

78 AC MAZON TWP FARM

W Grand Ridge Road
Mazon IL 60444

For more information contact:

Douglas W. Deininger, ALC
1-815-439-9245
doug@deininger-land.com

Goodwin & Associates
Real Estate
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Grundy
Township:	Mazon
Gross Land Area:	78.00
Property Type:	Vacant Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,552,200.00
Productivity Index (PI):	135.7
Buildings:	No Buildings
Zoning:	A-1, Agriculture



This 78 acres located just outside of Mazon, IL offers great access with frontage on W Grand Ridge Road & S Hadden Road and sitting only 2.2 miles from IL Route 47 which can take you to I-80 or I-55 in about 18 minutes. The property is composed of a single vacant parcel, no buildings, 77.0 tillable acres, a soil PI of 135.7, and is located right next to a Grainco FS facility.

Welcome to the beautiful Mazon, IL area, where you'll find a perfect blend of natural splendor and a vibrant farming community. This place has it all for anyone looking to own a farm! Picture yourself surrounded by rolling plains and lush fields that are just begging to be cultivated. The soil here is top-notch, and the weather is just right, making it a haven for agricultural development. Plus, you're not far from local amenities and friendly neighboring communities like Morris, Dwight, Seneca, and Coal City/Diamond.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 78 AC Mazon Twp Farm
Tax ID Number/APN: 08-18-400-003
Possible Uses: Agricultural Production
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Mazon-Verona-Kinsman ESD 2C (P-8)
Location Description: The property is located about 2 miles directly west of Mazon, IL from IL Route 47, right off the corner of W Grand Ridge Road & S Hadden Road.
Site Description: This property consists of one parcel that totals 78 acres with no buildings and road frontage/access on the east and south sides of the property.
Side of Street: This property is located at the northwest corner of W Grand Ridge Road & S Hadden Road.
Highway Access: IL Route 47 is about 2.2 miles directly west while I-80 is about 12 miles north and I-55 is about 14 miles south.
Road Type: Asphalt/Blacktop
Legal Description: N378.78 S1080.4 E230 E1/2 SE1/4 SEC 18-32-7
Property Visibility: Property is visible from both W Grand Ridge Road and S Hadden Road.
Largest Nearby Street: W Grand Ridge Road is the main road running east and west through Mazon, IL, where it intersects with IL Route 47, approximately 2 miles away.
Transportation: The property is located about 35 miles from the Joliet Metra Train Station and 14 miles from the Amtrak Station in Dwight. Midway Airport is 65 miles away while O'Hare International Airport is about 73 miles.

LAND RELATED

Lot Frontage (Feet): This property has about 1,326 feet of frontage with W Grand Ridge Road and approximately 2,654 feet of frontage with S Hadden Road.
Tillable Acres: The property has about 77.0 tillable acres.
Buildings: No Buildings
Flood Plain or Wetlands: None
Topography: Please see Wetland Map provided by Surety Maps for details.
Soil Type: Please see topographical maps provided by Surety Maps for details.
52.7% Selma loam (125A)
34.8% Drummer silty clay loam (152A)
12.5% Brenton silt loam (149A)

Please see Soil Map provided by Surety Maps for details.

FINANCIALS

Finance Data Year: 2022 Taxes, Paid in 2023
Real Estate Taxes: \$3,581.64
Investment Amount: \$1,552,200.00 or \$19,900 per acre

LOCATION

Address: W Grand Ridge Road, Mazon, IL 60444

County:

Grundy County

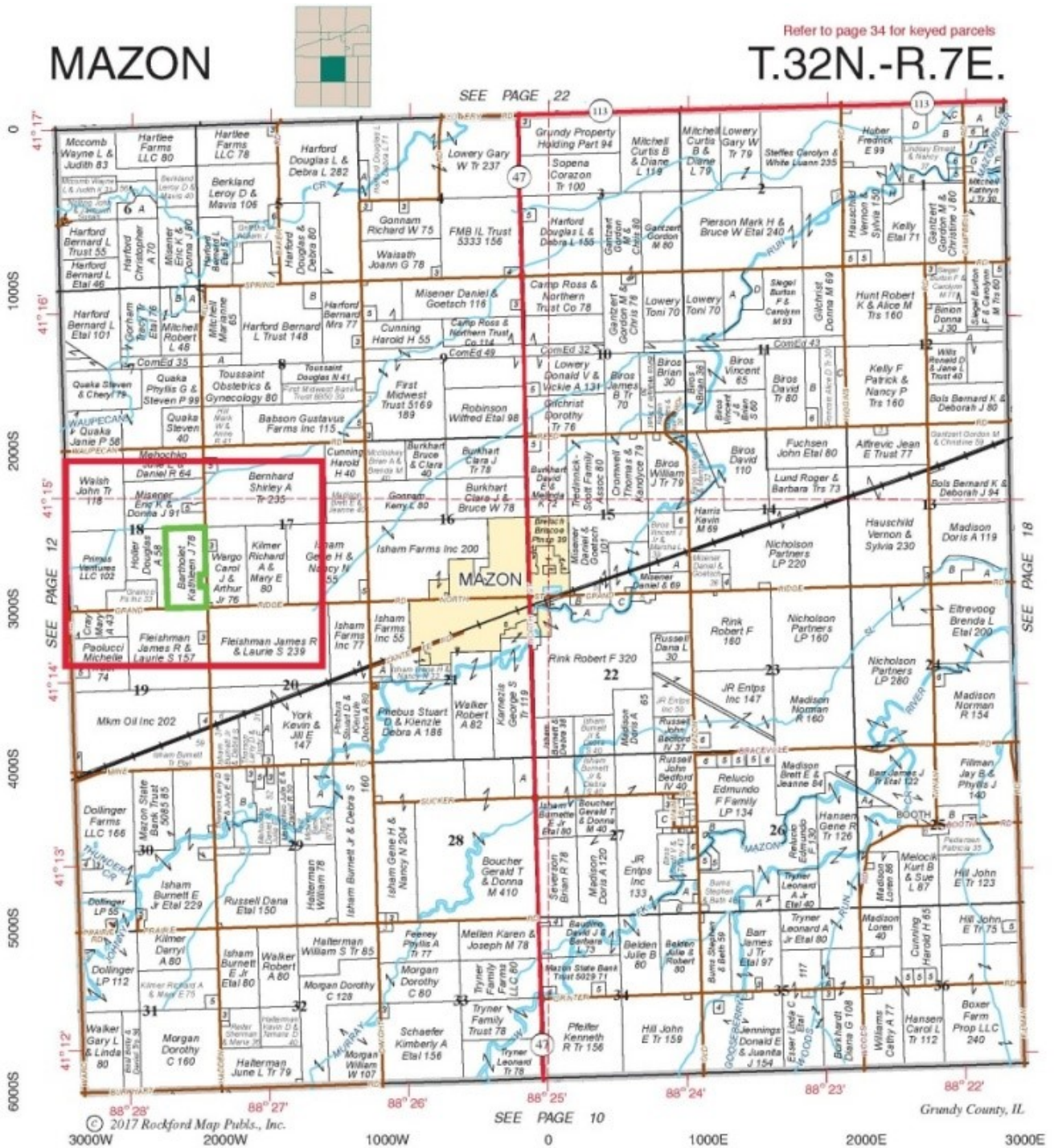


Douglas W. Deininger, ALC
Phone: 1-815-439-9245
doug@deininger-land.com

PROPERTY MAP

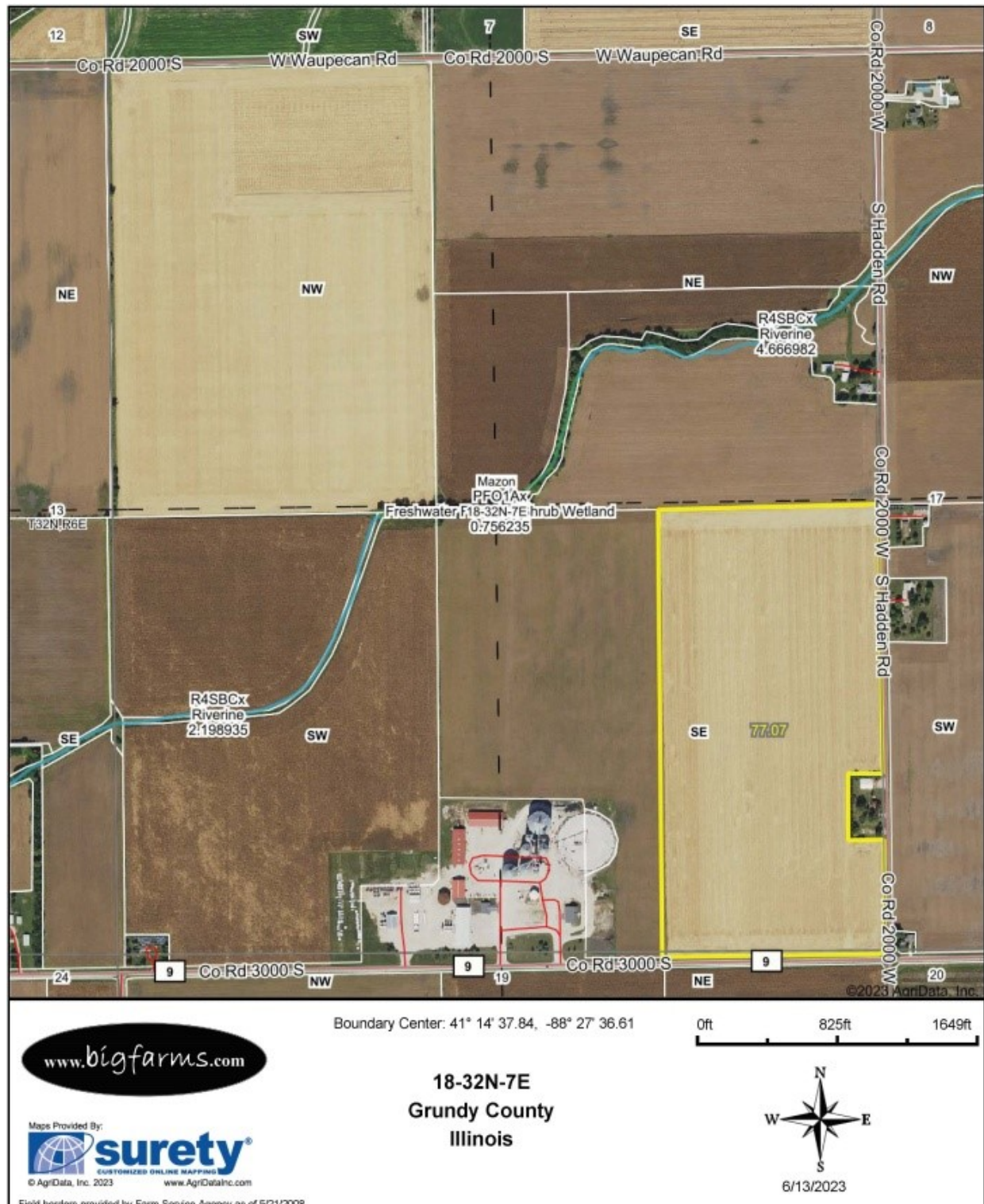


PLAT MAP OF 78 AC MAZON TWP FARM

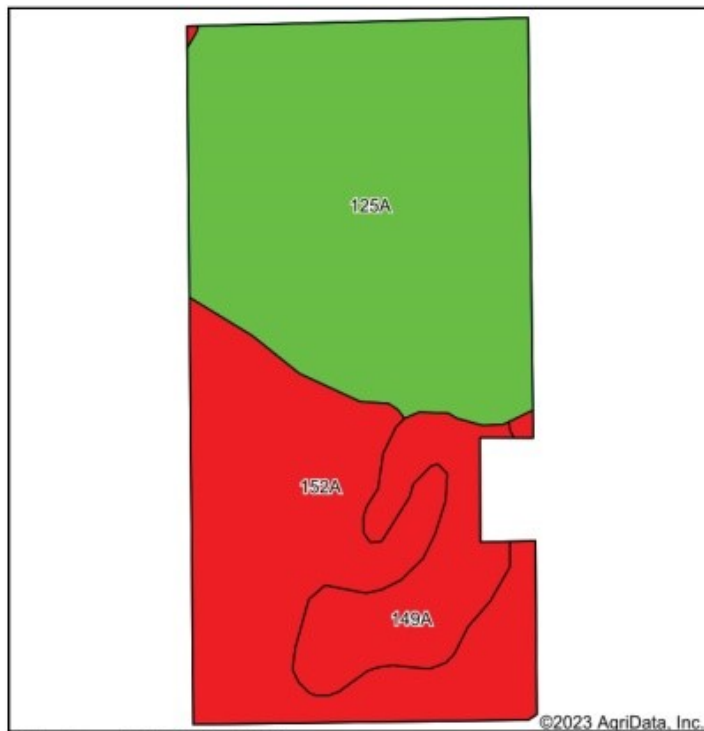


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

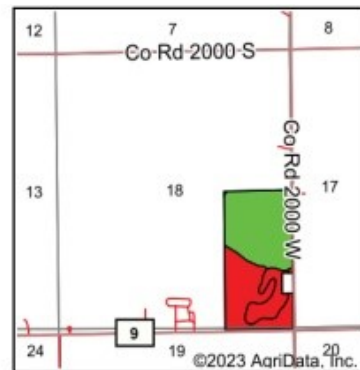
