

60 AC BLOMBERG FARM

Beecher IL

For more information contact:

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County:	Will
Township:	Washington
Gross Land Area:	60.2 Total Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural production
Total Investment:	Seller are asking \$391,300
Unit Price:	\$6,500 per acre
Soil Productivity Index:	The PI index for this farm is 108.8
Buildings:	No Buildings
Zoning:	Agriculture



Rolling farmland in Will County.

- 60.2 acres 58.2 tillable acres
- Primarily Beecher silt loam soil
- 4.2 Miles SE of Beecher II on S. Stoney Island Ave.
- Price \$6,500 per acre or \$391,300



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 60 Ac Blomberg Farm
Tax ID Number/APN: 22-22-25-300-003-0000
Possible Uses: Agricultural or estate residential
Zoning: Agriculture

LAND RELATED

Lot Frontage (Feet): 984 feet of frontage on S. Stoney Island Ave.
Buildings: No Buildings
Topography: Gently rolling
Soil Type: Primarily Beecher silt loam

FINANCIALS

Finance Data Year: 2015 taxes paid in 2016
Real Estate Taxes: Total tax bill was \$605 or \$10.00/ac
Investment Amount: The farm is priced at \$6,5000 per acre for a total investment of \$391,300.00

LOCATION

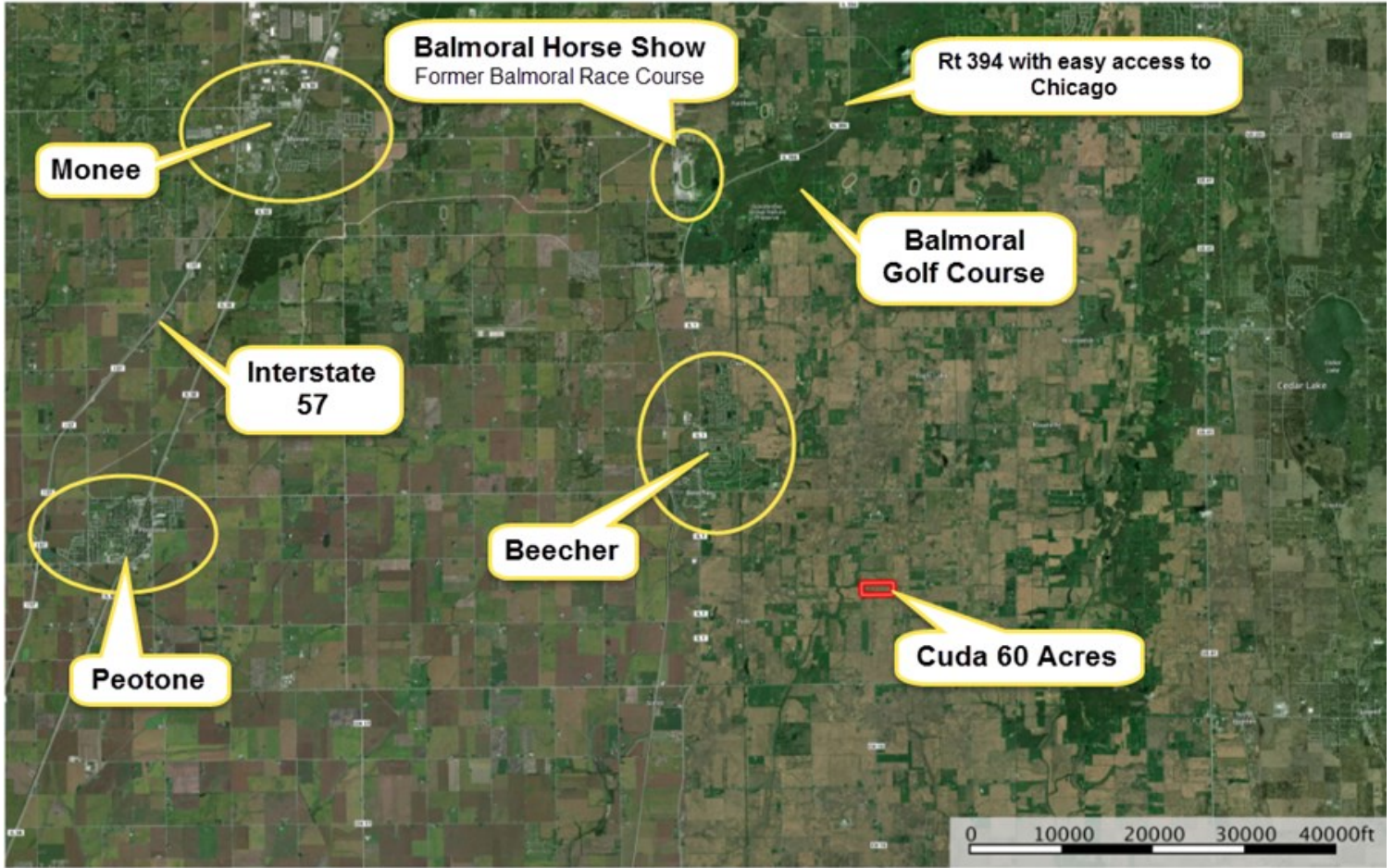
Address: South Stoney Island Ave.
County: Will County, Illinois

