

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



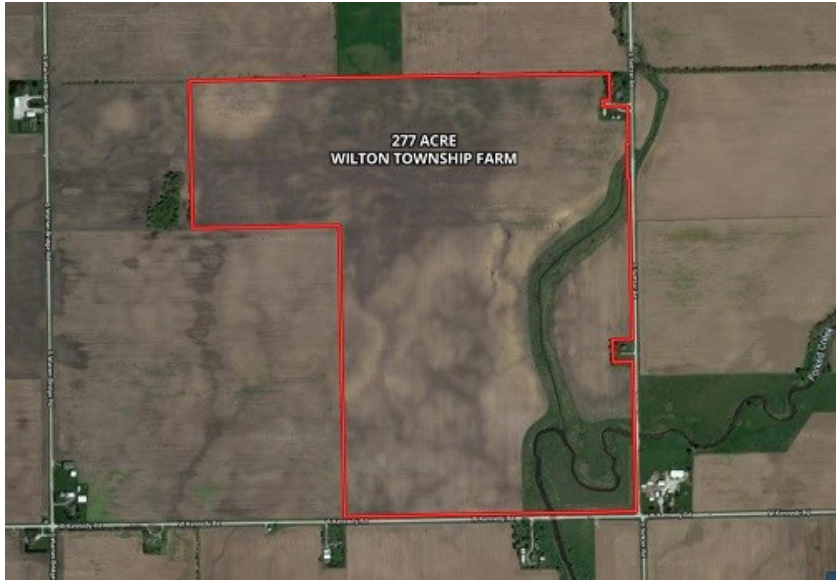
# 277 AC WILTON TOWNSHIP FARM

**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](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Will
<b>Township:</b>	Wilton
<b>Gross Land Area:</b>	278.97 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	Contact Broker
<b>Productivity Index (PI):</b>	PI Index is 127.7 on 258.95 tillable acres including the 15.9 acres of CRP ground.
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Well & Septic System required & propane for heating
<b>Zoning:</b>	A-1, Agriculture



Large block of quality farmland in Will County. The farm has a total of 278.97 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.



**Mark Goodwin**  
**Phone: 815-741-2226**  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 277 AC Wilton Township Farm  
**Tax ID Number/APN:** 13-19-30-200-007-0000 (118.2 Acres)  
13-19-30-400-004-0000 (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 278.97 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:** 2023 Taxes, Paid 2022  
**Real Estate Taxes:** 13-19-30-200-007-0000 (118.2 Acres) \$3,591.15  
13-19-30-400-004-0000 (159 Acres) \$4,196.00

