

77 Acre Goodfarm Township
10370 IL Rt. 47
Dwight IL 60420

www.bigfarms.com

77 ACRE GOODFARM TOWNSHIP

10370 IL Rt. 47
Dwight IL 60420

For more information contact:

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

GOODWIN



County:	Grundy
Township:	Goodfarm
Gross Land Area:	76.7 Total Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$712,250
Unit Price:	\$9,250 per Acre
Soil Productivity Index:	PI Index is 127.7
Buildings:	No Buildings
Utilities:	Electric
Zoning:	Agriculture



77 acres of high quality farmland in Grundy County. Productivity index of 127.7 with approximately 74.9 tillable acres. Frontage on Rt. 47 just north of the I-55 intersection in Dwight.

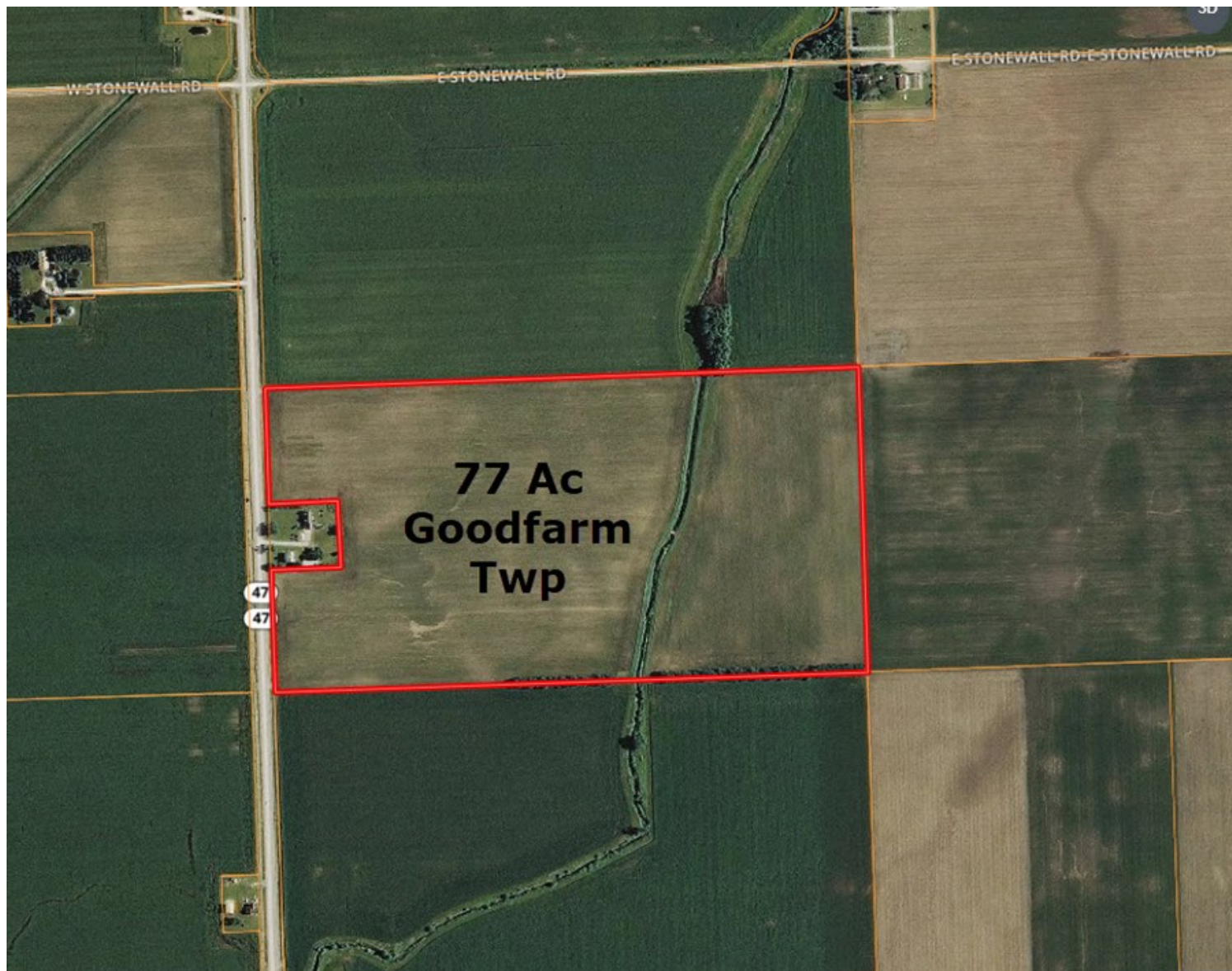
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AERIAL MAP OF 77 AC GOODFARM TOWNSHIP, GRUNDY COUNTY



