

556 Ac Lisbon Farm
Hill Road
Lisbon IL 60541

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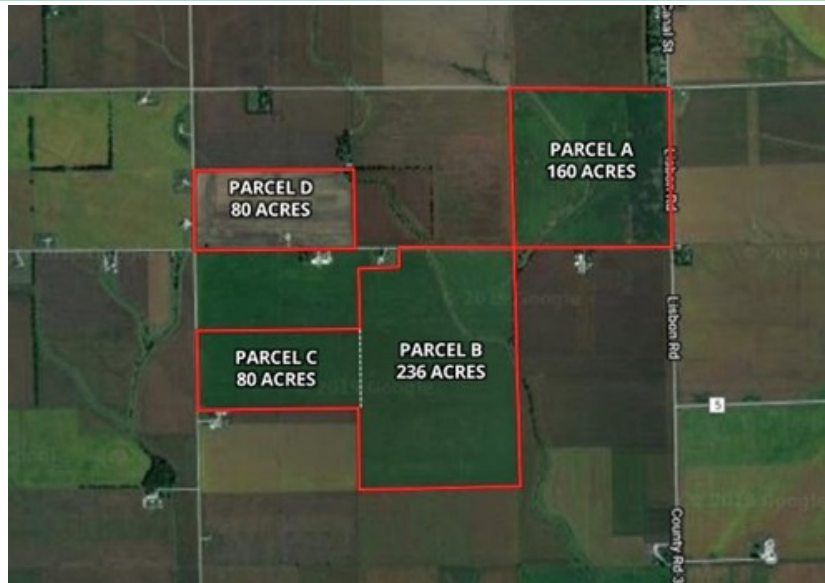
556 AC LISBON FARM

Hill Road
Lisbon IL 60541

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:	Kendall
Township:	Big Grove & Nettle Creek
Gross Land Area:	556 Total acres in four parcels
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$6,460,800.00 for all four parcels
Buildings:	No Buildings
Zoning:	Agriculture



556 total acres of Class A farmland broken into four parcels:

Parcel A is 160 acres with a PI of 134.2 asking price is \$11,250 per acre

Parcel B is 236 acres with a PI of 141.2 asking price is \$11,800 per acre

Parcel C is 80 acres with a PI of 142.5 asking price is \$11,950 per acre

Parcel D is 80 acres with a PI of 136 asking price is \$11,500 per acre

The farms are grouped together on the south side of Lisbon, Illinois. Good road frontage on Hill road, Lisbon road and Scott School road.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 556 Acre Lisbon Farm
Tax ID Number/APN: 07-36-200-001
07-36-200-002
07-36-300-004
01-01-100-001 Grundy Co parcel
07-35-400-004
07-35-200-005
Possible Uses: Agricultural production or estate residential.
Zoning: Agriculture A-1

AREA & LOCATION

School District: Lisbon Community Consolidated School District 90
Newark Community High School District 18
Location Description: Plenty of road frontage on Hill road, Scott School road and Lisbon road. The farms are just north of Morris with easy access to I-80.
Site Description: Level highly productive farmland. High class A soils.
Highway Access: Easy access to I-80 at Morris.
Road Type: Township and County road frontage. Asphalt and blacktop road surface.
Largest Nearby Street: Illinois Rt. 52 in just 1.5 miles north of the farms.

LAND RELATED

Tillable Acres: Kendall County FSA office shows 548.45 acres as Farmland, 535.6 acres of Cropland.
Buildings: No Buildings
Flood Plain or Wetlands: None known, according to local maps.
Topography: Flat to gently rolling
FSA Data: Corn Base is 479.41 Acres, Base Yield of 150
Soybean Base is 54.05 Acres, Base Yield of 45
Soil Type: Drummer silty clay loam (152A)
Brenton silt loam (149A)
Proctor silt loam (148A)
Saybrook silt loam (145B)
Available Utilities: Electric is at site. Well & septic required for buildings.

FINANCIALS

Finance Data Year: The 2018 taxes paid in 2019
Real Estate Taxes: Pin# Acres Tax Amt Per/Ac County
07-36-200-001 18.19 \$533.44 \$29.33 Kendall
07-36-200-002 141.84 \$4,510.82 \$31.80 Kendall
07-36-300-004 155.39 \$5,347.50 \$34.41 Kendall
01-01-100-001 80 \$4,013.00 \$50.16 Grundy
07-35-400-004 82.54 \$3,953.56 \$47.90 Kendall
07-35-200-005 81.11 \$3,098.76 \$38.20 Kendall
559.07 \$21,457.08 \$38.38 Average per acre tax.

Investment Amount: Parcel A is 160 acres with a PI of 134.2 asking price is \$11,250 per acre
Parcel B is 236 acres with a PI of 141.2 asking price is \$11,800 per acre
Parcel C is 80 acres with a PI of 142.5 asking price is \$11,950 per acre
Parcel D is 80 acres with a PI of 136 asking price is \$11,500 per acre
Total investment amount for all four parcels is \$6,460,800.00

LOCATION



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Address:

