

BRISBIN RD 108 ACRES

14933-15097 Brisbin Road
Minooka IL 60447

For more information contact:

Mark Goodwin
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GOODWIN



County:	Kendall
Township:	Lisbon
Gross Land Area:	108.59 Acres
Property Type:	Vacant Farmland
Possible Uses:	Farming or Estate Residential
Total Investment:	\$950,400.00
Unit Price:	\$8,800 per acre
Soil Productivity Index:	118.9 Productivity Index
Buildings:	None
Utilities:	Electric
Zoning:	Agriculture



- 108 Acres on Brisbin road only six miles north of the I-80 & Brisbin road interchange.
- The farm has two building permits available from Kendall County.
- Minooka High School and Grade School District.
- Easy access to I-80, I-55 and only half a mile south of Rt. 52.
- Good level farmland with no buildings.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Brisbin road 108 Acre Farm
Tax ID Number/APN: 08-24-200-003
Possible Uses: Farming or estate residential. The farm has two building permits according to the Kendall County building department.
Zoning: Agriculture
Sale Terms: Cash at Closing

AREA & LOCATION

School District: Minooka Grade School District 201
Minooka High School District 111
Location Description: West side of Brisbin road only half a mile south of Rt. 52.
Site Description: Level farmland, no buildings included with this parcel. High line towers are at the west side of the property.
Side of Street: West side of Brisbin road
Highway Access: Many highway options.
I-80 is approximately six miles south with full interchange access.
Rt. 52 is half mile north
I-55 is approximately seven miles east in Shorewood.
Rt. 47 is only four miles west
Road Type: Tar & chip road
Property Visibility: 1963 feet of visibility on Brisbin road.
Largest Nearby Street: IL Rt. 52
Transportation: Many highway options

LAND RELATED

Lot Frontage (Feet): 1963 feet of frontage on Brisbin road.
Yield History: FSA Base Yield & Acres:
Corn 111 Bu/ac 54.5 base acres
Soybeans 27 Bu/ac 54.6 base acres
Tillable Acres: Base acres are 109.1
Lot Depth: Approximately 2386 feet.
Buildings: None
Zoning Description: Agriculture zoning with two allowed building permits.
Flood Plain or Wetlands: None known
Topography: Level
Soil Type: Swygert silty clay loam (91A)
Bryce silty clay (235A)
Available Utilities: Electric

FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: The 2014 real-estate taxes payable in 2015 are \$1,336.12 or \$12.30 per Acre.
Investment Amount: PRICE REDUCED! NOW \$8,800/AC Total price of \$950,400.

LOCATION

Address: 14933-15097 Brisbin Road
County: Kendall County, Lisbon Township
MSA: Chicago-Joliet



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AERIAL MAP OF BRISBIN ROAD 108 ACRES LISBON TOWNSHIP, KENDALL COUNTY



