

180 AC YELLOWHEAD TOWNSHIP FARM

Grant Park IL 60940

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: | Kankakee |
| Township: | Yellowhead |
| Gross Land Area: | 180.98 |
| Property Type: | Vacant Farmland |
| Possible Uses: | Agriculture Production |
| Total Investment: | \$2,295,000.00 |
| Unit Price: | \$12,750 per acre |
| Productivity Index (PI): | 127.2 |
| Buildings: | No Buildings |
| Zoning: | Agriculture |



This relatively flat 180 acre property is a combination of three connected parcels (102 acres, 40 acres, and 40 acres). It is located in Yellowhead Township, Kankakee County Illinois, and has an approximately 175.02 acres of tillable land with an average PI of 127.2.

Very nice farm with no buildings. This farm is within close proximity of no more than 13 miles to Monee, Peotone and Beecher. Close to Grant Park on the Kankakee-Will County line.

Located just a short distance from the vibrant town of Kankakee, residents of Grant Park enjoy the tranquility of rural living while having convenient access to larger amenities. Connect with a close-knit network of farmers, explore a diverse range of crops, and savor fresh, locally grown produce at farm-to-table markets. Enjoy the small-town ambiance, unique shops, and outdoor activities like hiking and fishing.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 180.98 AC Yellowhead Farm
Tax ID Number/APN: 01-04-06-200-004, 01-04-06-200-002 and 01-04-06-200-003.
Possible Uses: Agriculture production.
Zoning: A-1, Agriculture.
Sale Terms: Sellers prefer to close in late 2023 or early 2024.

AREA & LOCATION

School District: Grant Park Community Unit School District #6.
Location Description: This 180 acre parcel is located at the intersections of W. County Line Road and N1200E Road in the city of Grant Park, Yellowhead Township, Kankakee County, Illinois. This property is approximately 7 miles from Beecher, 9 miles from Peotone and 13 miles from Monee.
Site Description: This land is gently rolling with a PI of 127.2. Trim creek runs through the property.
Side of Street: This property is located on the southwest of the intersection of W County Line Road (IL Highway 58) and N 12000E Road, south of W County Line Road (IL Highway 58) and west of N 12000E Road.
Highway Access: The property is located off of W County Line Road (IL Highway 58). Approximately 1 mile east is IL Highway 1, 10 miles east is US Highway 41, 8 miles west is IL Highway 50, and 9 miles west is US Highway 57.
Road Type: The roads around this property are tar & chip construction.
Legal Description: NEQ NH TRACT BAL 102.00AC 06-32-14E; SWQ NEQ BAL 40.00AC 06-32-14E; SEQ NEQ BAL 40.00AC 06-32-14E

Property Visibility: This property is located at the corner of W County Line Road (IL Highway 58) and N 12000E Road and visible from both roads.
Largest Nearby Street: W County Line Road (IL Highway 58) runs along the northern boarder of the property.
Transportation: US Highways 41 and 57 are less than 10 miles either east or west of the property. The Metra station is 30 miles away located in Manhattan. Midway Airport is approximately 46 miles and O'Hare Airport is approximately 60 miles from the parcel.

LAND RELATED

Lot Frontage (Feet): There is approximately 2500 feet of W County Line Road (IL Highway 58) frontage on the north boarder of the parcel and approximately 3100 feet of N 12000E Road frontage that borders the east side.
Tillable Acres: There are approximately 175.02 tillable acres on this property.
Buildings: No buildings.
Flood Plain or Wetlands: There is a flood zone on this 180 acre parcel, please check the FEMA Report in the brochure.
Topography: This land is relatively flat with a variation of less than 30 feet across the property. The topography contours may be seen in the map included in the brochure.
FSA Data: 175.02 Cropland acres, with 4.2 CRP acres.
 Corn Base Acres are 113.52 with a PLC Yield of 159
 Soybean Base Acres are 47.57 with a PLC Yield of 47
 No HEL acres.
 Figures from the Kankakee FSA Office.
Soil Type: Ashkum Silty Clay Loam (232A) & Sawmill silty clay loam (3107A)

FINANCIALS

Real Estate Taxes:

The taxes for 2021 that will be paid in 2022 are \$2,836.09 (01-04-06-200-004), \$1,319.44 (01-04-06-200-002) and \$1,371.61 (01-04-06-200-003).
Total taxes are \$30.54 per acre or \$5527.

