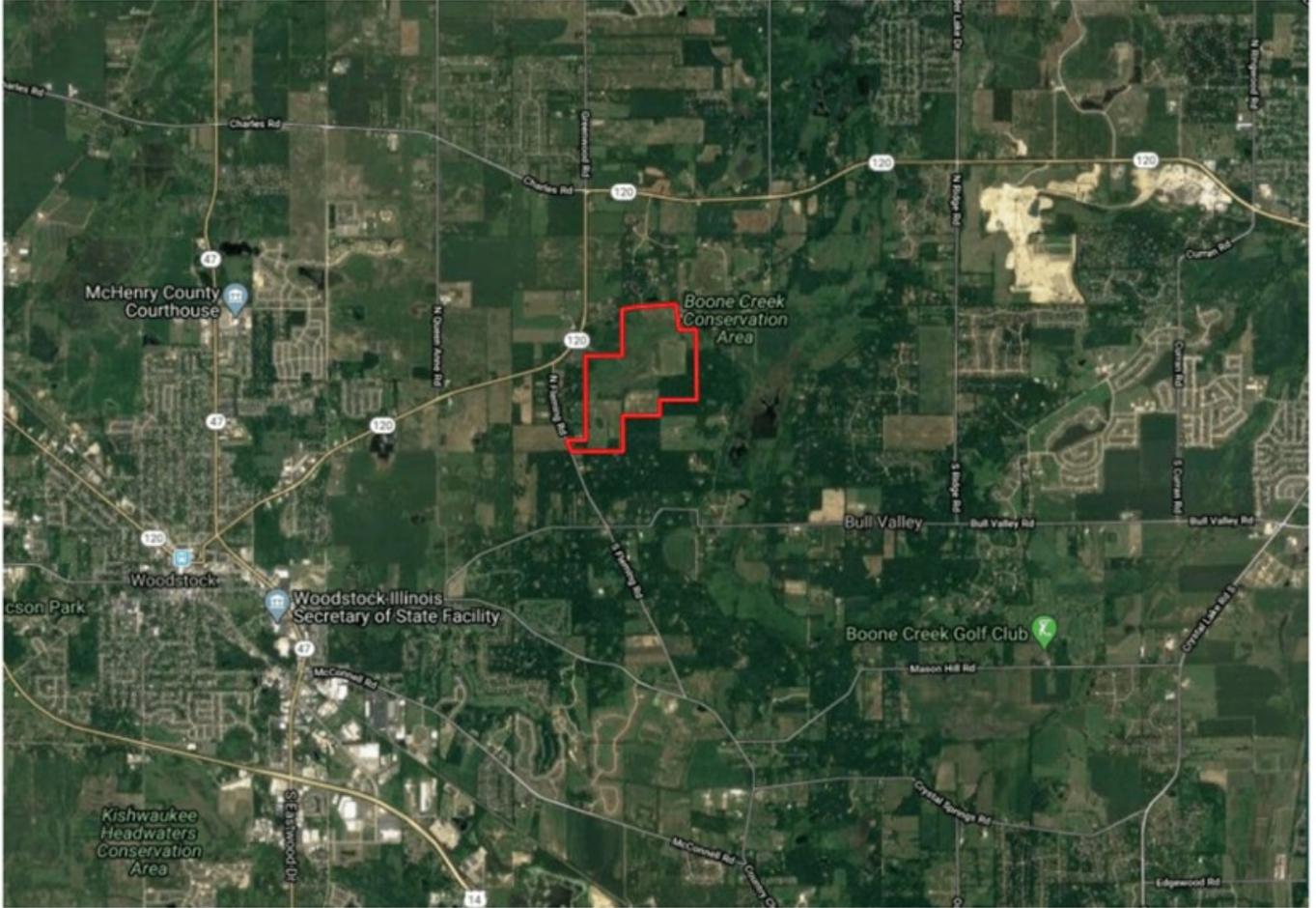
2020 Program Year  
Map Created September 02, 2020

