

ESSEX 760 ACRES

**Essex Road
Essex IL 60935**

For more information contact:

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



County:	Will
Township:	Reed, Custer, Wesley
Gross Land Area:	760 Acres
Property Type:	Farmland
Total Investment:	\$11,020,000
Unit Price:	\$14,500 per acre
Productivity Index (PI):	102
Buildings:	Small Shed & grain bins
Utilities:	None
Zoning:	Agriculture



Essex 760 Acres

- Large contiguous tract of land
- Over three miles of road frontage
- Many potential uses
- 725 tillable acres with a Productivity index (PI) of 102
- All mineral rights are intact and stay with the farm

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Essex 760 Acres
Possible Uses: Many potential uses. Truck farming, cash grain farming. In area of industrial development, near the proposed Illiana Expressway.
Zoning: Agriculture
Sale Terms: All cash.

AREA & LOCATION

School District: Reed Custer Community Unit School district #255
Location Description: From Braidwood, take Rt. 113 East about two miles to County road 28 (Essex road), go South two miles to McGuire road. Farm is at the SE corner of McGuire and Essex.
Site Description: 760 total acres in Sections 26 & 27 of Reed/Custer Township, T.32N.-R.9E. Will County Illinois.
Highway Access: Near I-55
Road Type: County Blacktop Road
Property Visibility: The property has a mile of frontage on each of Essex, Cooper and McGuire Roads. Essex is a County Road.
Largest Nearby Street: Illinois Rt. 102

LAND RELATED

Lot Frontage (Feet): Nearly square 5280 feet.
Tillable Acres: 725 tillable acres with a Productivity index (PI) of 102
Buildings: None.
Topography: The property is flat.
Soil Type: In general sandy soils. Soil map included in this brochure.

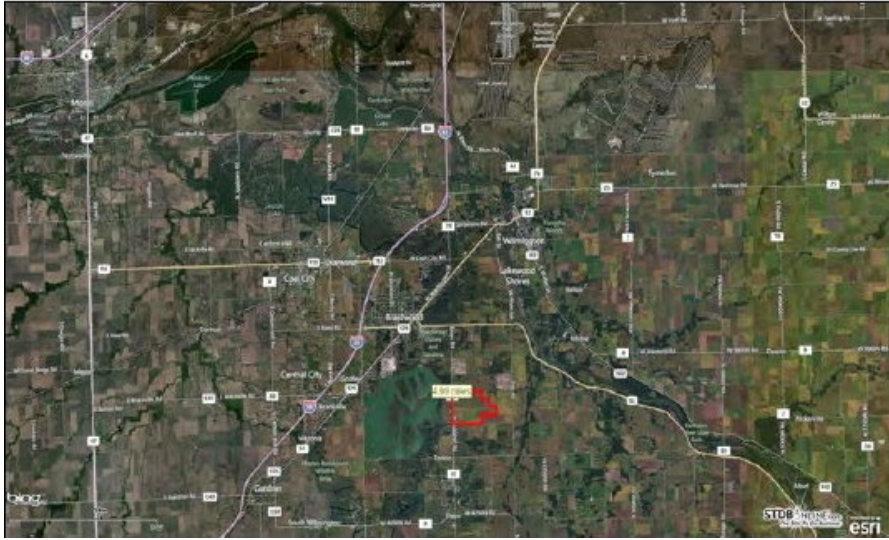
FINANCIALS

Real Estate Taxes: \$2,586.16 or \$3.40 per acre paid in 2012
Investment Amount: \$7,980,000 or \$10,500 per acre. Possession at closing.

