

# 70 AC BALLOU RD LOTS

**Ballou Road  
Wilmington IL 60481**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



- County:** Will
- Township:** Wesley
- Gross Land Area:** 70 Total Acres
- Property Type:** Vacant farmland with Development Potential
- Possible Uses:** Seven 10 Acre Building Lots
- Total Investment:** \$686,000
- Unit Price:** \$9,800 per acre
- Sold Price:** \$630,000
- Productivity Index (PI):** Productivity Index for this farm is 121.2
- Buildings:** No Buildings
- Utilities:** Electric is at site
- Zoning:** Agriculture



70 acres split into seven 10 Acre lots. Good road frontage and surrounded the Forked Creek Preserve. Part of the Will County Forest Preserve District. The Wauponsee Glacial Trail is near the farm. There are two farm parcels in this offering on Ballou road. Parcel one is 70 total acres. Parcel two is 148 acres of top quality class A farmland with a PI of 138.4. The 148 acres is on the east side of the Wauponsee Glacial Trail. The farms are all in Wesley Township sections 7 & 8. Open lease for 2019.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 70 Ac Ballou Road (7) 10 Acre Lots  
**Tax ID Number/APN:** 10 Acres 08-25-08-100-005  
10 Acres 08-25-08-100-004  
10 Acres 08-25-08-100-003  
10 Acres 08-25-07-200-006  
10 Acres 08-25-07-200-005  
10 Acres 08-25-07-200-004  
10 Acres 08-25-07-200-003  
**Possible Uses:** 70 Acres already split into 10 acre parcels for estate residential building sites.  
**Zoning:** Agriculture  
**Sale Terms:** Seller wishes to do a 1031 tax free exchange. There are three parcels in this offering. The parcels can be purchased separately, but closings need to be coordinated with all parcels.

### AREA & LOCATION

**School District:** Wilmington Community Unit School District 209U  
**Location Description:** Beautiful location surrounded by the Will County Forest Preserve, Forked Creek Preserve. The Wauponsee Glacial Trail is also near the site. The parcels are only .6 miles from IL. Rt. 102.  
**Site Description:** 70 Acres of level to gently rolling farmland with approximately 10 acres of timber. This parcel has 7 pin numbers with 10 acres each. Seller wishes to sell all 70 acres as one parcel.  
**Side of Street:** South side of Ballou road  
**Highway Access:** Just over half a mile to IL Rt. 102  
3.4 miles to Rt. 53 in Wilmington  
9.3 miles to I-55 at River road.  
22 miles north to I-80 & Rt. 53  
17.5 miles to I-57 at Peotone  
**Road Type:** Tar & chip  
**Property Visibility:** Excellent frontage on Ballou road.  
**Largest Nearby Street:** IL. Rt. 102

### LAND RELATED

**Lot Frontage (Feet):** Varies by parcel with a minimum of 300 feet.  
**Tillable Acres:** 60.08 Total tillable acres.  
**Buildings:** No buildings  
**Topography:** Flat to gently rolling  
**FSA Data:** There is a total of 60.08 Cropland acres.  
Corn base is 60.08 acres  
PLC Corn yield of 154 bushels per acre.  
**Soil Type:** Parcel 2 has 70 total acres with the primary soils types being:  
Drummer silty clay loam (152A)  
Martinsville loam (570B)  
Ridgeville fine sandy loam (151A)

**Available Utilities:** Electricity is available at the site. Private well and septic systems are required for building.

### FINANCIALS

**Finance Data Year:** 2017 Taxes paid in 2018  
**Real Estate Taxes:** 10 08-25-08-100-005 \$438.00 or \$43.80  
10 08-25-08-100-004 \$222.00 or \$22.20  
10 08-25-08-100-003 \$153.00 or \$15.30  
9.7 08-25-07-200-006 \$163.00 or \$16.80  
10 08-25-07-200-005 \$116.00 or \$11.60

10 08-25-07-200-004 \$114.00 or \$11.40  
10 08-25-07-200-003 \$115.00 or \$11.50

**Investment Amount:**

The total investment is \$686,000 or \$9,800 per acre. There are a total of 70 acres in this parcel. We have an additional 148 acres on the east side of the Glacial Trail.