AERIAL MAP OF BEECHER 60 ACRE, WASHINGTON TOWNSHIP, WILL COUNTY



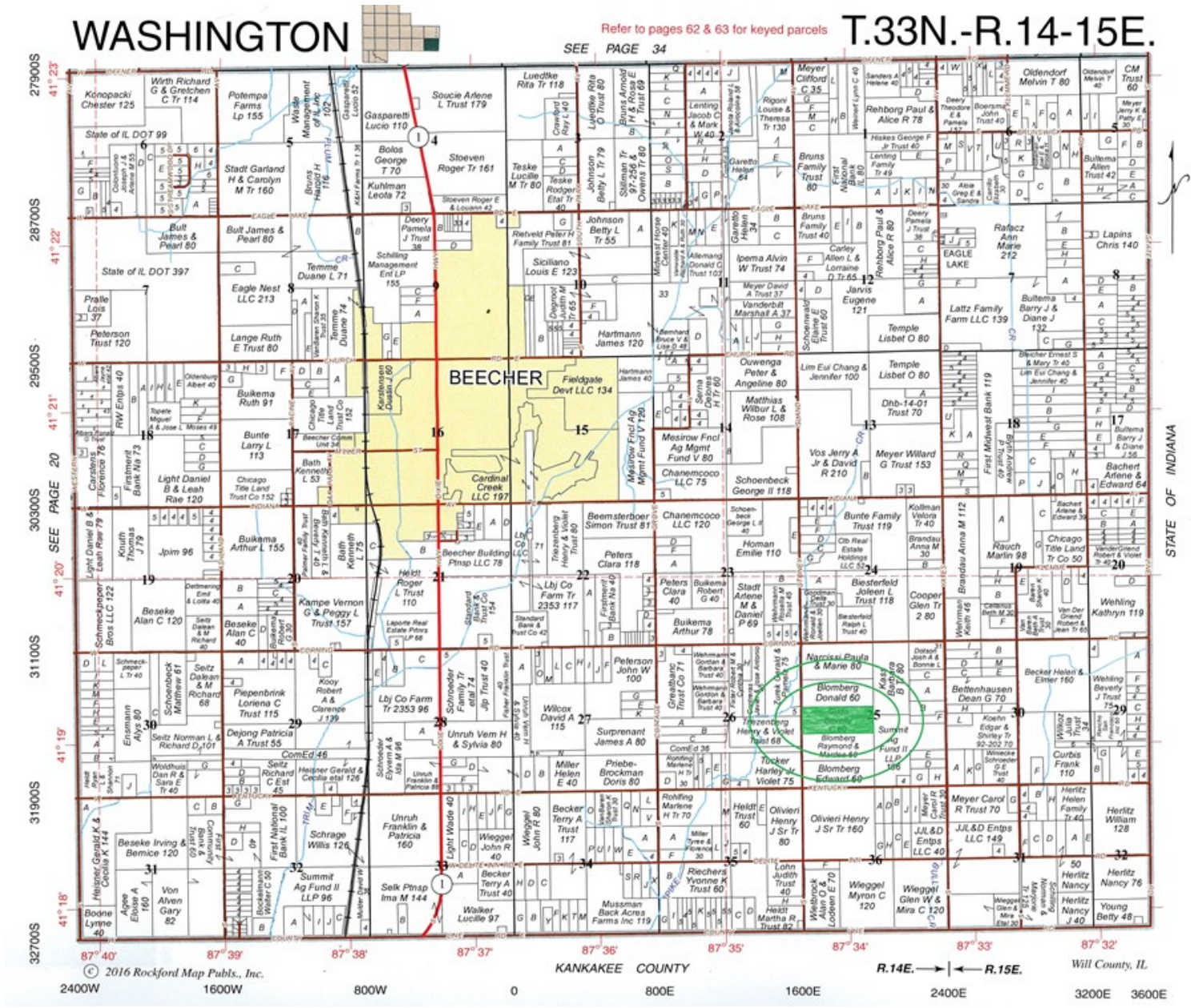
LOCATION MAP OF BEECHER 60 ACRES, WILL COUNTY

