

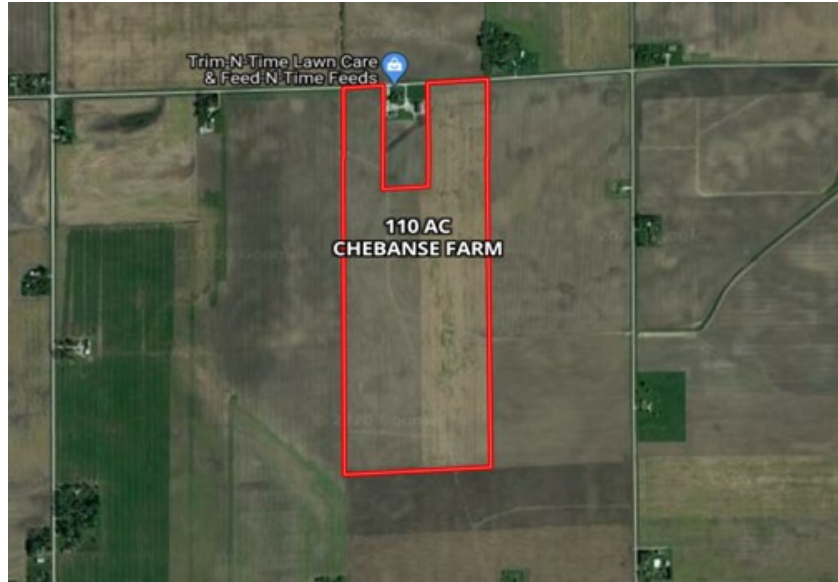
110 ACRE CHEBANSE FARM

Chebanse IL 60922

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:	Iroquois
Township:	Chebanse
Gross Land Area:	110 Acres
Possible Uses:	Agriculture
Total Investment:	\$935,000.00
Unit Price:	\$8500.00 per acre
Productivity Index (PI):	127.3
Buildings:	No Buildings on this Parcel



This farm was pattern tiled in 2012. The farm is 1.5 miles from I-57 which is a main gateway to Chicago and Champaign. PI of 127.3 making it a high class B farm. Real-estate taxes are \$25.50 per acre in 2018. This 110 acre relatively flat rural farm is located 1.7 miles southeast of downtown Chebanse and 10 miles south of Kankakee. The farm sits on both sides and behind Trim-N-Time Lawn Care and Feed-N-Time Feed on E 3500 N. Lease in place with excellent tenant for the 2020 crop season.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 110 Acre Chebanse Farm
Tax ID Number/APN: 03-24-200-005
Possible Uses: Agriculture production for grain crops.
Zoning: Agriculture A-1

AREA & LOCATION

School District: Chebanse Elementary School (K-4)
 Nash Middle School (5-8)
 Central High School (9-12)

Location Description: This 110 acre relatively flat rural farm is located 1.7 miles southeast of downtown Chebanse and 10 miles south of Kankakee. Kankakee has two colleges; Kankakee Community College and Olivet Nazarene University. This property is 1.5 miles from I-57 which is a main gateway to Chicago and Champaign. The farm sits on both sides and behind Trim-N-Time Lawn Care and Feed-N-Time Feed on E 3500 N.

Site Description: This property is a relatively flat rural farm with a n overall PI of 127.3. The farm was pattern tiled in 2012. Tile map is included with this brochure.

Side of Street: This 110 acre farm in located on the south side of E 3300 North Rd, Chebanse, IL 60922.

Highway Access: I-57 interchange is 1.3 mile to the north and west and Route 52 is 1.2 miles to the east.

Road Type: The road is tar & chip construction.

Property Visibility: The property has a total of 924 feet miles frontage on E 3300 North Road. The is 370 feet west of the buildings and 554 east of the buildings.

Largest Nearby Street: Route 52 is 1.2 miles to the east and I-57 is 1.3 miles to the north and west.

Transportation: 10 miles north in Kankakee has the Greater Kankakee Airport (IKK) and the Kankakee Metra station. Easy access to I-57.

LAND RELATED

Lot Frontage (Feet): The property has 924 feet frontage on E 3300 North Road.

Yield History:

2016 Soybean 63 Corn 226
 2017 Soybean 53 Corn 215
 2018 Soybean 59 Corn 201
 2019 Soybean 59 Corn 180
 Four Yr. Ave. 55.44 Bu Soybeans 205.5 Bu. Corn

Tillable Acres: This 110 acre farm has 109 tillable acres.

Lot Depth: 3965 feet from north to south and 924 feet east to west.

Buildings: There are no buildings as part of the farm offering.

Flood Plain or Wetlands: This 110 acre farm does not have any flood plain areas. The FEMA Report is located in the brochure.

Topography: This property is relatively flat. The Topography and Topography Contours maps are included in the brochure for a better reference.

FSA Data: 109.28 Tillable acres
 Corn base is 56.65 Acre and the ARC/PLC Yield is 158 bushels per acre.
 Soybean base is 50.45 Acres and the ARC/PLC Yield is 50 bushels per acre.
 No CRP acres.

Soil Type: Milford Silty Clay Loam (69A)
 Selma Loam (125A)
 Bryce Silty Clay (235A)
 La Hogue Loam (102A)

Soil Fertility: Last soil test was done on April 11, 2019 (13 samples taken)
 Organic matter ranged between 3.87-5.21 percent
 PH ranged between 6-7.2

P2 ranged between 29-41
K2 ranged between 266-5576

Available Utilities:

Electric is available. Private Well & Septic are required for construction of any commercial or residential building.