**LOCATION**

**Address:**

West Ballou Road

**County:**

Will County



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

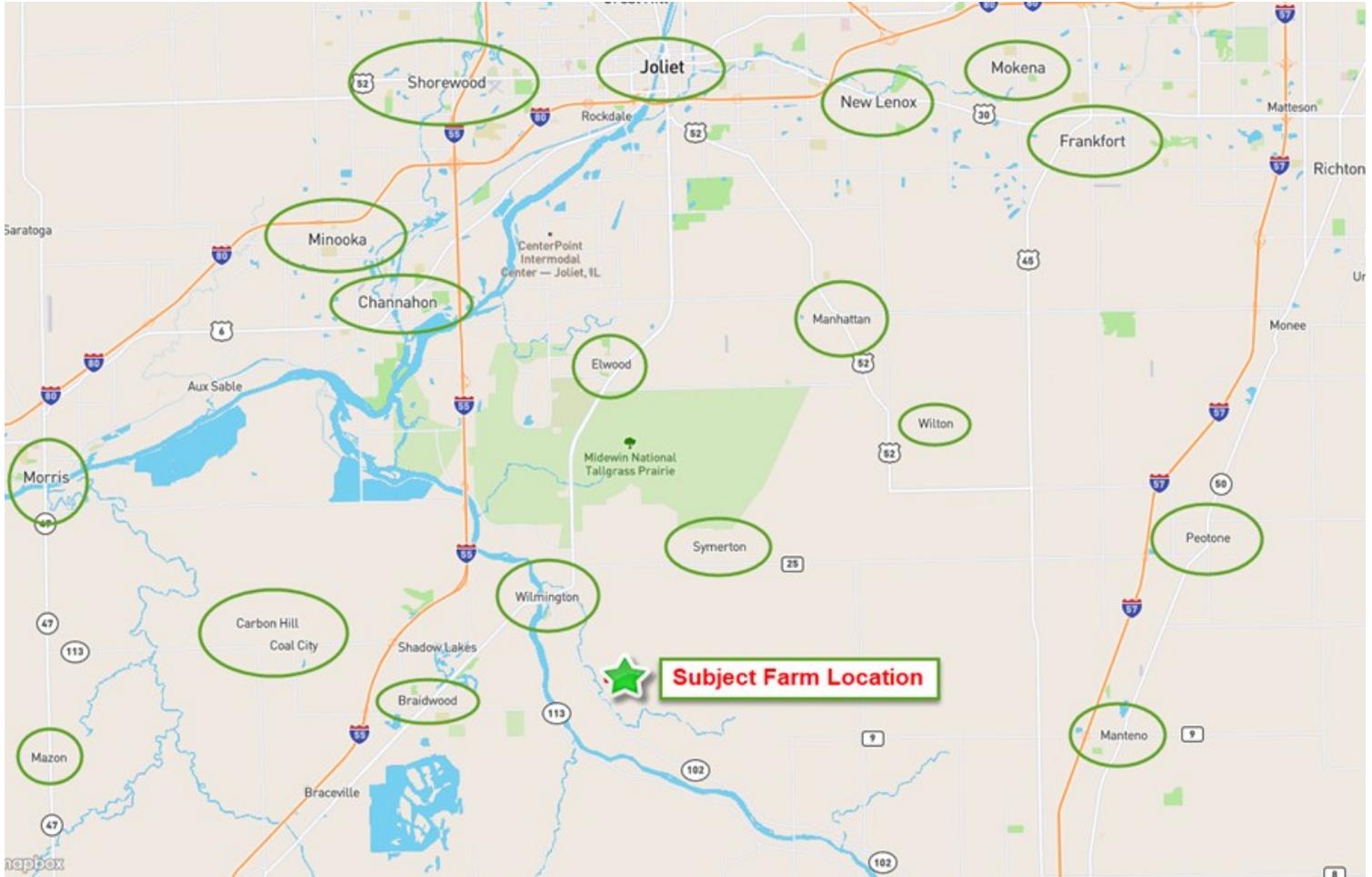
PHOTO OF BALLOU RD LOT FRONTAGE



AERIAL MAP OF BALLOU RD 10 AC LOTS



LOCATION MAP OF BALLOU ROAD FARMS IN WESLEY TOWNSHIP, WILMINGTON, IL

