

## BAYLES FARM 55 ACRES

Route 126 and County Line Road  
Plainfield IL 60544

For more information contact:

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County:	Will
Gross Land Area:	55 total acres
Property Type:	Farmland
Possible Uses:	Ag Production, Residential, Possible Commercial
Total Investment:	\$1,094,500
Unit Price:	\$19,900 per acre
Soil Productivity Index:	136.4
Buildings:	None
Utilities:	Approximately one mile to utilities
Zoning:	Agriculture



Bayles Farm 55 Acres  
Route 126 and County Line Road, Plainfield, IL

- 55 total acres
- Great corner location on Route 126 & County Line Road, Plainfield
- Comprehensive plan shows the parcel as medium density residential
- Excellent farmland with a PI of 136.41

Beautiful farm on the outskirts of Plainfield. Short distance to zoning and utilities from Plainfield. The land has a nice gentle roll to creek. This is excellent farmland for the short term hold, but also an excellent development location at a busy intersection.

Property Video Available On Website.

PROPERTY PHOTO

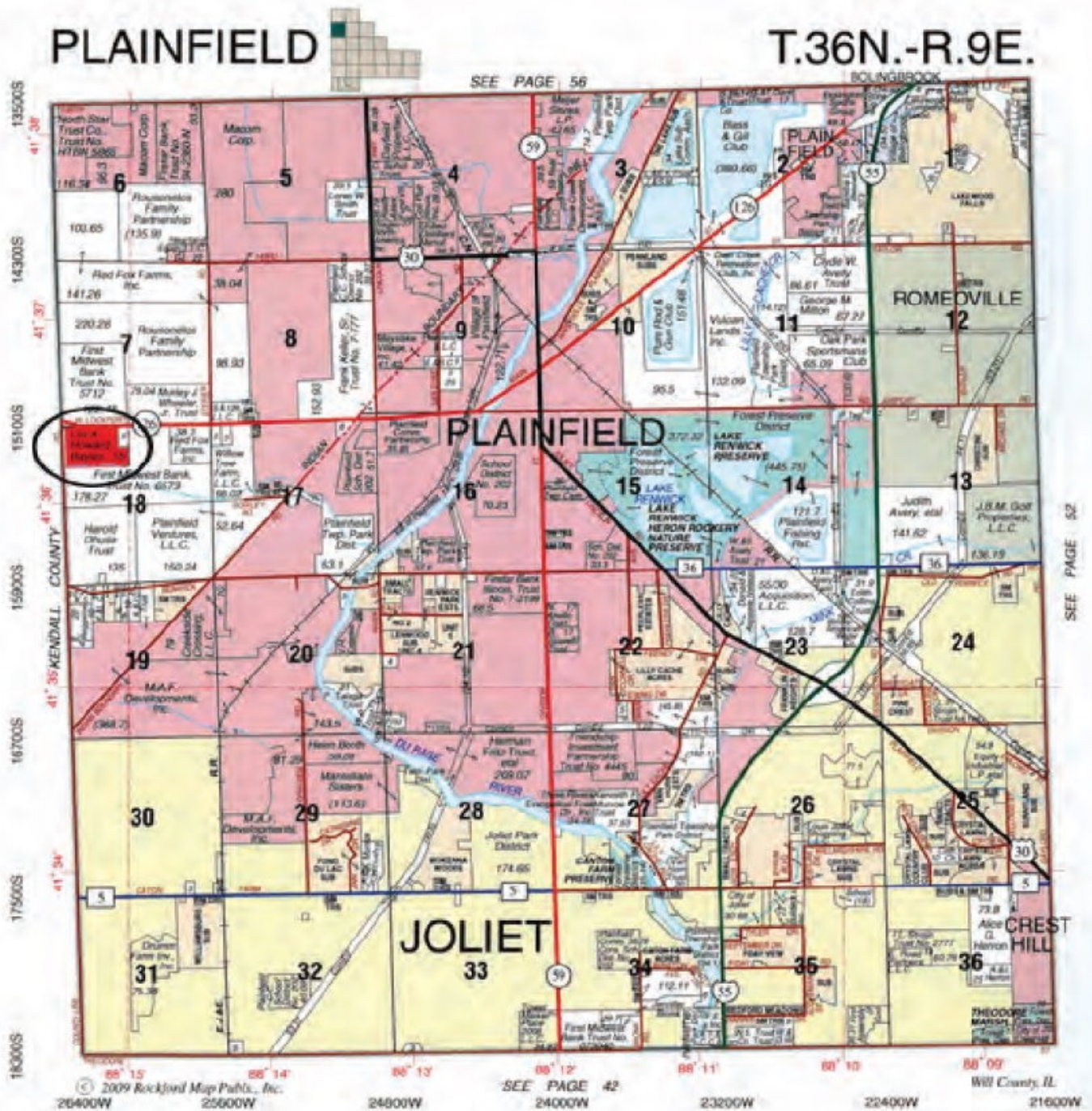


## AERIAL MAP





PLAT MAP



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

## SOILS MAP



State: **Illinois**  
County: **Will**  
Location: **18-36N-9E**  
Township: **Plainfield**  
Acres: **51.32**  
Date: **11/25/2013**

**GOODWIN**



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCSE

Code	Soil Description	Acres	Percent of field	% State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	20.82	40.6%		195	63	144
**541B	Graymont silt loam, 2 to 5 percent slopes	19.17	37.4%		**181	**56	**133
614A	Chenoa silty clay loam, 0 to 2 percent slopes	9.98	19.4%		174	57	129
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.35	2.6%		164	55	123
Weighted Average					184.9	59	138.4

**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 (Updated 1/10/2012)**

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

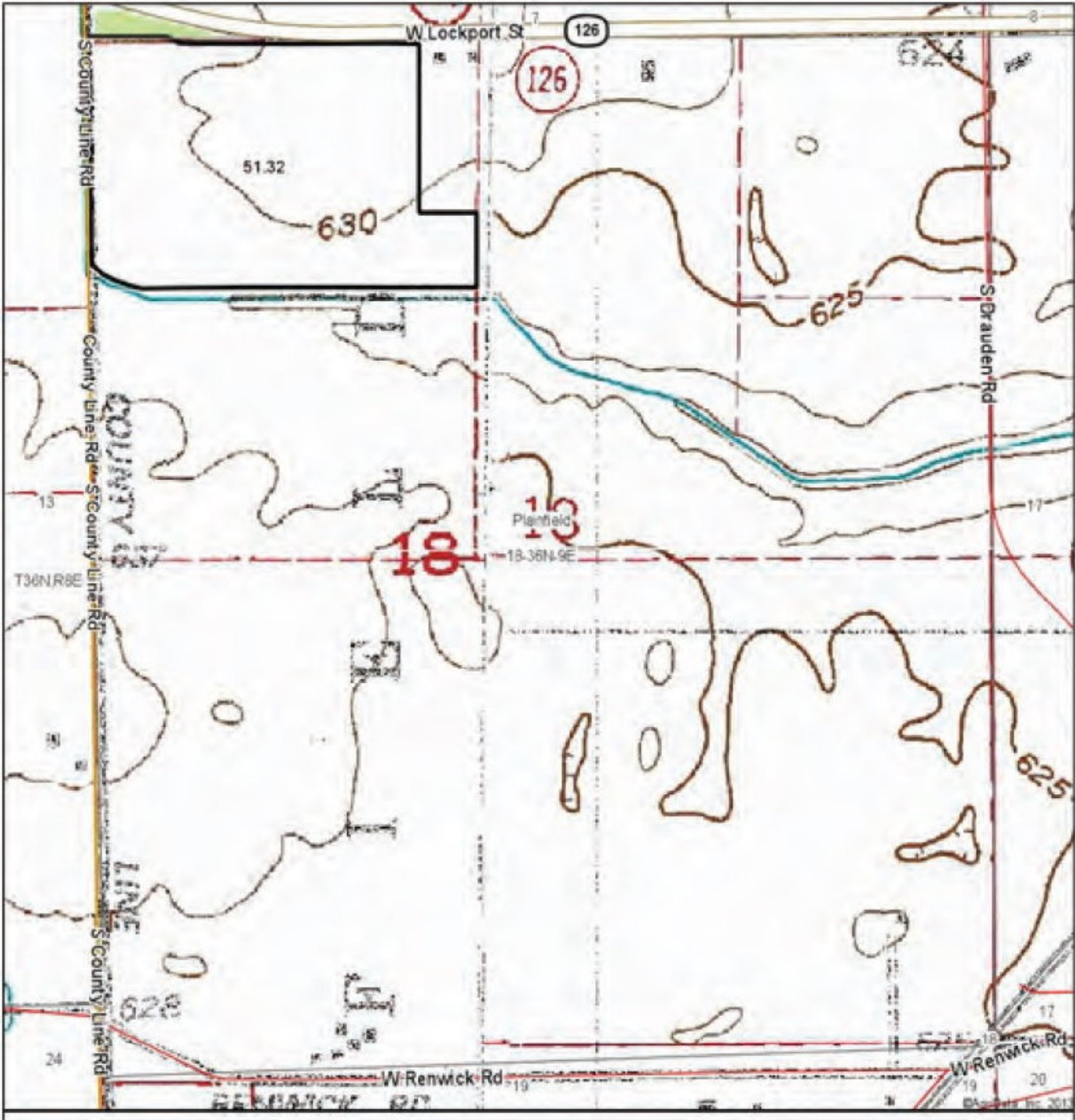
<http://soilproductivity.nres.illinois.edu/>

