

277 Ac Wilton Township Farm
NW Corner of S. Seltzer Rd & W. Kennedy Rd.
Wilmington IL 60481

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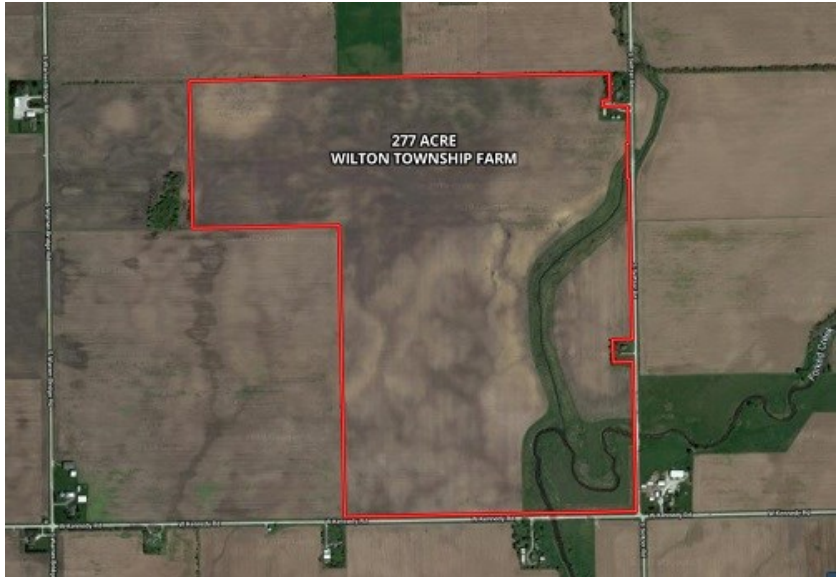
277 AC WILTON TOWNSHIP FARM

**NW Corner of S. Seltzer Rd & W.
Kennedy Rd.
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.



GOODWIN

County:	Will
Township:	Wilton Township, Will County
Gross Land Area:	277 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$2,301,250
Unit Price:	\$8,308 per Acre
Productivity Index (PI):	PI Index is 127.7 on 258.95 tillable acres including the 15.9 acres of CRP ground.
Buildings:	No Buildings
Utilities:	Well & Septic System required & propane for heating
Zoning:	Agriculture



Large block of quality farmland in Will County. The farm has a total of 277 acres with approximately 258.95 tillable acres. 15.9 acres are enrolled in CRP filter strip along the Forked Creek. The farm is only one quarter mile south of the Wilmington-Peotone road that leads to both I-55 and I-57. Same ownership has an additional 120 acres in Rockville Township of Kankakee County. Long term tenant in place and is interested in working with new ownership.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 277 Acres Wilton Township Farm
Tax ID Number/APN: 13-19-30-200-007 (118.2 Acres)
13-19-30-400-004 (159 Acres)
Possible Uses: Agricultural production, recreational or estate residential
Zoning: Agriculture A-1 zoning in Will County IL.

AREA & LOCATION

School District: Peotone Community School District 207U
Market Type: Strong agricultural area of high quality tenants and good quality soils.
Location Description: The farm is only one quarter mile south of a major east-west arterial route in Will County. The Wilmington-Peotone blacktop or County highway 25 connects I-55 with I-57 at Peotone. The farm is between Wilmington, Peotone, Manhattan, Ballou, Symerton, and Wilton Center.
Site Description: One large tract of land with good soils that are typical for this area of Will County. The Forked Creek runs through the farm and offers additional drainage tile options. The farm is enrolled in the filter strip CRP program. The CRP contract runs through 2021.
Side of Street: Northwest corner of S. Seltzer road and W. Kennedy road.
Highway Access: Wilmington-Peotone road is only a quarter mile north and can take you both I-55 (11.5 miles) or I-57 (9.3 miles).
Road Type: Gravel road surface on both S. Seltzer and W. Kennedy.
Property Visibility: 3490 feet of frontage on S. Seltzer Rd.
2600 feet of frontage on W. Kennedy Rd.
Largest Nearby Street: Wilmington-Peotone road is just one quarter mile north.

