

75 ACRE WILTON TOWNSHIP FARM

W. Wilmington-Peotone Rd
Peotone IL 60468

For more information contact:

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



County:	Will
Township:	Wilton Township, Will County
Gross Land Area:	74.76 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$598,080.00
Unit Price:	\$8,000 per acre
Productivity Index (PI):	123.3
Buildings:	No Buildings
Utilities:	Electric, Well and septic system needed for future buildings
Zoning:	Agriculture



75 acres on highly traveled Wilmington-Peotone road at the SW Corner of Elevator road. Good quality soils with a PI of 123.3. Mostly tillable soils with creek for additional drainage opportunity. Nice location for small business or estate residential site.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 75 Acre Wilton Township Farm
Tax ID Number/APN: 13-19-26-200-001 (74.76 Acres)
Possible Uses: Currently being farmed. Potential for small business with excellent exposure to Wilmington-Peotone road traffic and Elevator road. Another use could be an estate residential development.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Community Unit School District 207U.
Location Description: Great corner location with exposure to Wilmington-Peotone road traffic. Easy access to both I-55 in Wilmington or I-57 at Peotone.
Site Description: Level farmland with the South Branch of the Forked Creek Tributary crossing the farm. This allows for excellent drainage opportunities.
Side of Street: South side of Wilmington-Peotone road and West side of Elevator road.
Highway Access: I-57 is only 5.4 miles east
I-55 is only 15 miles west
IL Rt. 53 is 10.5 miles west to Wilmington
Rt. 45 (LaGrange Rd) is 2 miles East
Road Type: Wilmington-Peotone is a County Asphalt road. Elevator road is a township gravel road.
Property Visibility: IDOT records show 5000 vehicles per day on Wilmington-Peotone road.
Largest Nearby Street: IL Rt. 45 (La Grange Rd) is only 2 miles east.

LAND RELATED

Lot Frontage (Feet): 1977 feet of frontage on Wilmington-Peotone road.
1486 feet of frontage on Elevator road
Tillable Acres: Farmland acres 72.21
Cropland acres 64.77
Buildings: No Buildings
Flood Plain or Wetlands: Yes, the farm does have acres considered floodway.
Topography: Flat to gently rolling
FSA Data: Corn Base is 33.3 acre with a PLC Yield of 167 bushels per acre.
Soybean Base is 29.6 acres with a PLC Yield of 50 bushels per acre.
Soil Type: Elliott silt loam (146B)
Ashkum silty clay loam (232A)
Varna silt loam (223C2)
Available Utilities: Electric is at the site, well and septic required for a building permit.

