

89 AC WESLEY TOWNSHIP FARM

S Rivals Rd
Wilmington IL 60481

For more information contact:

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



County:	Will
Township:	Wesley
Gross Land Area:	88.8
Property Type:	Vacant Farmland
Possible Uses:	Agriculture Production
Total Investment:	\$705,960.00
Unit Price:	\$7950 per acre
Productivity Index (PI):	108.1
Buildings:	No buildings
Zoning:	Agriculture



This 89 acre property is located 2 miles south of Wilmington, IL, right off of IL-102. The property is one parcel with S Rivals Road running through the middle. Braidwood, Diamond, and Coal City, IL area all within a 10 mile distance to the west. Bourbonnais and Kankakee are within 20 miles southeast of the property.

There are 81 tillable acres with a PI index of 108.1, made of mostly of Martinsville loam and Thorp silt loam.

The Kankakee River and Forked Creek are less than 1 mile from the property, along with the Forked Creek Preserve and Kankakee River State Park area being a few miles away.

This property is located 3 miles south of Wilmington, IL, in southwest Will County, approximately 50 miles southwest of Chicago. With the recent expansion to the area's industrial segment, access to IL-53 and I-55, and Wilmington having only a population just under 6,000, this area is poised for continued growth. The area also has access many recreational and outdoor activities such as: Midewin National Tallgrass Prairie, Des Plains Fish and Wildlife Area, Kankakee River, Forked Creek Preserve, and multiple private outdoor clubs.

Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 89 AC Wesley Township Farm
Tax ID Number/APN: 08-25-07-300-025-0000
Possible Uses: Agriculture
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Wilmington CUSD 209U
Location Description: This property is located about 2 miles south of Wilmington, IL off IL-102, 5 miles east of Coal City/Diamond, IL, 18.5 miles south of Joliet and 20 miles northwest from Kankakee, IL.
Site Description: This farm is 89 acres, with 81 tillable acres, divided by S Rivals Rd splitting this one parcel into two sections.
Side of Street: S Rivals Rd runs through the middle of the property, while the east section of this parcel has frontage on the west side of IL-102.
Highway Access: The property is located right off of IL-102, which connects to IL-53.
8.6 miles to I-55 & River road north of Wilmington.
12 miles is access to I-55 and IL-113.
18 miles to Joliet at I-80 & IL Rt. 53.
Road Type: S Rival Rd and IL-102 are asphalt/blacktop paved.
Property Visibility: The property is visible from S Rival Road and IL-102.
Largest Nearby Street: IL-102
Transportation: The Manhattan Metra Station is located 18 miles away. Midway Airport is 56 miles away, with O'Hare International Airport being 63 miles away.

LAND RELATED

Lot Frontage (Feet): This parcel has a combined frontage is 2,567 feet.
Tillable Acres: Approximately 81.84 acres
Buildings: No buildings
Zoning Description: A-1 Agriculture
Flood Plain or Wetlands: None known based on Surety maps.
Topography: This parcel is mostly flat. Please see topography maps included in brochure.
FSA Data: Corn base acres are 69.9 with a PLC Yield of 142
Soybean base acres are 1.9 with a PLC Yield of 40
Wheat base acres are 10.0 with a PLC Yield of 48
Soil Type: 58.6% Martinsville loam (570B)
10.9% Oakville fine sand (741B)
9.7% Thorp silt loam (206A)
Available Utilities: This site would require private well and septic systems.