Hill road
Lisbon, IL

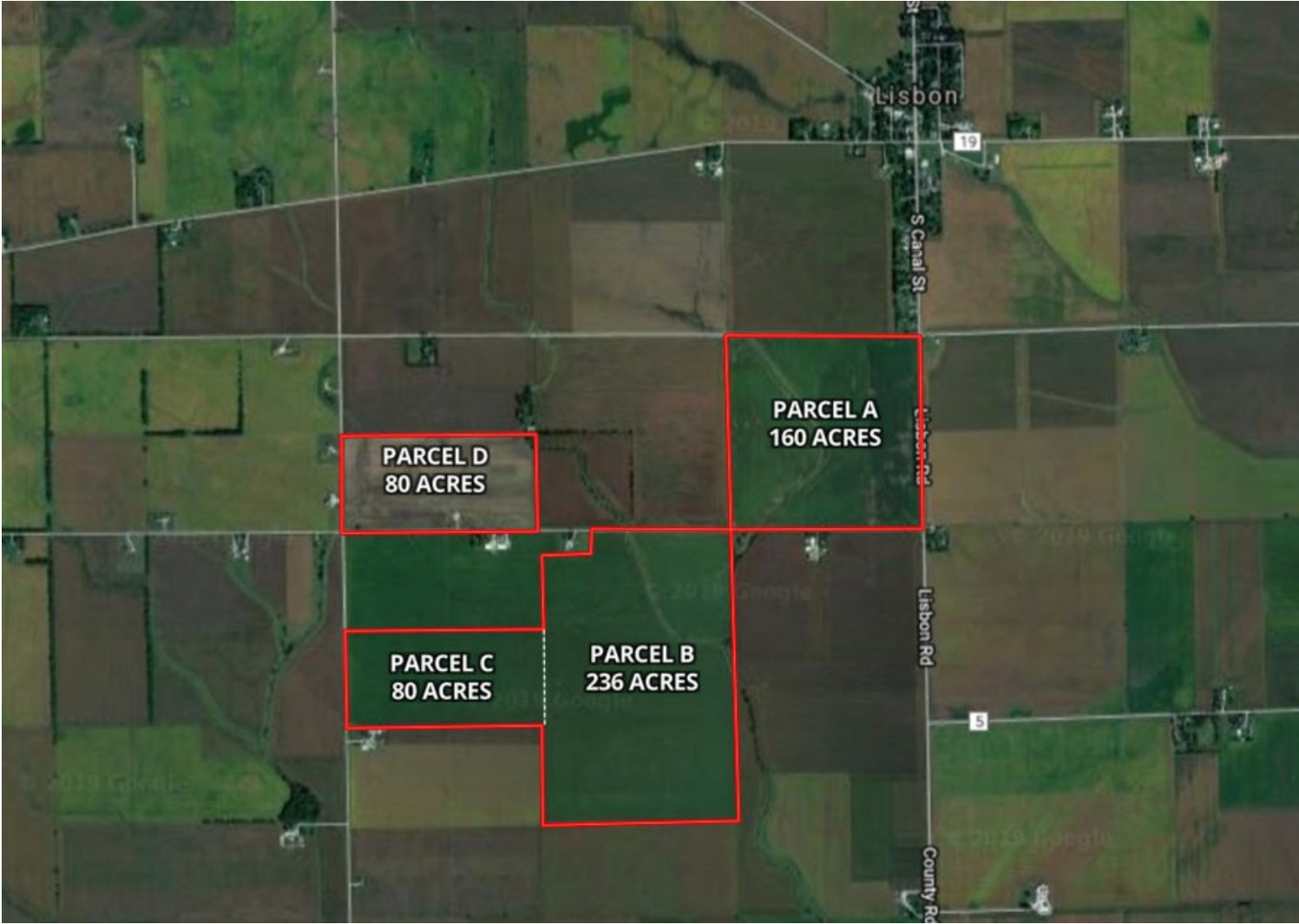
County:

The majority of the farm is in Kendall County. 80 acres are in Grundy county.

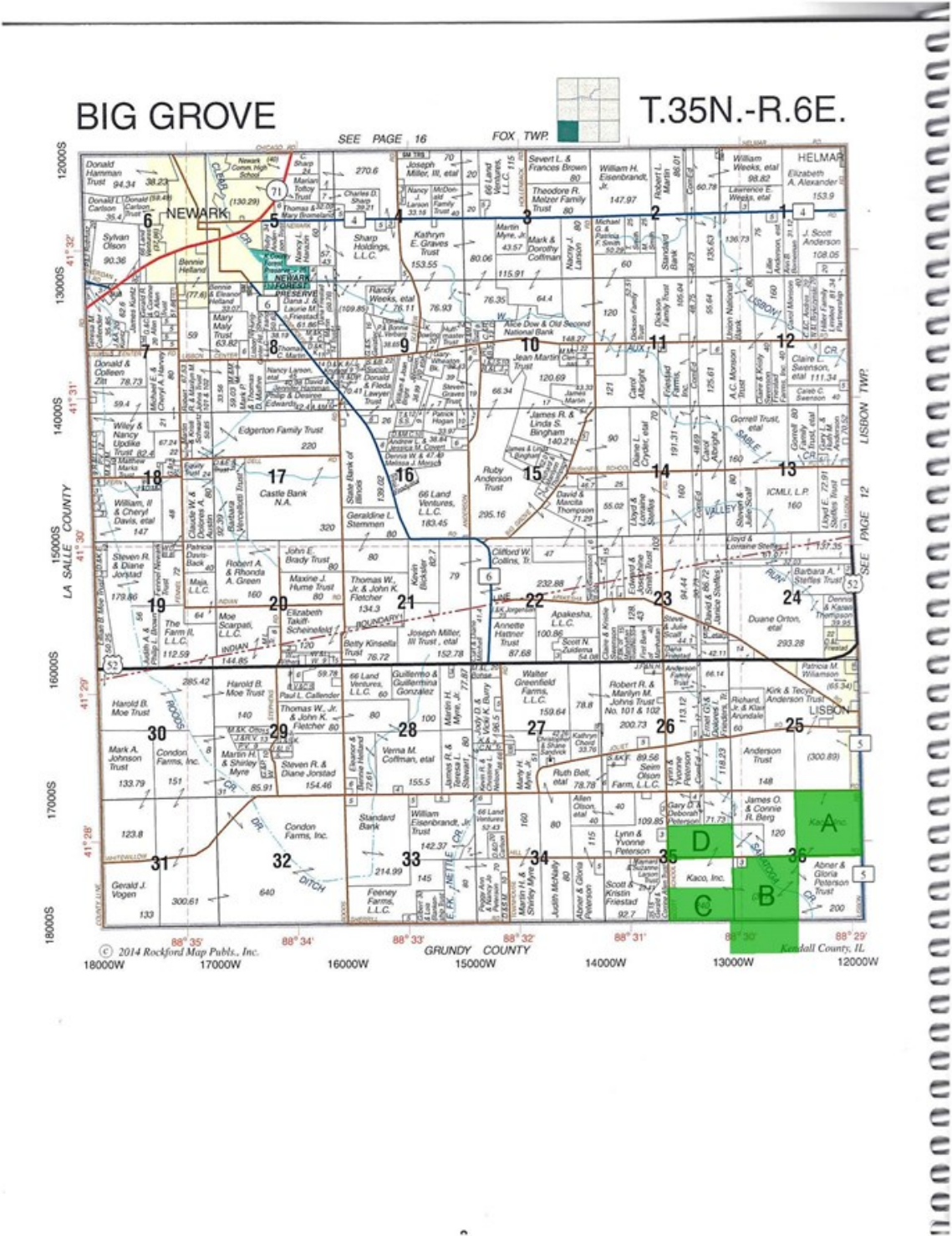


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AERIAL MAP OF 556 ACRE LISBON FARM