FINANCIALS

Finance Data Year:

2018 paid in 2019

Real Estate Taxes:

Taxes of \$2807.46 or \$25.52 per acre.

Investment Amount:

The investment amount for this 110 acre farm is \$935,000.00 or \$8500.00 per acre.

LOCATION

Address:

E 3300 North Rd, Chebanse, IL 60922

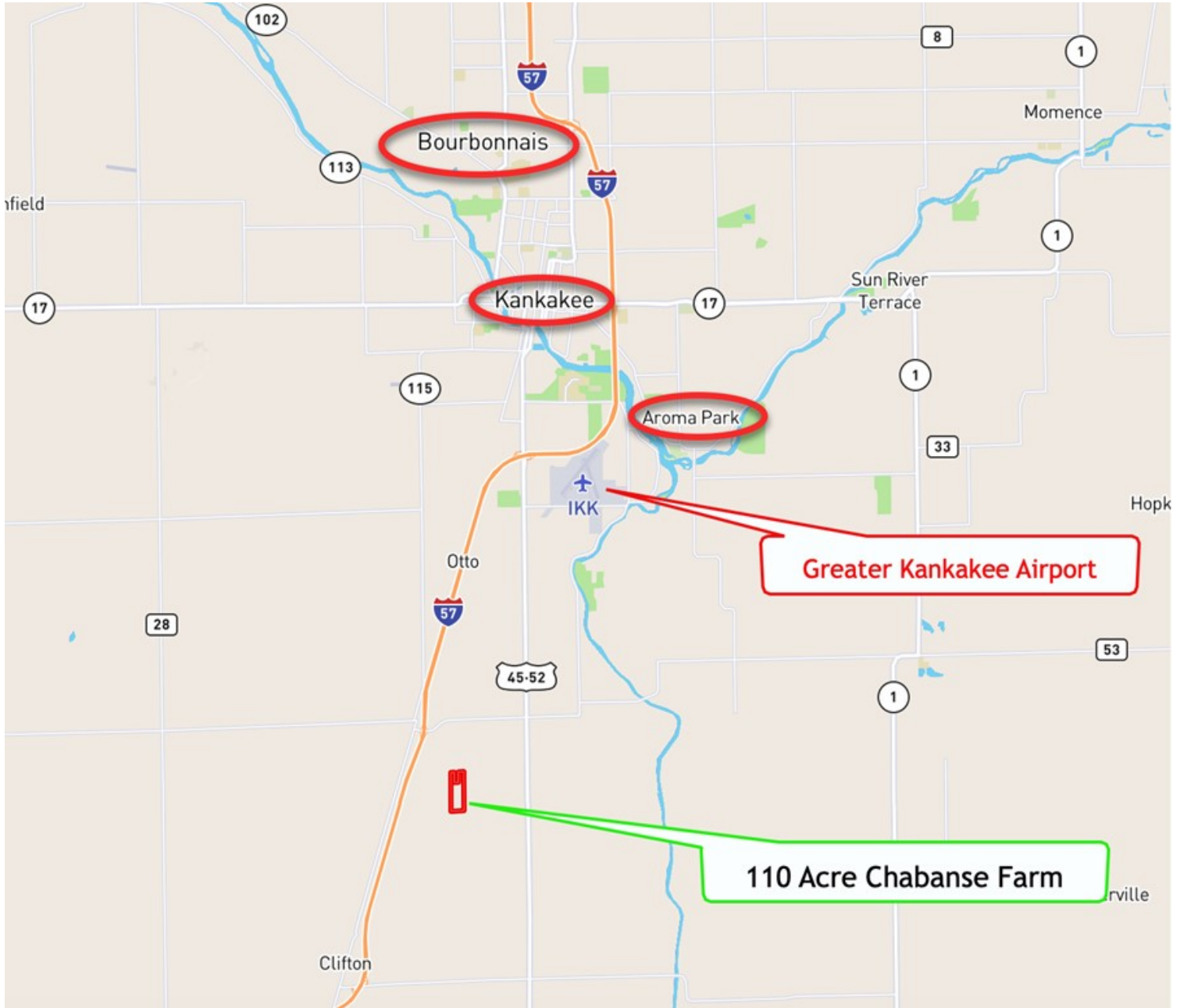
County:

Iroquois

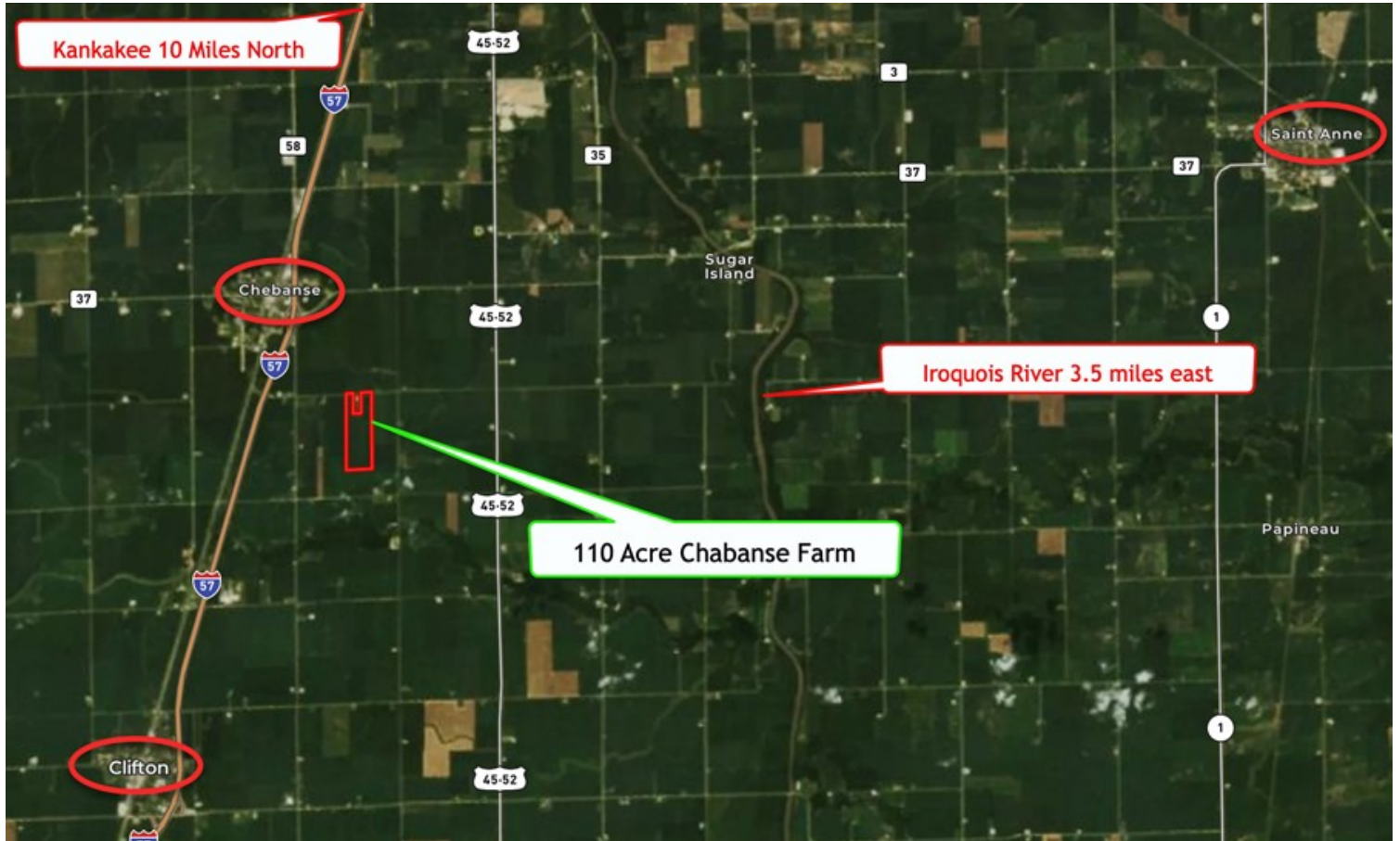


Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

ROAD MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL

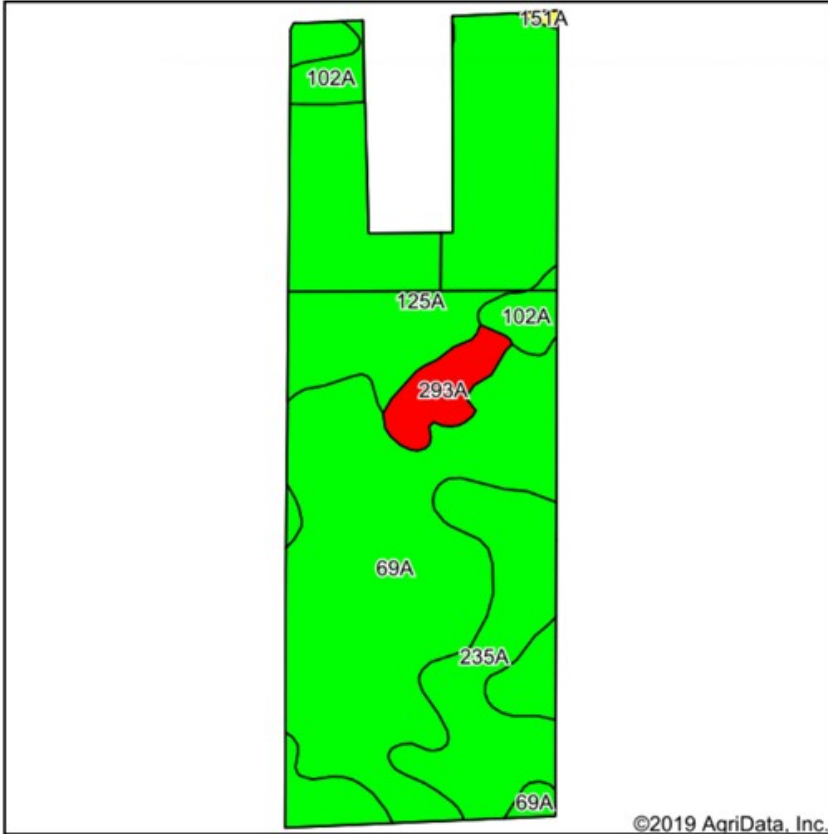


AREA MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL



SOIL MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL

Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **24-29N-14W**
 Township: **Chebanse**
 Acres: **109.3**
 Date: **2/27/2020**