LAND RELATED

Lot Frontage (Feet): 3490 feet of frontage on S. Seltzer Rd.
2600 feet of frontage on W. Kennedy Rd.
Tillable Acres: According to the Will County FSA office, the tillable acres on the Wilton Township farm are 243.05 plus 15.9 acres in CRP Filter strips for a total of 258.95 tillable acres.
Buildings: No buildings
Zoning Description: A-1 in the County of Will.
Flood Plain or Wetlands: Yes
Topography: Gently rolling
FSA Data: FSA Data provide by the Farm Service Agency of Will County.
Corn base 129.1 acres PLC Yield 159 bushels per acre
Soybean base 109.8 acres PLC Yield 48 bushels per acre
Wheat base 4 acres PLC Yield 51 bushels per acre
CRP Acres 15.9 Annual payment is \$3331 which is split between tenant and landowner 25/75.
CRP contract terminates in 2021.
Soil Type: The average Productivity Index is 127.7.
The primary soils found on this 277 acres are:
Ashkum silty clay loam (232A)
Elliott silt loam (156A)
Brenton silt loam (149A)
Symerton silt loam (294B)
Available Utilities: Electric to site, well & septic system is needed for a building permit.

FINANCIALS

Finance Data Year: The 2018 taxes paid in 2019.
Real Estate Taxes: 13-19-30-200-007 (118.2 Acres) \$3,140
13-19-30-400-004 (159 Acres) \$3,585

Investment Amount:

Total tax bill is \$6,725 or \$24.28 per acre.

The total investment for this 277 acres is \$2,301,250 or \$8750 per tillable and CRP acre. The overall sale price for all acres is \$8,308/Ac.

LOCATION

Address:

S. Seltzer Road
Wilmington, IL 60481

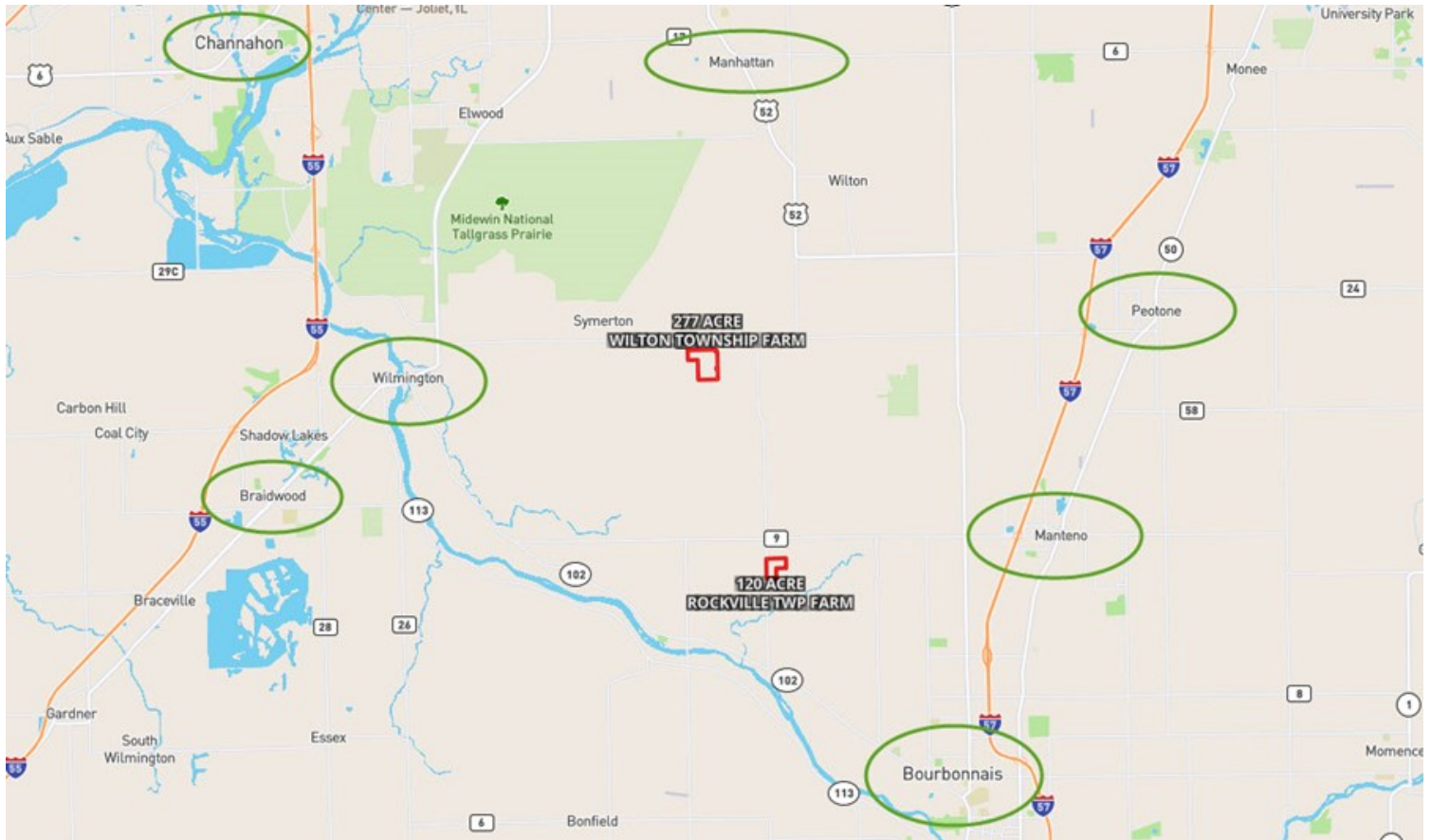
County:

