

72 AC SEWARD TWP FARM

Minooka IL 60447

For more information contact:

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

GOODWIN



County:	Kendall
Township:	Seward
Gross Land Area:	71.46
Property Type:	Vacant Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$853,947.00
Unit Price:	\$11,950 per acre
Productivity Index (PI):	119.9
Buildings:	No Buildings
Zoning:	A-1, Agriculture



This 71+ acre corner parcel is located on the northeast intersection of Grove Road and E Sherrill Road just northwest of the Minooka, IL city limits. With almost 100% tillable acreage, a Soil PI of 119.9, and no buildings, this is a great piece of vacant farmland. I-80, US Route 52, and US Route 6 are all within 5 miles of the property while I-55 is about 10 miles.

Minooka boasts a strong agricultural community and support infrastructure. Local farmers' markets and cooperative networks offer valuable resources for marketing and selling produce, fostering a sense of community among growers. The region's fertile soil and favorable climate further enhance its agricultural potential. Minooka's rich, loamy soil is ideal for a wide range of crops, from corn and soybeans to specialty vegetables. Additionally, the area benefits from a well-defined growing season with adequate rainfall, making it conducive to high-yield farming.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 72 AC Seward Twp Farm
Tax ID Number/APN: 09-32-300-011
Possible Uses: Agricultural Production
Zoning: A-1, Agricultural Production

AREA & LOCATION

School District: Minooka CUSD 201
Location Description: This property is located north of Minooka and east of Shorewood, between US-52 and IL-80, on the northeast intersection of Grove Road and E. Sherrill Road.
Site Description: Corner parcel with good road frontage. No buildings included with this offering.
Side of Street: This property is east of Grove Road and north of E. Sherrill Road.
Highway Access: The property is about 3.4 miles to US-52, about 3.6 miles to I-80, and less than 10 miles to I-55.
Road Type: Asphalt/Blacktop
Property Visibility: This property is visible from both E. Sherrill Road and Grove Road.
Largest Nearby Street: E. Sherrill Road and US-52
Transportation: The nearest train station is about 18 miles away in Joliet. Midway Airport is about 48 miles away and O'Hare Airport is about 57 miles away.

LAND RELATED

Lot Frontage (Feet): Grove Road: Approximately 2,068 feet
E. Sherrill Road: Approximately 1,340 feet
Tillable Acres: This property has approximately 71.73 tillable acres.
Buildings: No Buildings
Zoning Description: A-1, Agriculture
Flood Plain or Wetlands: Please see included Wetlands Maps provided by Surety Maps.
Topography: Please see included Topography Maps provided by Surety Maps.
FSA Data: Farm Number T1037
71.83 Tillable Acres, NHEL
Corn Base is 53.96 Acres with a PLC Yield of 127
Soybean Base is 17.87 Acres with a PLC Yield of 46
Soil Type: Primary soils on this farm are:
Bryce silty clay (235A)
Swygert silty clay loam (91A)

FINANCIALS

Finance Data Year: 2022 Taxes, Payable 2023
Real Estate Taxes: 2022 Taxes, Payable 2023: \$1,948.96
Investment Amount: The asking investment amount is \$11,950 per acres for a total investment of \$853,947.

