

50 ACRE SEWARD TOWNSHIP FARM

McKanna Road
Minooka IL 60447

For more information contact:

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

GOODWIN



| | |
|---------------------------------|--|
| County: | Kendall |
| Township: | Seward |
| Gross Land Area: | 50 Acres |
| Property Type: | Vacant Farm Land |
| Possible Uses: | Agricultural Production/Future Development |
| Total Investment: | \$425,000 |
| Unit Price: | \$8500 per acre |
| Productivity Index (PI): | 126.8 on the tillable acres |
| Buildings: | No Buildings on this Parcel |
| Utilities: | Natural Gas and Electric |



The 50 acre parcel is located north of IL 52 on McKanna Road. The farm has a 10 acres of tillable farmland with a PI of 126.8. the balance of the farm is timber from a previous nursery operation. The property is located adjacent to Baker Forest Preserve and Ellis House Equestrian Center in Seward Township Kendall County.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 50 Acres Seward Township Farm
Tax ID Number/APN: 09-09-300-009
Possible Uses: Estate Residential, recreational.

AREA & LOCATION

School District: Minooka Community Consolidated School District 201
Location Description: Approximately 7 miles west of I-55 at Shorewood and 6.5 miles south to I-80 at Minooka. The land is just half a mile north of Rt. 52 on McKanna road.
Site Description: This is a 50 acres parcel of which approximately 10 tillable. Many of the acres are considered to be in a floodplain.

The property has approximately 430 feet of frontage on the Aux Sable Creek and is bordered on the south by the Baker Woods Forest Preserve and the Kendall County Ellis House Equestrian Center on the east. The wooded area is formed from the remaining trees of a former nursery operation.

Side of Street: East side of McKanna Road.
Highway Access: Approximately 7 miles to either I-55 in Shorewood and I-80 in Minooka.
Road Type: Tar and chip pavement.
Property Visibility: This parcel has excellent visibility with over 1100 feet of frontage on McKanna Road.
Largest Nearby Street: IL. Rt. 52 is only half a mile south of the property.

LAND RELATED

Lot Frontage (Feet): 1100 feet on McKanna Road frontage.
1500 feet of frontage on the gravel road leading to Ellis House Equestrian Center.
Tillable Acres: There are approximately 10 tillable acres. PI for the tillable acres is 126.8
Buildings: No Buildings
Flood Plain or Wetlands: There are areas of this 50 acre parcel that fall into FEMA floodplain. See the attached FEMA and Wetland reports in the brochure.
Topography: Flat, level land.
FSA Data: Approximately 10 tillable acres.
Soil Type: Milford Silty Clay Loam (69)
Available Utilities: Private Well and Septic would be required for building.

FINANCIALS

Finance Data Year: 2019 Taxes paid in 2020
Real Estate Taxes: The total tax bill for this land is \$1,147.34
Investment Amount: Sellers are asking \$8500 per acre for a total investment of \$425,000