Will County Illinois



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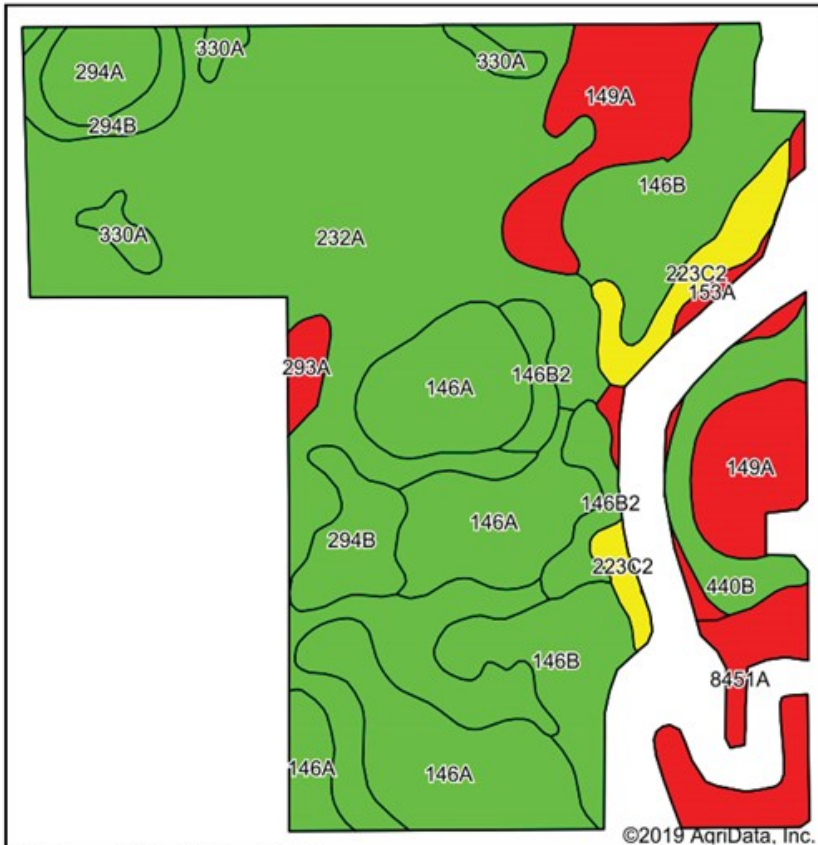
277 ACRE LOCATION MAP OF WILTON TOWNSHIP FARM



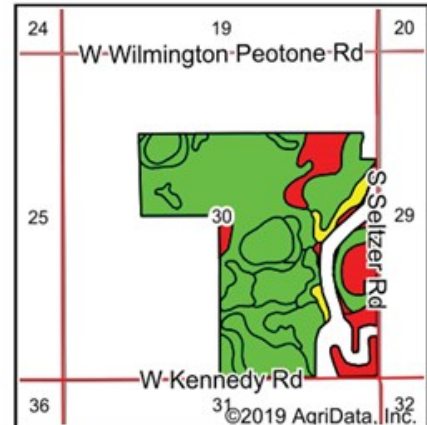
AERIAL MAP FOR 277 ACRE WILTON TOWNSHIP FARM, WILL COUNTY IL.