PLAT MAP OF 556 ACRES IN LISBON, IL



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

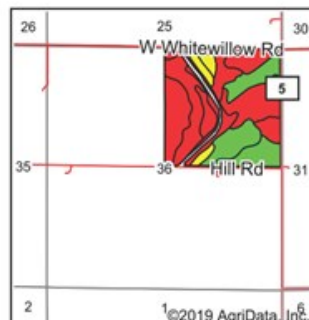
PARCEL A FSA MAP

Aerial Map



PARCEL A SOIL MAP

Soils Map



State: **Illinois**
County: **Kendall**
Location: **36-35N-6E**
Township: **Big Grove**
Acres: **150.68**
Date: **8/30/2019**

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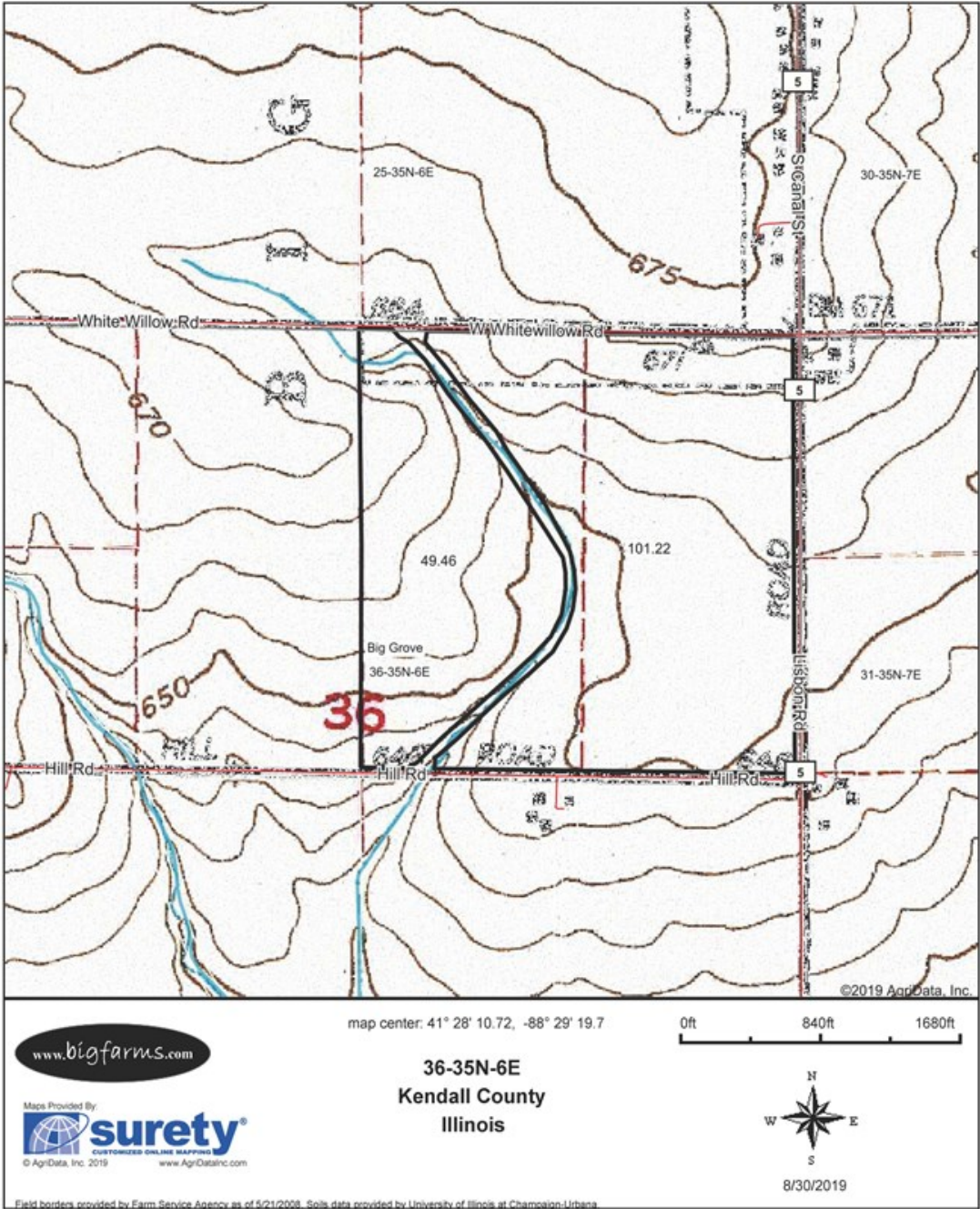


Area Symbol: IL093, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
148A	Proctor silt loam, 0 to 2 percent slopes	37.25	24.7%		185	58	135
**148B	Proctor silt loam, 2 to 5 percent slopes	27.63	18.3%		**183	**57	**134
149A	Brenton silt loam, 0 to 2 percent slopes	26.68	17.7%		195	60	141
145A	Saybrook silt loam, 0 to 2 percent slopes	24.67	16.4%		179	57	132
**145B	Saybrook silt loam, 2 to 5 percent slopes	14.78	9.8%		**177	**56	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.43	7.6%		195	63	144
**324C2	Ripon silt loam, 5 to 10 percent slopes, eroded	3.21	2.1%		**140	**46	**103
**324B	Ripon silt loam, 2 to 5 percent slopes	2.75	1.8%		**149	**49	**110
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.28	1.5%		**148	**48	**110
Weighted Average					183.2	57.6	134.2

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.

