

73.6 Acre O'Brien Farm
O'Brien Road
Minooka IL 60447



73.6 ACRE O'BRIEN FARM

O'Brien Road
Minooka IL 60447

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:	Seward
Gross Land Area:	73.6 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$622,089.00
Unit Price:	\$8450.00 per acre
Productivity Index (PI):	121
Buildings:	There are no buildings on this parcel
Utilities:	Electric
Zoning:	Agriculture



The 73.6 acre parcel is located south of IL Route 52 on O'Brien Road. The farm is fully tillable with a soil PI of 121. The property is located southwest of Baker Forest Preserve and Ellis House Equestrian Center in Seward Township Kendall County.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 73.6 Acre O'Brien Rd. Farm
Tax ID Number/APN: 09-21-100-005
Possible Uses: This 73.6 acre farm is prime for agricultural production

AREA & LOCATION

School District: Minooka Community Consolidated School District 201
Location Description: Approximately 7.5 miles west of I-55 at Shorewood interchange and 6.5 miles south to I-80 at the Minooka interchange. The land is just half a mile south of Rt. 52 on O'Brien road.

Site Description: This is a 73.6 acre relatively flat parcel has a soil PI of 121.

The property has approximately 900 feet of frontage on O'Brien Road and is southwest of Baker Woods Forest Preserve and the Kendall County Ellis House Equestrian Center.

Side of Street: The 73.6 acre farm sits on the east side of O'Brien Road.

Highway Access: Approximately 7 miles to either I-55 in Shorewood and I-80 in Minooka.

Road Type: The road is blacktop asphalt construction.

Property Visibility: This farm has 900 feet of visibility along O'Brien Road with approximately 700 cars passing by daily.

Largest Nearby Street: IL. Rt. 52 is only half a mile north of the property.

LAND RELATED

Lot Frontage (Feet): This farm has 900 feet of frontage along O'Brien Road.

Tillable Acres: 71.62 acre are tillable.

Lot Depth: This 73.6 acre farm is 2642 feet deep from west to east.

Buildings: There are no buildings on this parcel.

Flood Plain or Wetlands: There is no wetlands or FEMA flood plain on this 73.6 acre farm.

Topography: The 73.6 acre parcel is relatively flat. More detail can be found in the Contours and topography maps included in the brochure.

FSA Data: 71.62 Cropland acres
Corn base is 35.81 acres with a PLC yield of 113 bushels per Ac.
Soybean base is 35.79 acres with a PLC yield of 32 bushels per Ac.

Soil Type: Bryce Silty Clay (235A)

Available Utilities: Private Well and Septic would be required for building.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020

Real Estate Taxes: \$1631.32 or \$22.17 per acre.