SOIL MAP OF WILTON TOWNSHIP 277 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **30-33N-11E**
Township: **Wilton**
Acres: **248.39**
Date: **3/29/2019**

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Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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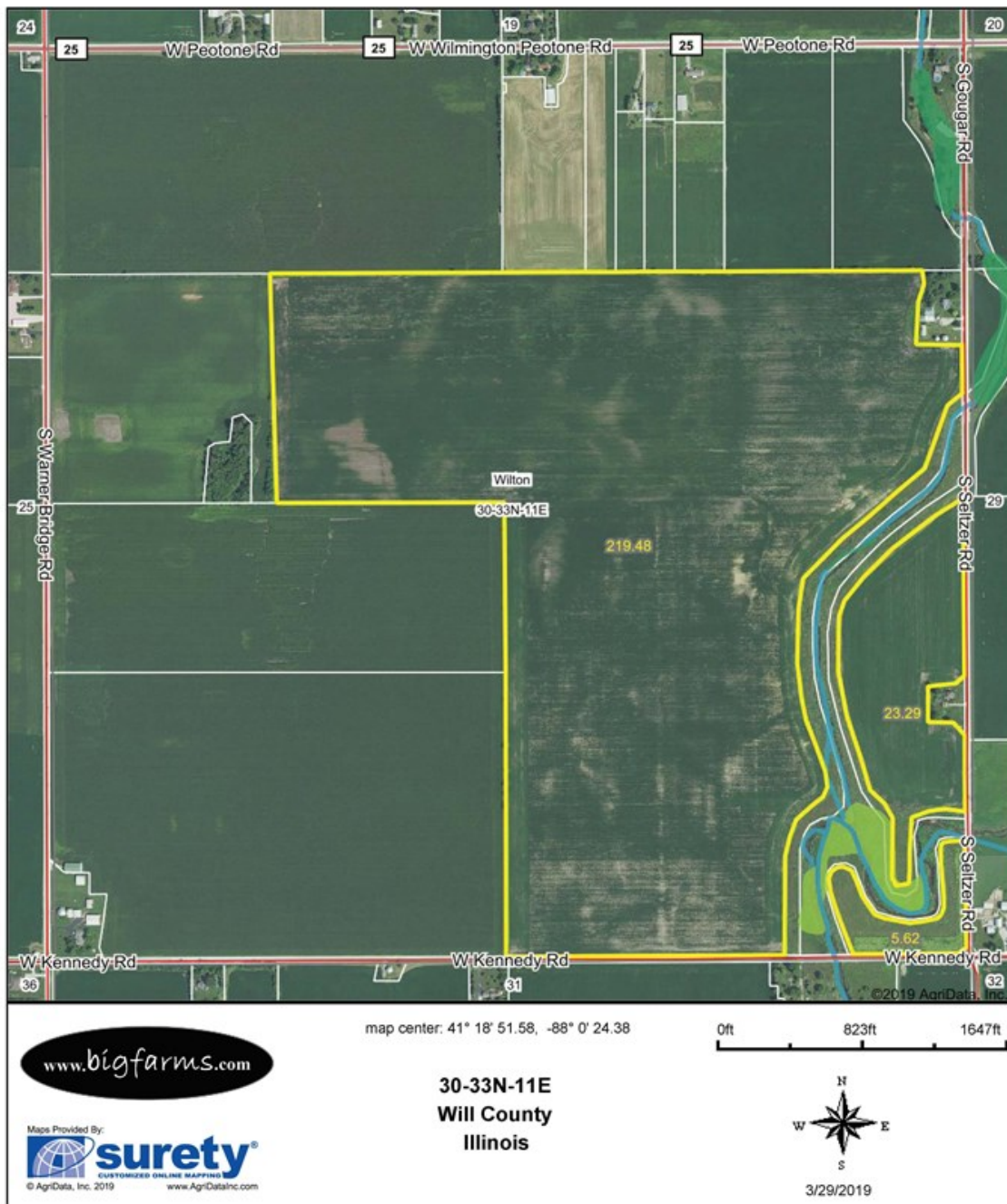


