

80 AC Ganeer Twp Farm
8534 E 4000N Rd
Momence IL 60954

www.bigfarms.com

80 AC GANEER TWP FARM

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Momence IL 60954

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	Kankakee
Township:	Ganeer
Gross Land Area:	80.00
Property Type:	Leased Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$920,000.00
Unit Price:	\$11,500 per acre
Productivity Index (PI):	119.1
Buildings:	House, Pole Barn, and Grain bin
Zoning:	A-1, Agriculture



This 80 acre farmstead is a combination of two connected 40 acre parcels, located directly off E 4000N Road between Kankakee and Momence, IL. The property has 76.38 acres of tillable land, a soil PI 119.1, and a home with farm buildings. With close access to both Momence and Kankakee, you have a great combination of small-town living and access to shopping, dining, and amenities of a suburban-like city.

This property is located between Kankakee (12 miles away) and Momence (3 miles away), where you'll find a laid-back vibe and endless possibilities. Picture yourself in this charming farmstead, surrounded by nature's tranquility and just a stone's throw away from all the modern conveniences you need. With wide-open fields, winding rivers, and breathtaking landscapes, this place is a haven for those seeking a peaceful escape from the daily grind. Whether you're dreaming of a quiet retreat or ready to dive into your farming dreams, this spot is the perfect backdrop for your vision. Here you can experience the relaxed charm of rural living and unlock the boundless potential that awaits you in this enchanting part of Illinois.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 AC Ganeer Twp Farm
Tax ID Number/APN: 40 Acres: 06-10-15-200-001
40 Acres: 06-10-15-100-003
Possible Uses: Agricultural Production
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Momence CUSD 1 (P-12)
Location Description: This property is located in Ganeer Township in Kankakee County, IL, 12 miles east of Kankakee and about 3 miles west of Momence.
Site Description: The property is a combination of two connected 40 acre parcels. There is a house, pole barn, and grain storage on the property.
Side of Street: Property is located on the south side of E 4000N Road.
Highway Access: IL-1/IL-17E is located about 2.5 miles to the east while I-57 is located just under 8 miles west.
Road Type: Asphalt/Blacktop
Legal Description: PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; PART OF THE SE1/4 NW1/4; PART OF THE SW1/4 NE1/4 OF SECTION 15, TOWNSHIP 31 NORTH, 13 EAST, KANKAKEE COUNTY, ILLINOIS
Property Visibility: The farm has a quarter mile of frontage on E 4000N Road with excellent visibility. There are trees in front of the farmstead.
Largest Nearby Street: All roads in the immediate vicinity are two-lane asphalt/blacktop roads. The next largest road would be IL-1/Dixie Highway located 2.5 miles to the east.
Transportation: There is an Amtrak Station about 12 miles away in Kankakee. The closest Metra Station is Manhattan, which is about 31 miles away. Midway Airport is about 55 miles away, while O'Hare International Airport is about 76 miles.

LAND RELATED

Lot Frontage (Feet): Approximately 1,322 feet of frontage to E 4000N Road.
Tillable Acres: 76.38 Tillable Acres
Lot Depth: Topographical Maps provided by Surety Maps included in brochure.
Buildings: There is a home, a pole barn, and two grain bins located on the property.
Flood Plain or Wetlands: FEMA Subtype: AREA OF MINIMAL FLOOD HAZARD
FEMA Description: Outside 500-year Floodplain
Topography: Topographical Maps provided by Surety Maps included in brochure.
FSA Data: Cropland acres are 76.38.
Corn base is 71.30 with a PLC Yield 150 bushels per acre.
No CRP acres.
Soil Type: 39.4% Jasper loam (440A)
17.0% Ridgeville fine sandy loam (151A)
16.1% Onarga fine sandy loam (150B)

Soils Map provided by Surety Maps included in brochure.