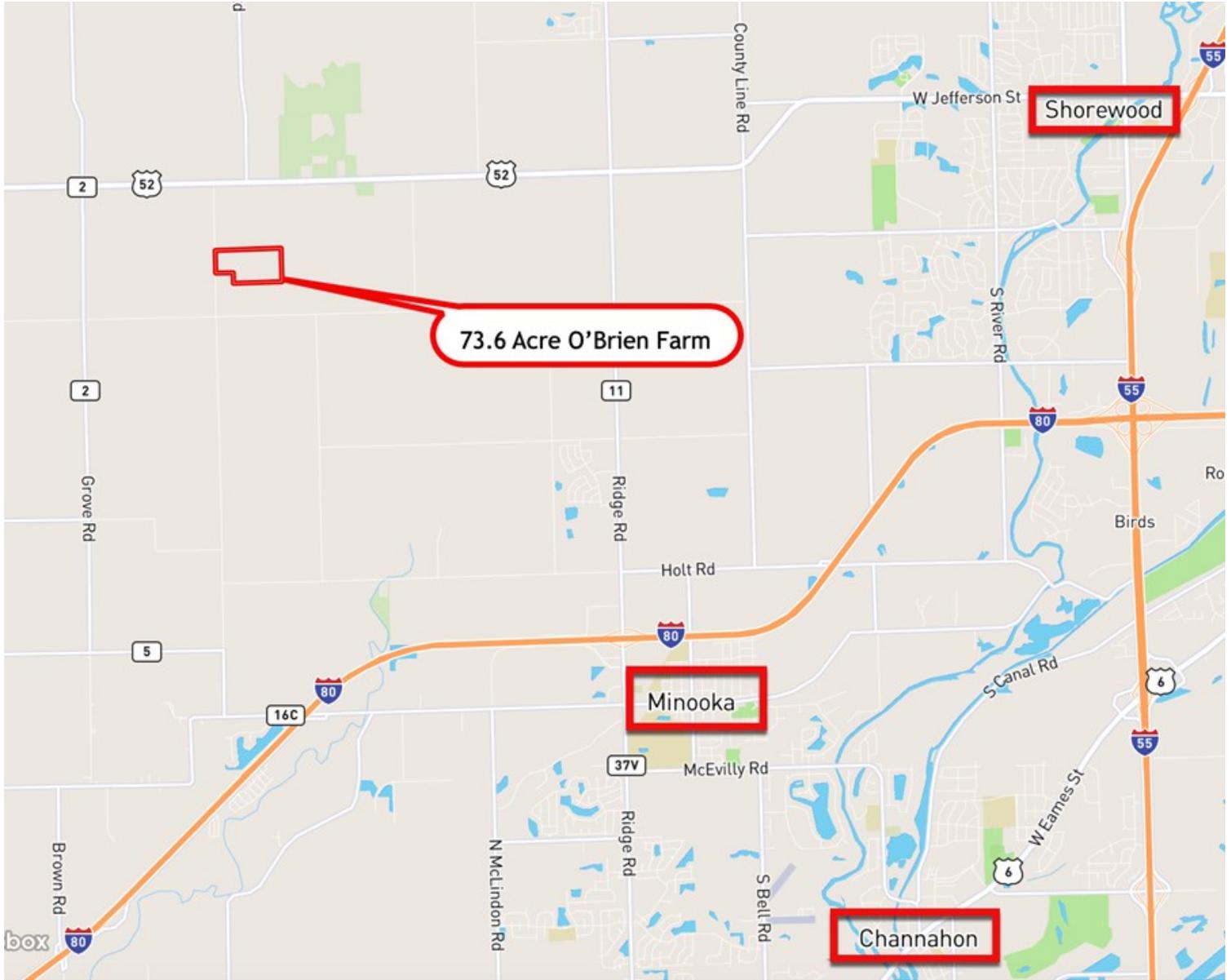
Investment Amount: \$622,089.00 or \$8450 per acre.