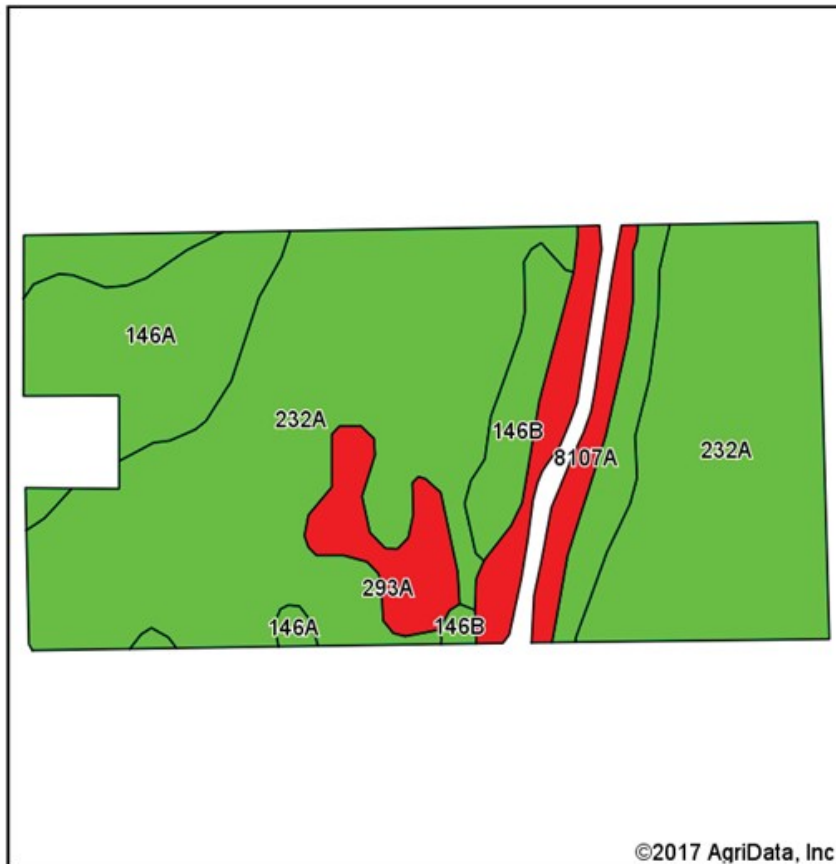
AERIAL MAP 2 OF 77 AC GOODFARM TOWNSHIP, GRUNDY COUNTY



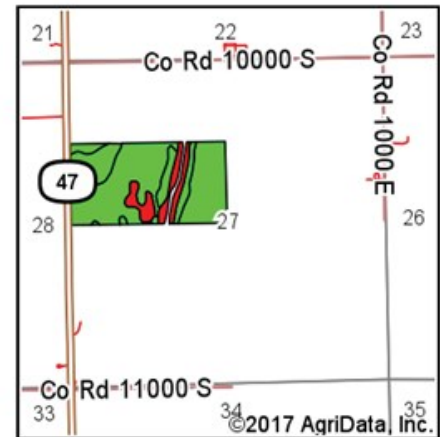
LOCATION MAP OF 77 ACRE GOODFARM TOWNSHIP, GRUNDY COUNTY



SOIL MAP OF 80 ACRES, GOODFARM TOWNSHIP, GRUNDY COUNTY ILLINOIS



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Grundy**
Location: **27-31N-7E**
Township: **Goodfarm**
Acres: **74.9**
Date: **6/9/2017**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL063, 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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	50.67	67.7%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	8.89	11.9%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	6.53	8.7%		**166	**54	**124
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.30	7.1%		189	60	139
293A	Andres silt loam, 0 to 2 percent slopes	3.51	4.7%		184	59	135
Weighted Average					171.4	56.1	127.7