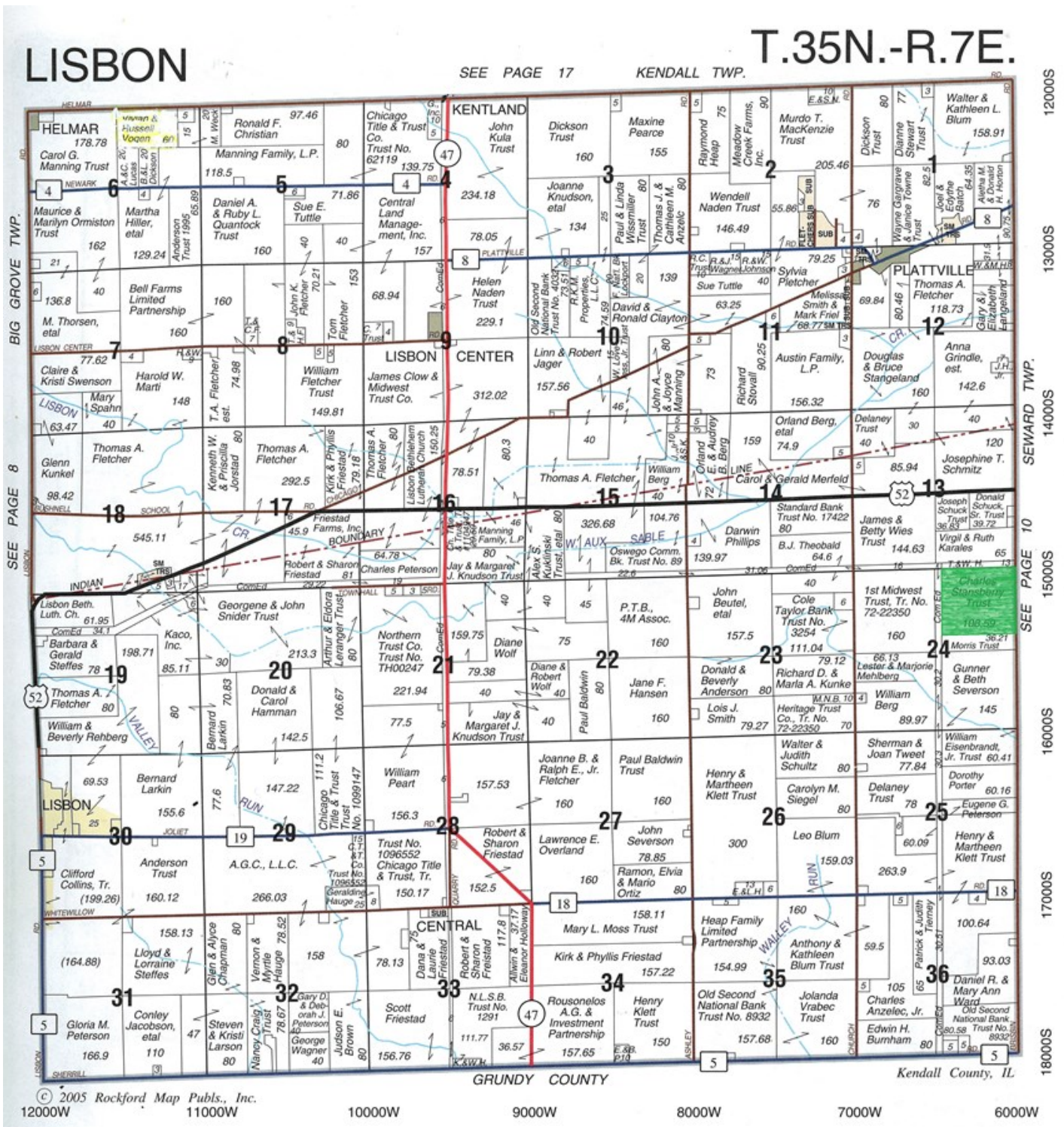
AERIAL MAP OF THE BRISBIN ROAD 108 ACRES, LISBON TOWNSHIP, KENDALL COUNTY



LOCATION MAP FOR BRISBIN ROAD 108 ACRE FARM, LISBON TOWNSHIP, KENDALL COUNTY



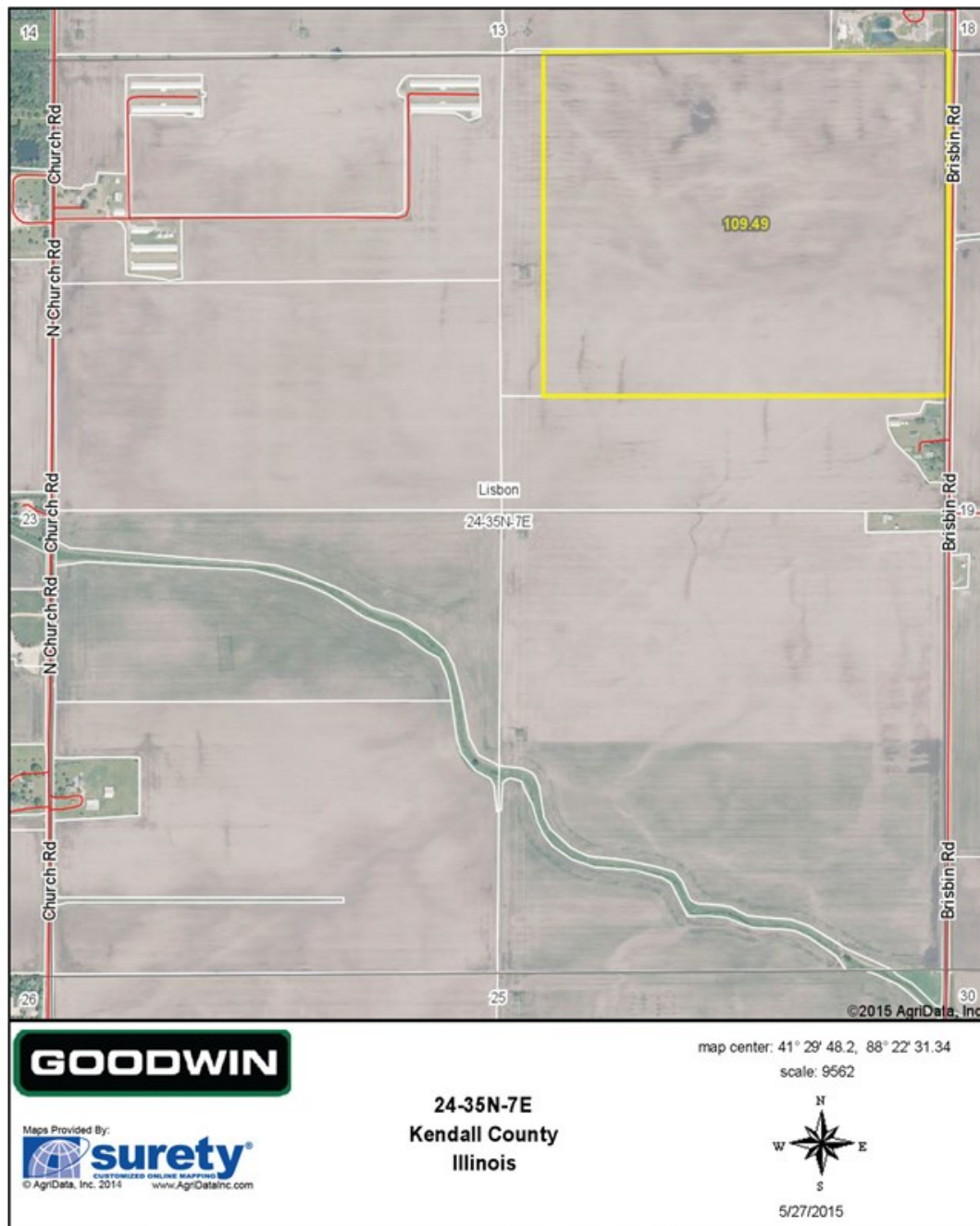
PLAT MAP OF 108 AC BRISBIN ROAD FARM, LISBON TOWNSHIP, KENDALL COUNTY



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

