

74 Acre Wesley Township Farm  
S. Wesley Road  
Wilmington IL 60481



# 74 ACRE WESLEY TOWNSHIP FARM

**S. Wesley Road  
Wilmington IL 60481**

**For more information contact:**

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74 Acre Wesley Twp Farm



<b>County:</b>	Will
<b>Township:</b>	Wesley
<b>Gross Land Area:</b>	74.32 Acres
<b>Property Type:</b>	Vacant farmland with Development Potential
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$514,300
<b>Unit Price:</b>	\$6,950 per acre
<b>Sold Price:</b>	\$467,145
<b>Productivity Index (PI):</b>	PI Index is 111.7
<b>Value Per PI Point:</b>	\$56.40
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	Agriculture



74.3 Acres in Wesley Township approximately 3 miles SE of Wilmington on Rt. 102. the farm has frontage on S. Wesley road. There is potential for 16 single family lots. Currently being farmed.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 74 Acre Wesley Township Farm, Wilmington Illinois  
**Tax ID Number/APN:** 08-25-18-401-001  
08-25-18-401-002  
08-25-18-400-012  
**Possible Uses:** Agricultural production, with potential for a 16 lot residential subdivision. This site was set up for residential development as part of the Thomas J Divens Sub.  
**Zoning:** A-1 Agriculture in Will County.

### AREA & LOCATION

**School District:** Wilmington School District 209U  
**Market Type:** Rural residential  
**Location Description:** Open farmland just off of IL Rt. 102 SE of Wilmington. Area of estate homes. Approximately 3 miles to Wilmington.  
**Site Description:** Open rolling farmland  
**Highway Access:** IL Rt. 102 is only 1900 feet. Nine miles to the I-55 entrance.  
**Road Type:** Tar & Chip  
**Legal Description:** LOTS 9 THRU 15 & THE S 3.54 ACRES OF LOT 16 & LOTS 19 THRU 24 IN THOMAS J DIVENS SUB, BEING A SUB OF PRT OF THE SE1/4 OF SEC. 18, & THE NE FRACT'L 1/4, N OF THE RIVER OF SEC. 19, & THE NW FRACT'L 1/4, N OF THE RIVER OF SEC. 20, T32N-R10E.  
**Largest Nearby Street:** Il. Rt. 102

### LAND RELATED

**Lot Frontage (Feet):** 520 feet of frontage on S Wesley Road.  
**Tillable Acres:** Approximately 69.5 tillable acres with PI index of 111.7  
**Lot Depth:** Approximately 2600 feet deep.  
**Buildings:** No buildings  
**Topography:** Gently rolling  
**FSA Data:** The data available is part of a larger farmed parcel. The farm can be separated after purchase. The current fsa yields are: Wheat 48 bushels/ac. Corn 139 bushels/ac Soybeans 40 bushels/ac.  
**Soil Type:** Martinsville loam (570B), Selma loam (125A), Gilford fine sandy loam (201A)  
**Soil Fertility:** Soil test done last in October 2015. P-1 is 28, K is 118 and PH of 6.3  
**Available Utilities:** Well & Septic required.

### FINANCIALS

**Finance Data Year:** 2016 Real-estate taxes paid in 2017  
**Real Estate Taxes:** 08-25-18-401-001 \$27.00  
08-25-18-401-002 \$20.00  
08-25-18-400-012 \$700.00  
Total real-estate taxes \$747.00 or \$10/Ac  
**Investment Amount:** Investment amount is \$514,300 or \$6,950 per acre.

### LOCATION

**Address:** Latitude -88.111 Longitude 41.251  
S. Wesley Road, Wilmington, IL 60481  
**County:** Will County, Illinois