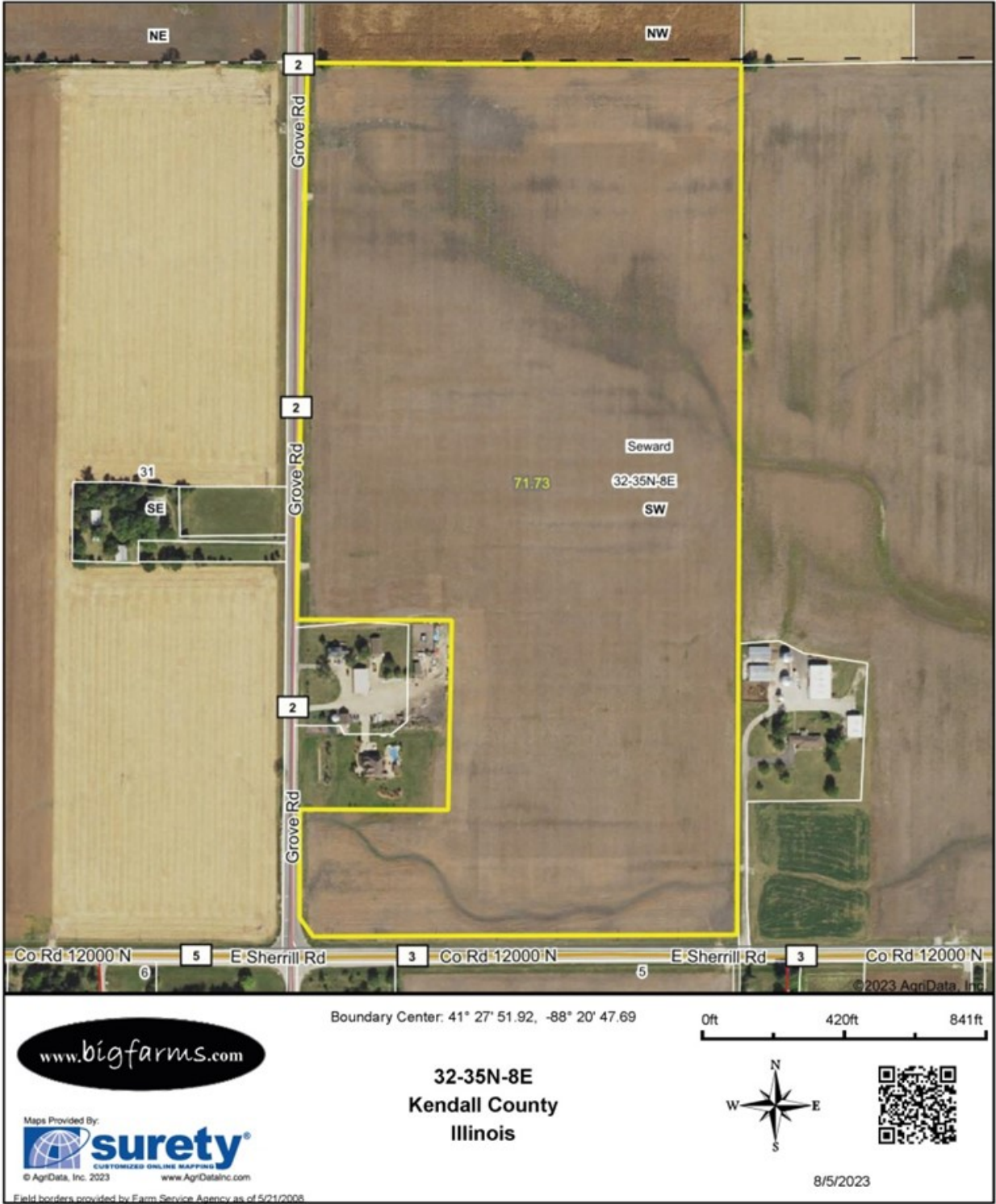
LOCATION

Address: Minooka, IL 60447
County: Kendall County, IL

PROPERTY MAP

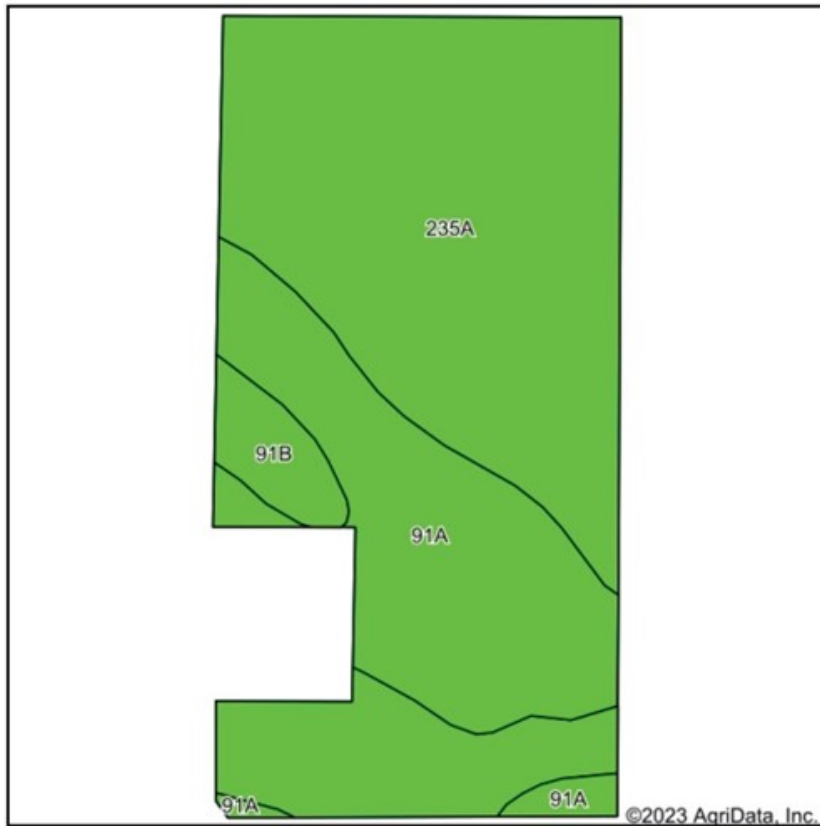


FSA AERIAL MAP OF 72 AC SEWARD TWP FARM

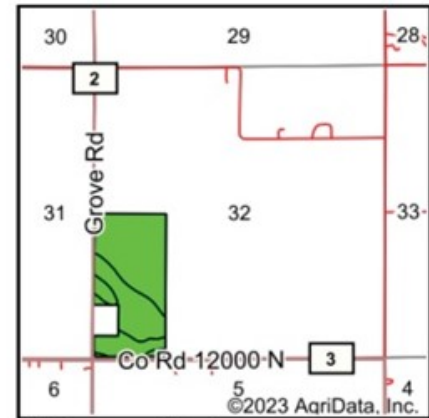




SOIL MAP OF 72 AC SEWARD TWP FARM



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kendall**
 Location: **32-35N-8E**
 Township: **Seward**
 Acres: **71.73**
 Date: **8/5/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL093, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	47.52	66.2%		162	54	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	21.19	29.5%		158	52	118
**91B	Swygert silty clay loam, 2 to 4 percent slopes	3.02	4.2%		**156	**51	**117
Weighted Average					160.6	53.3	119.9