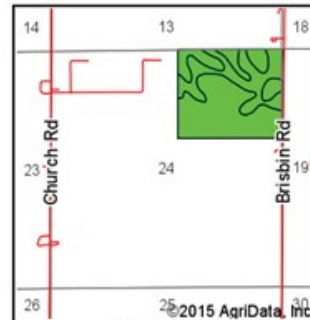
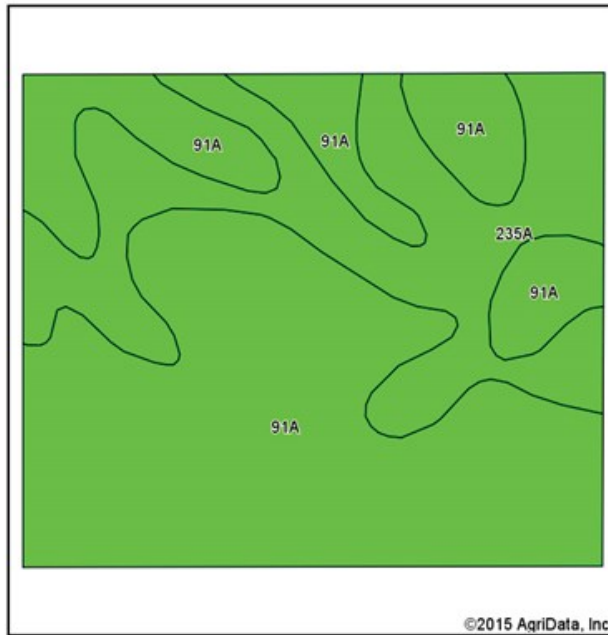
FSA MAP FOR 108 ACRES OF FARMLAND ON BRISBIN ROAD LISBON TOWNSHIP KENDALL COUNTY

Aerial Map



SOIL MAP OF 108 ACRES BRISBIN ROAD FARM, LISBON TOWNSHIP KENDALL COUNTY

Soil Map



State: Illinois
County: Kendall
Location: 24-35N-7E
Township: Lisbon
Acres: 109.49
Date: 5/27/2015