FINANCIALS

Finance Data Year: 2021 taxes paid in 2022
Real Estate Taxes: 2021 - \$1,653.26

LOCATION

Address: S Rivals Rd, Wilmington, IL 60481
County: Will County

PROPERTY NOTES

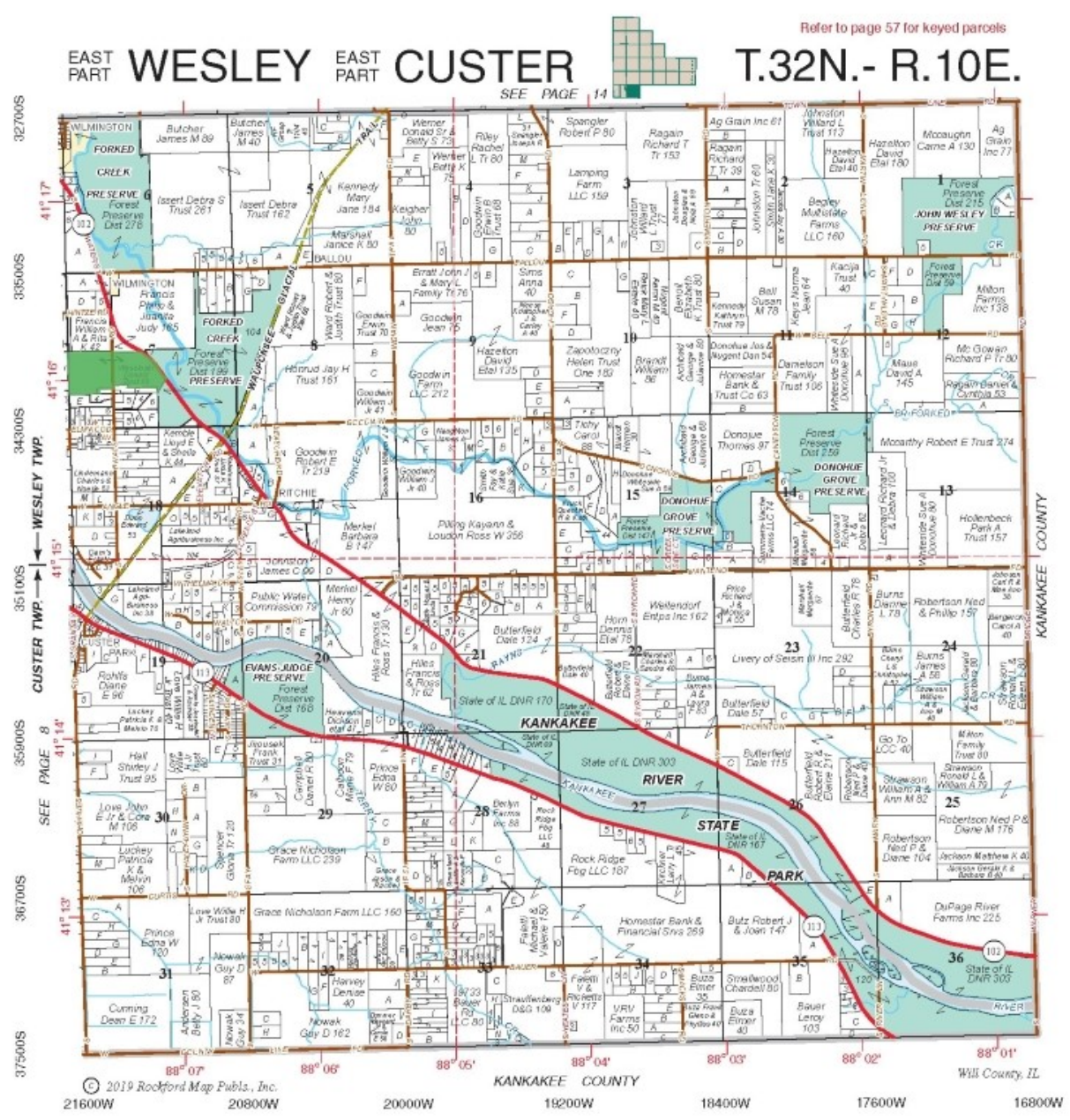
PROPERTY MAP



89 AC AERIAL MAP NEAR WILMINGTON, ILLINOIS



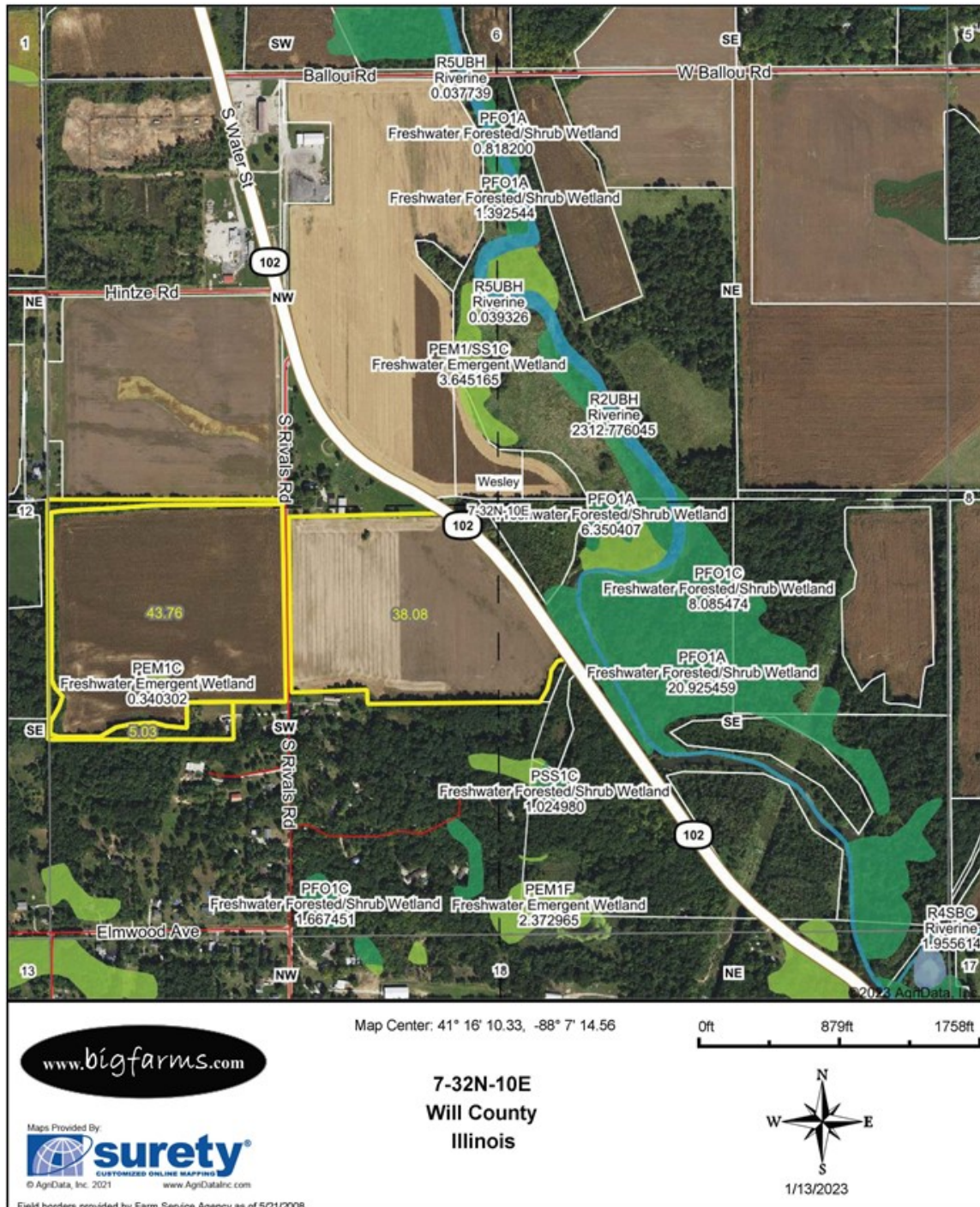
89 AC WESLEY TOWNSHIP FARM PLAT MAP



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

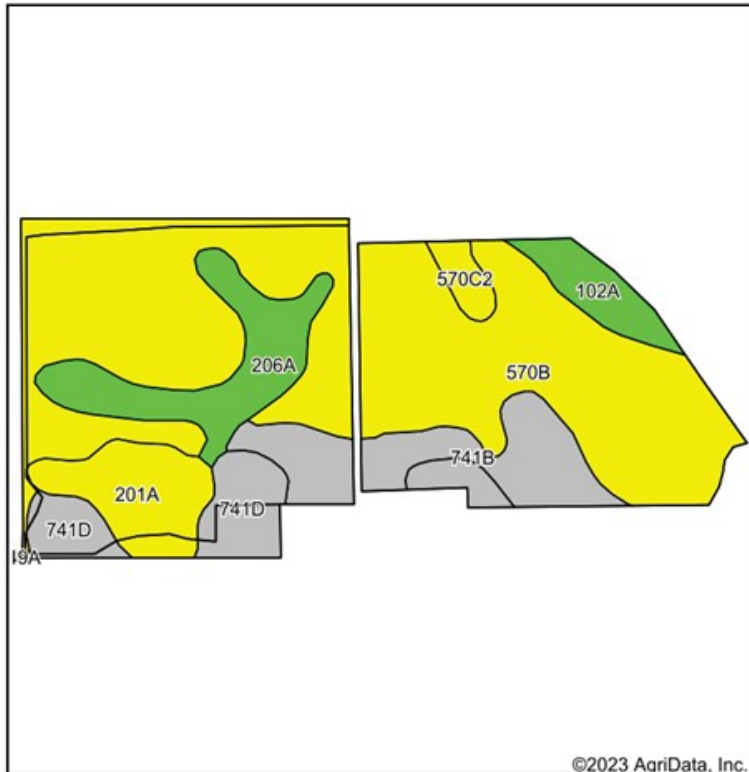