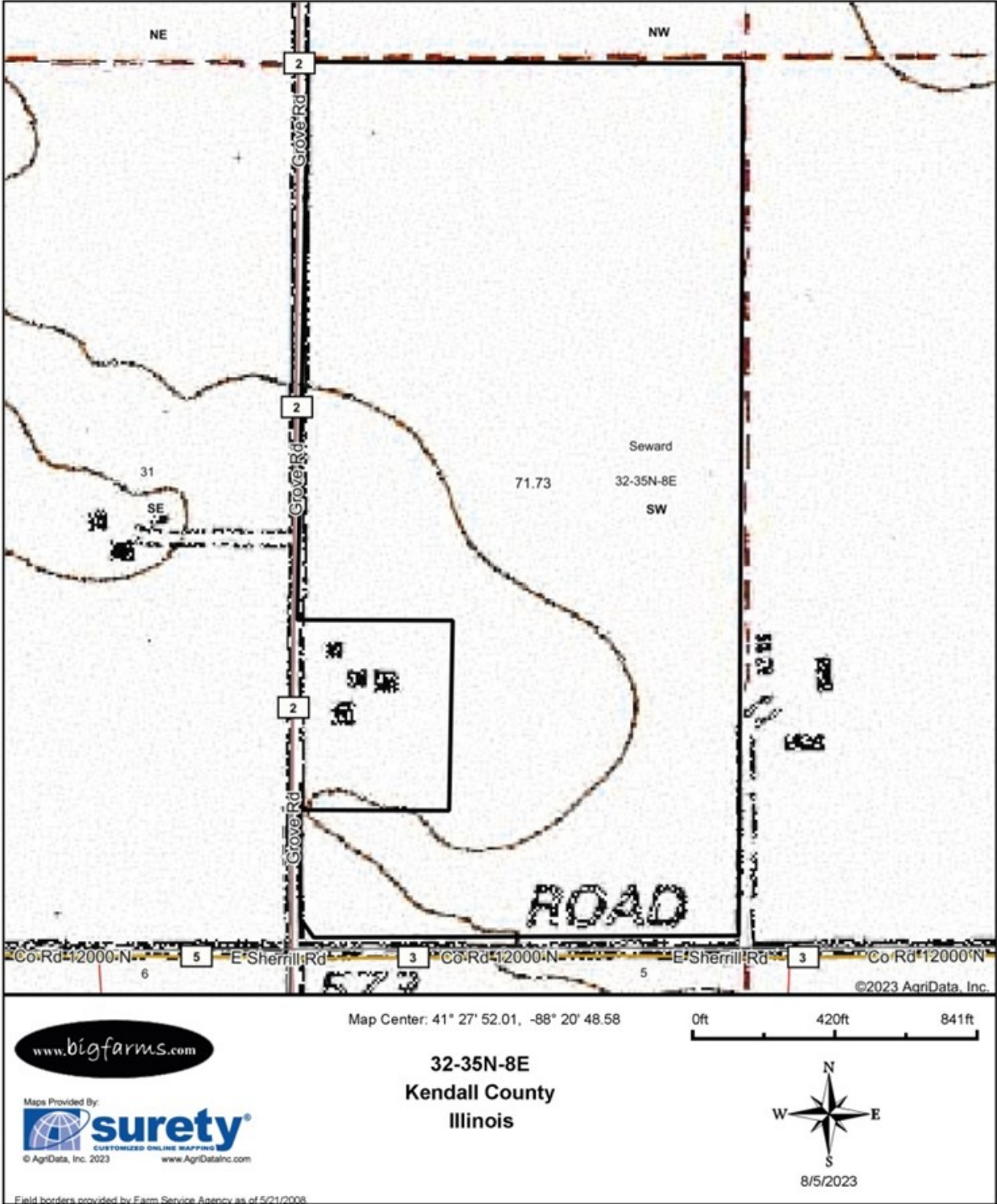
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

