

BUTTERFIELD FARMS

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:	Custer
Gross Land Area:	293 Acre in 4 Parcels
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$2,637,000.00
Unit Price:	\$9,000 per acre
Productivity Index (PI):	114.9
Buildings:	There are no buildings on these parcels.
Utilities:	Electric, Well and septic system needed for future buildings



This beautiful farmland is located in Custer Township in Will County just west of the Kankakee River State Park. The farm is available in four parcels, 113 acres, 115 acres, 40 acres and 25 acres. The farms have good road frontage and some development potential. Other attractions in the area are the Midewin National Tall Grass Prairie, The Abraham Lincoln National Cemetery and the Kankakee River State Park. This farmland is mostly tillable ground with good agricultural production. It also has some hunting and development potential.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Butterfield Farms
Tax ID Number/APN: 08-25-21-200-015-0000 Parcel #1
08-25-22-300-001-0000 Parcel #2
08-25-26-100-006-0000 Parcel #3
08-25-23-300-001-0000 Parcel #4
Possible Uses: Agriculture/Farming and possible development
Zoning: All parcels are zoned A-1 Agriculture.

AREA & LOCATION

School District: Wilmington Community Unit School District 209U
Location Description: Beautiful location near the Kankakee River and the Kankakee River State Park and the Smith Islands. The Midwestern National Tallgrass Prairie, and the Abraham Lincoln National Cemetery are all near the properties. The parcels are on IL. Rt. 102.
Site Description: This farmland has good agricultural production with a soil PI of 114.9, but can also be developed into smaller building sites.
Side of Street: The farms sit on the north side of IL. Route 102
Highway Access: The property is on IL Rt. 102
5.8 miles to Rt. 53 in Wilmington
9.3 miles to I-55 at River road.
22 miles north to I-80 & Rt. 53
17.5 miles to I-57 at Peotone
Road Type: Asphalt blacktop
Property Visibility: This property has high visibility on IL Rt 102 with around 6000 feet of frontage with 4400 vehicles passing each day.
Largest Nearby Street: IL. Route 102
Transportation: Chicago Midway Airport is 52 miles away. The Metra train station is in Manhattan, IL 20 miles to the north.

LAND RELATED

Lot Frontage (Feet): There is approximately 6000 feet of frontage along IL.Route 102 and 2400 feet along West Thornton road
Tillable Acres: The estimated tillable acres of all four parcels is 235.7 acres out of 293 total acres.
Lot Depth: Parcel #1 is 2100 feet deep south to north
Parcel #2 is 1200 feet deep south to north
Parcel #3 is 2100 feet deep south to north
Parcel #4 is 1286 feet deep south to north
Buildings: There are no buildings on this farmland.
Flood Plain or Wetlands: Some of the farm has FEMA Flood plain and Wetlands. Please see the brochure for more detail.
Topography: The farmland is relatively flat with some gently rolling land. See the brochure Contours, Hillshade and Topography maps for further detail.
FSA Data: Parcel 1 113 Acres with approximately 66.8 Tillable acres, balance in timber & creek
Parcel 2 40 Acres with 38.4 Tillable acres.
Parcel 3 115 Acres with 111 Tillable acres.
Parcel 4 25 Acres with an estimated 21 tillable acres
Wheat PLC Yield 48
Corn PLC Yield 145
Soybeans PLC Yield 41
Soil Type: Fox Silt Loam (327B)
Dunham Silty Clay (523A)
Bowes Silt Loam (792A)
Martinsville Loam (570B)

Available Utilities: Electric

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020

Real Estate Taxes: 08-25-21-200-015-0000 Parcel #1 \$1233.76 or \$10.92 per acre
08-25-22-300-001-0000 Parcel #2 \$775.94 or \$19.40 per acre
08-25-26-100-006-0000 Parcel #3 \$2256.68 or \$19.54 per acre
08-25-23-300-001-0000 Parcel #4 \$674.34 or \$ 16.86 per acre

Investment Amount: The total investment for this parcels is: \$2,637,000 or \$9000.00 per acre

LOCATION

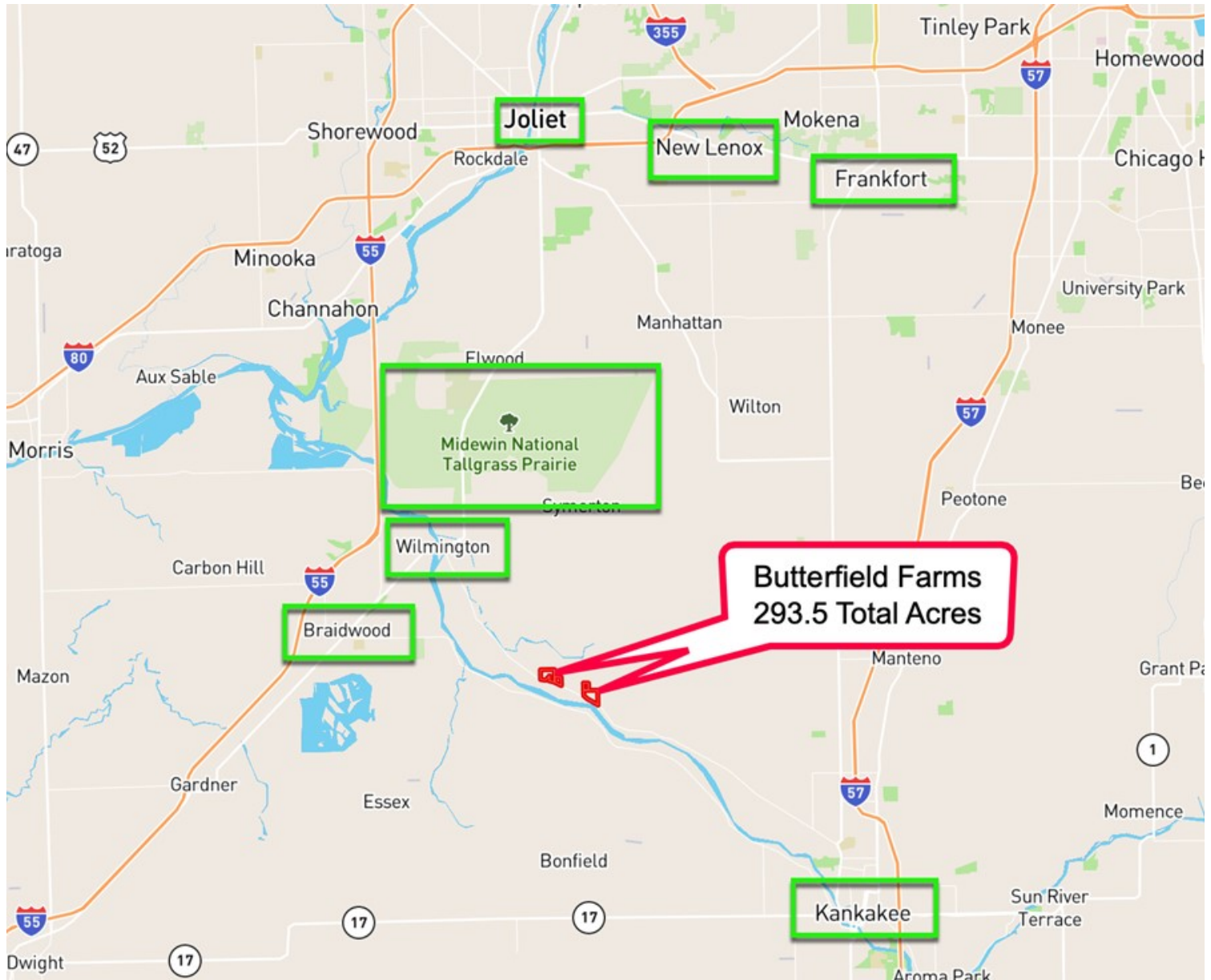
Address: IL. Route 102
Wilmington, IL 60481

County: Will



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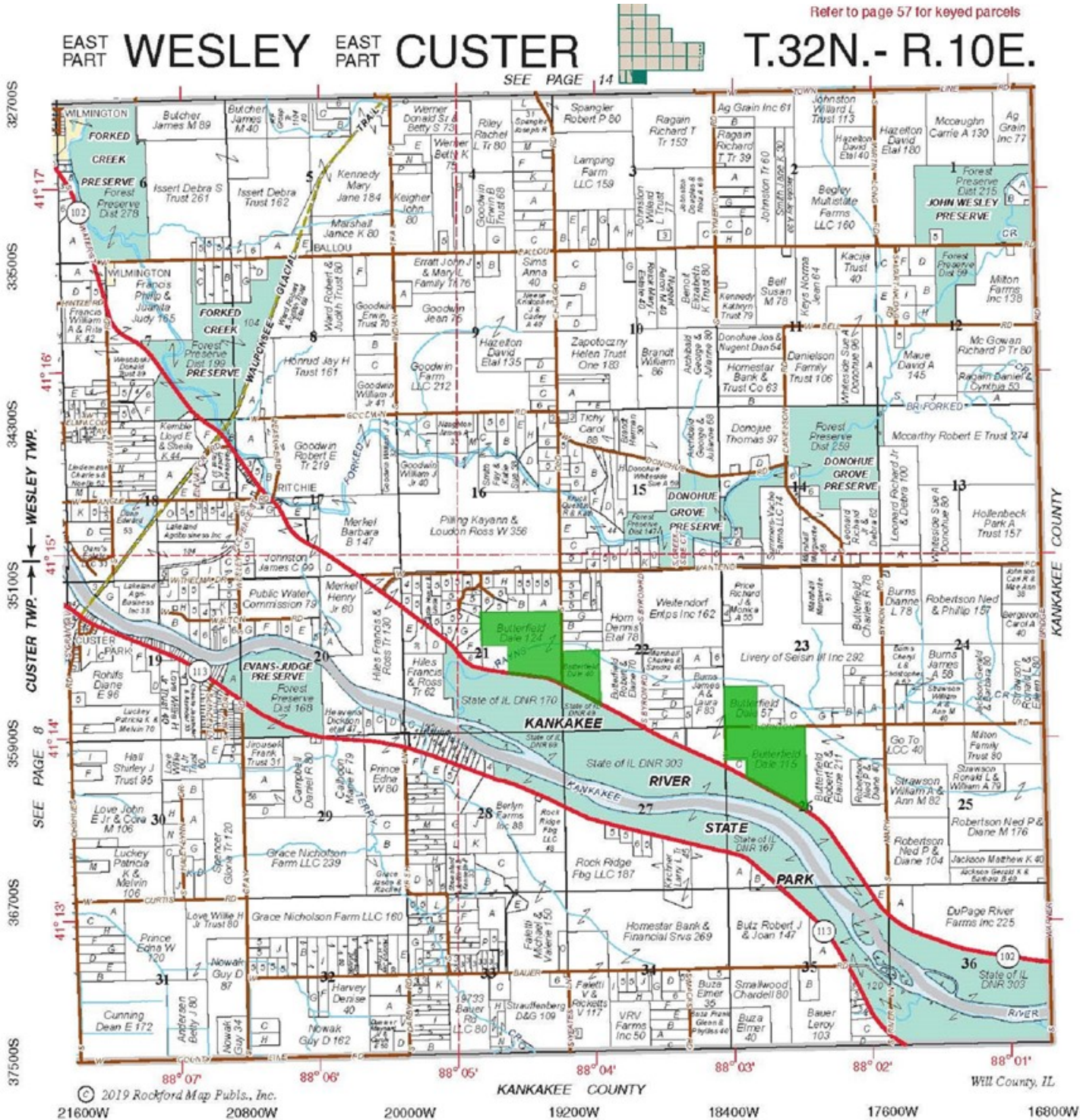
ROADWAY MAP BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