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:

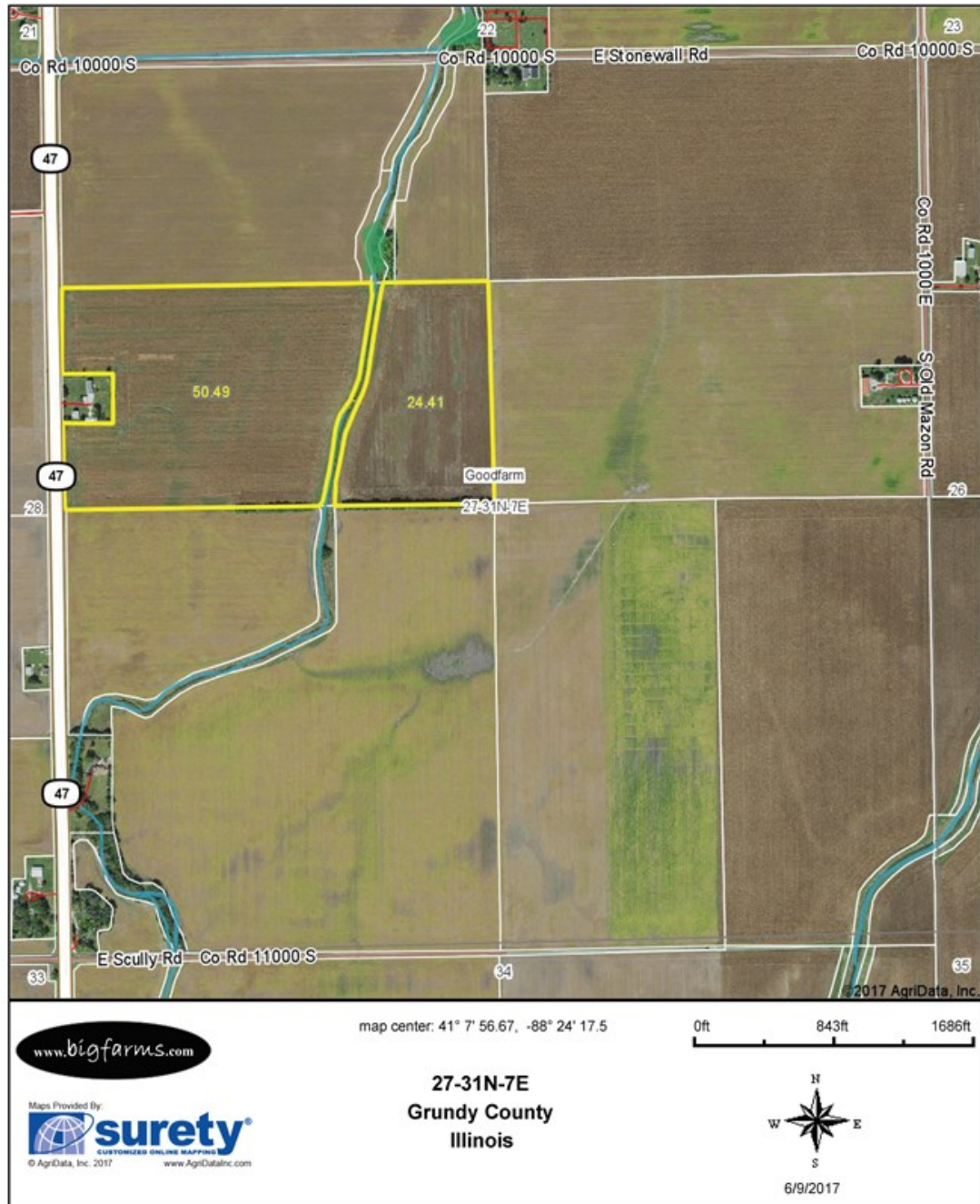
<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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.