Total 2022 Taxes: \$7,787.15 or \$28.12/acre  
Contact Broker

**Investment Amount:**

**LOCATION**

**Address:**

S. Seltzer Road  
Wilmington, IL 60481

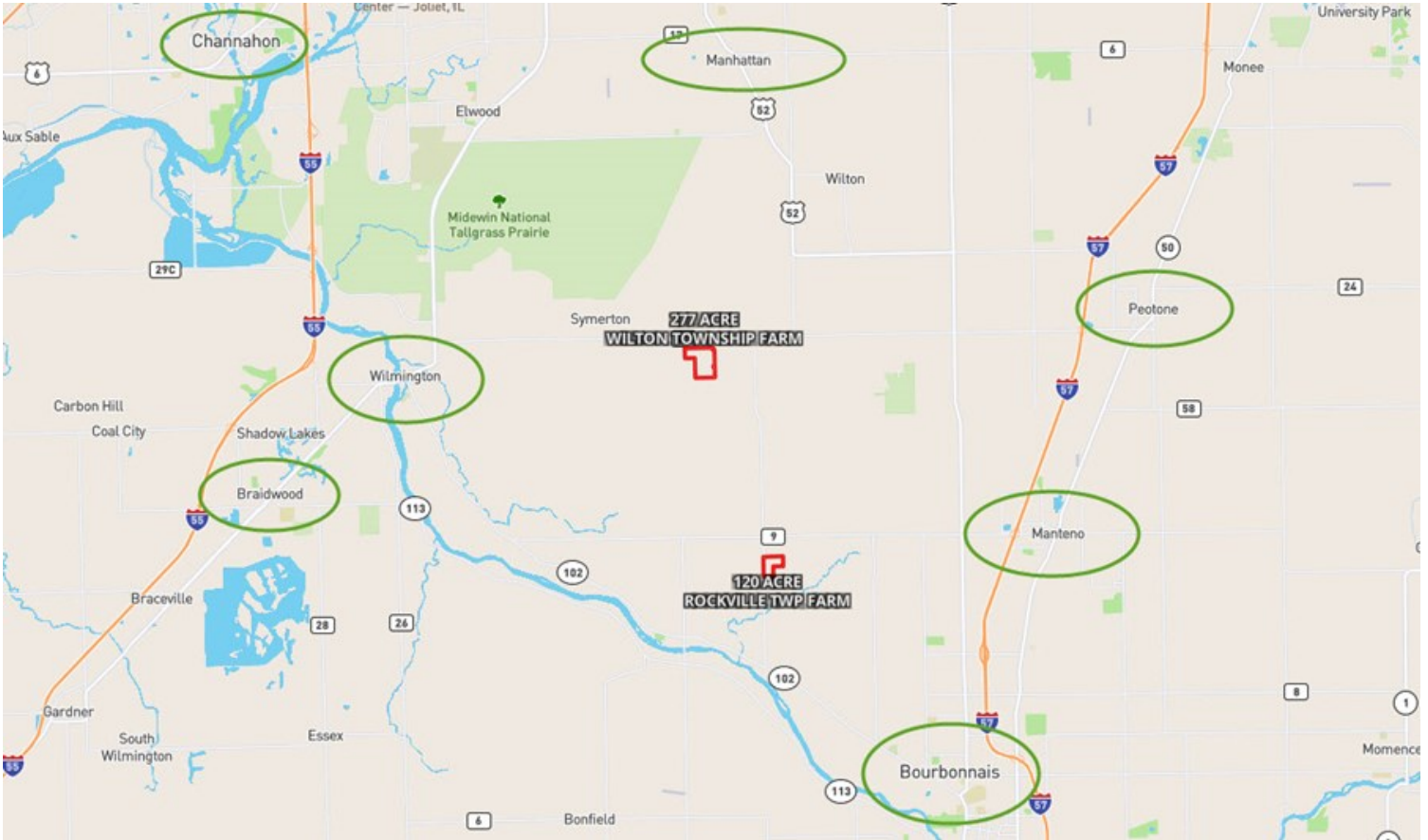
**County:**

Will County Illinois