FINANCIALS

Finance Data Year: 2022 Taxes, Paid 2023
Real Estate Taxes: 40 Acres (PIN Ending 200-001): \$4,749.20
40 Acres (PIN Ending 100-003): \$1,075.76

Total 2022 Taxes: \$5,824.96
Investment Amount: \$920,000.00 or \$11,500.00 per acre

LOCATION

Address:

8534 E 4000N Road, Momence, IL 60954

County:

Kankakee County



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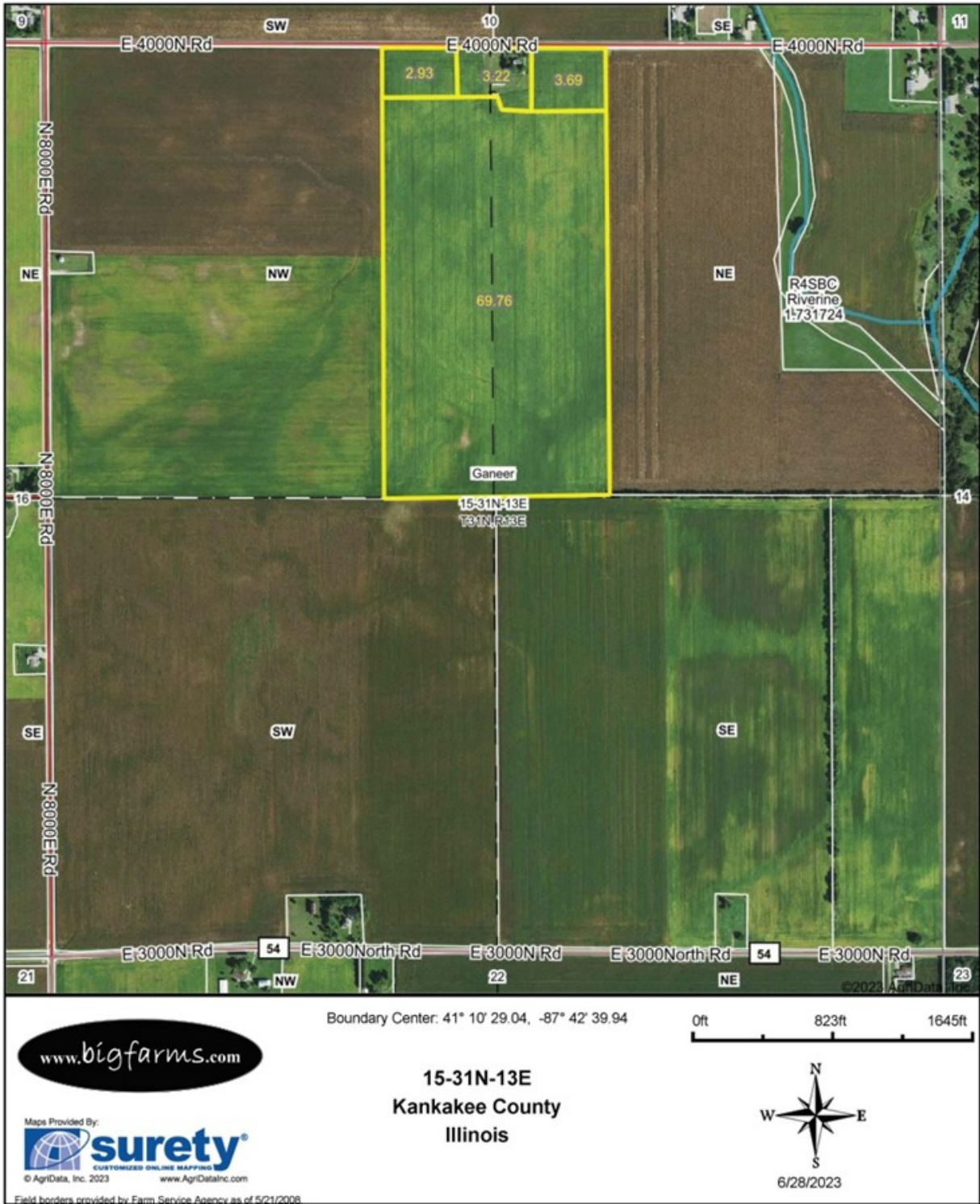
PROPERTY MAP



