

98 ACRE WESLEY FARM

S. Mary Byron 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.



GOODWIN

County:	Will
Township:	Wesley
Gross Land Area:	97.9 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$1,027,950.00
Unit Price:	\$10,500 per acre
Productivity Index (PI):	123.5
Buildings:	There are no buildings on this parcel



This 97.9 acre farm has a soil PI of 123.5 with good production. Located to the west of Manteno and to the southeast of Wilmington. The proximity to I-57 provides access to Kankakee, Champaign to the south and Peotone, Frankfort and Chicago to the north.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 97.9 Acre Wesley Farm
Tax ID Number/APN: 08-25-13-300-002-0000
08-25-24-100-003-0000

AREA & LOCATION

School District: Manteno Community School District 5
Location Description: This 97.9 acre parcel is located 8 miles southeast of downtown Wilmington 2.16 miles north of the Kankakee River and 9 miles west of Manteno.
Site Description: This parcel has some undulating areas with 97 acres tillable.
Side of Street: The farm sits on the east of S. Mary Btron Road and to the north and south of Manteno road (W. 9000N road)
Highway Access: Interstate I-57 interchange is located 9 miles to the east.
Road Type: The road is asphalt construction.
Property Visibility: This property sits on Manteno road which has approximately 2300 cars pass by each day.
Largest Nearby Street: Manteno road is adjacent to the property and Rt. 102 is located 2 miles to the south.
Transportation: Amtrak is 13 miles and Metra is 15 miles away. Kankakee regional airport is 17 miles to the south and Midway airport in Chicago is 45 miles.

LAND RELATED

Lot Frontage (Feet): 1341 feet of frontage along Manteno road and 2630 feet along S. Mary Byron Road.
Tillable Acres: Approximately 97 of the 97.9 acres are tillable.
Lot Depth: The lot is 3275 feet from north to south and 1341 feet from west to east.
Flood Plain or Wetlands: There is a small, .35 acres of wetland in the southeast corner of the 97.9 p[arcel. See the Wetlands map for further detail.
Topography: The 97.9 parcel is nearly level. More detail can be seen in the brochure on the Contours, Topography and Hill shade maps.
Soil Type: Elliot Silt Loam (146B)
Ashkum Silty Clay Loam (232A)
Markham Silt Loam (531C2)

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: 08-25-13-300-002-0000 \$638.02
08-25-24-100-003-0000 \$2582.02