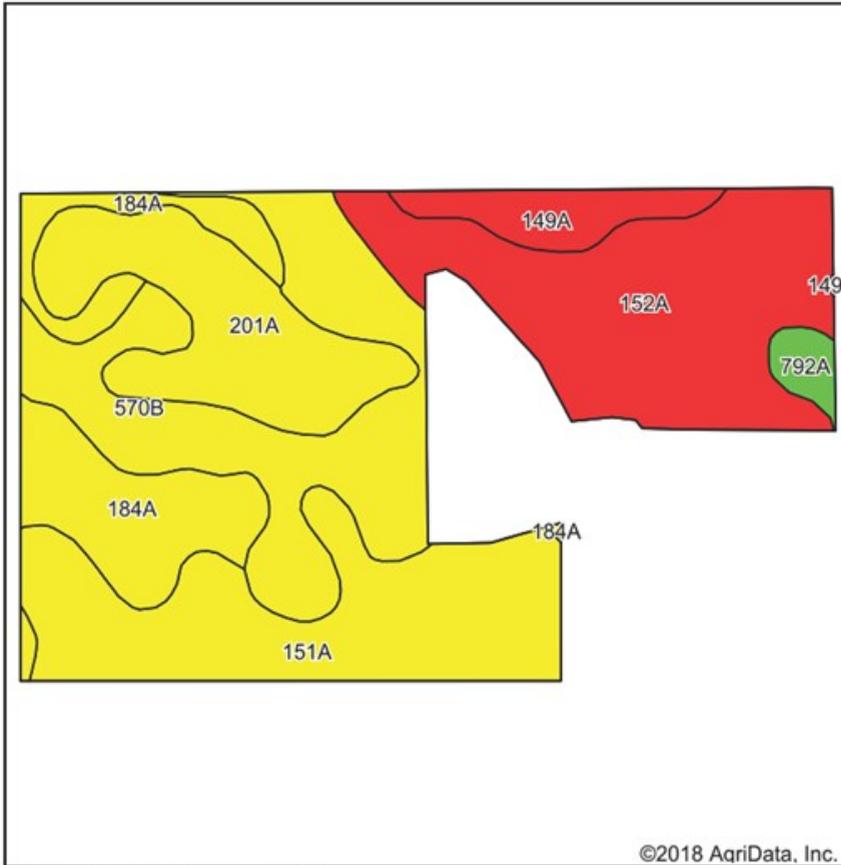




### WAUPONSEE GLACIAL TRAIL SIGN

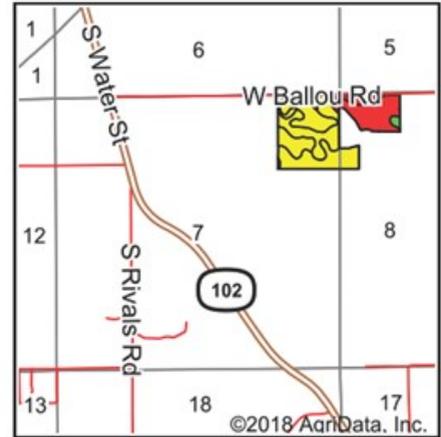


TILLABLE SOILS MAP OF BALLOU RD.



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Illinois**  
 County: **Will**  
 Location: **8-32N-10E**  
 Township: **Wesley**  
 Acres: **60.08**  
 Date: **10/19/2018**