AERIAL MAP BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

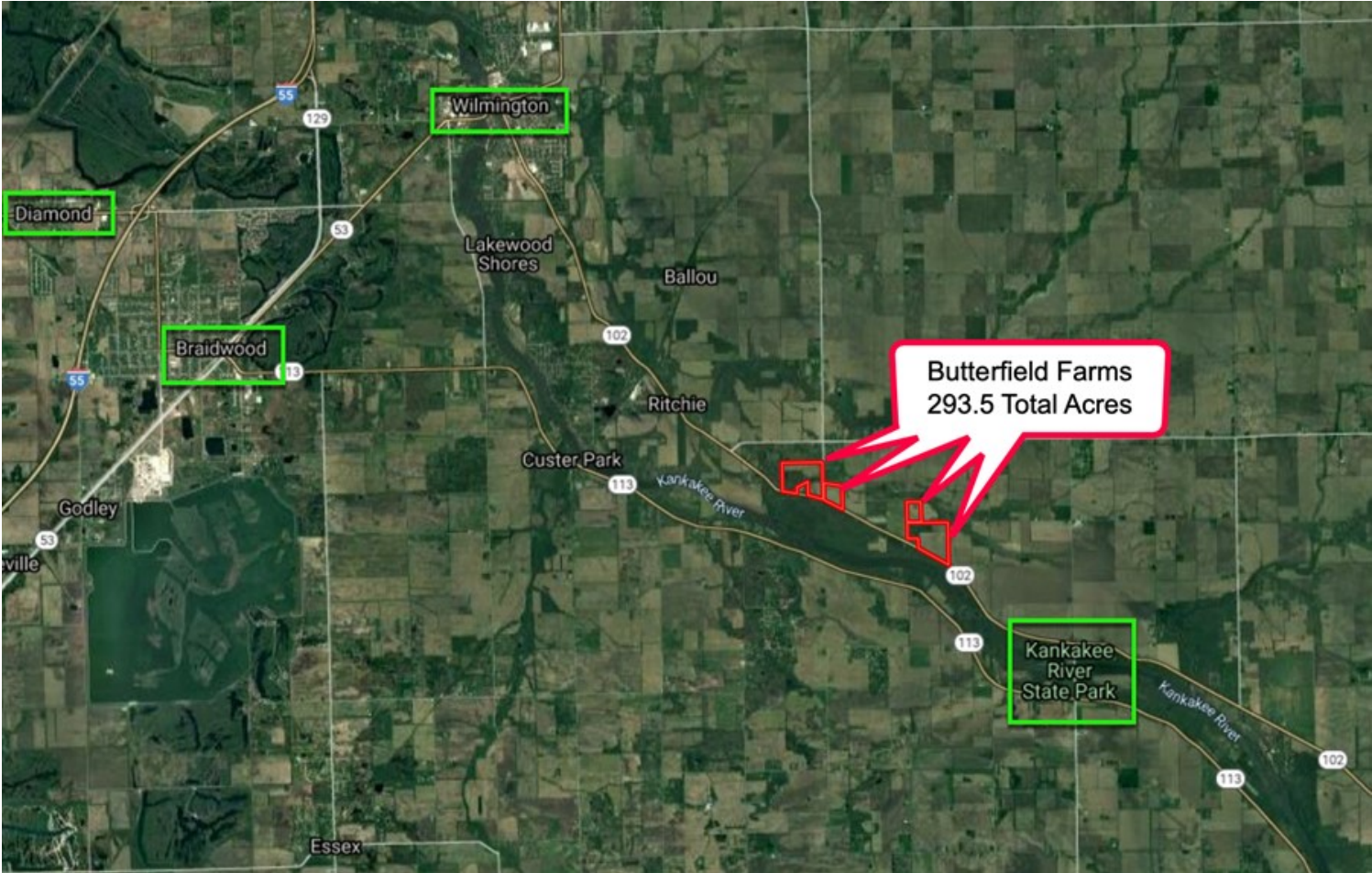


PLAT MAP OF CUSTER TOWNSHIP WILL COUNTY ILLINOIS



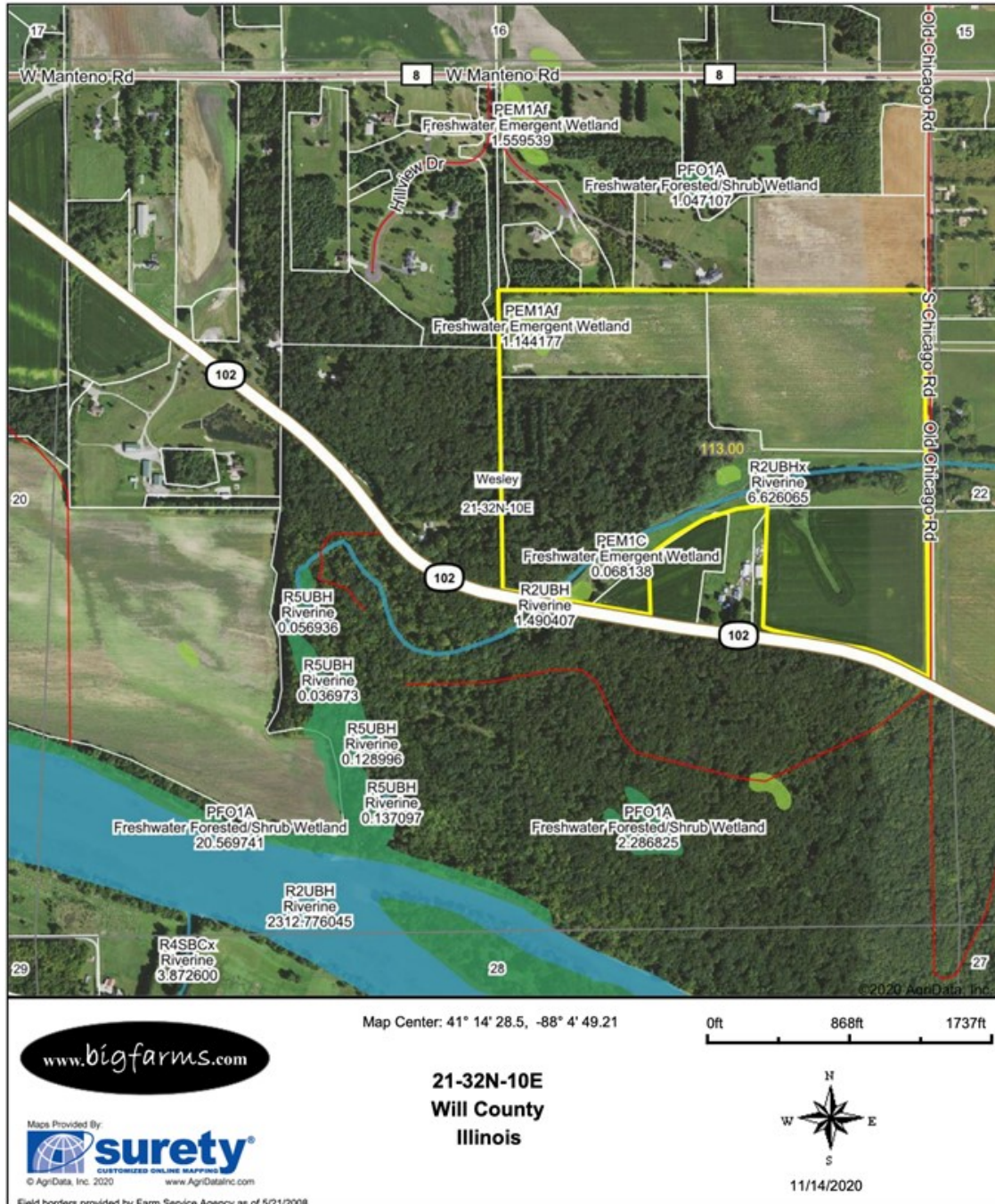
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AREA MAP BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



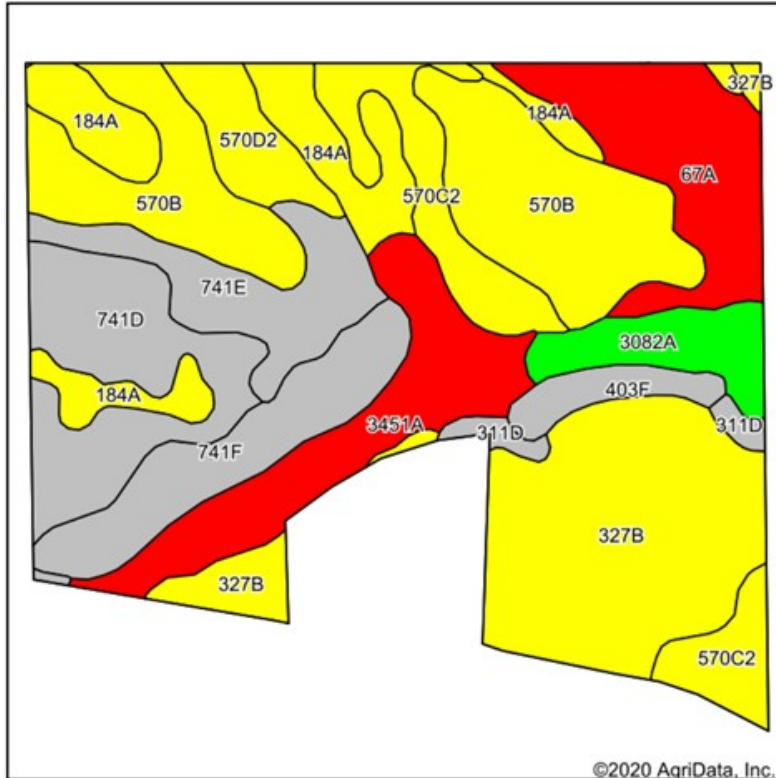
FSA MAP PARCEL #1 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Aerial Map



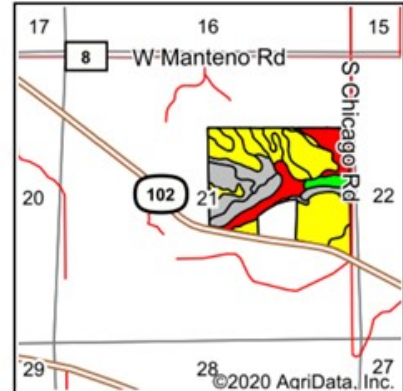
SOIL MAP PARCEL #1 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Will**
 Location: **21-32N-10E**
 Township: **Wesley**
 Acres: **113**
 Date: **11/14/2020**