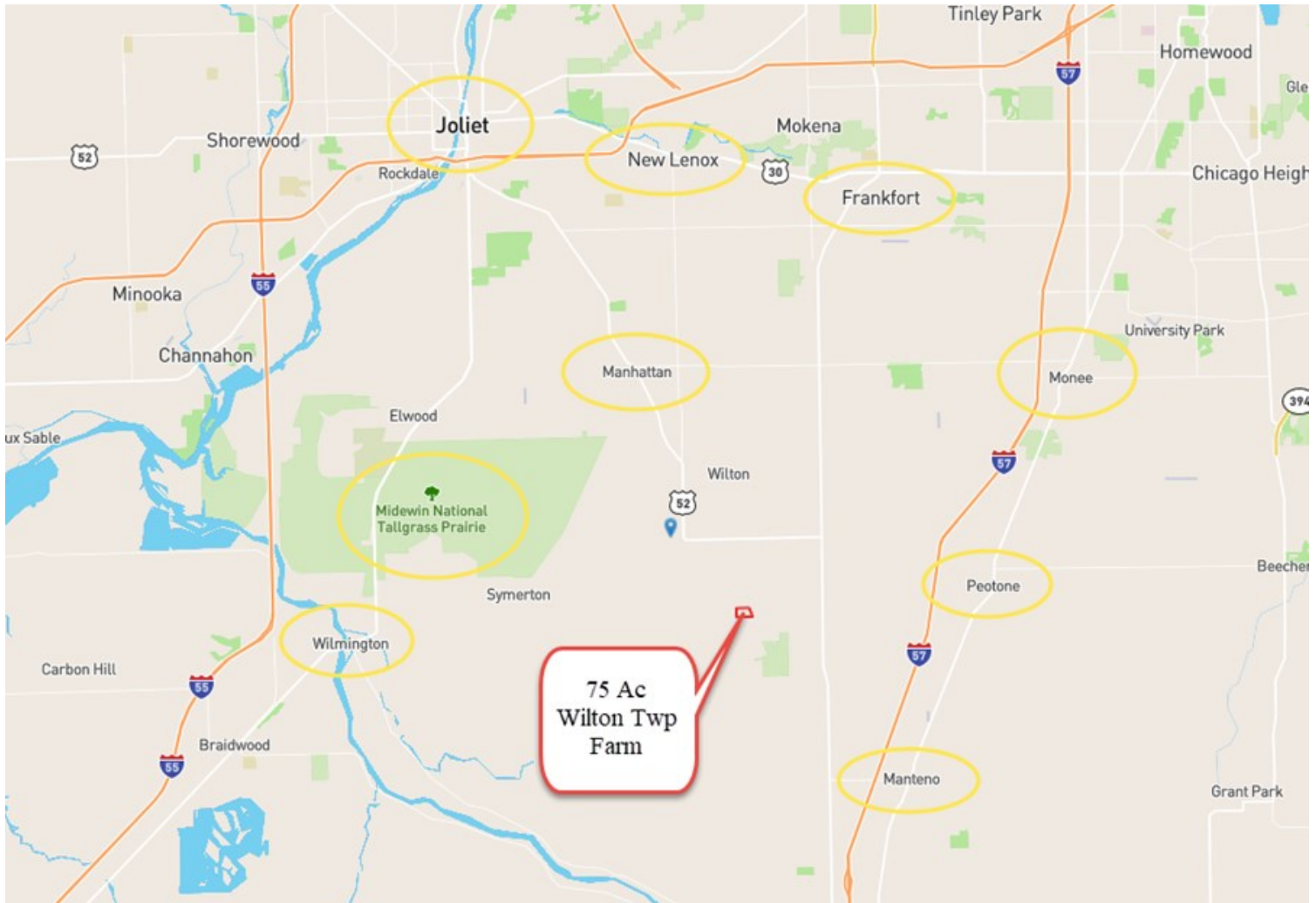
FINANCIALS

Finance Data Year: The 2018 taxes paid in 2019
Real Estate Taxes: Real-estate taxes for this farm are \$1,408 or \$18.83 per acre.
Investment Amount: The total investment for this quality Will County farmland is \$598,080.00 or \$8,000 per acre.

LOCATION

Address: Southwest Corner of Wilmington-Peotone road & Elevator road
Peotone, IL 60468
County: Will County, Illinois