Investment Amount:

\$2,295,000.00 or \$12,750.00 per acre

LOCATION

Address:

Grant Park, IL 60940

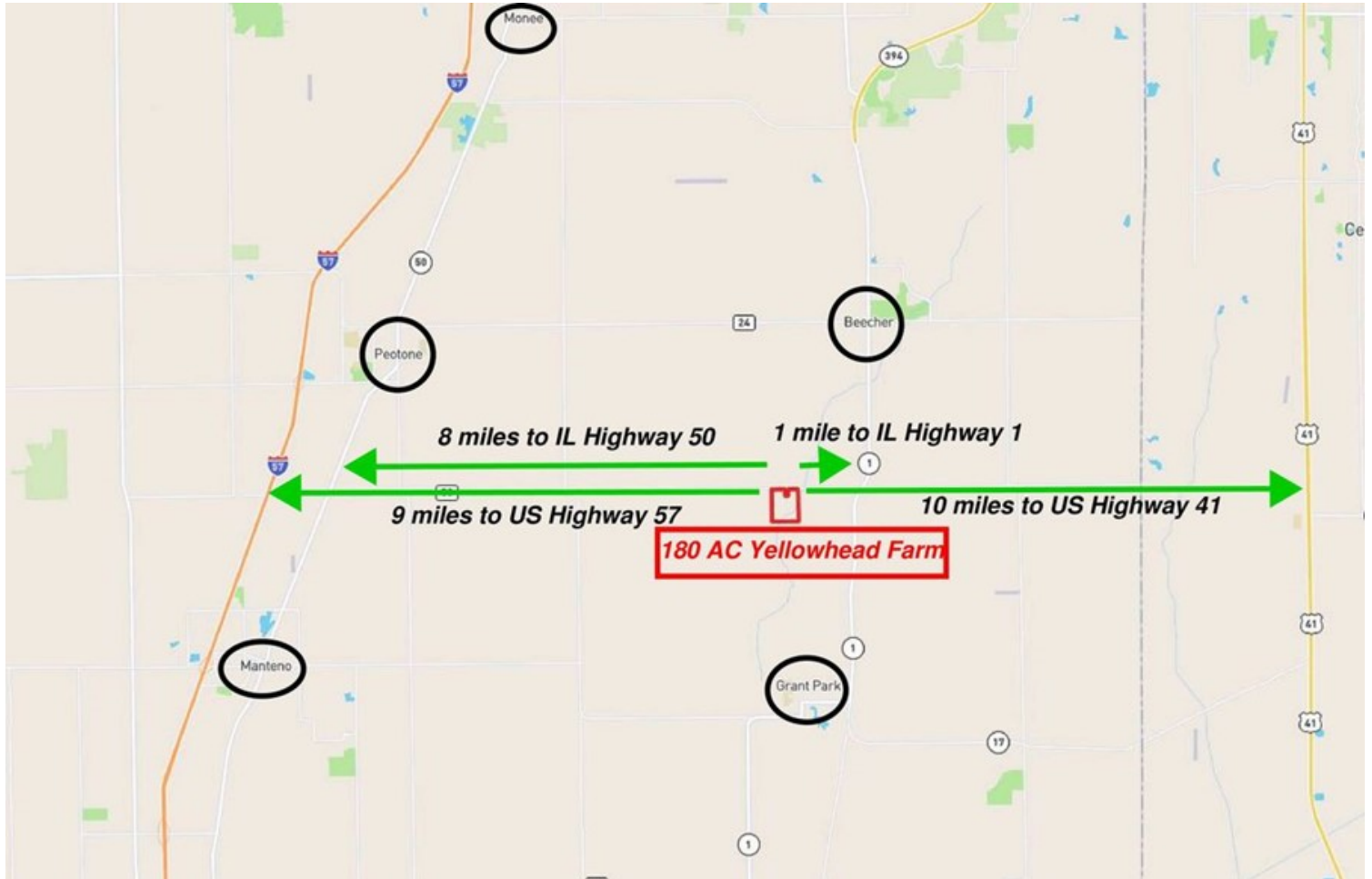
County:

Kankakee

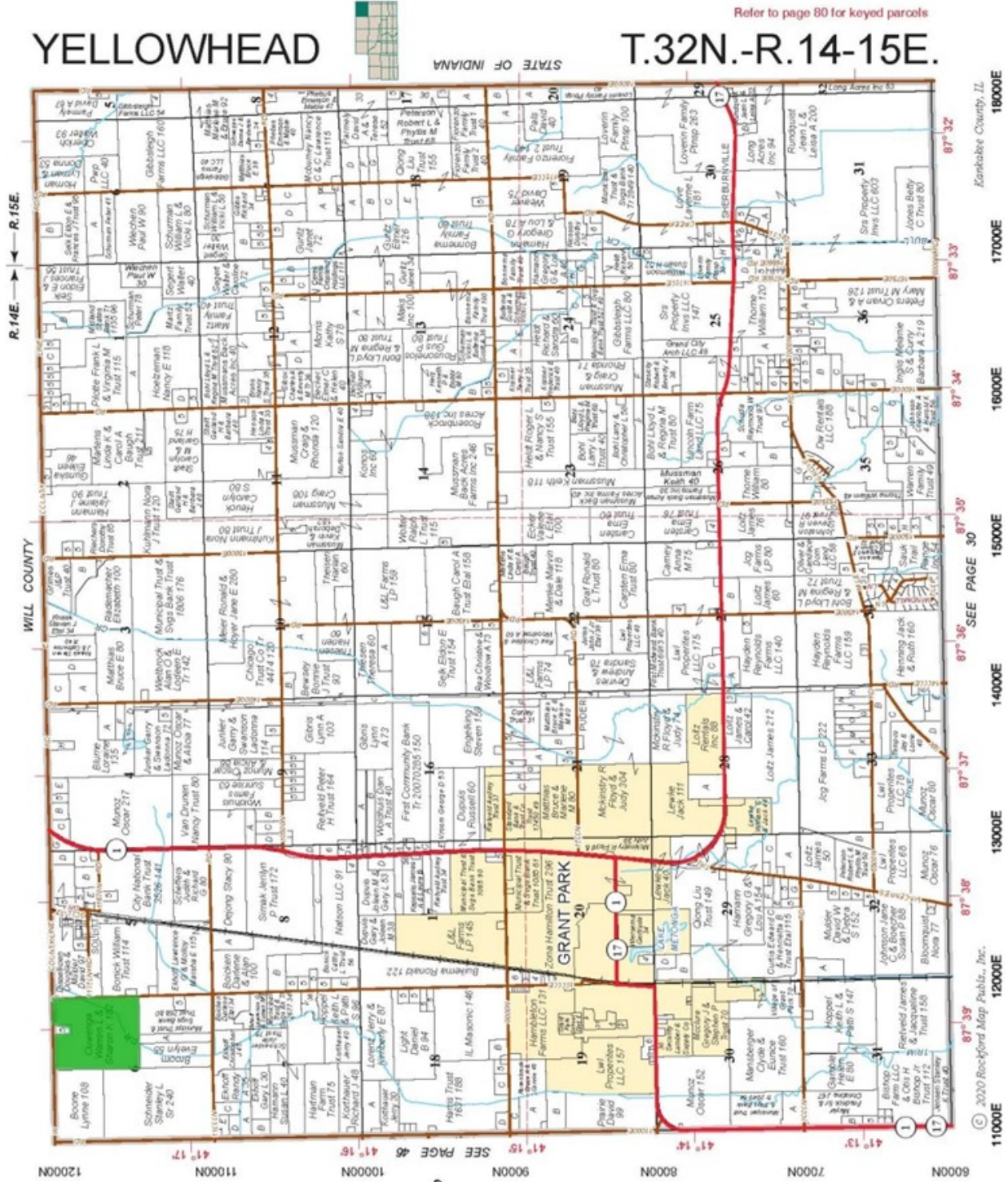


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ROAD MAP OF 180 AC YELLOWHEAD TWP FARM