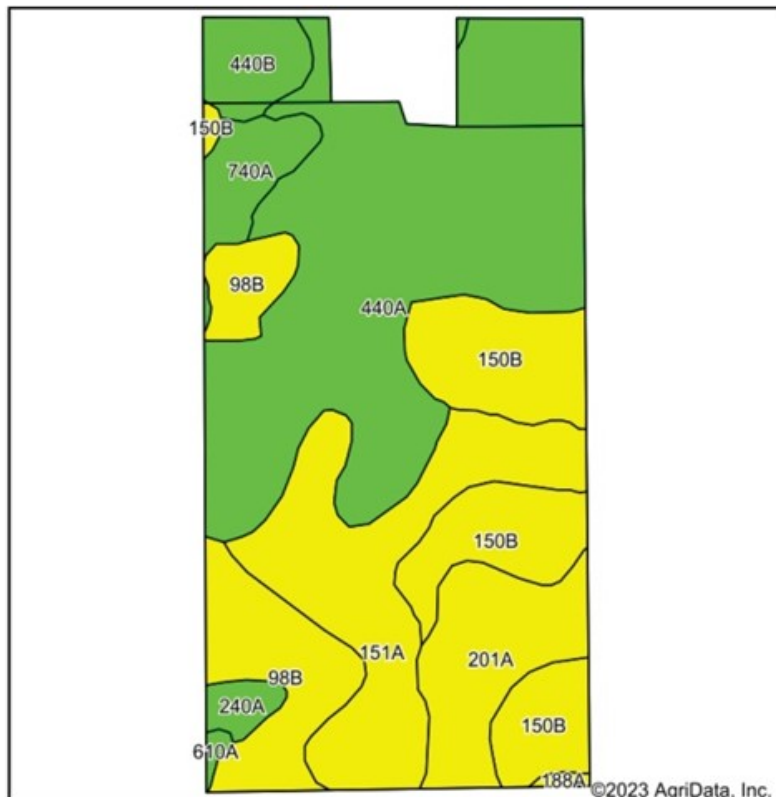
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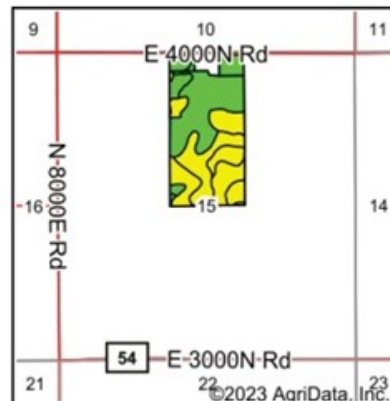
FSA AERIAL MAP OF 80 AC GANEER TWP FARM



SOIL MAP OF 80 AC GANEER TWP FARM



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **15-31N-13E**
Township: **Ganeer**
Acres: **76.38**
Date: **6/28/2023**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL091, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
440A	Jasper loam, 0 to 2 percent slopes	30.10	39.4%		175	57	130
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	12.95	17.0%		151	51	114
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	12.30	16.1%		**147	**48	**109
**98B	Ade loamy fine sand, 1 to 6 percent slopes	7.89	10.3%		**134	**47	**102
201A	Gilford fine sandy loam, 0 to 2 percent slopes	6.47	8.5%		148	49	110
740A	Darroch silt loam, 0 to 2 percent slopes	2.66	3.5%		177	57	129
**440B	Jasper loam, 2 to 5 percent slopes	2.61	3.4%		**173	**56	**129
240A	Plattville silt loam, 0 to 2 percent slopes	0.98	1.3%		161	52	120
610A	Tallmadge sandy loam, 0 to 2 percent slopes	0.23	0.3%		166	54	123
188A	Beardstown silt loam, 0 to 2 percent slopes	0.19	0.2%		152	50	114
Weighted Average					159.6	52.7	119.1

