

80 ACRE GARDNER FARM

S. Campus RD
Gardner IL 60424

For more information contact:

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

GOODWIN



County:	Grundy
Township:	Garfield
Gross Land Area:	80 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$640,000.00
Unit Price:	\$8000.00 per acre
Productivity Index (PI):	132.4
Buildings:	No Buildings on this Parcel
Utilities:	Electric
Zoning:	Agriculture



Seller will split into 40 acre parcels. The parcel is relatively flat, high quality farmland. Productivity Index of 132. Excellent yield history and good fertility levels. Excellent frontage on the Campus Blacktop only three miles south of Gardner. Creek cross this parcel of land.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 Acre Gardner Farm
Tax ID Number/APN: 12-28-400-001
Possible Uses: Agriculture
Zoning: Agriculture zoning by the Grundy County.

AREA & LOCATION

School District: Gardner Grade School K-8
Garner-South Wilmington High School 9-12

Location Description: This 80 acre farm is located 3 miles south of Gardner, IL along Campus road. The I-55 interchange, which leads to Springfield to the south and Chicago to the north, is just west of downtown Gardner.

Site Description: This 80 acre farm is relatively flat. It has a small section of wetlands in the southeast section. Better detail can be seen in the Wetland map in the photo gallery of the brochure.

Side of Street: The farm sits south of Stonewall Road and north of E. Scully road on the east side of Campus road.

Highway Access: The I-55 Access in Dwight is 9 miles to the south and west of the property and the Gardner interchange is 3.6 miles to the north.

Road Type: The Campus Blacktop is asphalt construction.

Property Visibility: The farm has 1335 feet of frontage on S. Campus Road and 1335 feet along S. Storm road

Largest Nearby Street: This property sits on Campus Road. Campus road leads directly south from Gardner.

Transportation: The closest airport to this parcel is Midway Airport in Chicago which is 31 miles. Grundy County, has Grundy Transit System which is a service that will take you anywhere in Grundy County and will also take riders to Joliet where you can take the Metra Train to the Chicago or several suburbs.

LAND RELATED

Lot Frontage (Feet): 1335 feet along Campus Road and 1335 along S. Storm Rd.

Yield History: 7 year yield history for corn is 207.2 bushels per acre.
Corn yield for the 2019 crop was 204.9 bushels per acre.
7 year soybean yield history is 55 bushels per acre.
Soybean yield for the 2019 crop was 52 bushels per acre.

Tillable Acres: There are 39 acres of tillable land west of the creek and 29 acres of tillable land east of the creek.

Lot Depth: 1335 Feet from north to south and 2645 feet from east to west

Buildings: There are no buildings on this property

Flood Plain or Wetlands: There are areas on this parcel that have FEMA flood zones and wetlands. See the maps in the gallery for more information

Topography: The property is relatively flat, with low areas around waterways and wetlands. See the topography and contours map in the gallery.

Soil Type: Reddick Clay Loam (594A)
Sawmill Silty Clay Loam (8107A)
Andres Silt Loam (293A)
Varna Silt Loam (223B)

Soil Fertility: Last soil test was in 2017
PH 7.6
Phosphorus ranged between 70-149
Potassium ranged between 447-675
Organic Matter between 2.38-2.82
CEC 23.64-26.34
Complete soil test available by request

Available Utilities: Electric

FINANCIALS



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Finance Data Year:

2019 taxes paid in 2020

Real Estate Taxes:

The Real Estate taxes were paid in full.

12-28-400-001 - \$1824.52 for 80 acres or \$22.81 per acre

Investment Amount:

The asking price is \$8,000 per acre for a total investment of \$640,000.00

LOCATION

Address:

S Campus RD, Gardner, IL 60424

County:

Grundy

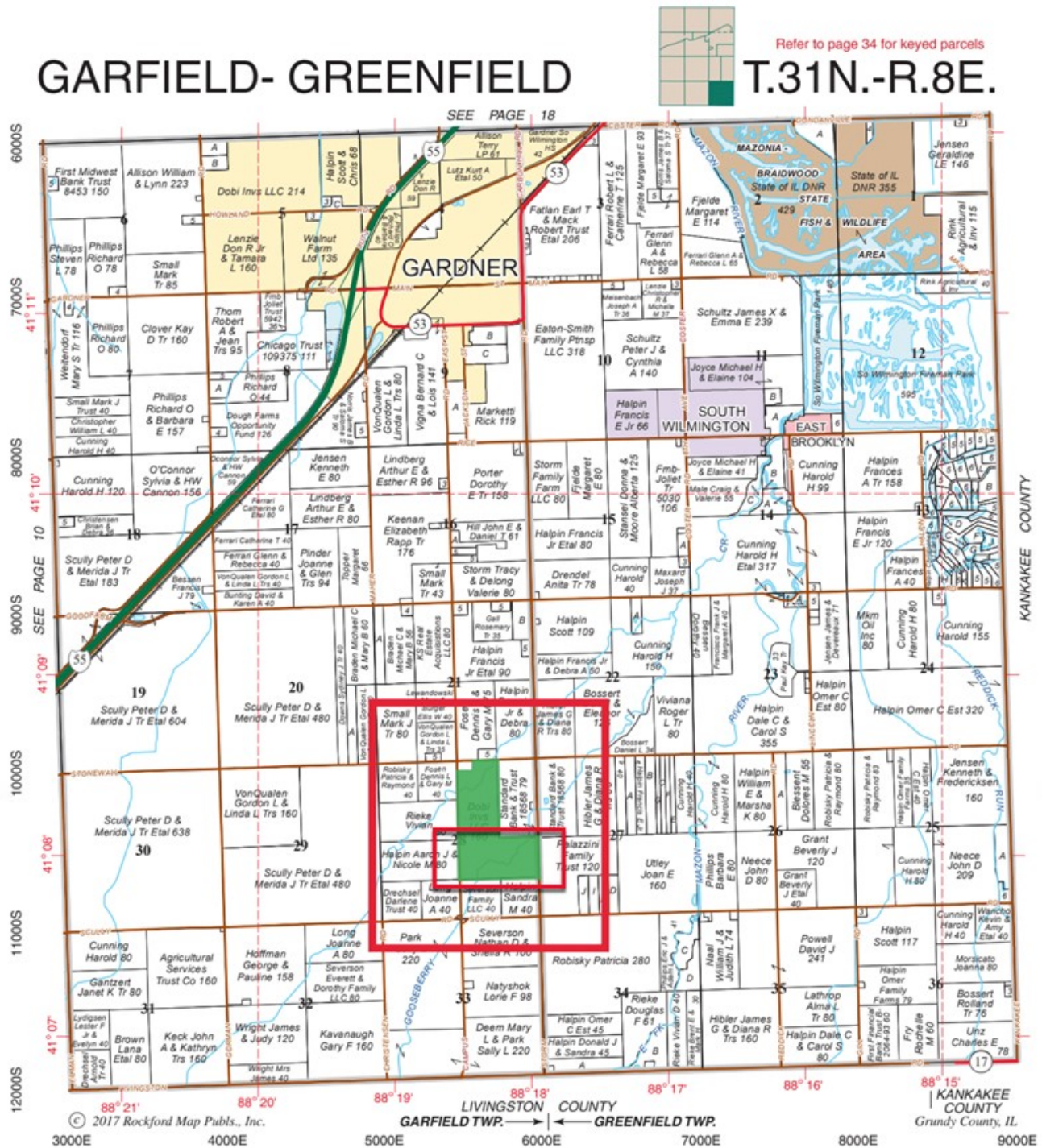


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AREA MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL

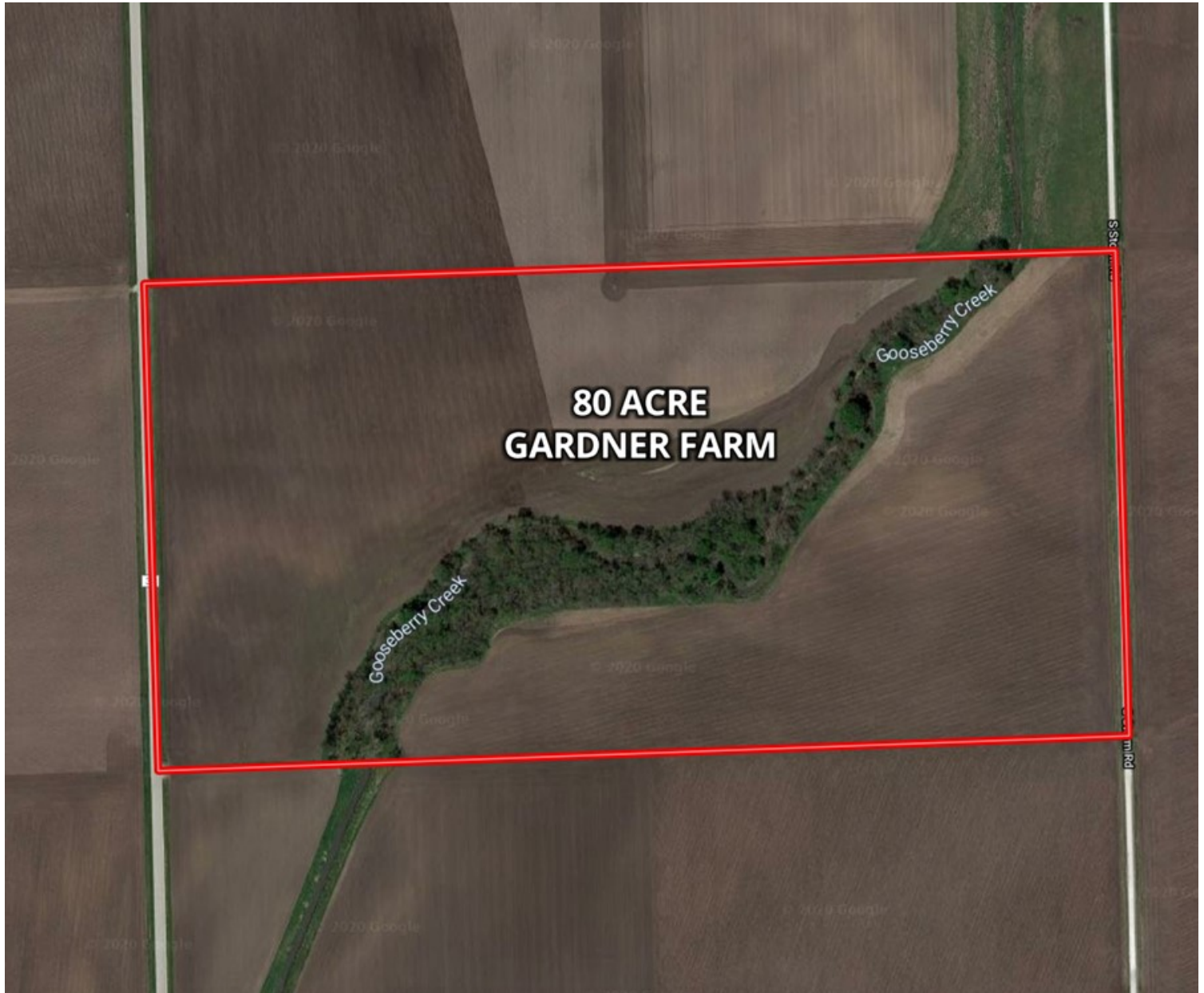


PLAT MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL



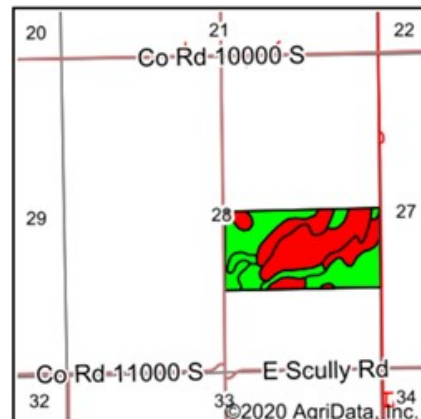
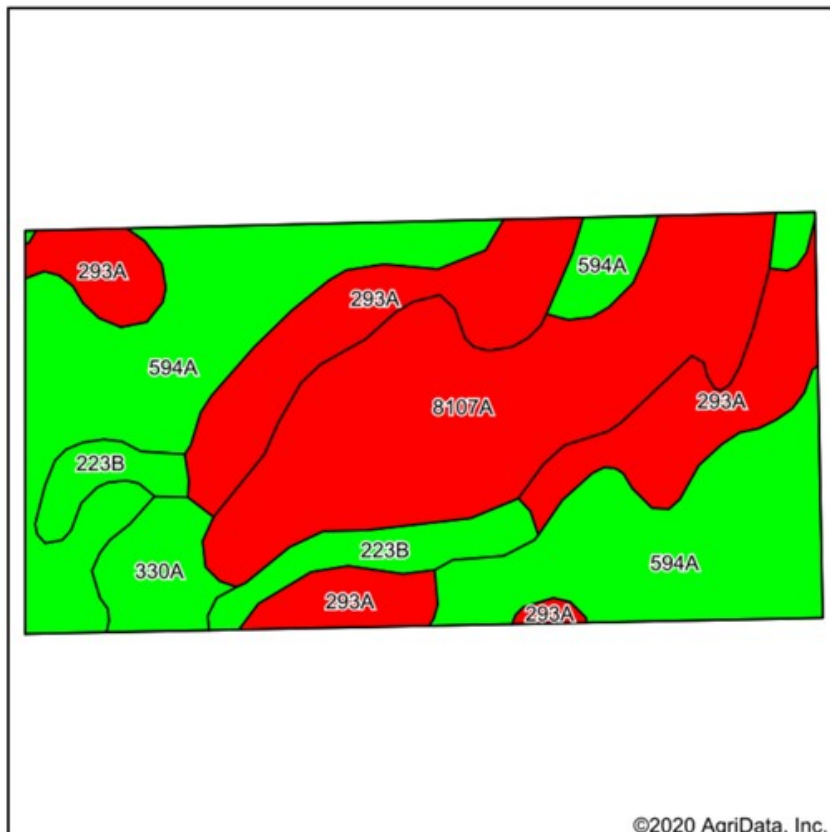
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AERIAL MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL



SOIL MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL

Soils Map



State: **Illinois**
County: **Grundy**
Location: **28-31N-8E**
Township: **Garfield**
Acres: **80**
Date: **11/30/2020**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
594A	Reddick clay loam, 0 to 2 percent slopes	30.51	38.1%		177	56	130
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.53	26.9%		189	60	139
293A	Andres silt loam, 0 to 2 percent slopes	19.51	24.4%		184	59	135
**223B	Varna silt loam, 2 to 4 percent slopes	5.17	6.5%		**156	**50	**115
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.28	4.1%		164	55	123
Weighted Average					180	57.4	132.4