89 AC WESLEY TOWNSHIP FARM FSA MAP

Aerial Map



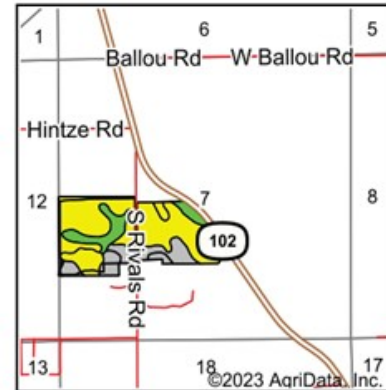
89 AC WESLEY TOWNSHIP FARM SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Will**
Location: **7-32N-10E**
Township: **Wesley**
Acres: **86.87**
Date: **1/13/2023**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, 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
**570B	Martinsville loam, 2 to 4 percent slopes	50.93	58.6%		**153	**49	**113
**741B	Oakville fine sand, 1 to 6 percent slopes	9.44	10.9%		**106	**38	**81
206A	Thorp silt loam, 0 to 2 percent slopes	8.42	9.7%		170	55	126
**741D	Oakville fine sand, 6 to 12 percent slopes	7.16	8.2%		**104	**37	**80
201A	Gilford fine sandy loam, 0 to 2 percent slopes	6.22	7.2%		148	49	110
102A	La Hogue loam, 0 to 2 percent slopes	3.29	3.8%		162	52	121
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	1.41	1.6%		**147	**47	**108
Weighted Average					145.4	47.5	108.1