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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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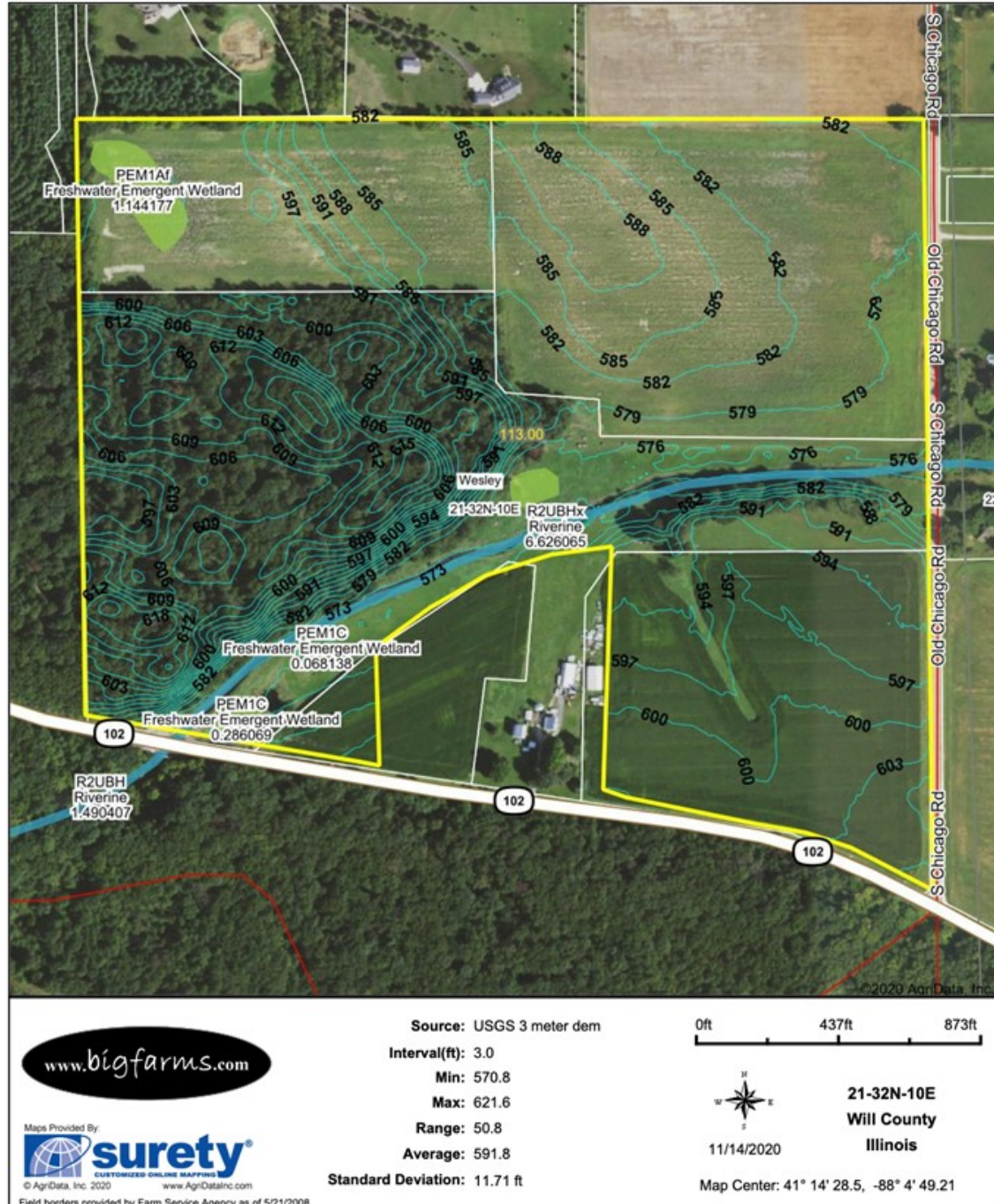


Area Symbol: IL 197, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**327B	Fox silt loam, 2 to 4 percent slopes	20.67	18.3%		**148	**48	**108
**570B	Martinsville loam, 2 to 4 percent slopes	18.64	16.5%		**153	**49	**113
**741D	Oakville fine sand, 6 to 12 percent slopes	10.67	9.4%		**104	**37	**80
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	10.11	8.9%		190	61	140
184A	Roby fine sandy loam, 0 to 2 percent slopes	9.53	8.4%		145	50	111
67A	Harpster silty clay loam, 0 to 2 percent slopes	9.42	8.3%		182	57	133
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	8.25	7.3%		**147	**47	**108
**741F	Oakville fine sand, 20 to 30 percent slopes	7.78	6.9%		**86	**30	**66
**741E	Oakville fine sand, 12 to 20 percent slopes	6.87	6.1%		**93	**33	**71
3082A	Millington silt loam, 0 to 2 percent slopes, frequently flooded	4.18	3.7%		171	54	125
**570D2	Martinsville loam, 6 to 12 percent slopes, eroded	3.47	3.1%		**144	**46	**106
**403F	Elizabeth silt loam, 20 to 30 percent slopes	2.23	2.0%		**61	**22	**47
**311D	Ritchey silt loam, 6 to 12 percent slopes	1.18	1.0%		**107	**36	**81
Weighted Average					141.9	46.5	105.3

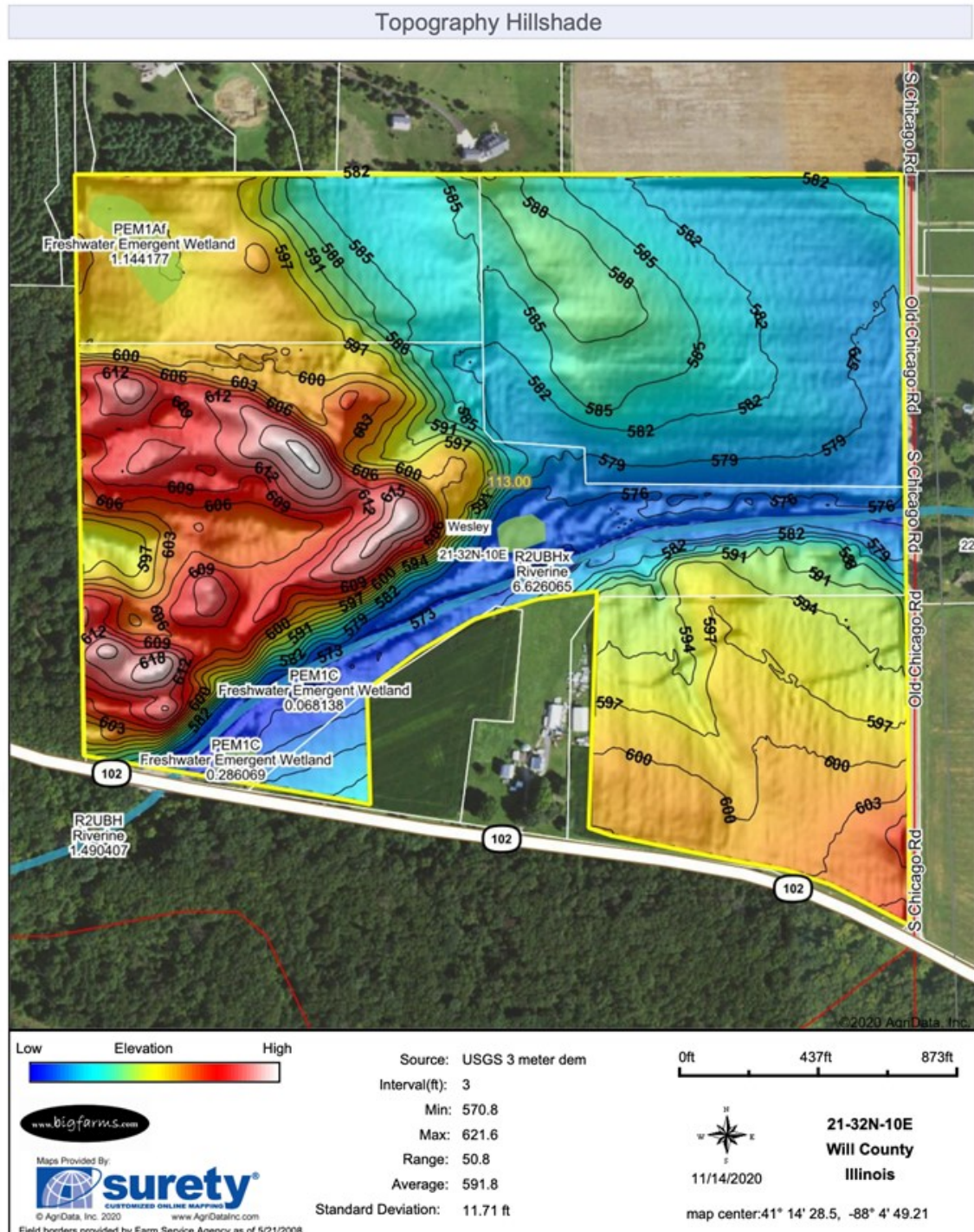
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

CONTOURS MAP PARCEL #1 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Topography Contours

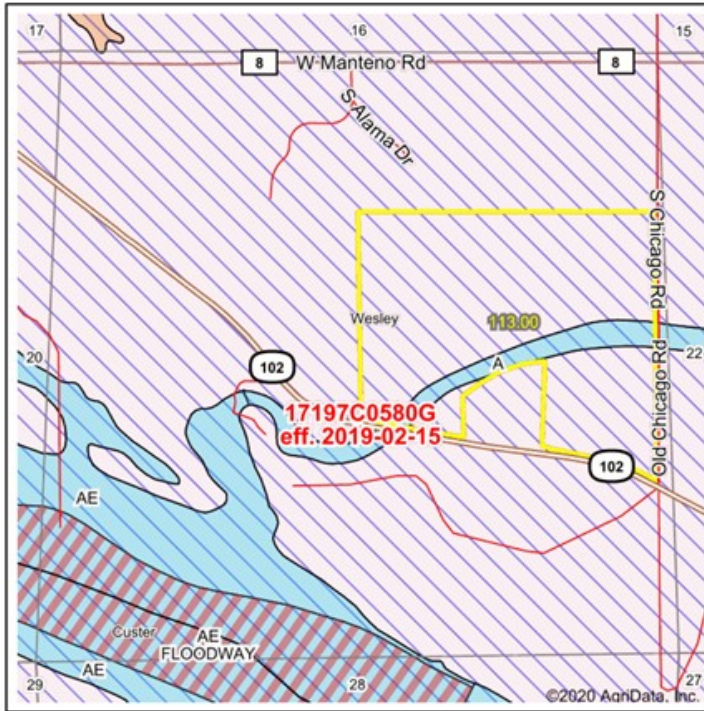


HILLSHADE MAP PARCEL #1 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



FEMA REPORT PARCEL #1 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

FEMA Report



State: IL Acres: 113
County: Will Date: 11/14/2020
Location: 21-32N-10E
Township: Wesley



Maps Provided By:
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	113	100%
Total				113	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