PLAT MAP OF 180 AC YELLOWHEAD TWP FARM

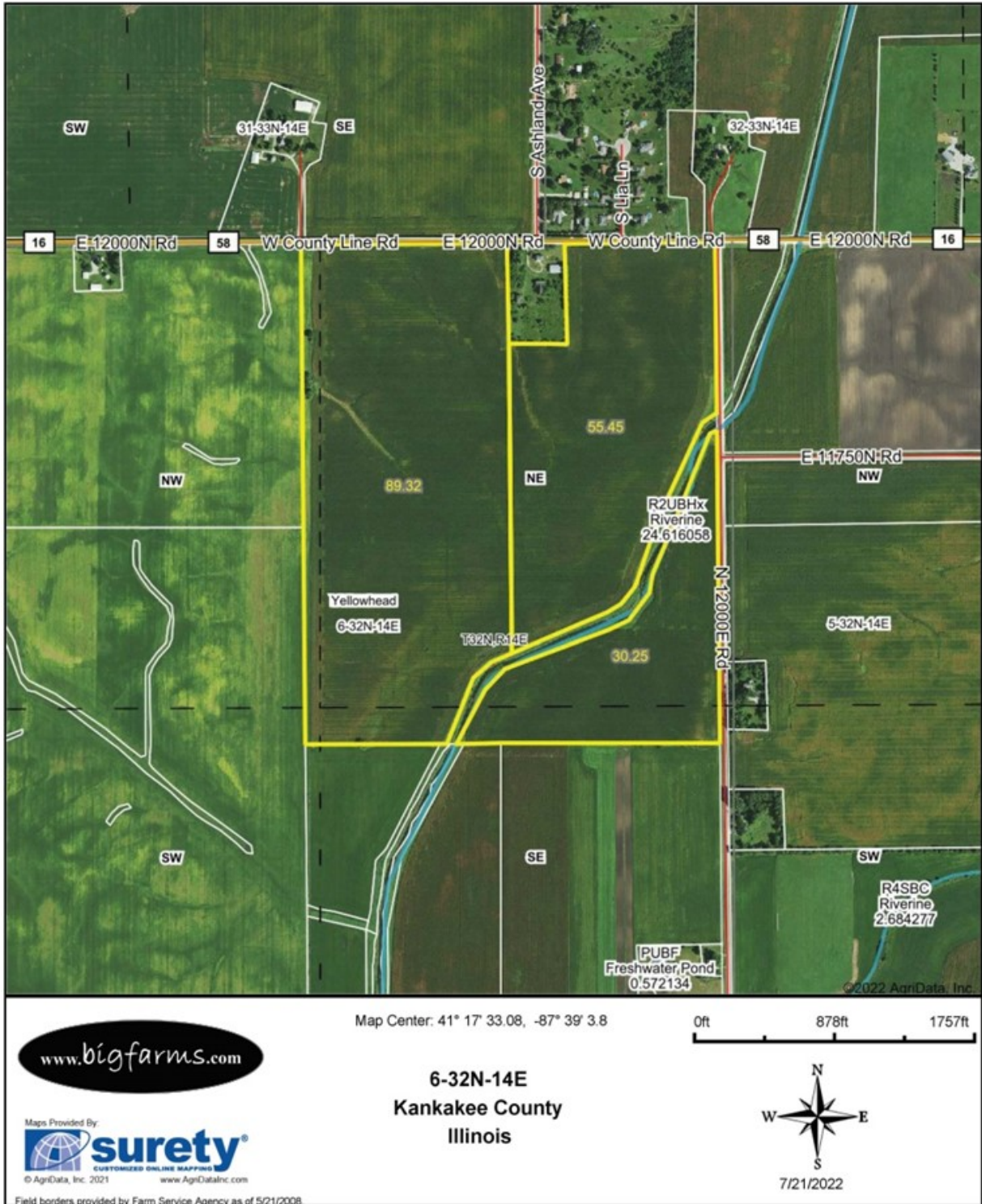


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

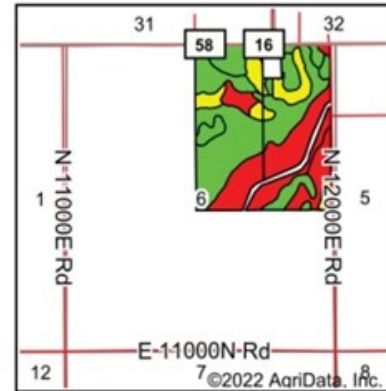
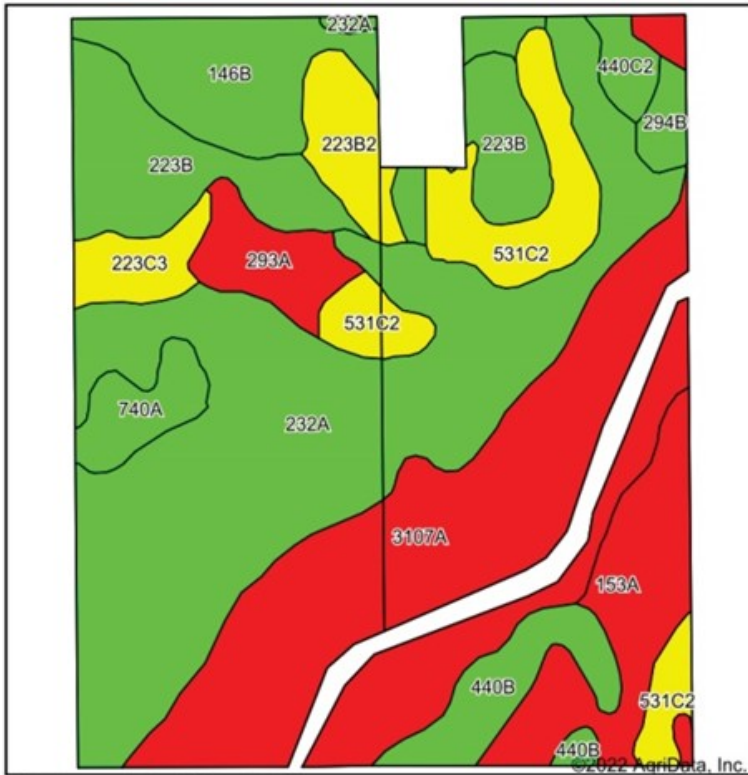
AERIAL SATELLITE MAP OF 180 AC YELLOWHEAD TWP FARM