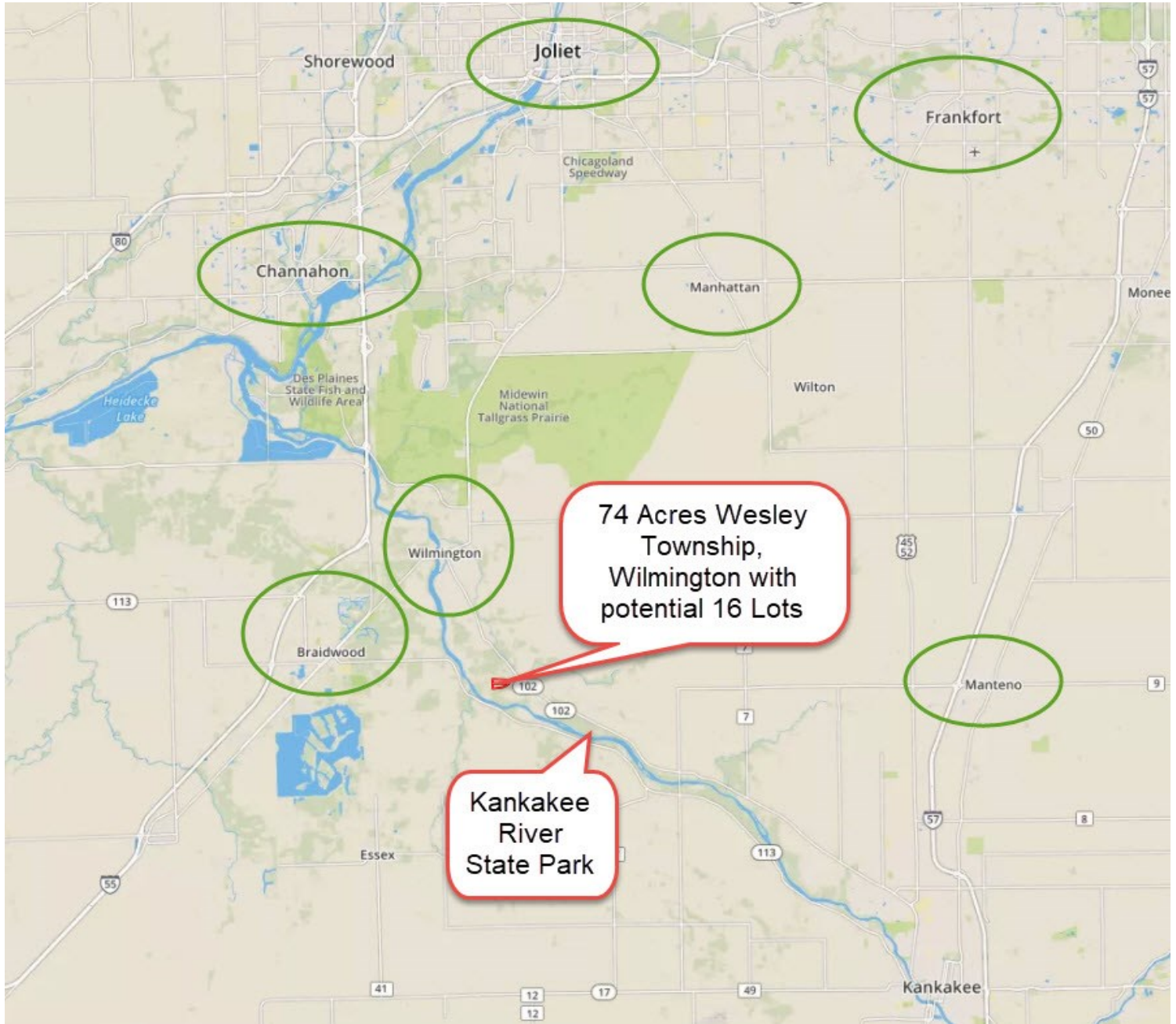


AERIAL MAP OF 74 ACRES WESLEY TOWNSHIP, WILL COUNTY





LOCATION MAP OF THE 74 ACRES IN WESLEY TOWNSHIP, WILL COUNTY

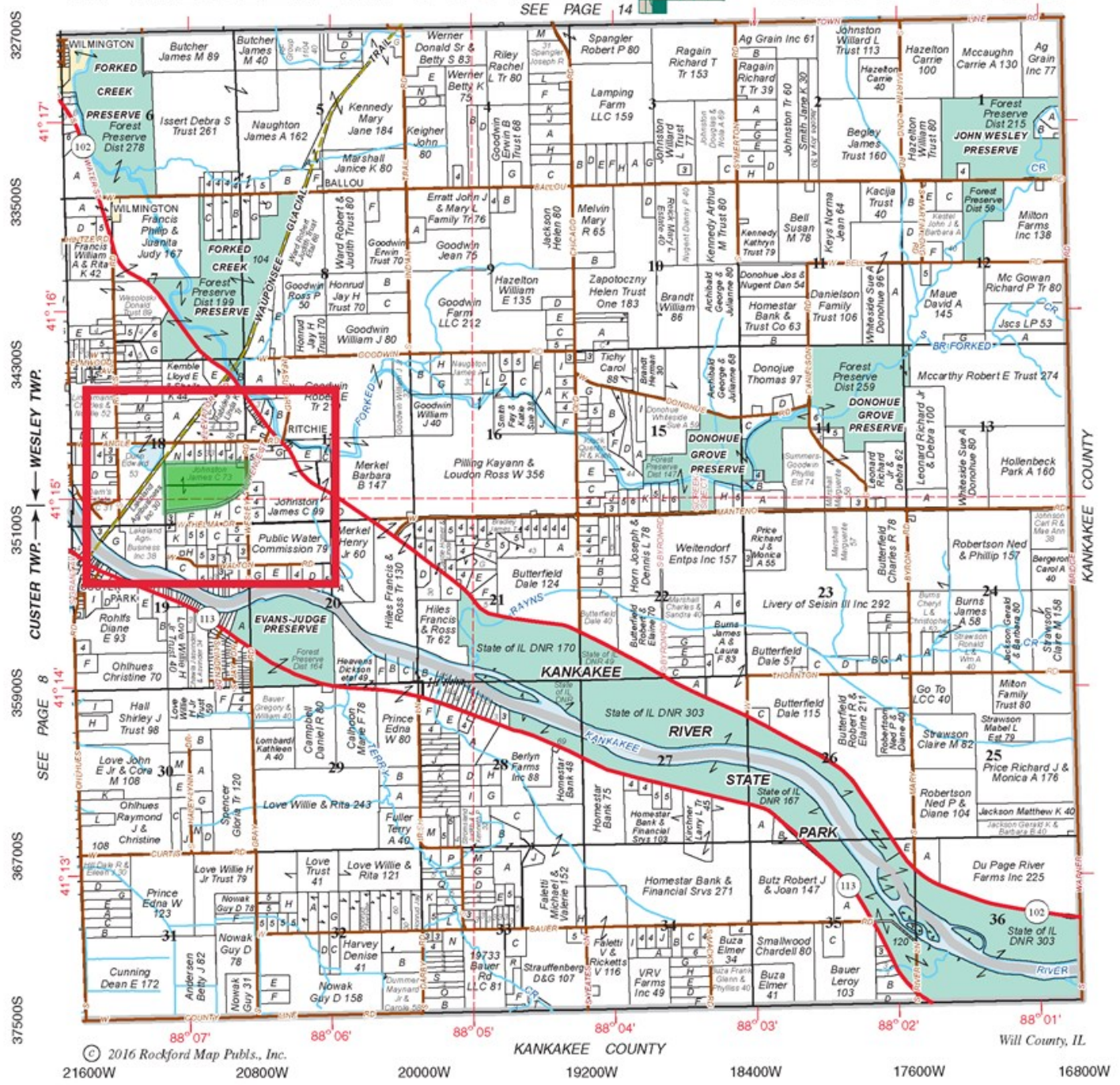




PLAT MAP OF WESLEY TOWNSHIP 74 ACRES

EAST PART WESLEY EAST PART CUSTER T.32N.- R.10E.  