FSA AERIAL MAP OF 78 AC MAZON TWP FARM



SOIL MAP OF 78 AC MAZON TWP FARM



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Grundy**
Location: **18-32N-7E**
Township: **Mazon**
Acres: **77.07**
Date: **6/13/2023**

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL063, 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
125A	Selma loam, 0 to 2 percent slopes	40.65	52.7%		176	57	129
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.81	34.8%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	9.61	12.5%		195	60	141
Weighted Average					185	59.5	135.7

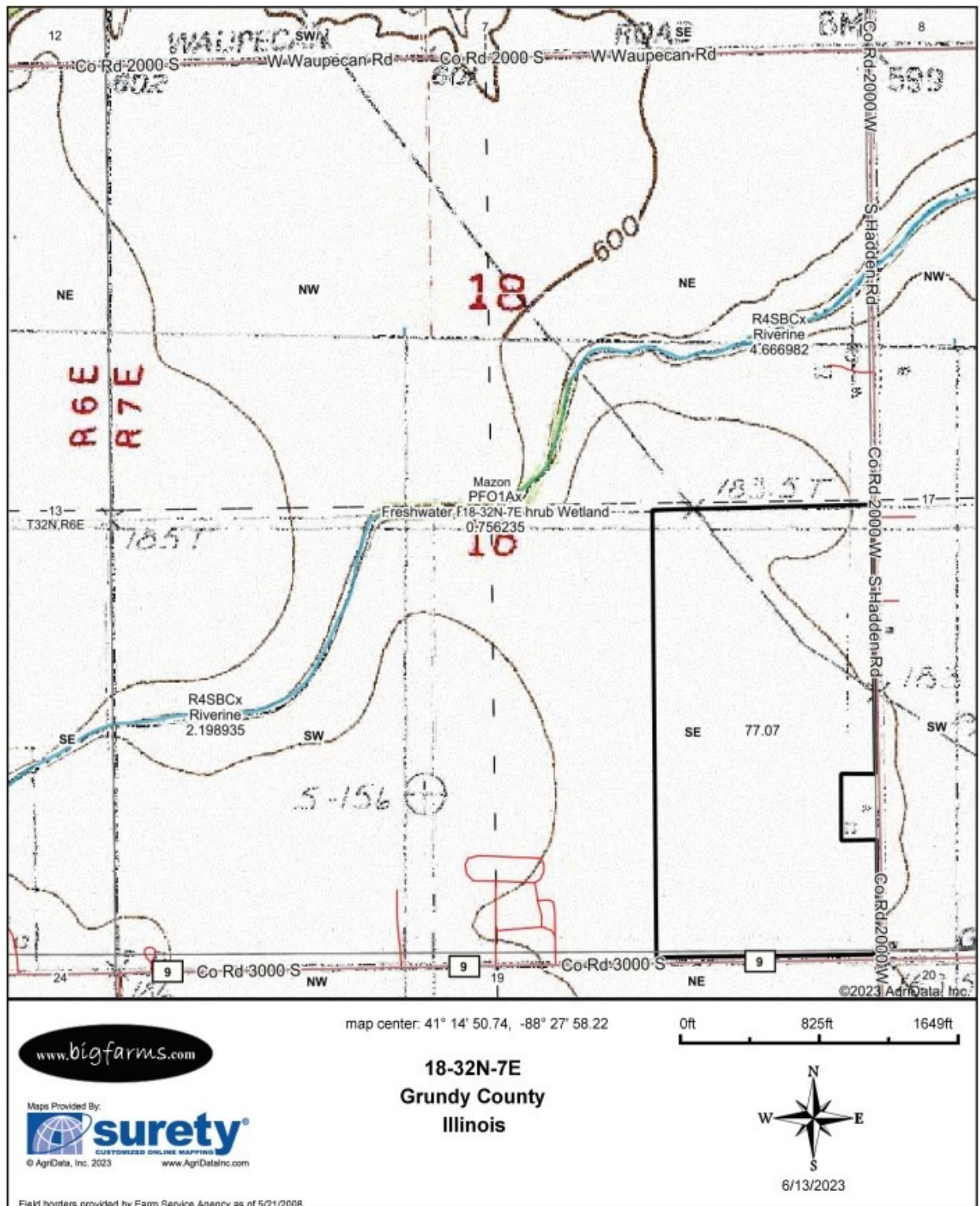
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <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.