AERIAL FSA MAP OF 180 AC YELLOWHEAD TWP FARM



SOIL MAP OF 180 AC YELLOWHEAD TWP FARM



State: **Illinois**
 County: **Kankakee**
 Location: **6-32N-14E**
 Township: **Yellowhead**
 Acres: **175.02**
 Date: **7/21/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 18

| 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 | 54.28 | 31.0% | Green | 170 | 56 | 127 |
| 3107A | Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded | 41.45 | 23.7% | Red | 189 | 60 | 139 |
| **223B | Varna silt loam, 2 to 4 percent slopes | 16.15 | 9.2% | Green | **156 | **50 | **115 |
| **531C2 | Markham silt loam, 4 to 6 percent slopes, eroded | 12.36 | 7.1% | Yellow | **147 | **48 | **108 |
| 153A | Pella silty clay loam, 0 to 2 percent slopes | 11.99 | 6.9% | Red | 183 | 60 | 136 |
| **146B | Elliott silt loam, 2 to 4 percent slopes | 11.23 | 6.4% | Green | **166 | **54 | **124 |
| **440B | Jasper loam, 2 to 5 percent slopes | 6.48 | 3.7% | Green | **173 | **56 | **129 |
| 293A | Andres silt loam, 0 to 2 percent slopes | 5.14 | 2.9% | Red | 184 | 59 | 135 |
| **223B2 | Varna silt loam, 2 to 4 percent slopes, eroded | 4.79 | 2.7% | Yellow | **150 | **48 | **110 |
| 740A | Darroch silt loam, 0 to 2 percent slopes | 3.92 | 2.2% | Green | 177 | 57 | 129 |
| **223C3 | Varna silty clay loam, 4 to 6 percent slopes, severely eroded | 3.57 | 2.0% | Yellow | **139 | **44 | **102 |
| **440C2 | Jasper loam, 5 to 10 percent slopes, eroded | 1.94 | 1.1% | Green | **163 | **53 | **121 |
| **294B | Symerton silt loam, 2 to 5 percent slopes | 1.72 | 1.0% | Green | **177 | **55 | **130 |
| Weighted Average | | | | | 171.7 | 55.6 | 127.2 |

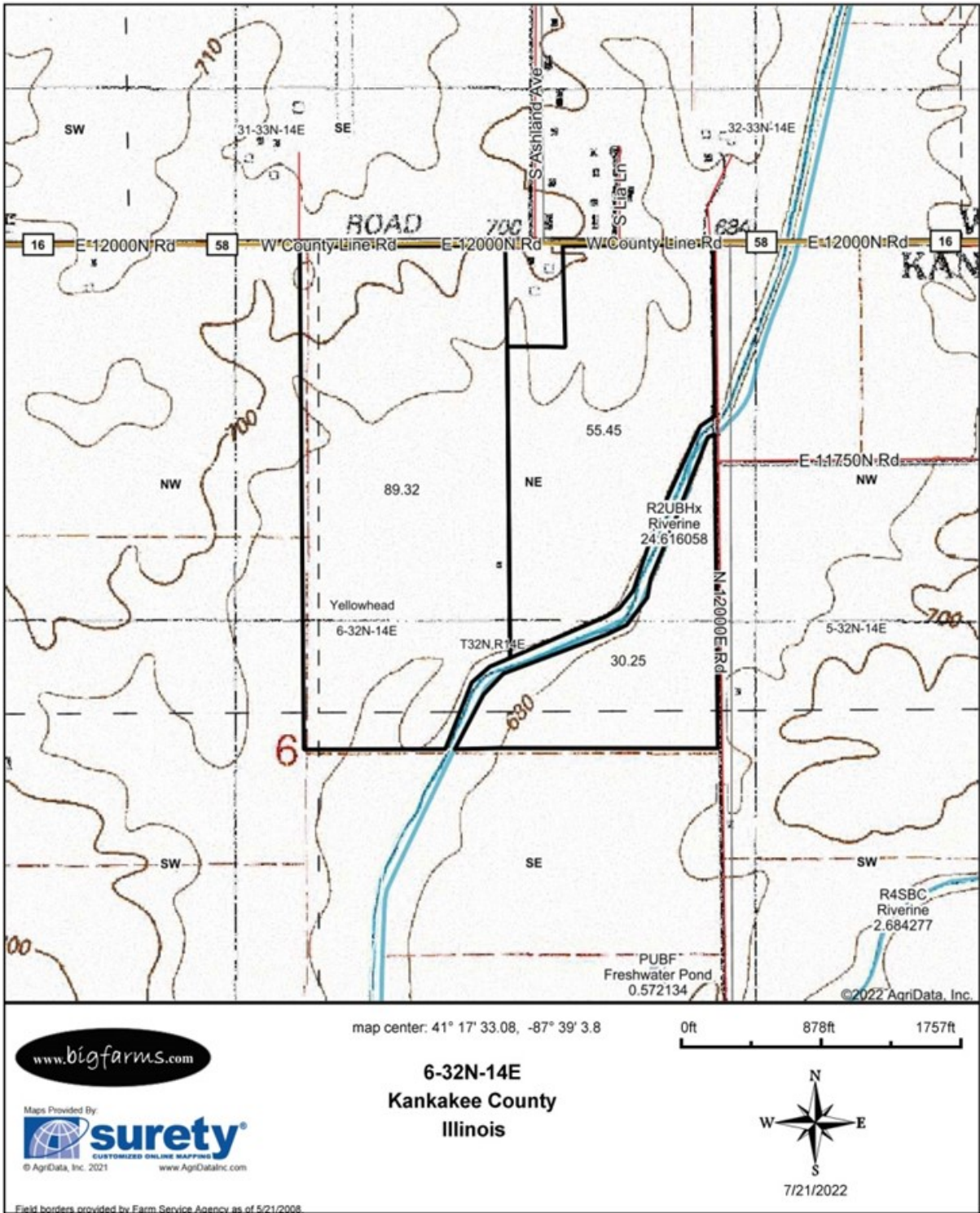
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

