

80 Ac Florence Township Farm
Wilmington - Peotone road
Wilmington IL 60481



80 AC FLORENCE TOWNSHIP FARM

Wilmington - Peotone road
Wilmington IL 60481

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:	Will
Township:	Florence Township
Gross Land Area:	80
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$712,000
Unit Price:	\$8,900 per acre
Productivity Index (PI):	PI Index is 127.6
Buildings:	No Buildings
Zoning:	Agriculture



High quality Will County farmland with frontage on the Wilmington-Peotone Blacktop. PI index of 127.6



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 Acre Florence Township Farm
Tax ID Number/APN: 09-18-24-300-002
Possible Uses: Many potential uses including estate residential. Currently in grain production with a corn and soybean rotation.
Zoning: Agriculture

AREA & LOCATION

School District: Wilmington Unit District 209U
Location Description: Frontage on Wilmington-Peotone road between S. Martin road and Warner Bridge road.
Site Description: Rectangular 80 with quarter mile of road frontage, no buildings.
Side of Street: North side of Wilmington-Peotone road.
Highway Access: Easy access to both I-55 and I-57.
Road Type: Asphalt County road
Property Visibility: Excellent
Largest Nearby Street: Wilmington - Peotone road is main east west road in Will County. IL Rt. 53 is only 5.25 miles west.

LAND RELATED

Lot Frontage (Feet): Approximately 1320 feet frontage
Lot Depth: Approximately 2640 deep.
Buildings: No Buildings
Flood Plain or Wetlands: None known.
Topography: Flat to gently rolling
Soil Type: Primarily
Ashkum silty clay loam (232A)
Symerton silt loam (294B)
Elliott silt loam (146B)

FINANCIALS

Finance Data Year: 2016 Taxes paid in 2017
Real Estate Taxes: Total taxes for this 80 acre farm were \$1,463.58 or \$18.29 per acre.
Investment Amount: The investment amount for this farm is \$8,900 per acre for a total investment of \$712,000