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/>

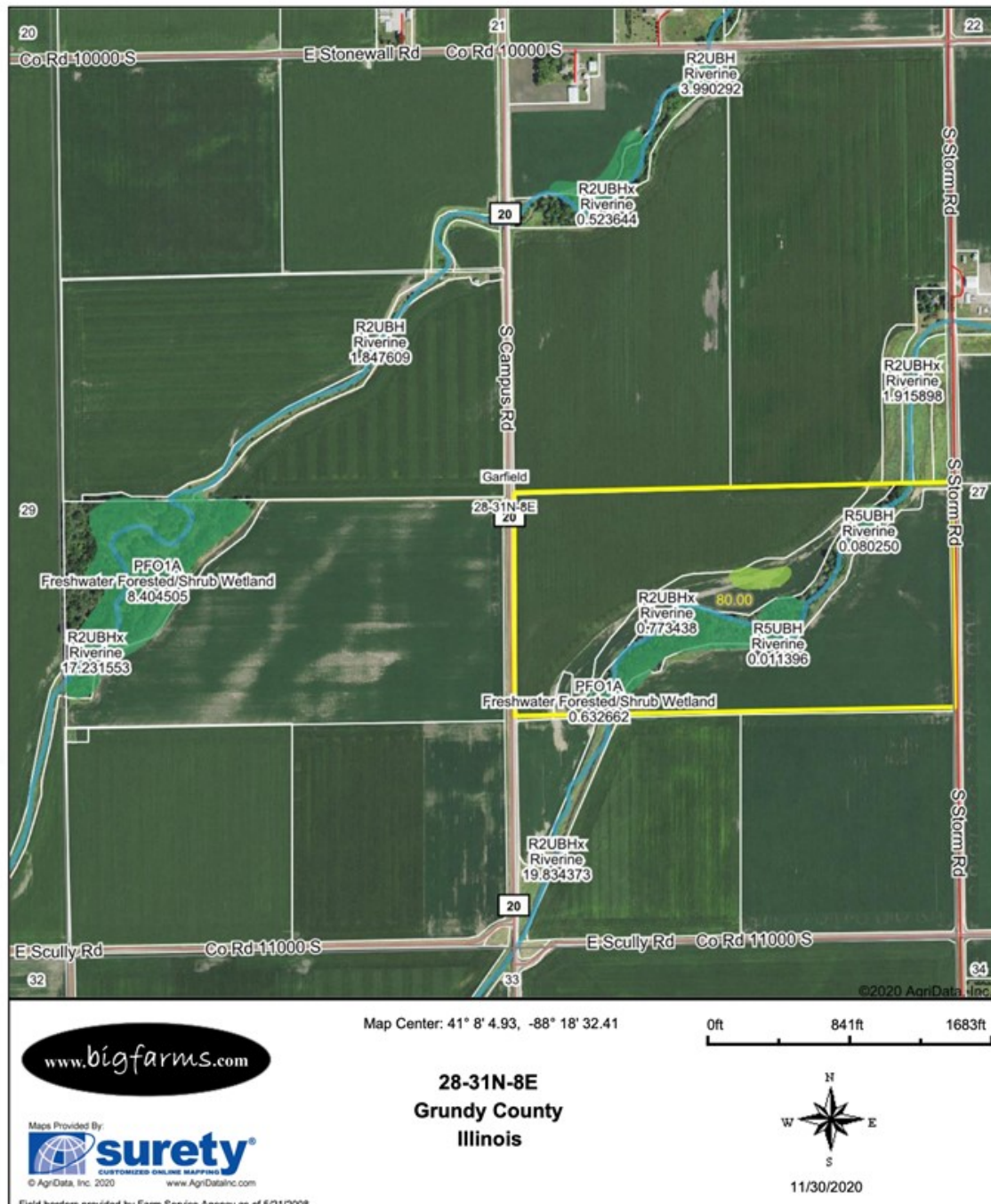
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