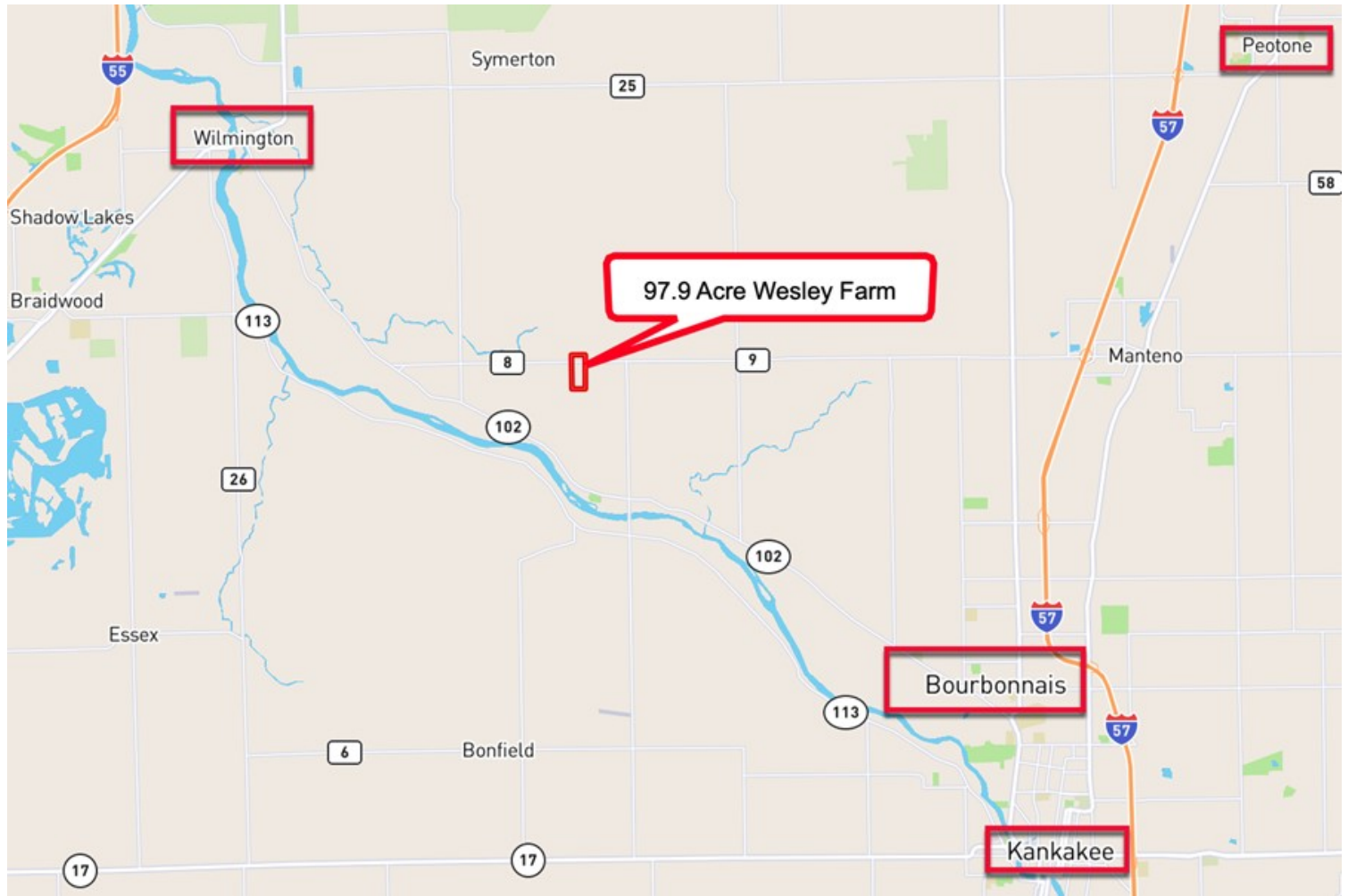
Total taxes paid for 2020 was \$3220.04 or \$32.89 per acre.