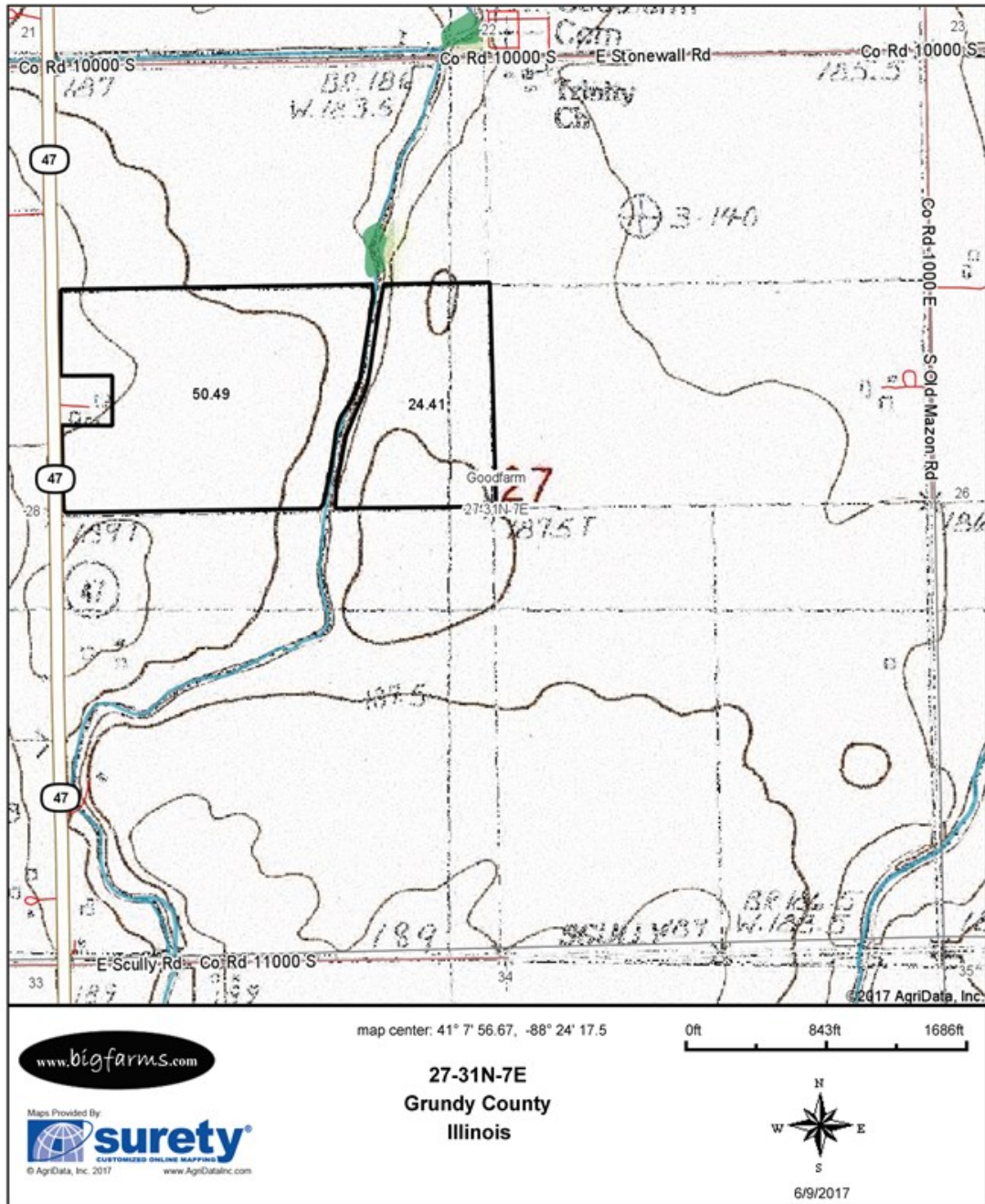
FSA MAP OF 77 ACRES GOODFARM TOWNSHIP, GRUNDY COUNTY

Aerial Map



TOPOGRAPHICAL MAP OF 77 ACRE GOODFARM TOWNSHIP, DWIGHT IL

Topography Map



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

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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