

157 Acre Avery Minooka Farm
16375 Ridge Road, County Hwy 11
Minooka IL 60447

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157 ACRE AVERY MINOOKA FARM

**16375 Ridge Road, County Hwy 11
Minooka IL 60447**

For more information contact:

Mark Goodwin
1-815-741-2226
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.

GOODWIN



County:	Kendall
Township:	Seward
Gross Land Area:	157 Acres
Property Type:	Vacant Development Land
Possible Uses:	Currently in production agriculture,
Total Investment:	\$2,747,500.00
Unit Price:	\$17,500 per acre
Productivity Index (PI):	130.1
Buildings:	Grain storage & small open front shed
Utilities:	Sewer and Water are available from the Village of Minooka
Zoning:	Agriculture



157 acres of high quality farmland on Ridge road north of the Summerfield subdivision in Minooka. Only 1.5 miles to I-80 interchange. Water tower adjacent to the parcel and sewer available from the village of Minooka. Road frontage on three sides, Ridge road, Wildy road and Hare road. Minooka comprehensive plan allows for both highway commercial and traditional neighborhoods. Demographic profiles for the area are found in the brochure. Great site on Ridge road, with excellent visibility.

Property Video Available On Website.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 157 Acre Avery Farm, Minooka
Tax ID Number/APN: The tax ID number for this Kendall County parcel is 09-26-200-001
Possible Uses: The Minooka comprehensive plan suggest both highway commercial along Ridge road and traditional neighborhoods for the balance of the 157 acres.
Zoning: The property is zoned agriculture in Kendall County.
Sale Terms: Sellers are looking for a cash sale.

AREA & LOCATION

School District: Minooka Community High School District #111
Minooka CCSD#201 (grade school)
Market Type: Suburban with excellent access to highway transportation. Population of 19,513 in a three mile area with a median household income of \$86,023. The three dominant tapestry types are: Home Improvement 60%, Soccer Moms 26.2% and Up and Coming Families 13.8%. Ask the listing broker Mark Goodwin for more details on these tapestry types.
Location Description: The parcel is only 1.5 miles north of the interchange at Interstate 80 and Ridge road in Minooka. Great exposure and access to Ridge road. Ridge road is a part of the future WIKADUKE Trail connecting I-80 to I-88 in Aurora.
Site Description: Gently rolling farmland at the corner of Ridge road and Wildy road. Contiguous to Minooka and the Minooka north water tower. Frontage also on Hare road.
Side of Street: West side of Ridge road, north of Wildy road and east of Hare road.
Highway Access: Easy access to Interstate 80, which is only 1.5 miles south.
Road Type: Asphalt
Transportation: 42.2 Miles to Midway Airport (approximately 49 minutes)
53.9 Miles to O'Hare Airport (approximately 55 minutes)

LAND RELATED

Lot Frontage (Feet): 2640 feet of frontage on Ridge road, Minooka Illinois.
Yield History: FSA Records show 152.48 acres of crop land
73.8 acre corn base with a 154 bushel yield
75.5 acre soybean base with a 45 bushel yield
Tillable Acres: Approximately 149 tillable acres.
Lot Depth: 2640 feet by 2640 feet
Buildings: Grain storage and small open front shed
Zoning Description: Currently zoned agriculture and is being used as farmland.
Flood Plain or Wetlands: None according to Map number 17093C0225H Panel Date January 8, 2014.
Flood map is available from Mark Goodwin the listing broker.
Topography: Gently rolling, topographical map is included with this brochure
Available Utilities: Sewer and water are available from the Village of Minooka. Both sewer and water are at the property.

FINANCIALS

Real Estate Taxes: The 2014 taxes paid in 2015 were \$4,121 or \$26.25 per acre.
Investment Amount: The total investment is \$2,747,500 or \$17,500 per acre.