Investment Amount: \$1,027,950.00 for the 97.9 Acres or \$10,500.00 per acre

LOCATION

Address: S. Mary Byron Road
Wilmington, IL 60481
County: Will

ROADWAYS MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY



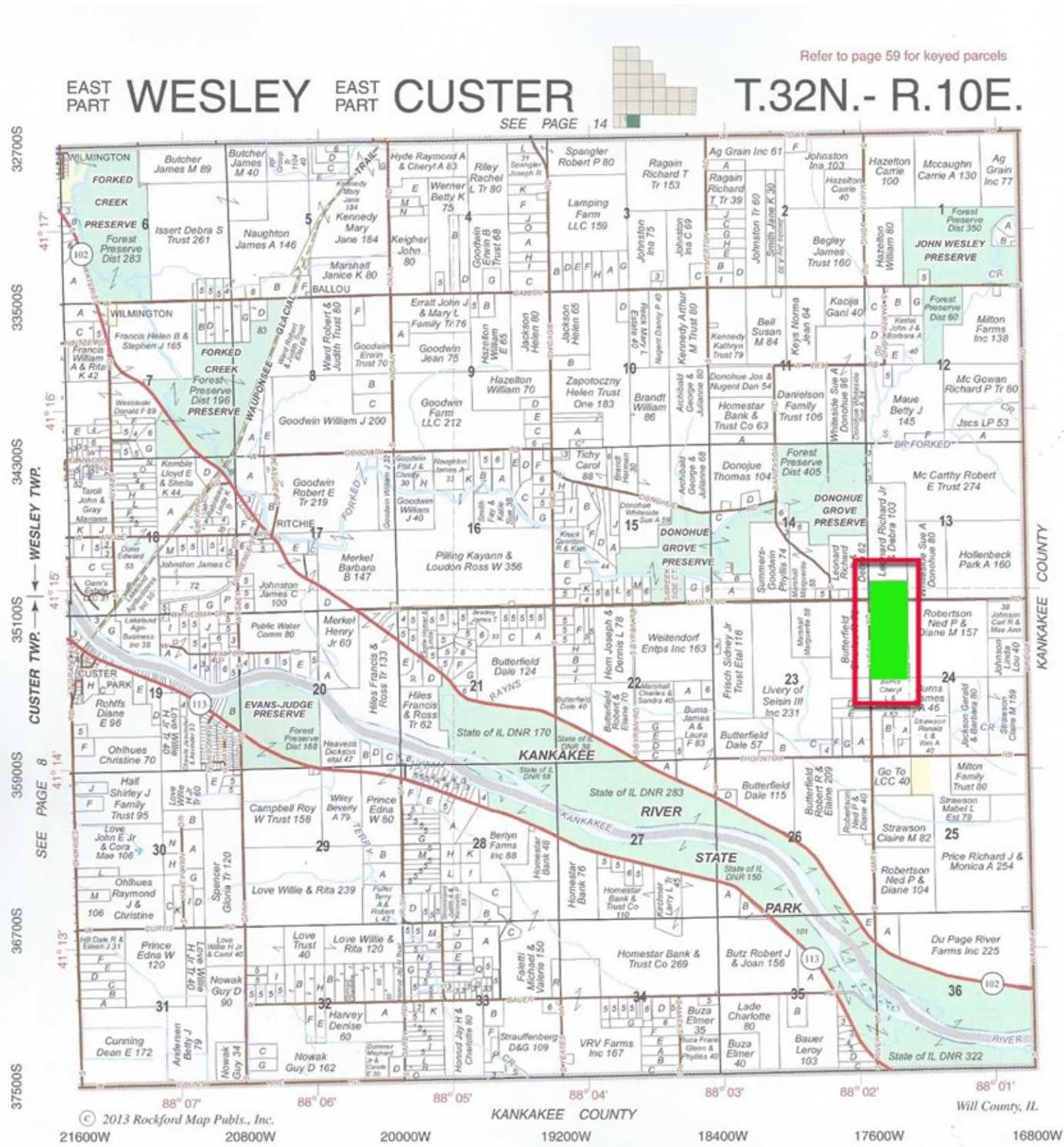
AREA MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY



AERIAL MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY



PLAT MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY



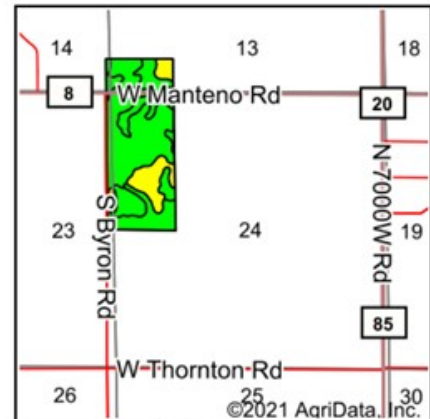
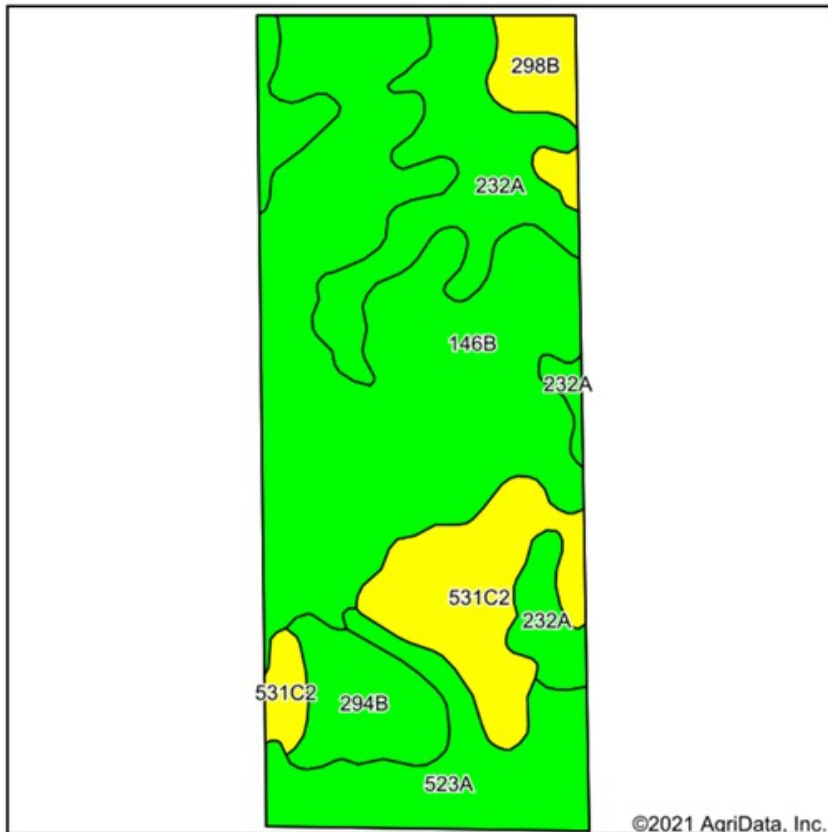
FSA MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY

Aerial Map



SOIL MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **24-32N-10E**
Township: **Wesley**
Acres: **97.9**
Date: **10/7/2021**



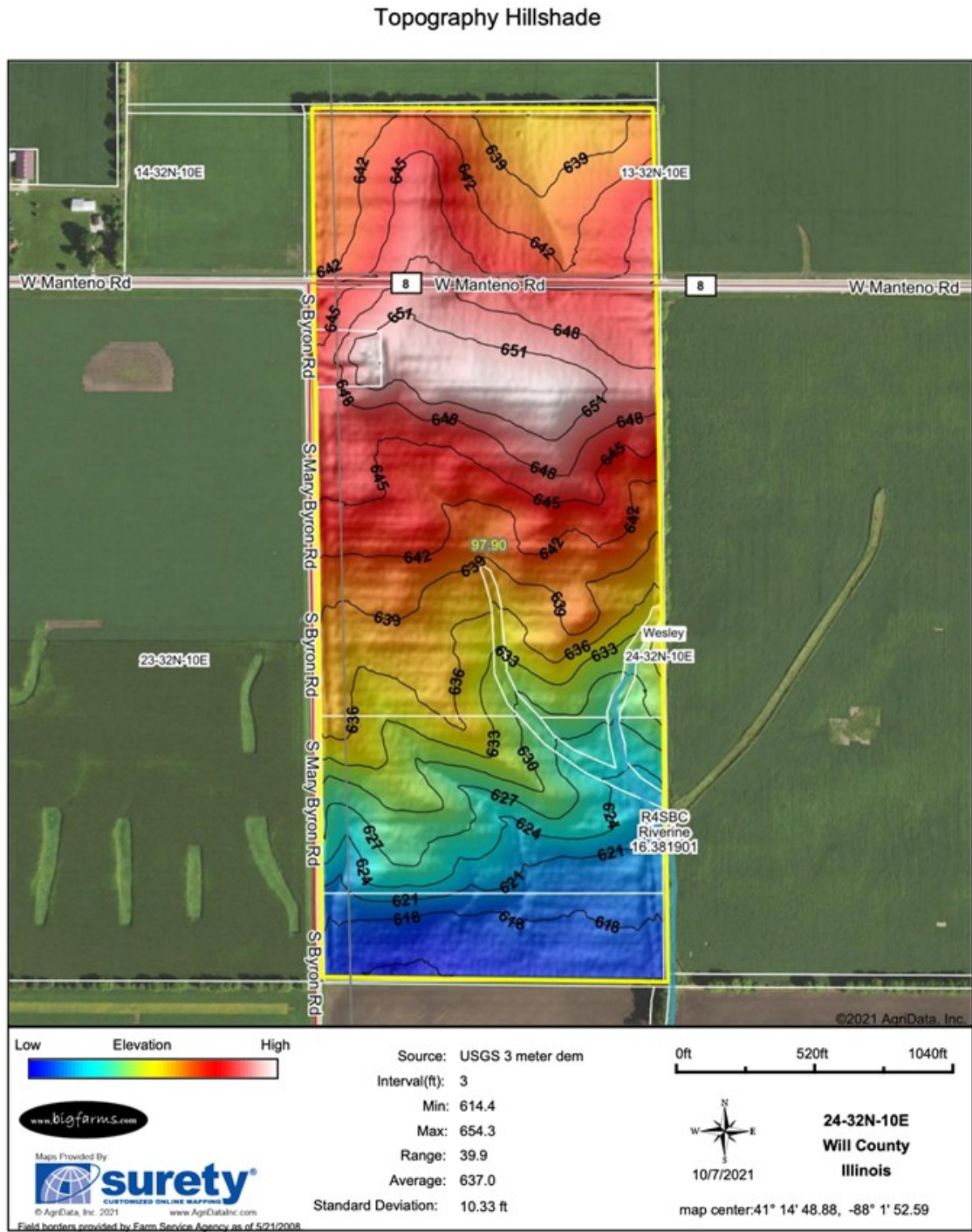
Area Symbol: IL197, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	44.66	45.6%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.65	19.1%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	12.37	12.6%		**147	**48	**108
523A	Dunham silty clay loam, 0 to 2 percent slopes	12.14	12.4%		177	58	132
**294B	Symerton silt loam, 2 to 5 percent slopes	6.30	6.4%		**177	**55	**130
**298B	Beecher silt loam, 2 to 4 percent slopes	3.78	3.9%		**150	**50	**113
Weighted Average					165.8	54	123.5

