

87 AC TESTIN FARM BUREAU COUNTY

17945-18249 County Rd 575E
Sheffield IL 61361

For more information contact:

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



County:	Bureau
Township:	Mineral Township
Gross Land Area:	87 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture grain production
Total Investment:	\$774,300
Unit Price:	\$8,900 per acre
Soil Productivity Index:	133.3
Buildings:	No Buildings



87 acres of high quality class A farmland in Bureau County just north of Sheffield and east of Mineral. Access to I-80 is only 5 miles SE of the farm at Rt 40. The farm is found in section 36 of Gold Townships. No buildings, PI of 133.3. Farm is currently cash rented for the 2017 crop year. Current tenant is interested in leasing the farm from the new owner. There is an additional 42 acres half a mile south on the east side of 575 Road. Lime was applied in fall of 2013. Good fertility levels and yield history.
Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 87 Acre Testin Farm, Bureau County Illinois
Tax ID Number/APN: 07-36-400-001 The 87 acres is on the west side of 575 road and only part of this tax ID# in Gold Township.
Possible Uses: Agriculture grain production
Sale Terms: Sellers are looking for a cash sale

AREA & LOCATION

School District: Bureau Valley Unit School District #340
Location Description: The farm is located approximately 5 miles NW of the Rt 40 & I-80 Interchange. The farm is in Gold Township. An additional 42 acres are available in Mineral Township only half a mile south of the subject farm.
Site Description: Excellent class A farmland in Bureau County. Good road frontage on County road 575E. There is a road easement agreement for farm buildings to the west of the farm.
Highway Access: Approximately 5 miles to I-80 access.
Road Type: Tar & chip
Property Visibility: Excellent road frontage and visibility.
Largest Nearby Street: Rt 40 to the east and Rt. 34 to the south.

LAND RELATED

Yield History:
Year Corn Yield Soybean yield
2013 193 bu/ac N/A
2014 174 bu/ac N/A
2015 186 bu/ac 55 bu/ac
2016 209 bu/ac 66 bu/ac
Yield are for the entire 228 acres farm.

Tillable Acres: 79 tillable acres
Corn base yield of 145
Soybean base yield of 46
The farm is enrolled in the ARC-Co USDA farm program

Buildings: No buildings
Topography: Level farmland
Soil Type: The primary soil types found on this farm are:
Drummer silty clay loam
Harpster silty clay loam
Joyce silt loam
The farms overall Productivity index (PI) is 133.1

FINANCIALS

Finance Data Year: 2015 Tax year
Real Estate Taxes: 07-36-400-001 Gold Township estimated to be \$35.30 per acre.
Investment Amount: The farm is being offered at \$8,900 per acre for a total investment of \$774,300.00

LOCATION

Address: 17945-18249 County road 575 E
Sheffield, IL 61361
County: Bureau County Illinois