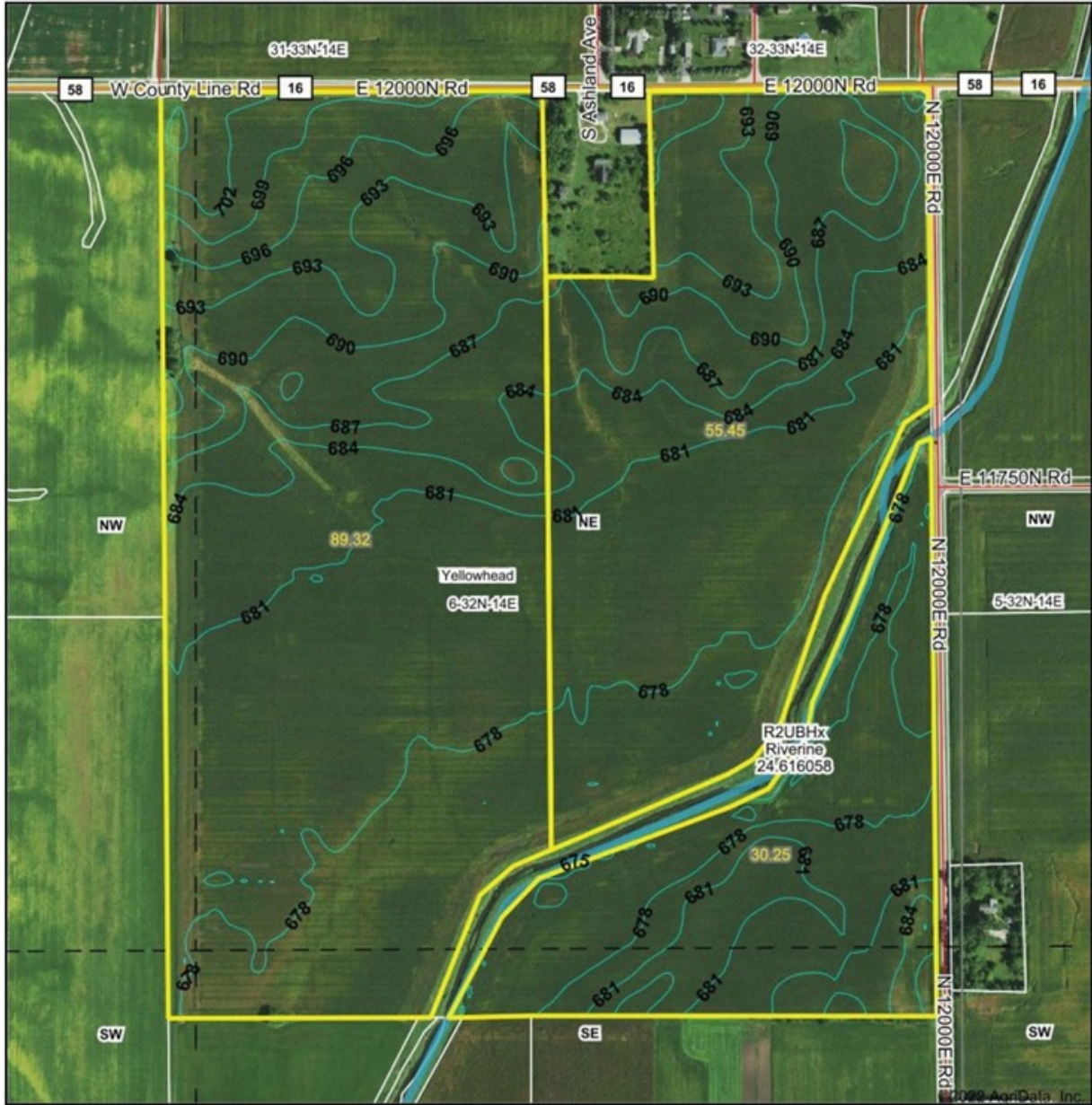
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