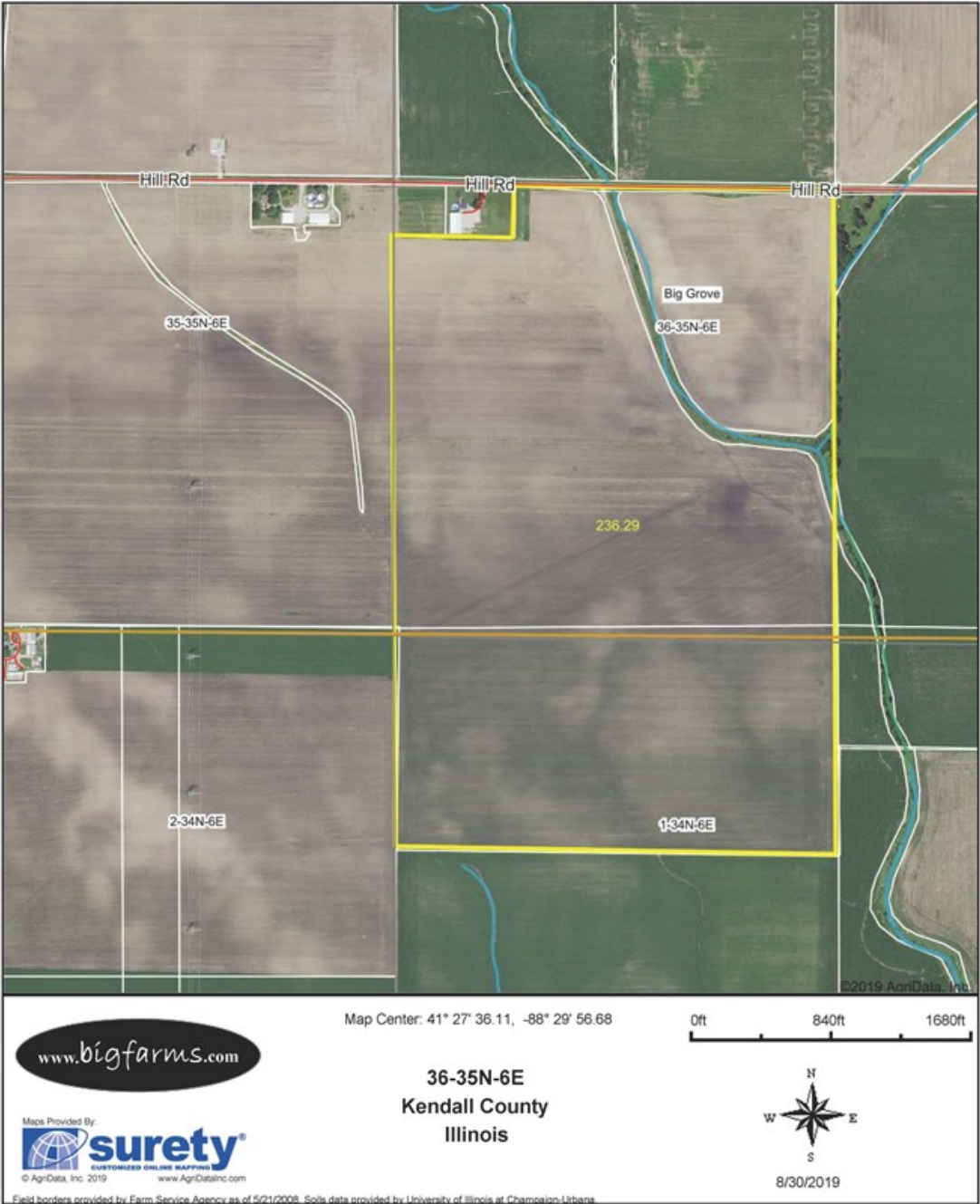
PARCEL A TOPOGRAPHICAL MAP

Topography Map

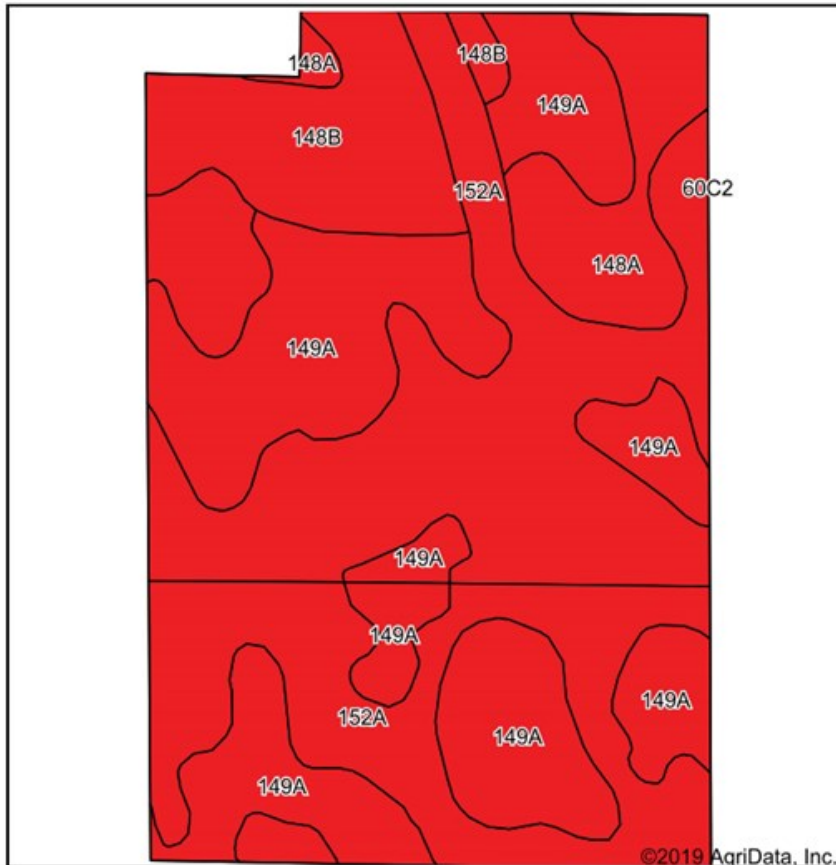


PARCEL B FSA MAP

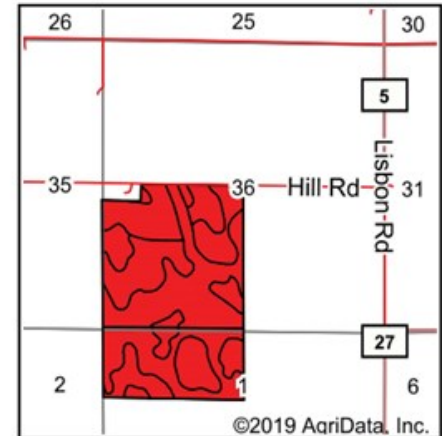
Aerial Map



PARCEL B SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kendall**
Location: **36-35N-6E**
Township: **Big Grove**
Acres: **236.29**
Date: **8/30/2019**

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Area Symbol: IL063, Soil Area Version: 13
