

## 44 ACRE GRANT PARK FARM

**Section 23 of Sumner T.32N.-R.13.E**  
**Grant Park IL 60940**

**For more information contact:**

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



<b>County:</b>	Kankakee
<b>Township:</b>	Sumner
<b>Gross Land Area:</b>	44.37 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$377,145
<b>Unit Price:</b>	\$8,500 per acre
<b>Productivity Index (PI):</b>	122.9
<b>Buildings:</b>	N/A
<b>Zoning:</b>	Agriculture



44 acres of high quality farmland in Kankakee County, Illinois. Soil productivity index (PI) of 122.9. Low real-estate taxes, frontage on county blacktop road just outside of Grant Park, IL. Lease in place for the 2019 crop season.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 44 Acre Grant Park Farm  
**Tax ID Number/APN:** 02-03-23-400-005  
**Possible Uses:** Buyers of this property could be looking to start a small agricultural business or build a home.  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Grant Park Community Unit School District 6  
**Location Description:** The farm is located in Section 23 of Sumner Township, Kankakee County Illinois on County Road 9 (E. 8000N Rd.)  
**Site Description:** Level open farmland, no buildings.  
**Side of Street:** North side of E.8000N Rd.  
**Highway Access:** 8000 N. Rd with State Rt 17 approximately 1.25 miles east  
**Road Type:** Asphalt county road.  
**Largest Nearby Street:** IL Rt. 1 & Rt 17 are only 1.5 miles east.

### LAND RELATED

**Lot Frontage (Feet):** 497 feet of frontage on County road 9  
**Tillable Acres:** FSA tillable acres are 45.99  
**Lot Depth:** 2632 feet deep  
**Buildings:** No Buildings  
**Topography:** Level farmland  
**FSA Data:** 45.99 Cropland acres  
Corn base is 41.9 acres with PLC Yield of 133 bushels per acre  
Soybean base is .1 acres with a PLC Yield of 45 bushels per acre  
**Soil Type:** The primary soil types on this farm are:  
Ashkum silty clay loam (232A)  
Elliott silt loam (146A)  
Varna silt loam (223B2)

### FINANCIALS

**Real Estate Taxes:** The 2017 real-estate taxes paid in 2018 were \$969 or \$22.02 per acre.  
**Investment Amount:** The investment needed for this parcel is \$377,145 or \$8,500 per acre.