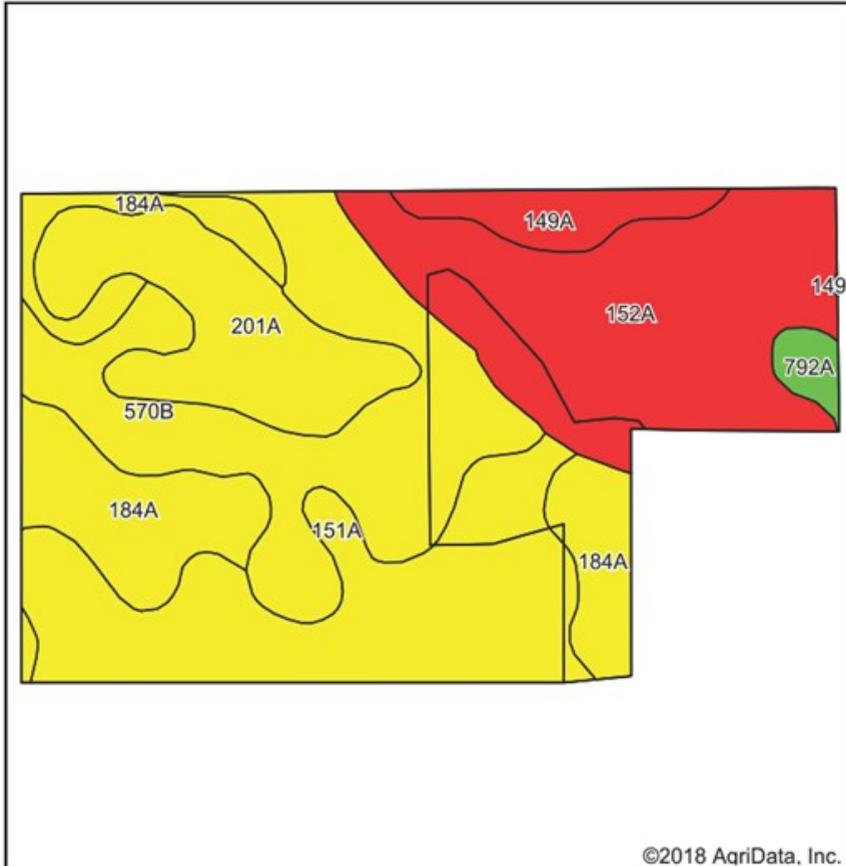


Area Symbol: IL197, Soil Area Version: 13

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	14.25	23.7%	[Red]	195	63	144
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	12.95	21.6%	[Yellow]	151	51	114
**570B	Martinsville loam, 2 to 4 percent slopes	12.95	21.6%	[Yellow]	**153	**49	**113
201A	Gilford fine sandy loam, 0 to 2 percent slopes	8.58	14.3%	[Yellow]	148	49	110
184A	Roby fine sandy loam, 0 to 2 percent slopes	7.91	13.2%	[Yellow]	145	50	111
149A	Brenton silt loam, 0 to 2 percent slopes	2.55	4.2%	[Red]	195	60	141
792A	Bowes silt loam, 0 to 2 percent slopes	0.89	1.5%	[Green]	176	57	130
<b>Weighted Average</b>					<b>162.9</b>	<b>53.5</b>	<b>121.3</b>

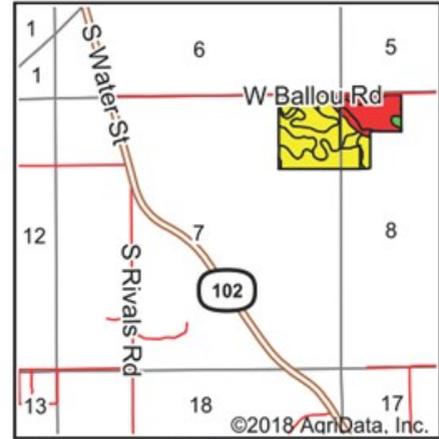
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

SOIL MAP OF 70 ACRES BALLOU ROAD SEVEN 10 AC LOTS



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Illinois**  
 County: **Will**  
 Location: **8-32N-10E**  
 Township: **Wesley**  
 Acres: **69.55**  
 Date: **10/19/2018**



Area Symbol: IL197, Soil Area Version: 13

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	16.55	23.8%		195	63	144
**570B	Martinsville loam, 2 to 4 percent slopes	15.33	22.0%		**153	**49	**113
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	14.99	21.6%		151	51	114
184A	Roby fine sandy loam, 0 to 2 percent slopes	10.66	15.3%		145	50	111
201A	Gilford fine sandy loam, 0 to 2 percent slopes	8.58	12.3%		148	49	110
149A	Brenton silt loam, 0 to 2 percent slopes	2.55	3.7%		195	60	141
792A	Bowes silt loam, 0 to 2 percent slopes	0.89	1.3%		176	57	130
<b>Weighted Average</b>					<b>162.6</b>	<b>53.4</b>	<b>121.2</b>