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

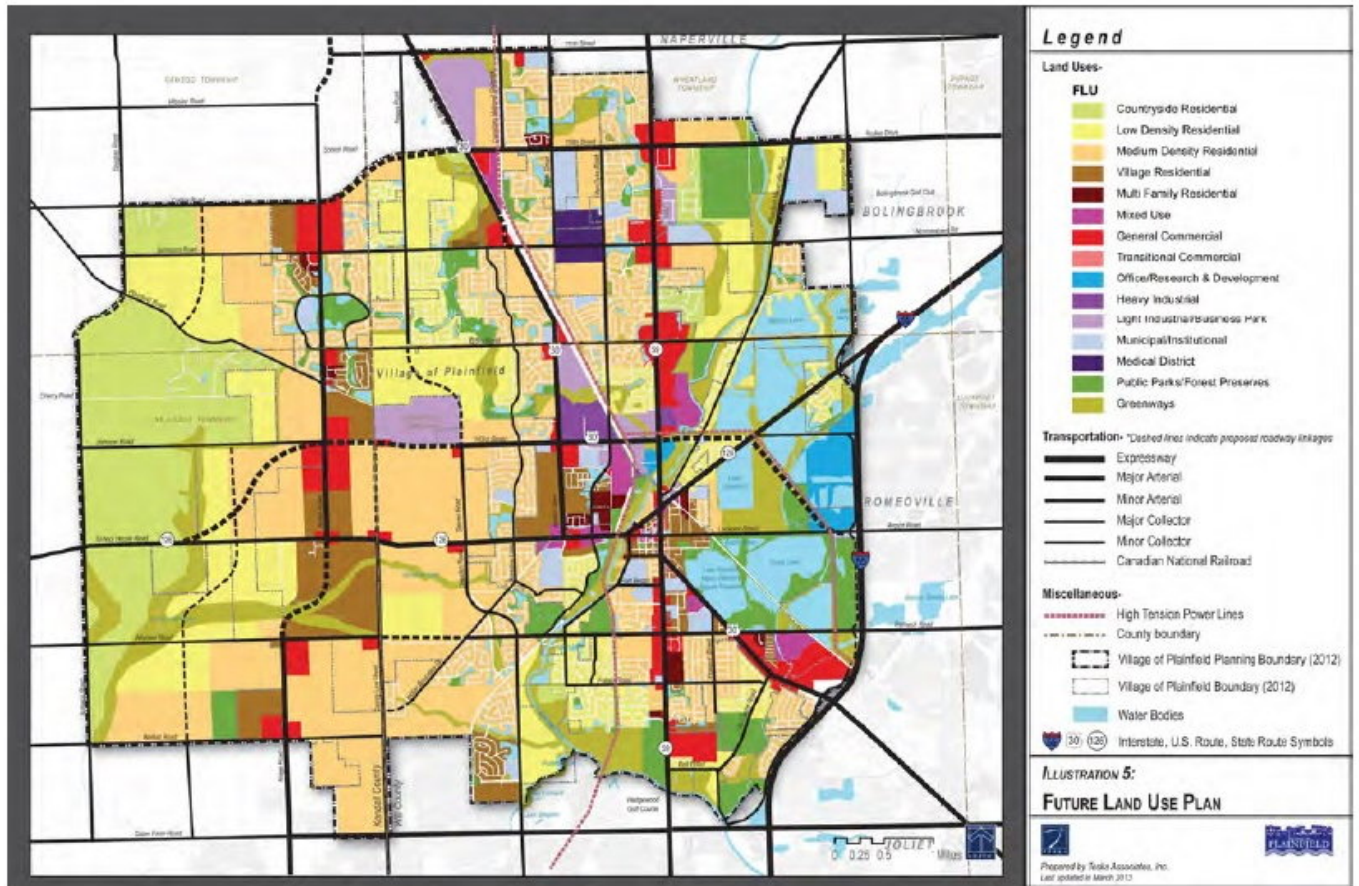
Field borders provided by Farm Service Agency as of 5/21/2006. Aerial photography provided by Aerial Photography Field Office.