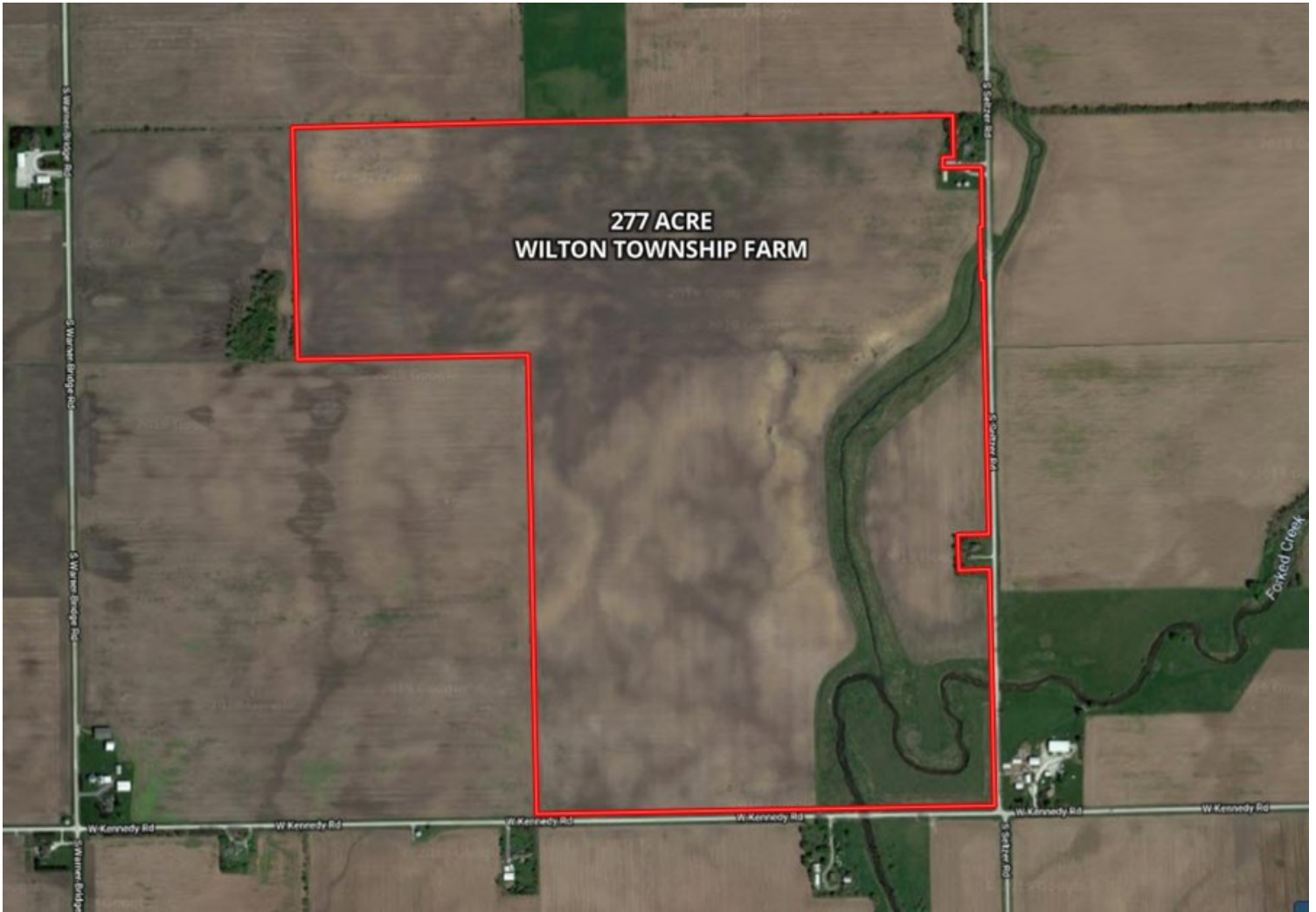


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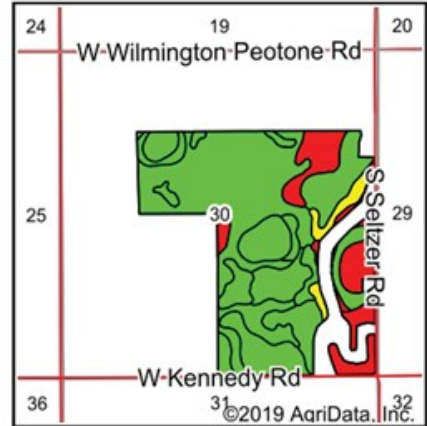
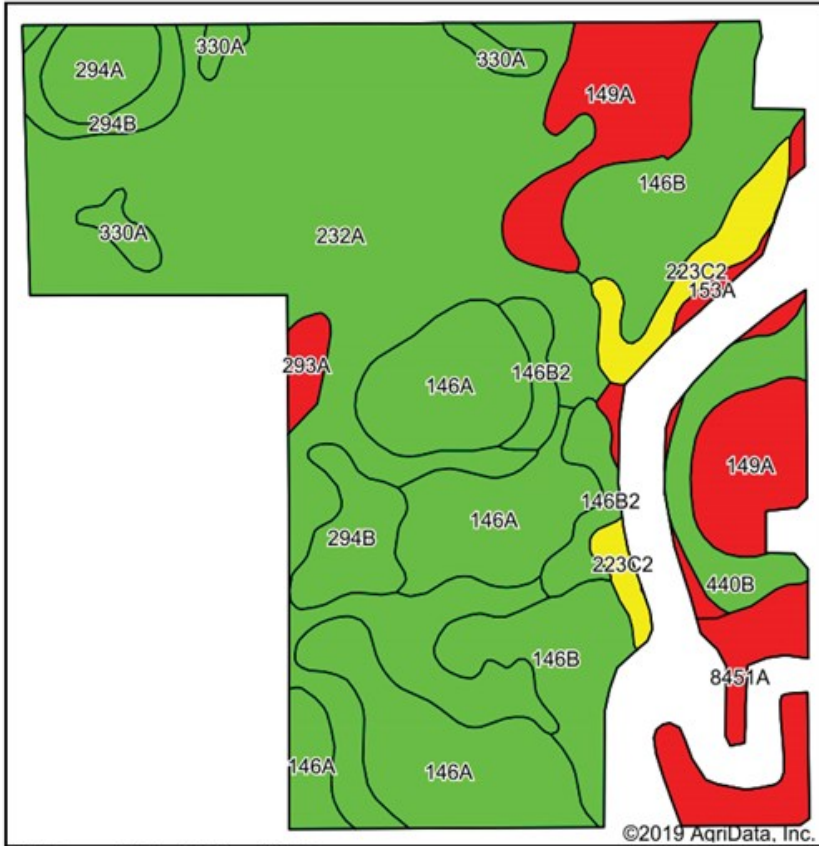
277 ACRE LOCATION MAP OF WILTON TOWNSHIP FARM