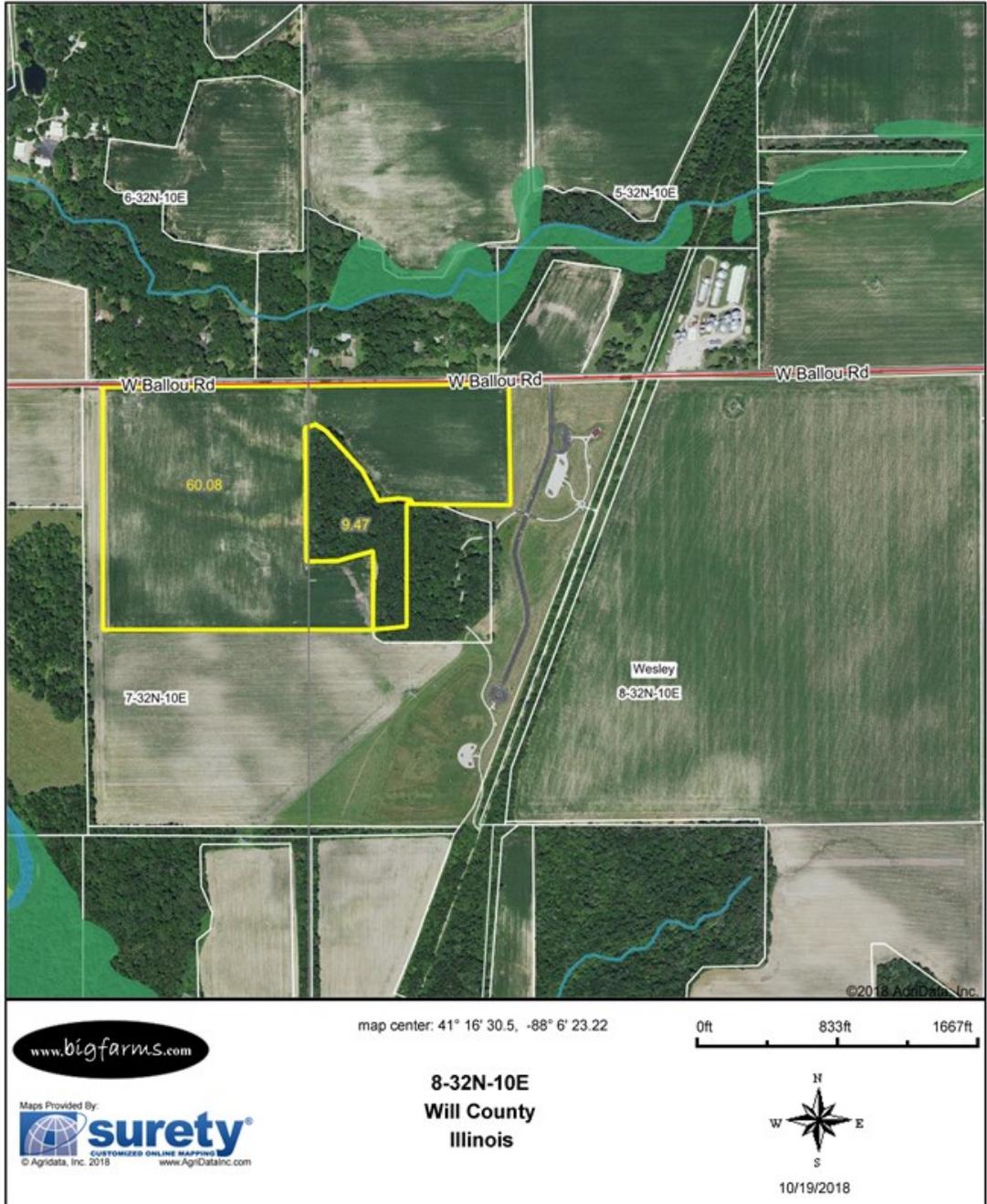
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