SEE PAGE 14

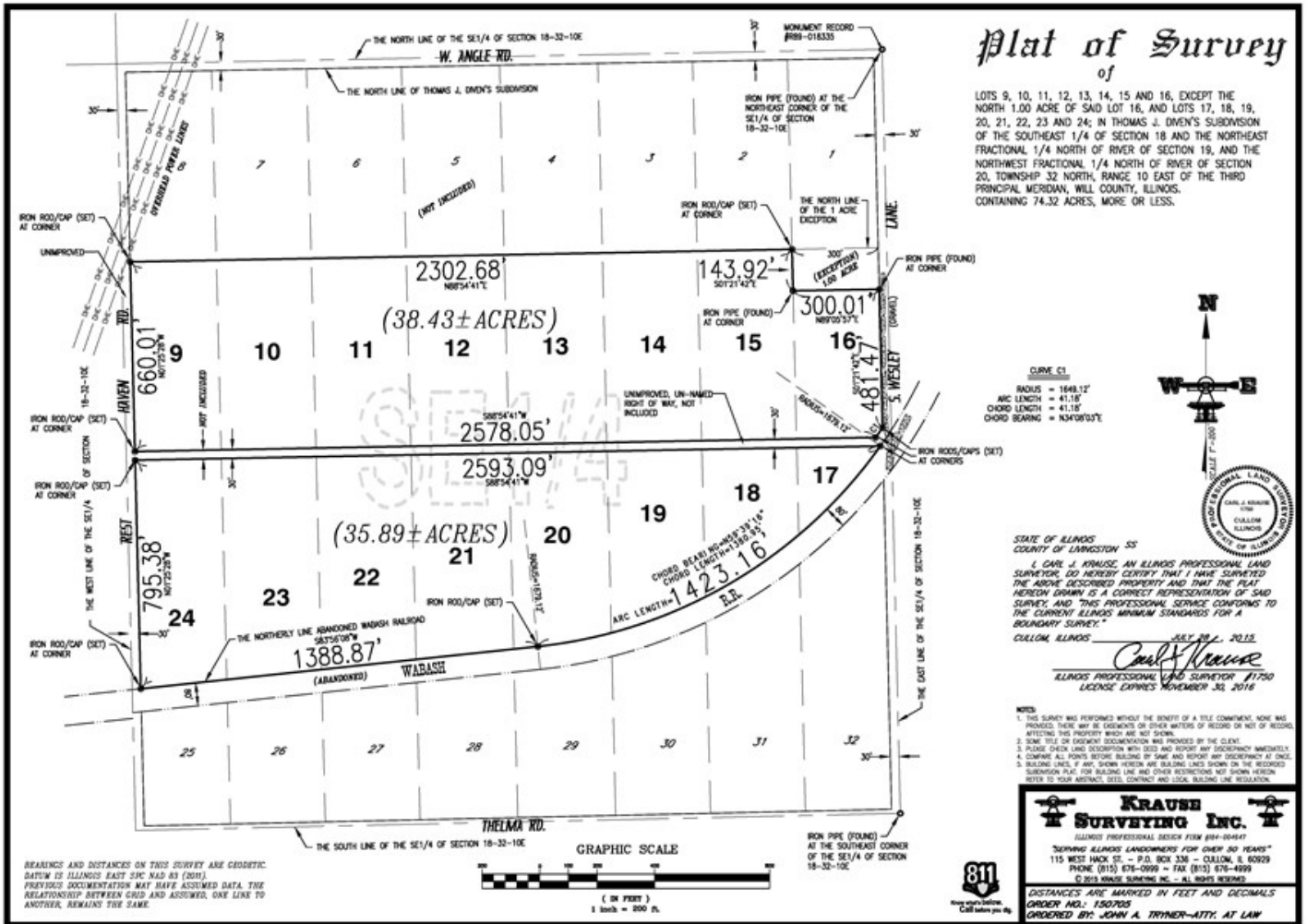
Refer to page 57 for keyed parcels



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21600W 20800W 20000W 19200W 18400W 17600W 16800W

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SURVEY OF 74 ACRE PARCEL