FSA MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL

Aerial Map

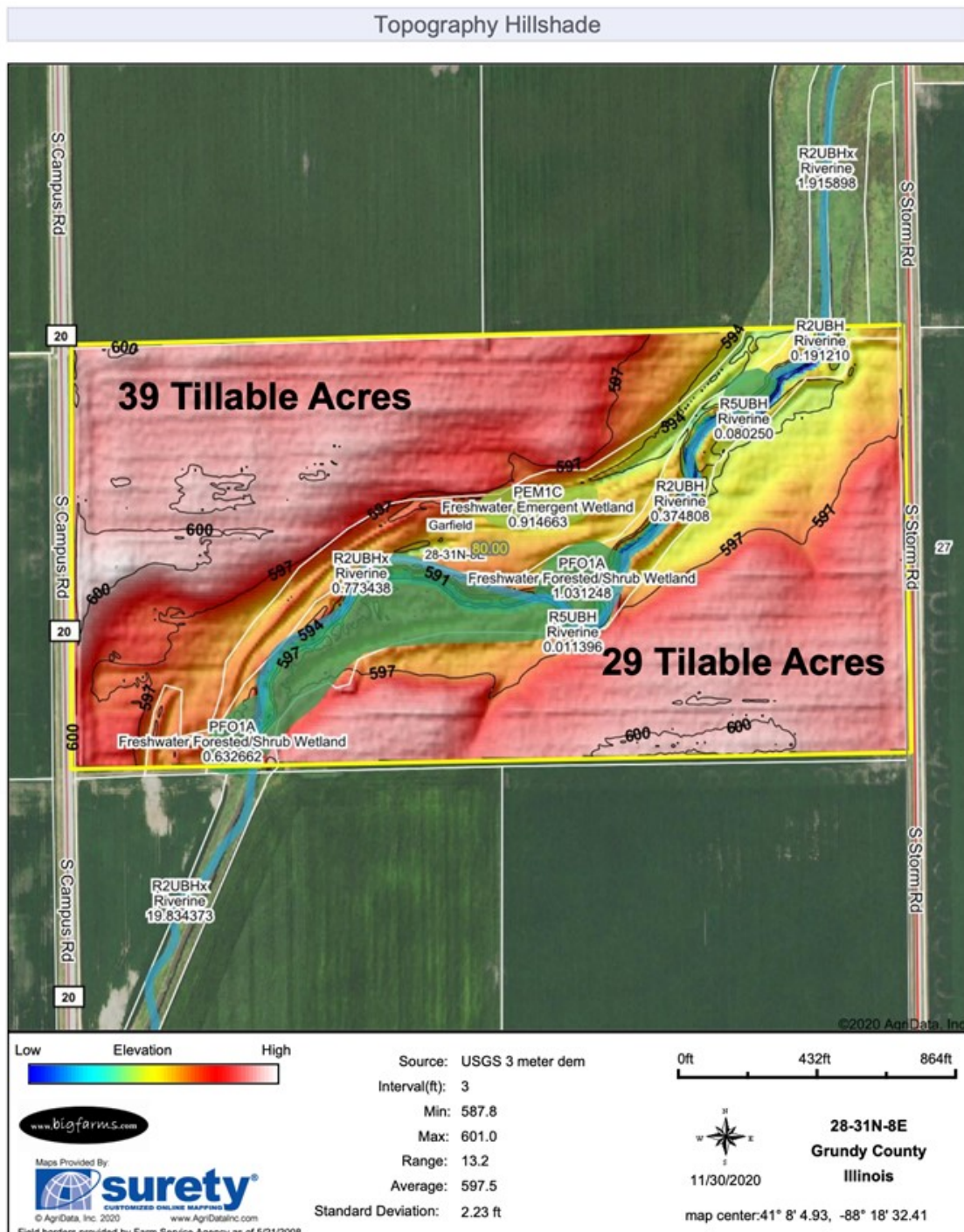


CONTOURS MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL

Topography Contours

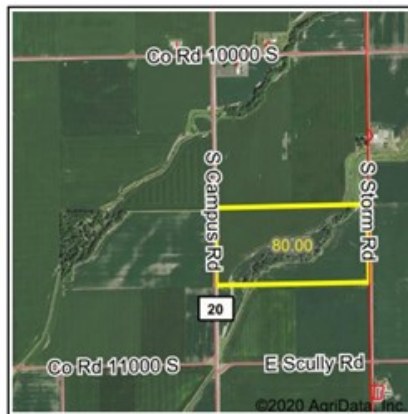
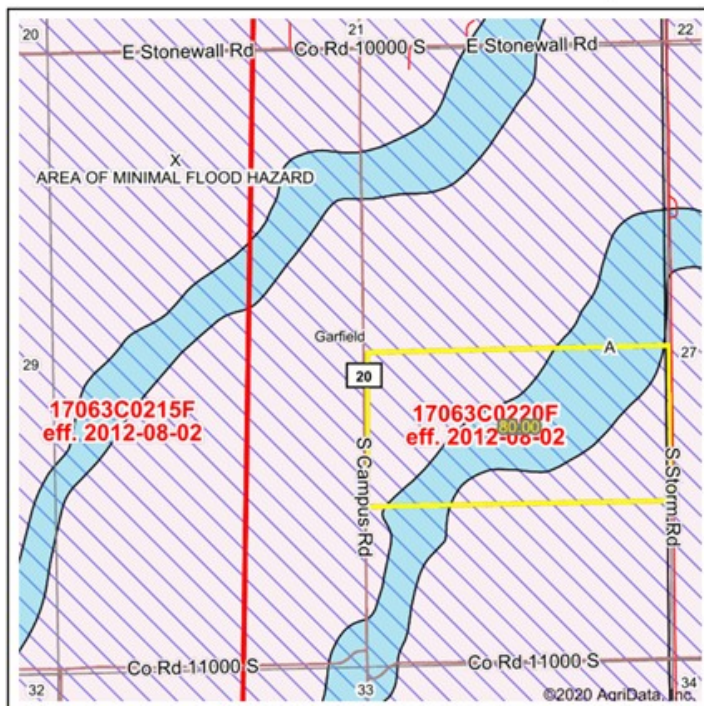