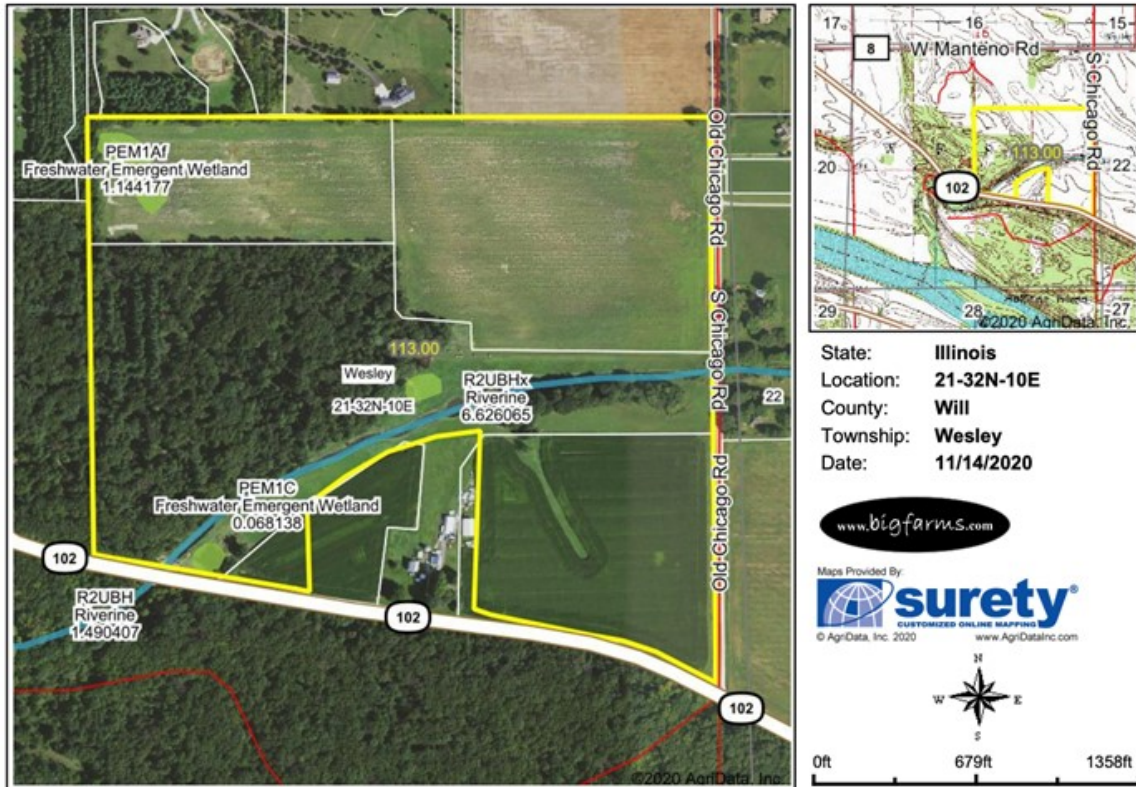
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	102.93	91.1%
A		100-year Floodplain	10.07	8.9%
Total			113.00	100%

Panel	Effective Date	Acres	Percent
17197C0580G	2/15/2019	113	100%
Total		113	100%

Flood related information provided by FEMA

WETLANDS MAP PARCEL #1 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Wetlands Map



State: Illinois
Location: 21-32N-10E
County: Will
Township: Wesley
Date: 11/14/2020

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Classification Code	Type	Acres
R2UBHx	Riverine	1.48
PEM1A/	Freshwater Emergent Wetland	1.14
PEM1C	Freshwater Emergent Wetland	0.35
PEM1A	Freshwater Emergent Wetland	0.32
R2UBH	Riverine	0.01
Total Acres		3.30

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.

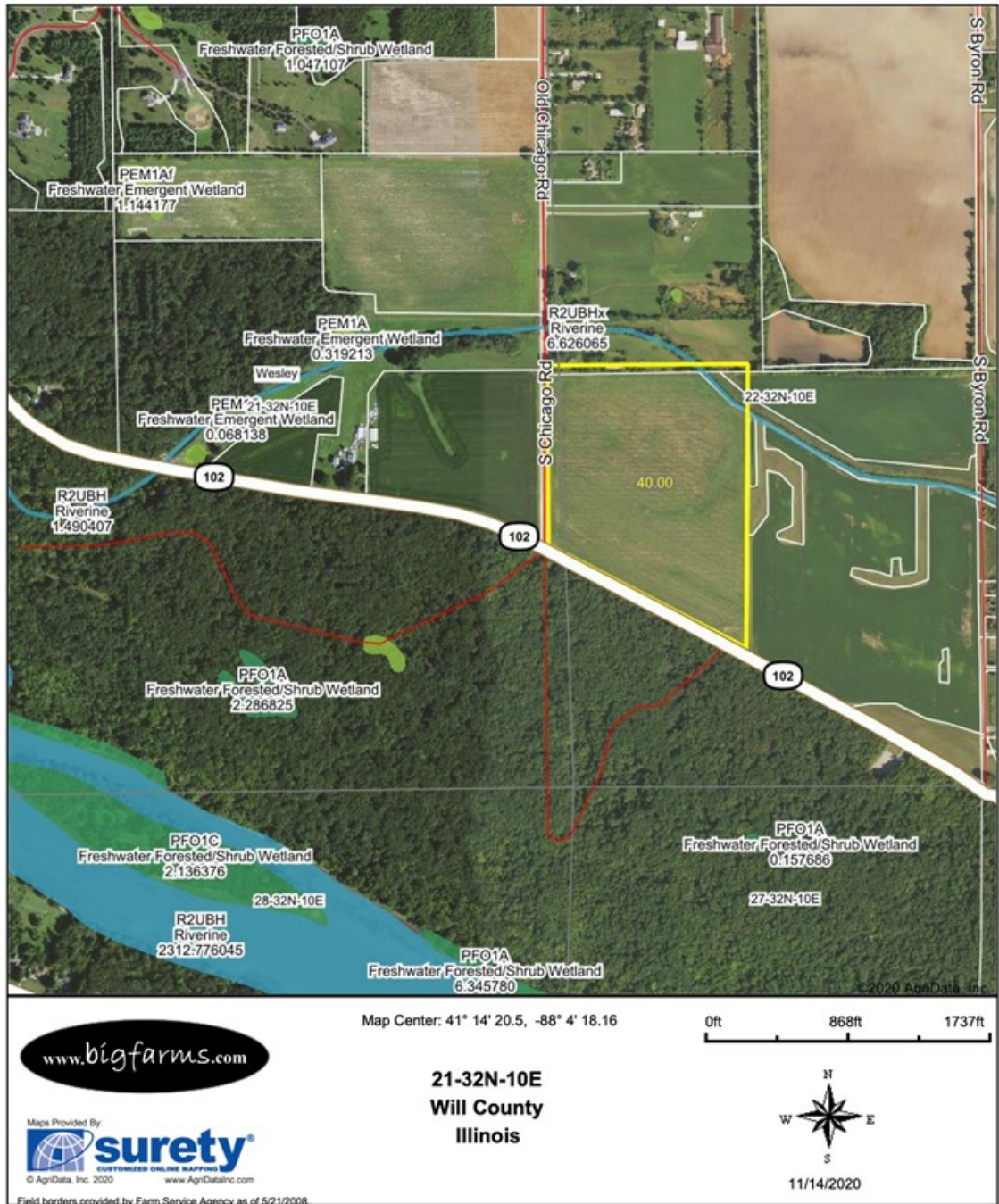
TOPOGRAPHY MAP PARCEL #1 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Topography Map



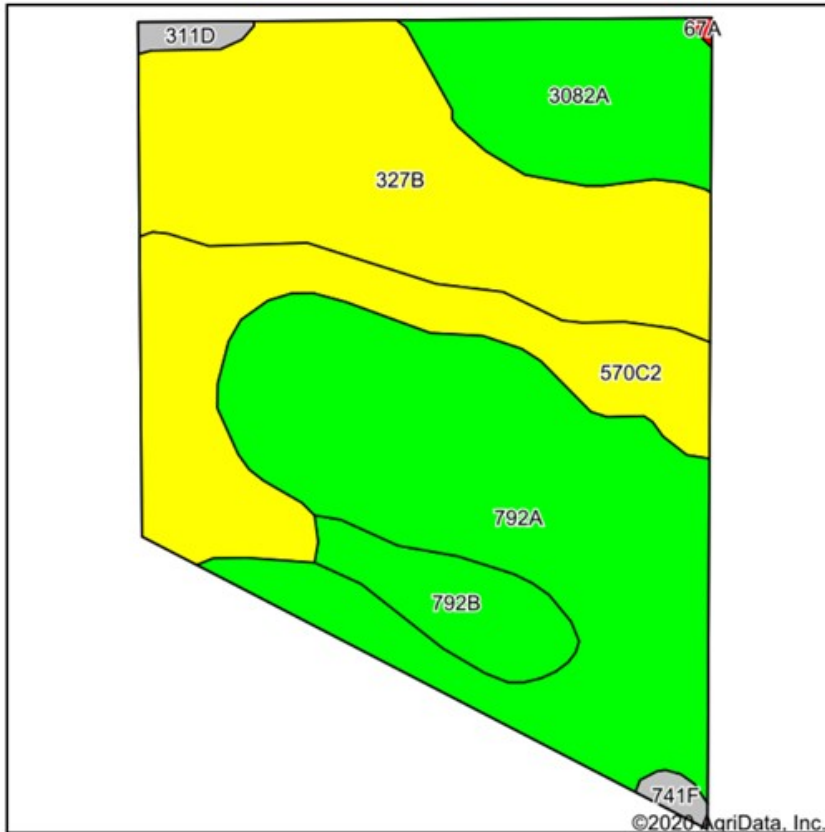
FSA MAP PARCEL #2 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP PARCEL #2 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
 County: Will
 Location: 21-32N-10E
 Township: Wesley
 Acres: 40
 Date: 11/14/2020

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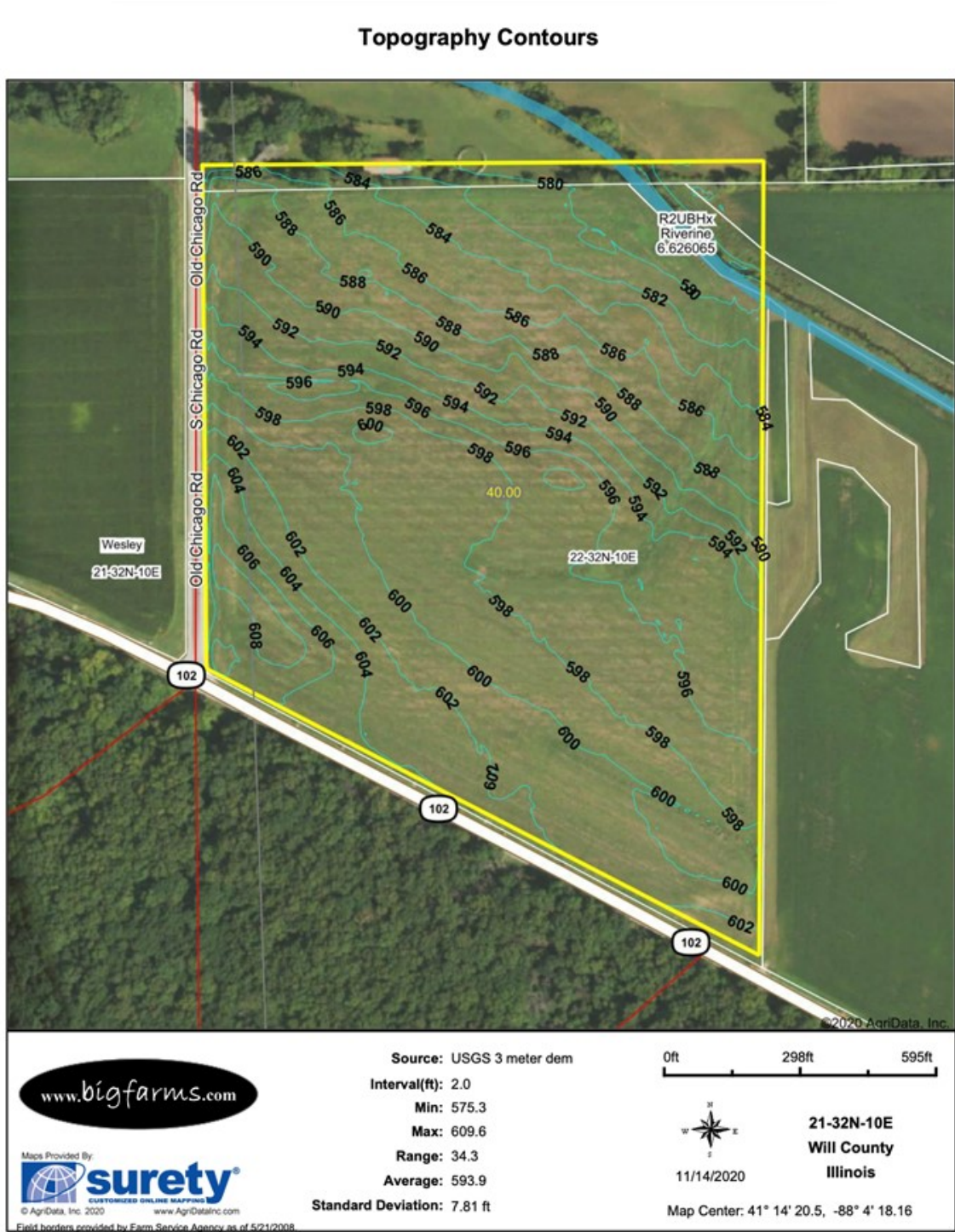