### LOCATION

**Address:** Grant Park, IL  
**County:** Kankakee County Illinois

## LOCATION OF GRANT PARK 44 ACRE FARMLAND



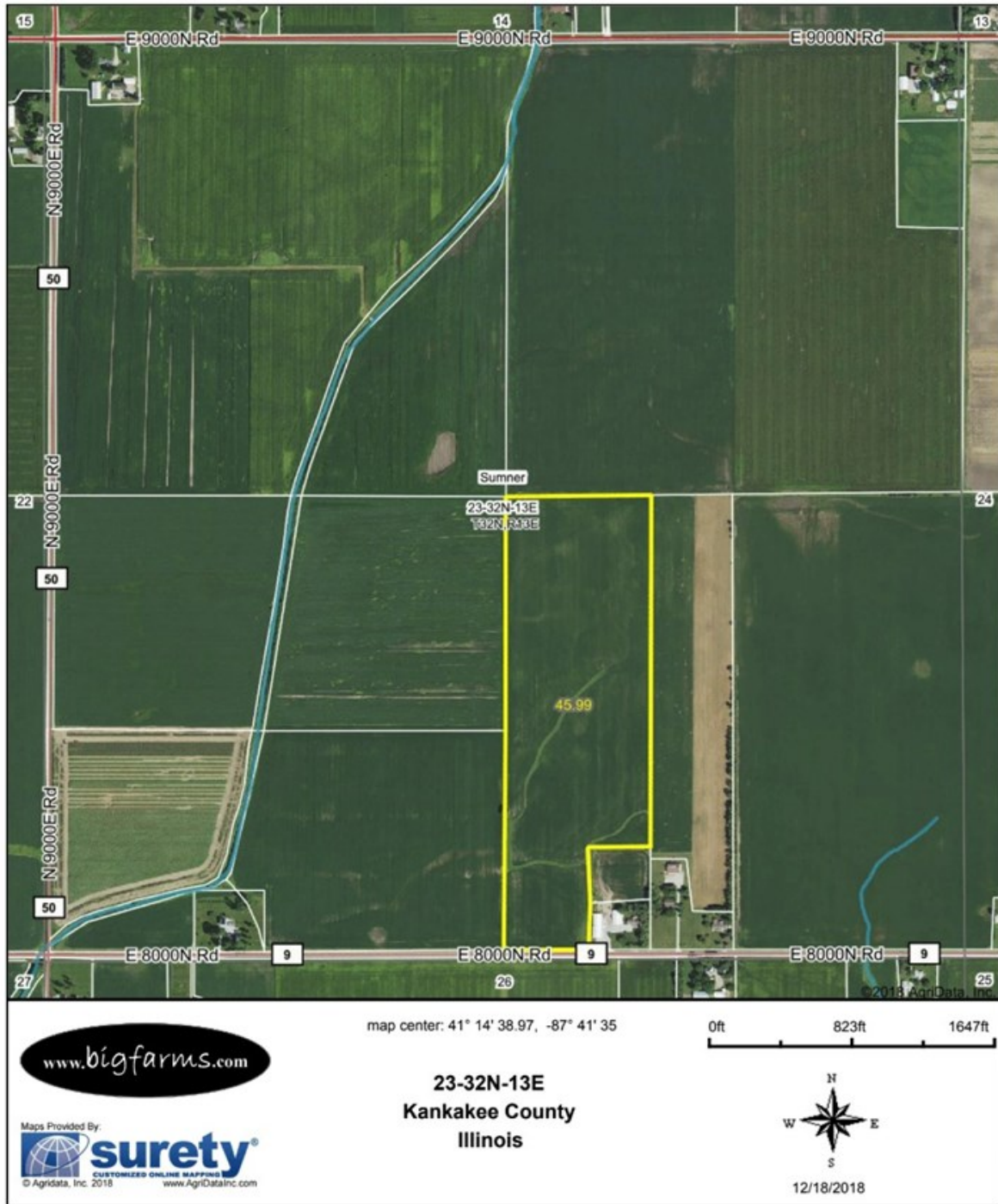
GENERAL LOCATION OF 44 ACRES IN SUMNER TOWNSHIP





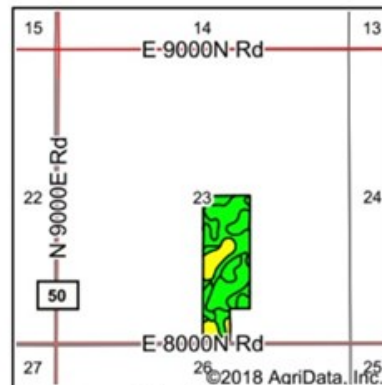
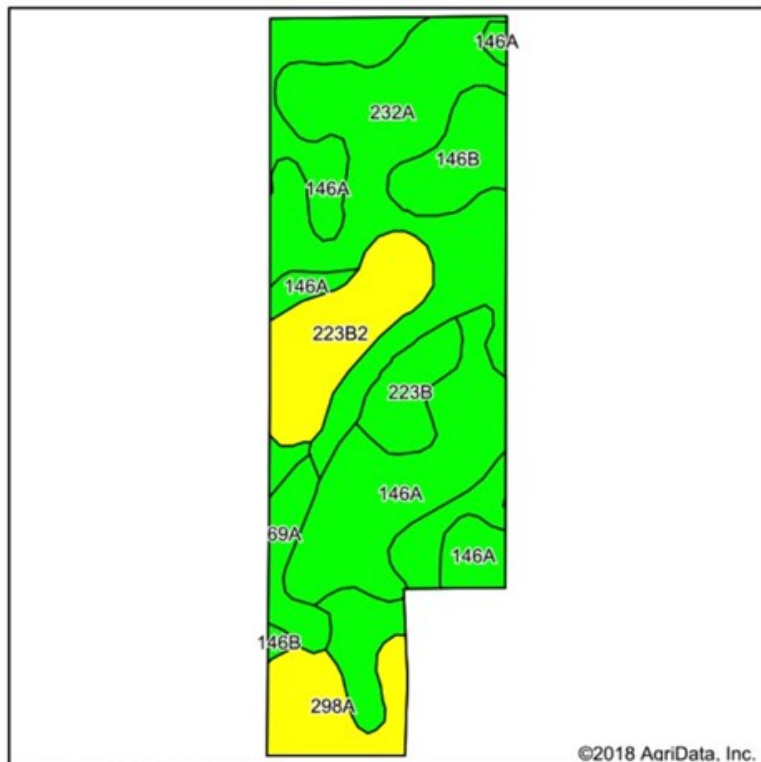
FSA AERIAL MAP 44 AC GRANT PARK FARM