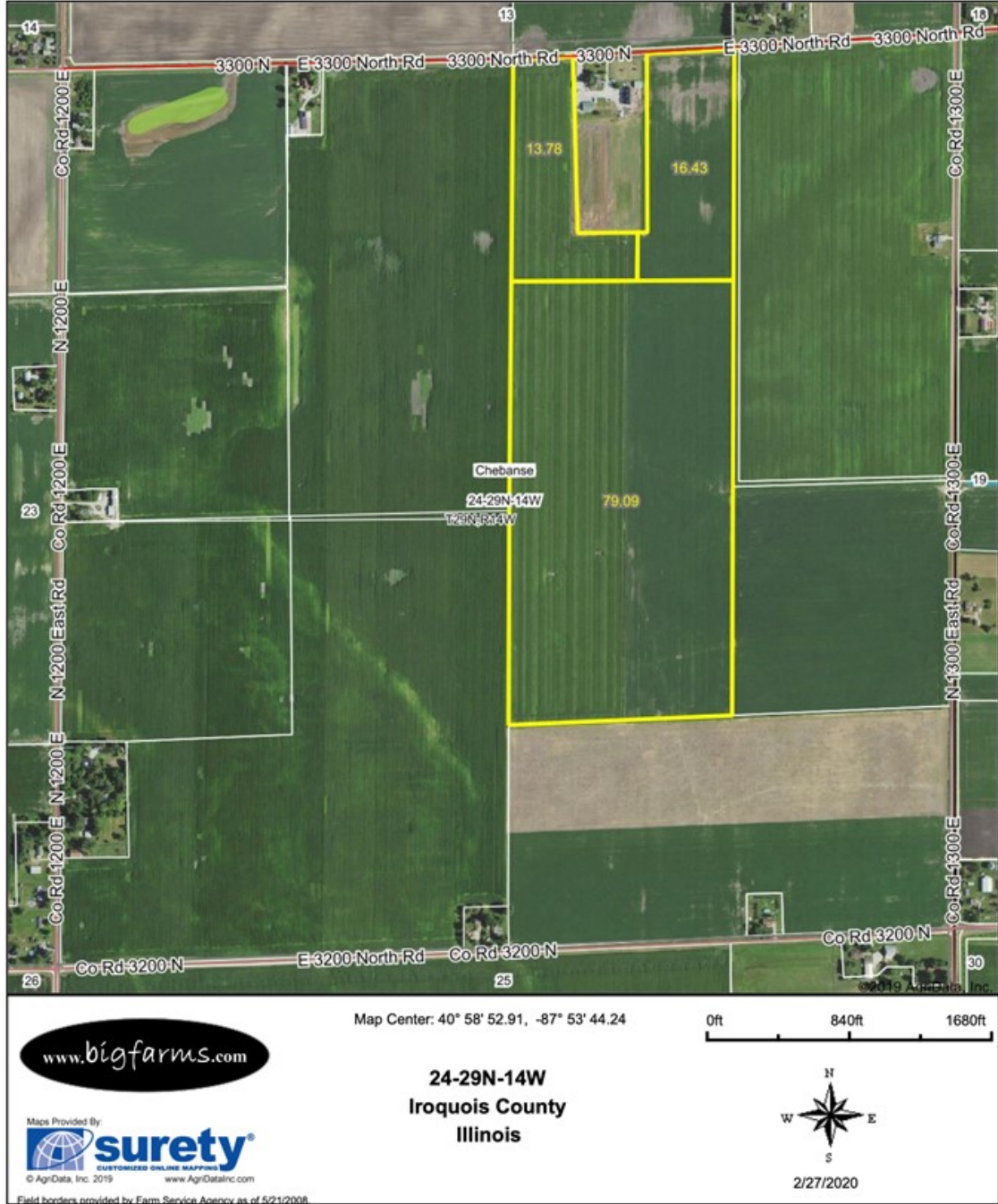
Soils data provided by USDA and NRCS.

Area Symbol: IL 075. 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
69A	Milford silty clay loam, 0 to 2 percent slopes	44.98	41.2%		171	57	128
125A	Selma loam, 0 to 2 percent slopes	39.84	36.5%		176	57	129
235A	Bryce silty clay, 0 to 2 percent slopes	15.92	14.6%		162	54	121
102A	La Hogue loam, 0 to 2 percent slopes	4.27	3.9%		162	52	121
293A	Andres silt loam, 0 to 2 percent slopes	4.06	3.7%		184	59	135
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.23	0.2%		151	51	114
Weighted Average					171.6	56.4	127.3