LOCATION

Address: 16375 Ridge Rd, Minooka, IL 60447
41.4860656
-88.2723633
County: Kendall County Illinois



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AERIAL MAP OF 157 ACRES ON RIDGE ROAD, MINOOKA, IL



AERIAL MAP OF THE 157 AC RIDGE ROAD FARM, MINOOKA, IL

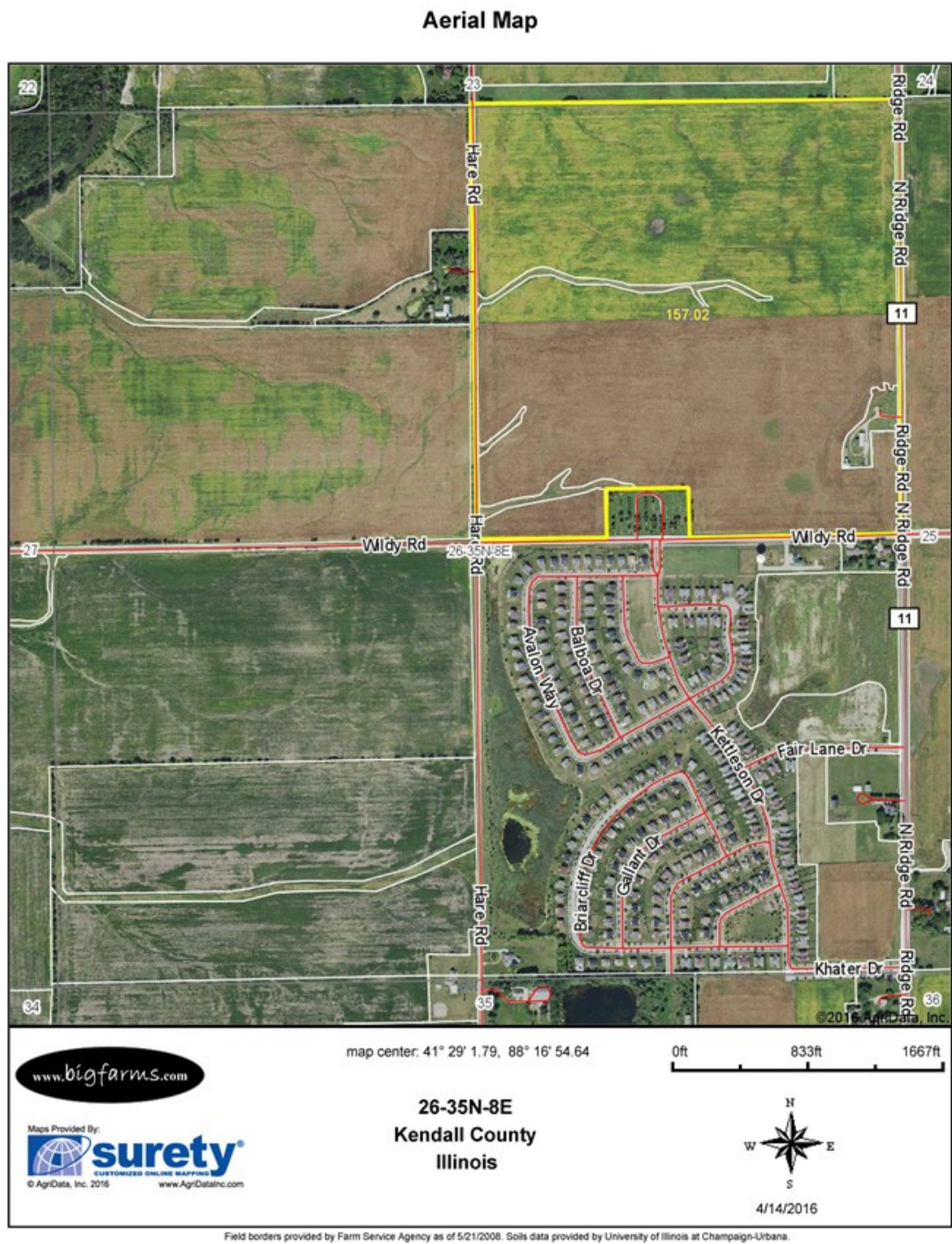


SEWARD

T.35N.-R.8E.