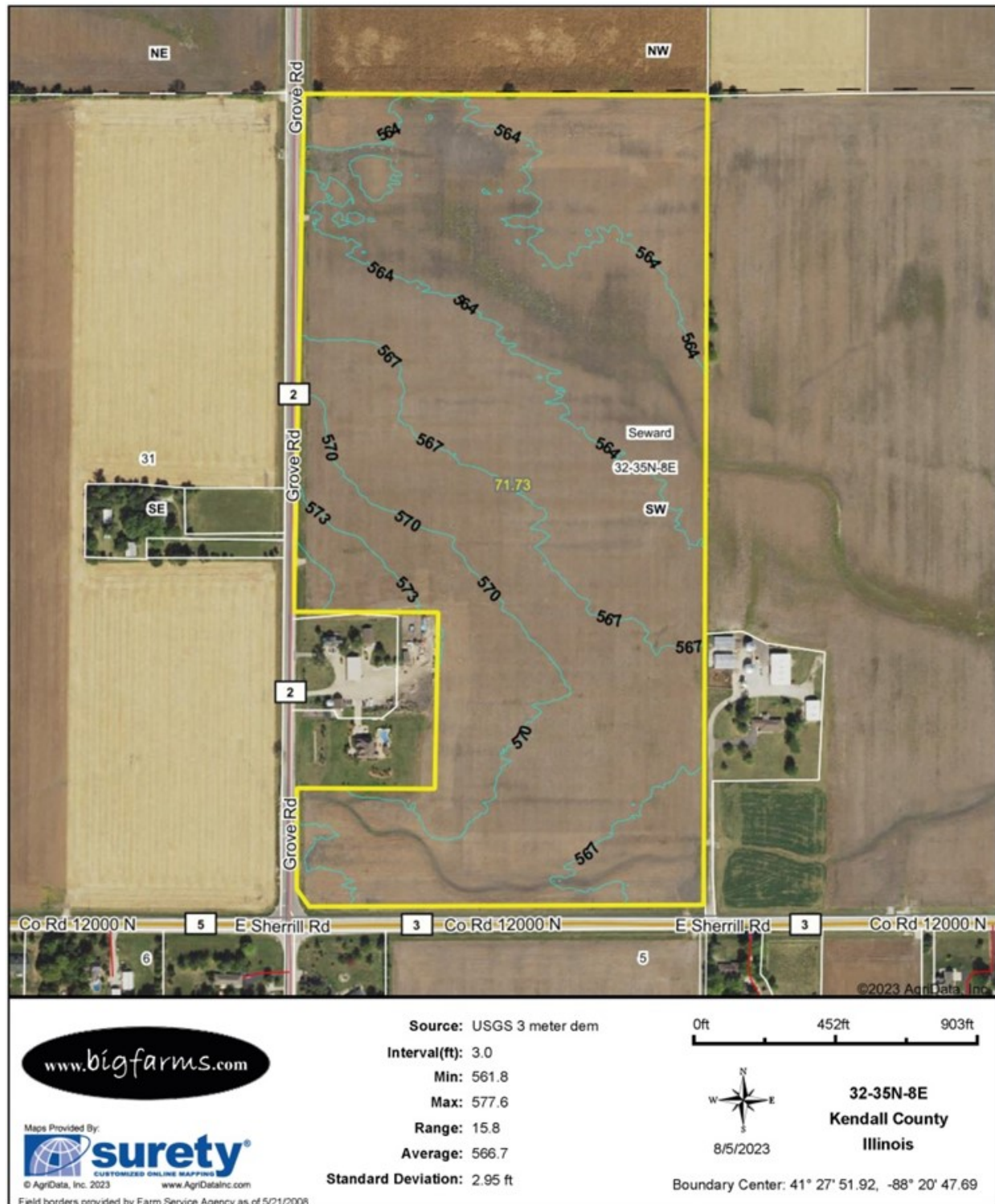
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