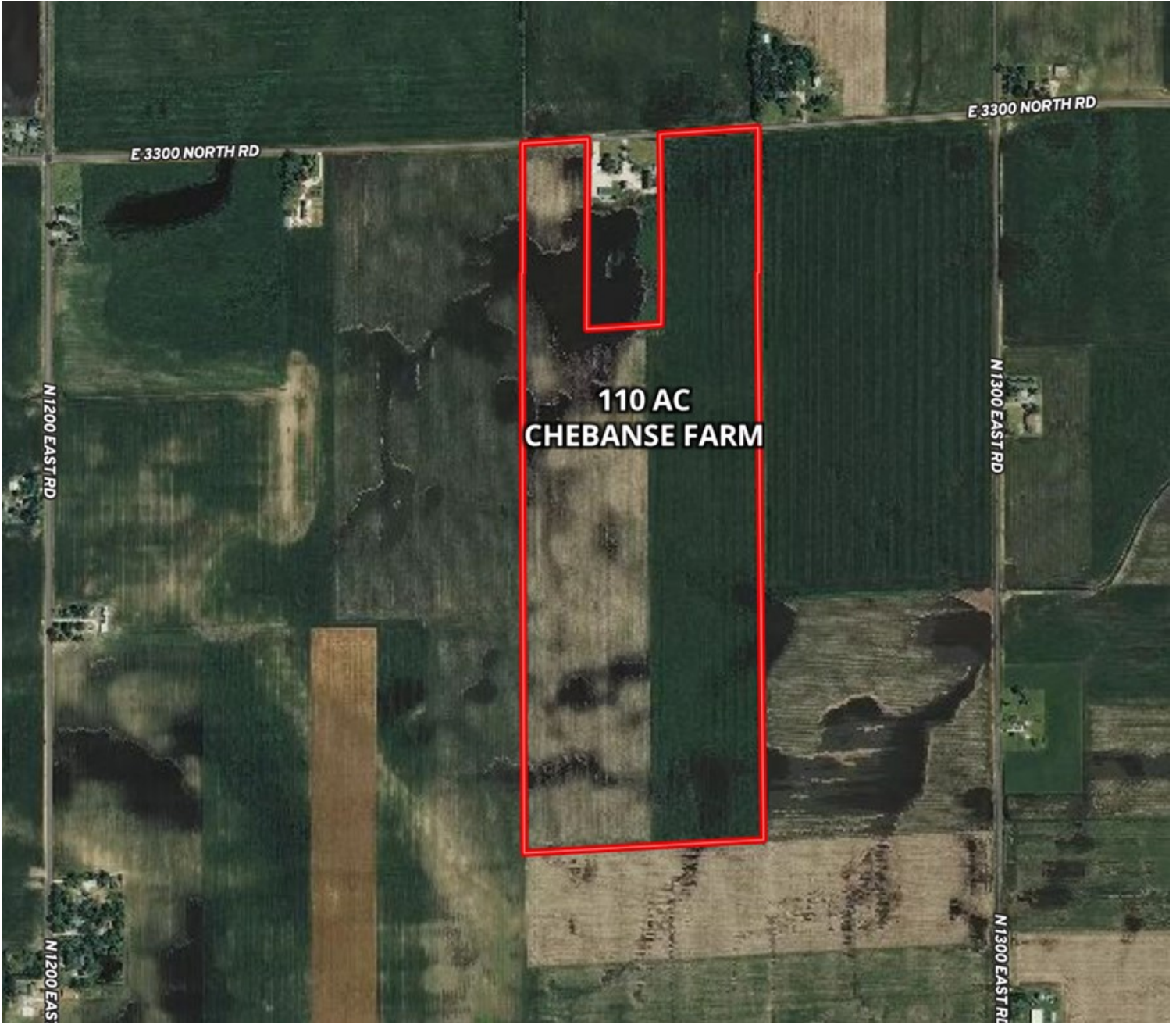
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL

Aerial Map

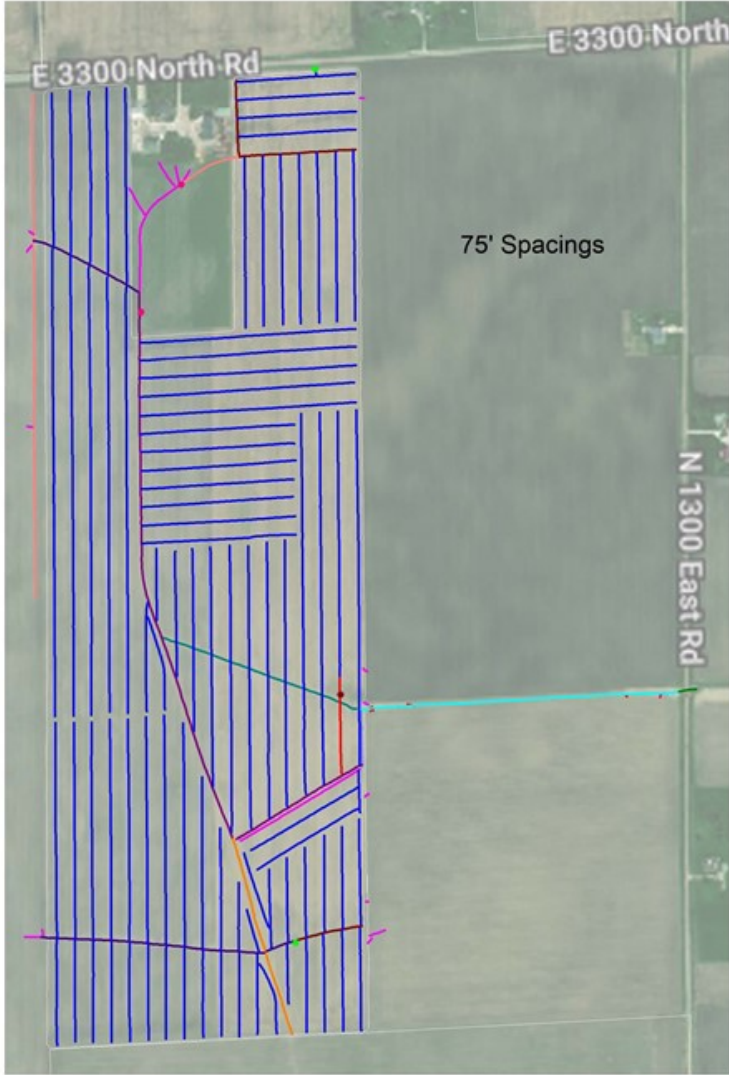


AERIAL MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL



CHEBANSE 110 ACRE FARM TILE MAP

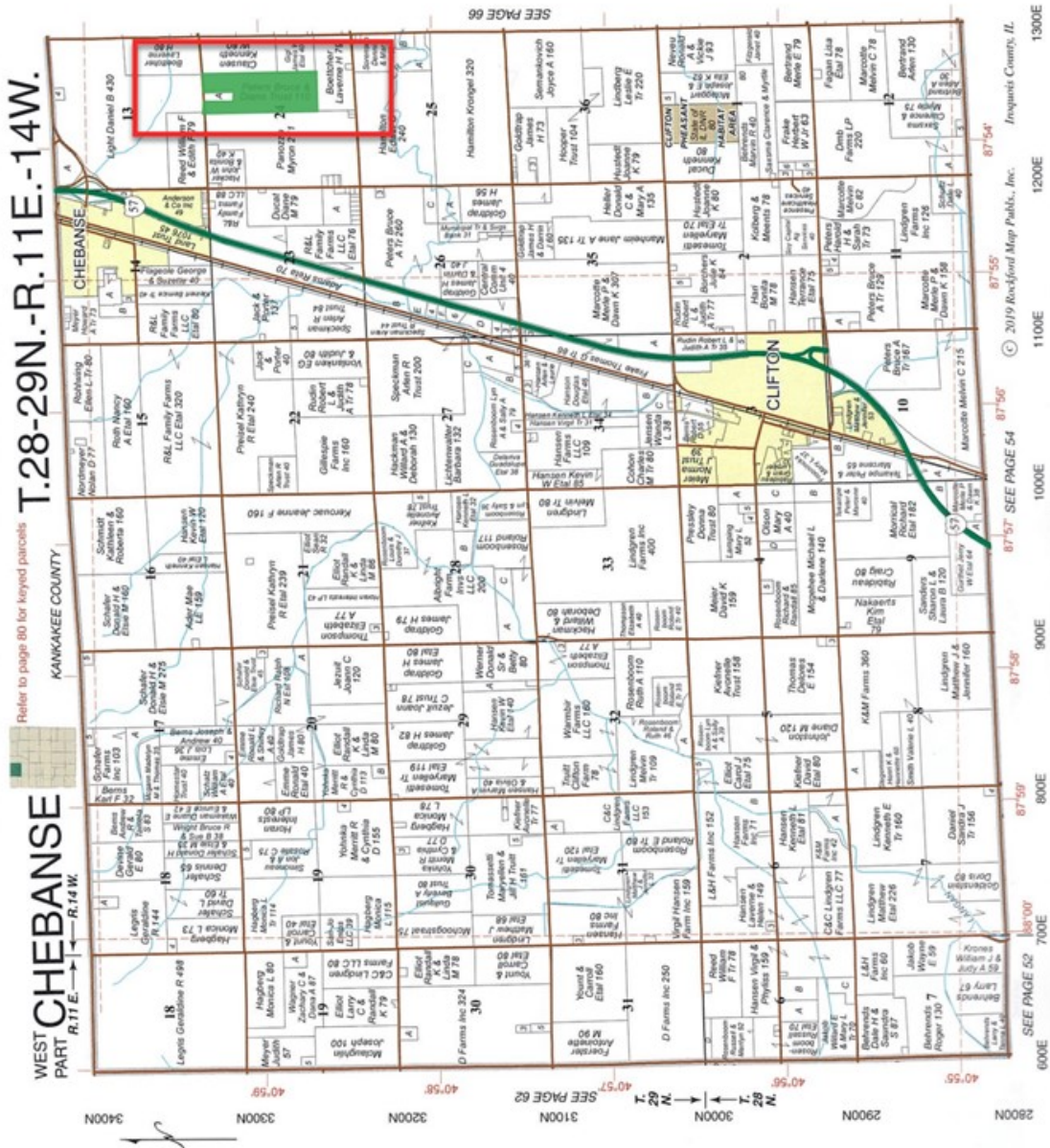
Chebanse East, Section 24



- 4" 2012 Plow
- 6" 2012
- 6" 2012 Plow
- 8" 2012
- 8" Riser
- 10" 2012
- 12" 2012
- 12" DW 2012
- 12" DW 2014
- 15" DW 2012
- 15" DW 2014
- 21" DW 2014
- 21" SDR 35 2014
- Catch Basin
- Existing 4"
- Existing 6"
- Existing 12" DW
- Existing C.B.
- Old 4" Clay
- Old 6" Clay
- Old 8" Clay
- Old Tile