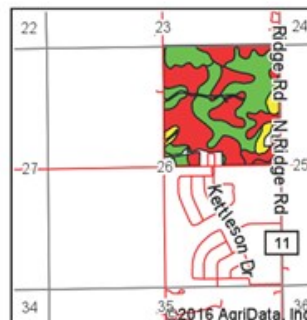
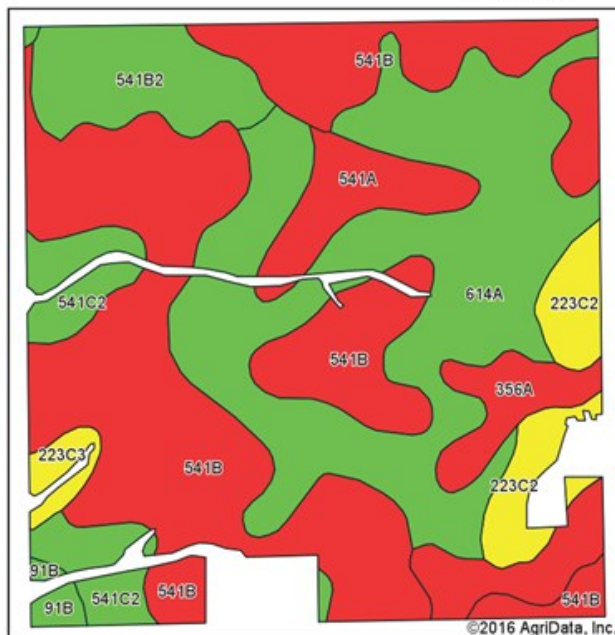


FSA MAP FOR 157 ACRE AVERY FARM ON RIDGE ROAD, MINOOKA, IL



SOIL MAP OF THE AVERY FARM ON RIDGE ROAD, MINOOKA, IN KENDALL COUNTY

Soils Map



State: Illinois
County: Kendall
Location: 26-35N-8E
Township: Seward
Acres: 149.08
Date: 4/14/2016

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Maps Provided By: **surety**
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Area Symbol: IL093, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541B	Graymont silt loam, 2 to 5 percent slopes	60.53	40.6%		**181	**56	**133
614A	Chenoa silty clay loam, 0 to 2 percent slopes	45.07	30.2%		174	57	129
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	9.67	6.5%		**174	**54	**127
356A	Elpaso silty clay loam, 0 to 2 percent slopes	9.45	6.3%		195	63	144
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	8.01	5.4%		**170	**53	**125
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	7.07	4.7%		**150	**48	**110
541A	Graymont silt loam, 0 to 2 percent slopes	6.37	4.3%		183	57	134
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	1.81	1.2%		**139	**44	**102
**91B	Swygert silty clay loam, 2 to 4 percent slopes	1.10	0.7%		**156	**51	**117
Weighted Average					176.6	55.9	130.1

Area Symbol: IL093, Soil Area Version: 11

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:

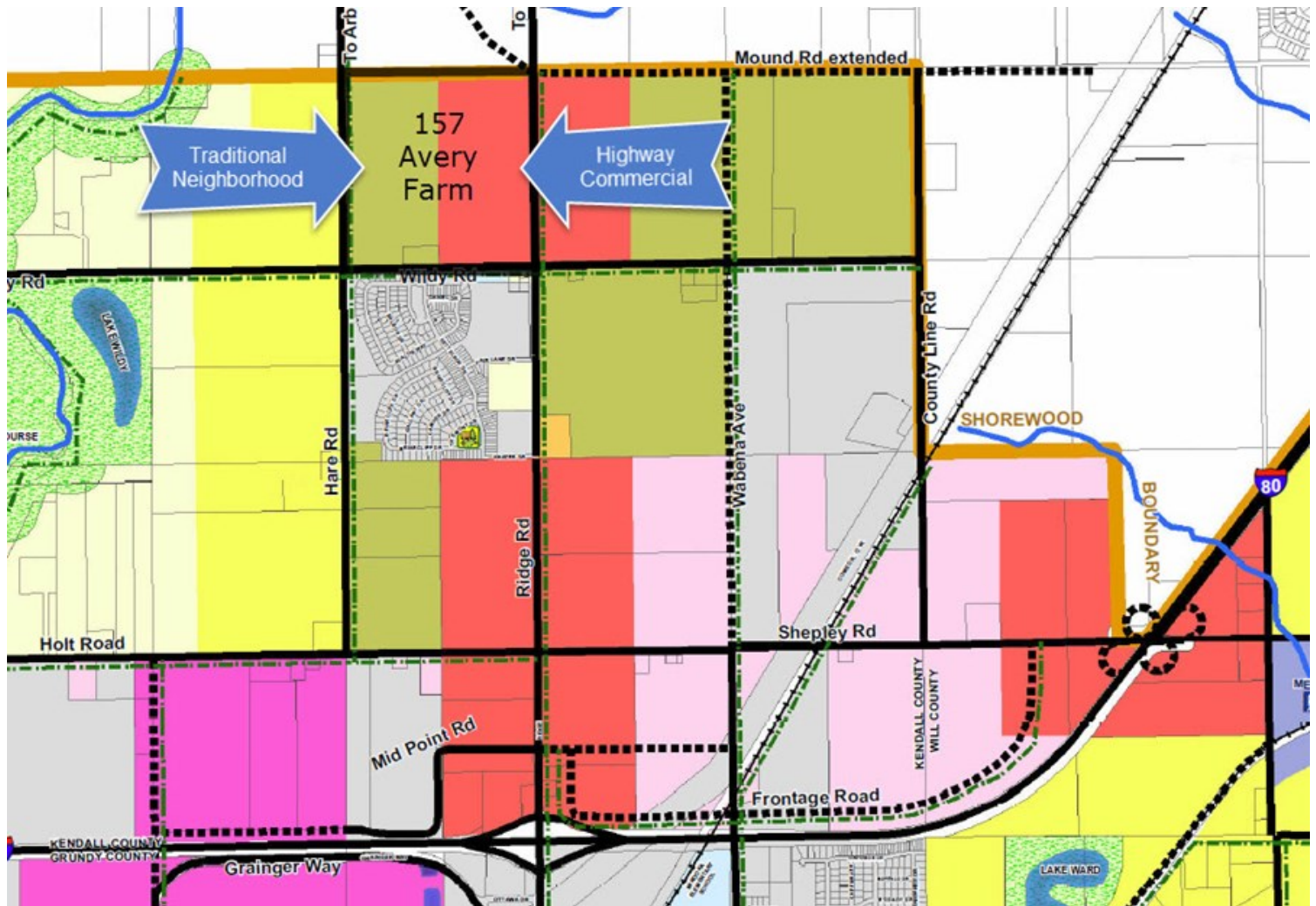
<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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.