Area Symbol: IL093, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	68.88	29.2%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	44.54	18.8%		195	60	141
152A	Drummer silty clay loam, 0 to 2 percent slopes	43.06	18.2%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	36.66	15.5%		195	60	141
**148B	Proctor silt loam, 2 to 5 percent slopes	25.02	10.6%		**183	**57	**134
148A	Proctor silt loam, 0 to 2 percent slopes	18.13	7.7%		185	58	135
Weighted Average					193	61	141.2

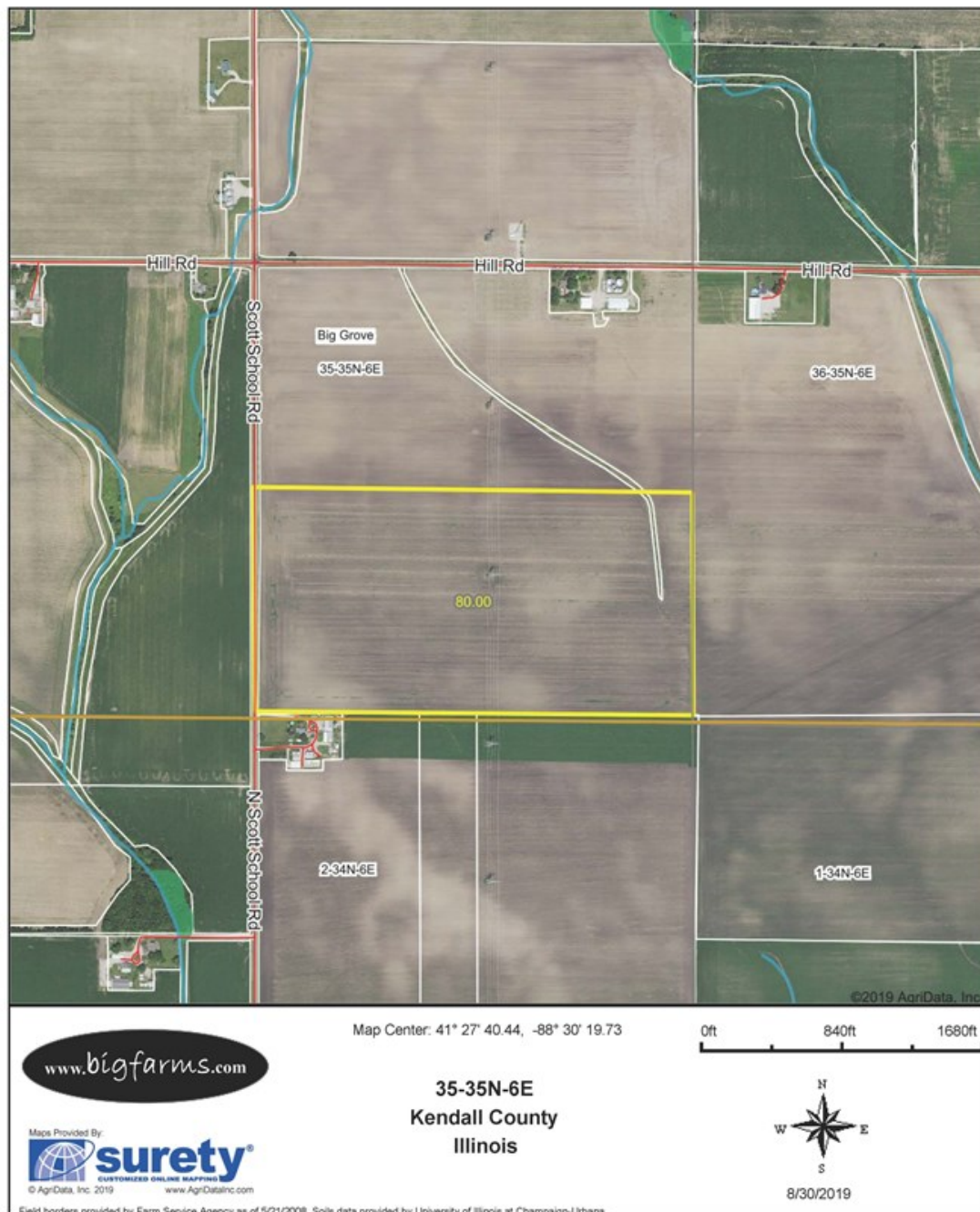
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