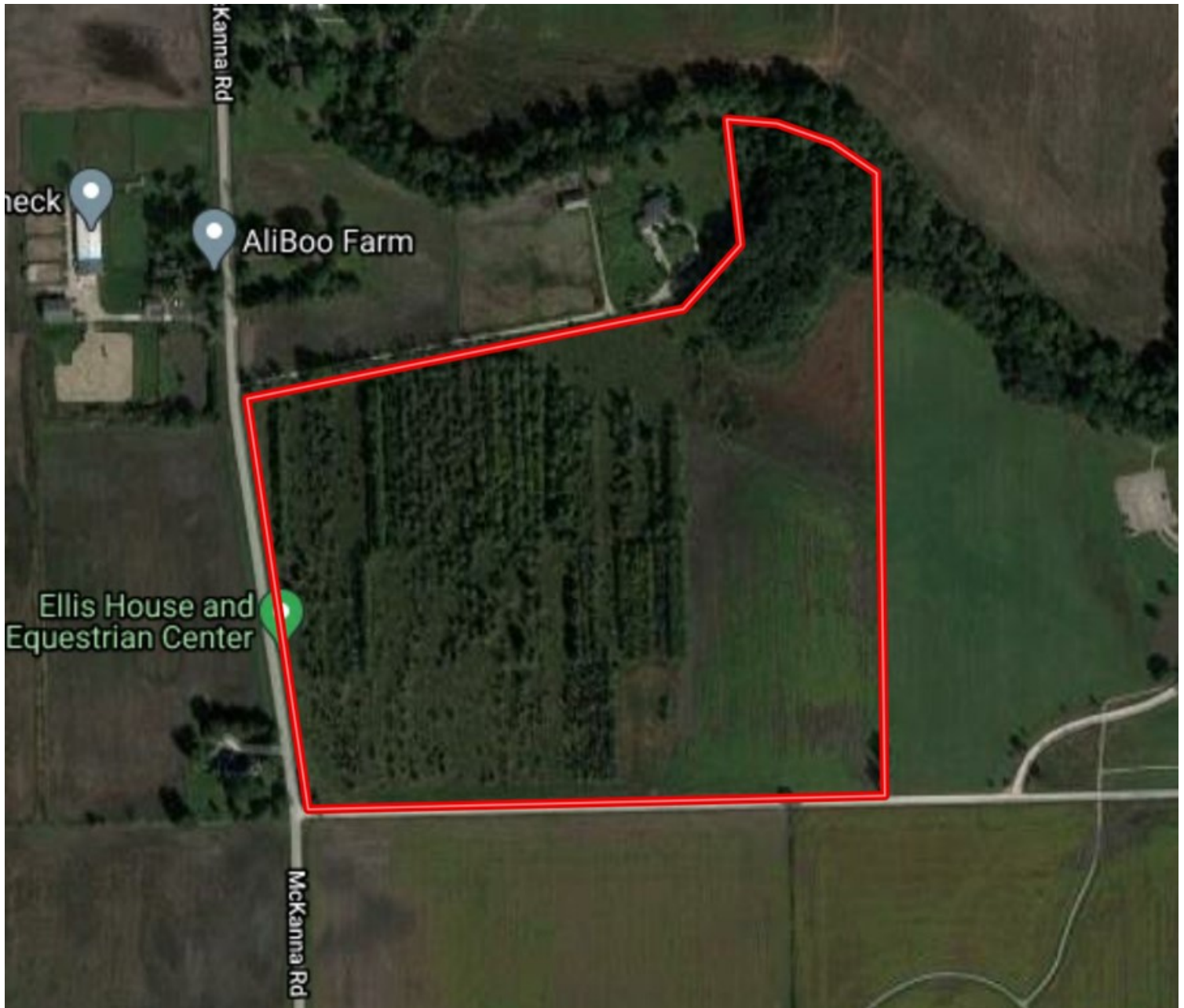
LOCATION

Address: Estimated address is 13986 S. McKanna Rd, Minooka, IL 60447
Latitude 41.5194
Longitude -88.3262
County: Kendall