Farm 5233  
Tract 904

Tract Cropland Total: 230.35 acres

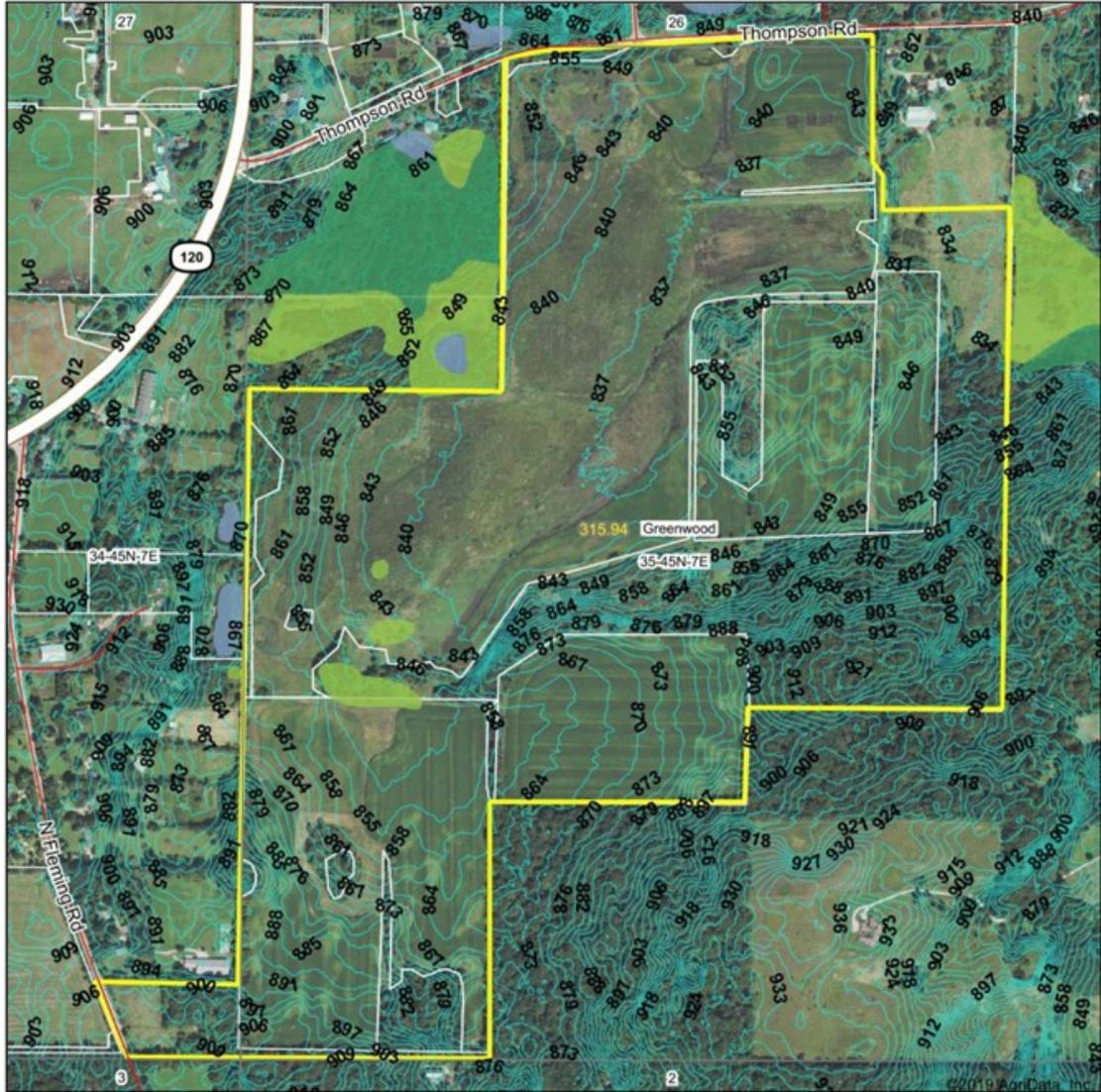
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or intellectual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the areas. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

WIDE AERIAL MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL



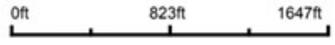
CONTOURS MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL

Topography Contours



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPS  
 © AgriData, Inc. 2019 www.AgrIDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008