TOPOGRAPHY MAP

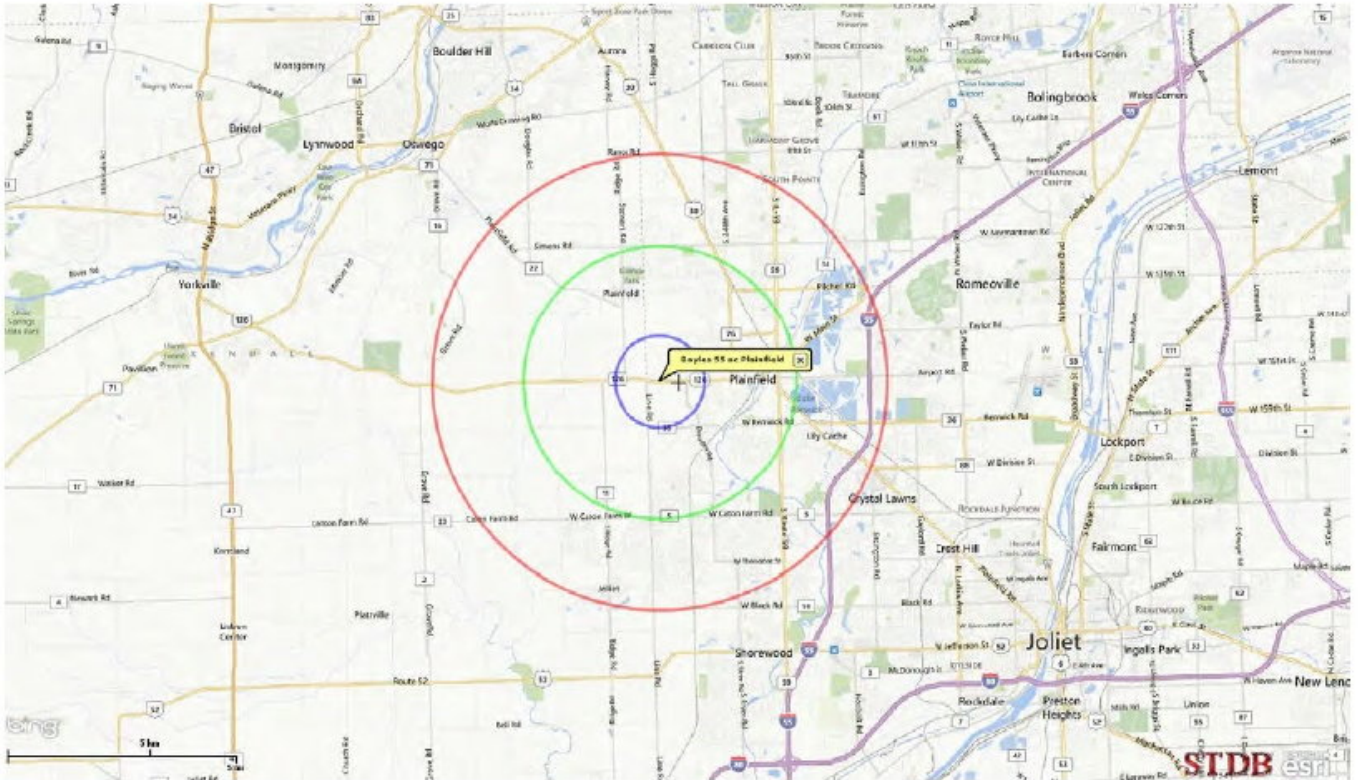


## FUTURE LAND USE





## ROAD MAP





## BAYLE'S FARM PHOTOS



## EXECUTIVE SUMMARY



### Executive Summary

Bayles 55 ac Plainfield  
Rings: 1, 3, 5 mile radii

Prepared by Mark Goodwin

Latitude: 41.607278

Longitude: -88.252375

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	115	13,795	39,445
2010 Population	470	32,195	95,875
2013 Population	496	33,193	98,597
2018 Population	530	34,568	102,438
2000-2010 Annual Rate	15.11%	8.84%	9.29%
2010-2013 Annual Rate	1.68%	0.94%	0.87%
2013-2018 Annual Rate	1.32%	0.82%	0.77%
2013 Male Population	50.0%	49.8%	49.8%
2013 Female Population	50.0%	50.2%	50.2%
2013 Median Age	31.4	32.8	32.3

In the identified area, the current year population is 98,597. In 2010, the Census count in the area was 95,875. The rate of change since 2010 was 0.87% annually. The five-year projection for the population in the area is 102,438 representing a change of 0.77% annually from 2013 to 2018. Currently, the population is 49.8% male and 50.2% female.

#### Median Age

The median age in this area is 32.3, compared to U.S. median age of 37.3.

#### Race and Ethnicity

2013 White Alone	78.9%	81.7%	78.2%
2013 Black Alone	6.8%	6.1%	7.2%
2013 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2013 Asian Alone	7.8%	5.1%	5.4%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	3.8%	4.3%	6.2%
2013 Two or More Races	2.2%	2.5%	2.8%
2013 Hispanic Origin (Any Race)	16.9%	15.6%	18.9%

Persons of Hispanic origin represent 18.9% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.1 in the identified area, compared to 62.1 for the U.S. as a whole.

#### Households

2000 Households	38	4,371	12,625
2010 Households	149	9,423	28,421
2013 Total Households	157	9,696	29,125
2018 Total Households	167	10,086	30,195
2000-2010 Annual Rate	14.75%	7.99%	8.45%
2010-2013 Annual Rate	1.59%	0.88%	0.76%
2013-2018 Annual Rate	1.27%	0.79%	0.72%
2013 Average Household Size	3.16	3.41	3.38

The household count in this area has changed from 28,421 in 2010 to 29,125 in the current year, a change of 0.76% annually. The five-year projection of households is 30,195, a change of 0.72% annually from the current year total. Average household size is currently 3.38, compared to 3.37 in the year 2010. The number of families in the current year is 24,728 in the specified area.