Area Symbol: IL197, Soil Area Version: 15

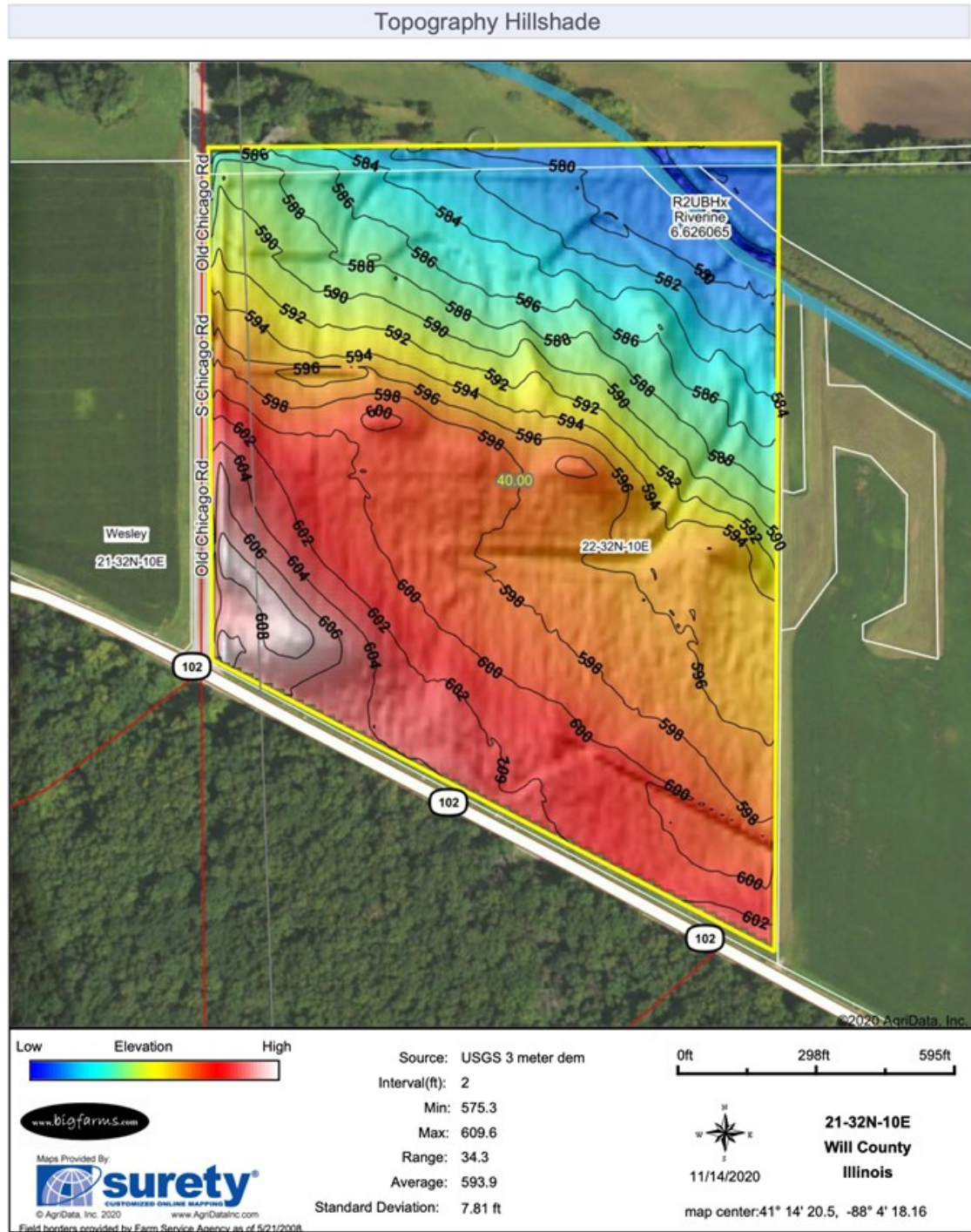
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
792A	Bowes silt loam, 0 to 2 percent slopes	14.87	37.2%		176	57	130
**327B	Fox silt loam, 2 to 4 percent slopes	10.99	27.5%		**148	**48	**108
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	6.95	17.4%		**147	**47	**108
3082A	Millington silt loam, 0 to 2 percent slopes, frequently flooded	4.44	11.1%		171	54	125
**792B	Bowes silt loam, 2 to 4 percent slopes	2.19	5.5%		**174	**56	**129
**311D	Ritchey silt loam, 6 to 12 percent slopes	0.32	0.8%		**107	**36	**81
**741F	Oakville fine sand, 20 to 30 percent slopes	0.24	0.6%		**86	**30	**66
Weighted Average					161.5	52.1	118.7

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

CONTOURS MAP PARCEL #2 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

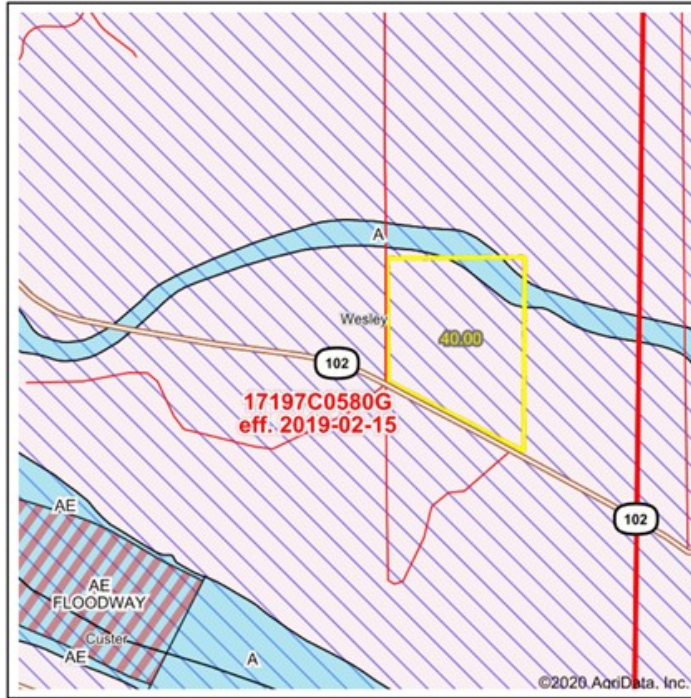


HILLSHADE MAP PARCEL #2 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



FEMA REPORT PARCEL #2 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

FEMA Report



State: IL Acres: 40
 County: Will Date: 11/14/2020
 Location: 21-32N-10E
 Township: Wesley

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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	40	100%
Total				40	100%

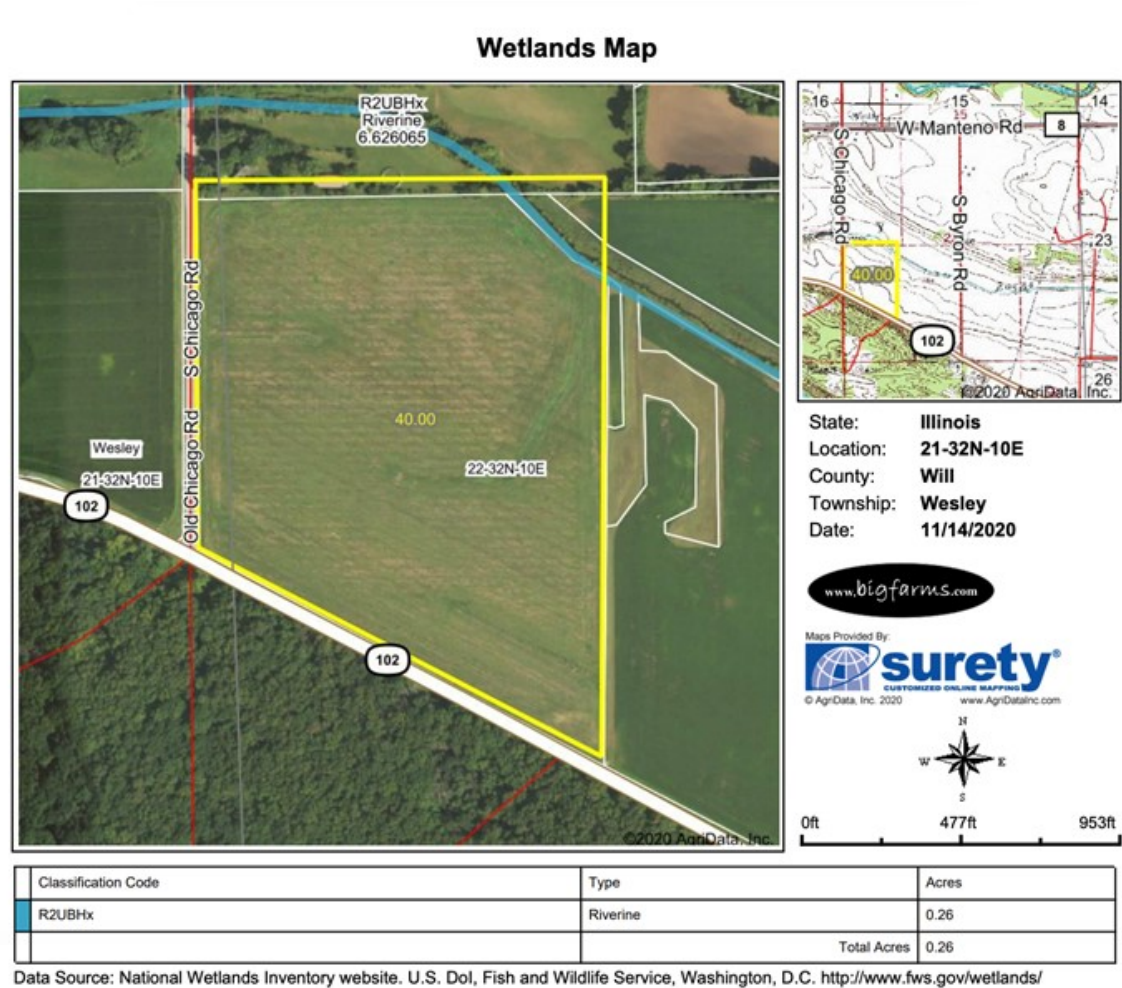
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	36.68	91.7%
A		100-year Floodplain	3.32	8.3%
Total			40.00	100%