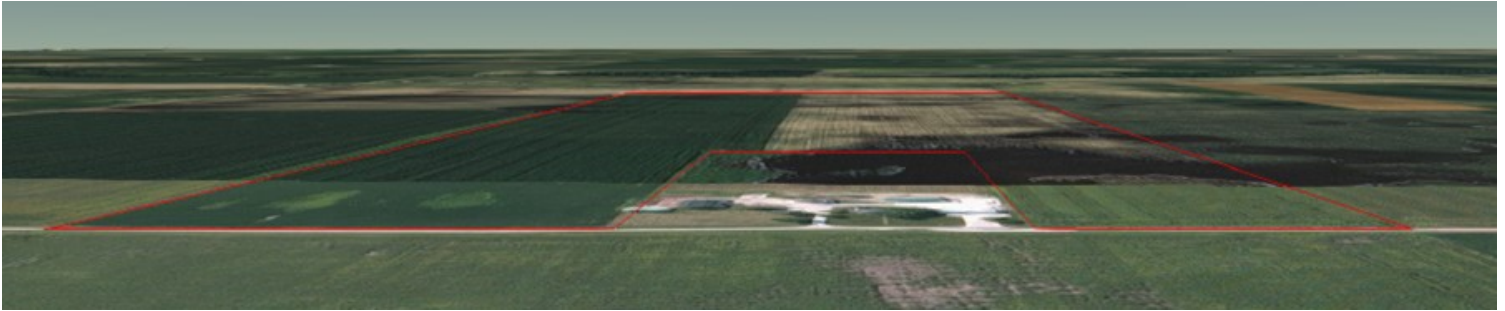


PLAT MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL



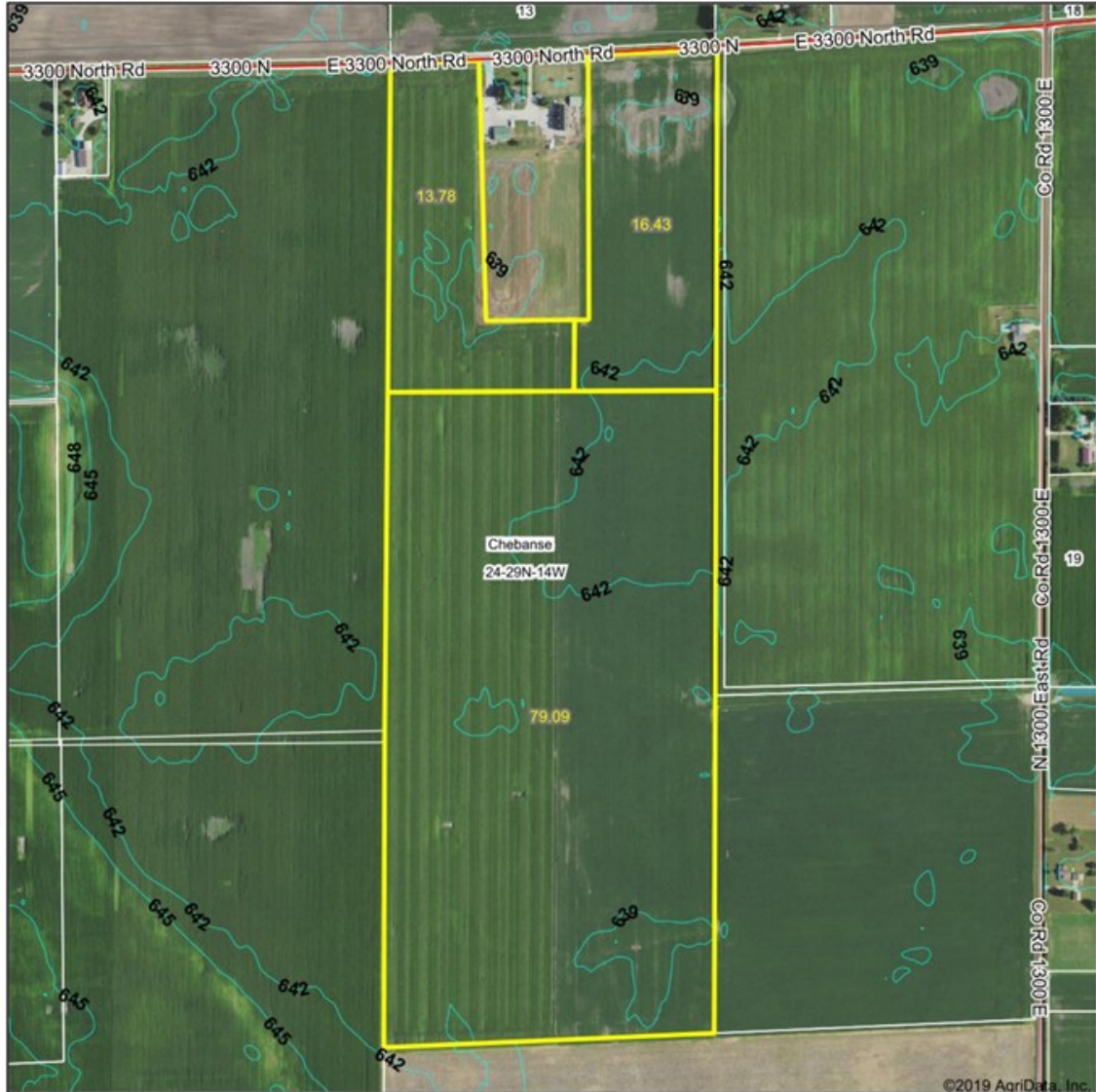
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

3D MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL



TOPOGRAPHY CONTOURS MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL

Topography Contours

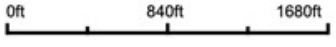


©2019 AgriData, Inc.



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

Source: USGS 10 meter dem
 Interval: 3.0
 Min: 638.1
 Max: 643.7
 Range: 5.6
 Average: 640.4
 Standard Deviation: 0.92