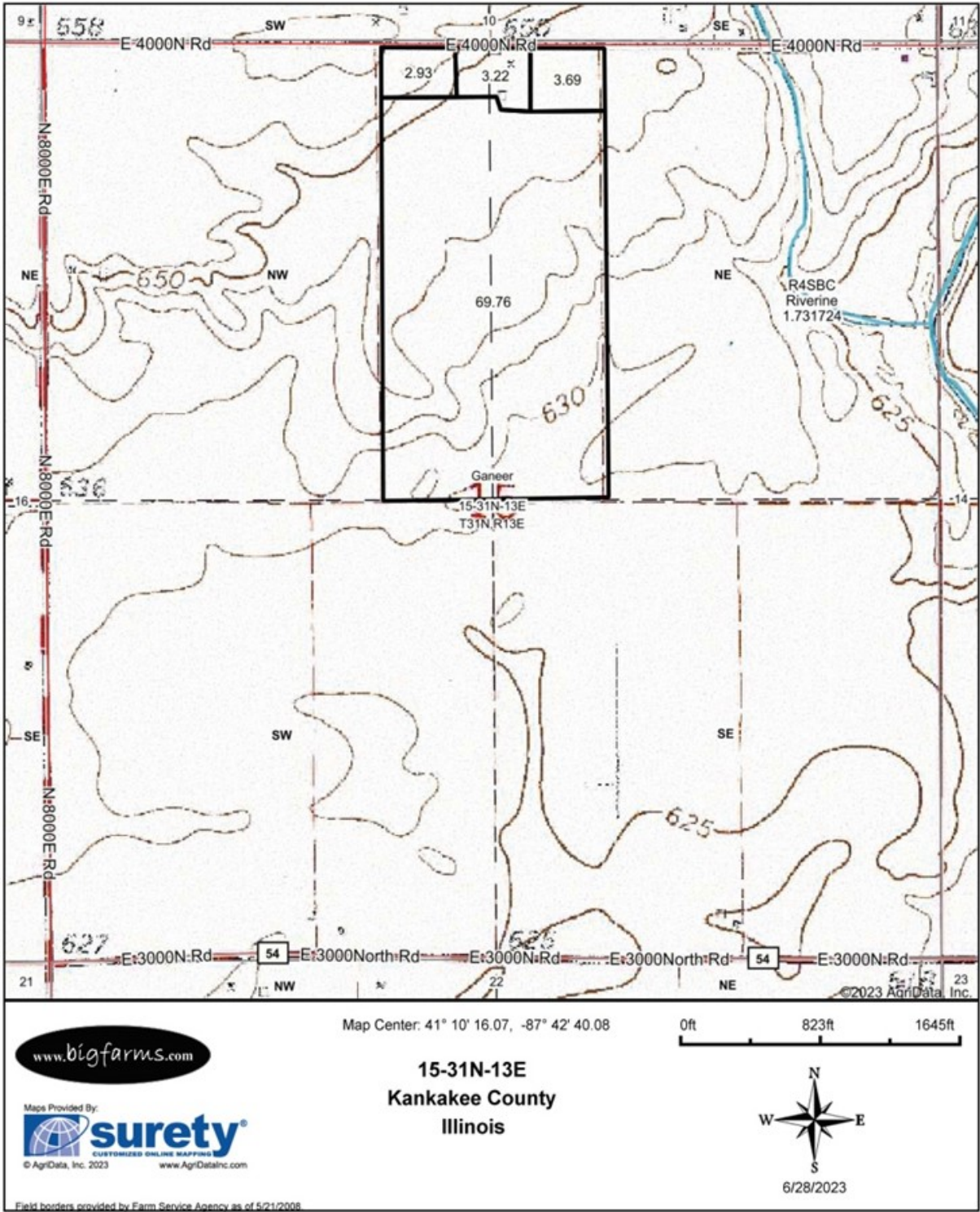
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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.