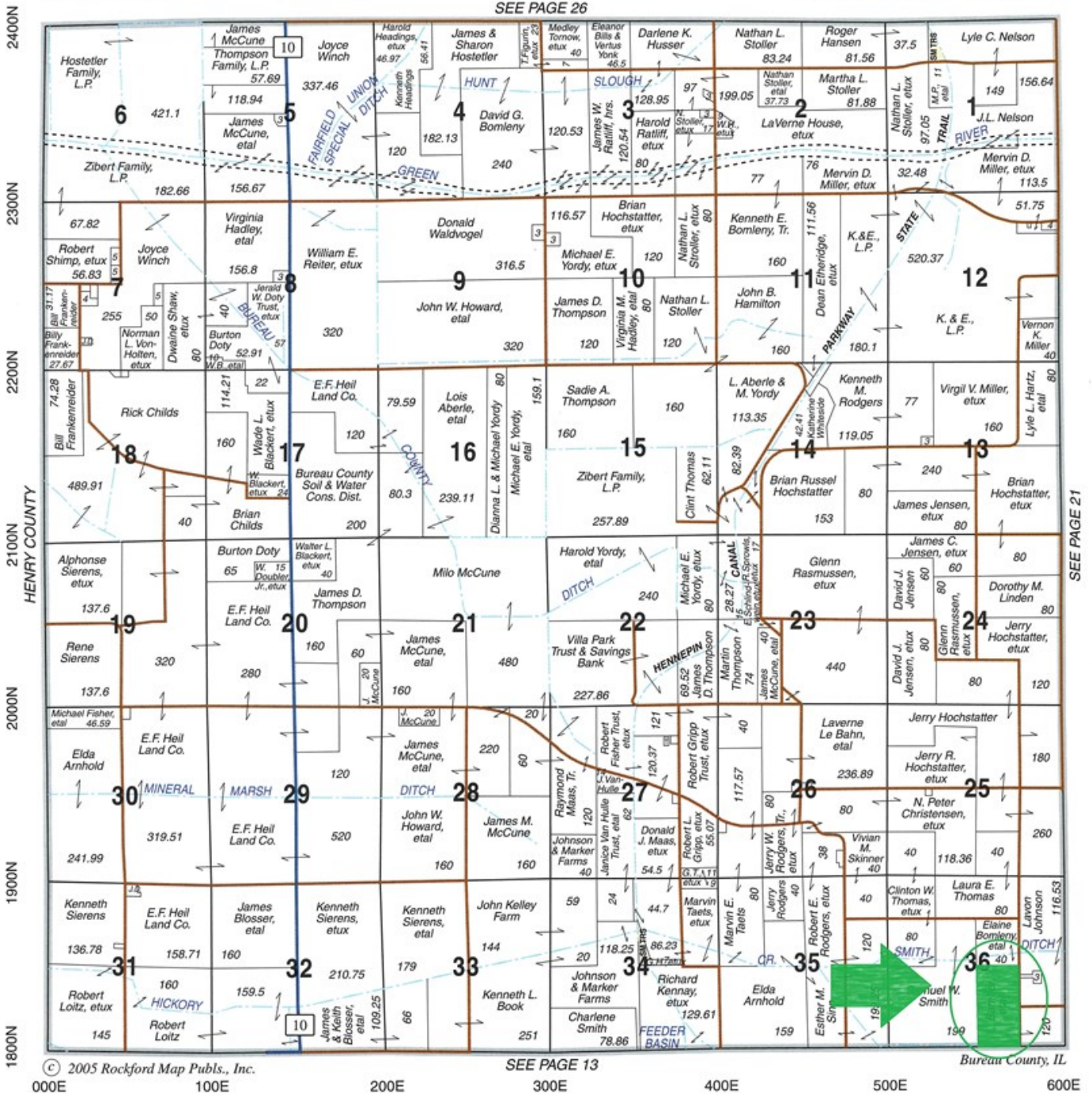
AERIAL MAP OF THE ADDITIONAL 87 ACRES IN GOLD TOWNSHIP, BUREAU COUNTY



PLAT MAP OF 87 ACRES, GOLD TOWNSHIP BUREAU COUNTY

GOLD

T.17N.-R.6E.