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

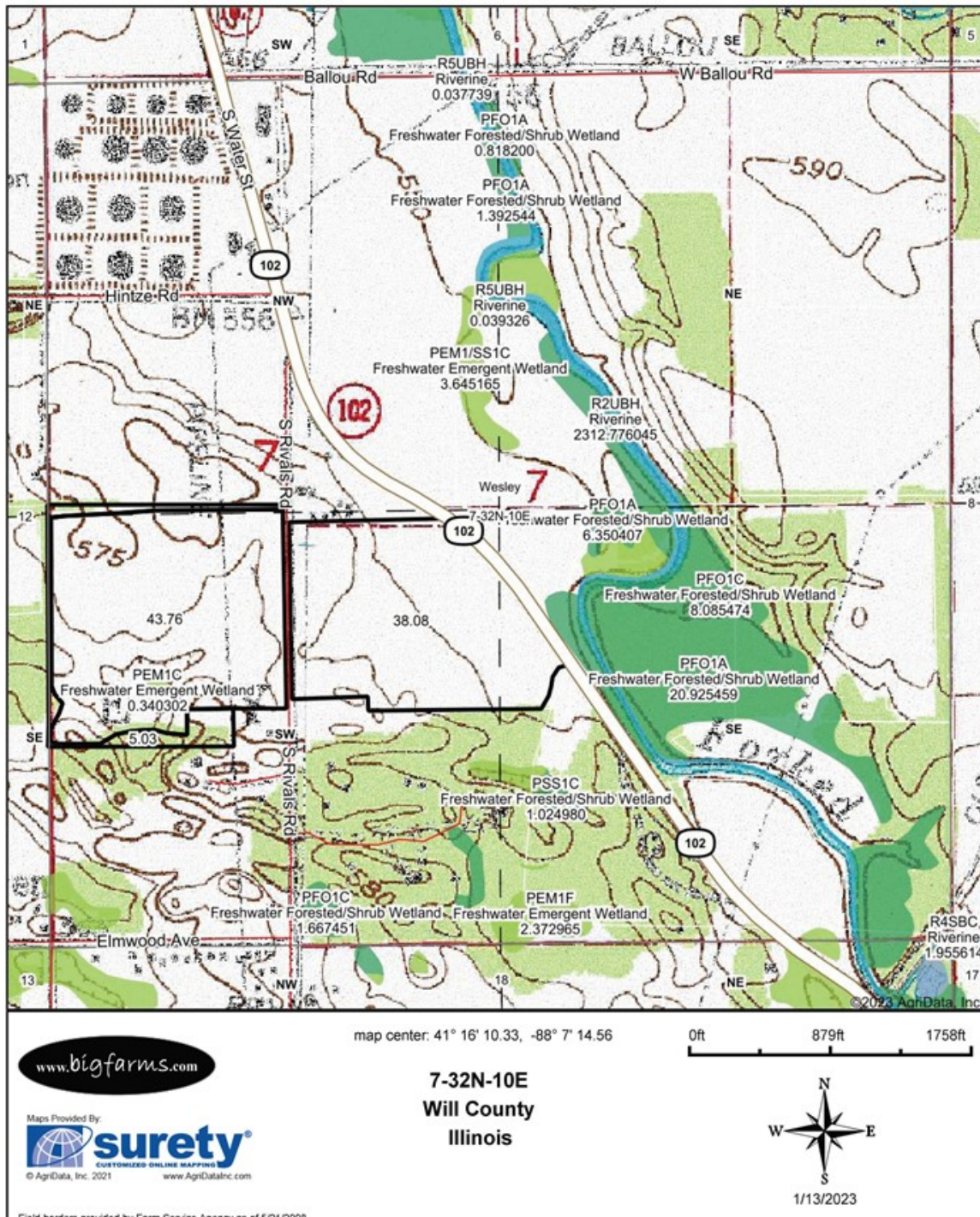
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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.