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



SOIL MAP OF WILTON TOWNSHIP 277 ACRES



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



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 13

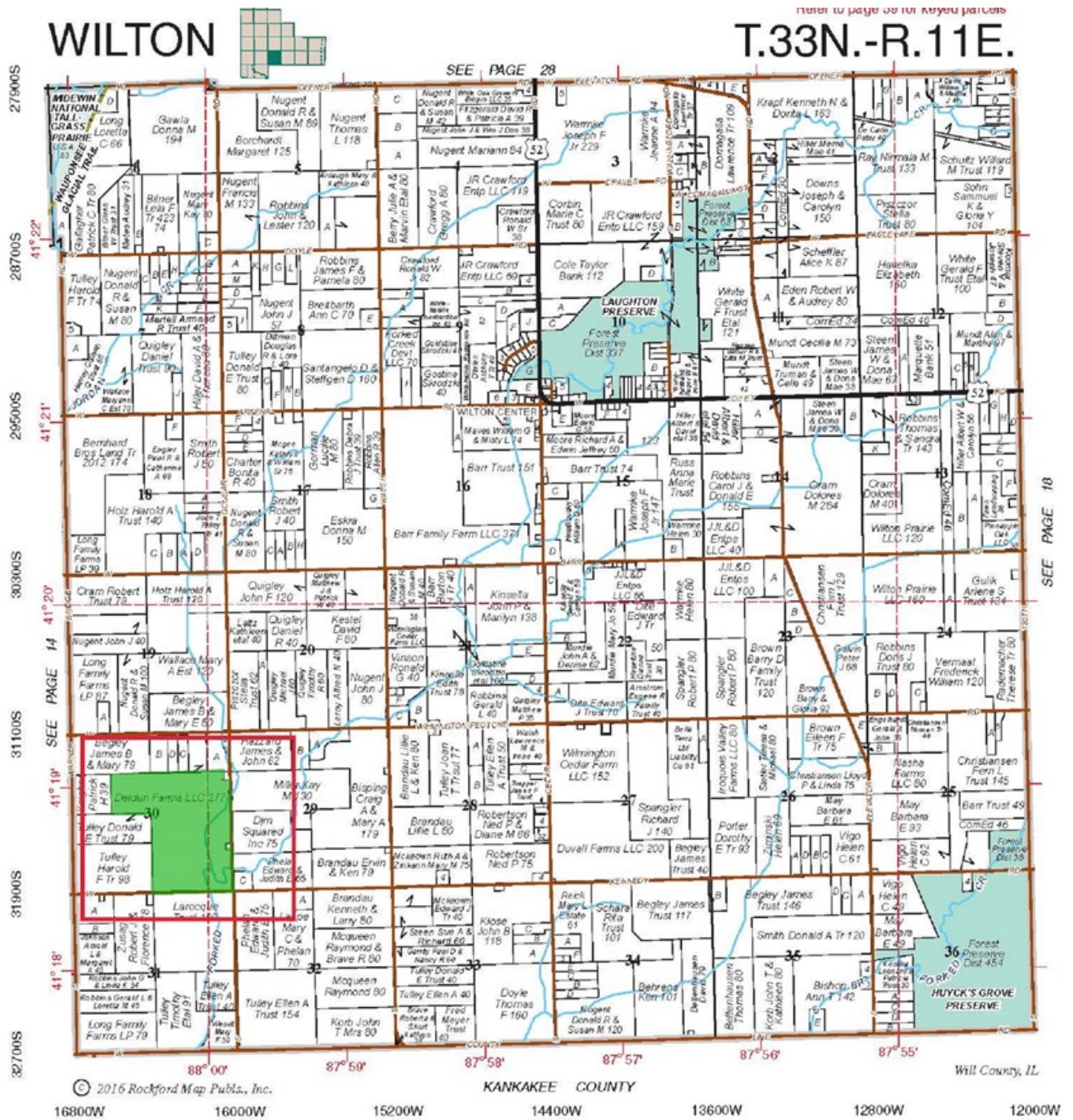
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	96.28	38.8%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	43.11	17.4%		168	55	125
**146B	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
<b>Weighted Average</b>					<b>172.1</b>	<b>55.8</b>	<b>127.7</b>