LOCATION

Address: O'Brien Road
Minooka, IL 60447

County: Kendall

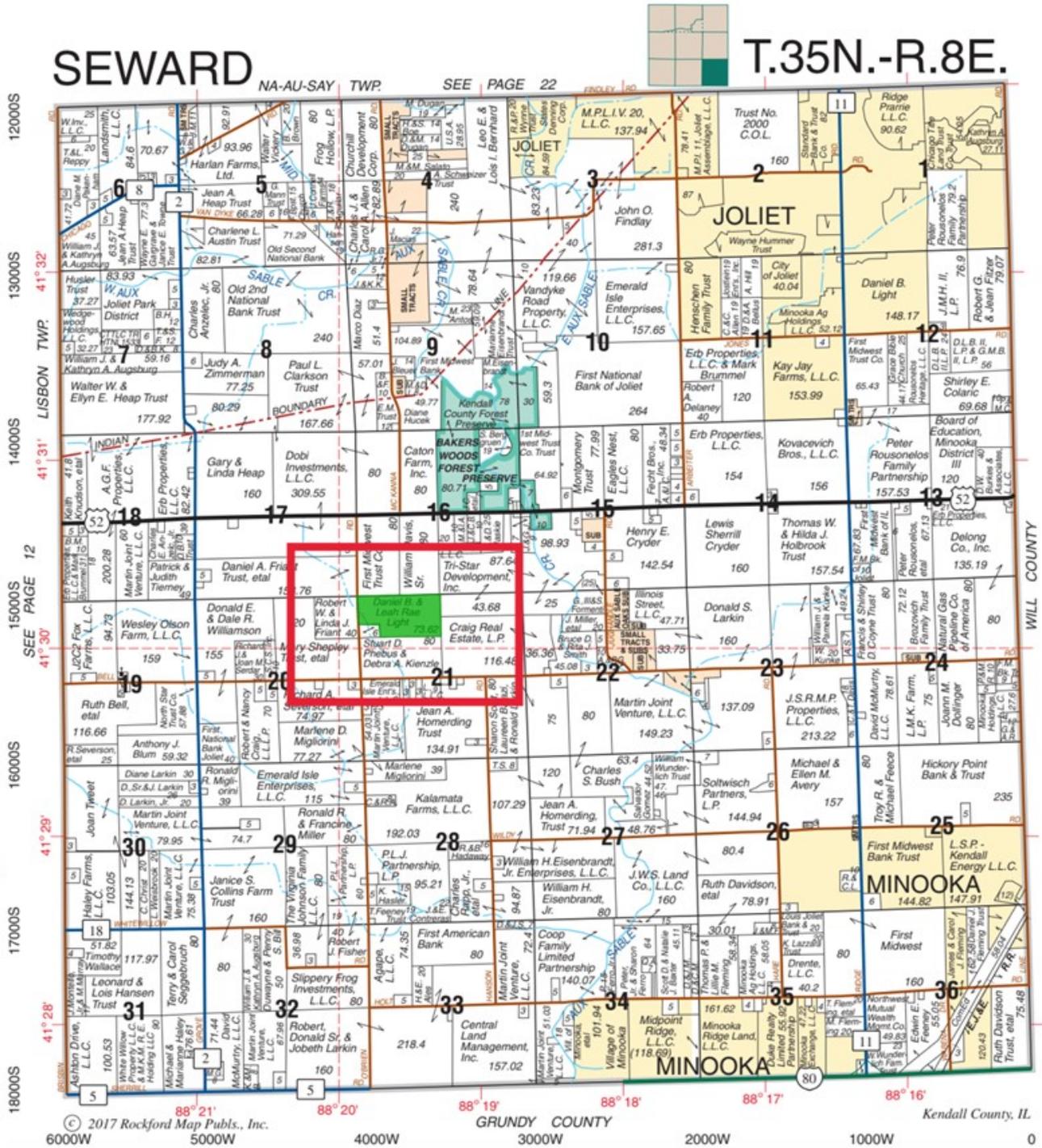
ROADWAY MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY



AREA MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY



PLAT MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY



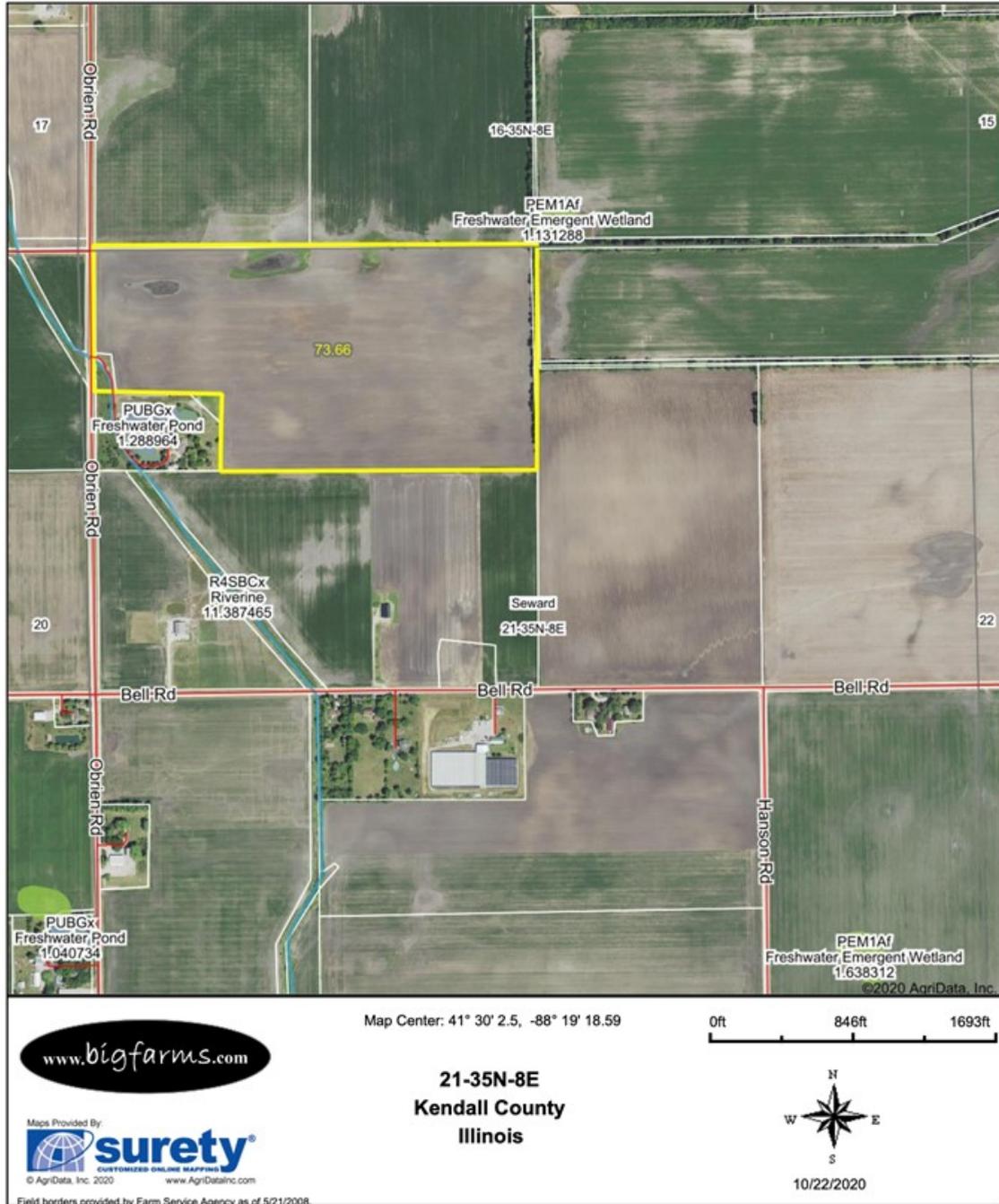
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY



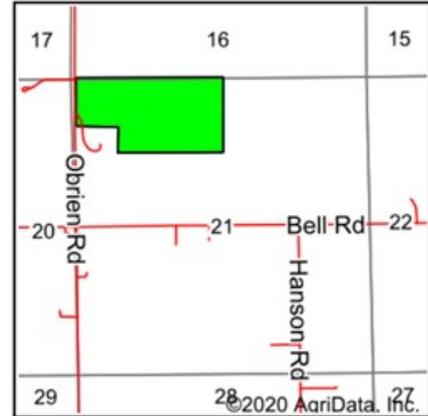
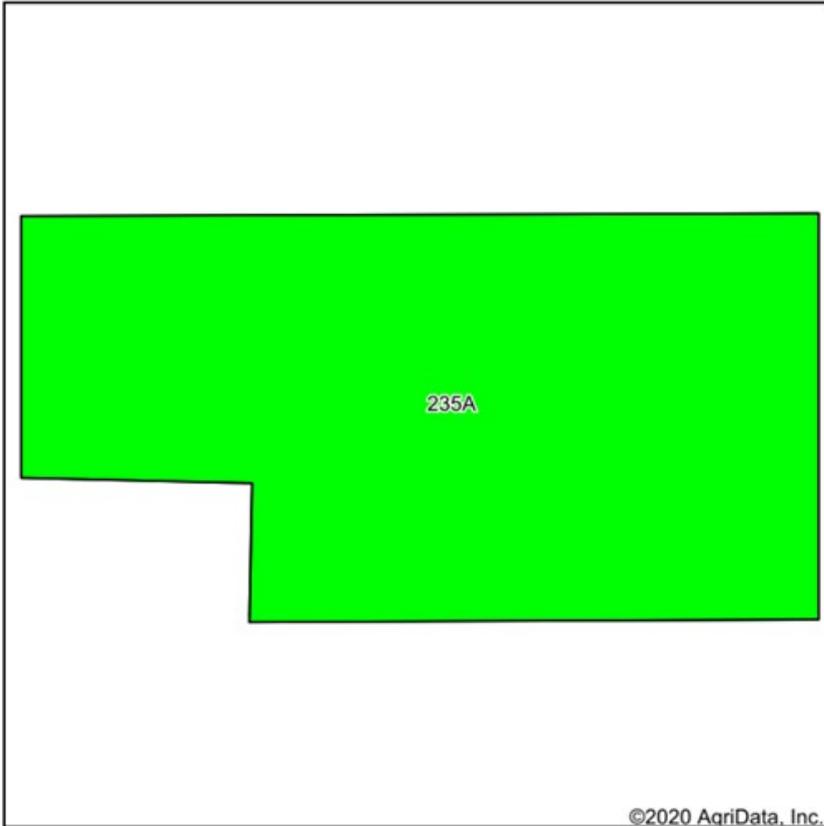
FSA MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY

Aerial Map



SOIL MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY

Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **21-35N-8E**
 Township: **Seward**
 Acres: **73.66**
 Date: **10/22/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 17

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	73.66	100.0%		162	54	121
Weighted Average					162	54	121

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 (R811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

CONTOURS MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY

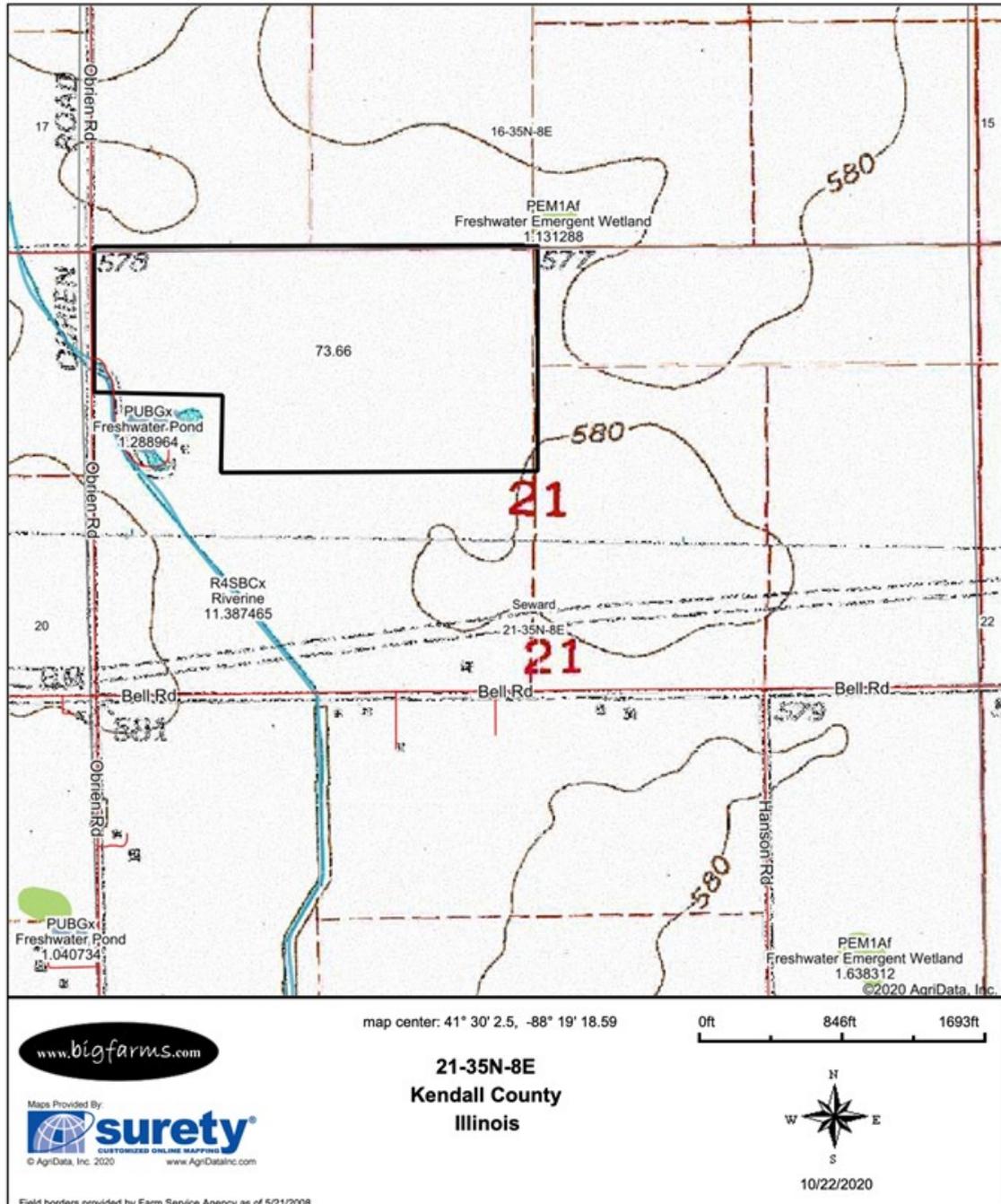
Topography Contours



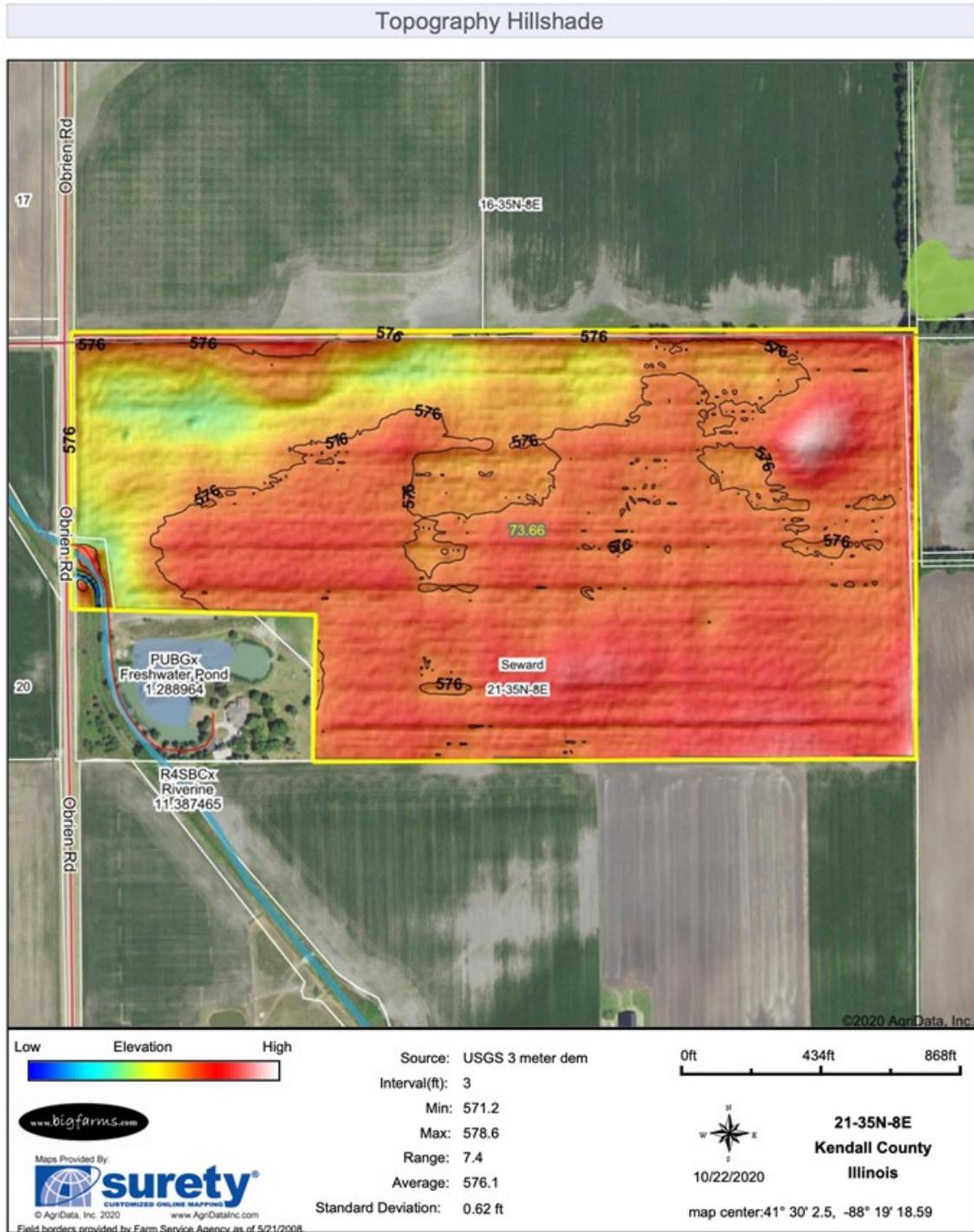
 Maps Provided By: <small>© AgriData, Inc. 2020 www.AgrIData.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008</small>	Source: USGS 3 meter dem Interval(ft): 3.0 Min: 571.2 Max: 578.6 Range: 7.4 Average: 576.1 Standard Deviation: 0.62 ft	0ft 434ft 868ft 10/22/2020 21-35N-8E Kendall County Illinois Map Center: 41° 30' 2.5, -88° 19' 18.59