FSA MAP OF SEVEN 10 ACRE LOTS, WILMINGTON, IL

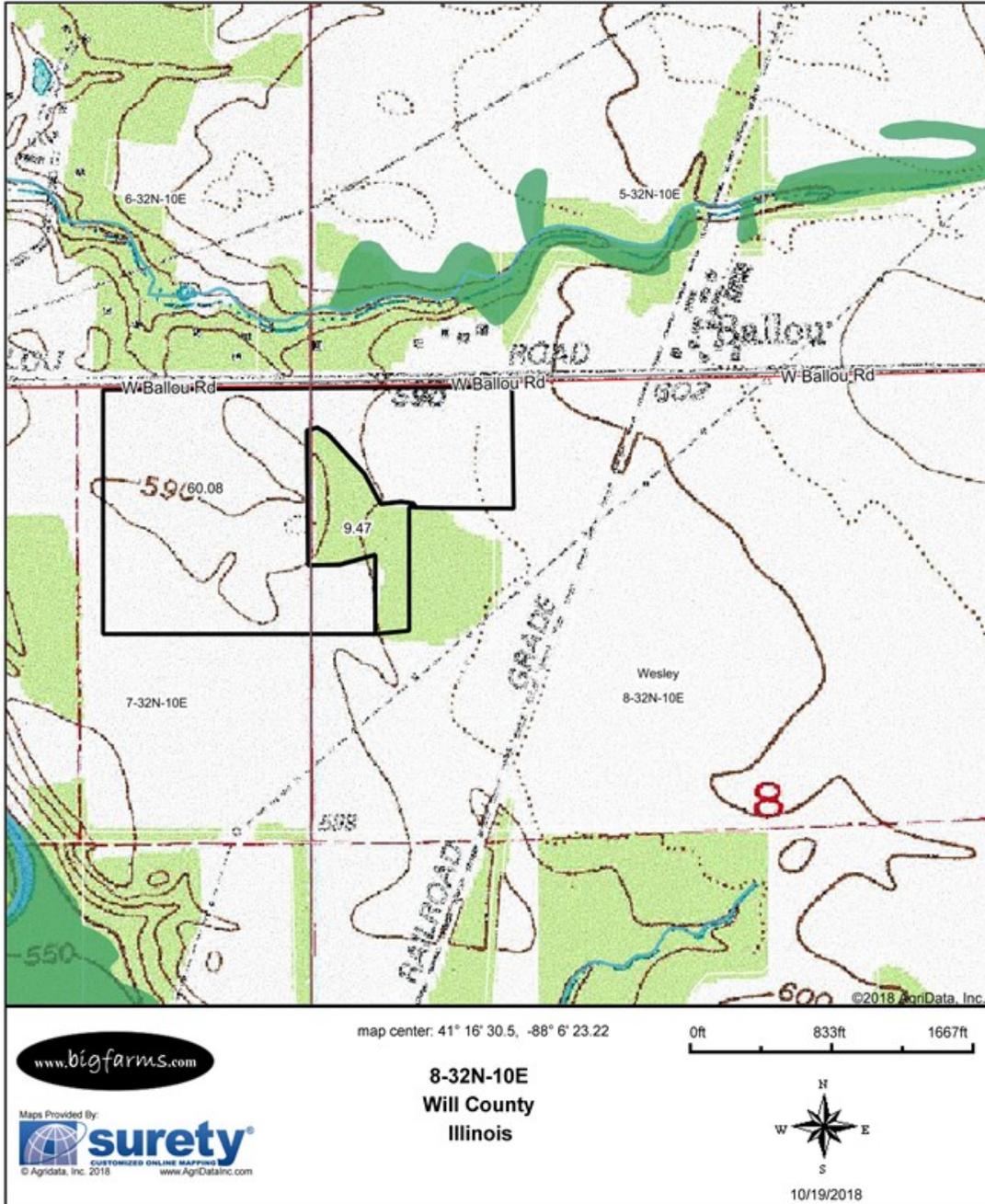
Aerial Map



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 70 ACRES (SEVEN 10 AC LOTS)

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

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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.