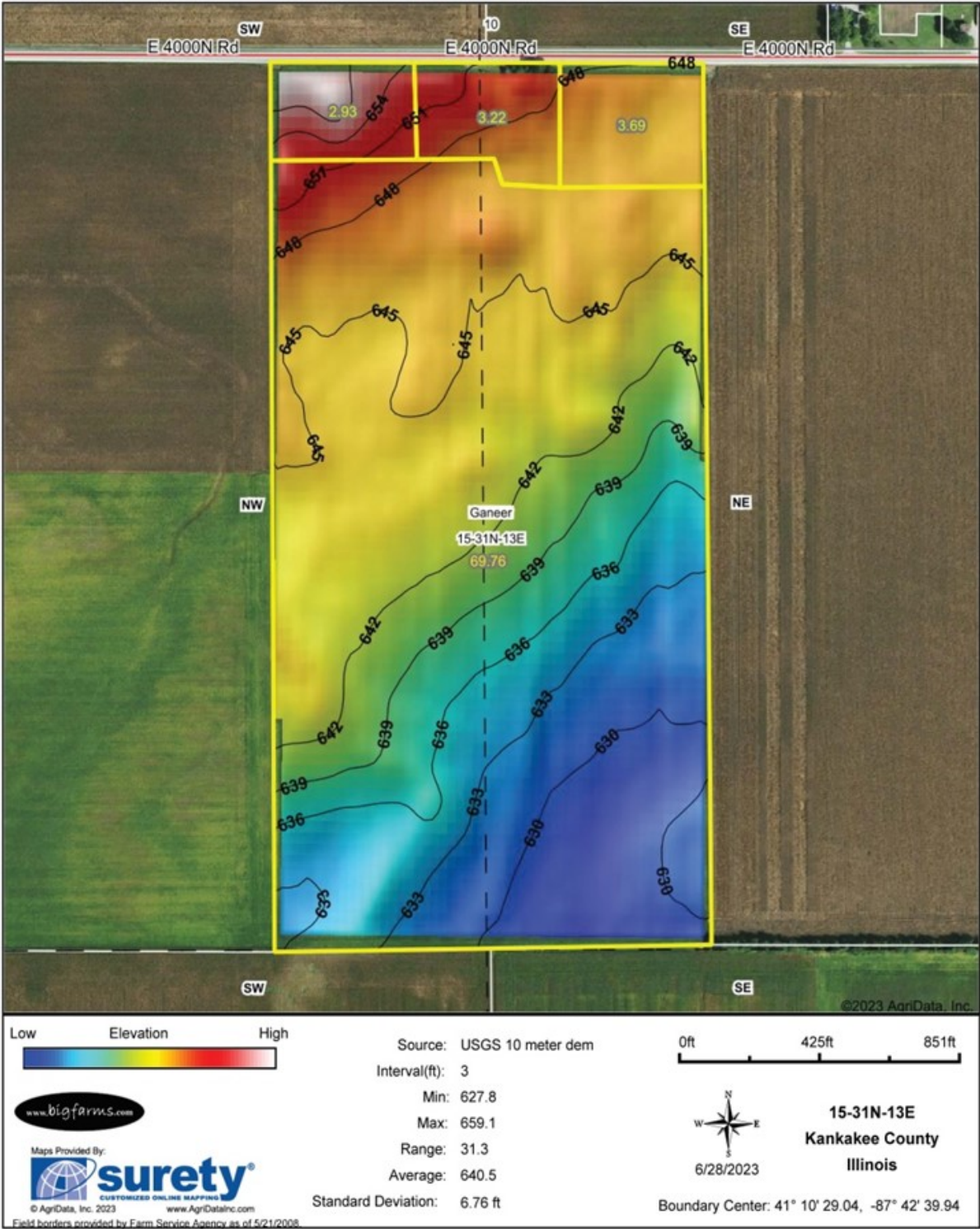
TOPO MAP OF 80 AC GANEER TWP FARM



TOPO CONTOURS MAP OF 80 AC GANEER TWP FARM



TOPO HILLSHADE MAP OF 80 AC GANEER TWP FARM



WETLANDS MAP OF 80 AC GANEER TWP FARM



State: **Illinois**
Location: **15-31N-13E**
County: **Kankakee**
Township: **Ganeer**
Date: **6/28/2023**

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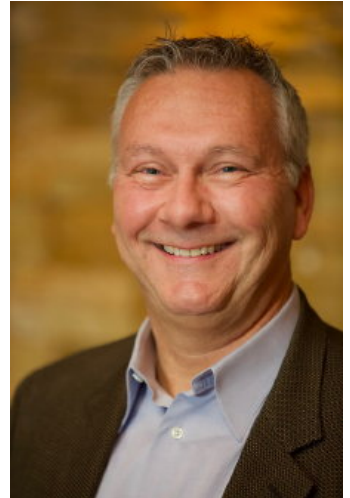
Classification Code	Type	Acres
	Total Acres	0.00

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

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.**

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