TOPO MAP OF 180 AC YELLOWHEAD TWP FARM



TOPO CONTOURS MAP OF 180 AC YELLOWHEAD TWP FARM



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 675.8
 Max: 705.6
 Range: 29.8
 Average: 683.4
 Standard Deviation: 6.53 ft

0ft 527ft 1054ft

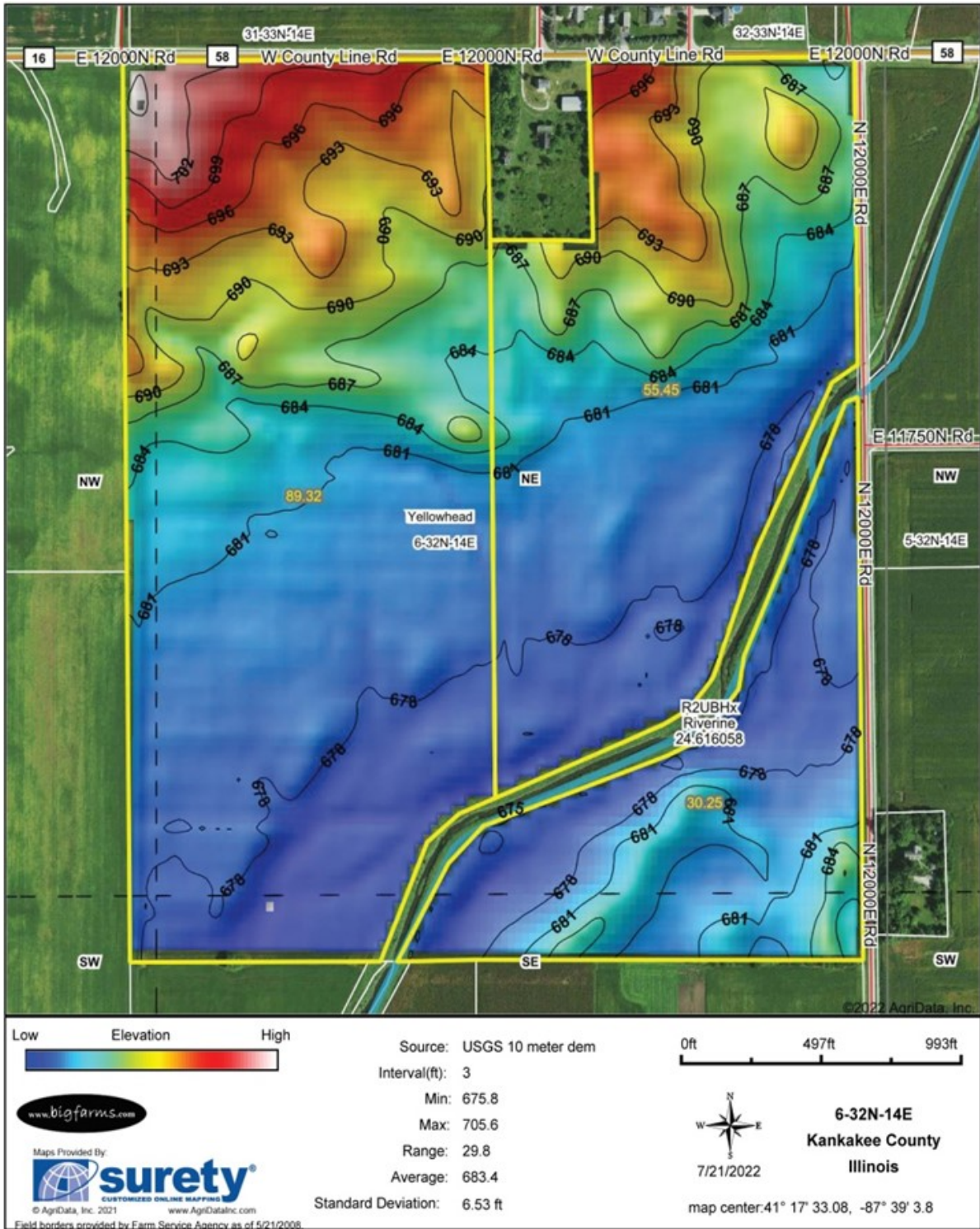


6-32N-14E
Kankakee County
Illinois

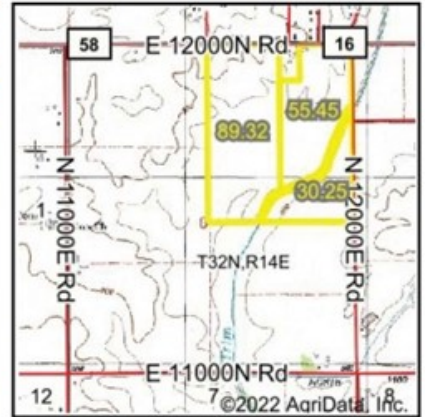
7/21/2022
 Map Center: 41° 17' 33.08, -87° 39' 3.8