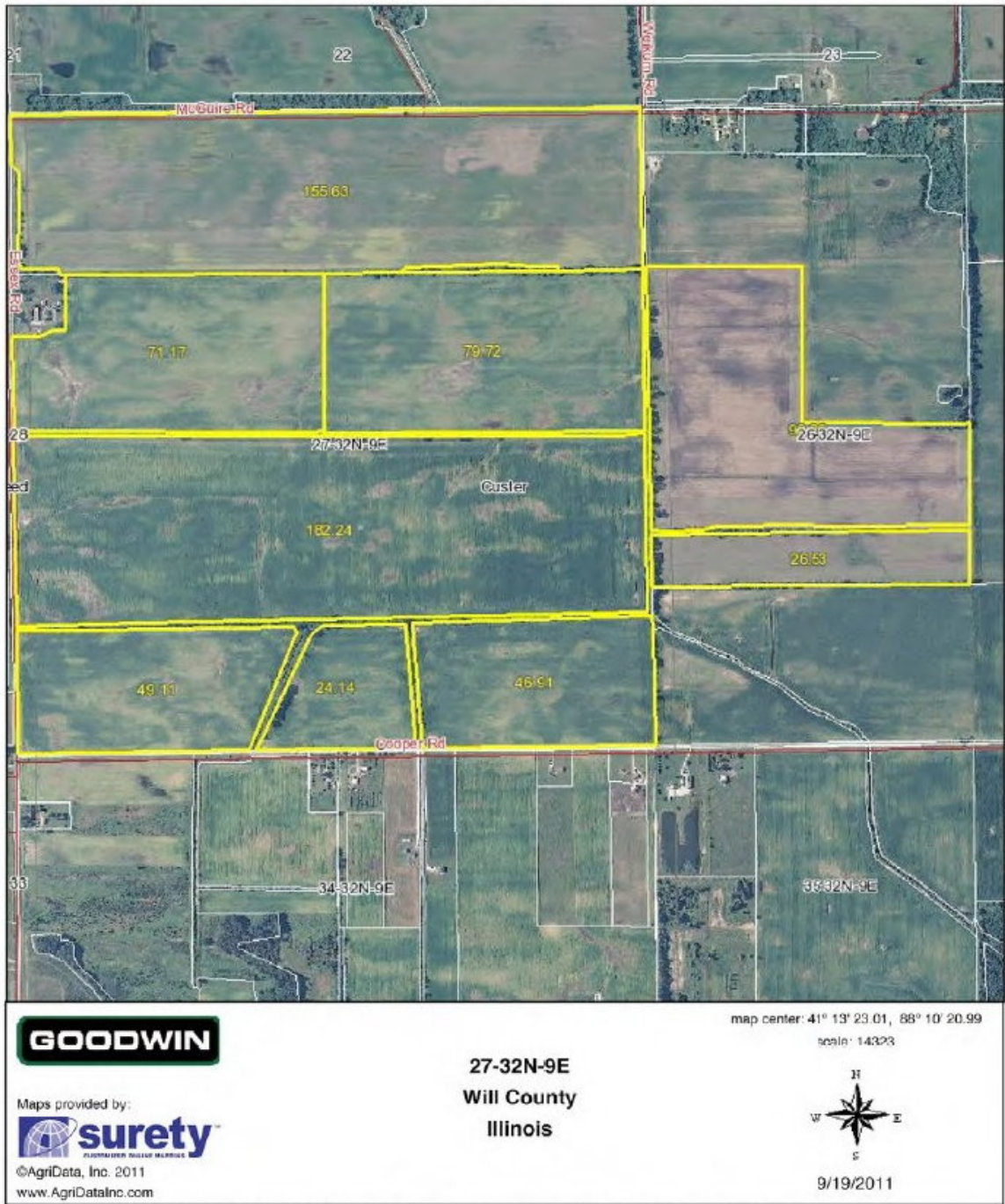
LOCATION

Address: Essex Road, Essex, IL 60935
County: Will

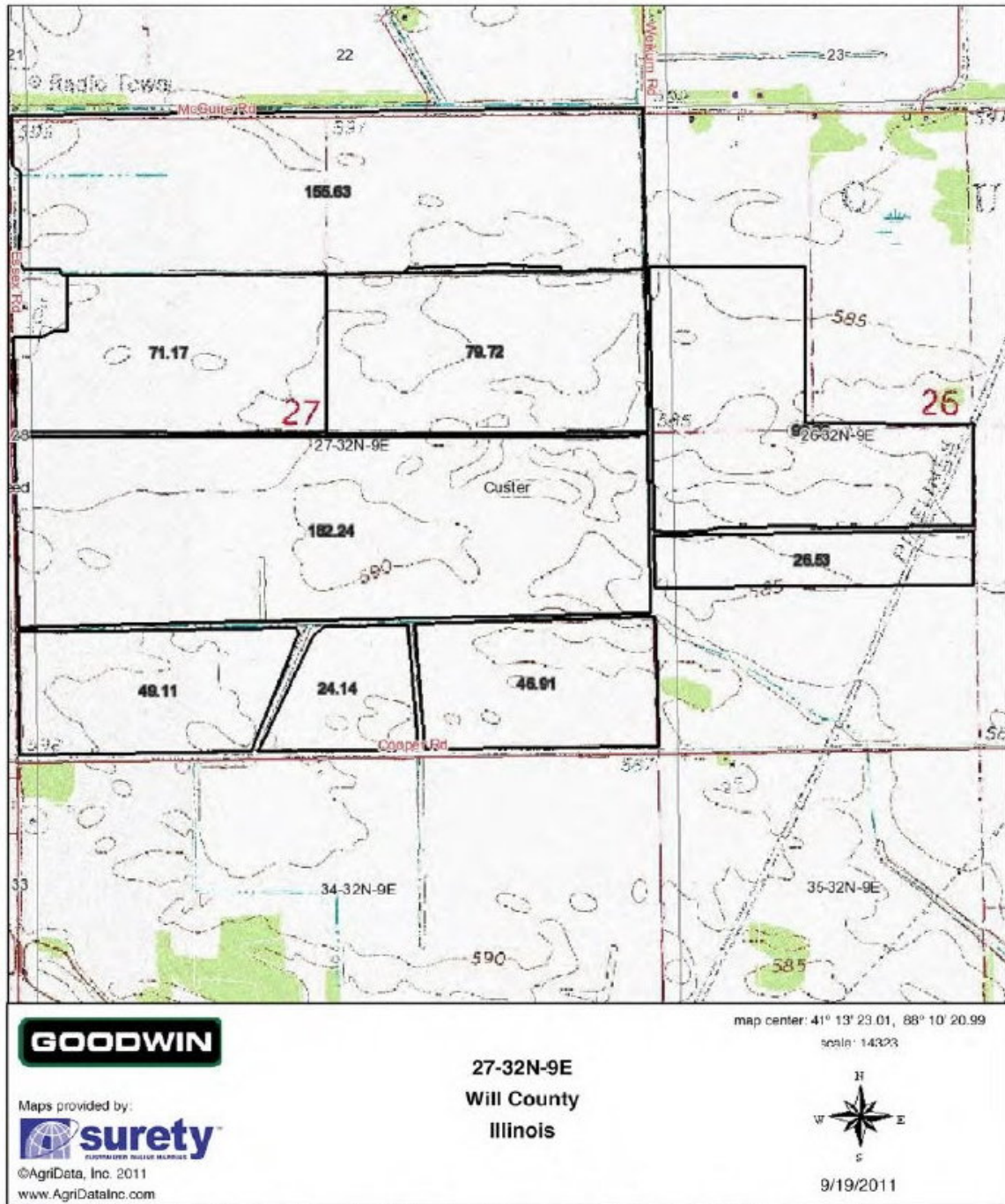
AERIAL MAP



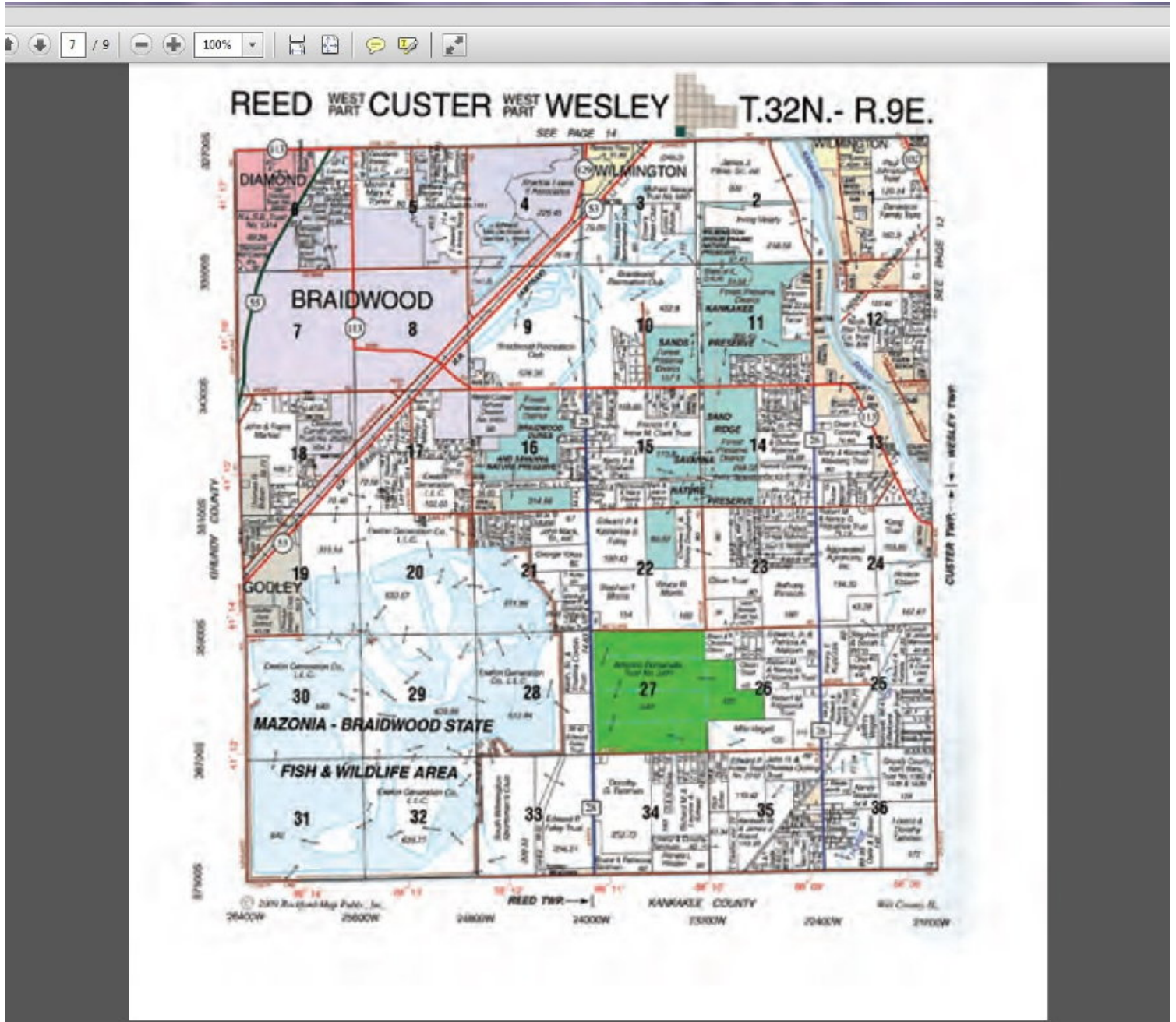
AERIAL MAP



TOPOGRAPHY MAP

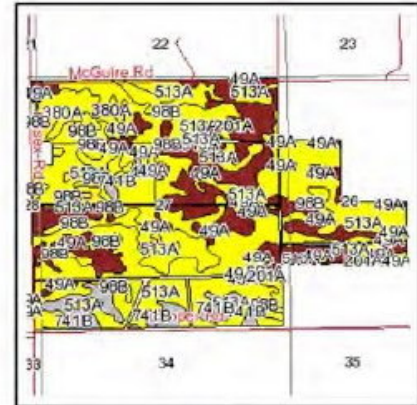
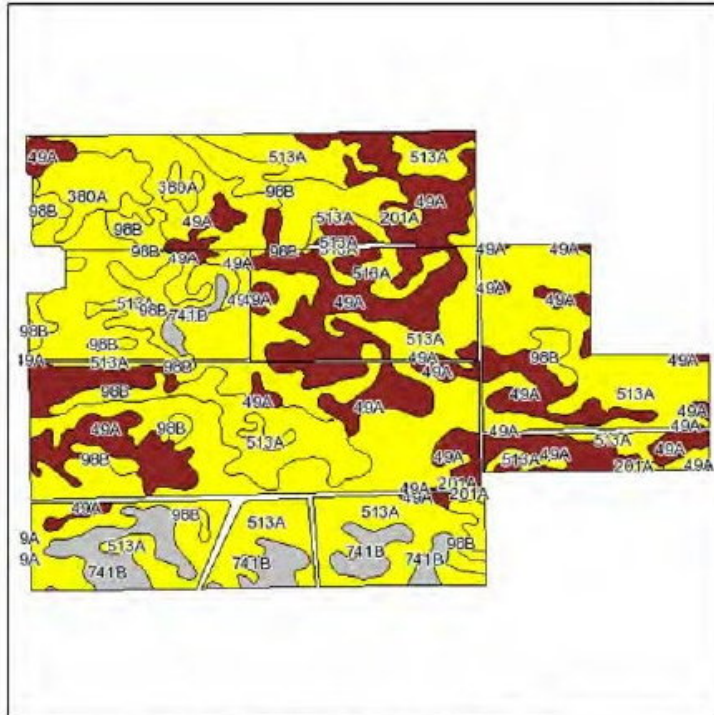


PLAT MAP



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SOILS MAP



State: Illinois
 County: Will
 Location: 026-032N-009E
 Township: Custer
 Acres: 725.7
 Date: 9/19/2011



Maps provided by:
 surety
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
513A	Granby fine sandy loam, 0 to 2 percent slopes	378.7	52.2%	Yellow	139	50	108
49A	Watska loamy fine sand, 0 to 2 percent slopes	182.4	25.1%	Red	122	41	93
**98B	Ade loamy fine sand, 1 to 6 percent slopes	98.5	13.6%	Light Yellow	**134	**47	**102
**741B	Oakville fine sand, 1 to 6 percent slopes	40.3	5.5%	Light Yellow	**106	**38	**81
380A	Fieldon loam, 0 to 2 percent slopes	20.4	2.8%	Yellow	151	51	114
201A	Gilford fine sandy loam, 0 to 2 percent slopes	5.4	0.7%	Yellow	148	49	110
Weighted Average					132.5	46.6	102

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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)
 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 011 Table S3

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

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