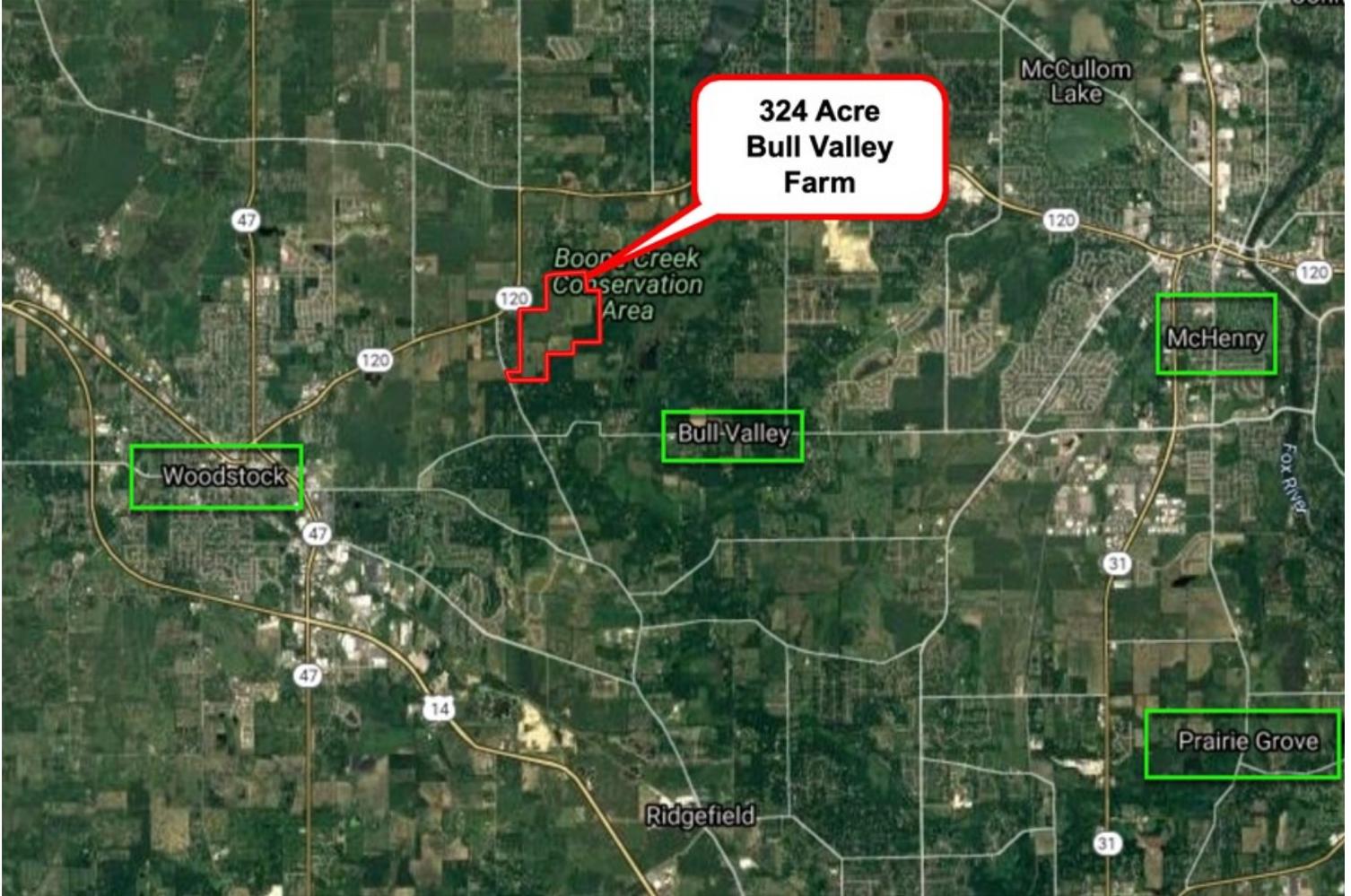
Source: USGS 3 meter dem  
 Interval: 3.0  
 Min: 832.8  
 Max: 923.1  
 Range: 90.3  
 Average: 857.6  
 Standard Deviation: 21.82