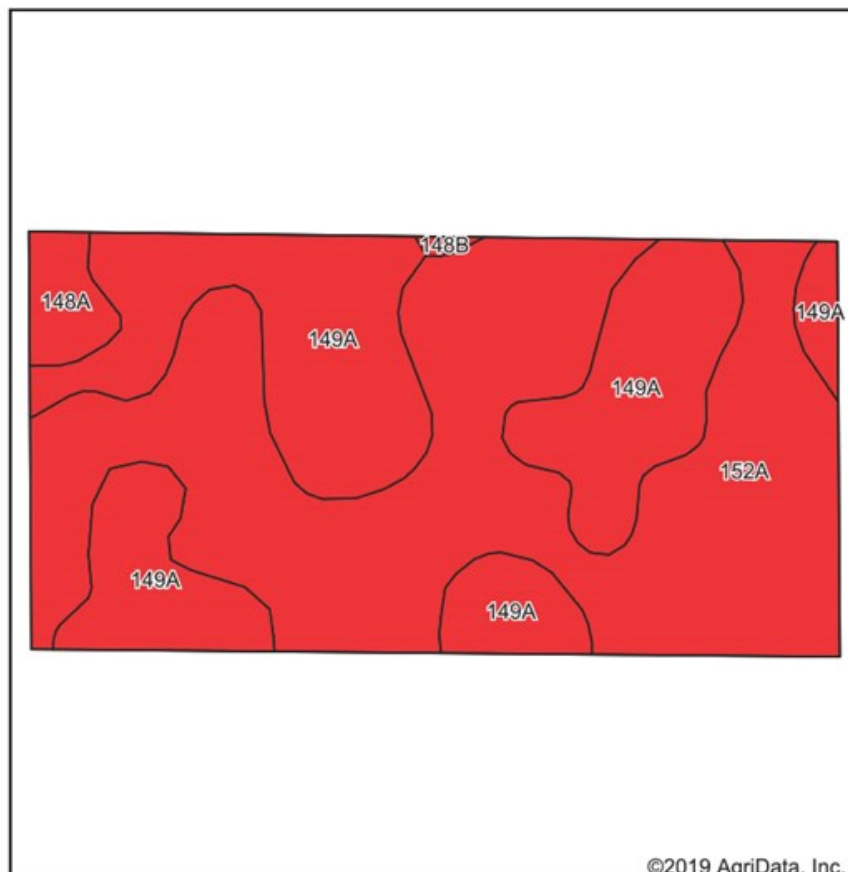
**148B is estimated from soil and slope according to Bulletin 644 Table 28

PARCEL C FSA MAP

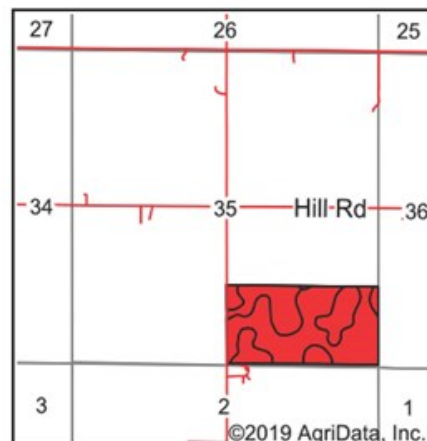
Aerial Map



PARCEL C SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kendall**
Location: **35-35N-6E**
Township: **Big Grove**
Acres: **80**
Date: **8/30/2019**

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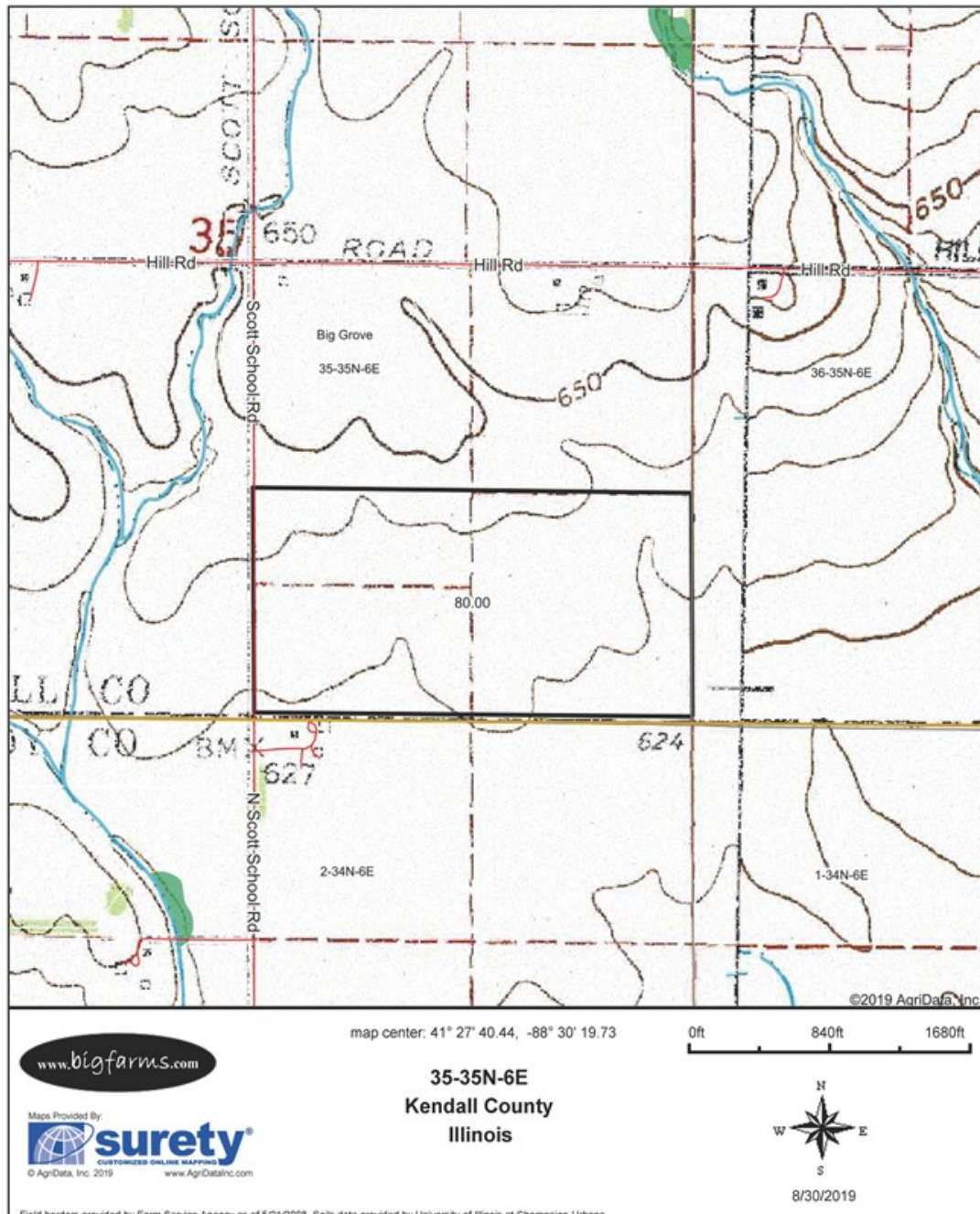