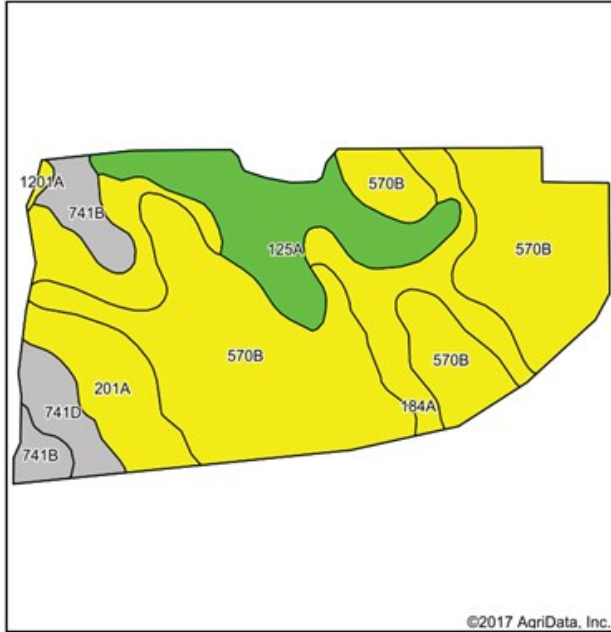


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SOIL MAP OF 74 ACRES. WESLEY TOWNSHIP

Soils Map



State: Illinois  
 County: Will  
 Location: 18-32N-10E  
 Township: Wesley  
 Acres: 69.57  
 Date: 10/6/2017



Soils data provided by USDA and NRCS.