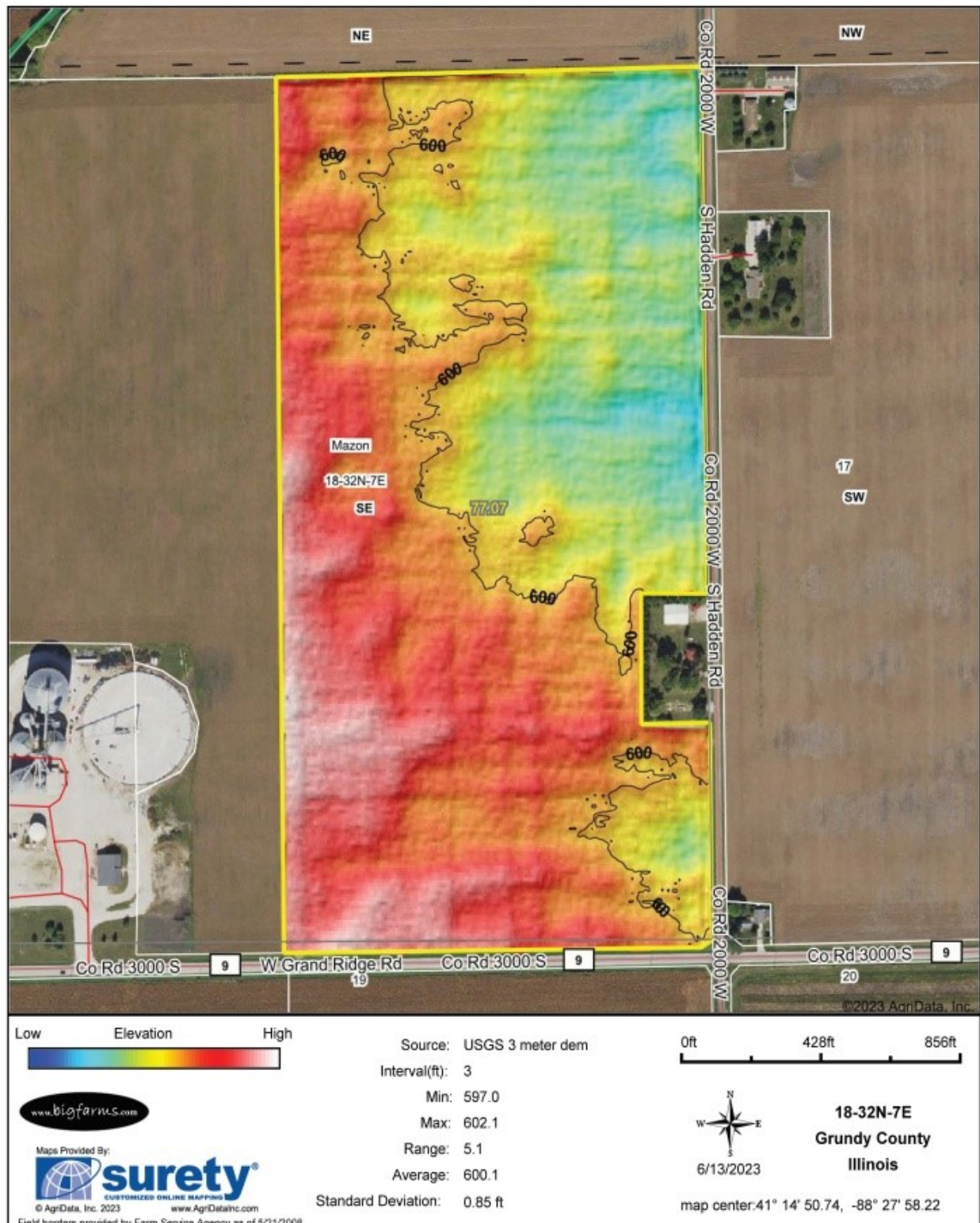
TOPO MAP OF 78 AC MAZON TWP FARM



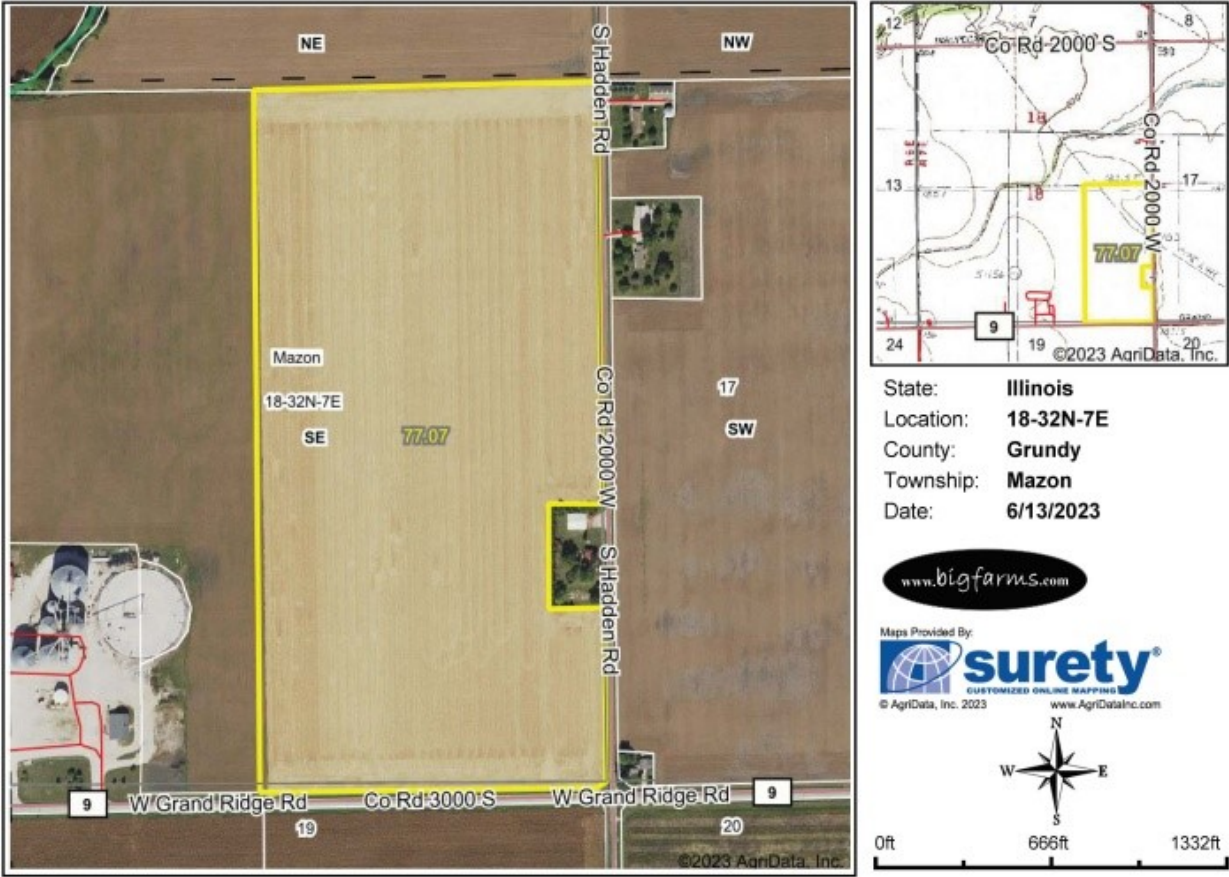
TOPO CONTOURS MAP OF 78 AC MAZON TWP FARM



TOPO HILLSHADE MAP OF 78 AC MAZON TWP FARM



WETLANDS MAP FOR 78 AC MAZON TWP FARM



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/>

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.



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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.