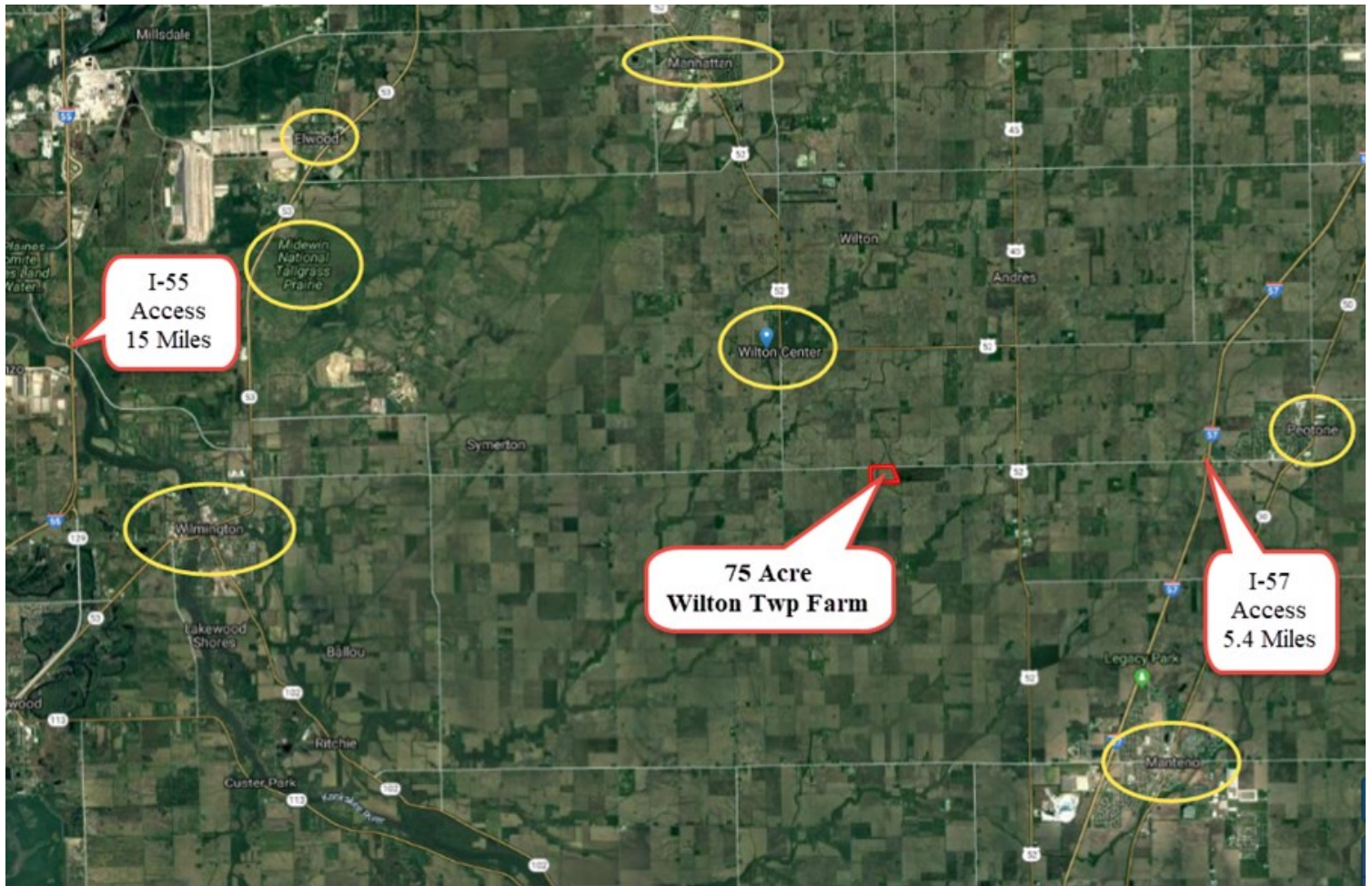
LOCATION ROAD MAP OF 75 ACRES IN WILTON TOWNSHIP, WILL COUNTY IL



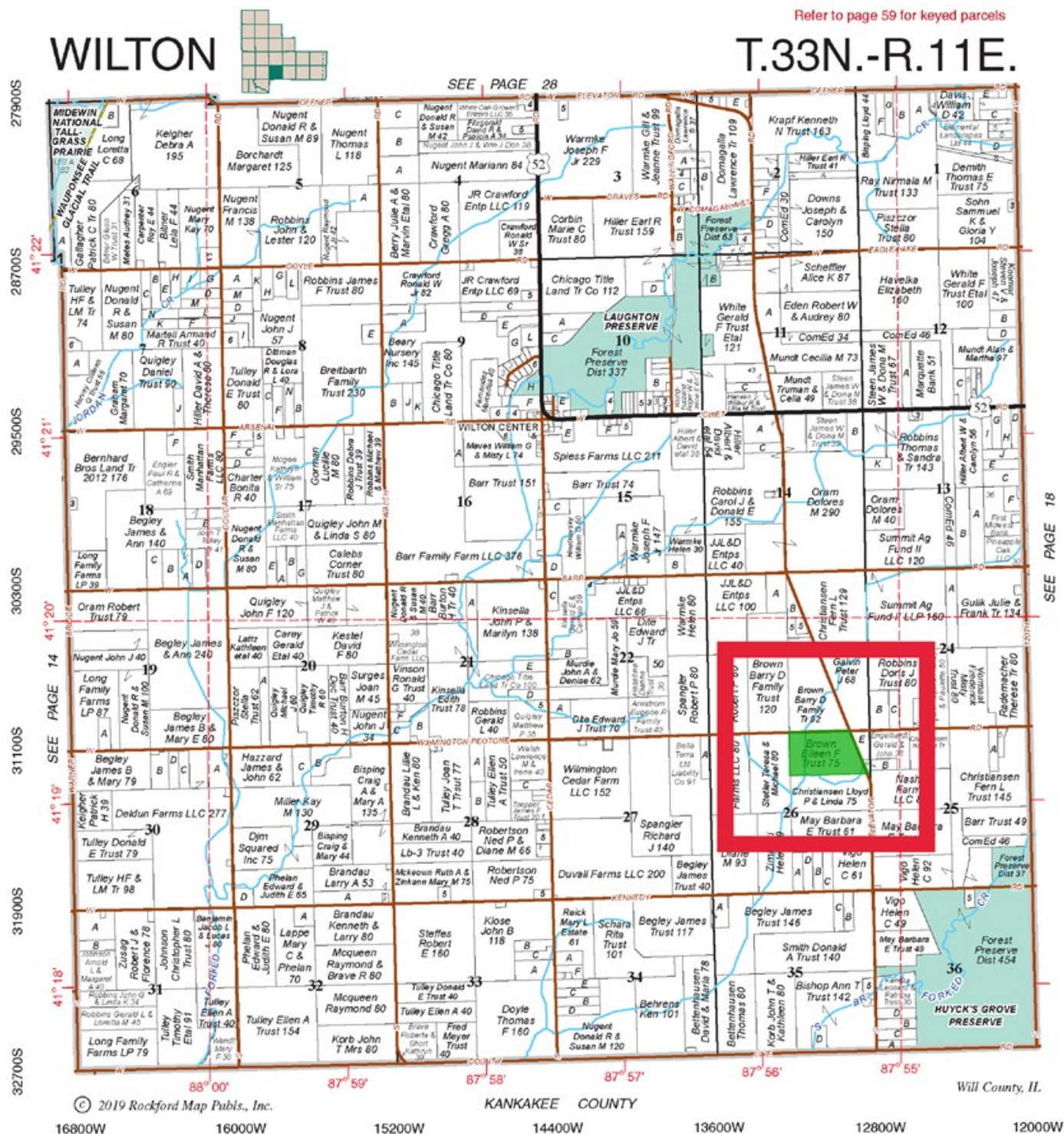
AERIAL MAP OF 75 ACRES IN WILTON TOWNSHIP, WILL COUNTY IL



AERIAL MAP OF THE GENERAL LOCATION FOR 75 ACRES IN WILTON TOWNSHIP, WILL COUNTY IL

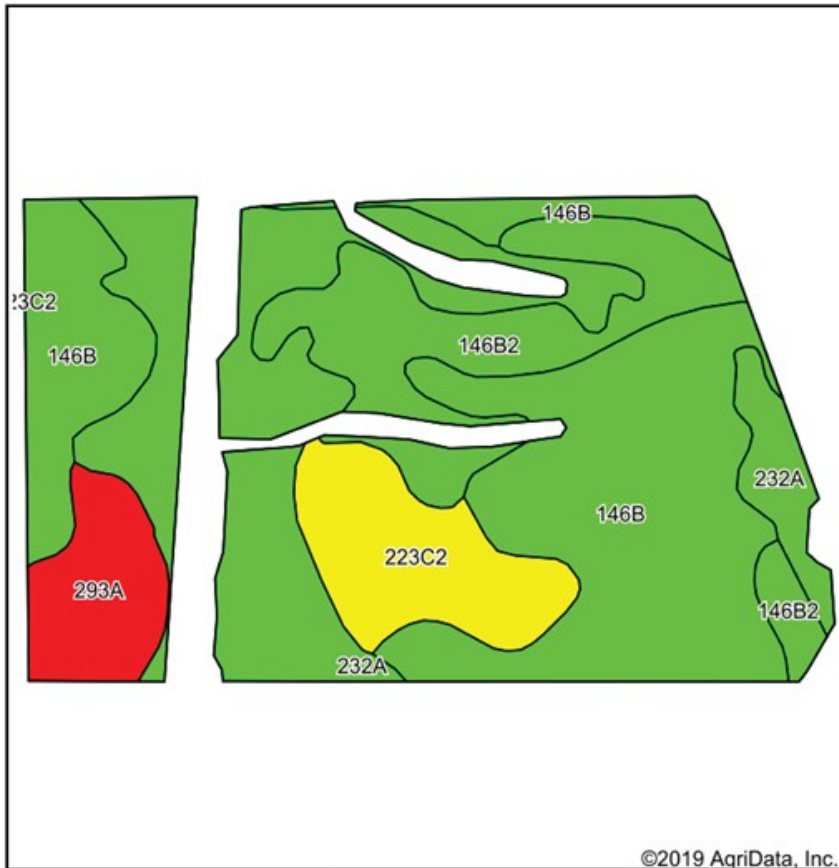


75 ACRE PLAT MAP OF WILTON TOWNSHIP, WILL COUNTY IL

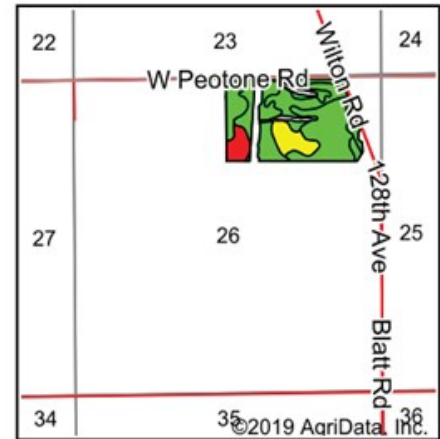


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP OF 75 ACRES IN WILTON TOWNSHIP, WILL COUNTY ILLINOIS



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **26-33N-11E**
Township: **Wilton**
Acres: **62.9**
Date: **9/10/2019**



Area Symbol: IL 197. Soil Area Version: 13							
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	24.67	39.2%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.98	27.0%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	10.27	16.3%		**160	**52	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	6.65	10.6%		**150	**48	**110
293A	Andres silt loam, 0 to 2 percent slopes	4.33	6.9%		184	59	135
Weighted Average					165.6	53.9	123.3