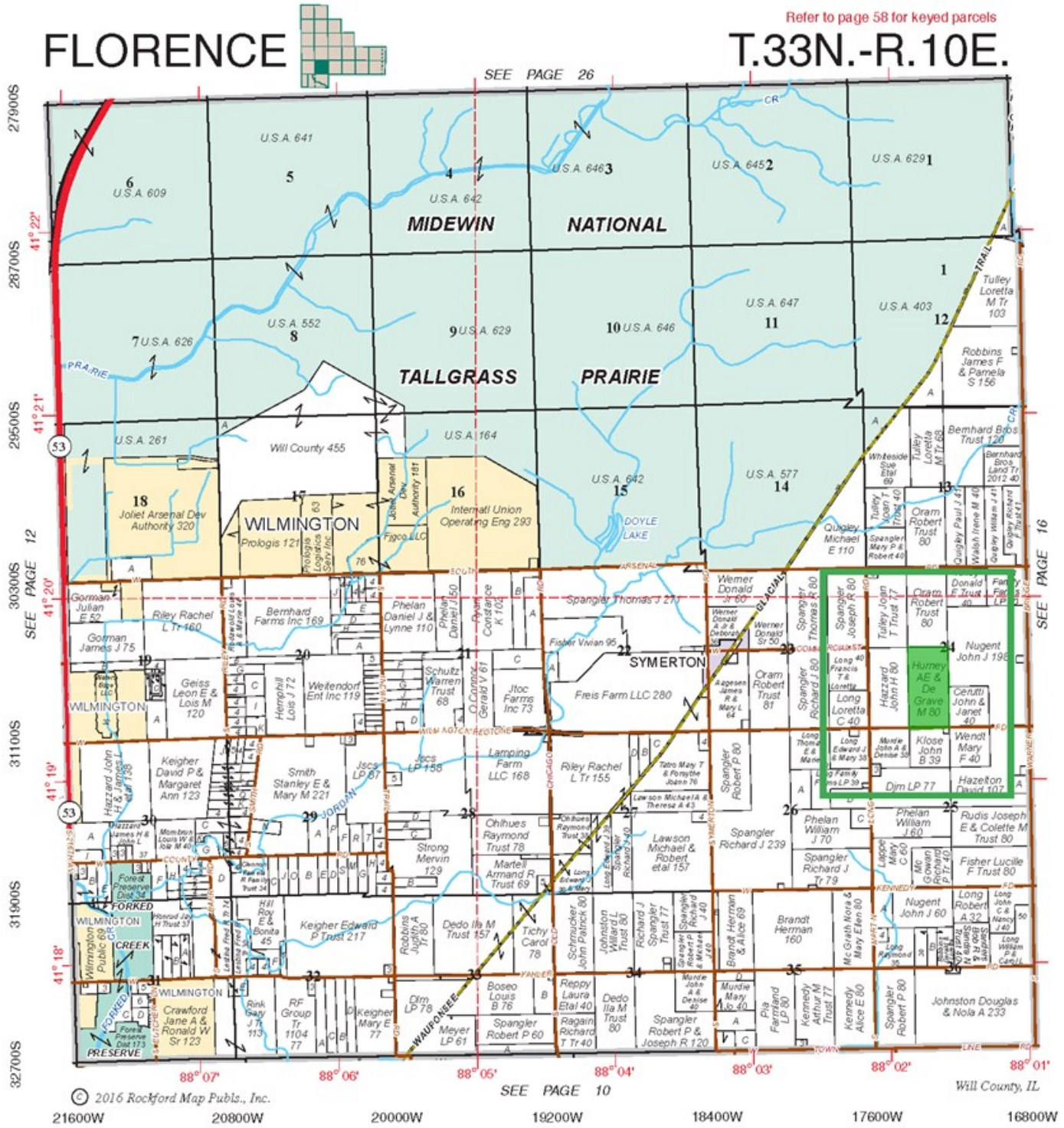
LOCATION

Address: Wilmington-Peotone road
Latitude 41.321 Longitude -88.029
County: Will

AERIAL MAP OF 80 ACRES WILMINGTON-PEOTONE ROAD, FLORENCE TOWNSHIP, WILL COUNTY

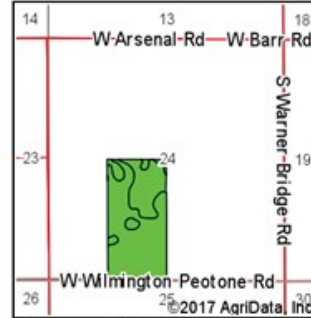
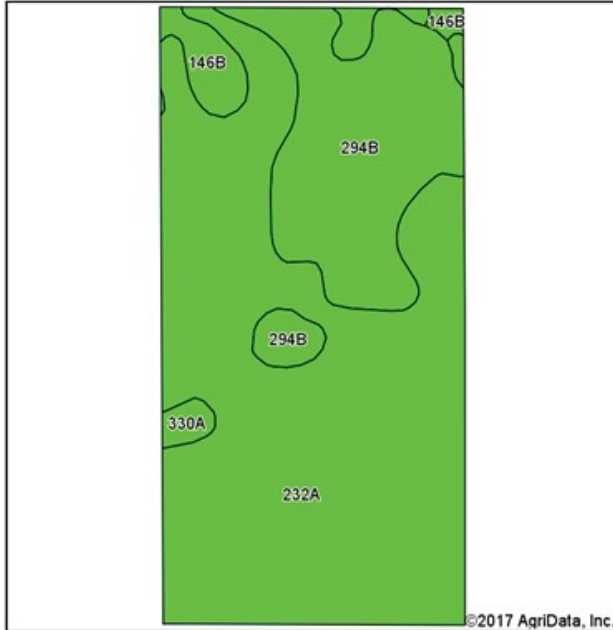


PLAT MAP OF 80 ACRES FLORENCE TOWNSHIP, WILL COUNTY



SOIL MAP OF 80 ACRES, FLORENCE TOWNSHIP, WILL COUNTY ILLINOIS

Soils Map



State: Illinois
 County: Will
 Location: 24-33N-10E
 Township: Florence
 Acres: 80.46
 Date: 8/14/2017



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	57.00	70.8%		170	56	127
**294B	Symerton silt loam, 2 to 5 percent slopes	19.97	24.8%		**177	**55	**130
**146B	Elliott silt loam, 2 to 4 percent slopes	2.65	3.3%		**166	**54	**124
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.84	1.0%		164	55	123
Weighted Average					171.5	55.7	127.6