HILLSHADE MAP 80 ACRE GARDNER MAP



FEMA REPORT 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL

FEMA Report



State: IL Acres: 80
County: Grundy Date: 11/30/2020
Location: 28-31N-8E
Township: Garfield

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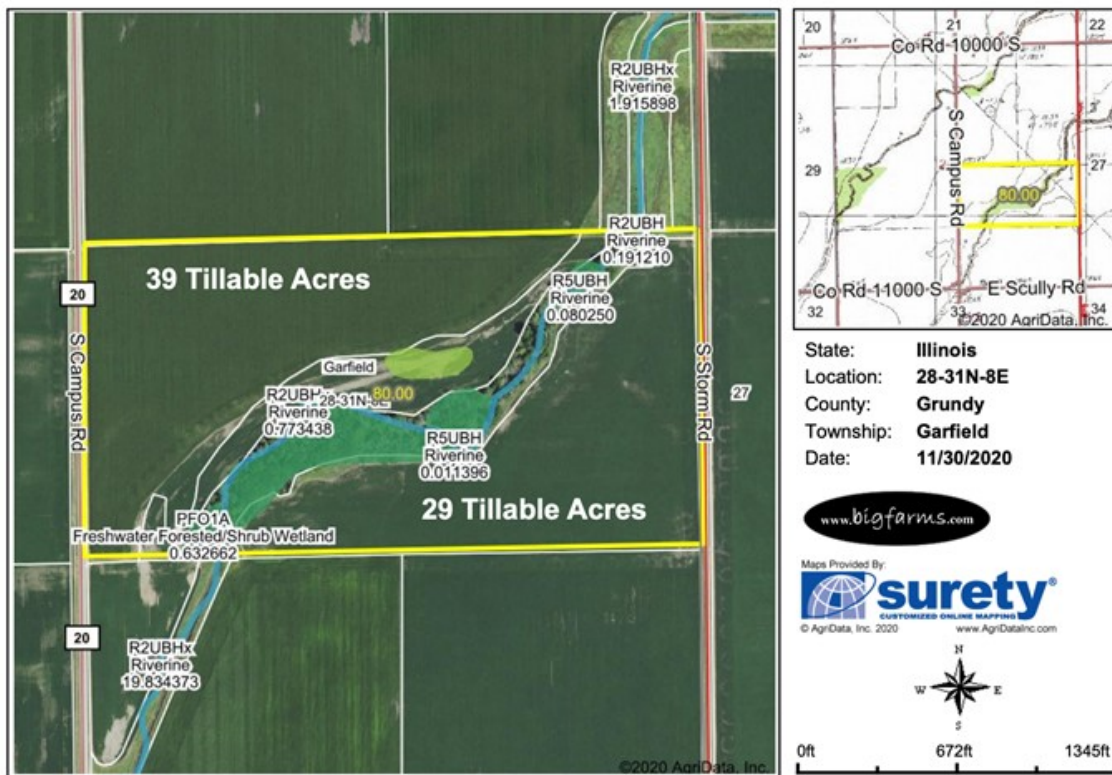


Name	Number	County	NFIP Participation	Acres	Percent
Grundy County	170256	Grundy	Regular	80	100%
Total				80	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
A			100-year Floodplain	31.15	38.9%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	27.39	34.3%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	21.46	26.8%
Total				80.00	100%
Panel		Effective Date		Acres	Percent
17063C0220F		8/2/2012		80	100%
Total				80	100%