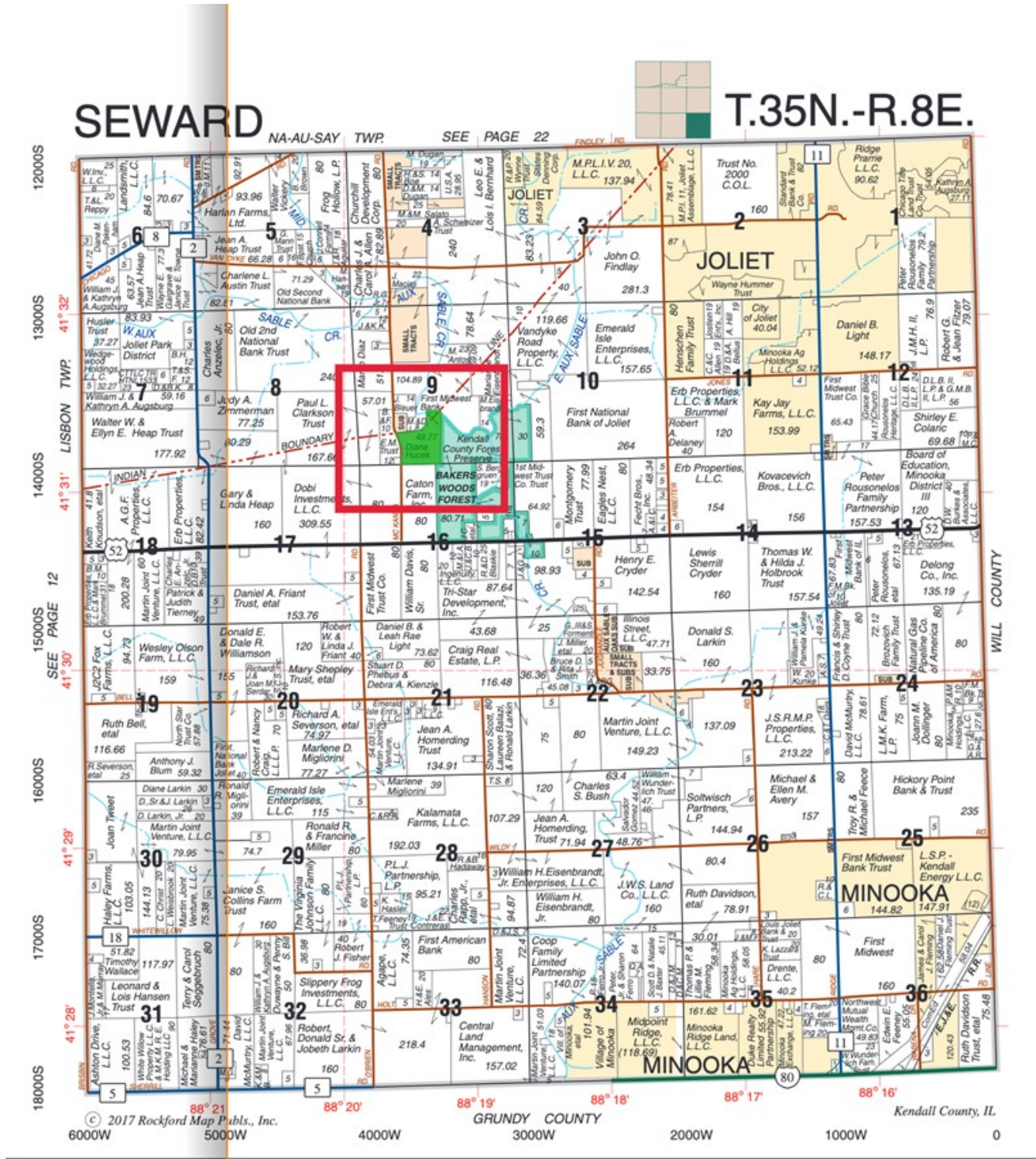
ROADWAY MAP 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY



AERIAL MAP 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY



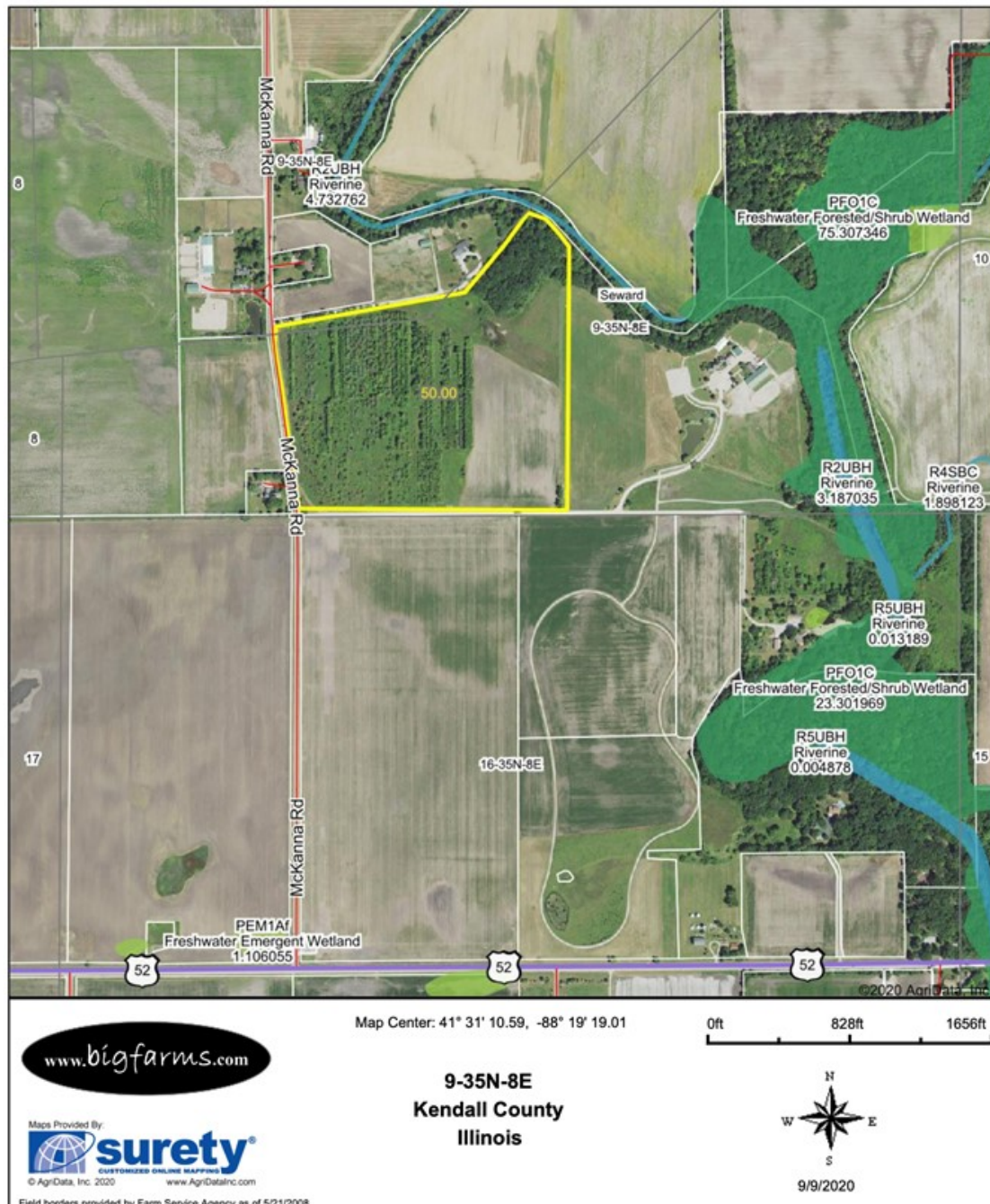
PLAT MAP FOR THE 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY



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

FSA MAP 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY

Aerial Map

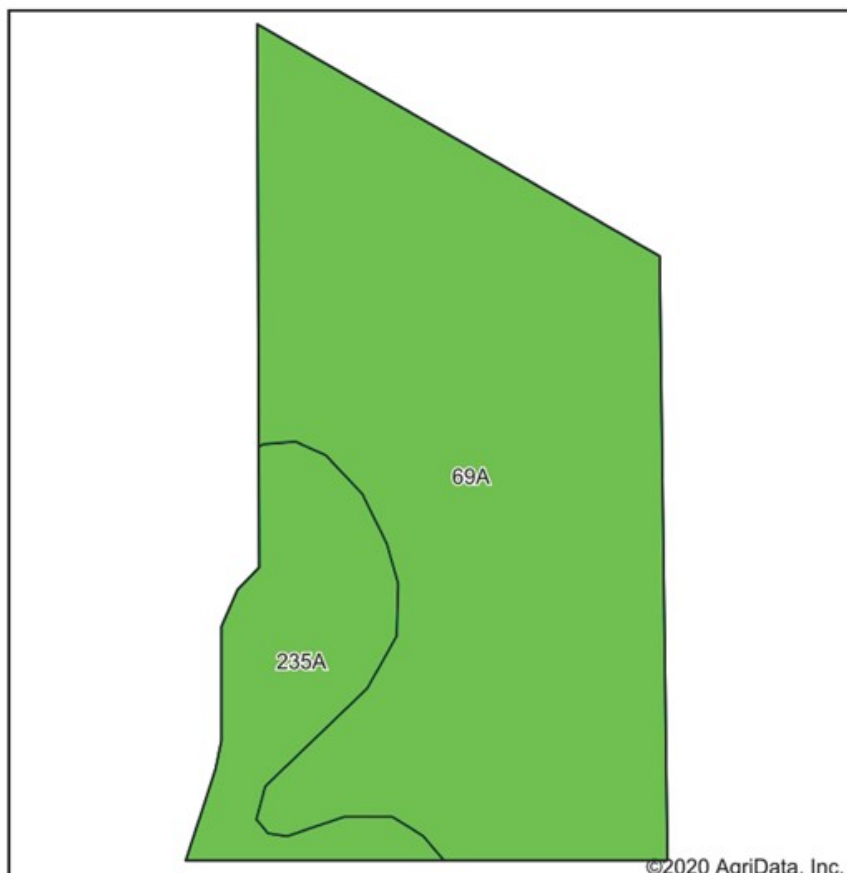


USDA MAP OF THE 10 ACRES OF TILLABLE LAND IN SEWARD TOWNSHIP

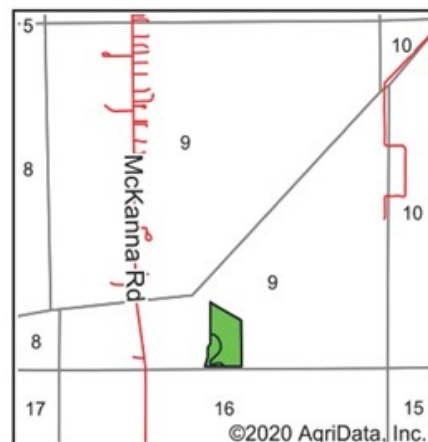
Aerial Map



SOIL MAP OF THE TILLABLE ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kendall**
Location: **9-35N-8E**
Township: **Seward**
Acres: **10.11**
Date: **9/28/2020**

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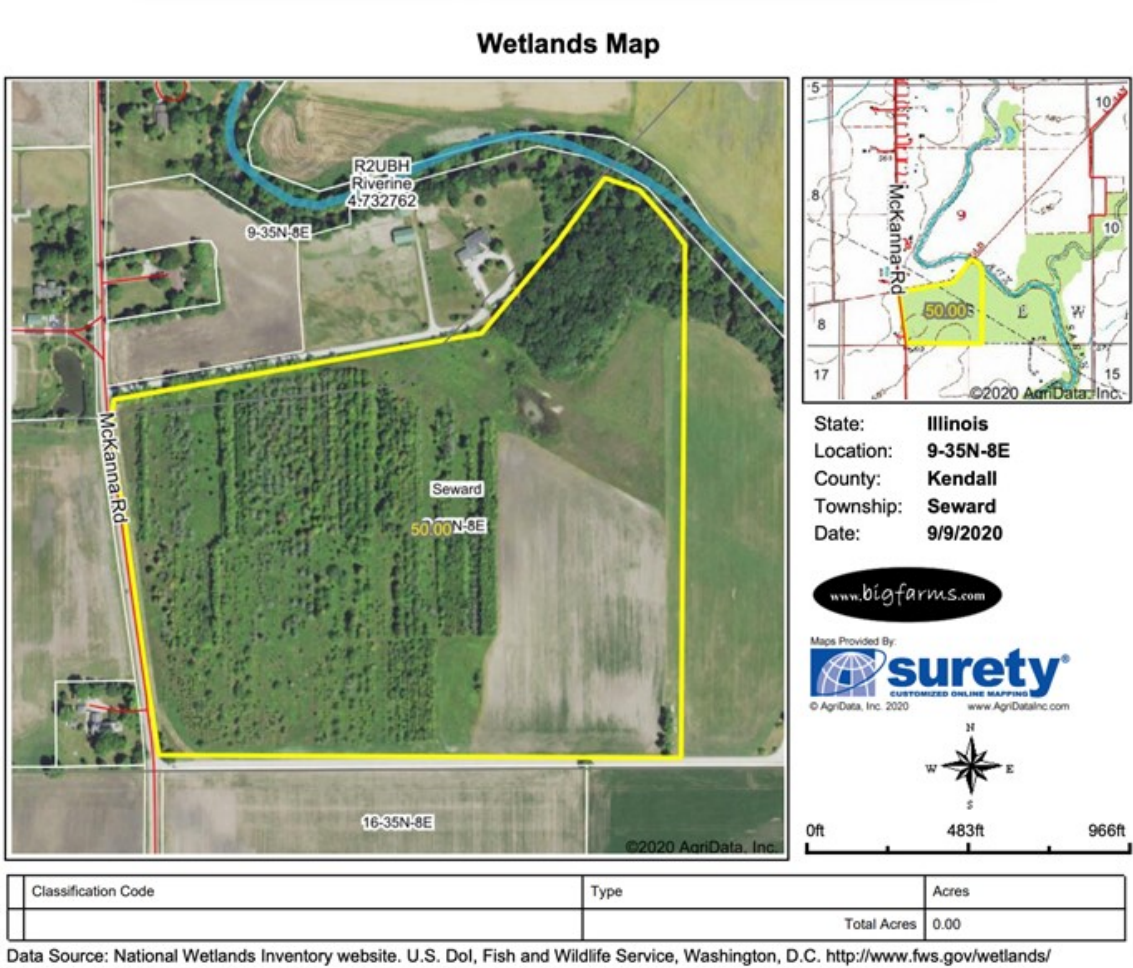
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| Area Symbol: IL093, Soil Area Version: 17 | | | | | | | |
|---|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| 69A | Milford silty clay loam, 0 to 2 percent slopes | 8.35 | 82.6% | | 171 | 57 | 128 |
| 235A | Bryce silty clay, 0 to 2 percent slopes | 1.76 | 17.4% | | 162 | 54 | 121 |
| Weighted Average | | | | | 169.4 | 56.5 | 126.8 |