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

Aerial Map



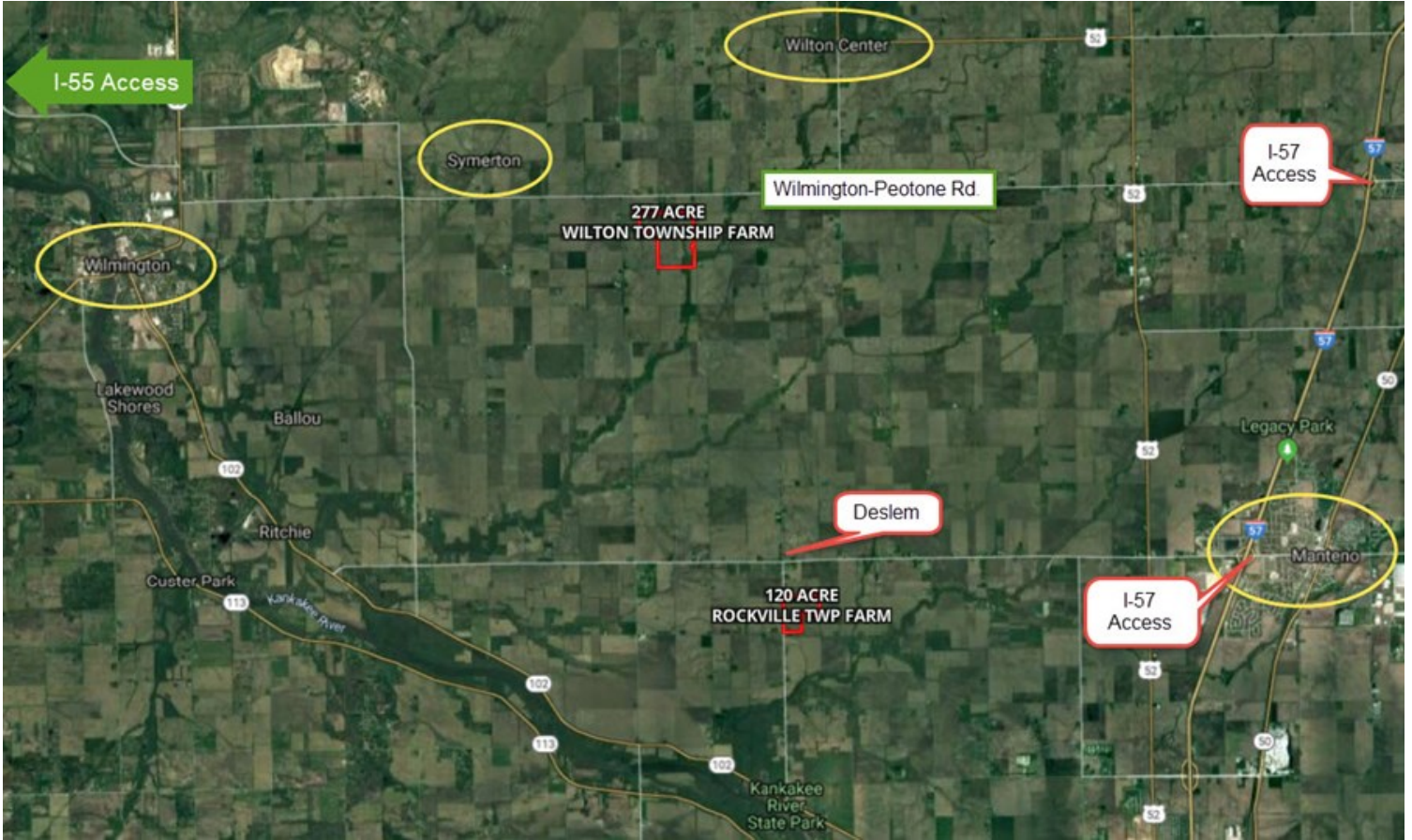
277 AC WILTON TOWNSHIP PLAT MAP, WILL COUNTY IL.



