

95 Acre Wilmington Farm
W. Manteno Road
Wilmington IL 60481

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95 ACRE WILMINGTON FARM

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Wilmington IL 60481

For more information contact:

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

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



County:	Will
Township:	Wesley
Gross Land Area:	95 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$908,100.00
Unit Price:	\$8700.00 per acre for 78 acres \$13,500 per Acre for 17 Acres
Productivity Index (PI):	113.9
Buildings:	There are no buildings on this parcel
Utilities:	Natural Gas, Electric are available



This 95 acre farm is relatively flat with a soil PI of 113.9. There are two parcels located approximately 3800 feet from each other. The main parcel is 78 acres and the second parcel is 17 acres. The 78 Acres is at the SW corner of S. Byron Rd and W. Manteno road. The 17 acres is approximately half a mile east and would make an excellent building site. Near the Kankakee River State park. Approximately 2300 cars pass by daily.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 95 Acre Wilmington Farm
Tax ID Number/APN: 08-25-14-300-004 (17 Acre parcel)
08-25-22-100-002 (78 Acre Parcel)
Possible Uses: Agriculture
Zoning: A-1 Agriculture in Will County.

AREA & LOCATION

School District: WILMINGTON SCHOOL DISTRICT 209U
Location Description: This 95 acre farm is located in Wilmington, IL and is 6.8 miles southeast of downtown. The Kankakee River State park in only half a mile south.
Site Description: This 95 acre farm is relatively flat and borders Manteno road. There are two parcels one 78 acres and the other is 17 acres. They are separated by approximately 3800 feet.
Side of Street: The 78 acre parcel sits on the south side of Manteno road and the 17 acre parcel is located on the north side of Manteno road.
Highway Access: Interstate 55 interchange is 10 miles to the west of these parcels, with access to Joliet to the north and Springfield to the south. I-57 is approximately 10.8 miles east at Manteno.
Road Type: The road is asphalt/blacktop construction
Property Visibility: With the parcels located along Manteno road, the visibility is good with approximately 2300 cars passing daily.
Largest Nearby Street: The 95 acre farm is located on Manteno road which runs east and west. IL 102 is approximately 1.5 miles to the west.

LAND RELATED

Lot Frontage (Feet): The 78 acre parcel has 1293 feet of Manteno road frontage and the 17 acre parcel has 1360 feet of frontage.
Tillable Acres: Approximately 88 of the 95 acres are tillable.
Lot Depth: The 78 acre parcel is 2624 feet deep from north to south and the 17 acre parcel is 602 feet from south to north.
Buildings: No Buildings
Flood Plain or Wetlands: This 95 acre farm is free of wetlands.
Topography: This 95 acre parcel is relatively flat. More detail can be seen on the Topography, Contour and Hillshade maps.
FSA Data: FSA Records show 100.1 Farmland acres with 88.09 Cropland acres.
Wheat base of 7.9 acres with PLC yield of 72 bushels per acre.
Corn base of 44.04 acres with a PLC yield of 146 bushels per acre.
Soybean base of 36.15 acres with a PLC yield of 34 bushels per acre.
Soil Type: Ockley Loam (387B)
Starks Silt Loam (132A)
Blount Silt Loam (23A)
Available Utilities: Electric is available at the road. Well water and septic system would be required for a residence.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: 08-25-14-300-004 (17 Acre parcel) \$305.78 or \$17.99 per acre
08-25-22-100-002 (78 Acre Parcel) \$1607.26 or \$20.61 per acre
Investment Amount: 78 acres are being offered at \$8,700 per acre for a total of \$678,600.
17 acres are being offered at \$13,500 per acre for a total of \$229,500.
Total investment of \$908,100.
Final sale price will be based on surveyed acres.

LOCATION

Address:

W Manteno Road
Wilmington, IL 60481

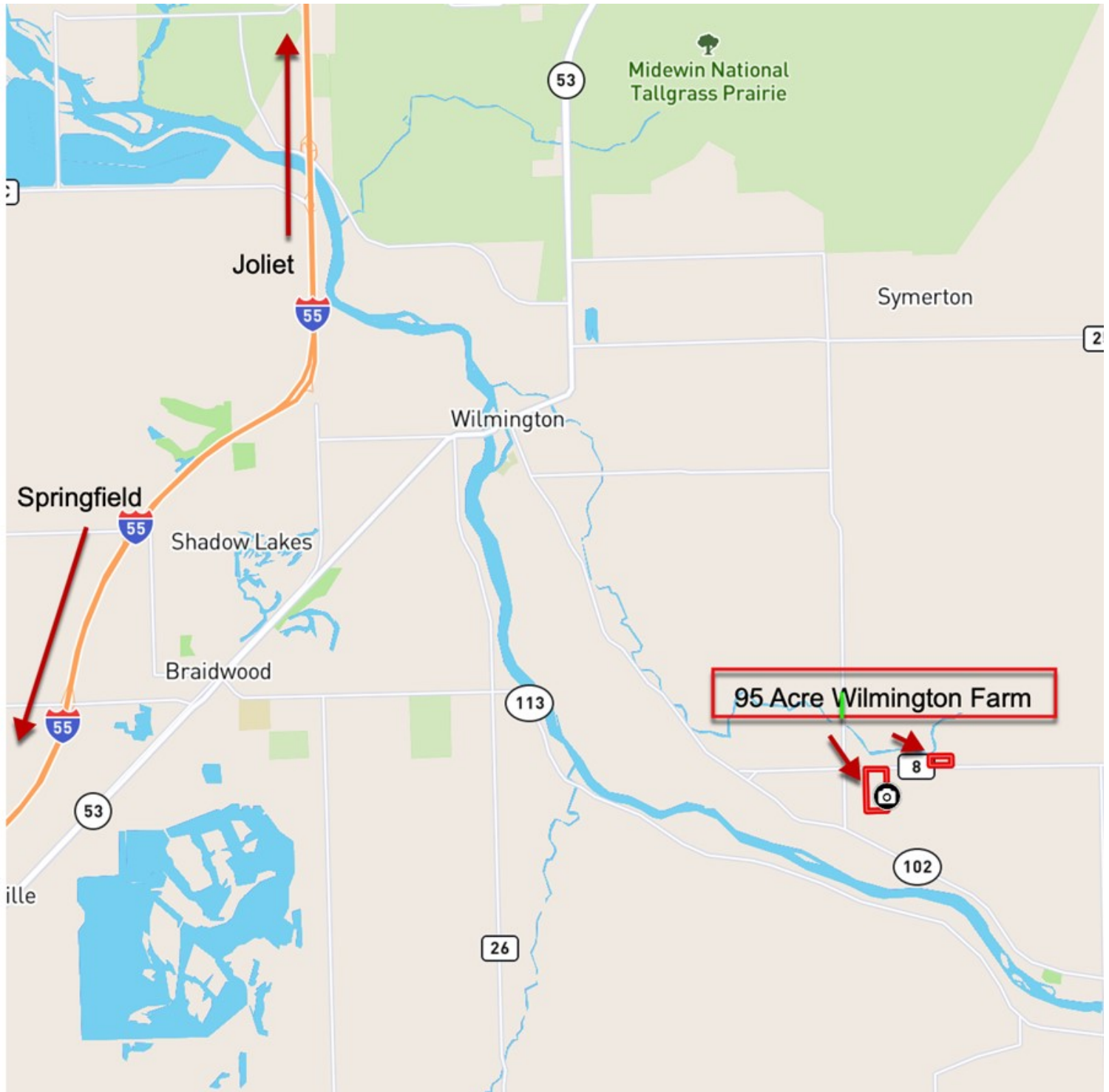
County:

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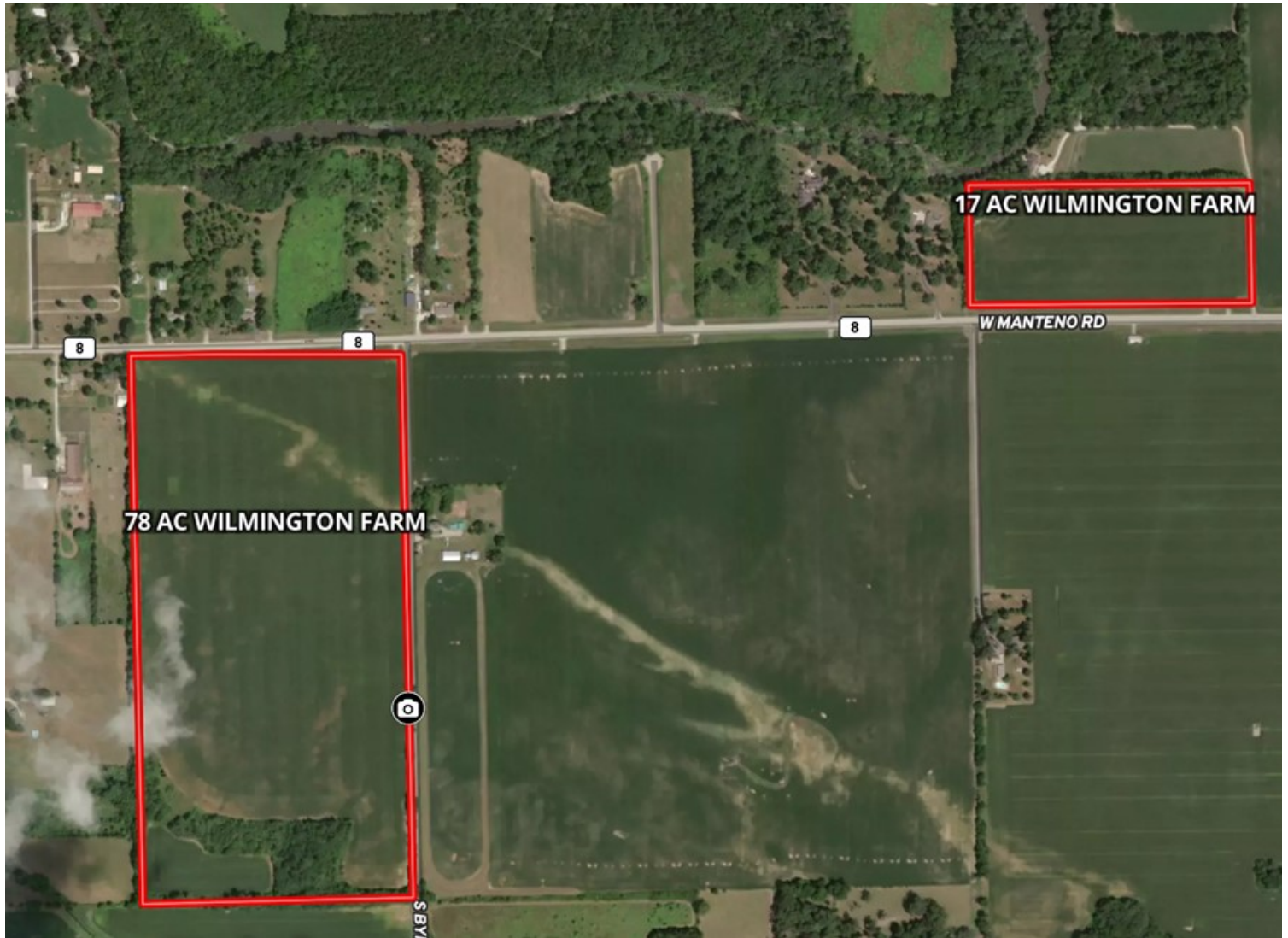
ROADWAY MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL



AREA MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL

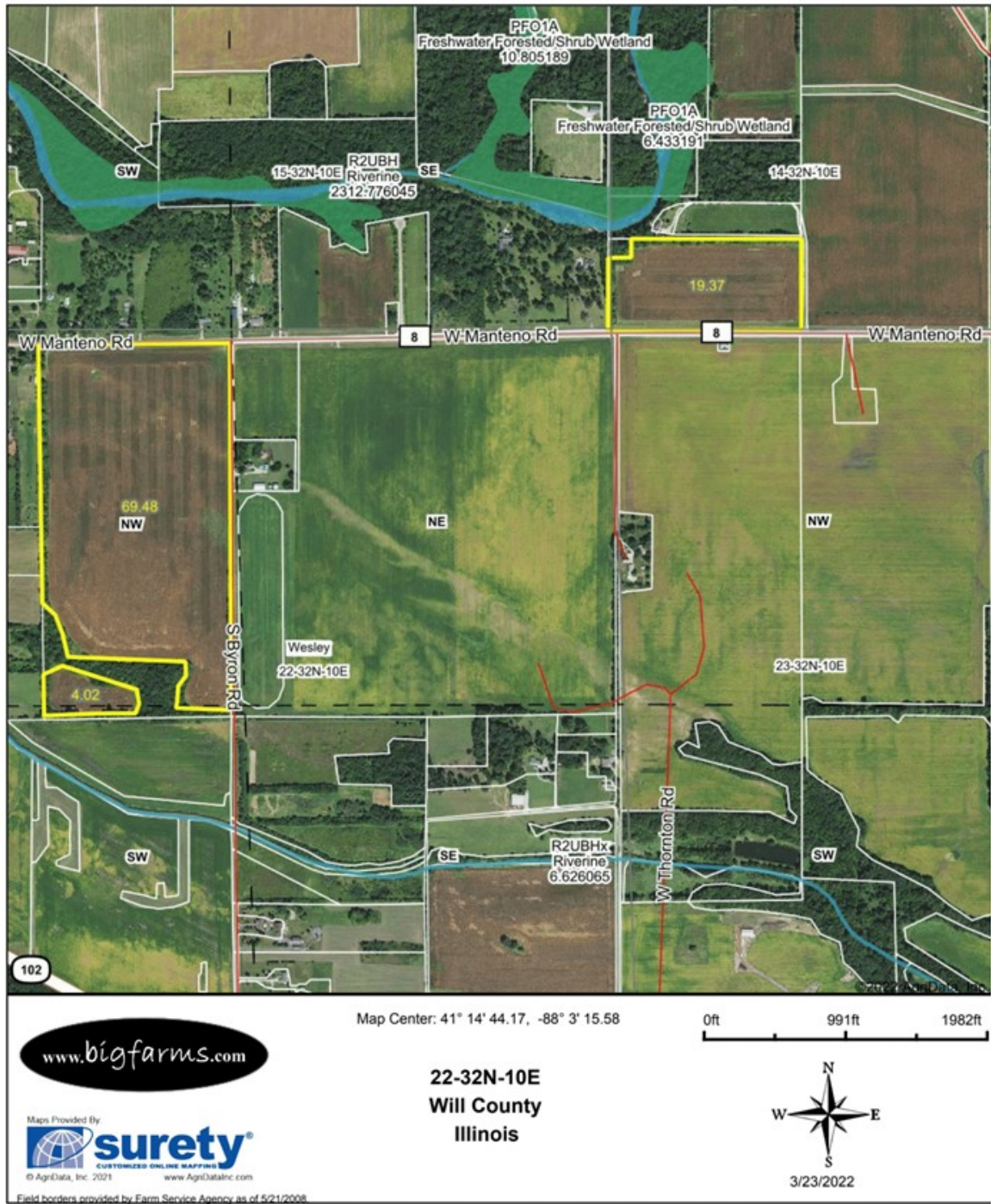


AERIAL MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL

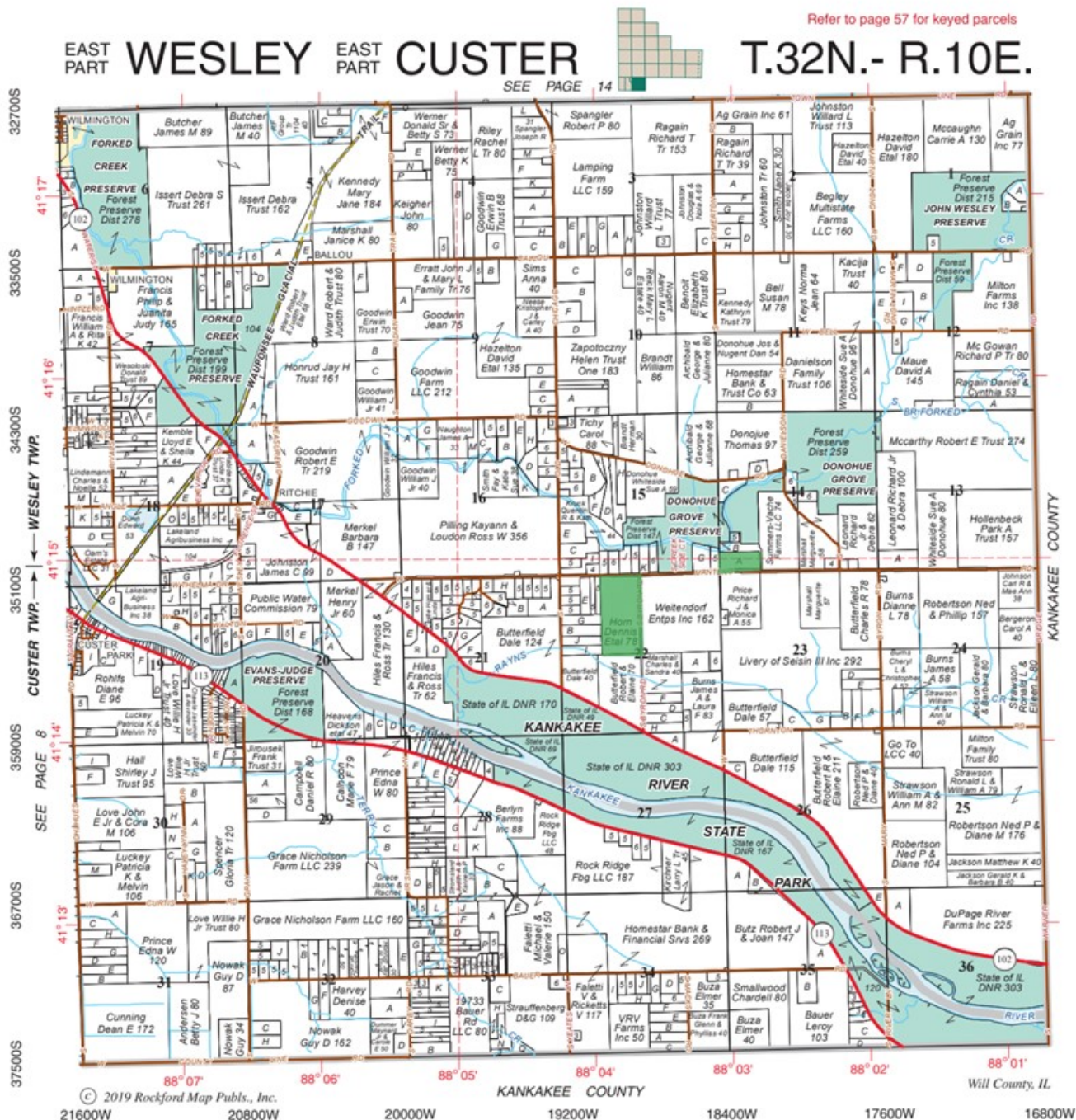