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 RR11

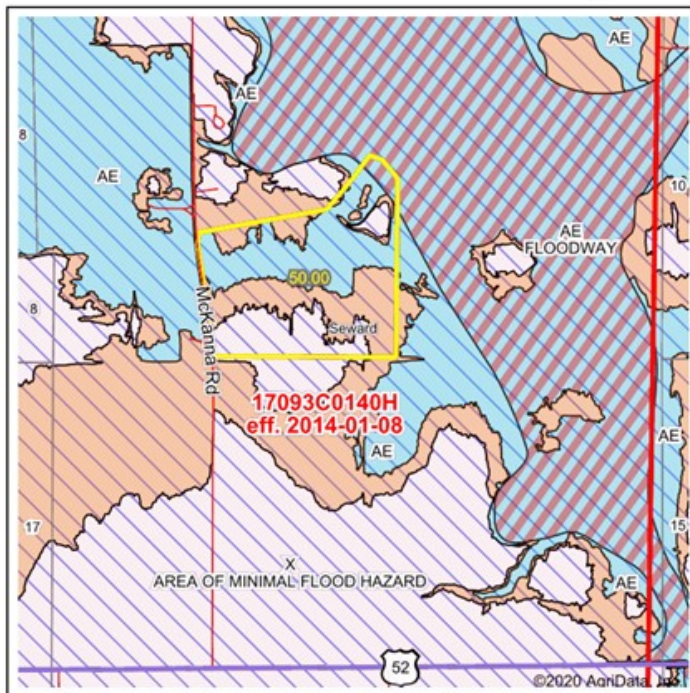
WETLANDS MAP 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY



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

FEMA REPORT 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY

FEMA Report



State: IL Acres: 50
County: Kendall Date: 9/9/2020
Location: 9-35N-8E
Township: Seward



| Name | Number | County | NFIP Participation | Acres | Percent |
|----------------|--------|---------|--------------------|-------|---------|
| KENDALL COUNTY | 170341 | Kendall | Regular | 50 | 100% |
| Total | | | | 50 | 100% |