Panel	Effective Date	Acres	Percent
17197C0580G	2/15/2019	40	100%
Total		40	100%

Flood related information provided by FEMA

WETLANDS MAP PARCEL #2 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



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

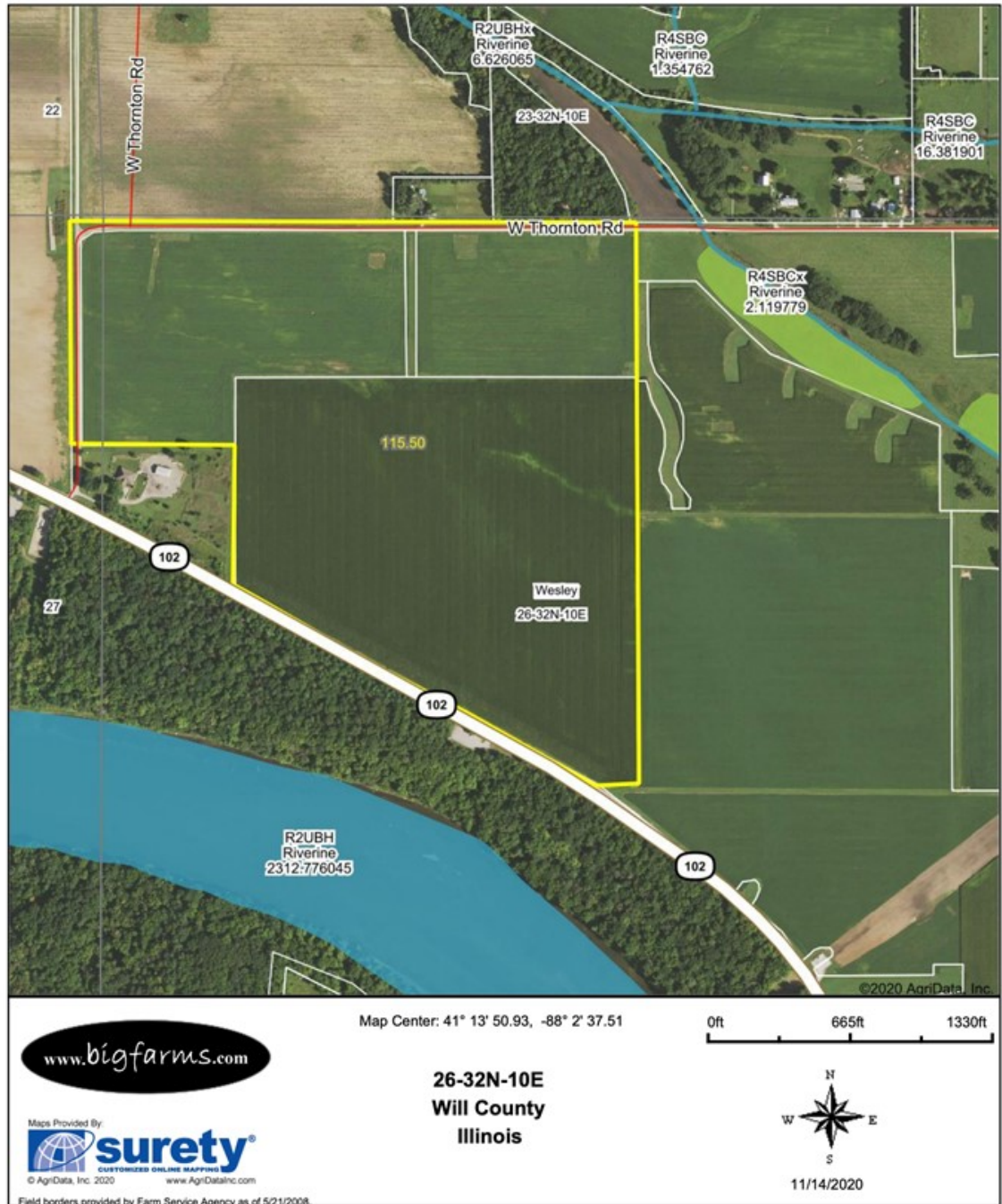
TOPOGRAPHY MAP PARCEL #2 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Topography Map



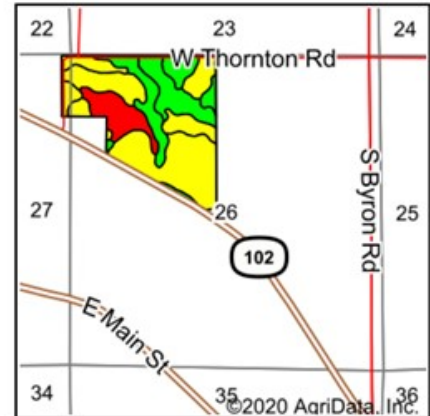
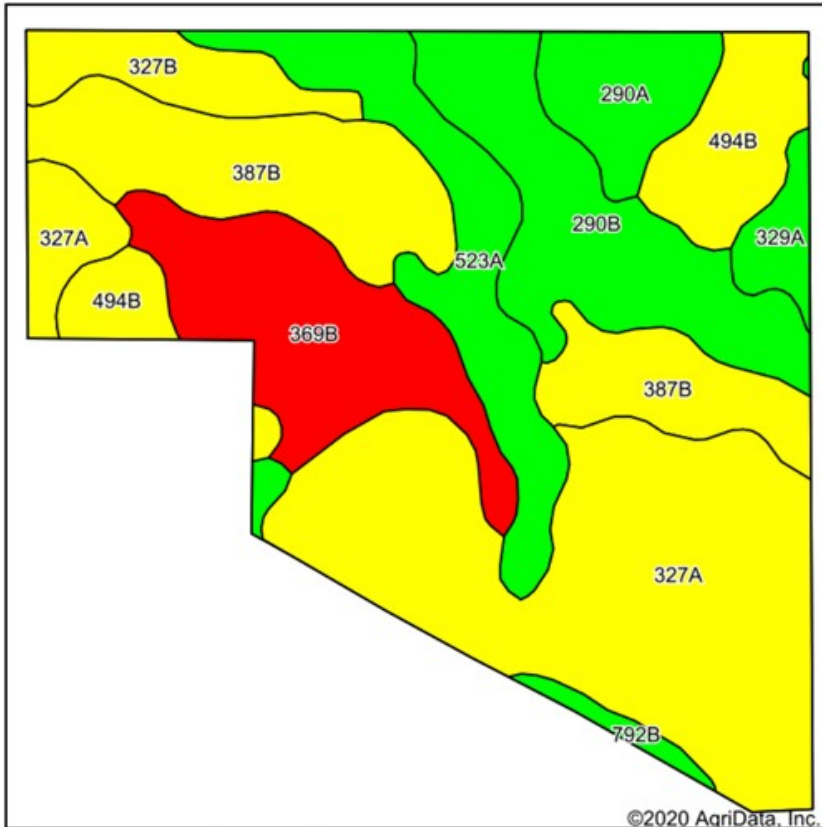
FSA MAP PARCEL #3 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP PARCEL #3 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
 County: **Will**
 Location: **26-32N-10E**
 Township: **Wesley**
 Acres: **115.5**
 Date: **11/14/2020**

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Area Symbol: IL 197, Soil Area Version: 15

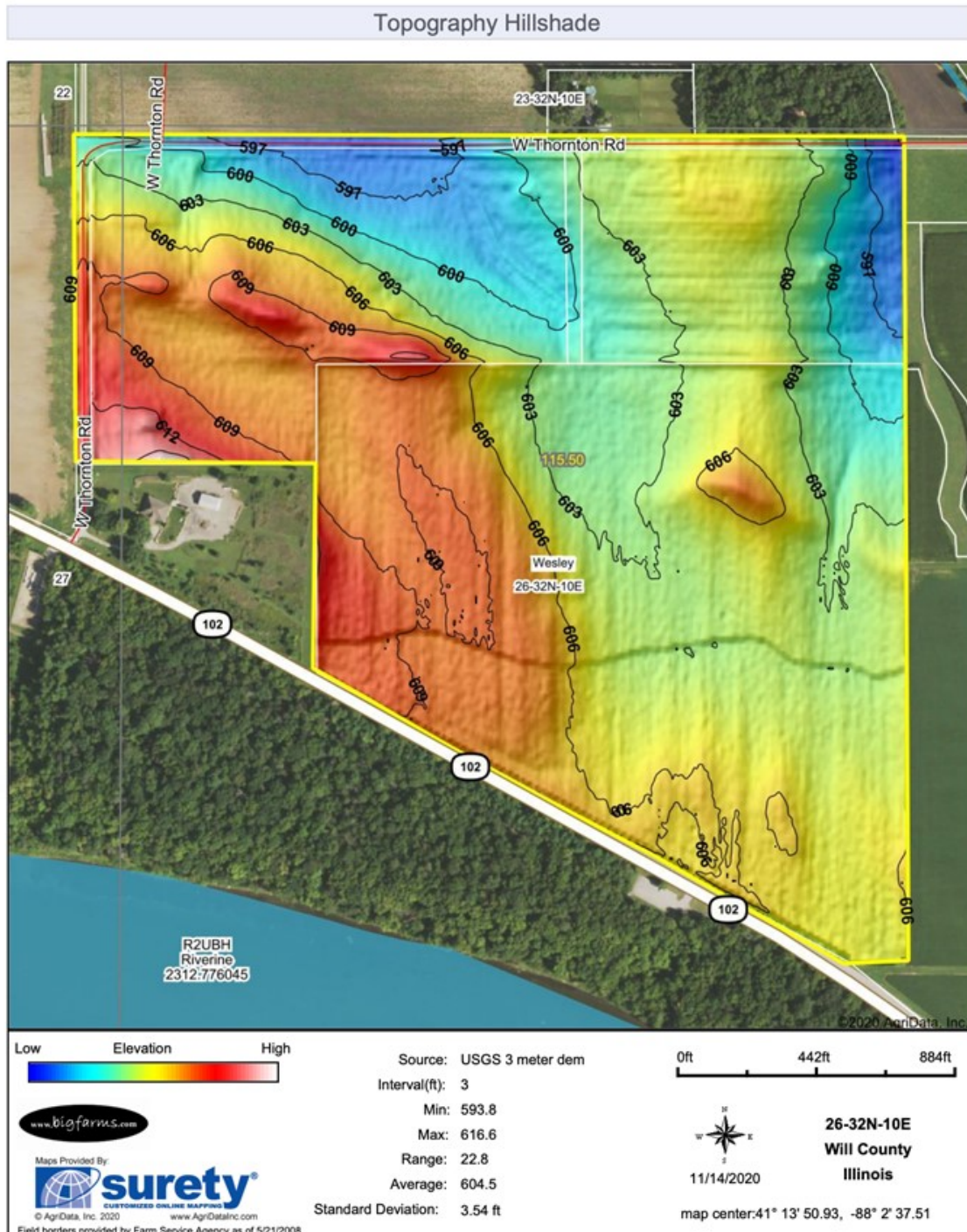
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
327A	Fox silt loam, 0 to 2 percent slopes	36.04	31.2%		149	48	109
**387B	Ockley loam, 2 to 4 percent slopes	18.36	15.9%		**154	**49	**114
**290B	Warsaw silt loam, 2 to 4 percent slopes	13.73	11.9%		**159	**51	**118
**369B	Waupecan silt loam, 2 to 4 percent slopes	13.51	11.7%		**187	**58	**138
523A	Dunham silty clay loam, 0 to 2 percent slopes	11.10	9.6%		177	58	132
**494B	Kankakee fine sandy loam, 2 to 4 percent slopes	8.65	7.5%		**151	**50	**114
290A	Warsaw silt loam, 0 to 2 percent slopes	5.47	4.7%		161	52	119
**327B	Fox silt loam, 2 to 4 percent slopes	4.85	4.2%		**148	**48	**108
329A	Will silty clay loam, 0 to 2 percent slopes	2.25	1.9%		174	58	129
**792B	Bowes silt loam, 2 to 4 percent slopes	1.54	1.3%		**174	**56	**129
Weighted Average					159.6	51.3	117.9