Aerial Map



# SOILS MAP FOR 44 ACRES IN GRANT PARK FARM

## Soils Map



State: **Illinois**  
 County: **Kankakee**  
 Location: **23-32N-13E**  
 Township: **Sumner**  
 Acres: **45.99**  
 Date: **12/18/2018**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL091, 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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.87	36.7%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	13.65	29.7%		168	55	125
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	4.95	10.8%		**150	**48	**110
298A	Beecher silt loam, 0 to 2 percent slopes	3.48	7.6%		152	51	114
**146B	Elliott silt loam, 2 to 4 percent slopes	2.99	6.5%		**166	**54	**124
**223B	Varna silt loam, 2 to 4 percent slopes	2.23	4.8%		**156	**50	**115
69A	Milford silty clay loam, 0 to 2 percent slopes	1.82	4.0%		171	57	128
Weighted Average					165	54.1	122.9

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

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

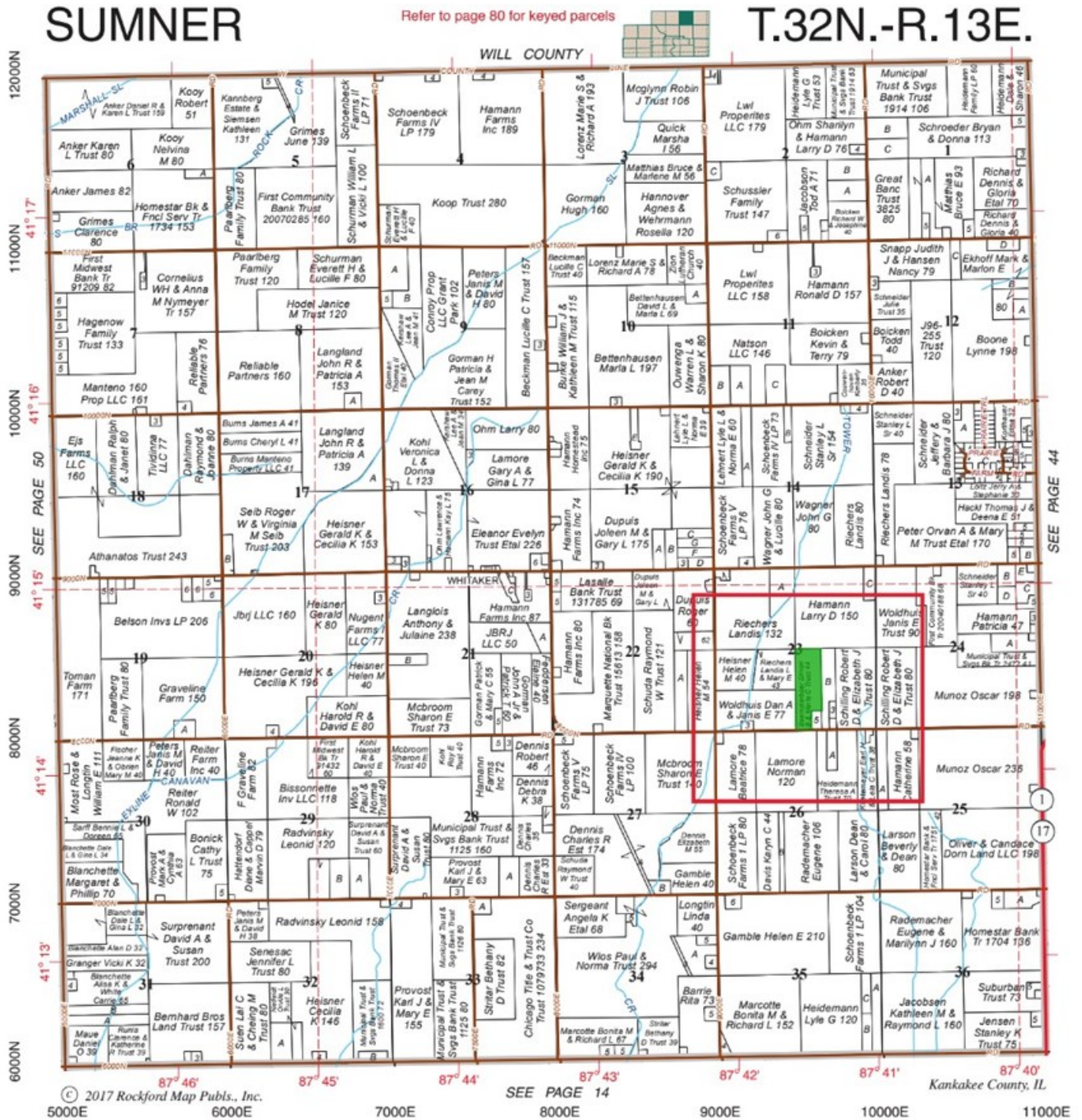
\*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA AERIAL MAP FOR 44 ACRES IN GRANT PARK FARM





