

# 58 AC SYMERTON FARM

30965 W. Wilmington Road  
Wilmington IL 60481

**For more information contact:**

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- County:** Will
- Township:** Florence Township
- Gross Land Area:** 58.19 Acres of farmland
- Property Type:** Vacant Development Land
- Possible Uses:** Agriculture, Residential
- Total Investment:** \$576,081
- Unit Price:** \$9,900 per Acre
- Soil Productivity Index:** The PI Index for this farm is 126.2
- Buildings:** No building included but three homes are available
- Utilities:** Electric & propane
- Zoning:** Agriculture



58 acres at the corner of Symerton road and Wilmington - Peotone road. Parcel is being annexed into the village of Symerton. Good farmland on well traveled road. Has potential for residential development into one acre lots.

There are three homes on this farm that are not included in this listing but are available for sale.  
1.762 Acres with farmhouse, barn, corn crib & garage  
1.337 Acres Ranch style home with attached garage, completely remodeled.  
2.763 Acres New modern home  
MLS sheets for each are available.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 58 Acre Symerton Farm  
**Tax ID Number/APN:** 09-18-23-304-007-0000 (17.79 Acres)  
09-18-23-304-006-0000 (46.32 Acres)  
The tax numbers include all three homes and the farmland. Homes are being sold separate from this offering.  
**Possible Uses:** The parcel is being annexed into Symerton. The county health department would allow a minimum lots size of 40,000 for a future SF residential development.  
**Zoning:** Currently zoned Agriculture

### AREA & LOCATION

**School District:** Wilmington Unit School District 209C  
**Location Description:** Excellent location and exposure on Wilmington - Peotone Road.  
Wilmington is 4 miles west  
Peotone is 12.3 miles east  
Manhattan is 12.2 miles NE  
Joliet at I-80 is 18.2 miles north  
**Site Description:** Level farmland with three homes. Homes are for sale by separate listing.  
**Side of Street:** NE corner of Symerton road and Wilmington - Peotone road.  
**Highway Access:** Rt. 53 is only 4 miles west  
Interstate I-55 is 8.5 miles west  
Interstate I-57 is 12.3 miles east  
Interstate I-80 at Joliet is 18.2 miles north  
**Road Type:** Asphalt  
**Legal Description:** Available from brokers office  
**Property Visibility:** Excellent  
**Largest Nearby Street:** Wilmington - Peotone Road

### LAND RELATED

**Lot Frontage (Feet):** 600 plus feet of frontage on Wilmington - Peotone road  
1150 feet of frontage on Symerton road  
**Yield History:** FSA Data:  
57.89 crop acres  
Corn base 30.5 acres, yield 146  
Soybean base 25.5 acres, yield 45  
The farm is enrolled in the ARC-CO program.  
**Tillable Acres:** 57.89 Acres according to the USDA office of Will County.  
**Buildings:** Three home are on this farm. All three are available for purchase by separate listing.  
**Zoning Description:** Currently zoned agriculture  
**Flood Plain or Wetlands:** There appears to be a small about of flood area in the SE corner of the farm.  
**Topography:** Level farmland  
**Available Utilities:** Electric is available.

### FINANCIALS

**Finance Data Year:** 2014 taxes paid in 2015  
**Real Estate Taxes:** Total tax bill including three homes. \$12,234.24. At this time we can only estimate what the tax amount is for only the farmland. Call office for an estimate.  
**Investment Amount:** Sellers are asking \$9,900 per acre for a total investment of \$576,081.00

### LOCATION

**Address:**

The address for the corner of Wilmington - Peotone road and Symerton road is 30965 W. Wilmington Rd.