35-45N-7E  
 McHenry County  
 Illinois

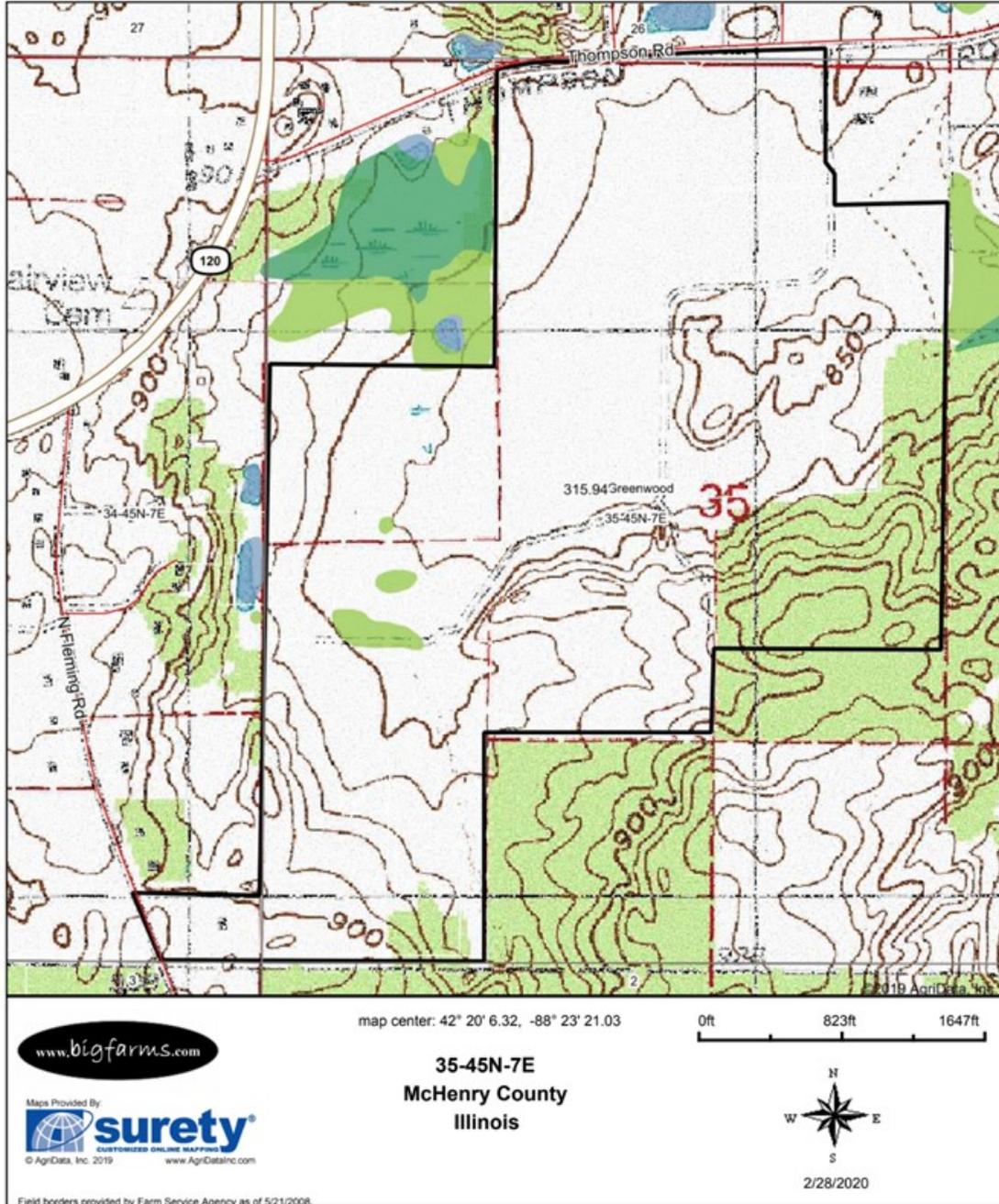
2/28/2020  
 Map Center: 42° 20' 6.32, -88° 23' 21.03