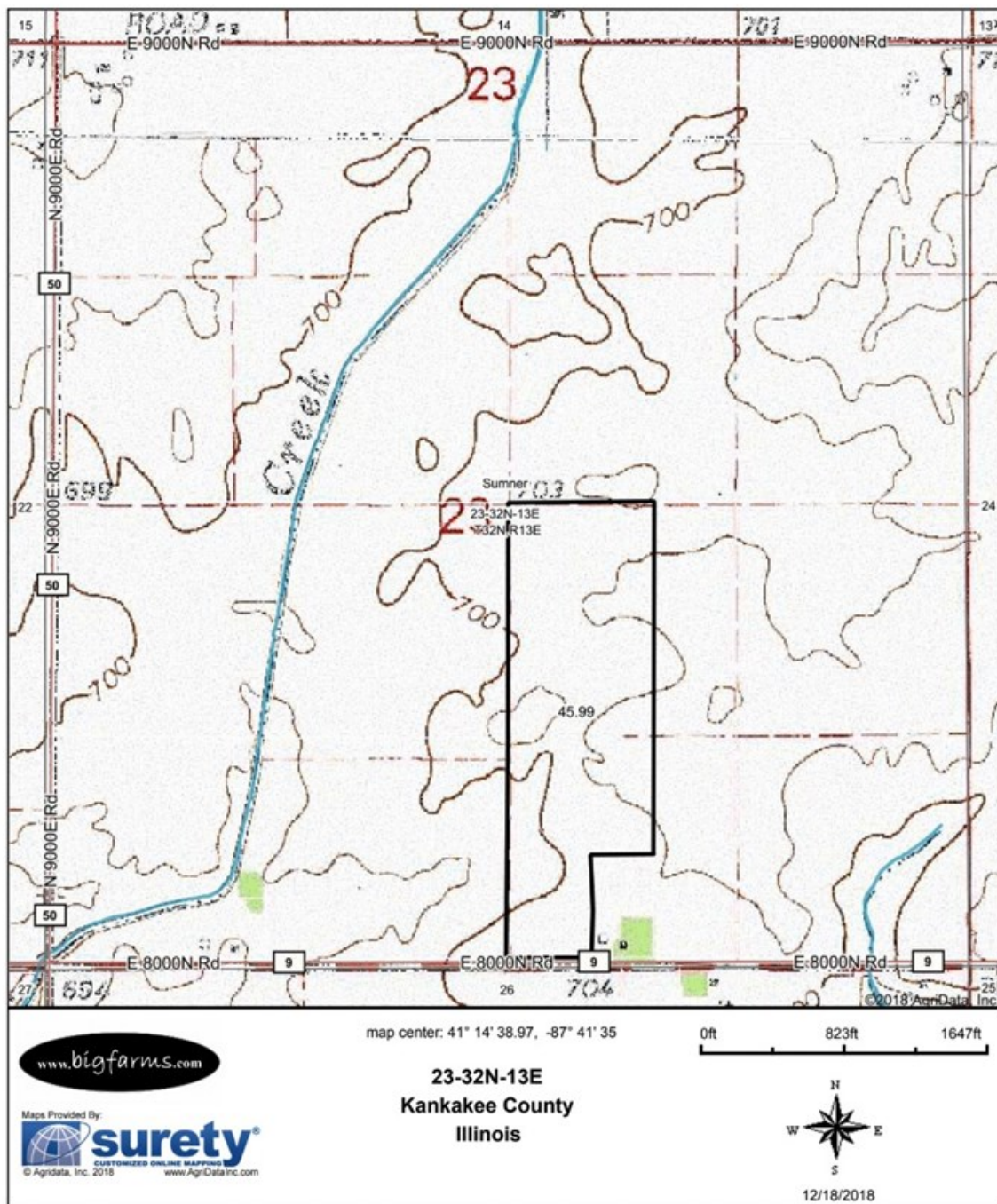
FSA MAP FOR 44 ACRES IN GRANT PARK FARM





# TOPOGRAPHICAL MAP OF 44 ACRE GRANT PARK FARM

## Topography Map



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

## 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

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