Flood related information provided by FEMA

WETLANDS MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL

Wetlands Map



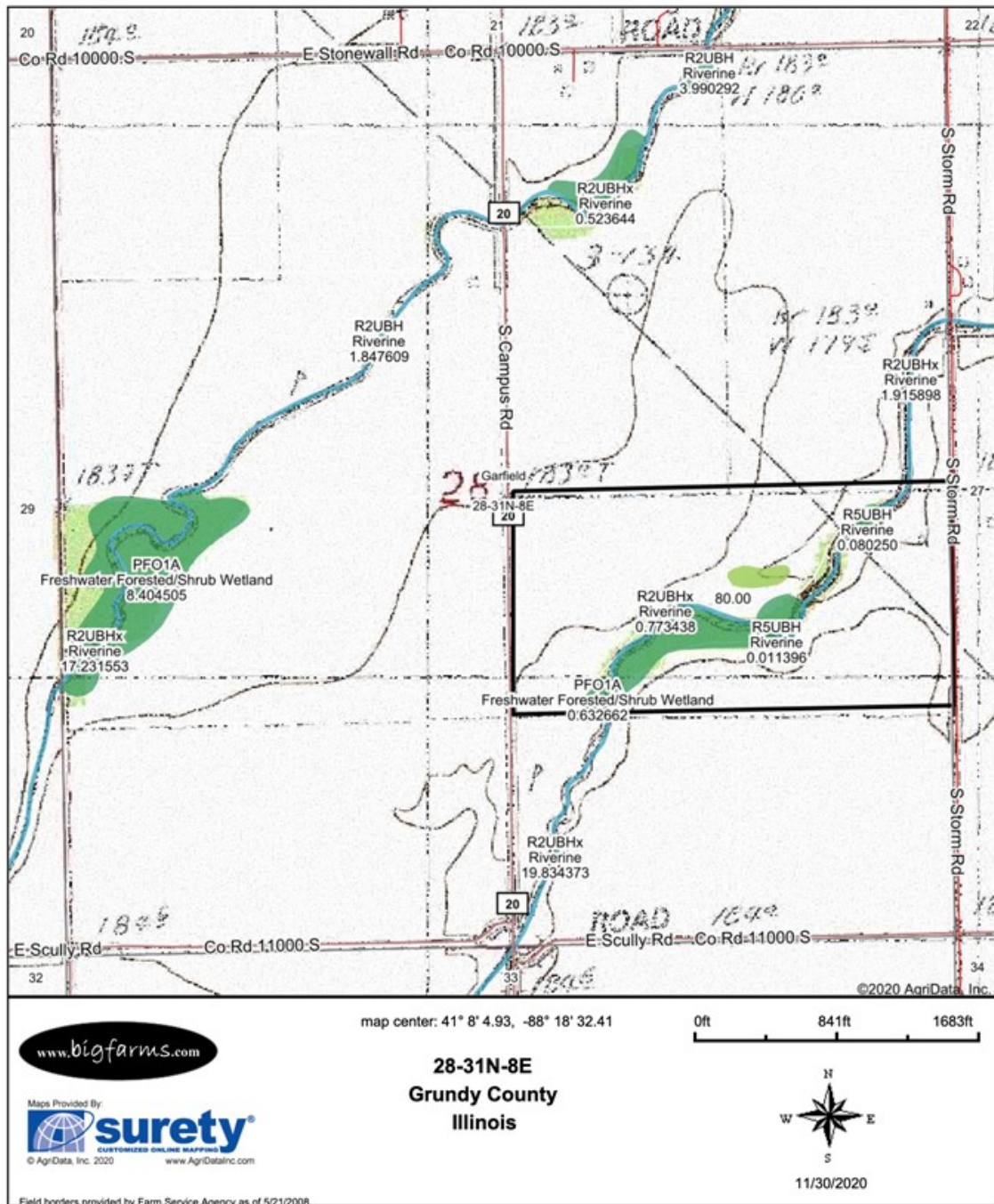
Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	6.33
R2UBHx	Riverine	0.95
PEM1C	Freshwater Emergent Wetland	0.91
R2UBH	Riverine	0.64
R5UBH	Riverine	0.09
Total Acres		8.92

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

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP 80 ACRE GARDNER FARM, GRUNDY COUNTY, IL

Topography Map



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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