AREA MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL



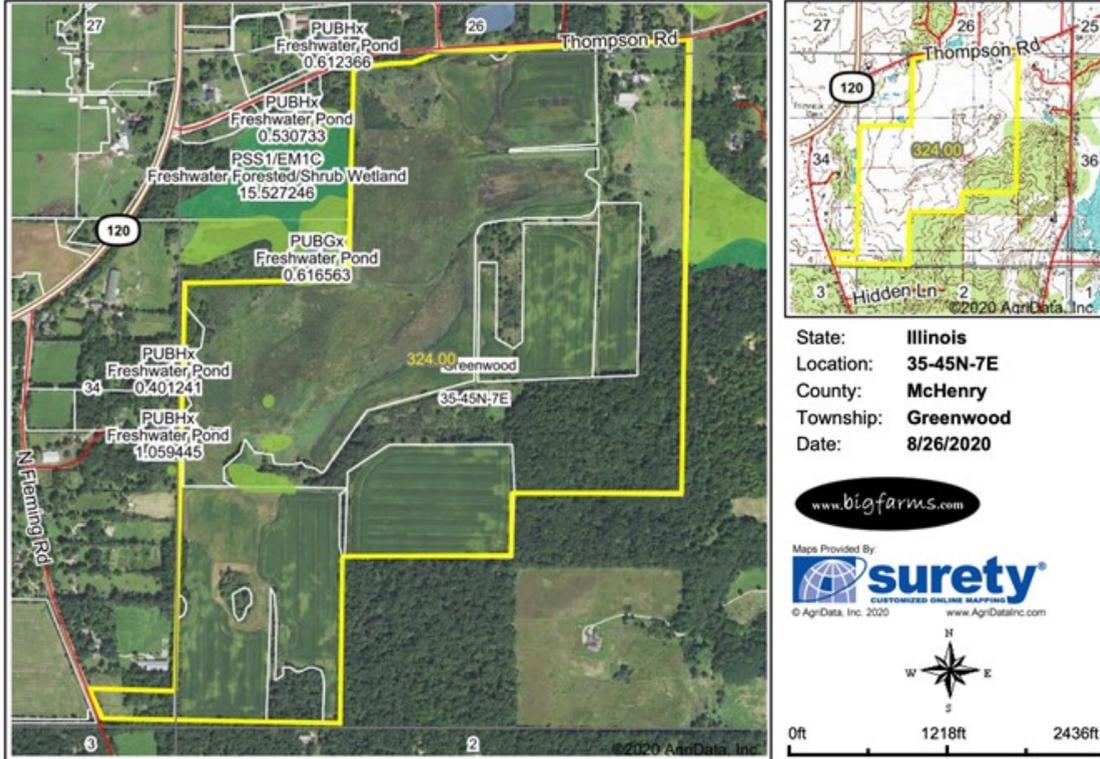
TOPOGRAPHY MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL

Topography Map



WETLANDS MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL

**Wetlands Map**



State: **Illinois**  
 Location: **35-45N-7E**  
 County: **McHenry**  
 Township: **Greenwood**  
 Date: **8/26/2020**



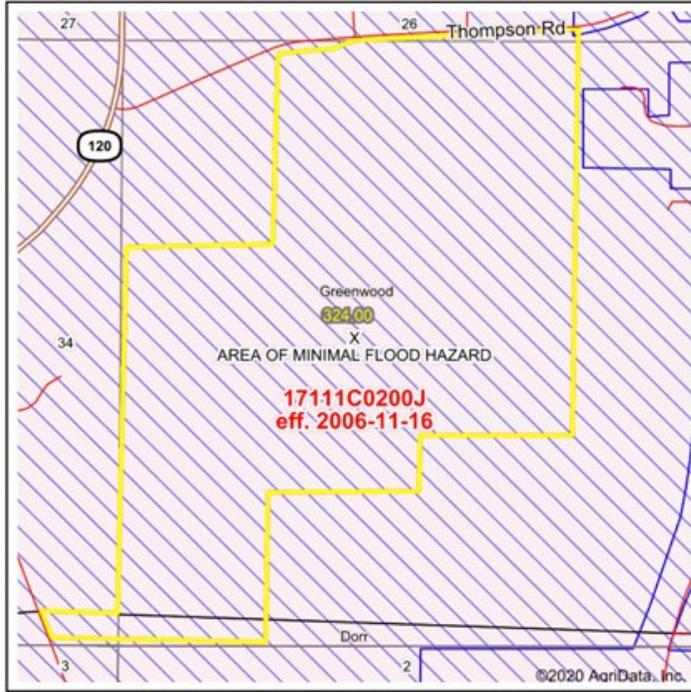
Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.54
PEM1F	Freshwater Emergent Wetland	0.33
PEM1/SS1C	Freshwater Emergent Wetland	0.03
Total Acres		2.90

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL

FEMA Report



State: IL                      Acres: 324  
 County: McHenry              Date: 8/26/2020  
 Location: 35-45N-7E  
 Township: Greenwood



Name	Number	County	NFIP Participation	Acres	Percent
McHenry County	170732	McHenry	Regular	324.00	100%
<b>Total</b>				324.00	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