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

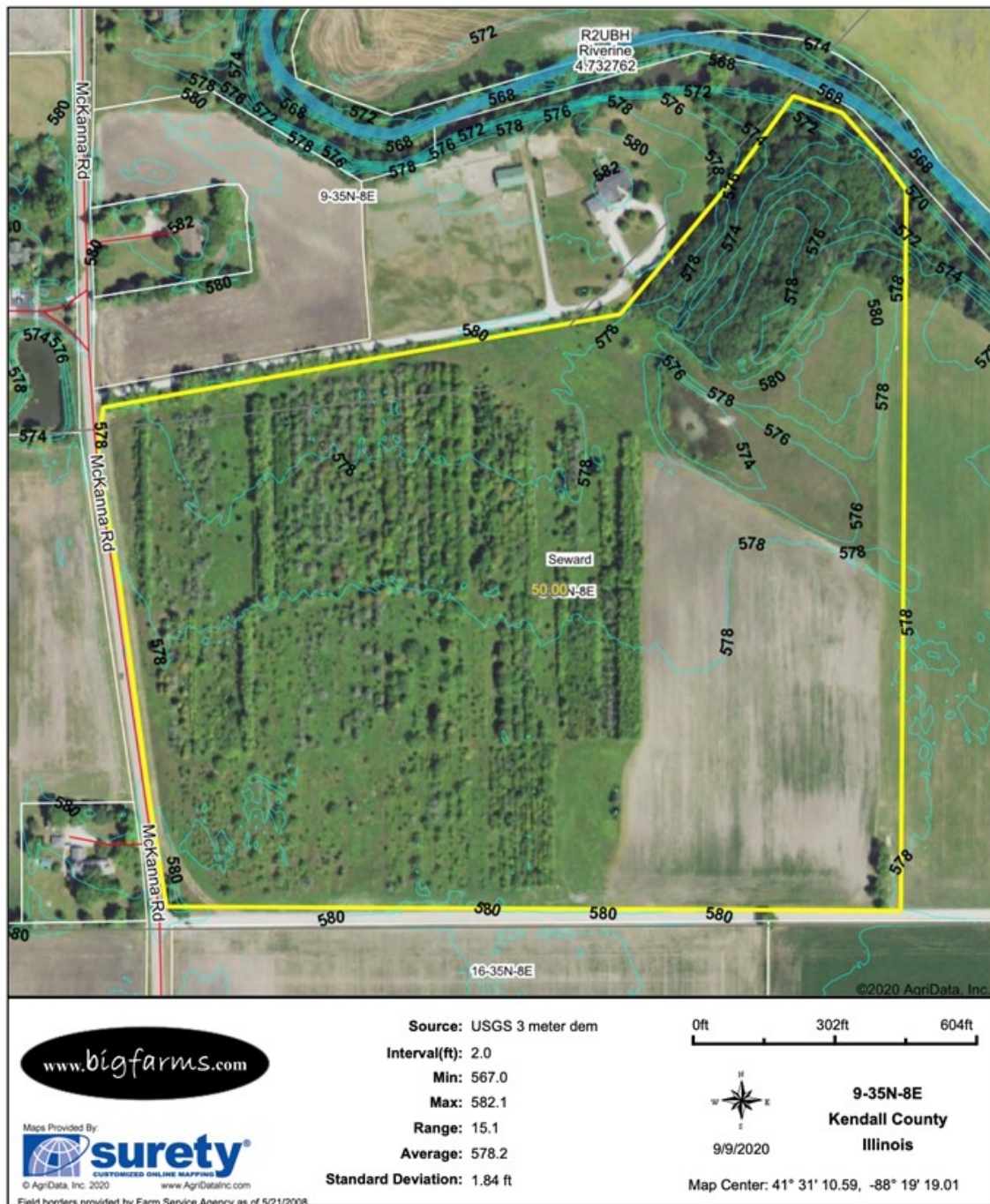
| Zone | SubType | Description | Acres | Percent |
|-------|------------------------------------|-----------------------------|-------|---------|
| AE | | 100-year Floodplain | 19.01 | 38.0% |
| X | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | 500-year floodplain | 16.98 | 34.0% |
| X | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 10.28 | 20.6% |
| AE | FLOODWAY | 100-year Floodplain | 1.36 | 2.7% |
| X | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 1.24 | 2.5% |
| X | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | 500-year floodplain | 0.72 | 1.4% |
| X | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | 500-year floodplain | 0.25 | 0.5% |
| X | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | 500-year floodplain | 0.16 | 0.3% |
| Total | | | 50.00 | 100% |

| Panel | Effective Date | Acres | Percent |
|-------------|----------------|-------|---------|
| 17093C0140H | 1/8/2014 | 50 | 100% |
| Total | | 50 | 100% |