Coordinates are 41.321175 & -81.05473080000002

**County:**

Will

AERIAL MAP OF 58 ACRE SYMERTON FARM



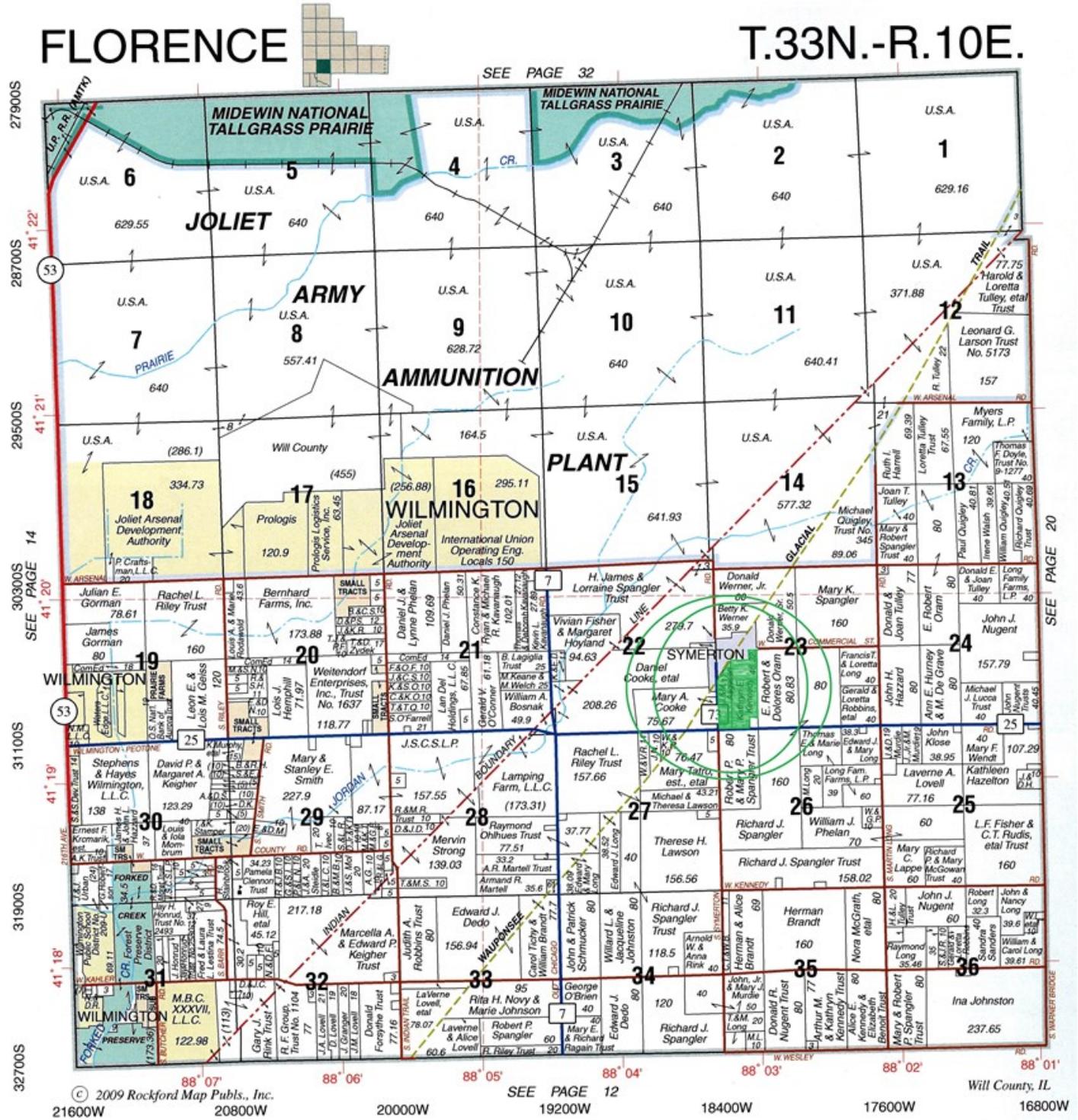
LOCATION MAP OF 58 ACRES FLORENCE TOWNSHIP WILL COUNTY, SYMERTON IL



SYMERTON 58 ACRE AERIAL 2

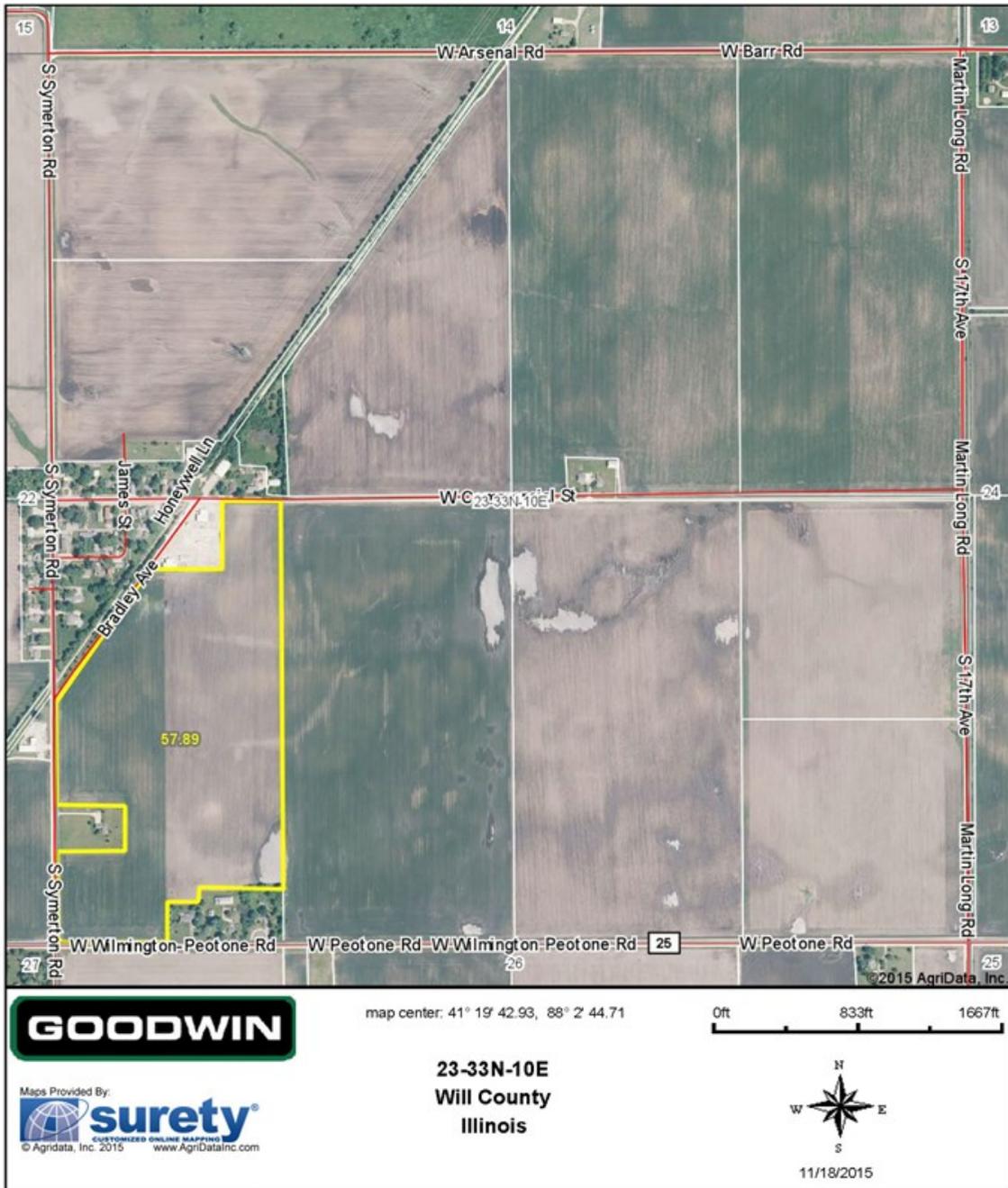


PLAT MAP OF 58 ACRES FLORENCE TOWNSHIP, WILL COUNTY