## EXECUTIVE SUMMARY



### Executive Summary

Bayles 55 ac Plainfield  
Rings: 1, 3, 5 mile radii

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Latitude: 41.607278

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$102,428	\$103,090	\$93,874
2018 Median Household Income	\$105,855	\$108,301	\$102,085
2013-2018 Annual Rate	0.66%	0.99%	1.69%
<b>Average Household Income</b>			
2013 Average Household Income	\$111,961	\$115,640	\$106,441
2018 Average Household Income	\$122,783	\$127,812	\$118,365
2013-2018 Annual Rate	1.86%	2.02%	2.15%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$32,868	\$34,022	\$31,481
2018 Per Capita Income	\$35,890	\$37,578	\$34,933
2013-2018 Annual Rate	1.77%	2.01%	2.10%

#### Households by Income

Current median household income is \$93,874 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$102,085 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$106,441 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$118,365 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$31,481 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$34,933 in five years, compared to \$32,073 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	40	4,505	13,200
2000 Owner Occupied Housing Units	35	3,915	11,814
2000 Owner Occupied Housing Units	3	456	810
2000 Vacant Housing Units	2	134	576
2010 Total Housing Units	158	9,909	29,767
2010 Owner Occupied Housing Units	128	8,408	26,065
2010 Renter Occupied Housing Units	21	1,015	2,356
2010 Vacant Housing Units	9	486	1,346
2013 Total Housing Units	164	10,215	30,397
2013 Owner Occupied Housing Units	132	8,540	26,441
2013 Renter Occupied Housing Units	25	1,156	2,684
2013 Vacant Housing Units	7	519	1,272
2018 Total Housing Units	168	10,541	31,594
2018 Owner Occupied Housing Units	142	8,978	27,618
2018 Renter Occupied Housing Units	25	1,108	2,578
2018 Vacant Housing Units	1	455	1,399

Currently, 87.0% of the 30,397 housing units in the area are owner occupied; 8.8%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 29,767 housing units in the area - 87.6% owner occupied, 7.9% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 0.94%. Median home value in the area is \$232,402, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 1.90% annually to \$255,365.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Bayles Farm 55 Acres  
Route 126 and County Line Road, Plainfield, IL

**Tax ID Number/APN:** 06-03-18-100-003-0000

**Possible Uses:** Zoning is Agriculture and the land is currently being farmed. Current tenant is interested in farming for the next owner. The Plainfield comprehensive plan is included with this brochure and shows this parcel as medium density residential. It is broker's opinion that a small portion of this site could be used for commercial development.

**Zoning:** Agricultural

**Sale Terms:** All cash.

### AREA & LOCATION

**School District:** Plainfield Community Unit School District #202

**Location Description:** Only  $\frac{3}{4}$  of a mile from current Village of Plainfield city limits. 2.5 miles West of Rt. 59, two access points to I-55 within 5 miles. 10.8 miles to I-80 in Minooka. This is an excellent location at the SE corner of Rt. 126 and County Line road.

**Site Description:** 51.3 tillable acres with a Productivity index (PI) of 136.4  
This is a great corner location. It is within a short distance of annexation and utilities from the Village of Plainfield. Comprehensive plan shows medium density residential.

**Side of Street:** Southeast corner of intersection

**Highway Access:** Two access points to I-55 within 5 miles. 10.8 miles to I-80 in Minooka.

**Road Type:** Highway and Blacktop

**Property Visibility:** Excellent visibility on both Rt. 126 & County Line Road.

**Largest Nearby Street:** Route 126

### LAND RELATED

**Lot Frontage (Feet):** The property has approximately 880 feet of frontage on Rt. 126 and 1255 feet of frontage along County Line Road.

**Tillable Acres:** 51.3 tillable acres with a Productivity index (PI) of 136.4

**Buildings:** None

**Zoning Description:** Agriculture

**Flood Plain or Wetlands:** Potentially small area considered flood plain at the south end of the property along drainage ditch.

**Topography:** Gentle roll to the south.

**Soil Type:** Very good class A soils, soil map included with this brochure.

**Available Utilities:** Approximately one mile to utilities.

### FINANCIALS

**Real Estate Taxes:** 06-03-18-100-003-0000  
\$1,496.40 or \$27.20 per acres for 2012, paid in 2013.

**Investment Amount:** \$1,094,500 or \$19,900 per acre

### LOCATION

**Address:** Route 126 and County Line Rd, Plainfield IL

**County:** Will



## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 Land Broker of the Year in 2011 by the Illinois RLI Chapter.



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