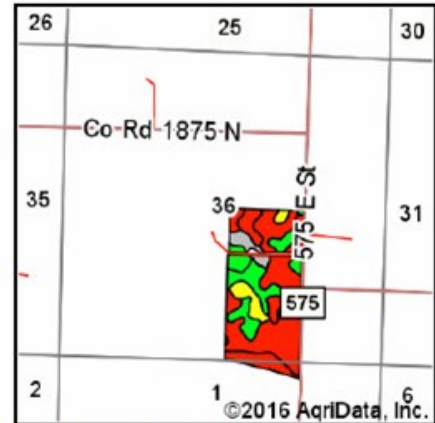
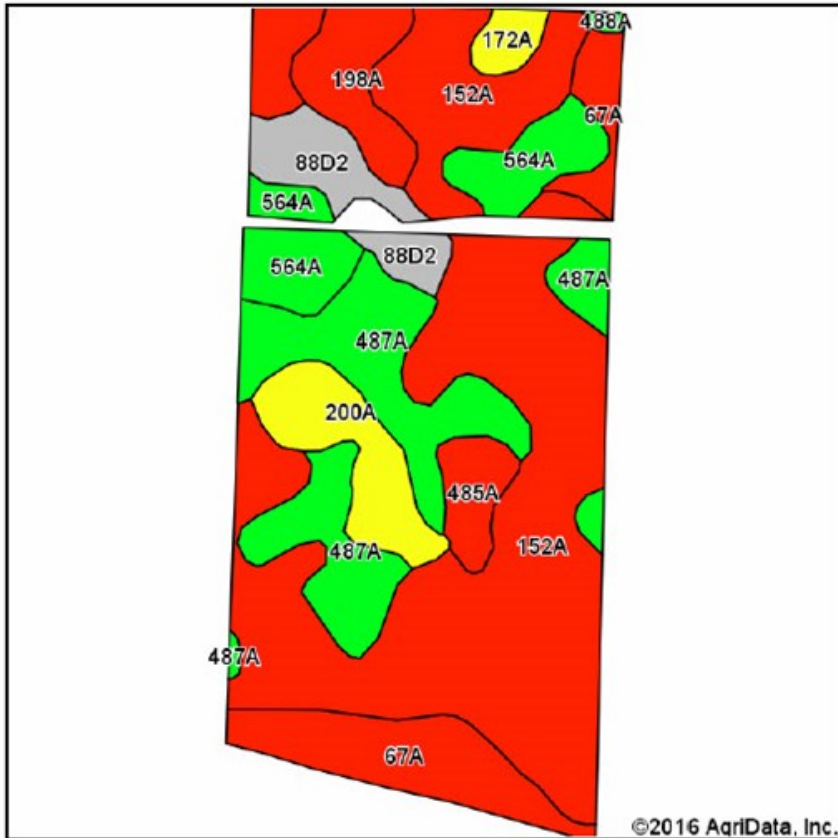


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP OF 87 ACRE GOLD TOWNSHIP FARM BUREAU COUNTY



SOIL MAP FOR 87 ACRES IN GOLD TOWNSHIP BUREAU COUNTY



State: Illinois
 County: Bureau
 Location: 36-17N-6E
 Township: Gold
 Acres: 78.93
 Date: 9/16/2016