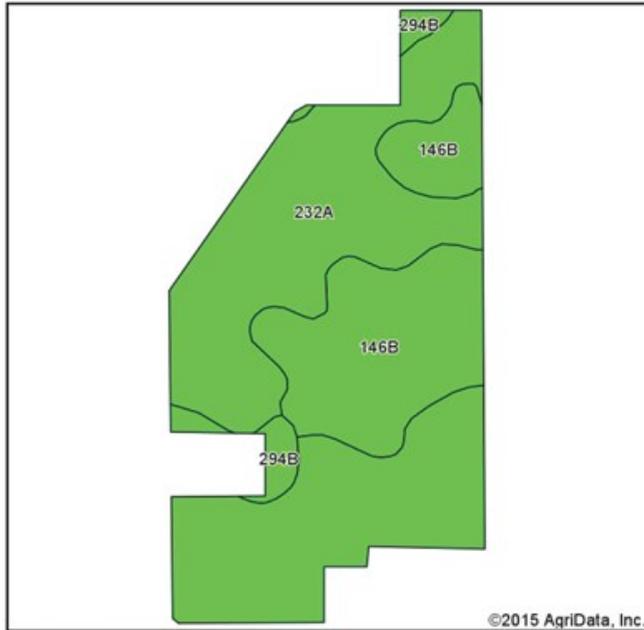
FSA MAP OF SYMERTON 58 ACRES, FLORENCE TOWNSHIP, WILL COUNTY IL

Aerial Map



SOIL MAP FOR SYMERTON FARM, FLORENCE TOWNSHIP WILL COUNTY

Soil Map



State: Illinois  
 County: Will  
 Location: 23-33N-10E  
 Township: Florence  
 Acres: 57.89  
 Date: 11/18/2015