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

CONTOURS MAP PARCEL #3 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

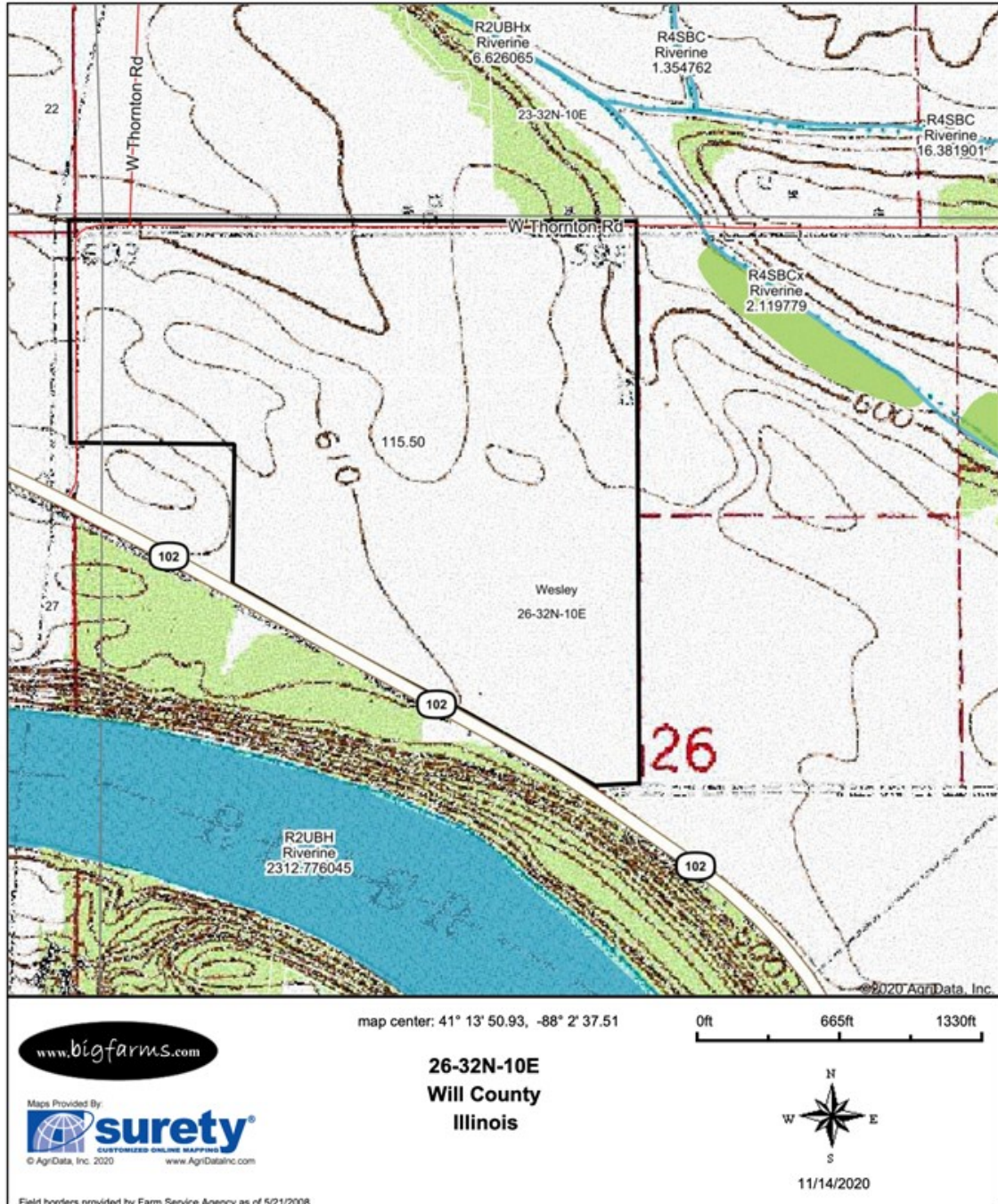


HILLSHADE MAP PARCEL #3 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



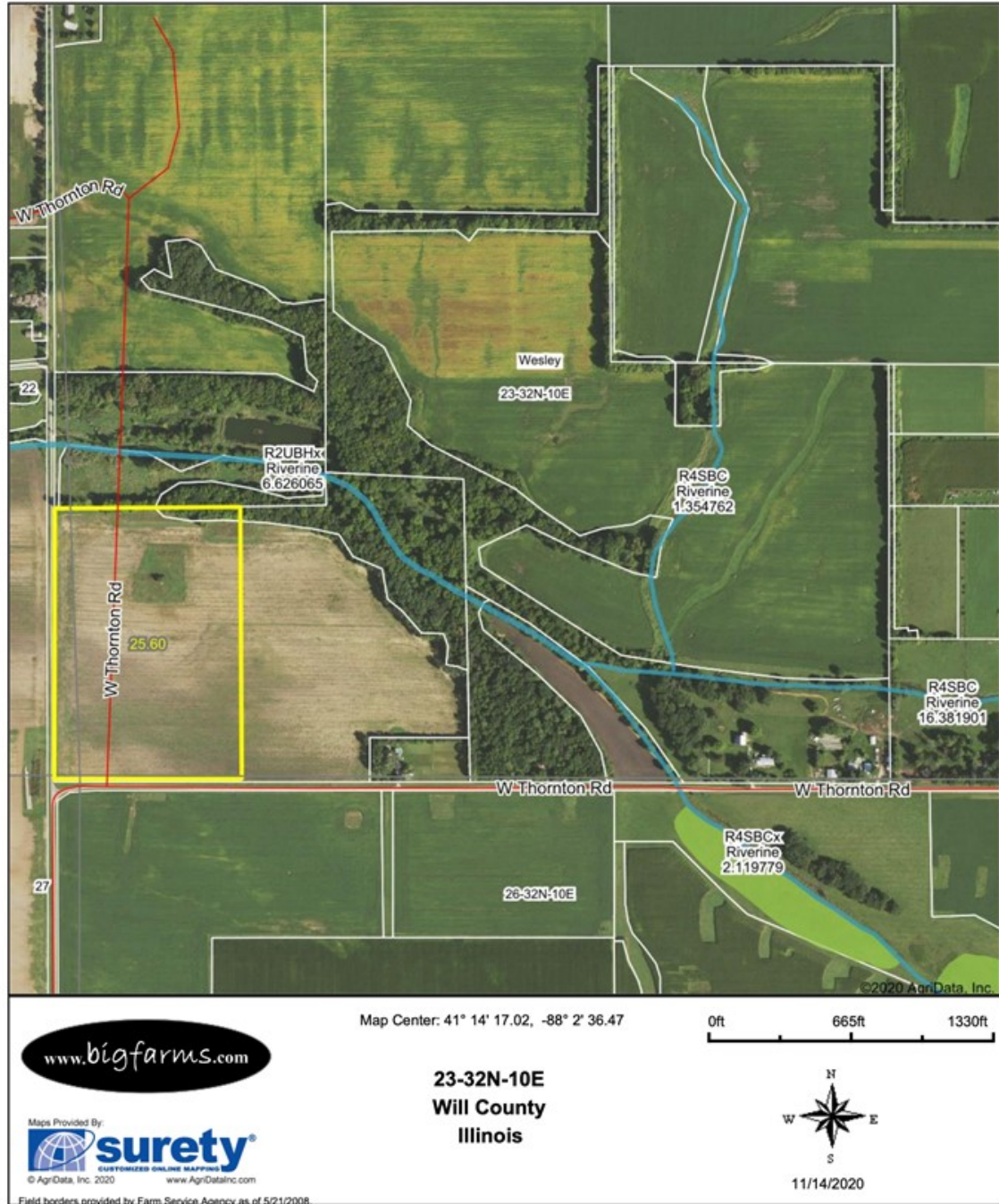
TOPOGRAPHY MAP PARCEL #3 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Topography Map



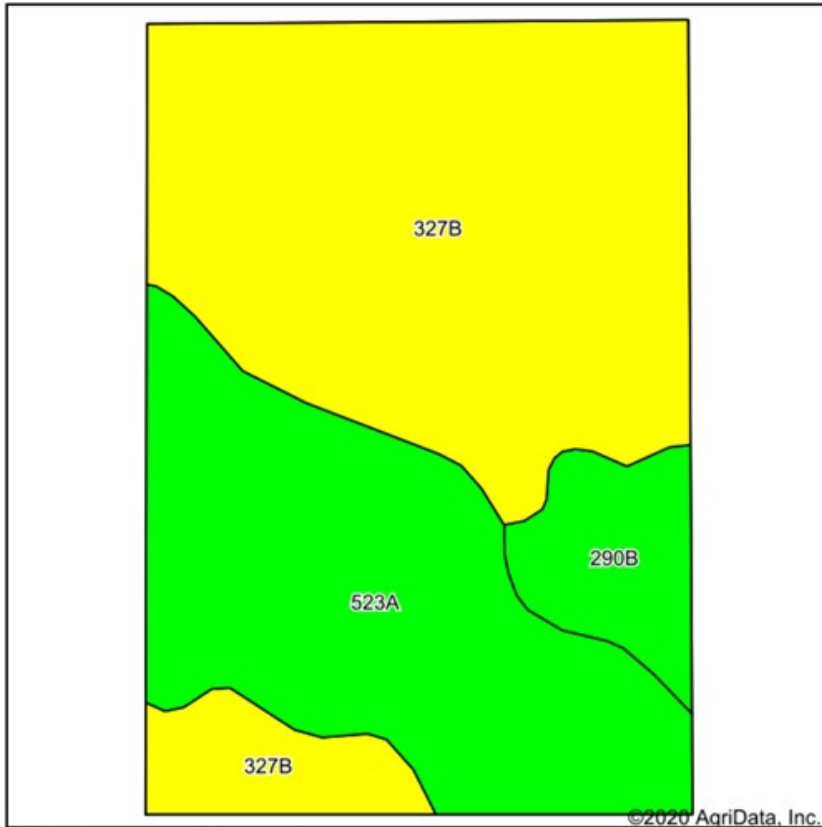
FSA MAP PARCEL #4 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP PARCEL #4 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
 County: **Will**
 Location: **23-32N-10E**
 Township: **Wesley**
 Acres: **25.6**
 Date: **11/14/2020**