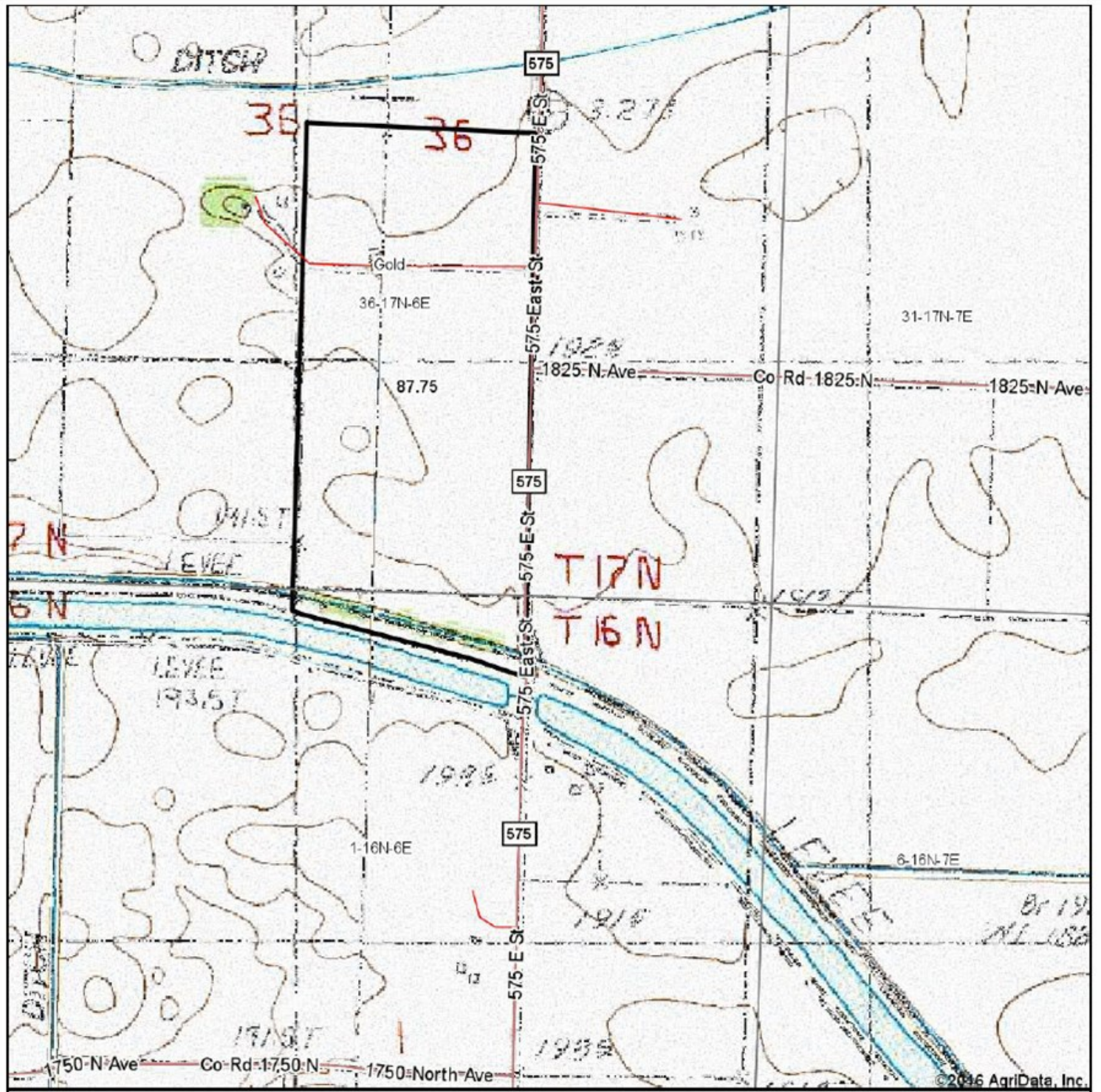
Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