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

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

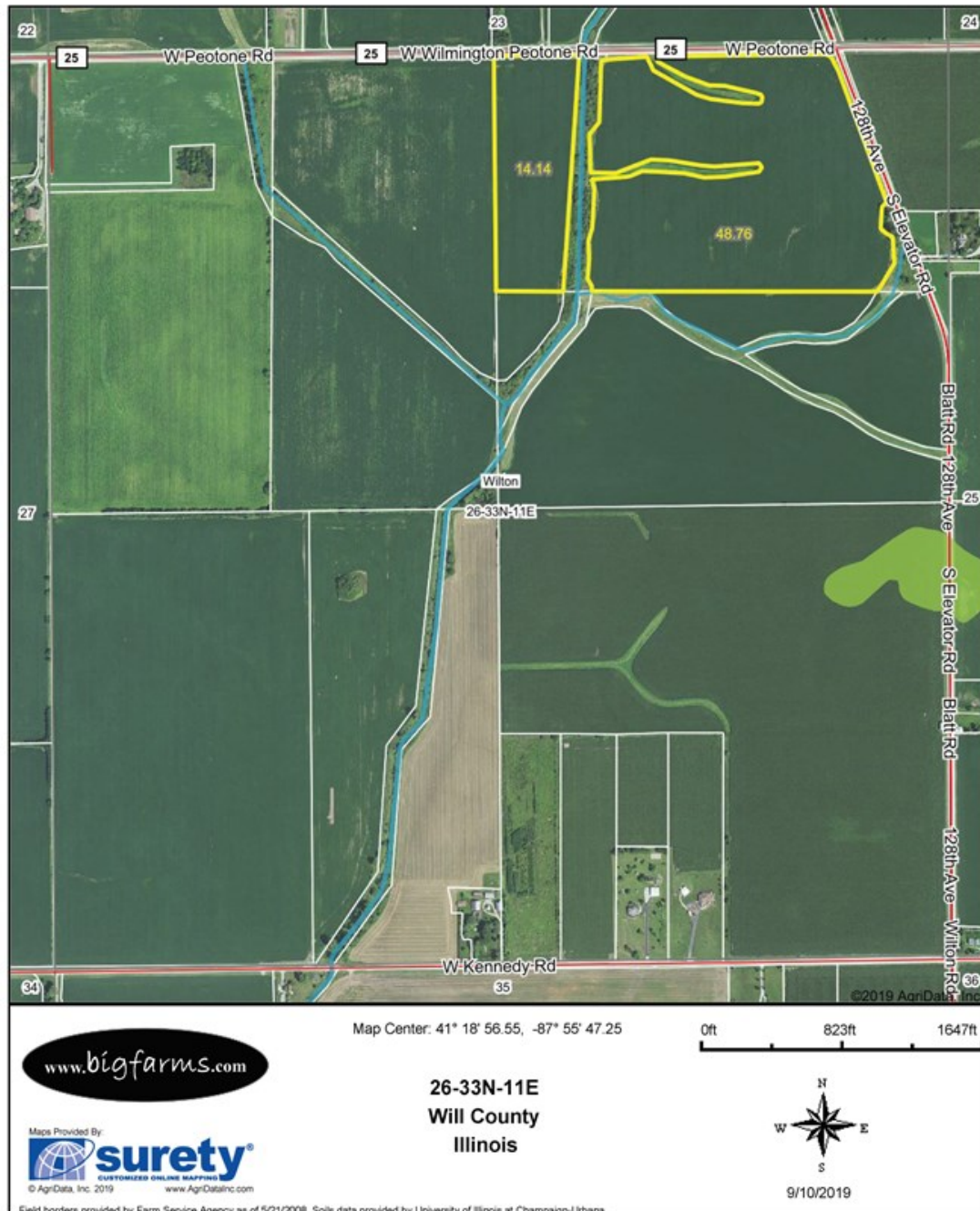
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

FSA MAP FOR WILTON TOWNSHIP 75 ACRES, WILL COUNTY IL.