GOODWIN

Maps Provided By:
surety
CUSTOMER'S ONLINE MAPS
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Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 10						
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A
91A	Swygert silty clay loam, 0 to 2 percent slopes	76.64	70.0%		158	52
235A	Bryce silty clay, 0 to 2 percent slopes	32.85	30.0%		162	54
Weighted Average					159.2	52.6
						118.9

Area Symbol: IL093, Soil Area Version: 10

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/>

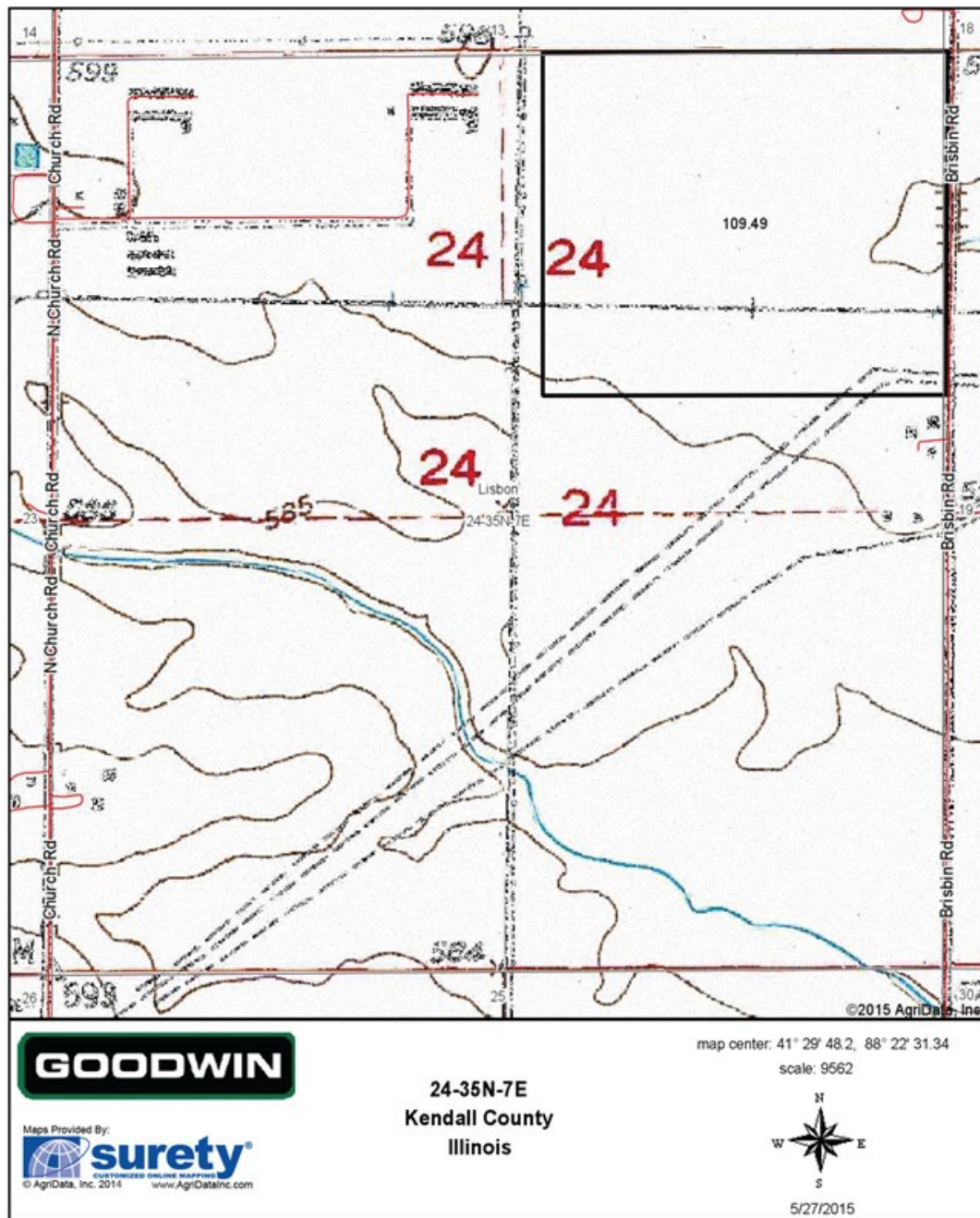
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP OF 108 ACRES BRISBIN ROAD FARM, LISBON TOWNSHIP, KENDALL COUNTY

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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.



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