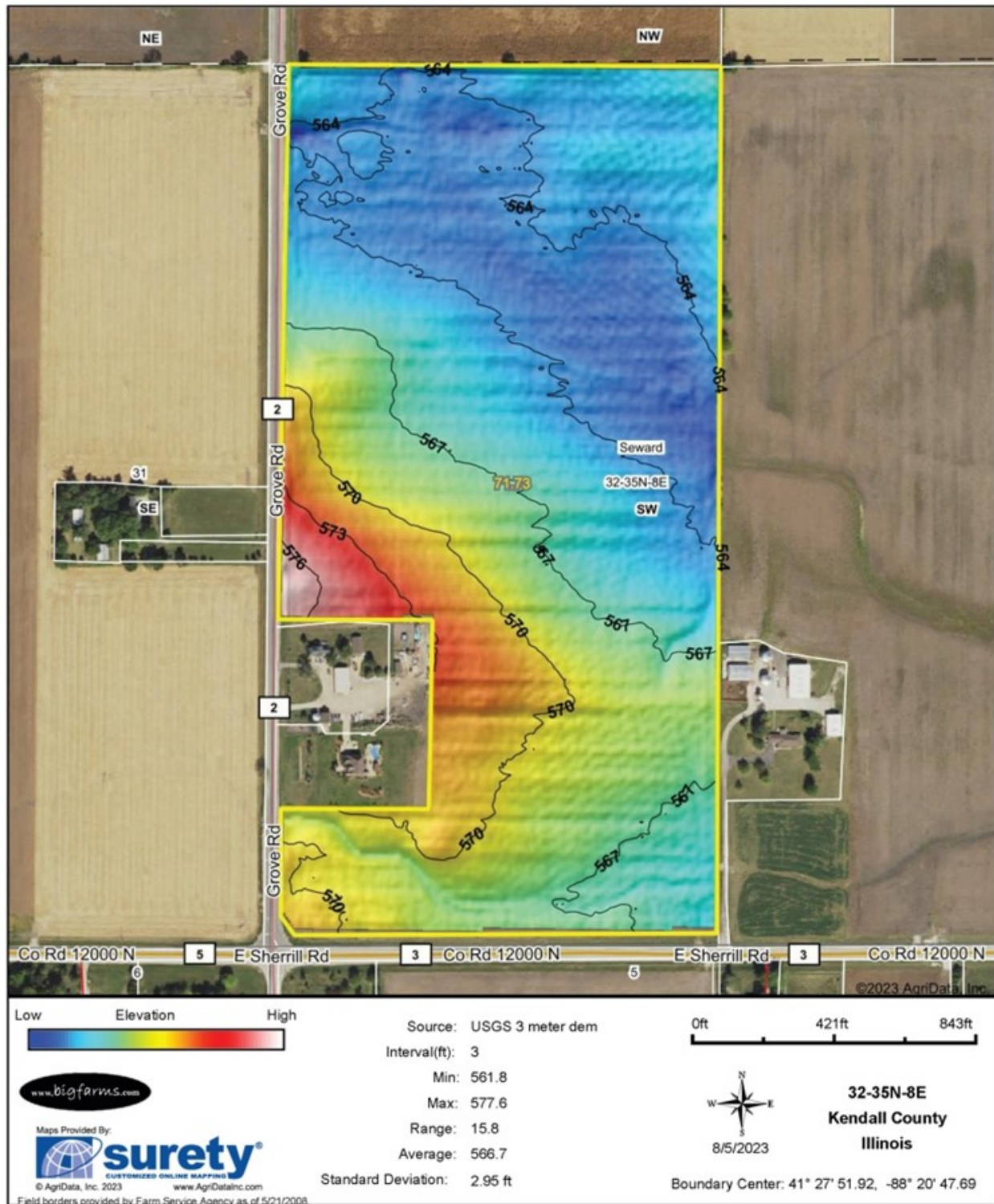
TOPO MAP OF 72 AC SEWARD TWP FARM



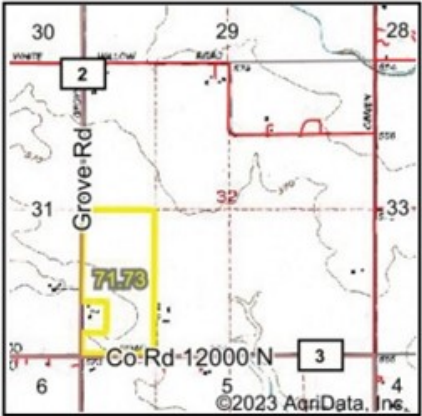
TOPO CONTOURS MAP OF 72 AC SEWARD TWP FARM



TOPO HILLSHADE MAP OF 72 AC SEWARD TWP FARM



WETLANDS MAP OF 72 AC SEWARD TWP FARM



State: Illinois
Location: 32-35N-8E
County: Kendall
Township: Seward
Date: 8/5/2023



Maps Provided By:
 **surety**
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0ft 657ft 1313ft

Classification Code	Type	Acres
	Total Acres	0.00


Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FSA AERIAL TRACT MAP



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ILLINOIS
KENDALL
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 847
Prepared : 9/26/23 8:48 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Elig ble

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.66	71.83	71.83	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	71.83	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.96	0.00	127	
Soybeans	17.87	0.00	46	
TOTAL	71.83	0.00		

NOTES

Tract Number : 1037

Description : H10 SEC 32
FSA Physical Location : ILLINOIS/KENDALL
ANSI Physical Location : ILLINOIS/KENDALL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.66	71.83	71.83	0.00	0.00	0.00	0.00	0.0

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FSA 156EZ - PAGE 2

ILLINOIS KENDALL Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 847 Prepared : 9/26/23 8:48 AM CST Crop Year : 2024
Abbreviated 156 Farm Record		

Tract 1037 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
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Soybeans	17.87	0.00	46
TOTAL	71.83	0.00	

NOTES

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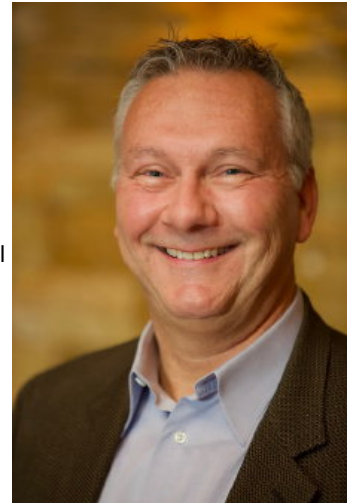
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MARK GOODWIN PROFESSIONAL BIOGRAPHY

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.**

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