60 Ac Beecher farm
Will County, Illinois, 60.0 AC +/-



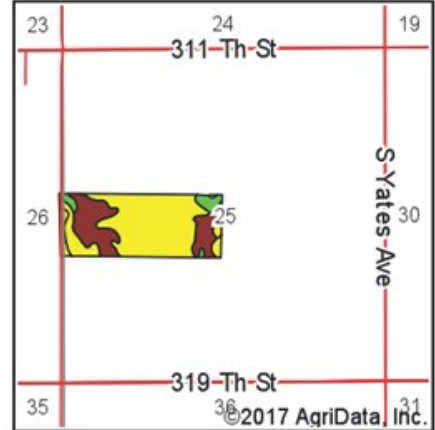
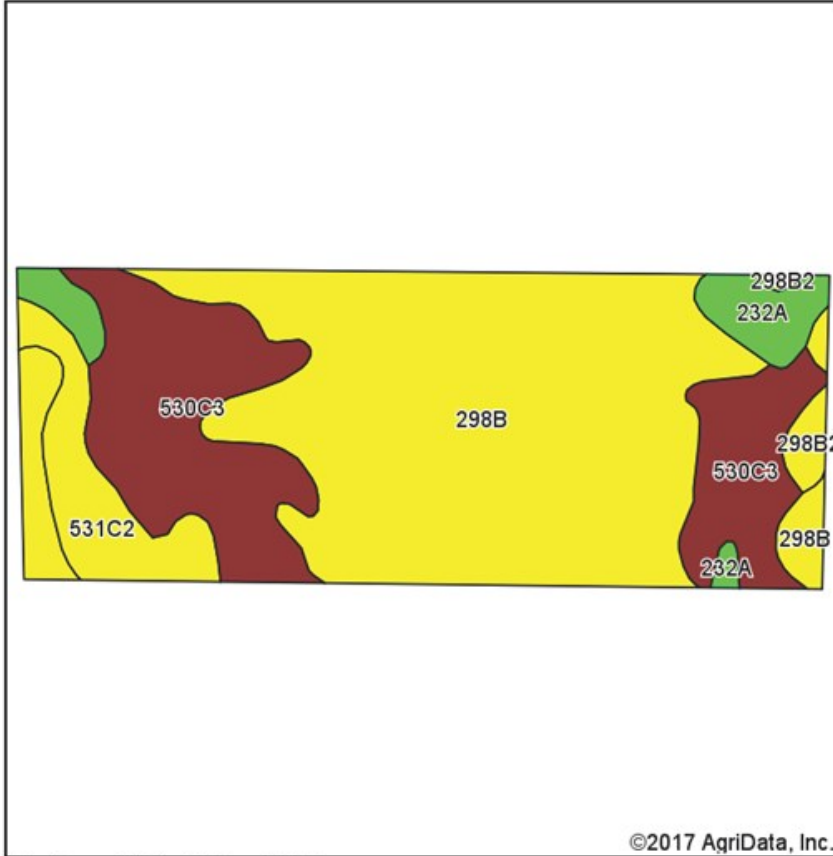
Boundary

PLAT MAP OF 60 ACRE WASHINGTON TOWNSHIP FARM



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

SOIL MAP FOR 60 ACRES IN WASHINGTON TOWNSHIP WILL COUNTY



State: **Illinois**
 County: **Will**
 Location: **25-33N-14E**
 Township: **Washington**
 Acres: **60.13**
 Date: **4/29/2017**



Soils data provided by USDA and NRCS.