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

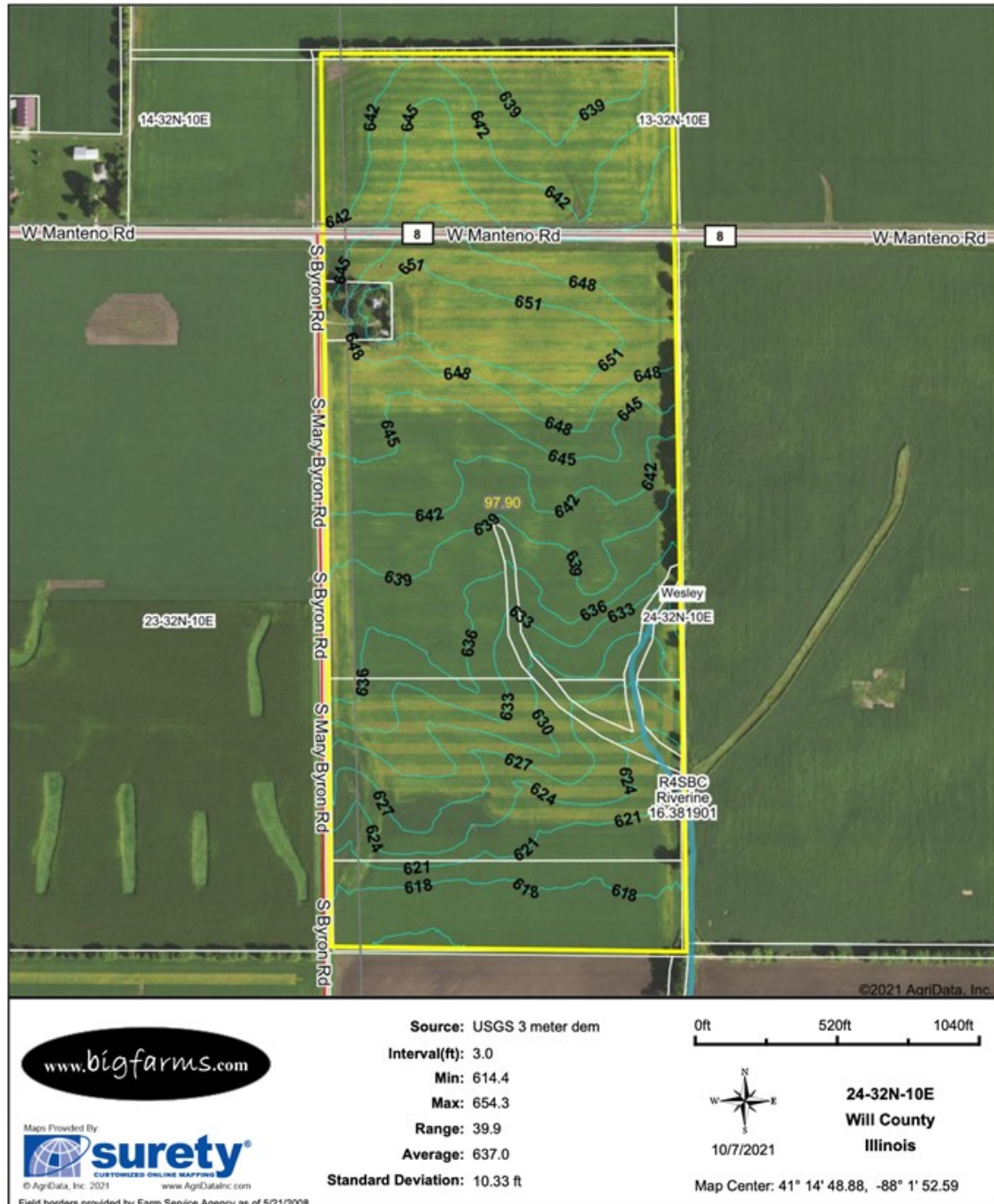
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

