

74 ACRE SCHULTZ FARM

28106 S. Scheer Road
Peotone IL 60468

For more information contact:

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GOODWIN



County:	Will
Township:	Wilton
Gross Land Area:	74 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture, Residential, Many potential uses
Total Investment:	\$621,600.00
Unit Price:	\$8,400 per Acre
Soil Productivity Index:	The PI Index for this farm is 121
Buildings:	No Buildings Included with this offering
Utilities:	Electric, Propane heat, well water and septic are required
Zoning:	Agriculture



These 74 acres are the remaining acres from the original family farm. The house, buildings, creek and farmland north of the old rail bed have been sold. This is good quality farmland in Will County. PI of 121 and low Will County taxes.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 74 Acres Schultz Farm Wilton Township, Will County Illinois
Tax ID Number/APN: 13-19-01-200-027-0000
This tax number represents the entire Schultz farm of 118 acres. The farm buildings, house and 44 acres have been sold. There has not been a new county tax number assigned to these separate parcels.
Zoning: Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: Peotone Unit School District 207U
Location Description: The farm is between Peotone, Frankfort, Monee, and Manhattan in Wilton township. Approximately 1.5 miles to La Grange road (Rt. 45)
Site Description: Good level to gently rolling farmland in Wilton Township, Will County. The farm is on a gravel road. There are three terraces on the farm to promote soil conservation.
Side of Street: West side of Scheer road.
Highway Access: Approximately 6.5 miles to I-57 at Peotone.
Approximately 10.5 miles to I-57 at Monee.
Approximately 15.5 miles to I-80 and La Grange road.
Road Type: Gravel
Property Visibility: Good road frontage
Largest Nearby Street: La Grange road (Rt. 47) 1.5 miles east.

LAND RELATED

Lot Frontage (Feet): 958 feet of frontage on Scheer road.
Yield History: The farm is enrolled in ARC Payments.
FSA Base Acres: Corn 48 acres & Soybeans 48 acres
FSA Base Yields: Corn 138 bushels & Soybeans 48 bushels
Yield History:
2010 161 Bu corn yield
2011 60 Bu soybean yield
2012 139 Bu corn yield
2013 36 Bu soybean yield
2014 164 Bu corn yield
2015 42 Bu soybean yield
Tillable Acres: Approximately 71.6 tillable acres
Lot Depth: Approximately 2600 feet deep
Buildings: No Buildings
Topography: Gently rolling farmland.
Soil Type: The PI index for this farm is 121. These are typical Will County soils. Elliott Silt Loam, Varna Silt Loam and Ashkum Silty Clay Loam.

FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: Total tax bill for 118 acres was \$3,906 including buildings.
Investment Amount: Investment amount is \$8400 per acre for a total investment of \$521,600.00

LOCATION

Address: 28106 S. Scheer road
Peotone, IL 60468

County:

Will



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AERIAL MAP OF SCHULTZ FARM



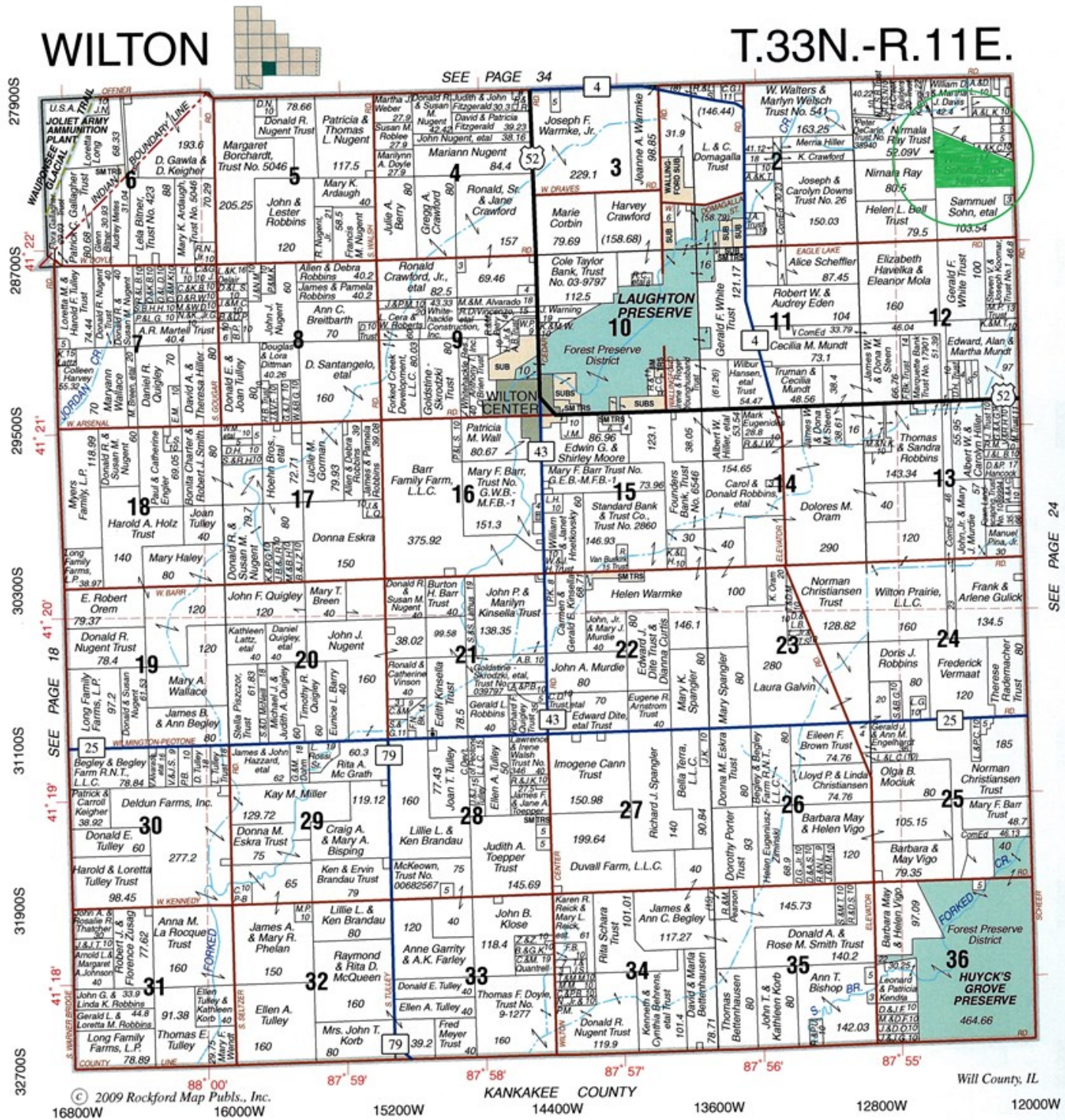
AERIAL MAP OF SCHULTZ 74 ACRES WILTON TOWNSHIP



LOCATION MAP OF SCHULTZ TO INTERSTATE 57

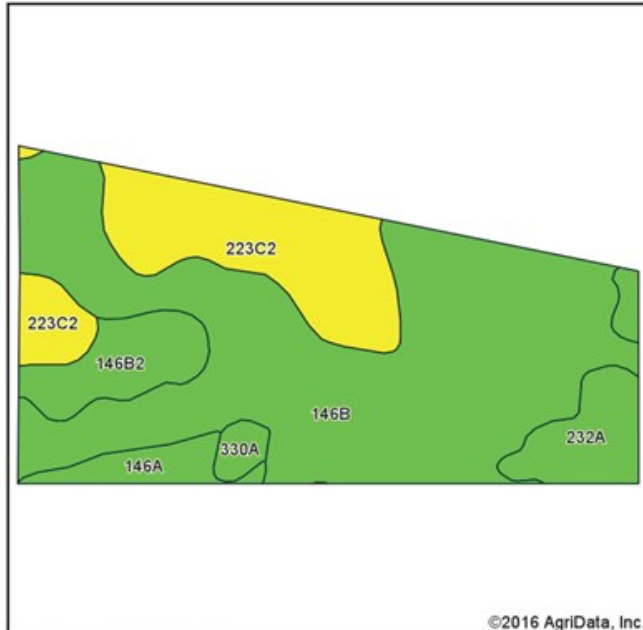


PLAT MAP OF 74 ACRES WILTON TOWNSHIP



SOIL MAP OF WILTON TOWNSHIP 74 ACRES

Soils Map



State: Illinois
County: Will
Location: 1-33N-11E
Township: Wilton
Acres: 71.61
Date: 2/27/2016