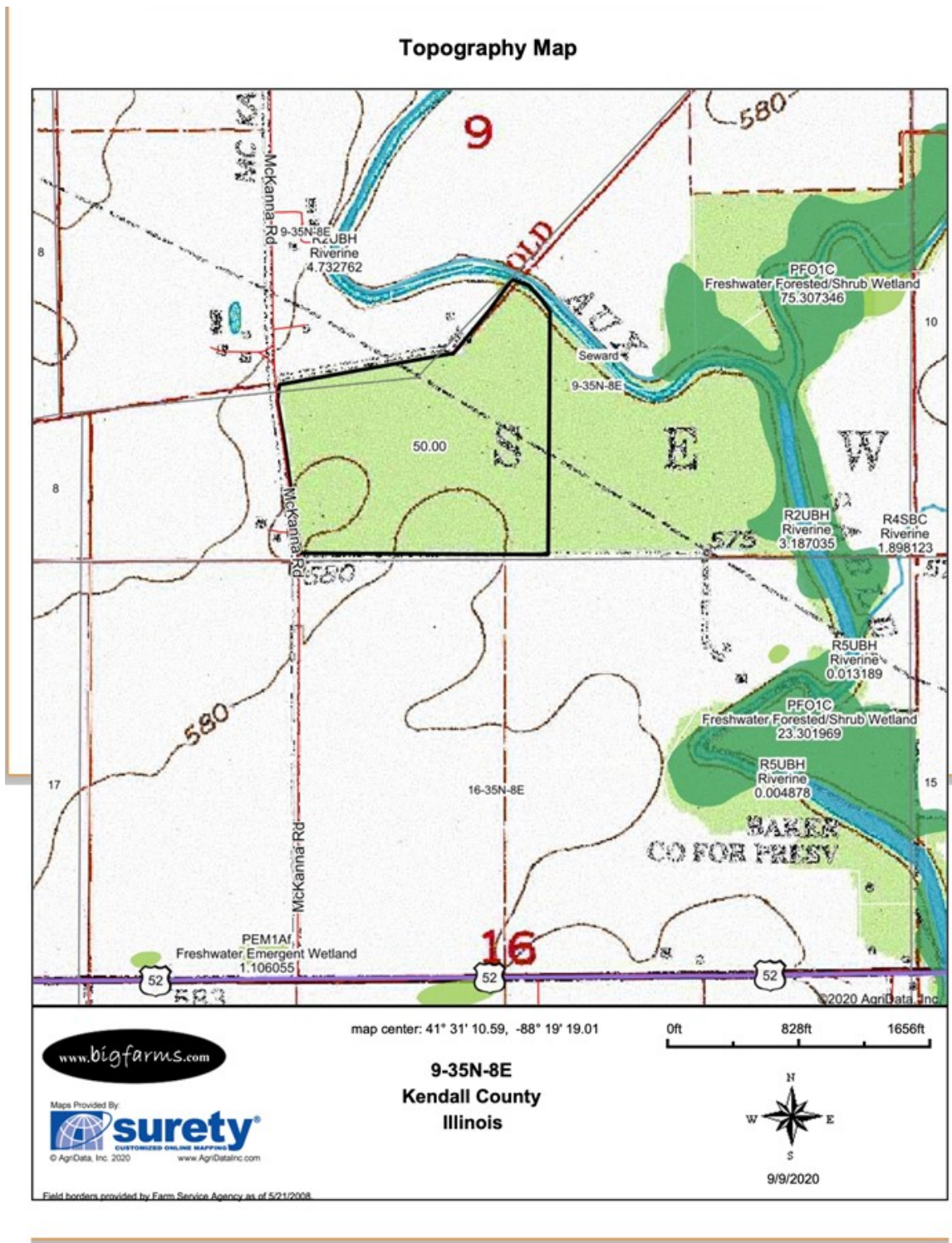
Flood related information provided by FEMA

CONTOUR MAP 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY

Topography Contours



TOPOGRAPHY MAP 50 ACRE SEWARD TOWNSHIP FARM KENDALL COUNTY



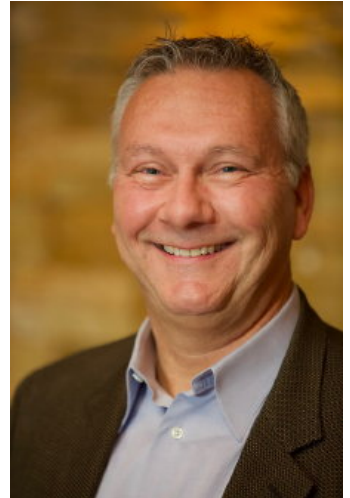
50 ACRE LOCATION IN SEWARD TOWNSHIP, KENDALL COUNTY ILLINOIS



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.



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