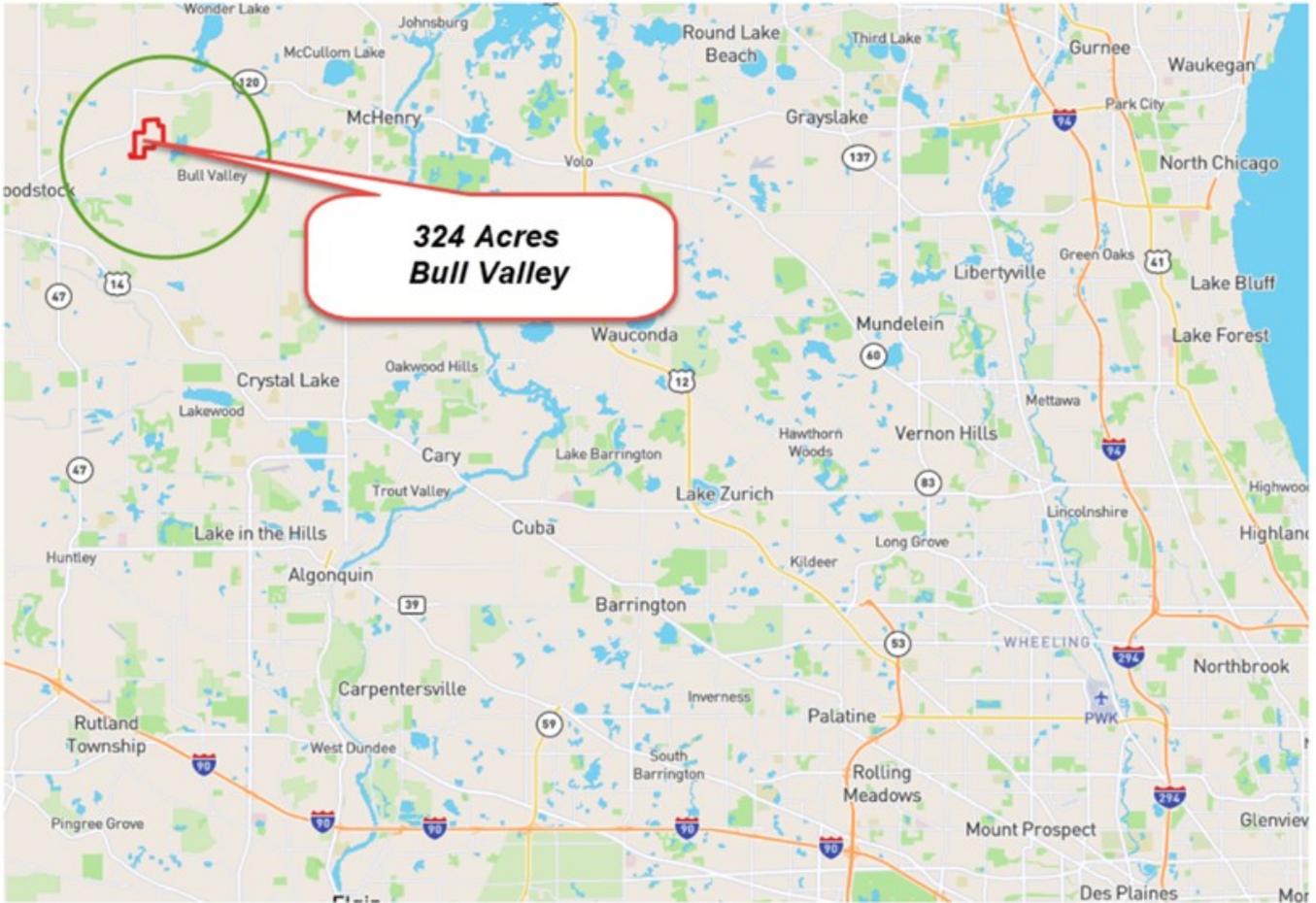
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	324	100%
<b>Total</b>			324	100%

Panel	Effective Date	Acres	Percent
17111C0200J	11/16/2006	324	100%
<b>Total</b>		324	100%

Flood related information provided by FEMA

LOCATION MAP 324 ACRE BULL VALLEY FARM, GREENWOOD TOWNSHIP, MCHENRY COUNTY, IL



## 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.**

## DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.