GOODWIN

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
**146B	Elliott silt loam, 2 to 4 percent slopes	43.02	60.1%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	14.71	20.5%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.14	7.2%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.04	7.0%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	2.63	3.7%		168	55	125
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.07	1.5%		164	55	123
Weighted Average					162.6	52.8	121

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/2142/10271>

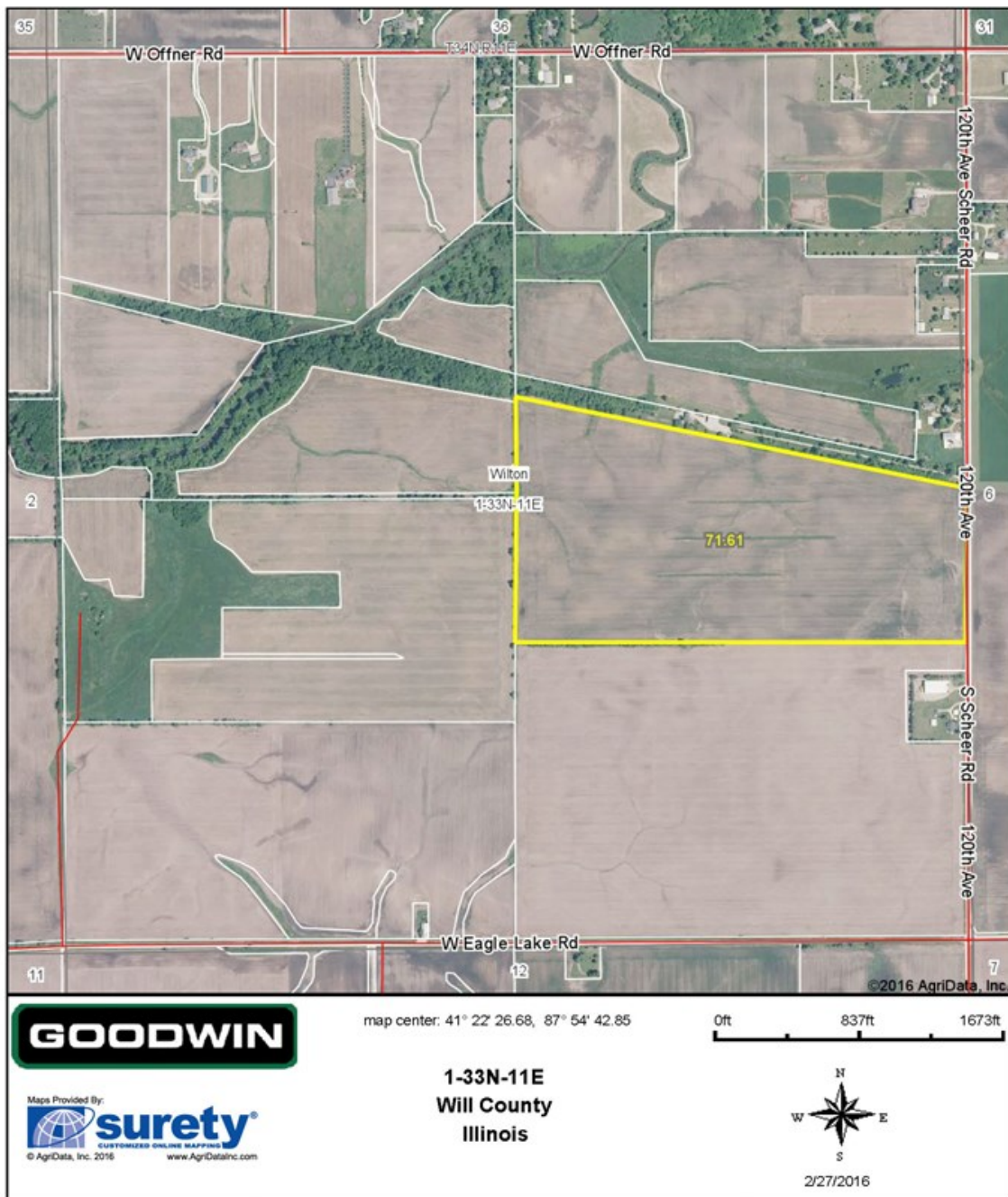
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