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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
**570B	Martinsville loam, 2 to 4 percent slopes	35.52	51.1%		**153	**49	**113
125A	Selma loam, 0 to 2 percent slopes	10.26	14.7%		176	57	129
201A	Gilford fine sandy loam, 0 to 2 percent slopes	10.18	14.6%		148	49	110
184A	Roby fine sandy loam, 0 to 2 percent slopes	7.02	10.1%		145	50	111
**741B	Oakville fine sand, 1 to 6 percent slopes	3.59	5.2%		**106	**38	**81
**741D	Oakville fine sand, 6 to 12 percent slopes	2.78	4.0%		**104	**37	**80
1201A	Gilford fine sandy loam, undrained, 0 to 2 percent slopes	0.22	0.3%		148	49	110
<b>Weighted Average</b>					<b>150.5</b>	<b>49.2</b>	<b>111.7</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:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

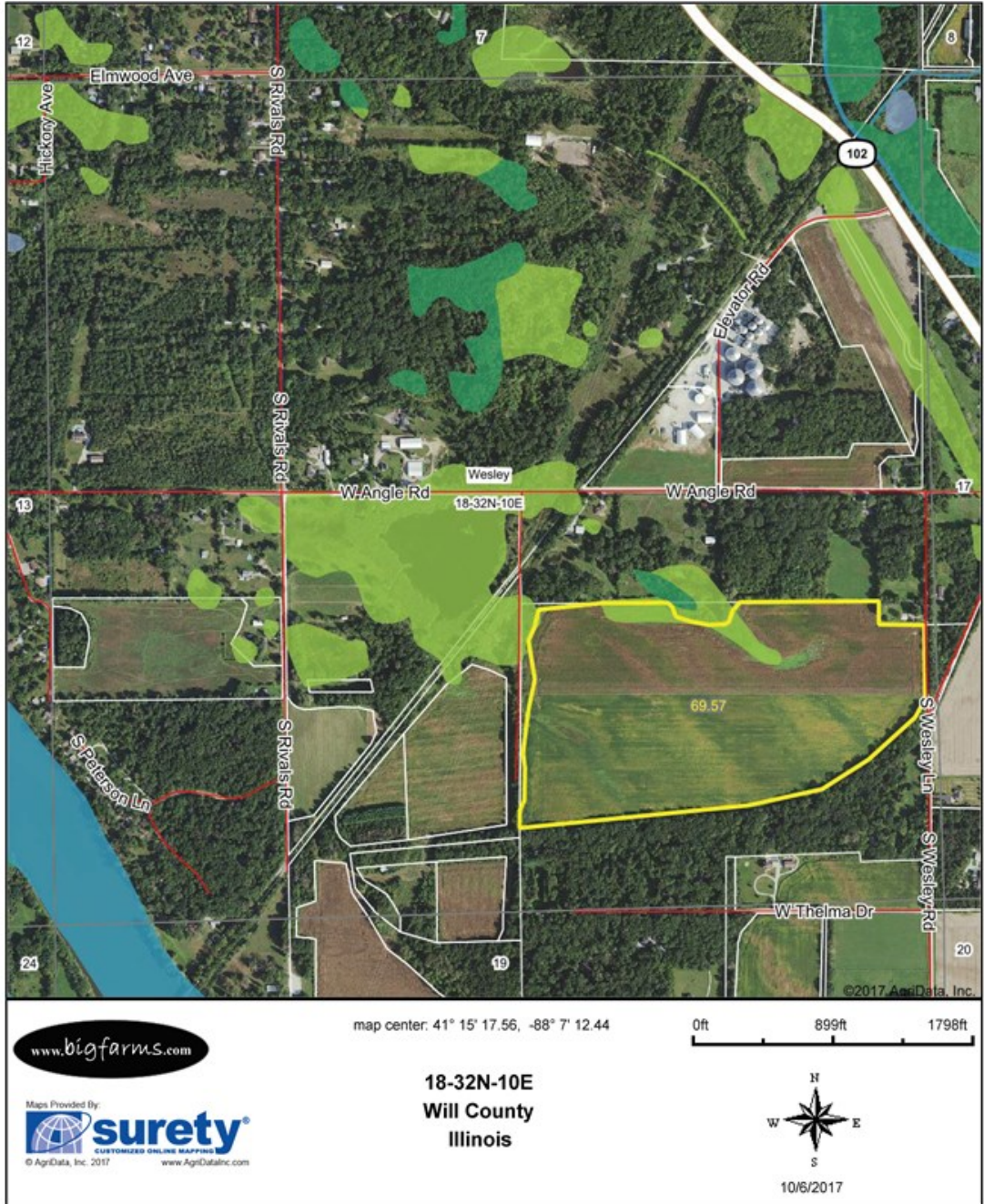
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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 74 ACRE WESLEY TOWNSHIP

#### 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 WESLEY TOWNSHIP 74 ACRES

## Topography Map



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

## DOUGLAS W. DEININGER, ALC 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.



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