HILLSHADE MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY

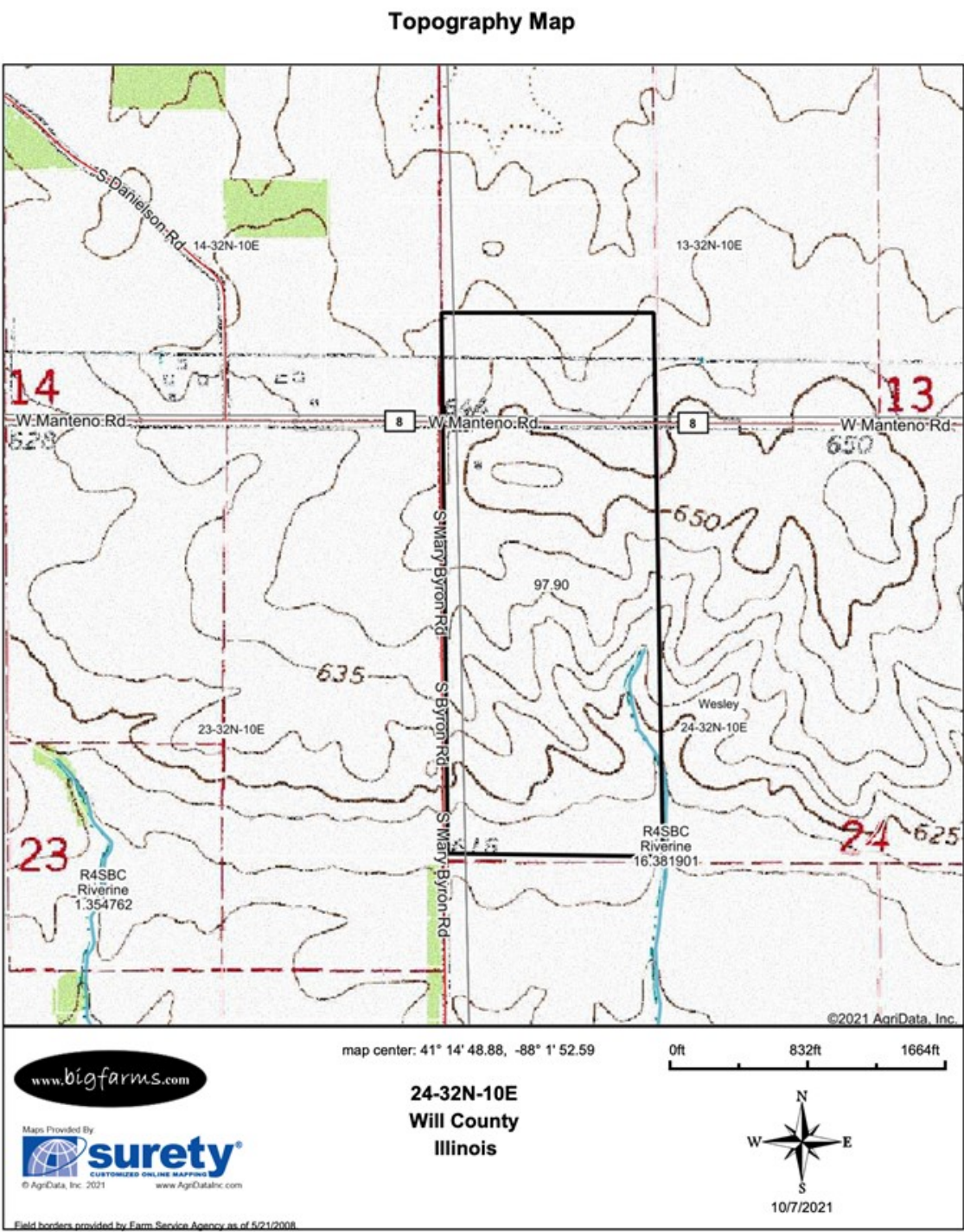


CONTOURS MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY

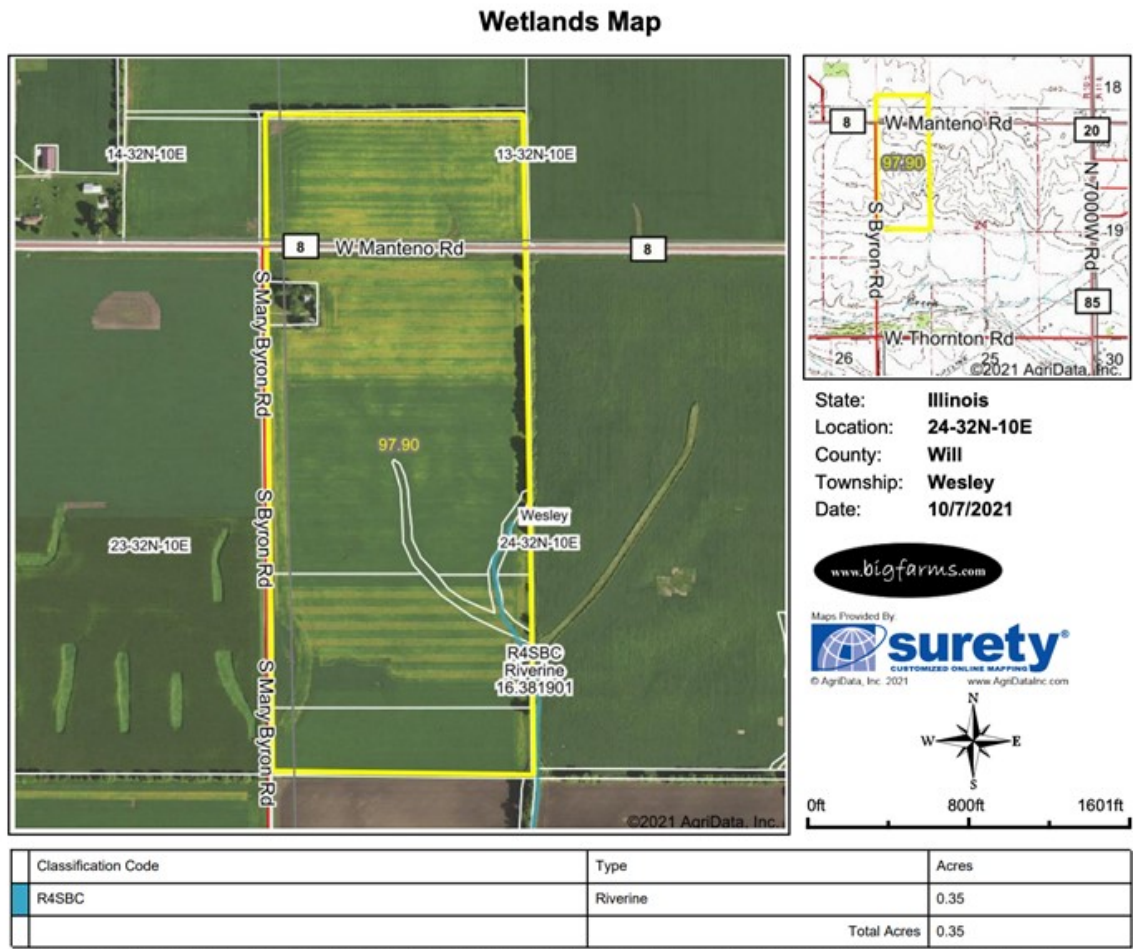
Topography Contours



TOPOGRAPHY MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY



WETLAND MAP 97.9 ACRE WESLEY FARM WESLEY TOWNSHIP WILL COUNTY



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.

DOUGLAS W. DEININGER, ALC 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.



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