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 10

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	38.97	67.3%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	16.84	29.1%		**186	**54	**124
**294B	Symerton silt loam, 2 to 5 percent slopes	2.08	3.6%		**177	**55	**130
<b>Weighted Average</b>					<b>169.1</b>	<b>55.4</b>	<b>126.2</b>

Area Symbol: IL197, Soil Area Version: 10

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:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

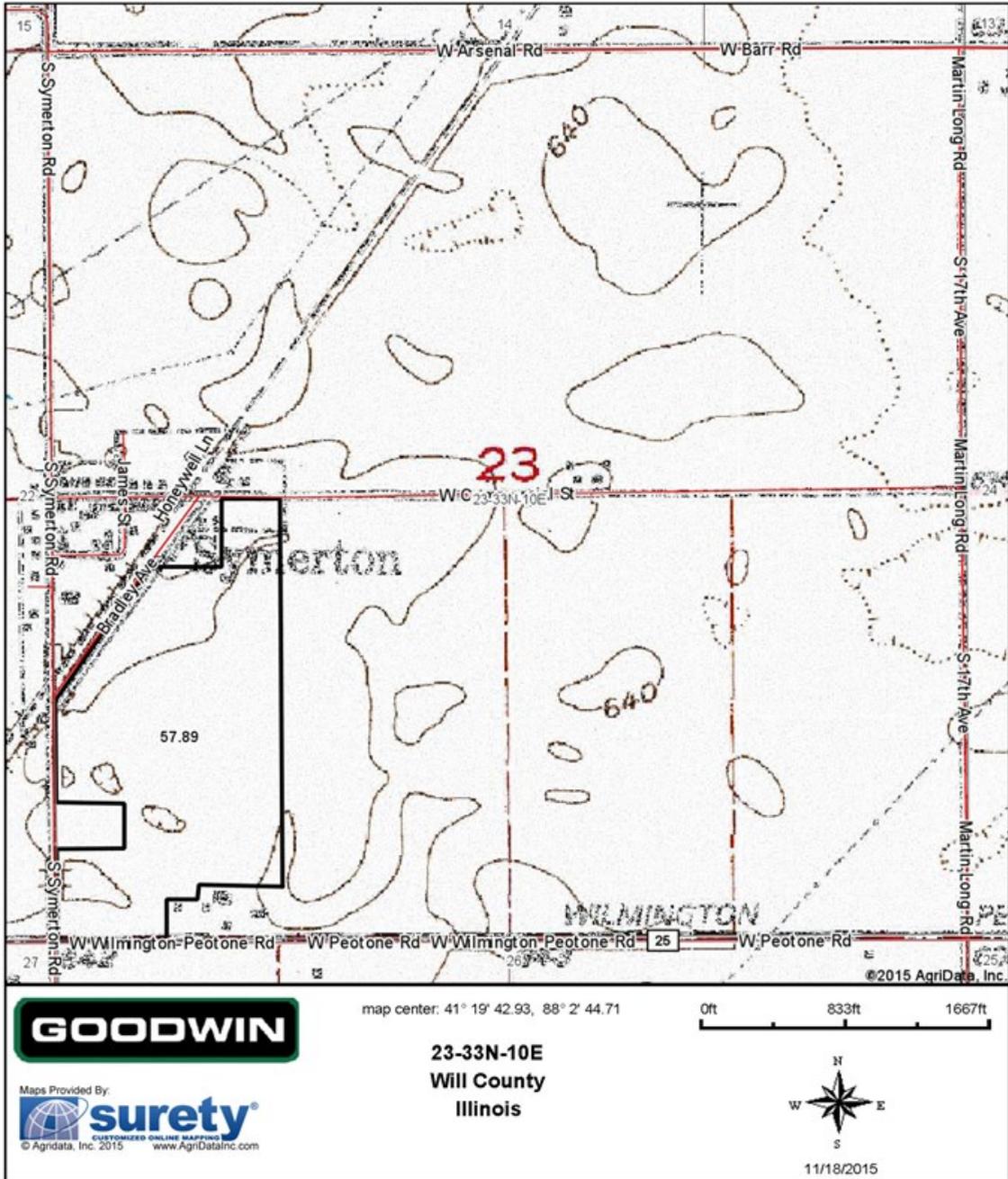
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

TOPOGRAPHICAL MAP FOR 58 ACRES FLORENCE TOWNSHIP WILL COUNTY

Topography Map



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

## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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