Area Symbol: IL197, Soil Area Version: 13

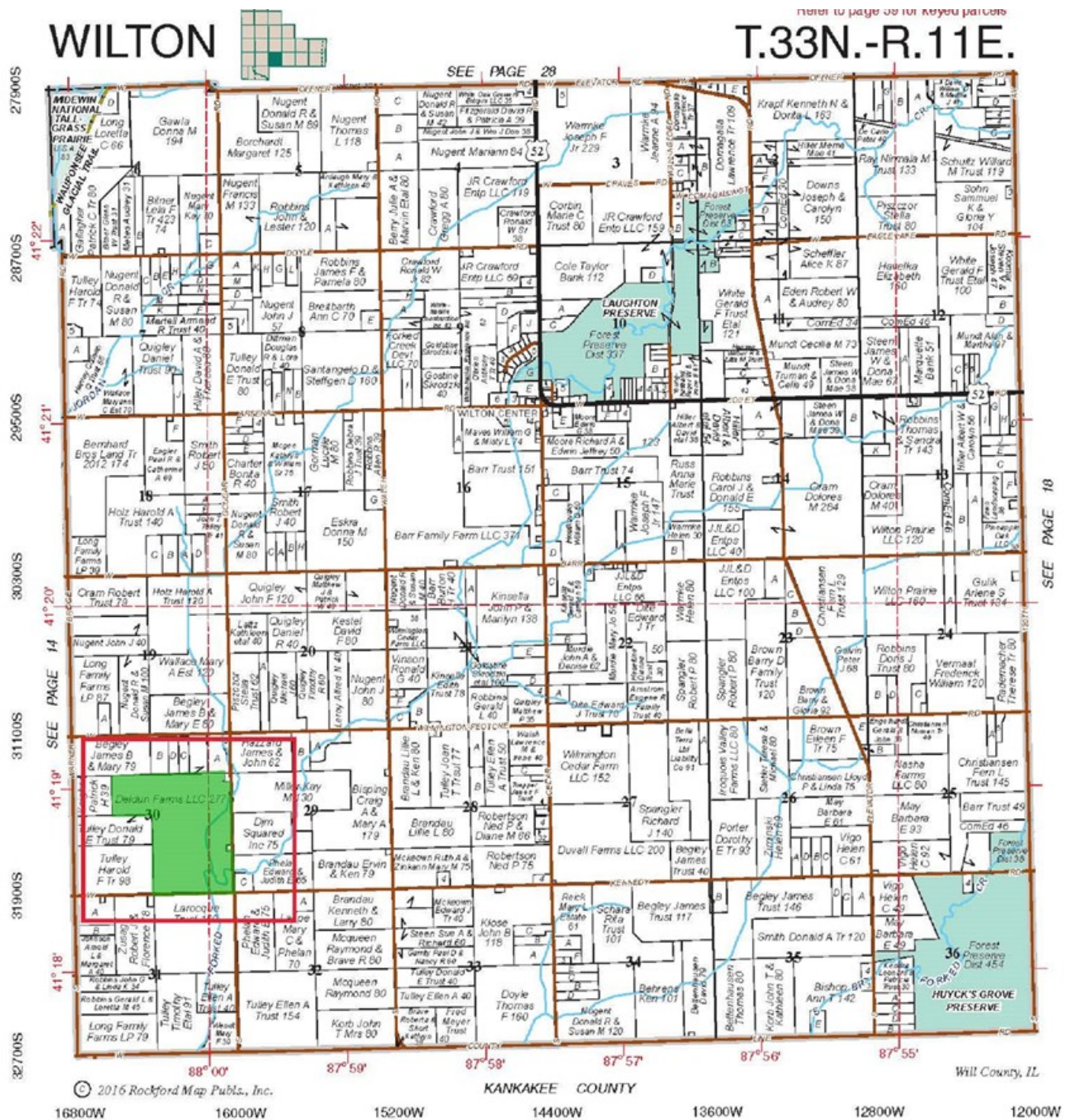
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	96.28	38.8%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	43.11	17.4%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	28.08	11.3%		**166	**54	**124
149A	Brenton silt loam, 0 to 2 percent slopes	22.63	9.1%		195	60	141
**294B	Symerton silt loam, 2 to 5 percent slopes	10.37	4.2%		**177	**55	**130
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	9.94	4.0%		190	61	140
**440B	Jasper loam, 2 to 5 percent slopes	8.31	3.3%		**173	**56	**129
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	8.16	3.3%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	6.59	2.7%		**160	**52	**119
294A	Symerton silt loam, 0 to 2 percent slopes	5.36	2.2%		179	56	131
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.04	1.6%		164	55	123
153A	Pella silty clay loam, 0 to 2 percent slopes	3.42	1.4%		183	60	136
293A	Andres silt loam, 0 to 2 percent slopes	2.10	0.8%		184	59	135
Weighted Average					172.1	55.8	127.7

FSA MAP FOR 277 ACRES IN WILTON TOWNSHIP, WILL COUNTY IL.