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

TOPO HILLSHADE MAP OF 180 AC YELLOWHEAD TWP FARM



WETLANDS MAP OF 180 AC YELLOWHEAD TWP FARM



State: **Illinois**
 Location: **6-32N-14E**
 County: **Kankakee**
 Township: **Yellowhead**
 Date: **7/21/2022**



Maps Provided By:
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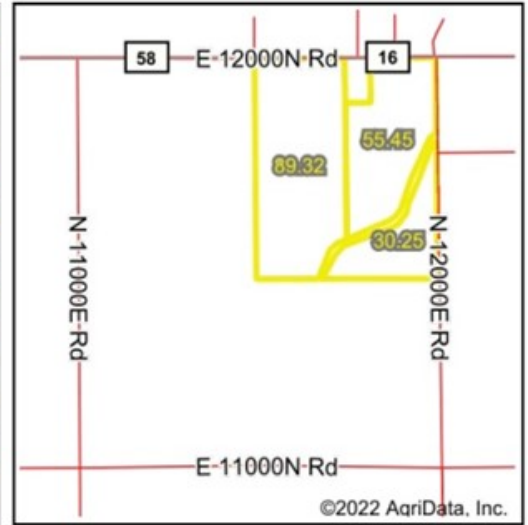
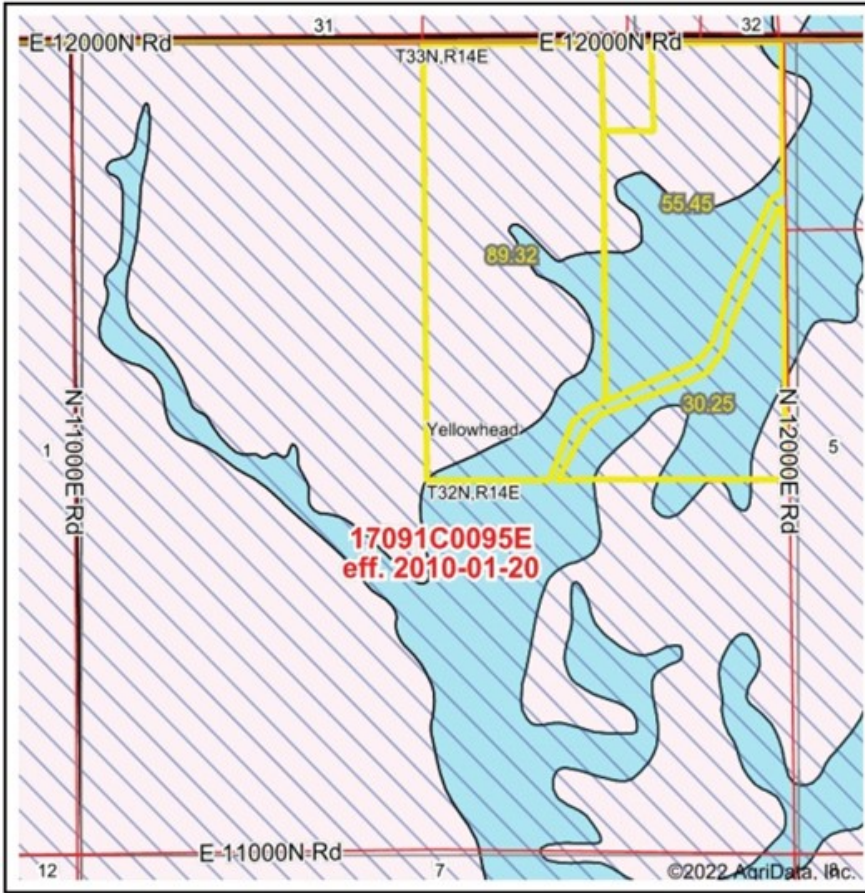


| Classification Code | Type | Acres |
|---------------------|----------|-------|
| R2UBHx | Riverine | 0.45 |
| Total Acres | | 0.45 |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



FEMA MAP OF 180 AC YELLOWHEAD TWP FARM



Map Center: 41° 17' 20.29, -87° 39' 17.89
 State: IL Acres: 175.02
 County: Kankakee Date: 7/21/2022
 Location: 6-32N-14E
 Township: Yellowhead



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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| Name | Number | County | NFIP Participation | Acres | Percent |
|-----------------|--------|----------|--------------------|--------|---------|
| Kankakee County | 170336 | Kankakee | Regular | 175.02 | 100% |
| Total | | | | 175.02 | 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 | 103.89 | 59.3% |
| A | | 100-year Floodplain | 63.97 | 36.6% |
| X | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 7.16 | 4.1% |
| Total | | | 175.02 | 100% |

| Panel | Effective Date | Acres | Percent |
|--------------|----------------|--------|---------|
| 17091C0095E | 1/20/2010 | 175.02 | 100% |
| Total | | 175.02 | 100% |



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.



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