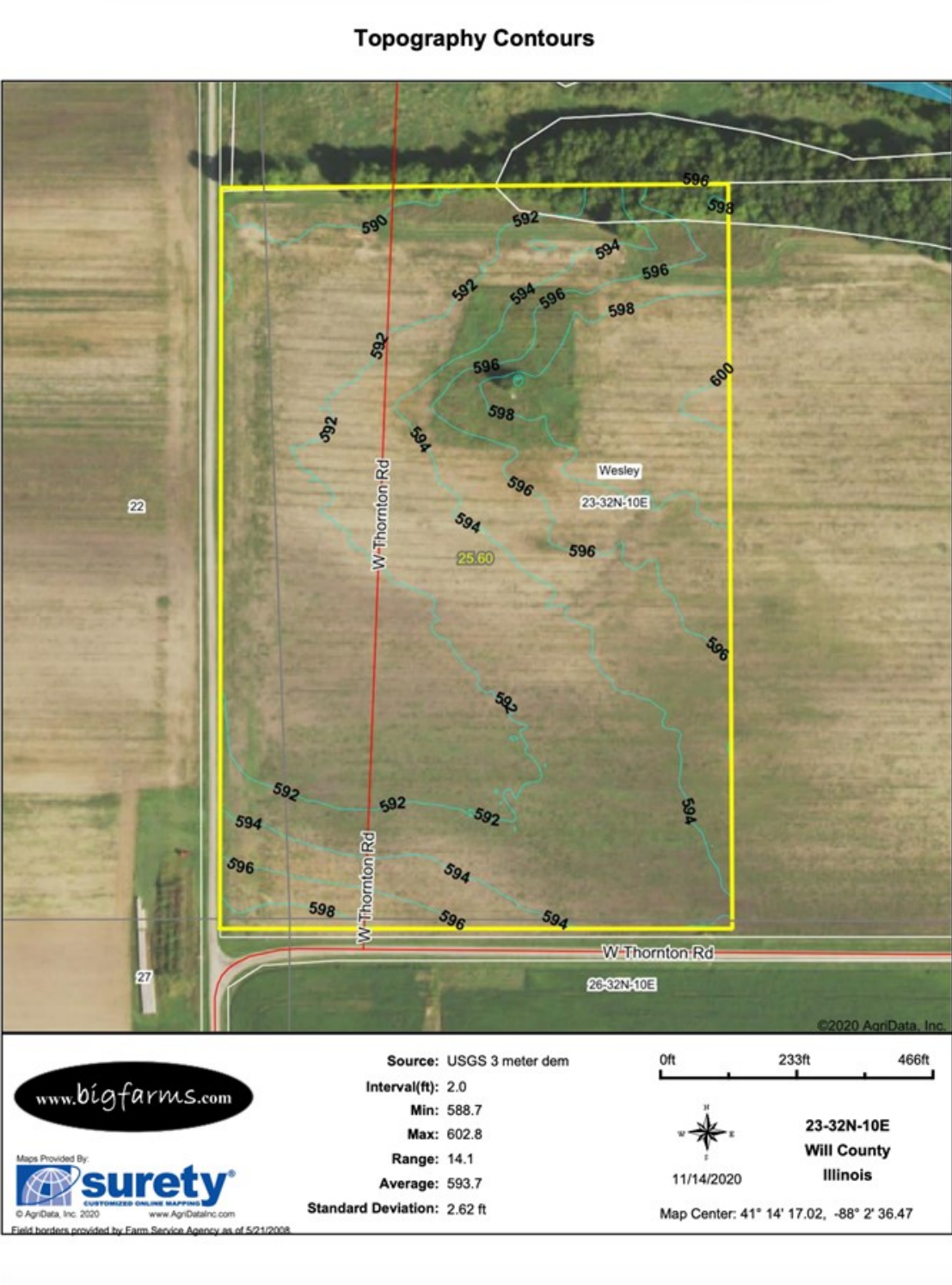


Soils data provided by USDA and NRCS.

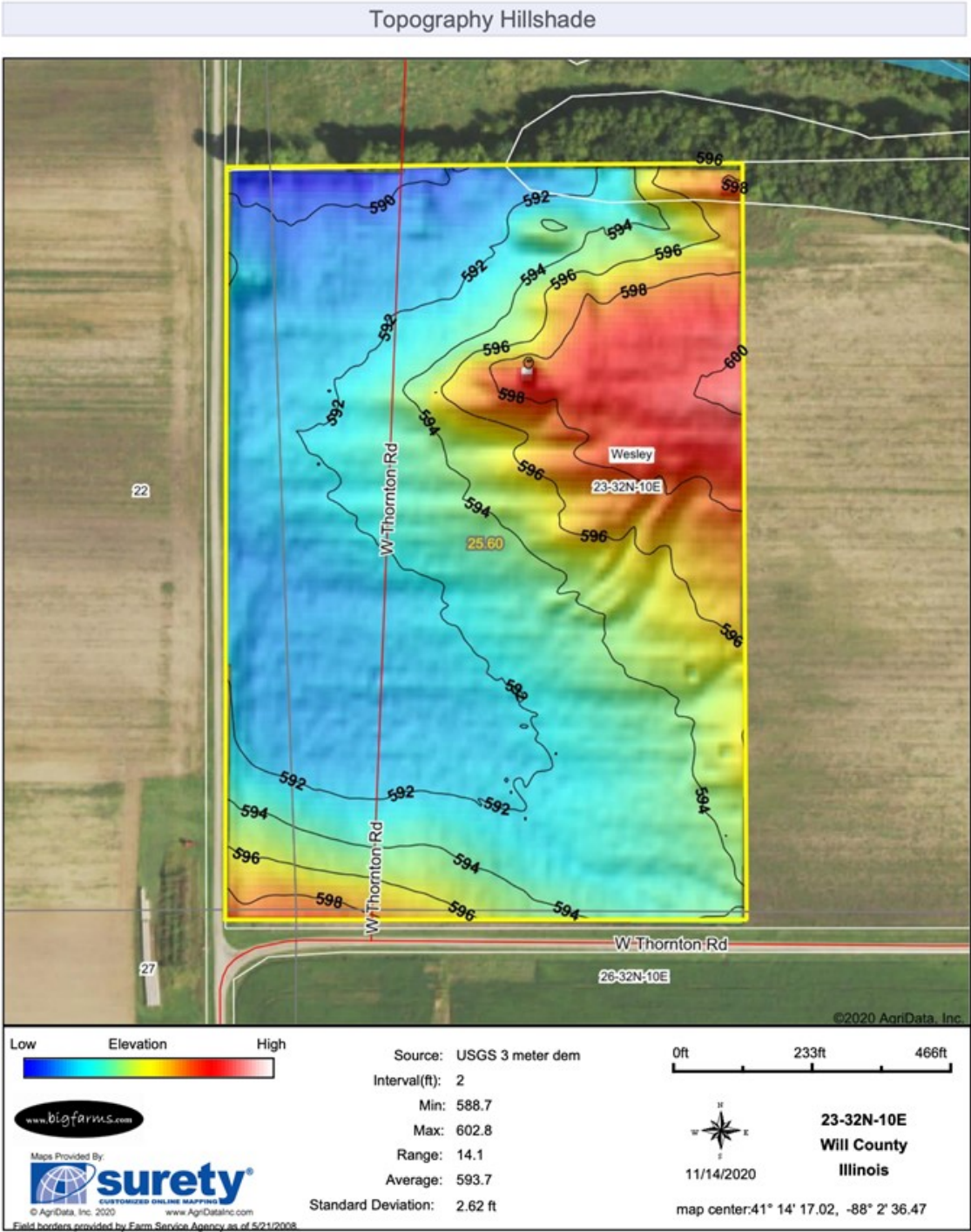
Area Symbol: IL 197, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**327B	Fox silt loam, 2 to 4 percent slopes	14.51	56.7%		**148	**48	**108
523A	Dunham silty clay loam, 0 to 2 percent slopes	9.15	35.7%		177	58	132
**290B	Warsaw silt loam, 2 to 4 percent slopes	1.94	7.6%		**159	**51	**118
Weighted Average					159.2	51.8	117.3

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

CONTOURS MAP PARCEL #4 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

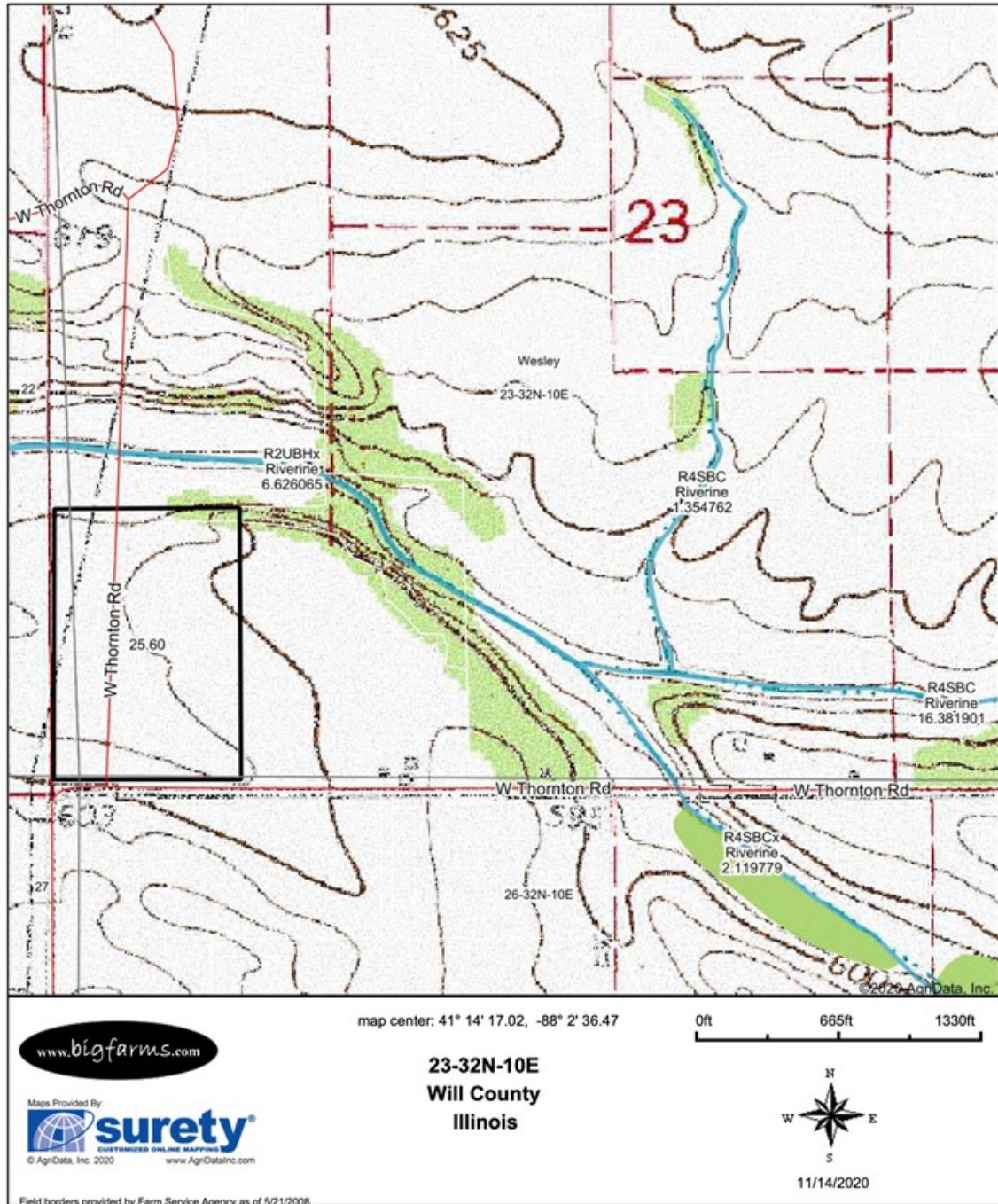


HILLSHADE MAP PARCEL #4 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY



TOPOGRAPHY MAP PARCEL #4 BUTTERFIELD FARM CUSTER TOWNSHIP, WILL COUNTY

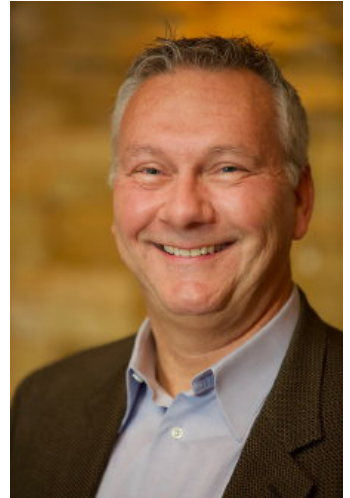
Topography Map



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

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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.