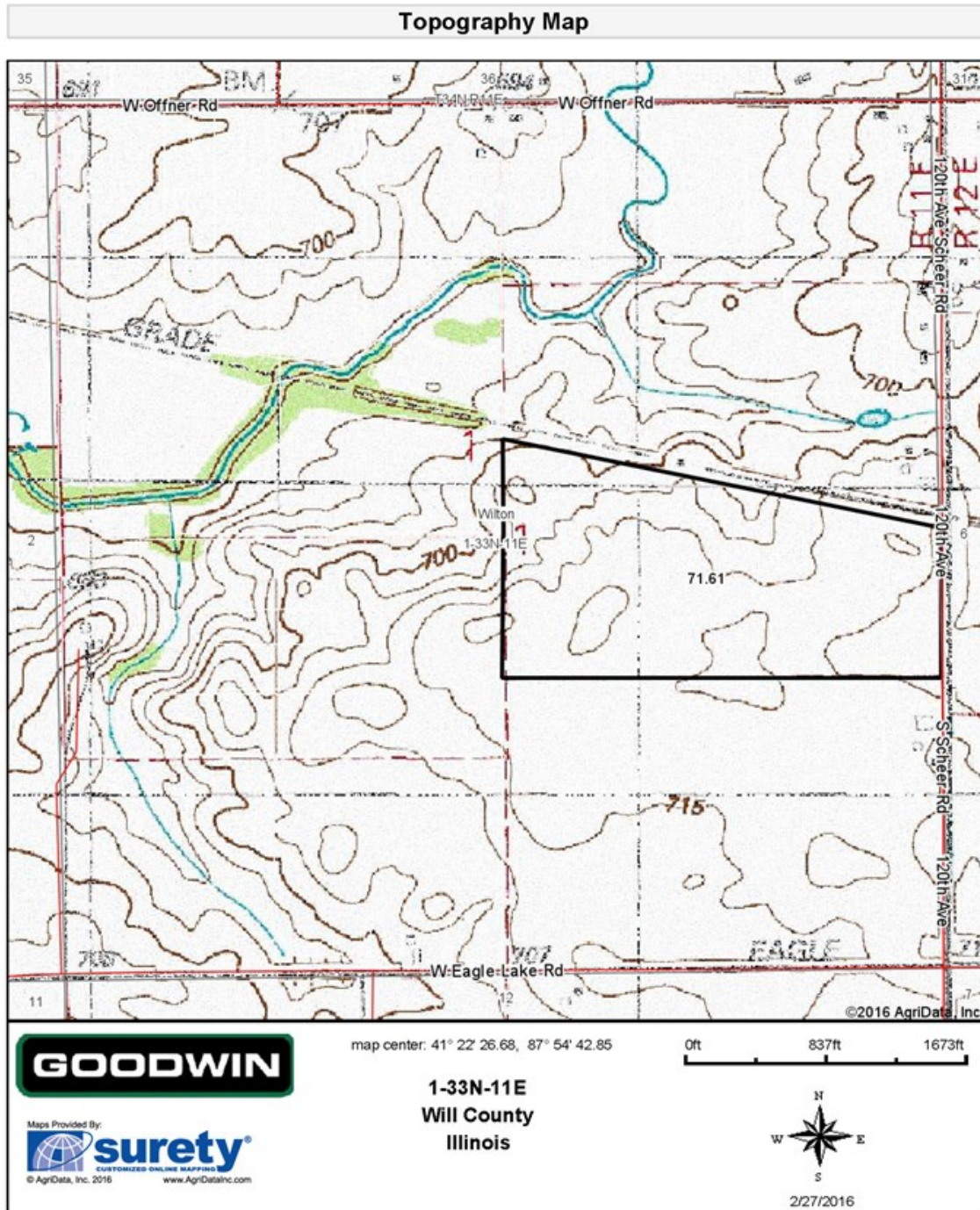
*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP OF WILTON TOWNSHIP 74 ACRES

Aerial Map



TOPOGRAPHICAL MAP FOR 74 ACRES IN WILTON TOWNSHIP



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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