Aerial Map



277 AC WILTON TOWNSHIP PLAT MAP, WILL COUNTY IL.



LOCATION OF BOTH THE WILTON TWP. 277 ACRES AND THE ROCKVILLE TWP. 120 ACRES

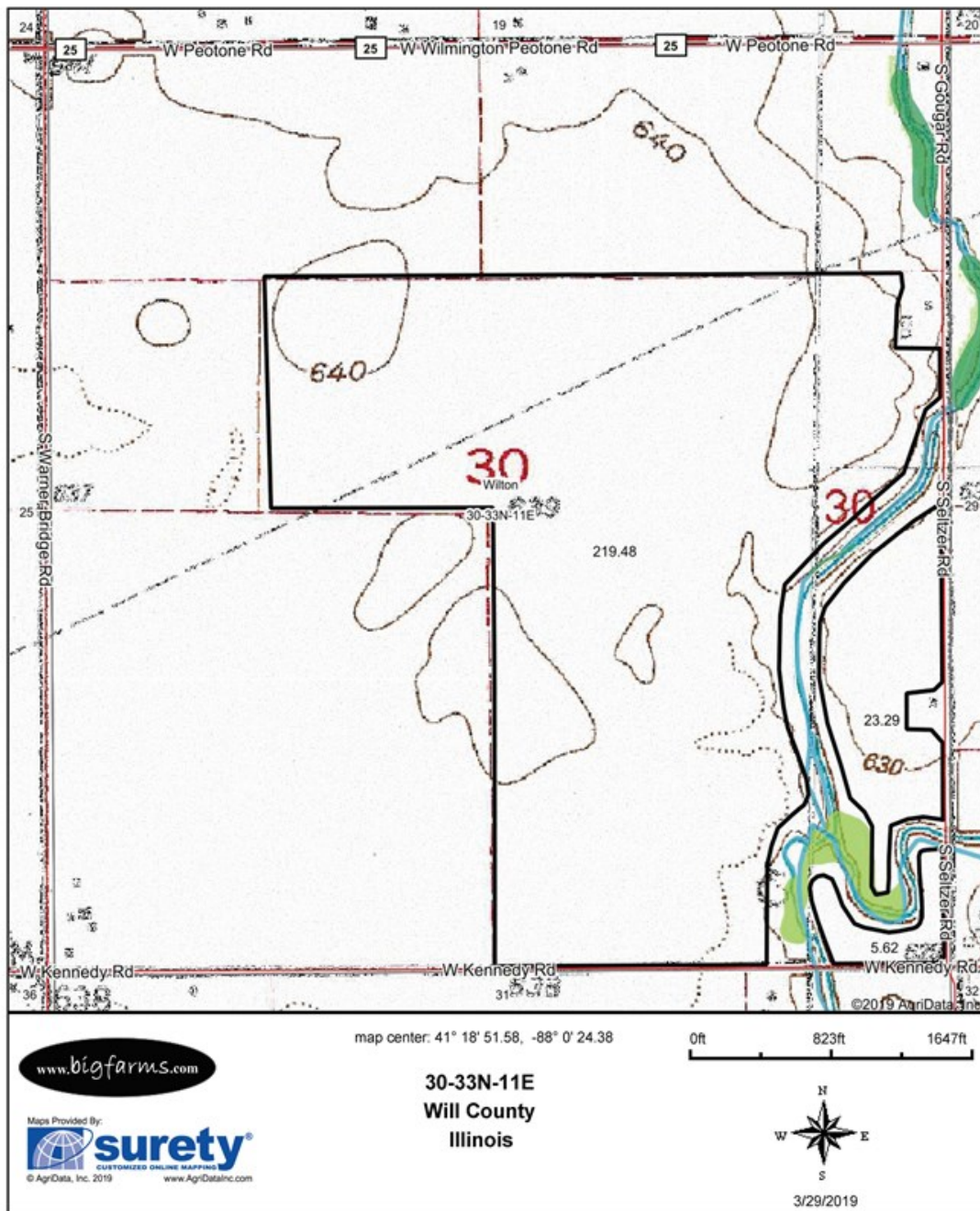


CRP FILTER STRIP AERIAL MAP FOR WILTON TOWNSHIP 277 ACRES



TOPOGRAPHICAL MAP OF WILTON TOWNSHIP 277 ACRES ON SOUTH SELTZER ROAD

Topography Map



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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