Aerial Map



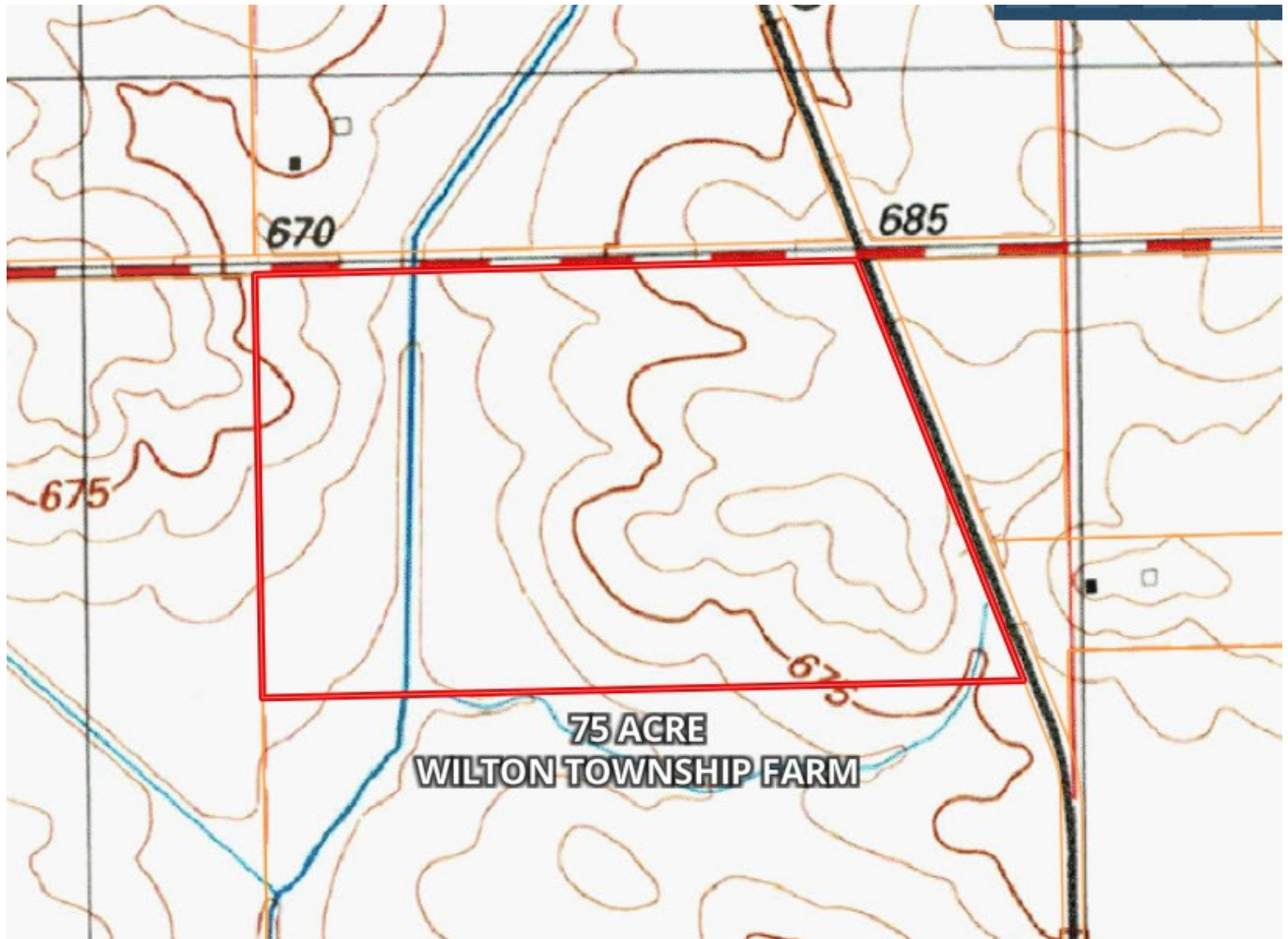
FLOOD MAP OF WILTON TOWNSHIP 75 ACRES



AERIAL MAP FOR THE 75 ACRES IN WILTON TOWNSHIP



TOPOGRAPHICAL MAP FOR 75 ACRES IN WILTON TOWNSHIP, WILL COUNTY ILLINOIS



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.**

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