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/2142/10277>

** 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 FLORENCE TOWNSHIP 80 ACRES, WILL COUNTY ILLINOIS

Aerial Map



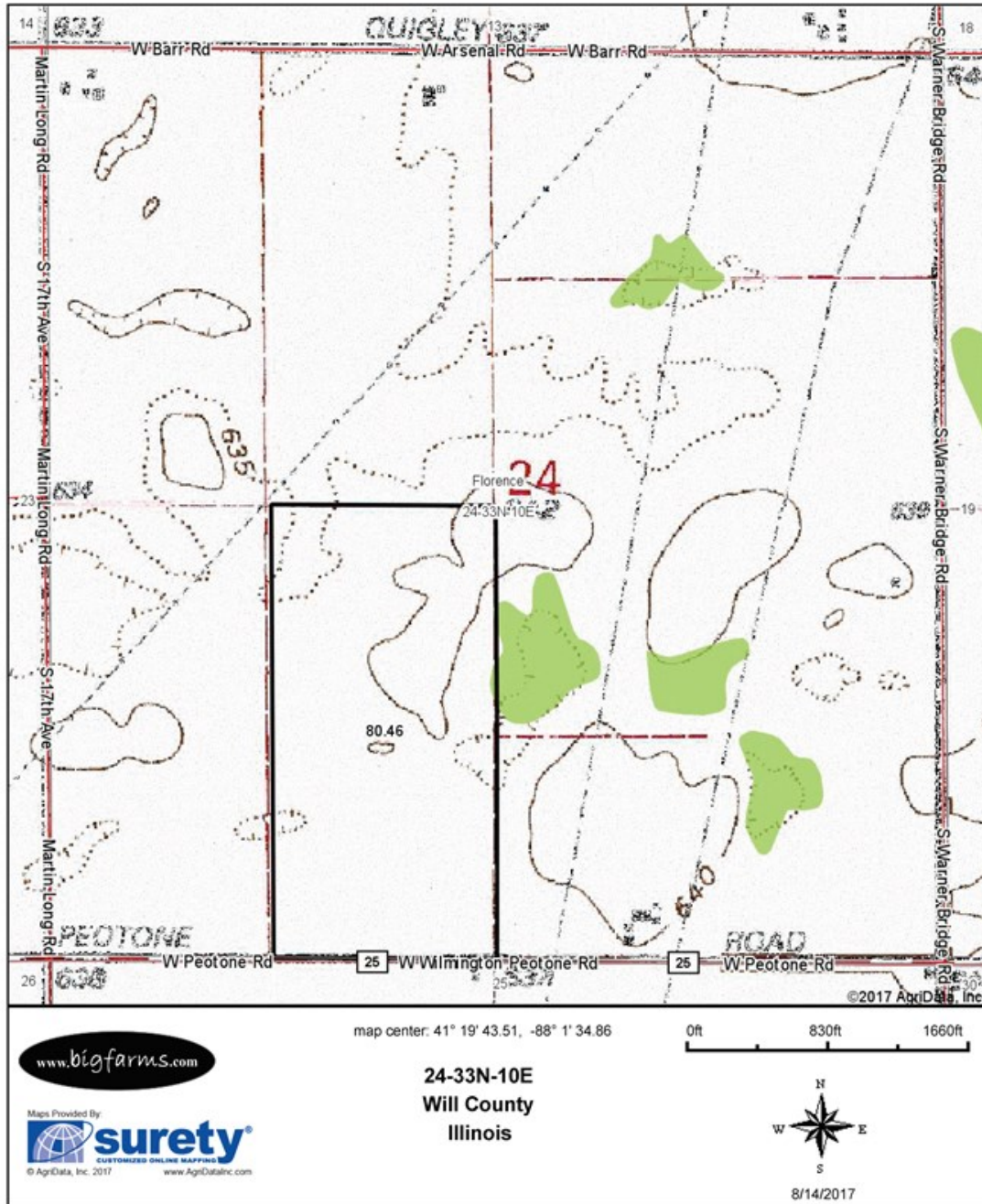
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

VIEW OF 80 ACRES ON WILMINGTON-PEOTONE ROAD, FLORENCE TOWNSHIP IN WILL COUNTY



TOPOGRAPHICAL MAP OF THE 80 ACRE FLORENCE TOWNSHIP FARMLAND

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

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.



GOODWIN & ASSOCIATES REAL ESTATE, LLC

Goodwin & Associates Real Estate, LLC was established in 1996 as a land brokerage company. We specialize in farmland sales and marketing. We also offer brokerage services with industrial land, commercial land, residential development land and retail development land.

Goodwin & Associates Real Estate, LLC is based in Will County, but has effectively marketed and brokered properties from Metropolis Illinois to Grayslake Illinois. We are a full-service brokerage firm ready to help our clients with solutions to their issues, based on our years of experience.



*Goodwin & Associates
Real Estate, L.L.C.*

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