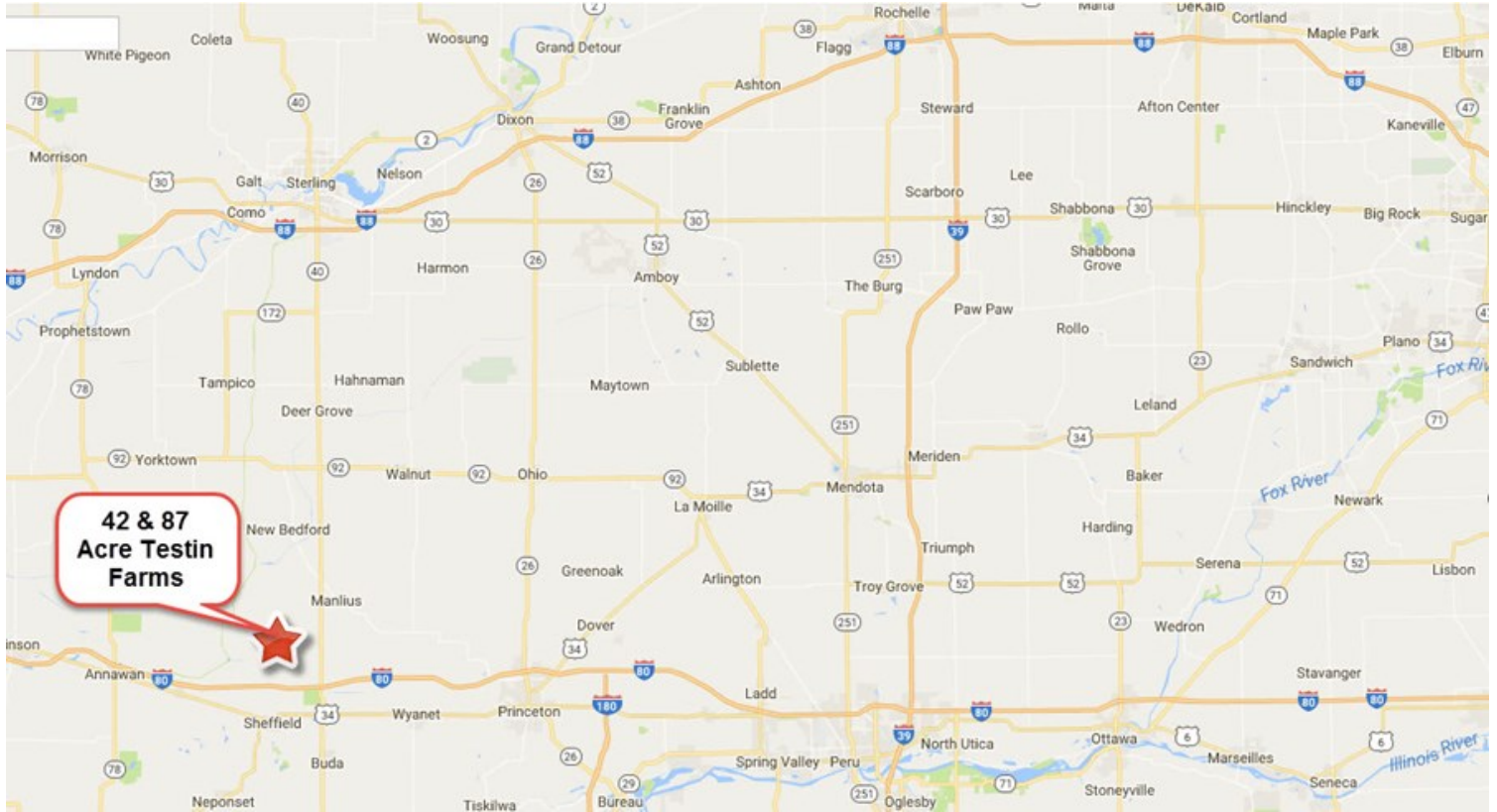
Area Symbol: IL011, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	37.17	47.1%		195	63	144
487A	Joyce silt loam, 0 to 2 percent slopes	13.06	16.5%		180	57	132
67A	Harpster silty clay loam, 0 to 2 percent slopes	7.52	9.5%		182	57	133
564A	Waukegan silt loam, 0 to 2 percent slopes	5.95	7.5%		162	53	119
200A	Orio loam, 0 to 2 percent slopes	4.51	5.7%		147	48	110
**88D2	Sparta sand, 7 to 15 percent slopes, eroded	3.87	4.9%		**106	**36	**82
198A	Elburn silt loam, 0 to 2 percent slopes	3.55	4.5%		197	61	143
485A	Richwood silt loam, 0 to 2 percent slopes	2.03	2.6%		186	57	136
172A	Hoopeston sandy loam, 0 to 2 percent slopes	1.07	1.4%		147	48	109
488A	Hooppole loam, 0 to 2 percent slopes	0.20	0.3%		163	54	121
Weighted Average					180.8	58	133.3