Area Symbol: II 093, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	45.26	56.6%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	32.29	40.4%		195	60	141
148A	Proctor silt loam, 0 to 2 percent slopes	2.24	2.8%		185	58	135
**148B	Proctor silt loam, 2 to 5 percent slopes	0.21	0.3%		**183	**57	**134
Weighted Average					194.7	61.6	142.5

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

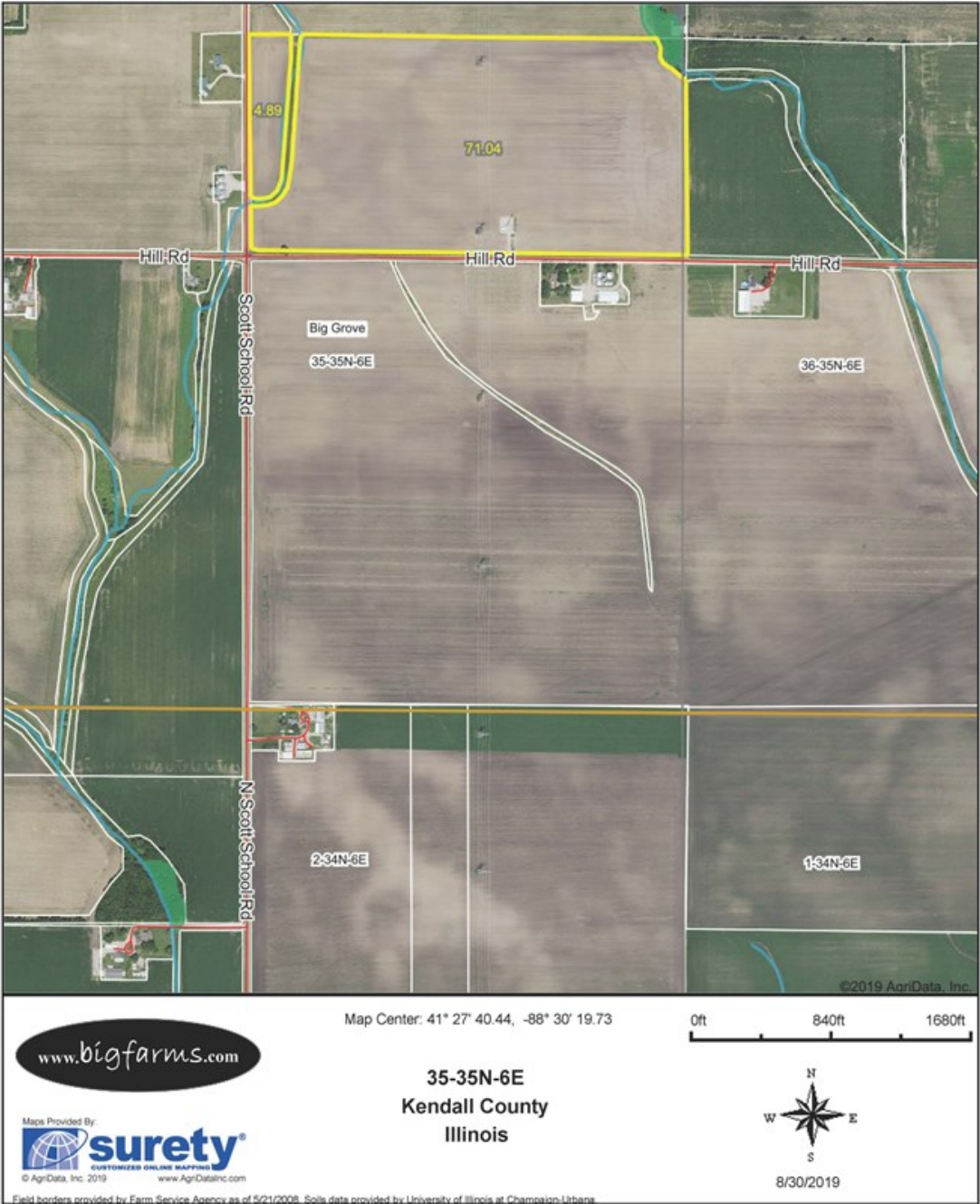
PARCEL C TOPOGRAPHICAL MAP 80 ACRES

Topography Map

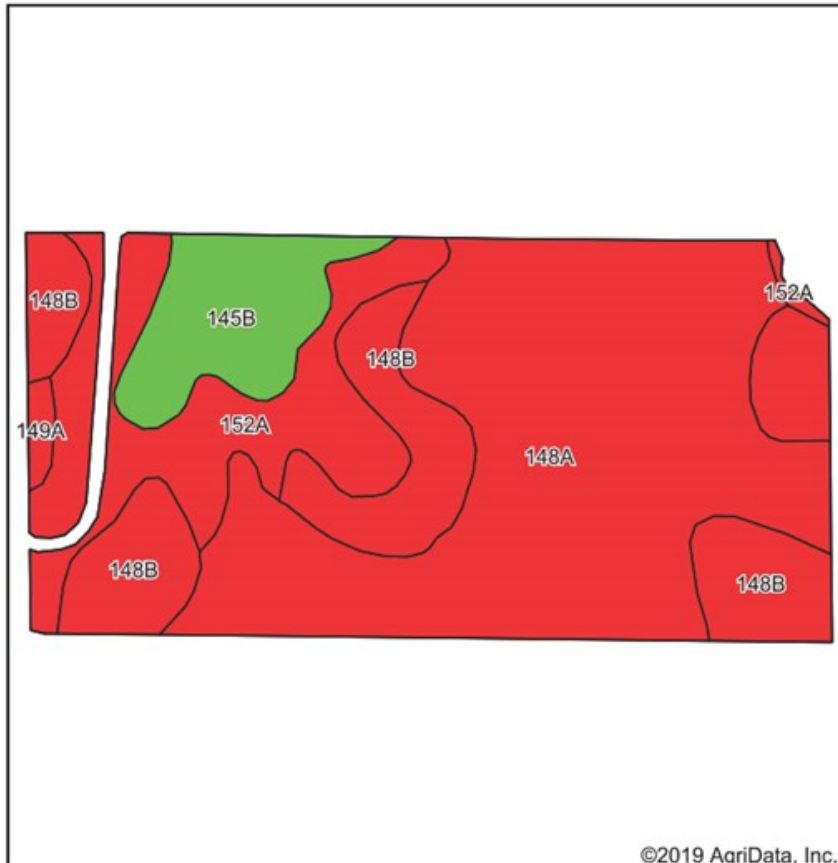


PARCEL D FSA MAP

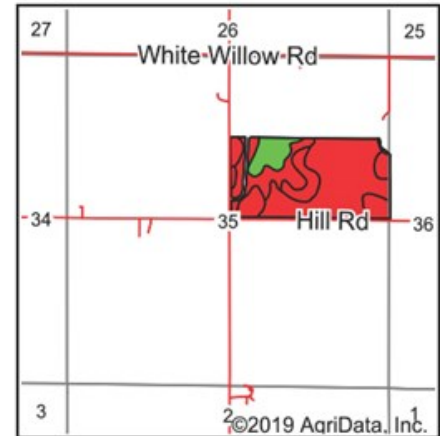
Aerial Map



PARCEL D SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kendall**
Location: **35-35N-6E**
Township: **Big Grove**
Acres: **75.93**
Date: **8/30/2019**