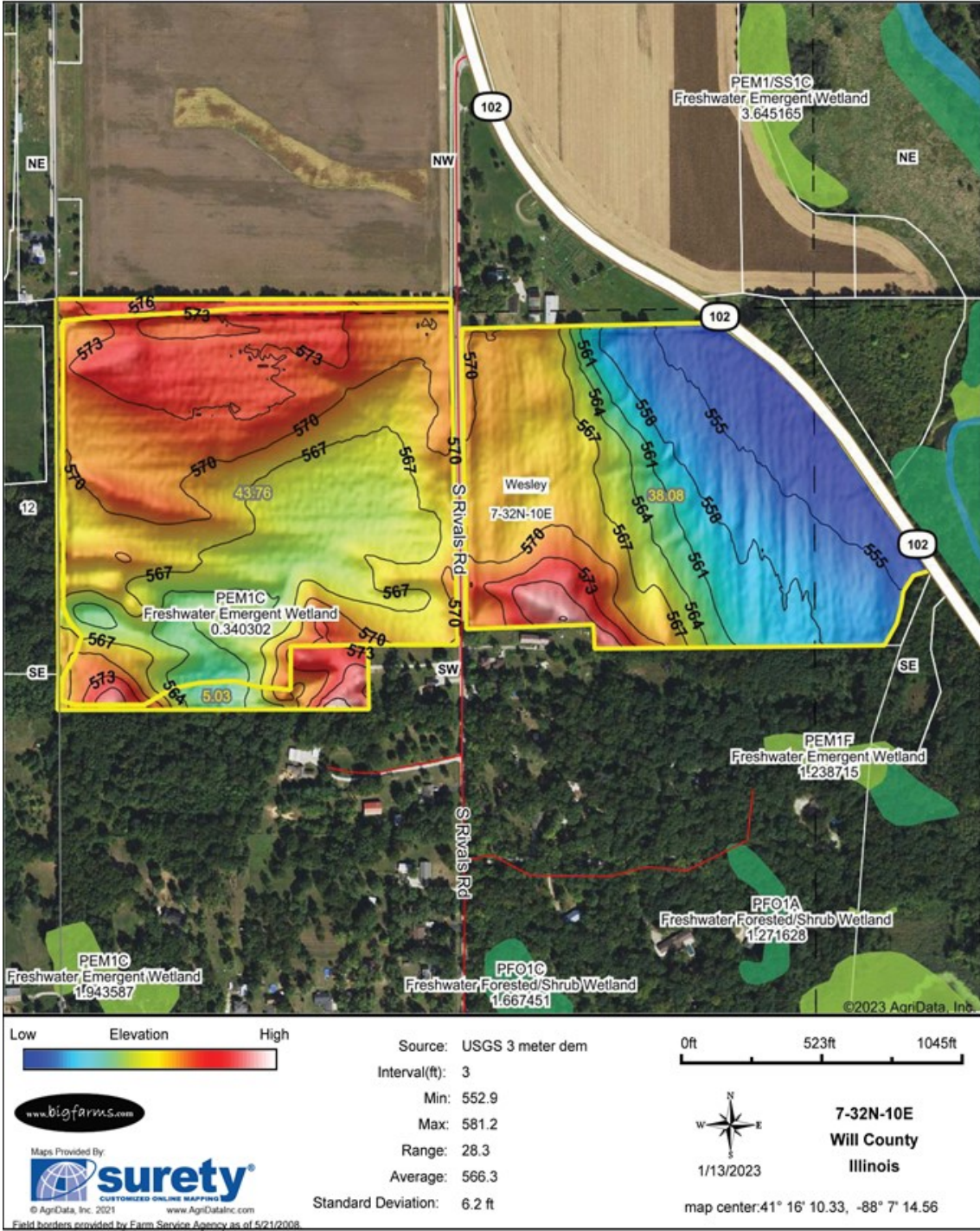
89 AC WESLEY TOWNSHIP FARM TOPO MAP

Topography Map



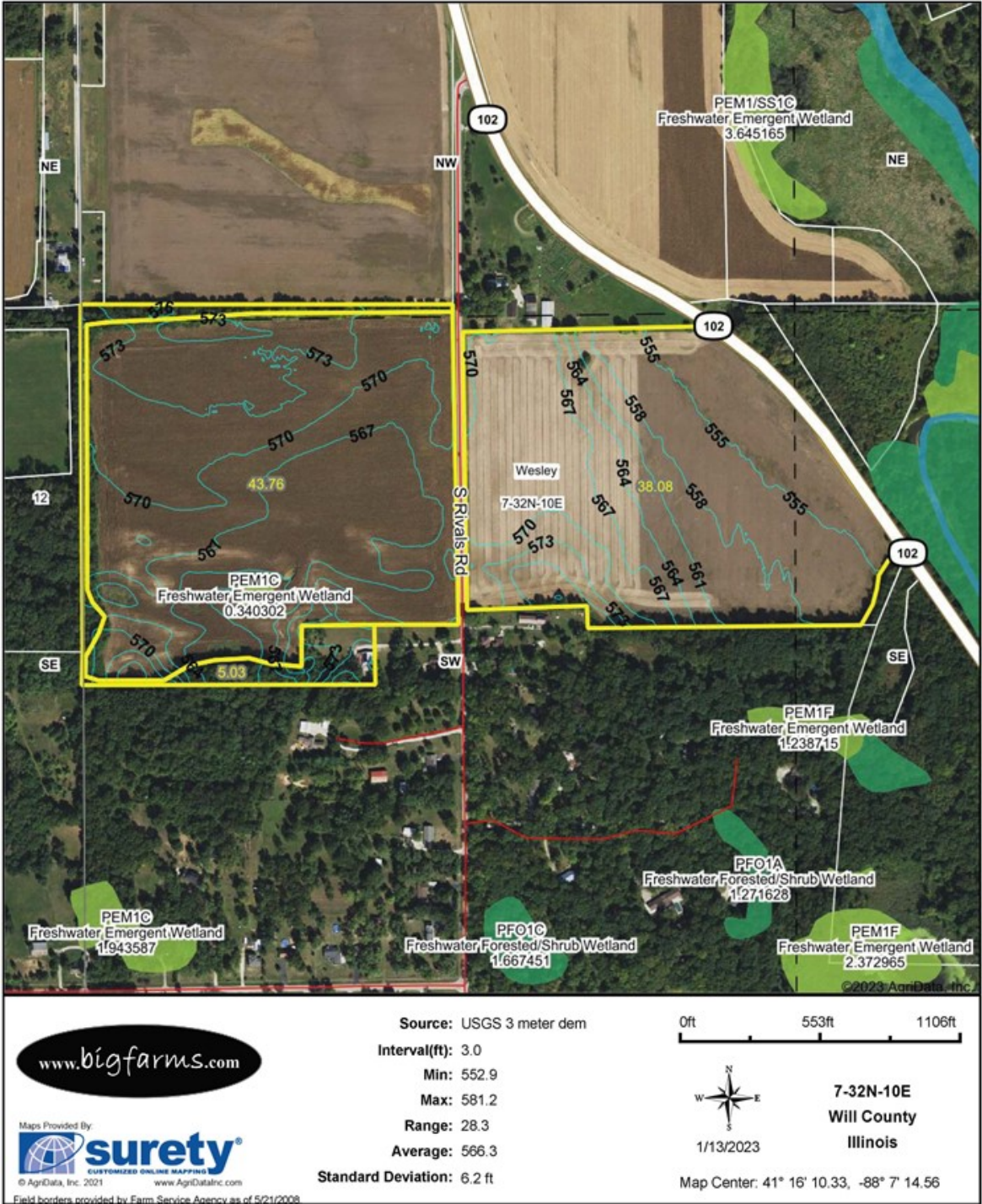
89 AC WESLEY TOWNSHIP FARM TOPO HILLSHADE MAP

Topography Hillshade



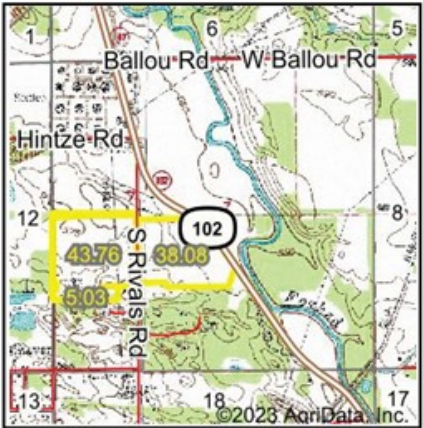
89 AC WESLEY TOWNSHIP FARM TOPO CONTOUR MAP

Topography Contours



89 AC WESLEY TOWNSHIP FARM WETLANDS MAP

Wetlands Map



State: Illinois
Location: 7-32N-10E
County: Will
Township: Wesley
Date: 1/13/2023



Maps Provided By:
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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.34
Total Acres		0.34

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

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