FSA MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL

Aerial Map



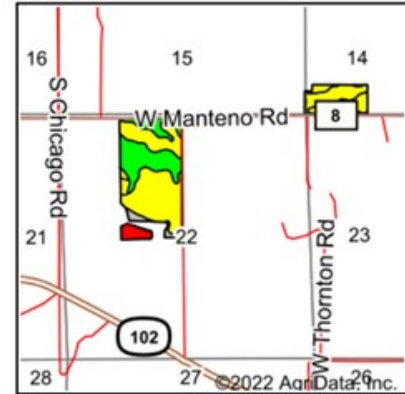
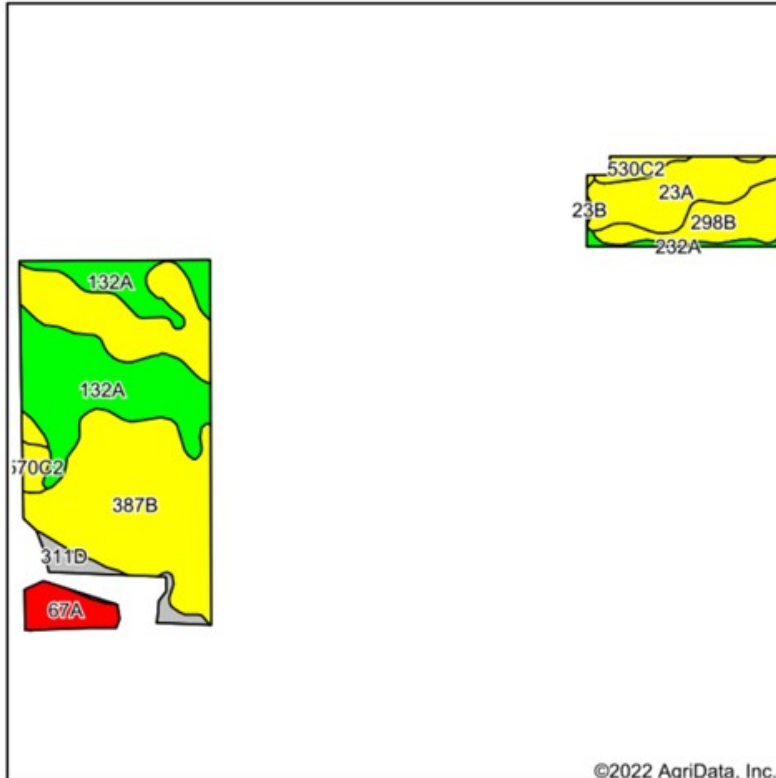
PLAT MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL



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SOIL MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL

Soils Map



State: **Illinois**
County: **Will**
Location: **22-32N-10E**
Township: **Wesley**
Acres: **92.87**
Date: **3/23/2022**

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

Area Symbol: IL197, Soil Area Version: 16

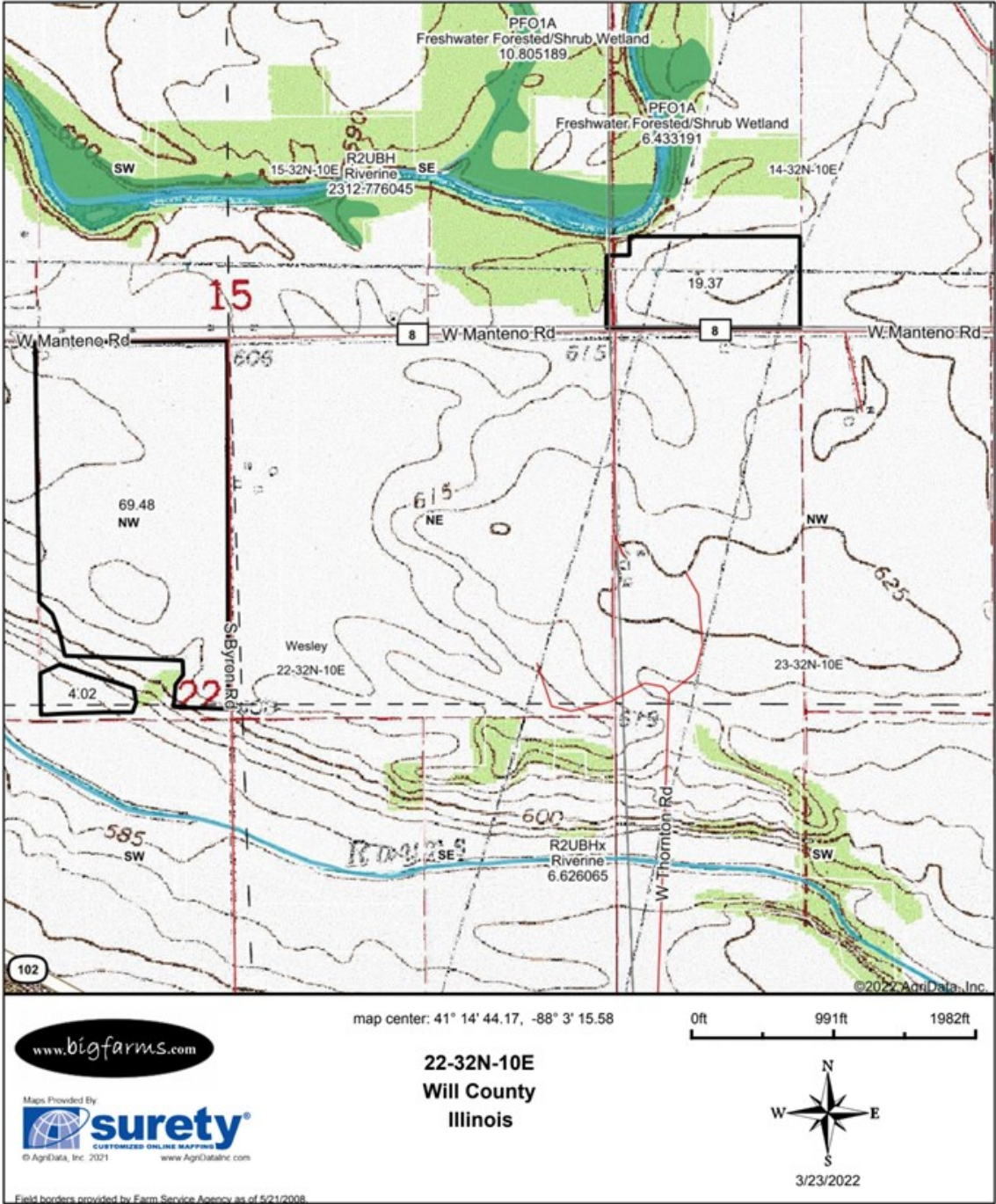
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**387B	Ockley loam, 2 to 4 percent slopes	41.15	44.3%		**154	**49	**114
132A	Starks silt loam, 0 to 2 percent slopes	24.36	26.2%		163	51	119
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	9.89	10.6%		139	47	105
**298B	Beecher silt loam, 2 to 4 percent slopes	6.48	7.0%		**150	**50	**113
67A	Harpster silty clay loam, 0 to 2 percent slopes	3.91	4.2%		182	57	133
**311D	Ritchey silt loam, 6 to 12 percent slopes	2.76	3.0%		**107	**36	**81
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	1.79	1.9%		**143	**45	**104
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	1.33	1.4%		**147	**47	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.02	1.1%		170	56	127
**23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	0.18	0.2%		**138	**47	**104
Weighted Average					154.1	49.3	113.9