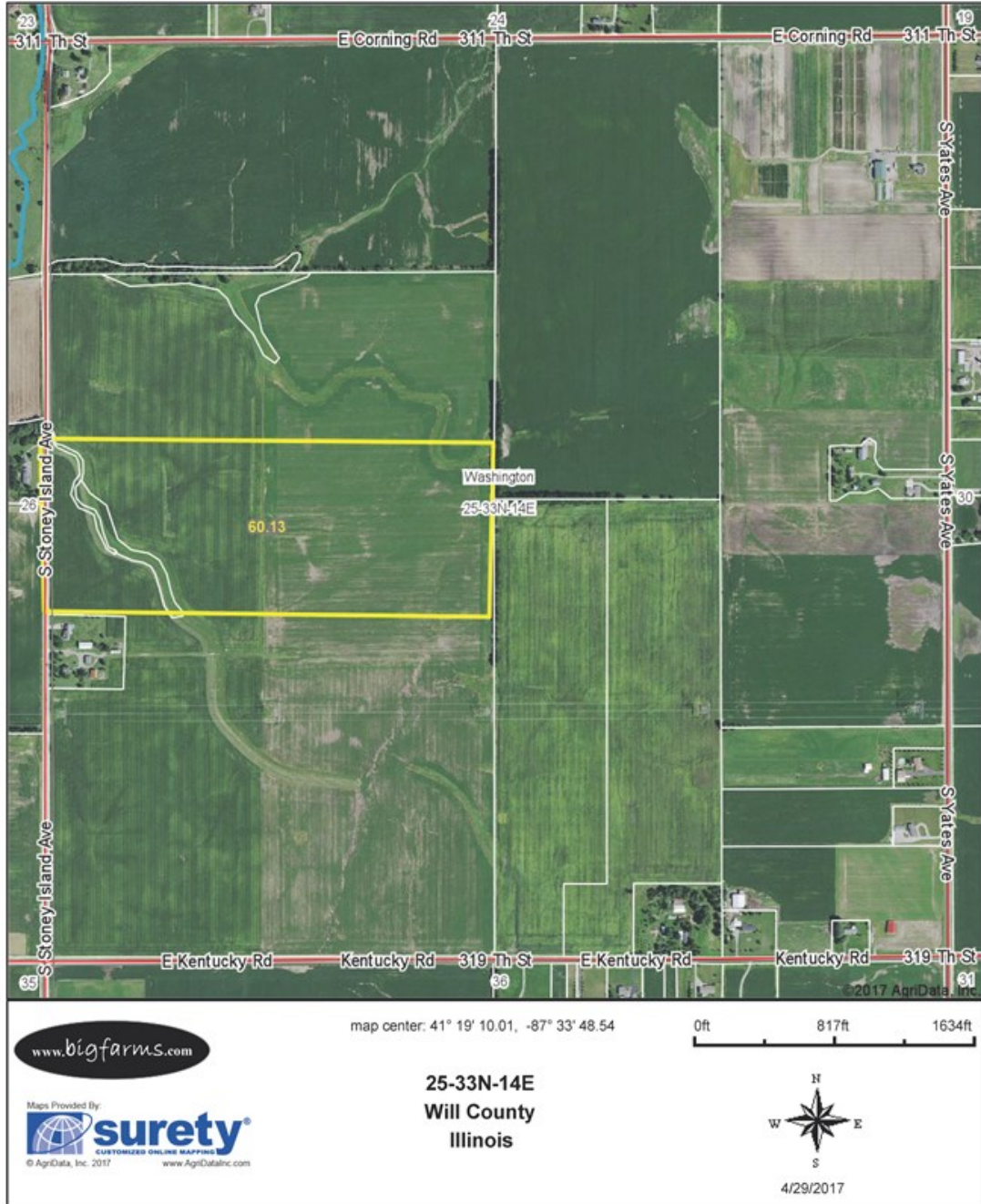
Area Symbol: IL197, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	35.65	59.3%		**150	**50	**113
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	15.89	26.4%		**132	**41	**96
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	4.51	7.5%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.22	5.4%		170	56	127
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	0.86	1.4%		**144	**48	**108
Weighted Average					146	47.8	108.8