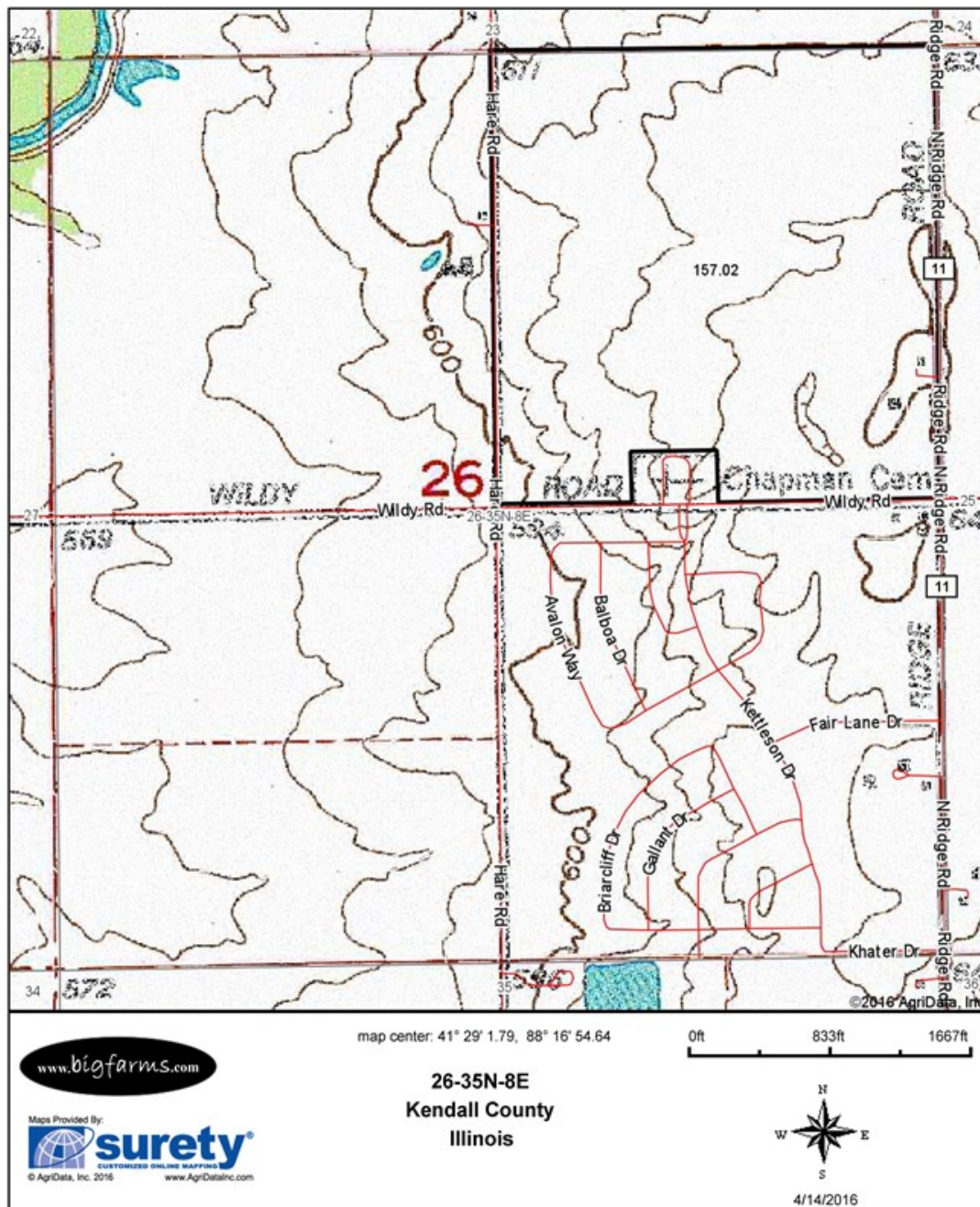
*c: Using Capabilities Class Dominant Condition Aggregation Method

MINOOKA COMPREHENSIVE PLAN FOR 157 ACRE AVERY FARM ON RIDGE ROAD



TOPOGRAPHICAL MAP FOR 157 ACRES SEWARD TOWNSHIP, KENDALL COUNTY

Topography Map



PHOTOS OF 157 ACRES ON RIDGE ROAD, MINOOKA



From the corner of Rodge road & Wildy road in Minooka looking NW toward the old farmstead and grain bins.

Looking west down Wildy road toward the Minooka water tower.



TAPESTRY SEGMENTATION 2, SOCCER MOMS



LifeMode Group: Family Landscapes

Soccer Moms

4A

Households: 3,327,000

Average Household Size: 2.96

Median Age: 36.6

Median Household Income: \$84,000

WHO ARE WE?

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 36% built in the 1990s (Index 253), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 74% (Index 163), and low rate vacancy at 5%.
- Median home value is \$226,000.
- Most households are married couples with children; average household size is 2.96.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 133).

SOCIOECONOMIC TRAITS

- Education: 37.7% college graduates; more than 70% with some college education.
- Low unemployment at 5.9%; high labor force participation rate at 72%; 2 out of 3 households include 2+ workers (Index 124).
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 159) and second mortgages (Index 154) and auto loans (Index 151).



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

HOME IMPROVEMENT TAPESTRY SEGMENTATION PROFILE



LifeMode Group: Family Landscapes

Home Improvement

4B

Households: 2,058,000

Average Household Size: 2.86

Median Age: 37.0

Median Household Income: \$67,000

WHO ARE WE?

Married-couple families occupy well over half of these suburban households. Most *Home Improvement* residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

OUR NEIGHBORHOOD

- These are low density suburban neighborhoods.
- Eight of every 10 homes are traditional single-family dwellings, owner occupied.
- Majority of the homes were built between 1970 and 2000.
- More than half of the households consist of married-couple families; another 12% include single-parent families.

SOCIOECONOMIC TRAITS

- Higher participation in the labor force and lower unemployment than US levels; most households have 2+ workers.
- Cautious consumers that do their research before buying, they protect their investments.
- Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and second mortgages on homes.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

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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