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/>

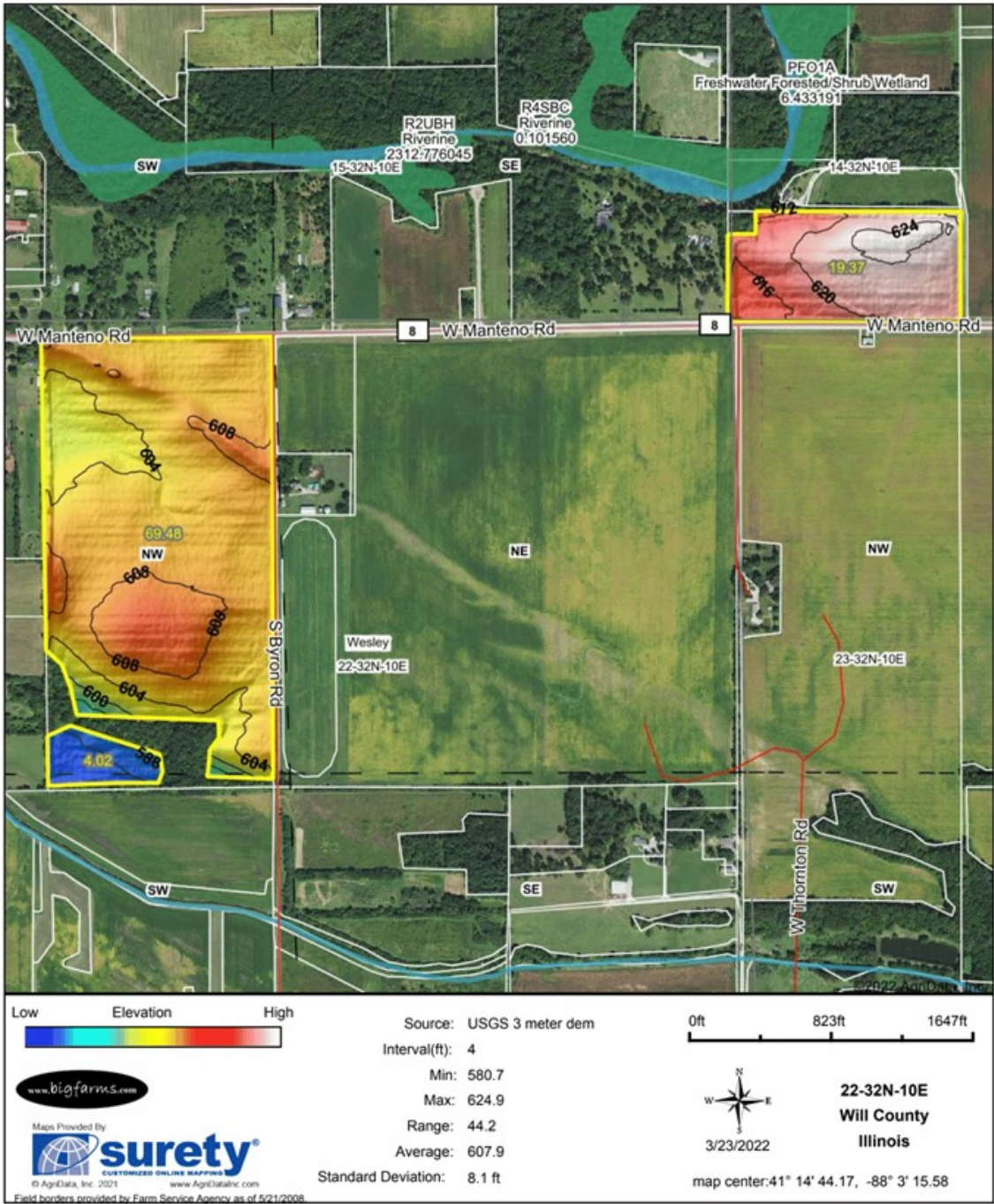
TOPOGRAPHY MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL

Topography Map

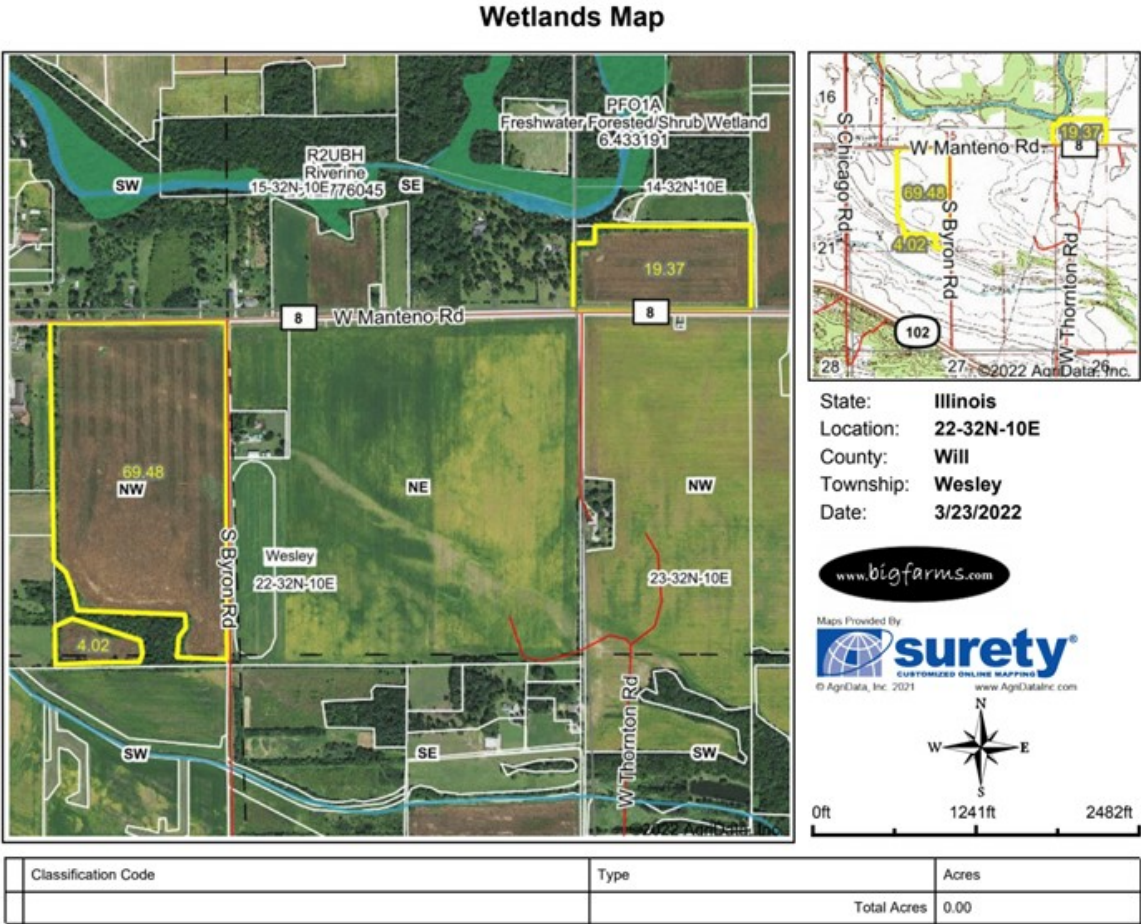


HILLSHADE MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL

Topography Hillshade



WETLANDS MAP 95 ACRE WILMINGTON FARM, WILMINGTON, IL



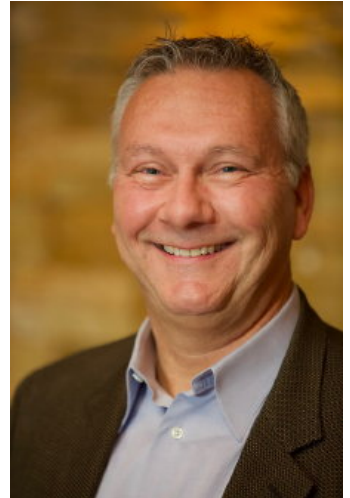
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

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.



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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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