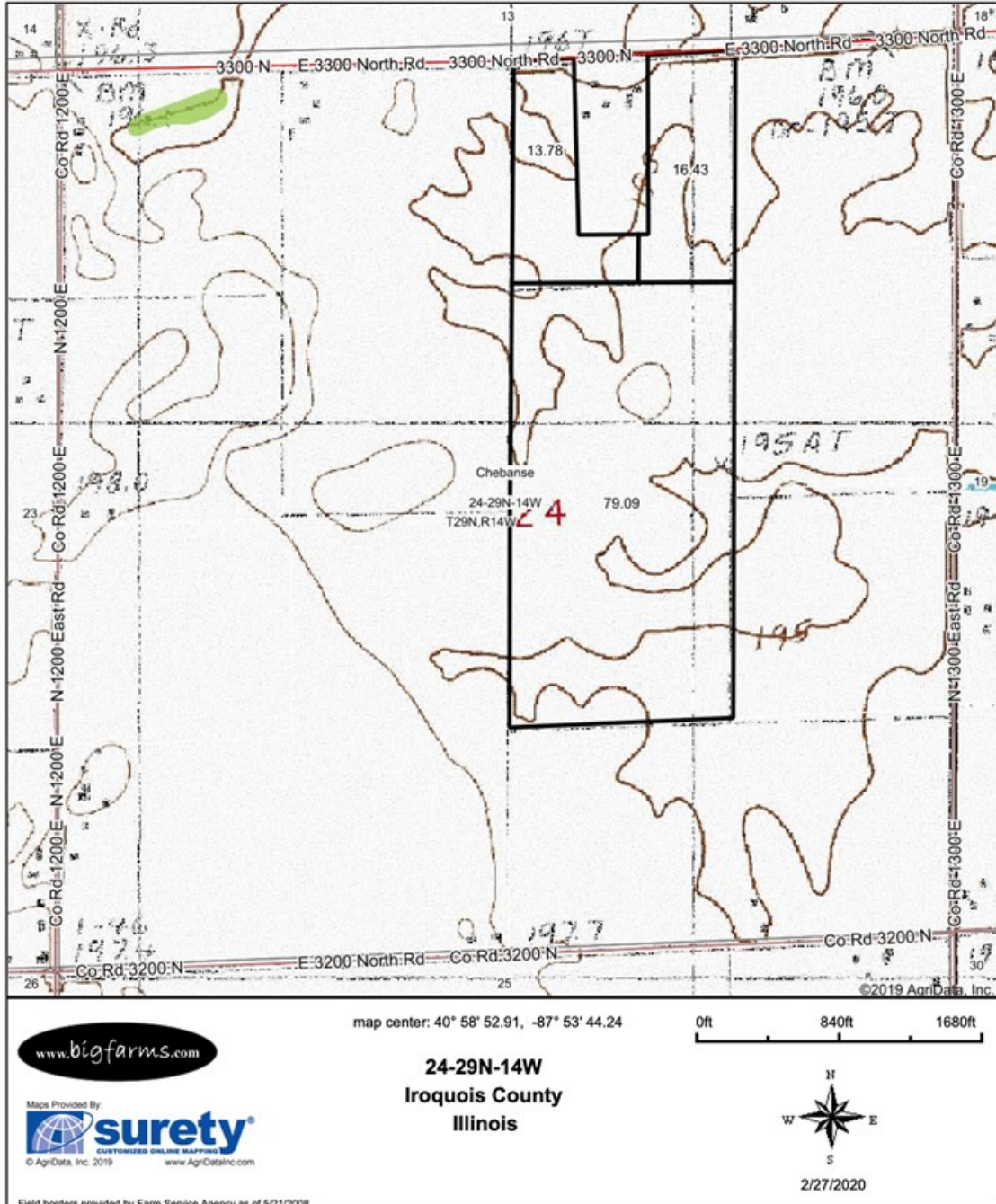
2/27/2020

24-29N-14W
Iroquois County
Illinois

Map Center: 40° 58' 52.91, -87° 53' 44.24

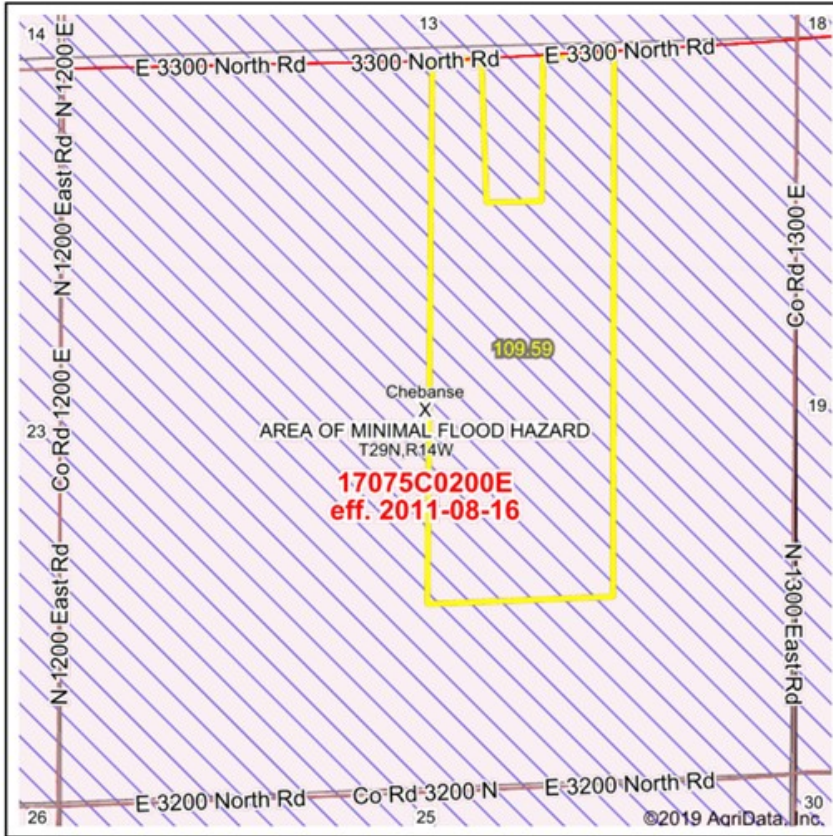
TOPOGRAPHY MAP 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL

Topography Map



FEMA REPORT 110 ACRE CHEBANSE FARM CHEBANSE TOWNSHIP, IROQUOIS COUNTY, IL

FEMA Report



State: IL Acres: 109.59
 County: Iroquois Date: 2/27/2020
 Location: 24-29N-14W
 Township: Chebanse



Name	Number	County	NFIP Participation	Acres	Percent
Iroquois County	170731	Iroquois	Regular	109.59	100%
Total				109.59	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	109.59	100%
Total			109.59	100%

Panel	Effective Date	Acres	Percent
17075C0200E	8/16/2011	109.59	100%
Total		109.59	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.



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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.