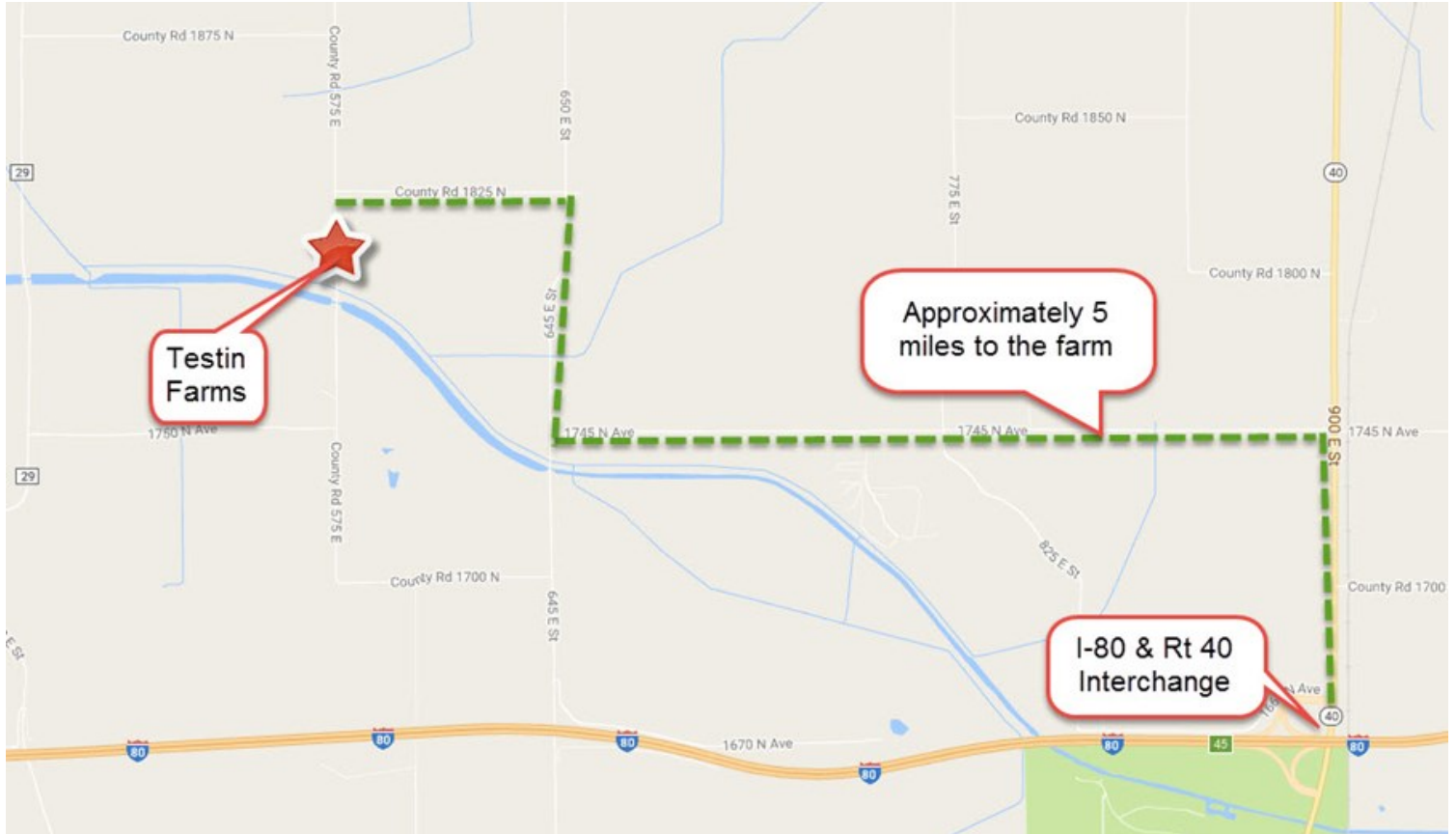
TOPOGRAPHICAL MAP OF 87 ACRES IN GOLD TOWNSHIP, BURERAU COUNTY



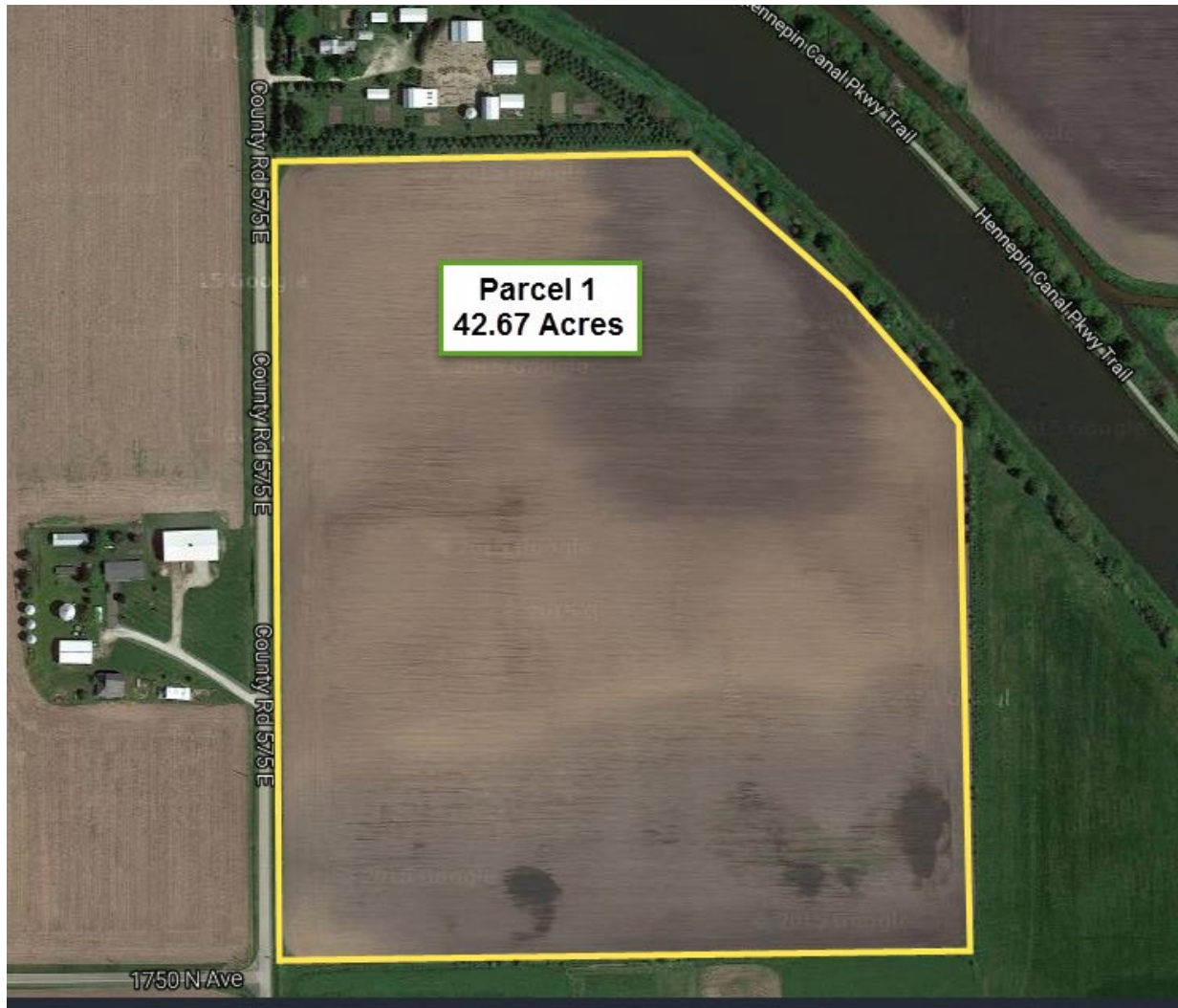
GENERAL LOCATION MAP OF MINERAL TOWNSHIP, BUREAU COUNTY



DRIVING DIRECTIONS TO 42 ACRE TESTIN FARM



AERIAL MAP OF MINERAL TOWNSHIP, BUREAU COUNTY WITH 42 ACRES



PROFESSIONAL BIOGRAPHY

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

These materials were prepared by Goodwin & Associates Real Estate, 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, 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.