TOPOGRAPHY MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY

Topography Map

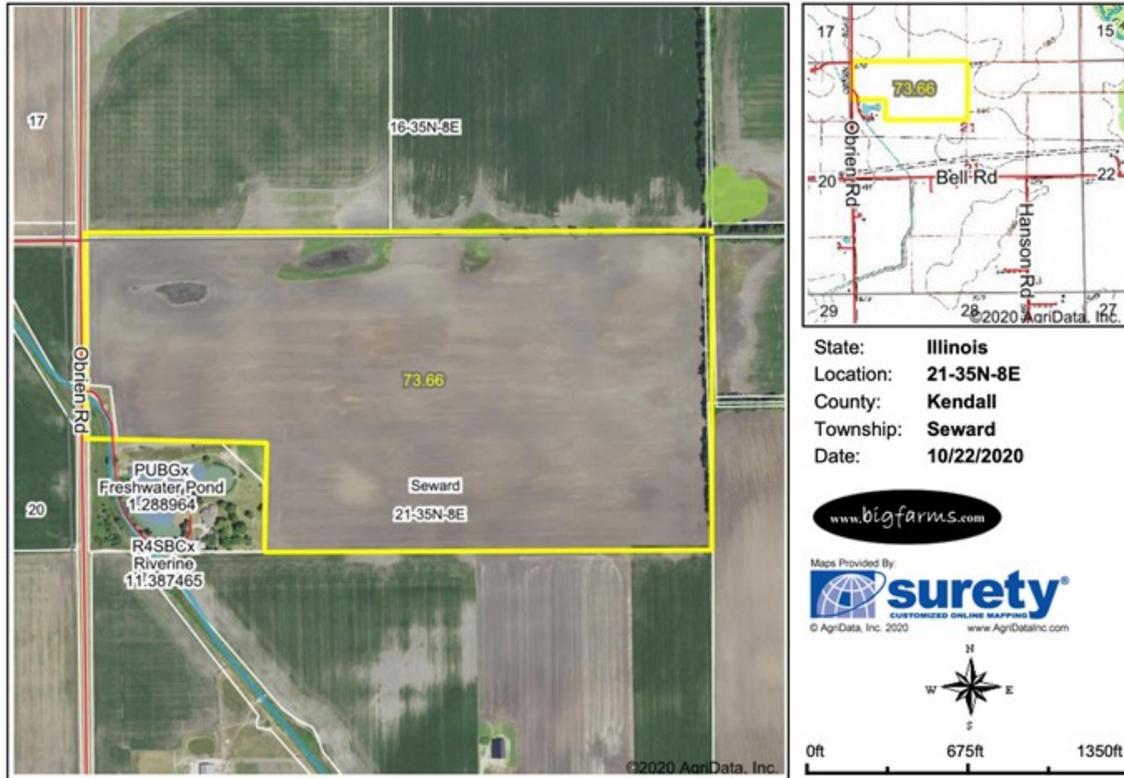


HILLSHADE MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY



WETLANDS MAP 73.6 ACRE O'BRIEN FARM SEWARD TOWNSHIP, KENDALL COUNTY

Wetlands Map



Classification Code	Type	Acres
R4SBCx	Riverine	0.10
Total Acres		0.10

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

Field borders provided by Farm Service Agency as of 5/21/2008.

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

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