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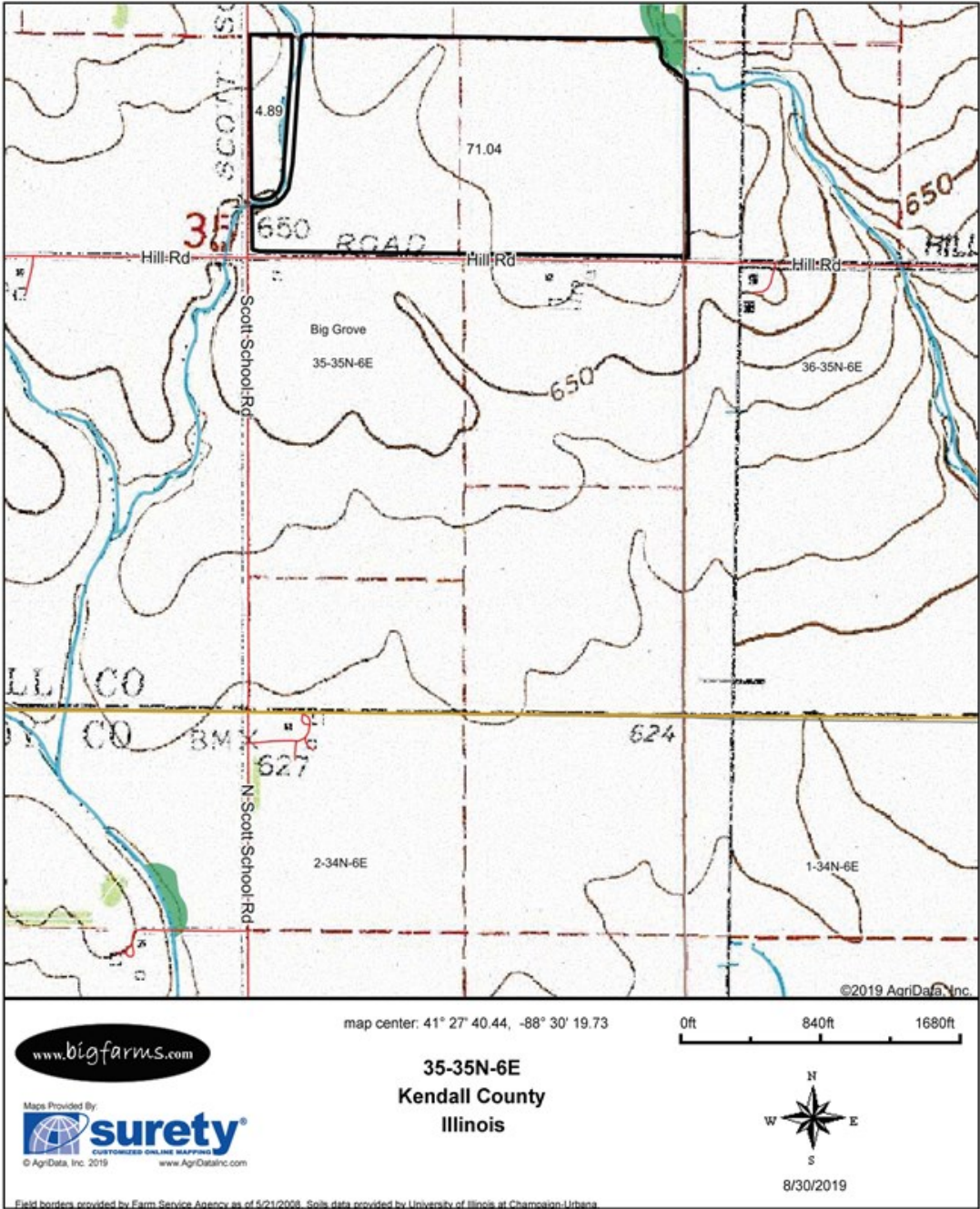


Area Symbol: IL093. Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
148A	Proctor silt loam, 0 to 2 percent slopes	37.84	49.8%		185	58	135
**148B	Proctor silt loam, 2 to 5 percent slopes	17.05	22.5%		**183	**57	**134
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.31	17.5%		195	63	144
**145B	Saybrook silt loam, 2 to 5 percent slopes	7.12	9.4%		**177	**56	**131
149A	Brenton silt loam, 0 to 2 percent slopes	0.61	0.8%		195	60	141
Weighted Average					185.6	58.5	136

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

PARCEL D TOPOGRAPHICAL MAP

Topography Map



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

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