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 B811

FSA MAP OF 60 ACRE WASHINGTON TOWNSHIP FARM, WILL COUNTY ILLINOIS

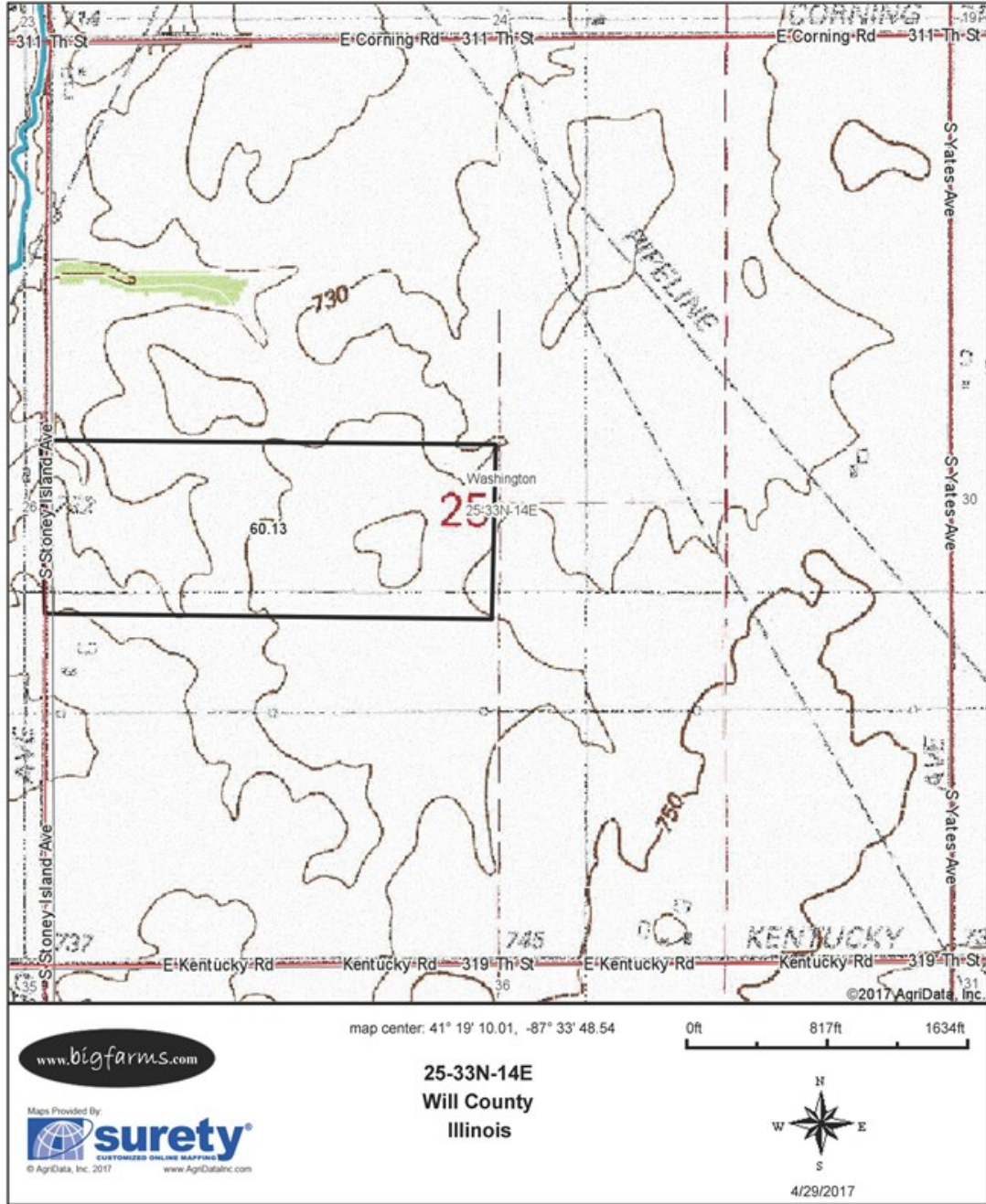
Aerial Map



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

TOPOGRAPHICAL MAP OF 60 ACRES IN WASHINGTON TOWNSHIP, WILL COUNTY

Topography Map



PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



GOODWIN & ASSOCIATES REAL ESTATE, LLC

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

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