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



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

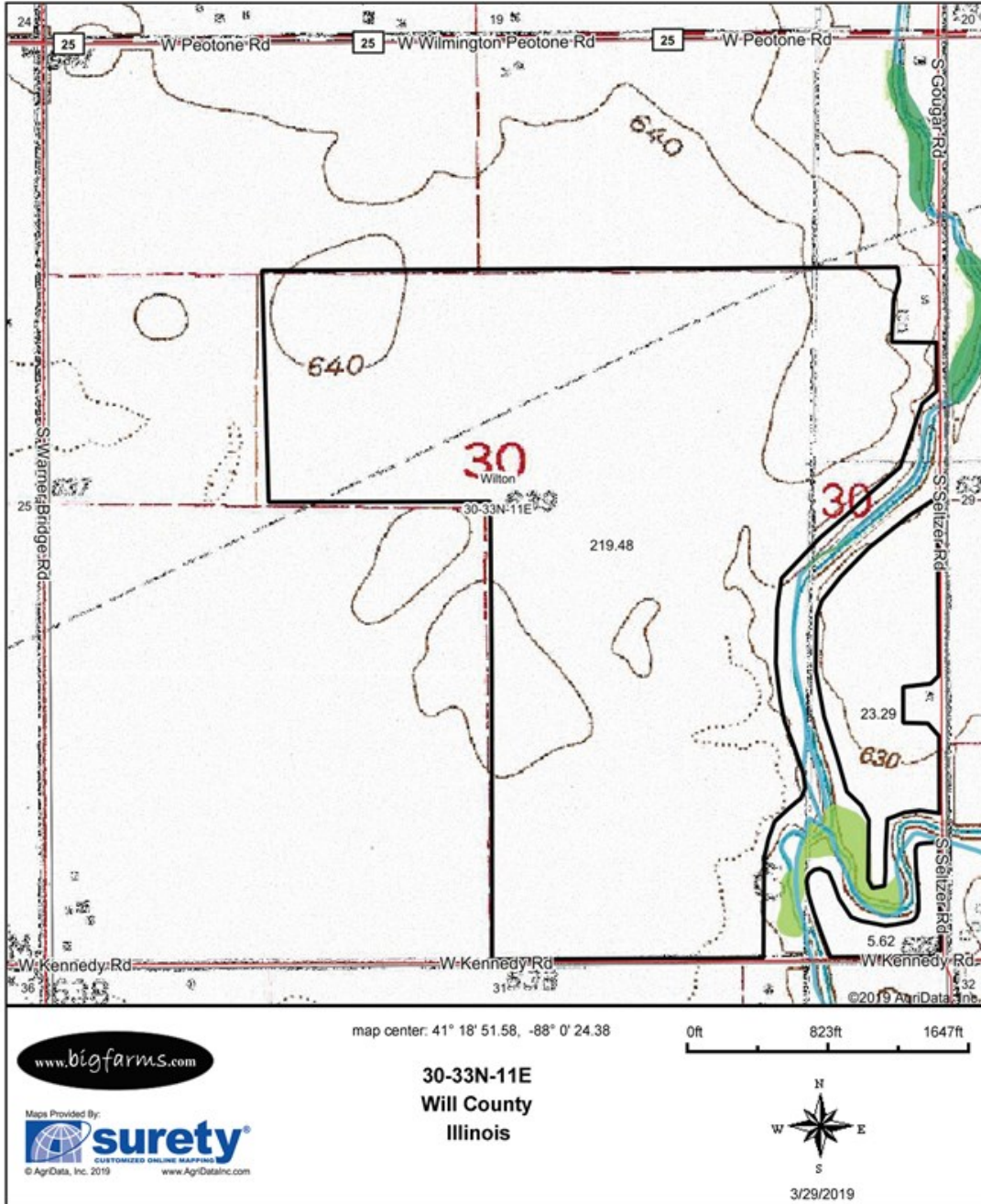


CRP FILTER STRIP AERIAL MAP FOR WILTON TOWNSHIP 277 ACRES



### TOPOGRAPHICAL MAP OF WILTON TOWNSHIP 277 ACRES ON SOUTH SELTZER ROAD

#### Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

## 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

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