

78 ACRE GOODELL FARM

6707-7303 East 2000N Road
Kankakee IL 60901

For more information contact:

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County:	Kankakee
Township:	Ganeer (North Part)
Gross Land Area:	78 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture grain production
Total Investment:	\$565,000
Unit Price:	\$7,250 per acre
Soil Productivity Index:	The soil PI is 115.3
Buildings:	No Buildings
Zoning:	Agriculture



The Goodell farm is located between Momence and Bradley on a East 2000N road. . The farm has a PI of 115.3 and in is an area of strong grain production and also flower and vegetable production. There is easy access to Rt. 17, Rt 1, Rt. 50 and Interstate 57. The farm is approximately 5.5 miles east of Bradley which is a major shopping hub for the area. There is an excellent tenant in place that would like to continue farming this farm for the new owner.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 78 Acre Goodell Farm
Tax ID Number/APN: The tax ID number is 06-10-21-300-005 Kankakee County
Possible Uses: Production Agriculture, this is flat farmland. The area is primarily in a corn and soybean rotation. The area also has a strong truck farming presence. Potatoes, pumpkins, onion, and other vegetables.
Zoning: A1 Agriculture

AREA & LOCATION

School District: The school district for this area is the Momence Unit District #1
Location Description: Approximately 3.5 miles west of Momence, north of the Kankakee River.
5.5 miles west to Bradley city limits
7.5 miles to I-57 & Rt 50 access
Site Description: Typical rectangular 80 acres less the two acre building site. Level farmland with quality soils. Excellent for agriculture production. Drainage ditch on east side of property can provide additional drainage.
Side of Street: North side of East 2000N Road
Highway Access: Approximately 6 miles to Rt 50 in Bradley.
7.5 miles to Interstate 57
Rt 17 is approximately 6 miles east in Momence or 8 miles SW
Road Type: Tar & Chip
Property Visibility: The farm has nearly 1/4 mile of frontage on East 2000N Road.
Transportation: This is a rural area where with little or no public transportation is available. Amtrack rail service to Chicago is available in downtown Kankakee.

LAND RELATED

Lot Frontage (Feet): The farm has approximately 1,085 feet of frontage on E 2000N Rd.
Yield History: FSA Base & Yields are:
37.4 Corn base with a yield of 146 bushels per acre.
37.4 Soybean base with a yield of 40 bushels per acre.
The farm is enrolled in the ARC-CO Program
Tillable Acres: FSA records show 75.41 Cropland acres
Lot Depth: The farm is approximately half a mile deep.
Buildings: No buildings included with this offering.
Zoning Description: A1 Agriculture
Flood Plain or Wetlands: Very small area near the creek on the east side of the farm is considered flood plain.
Topography: Level farmland
Soil Type: The primary soil types on this farm are: Selma loam (125), Onarga fine sandy loam (150B), Gilford fine sandy loam (201A).

FINANCIALS

Finance Data Year: Tax year 2015 payable in 2016
Real Estate Taxes: The taxes paid in 2016 for 78 acres were \$904.00 or \$11.60 per acre.
Investment Amount: Sellers are asking \$7,250 per acre for a total investment of \$565,500

LOCATION

Address: 6704-7303 East 2000N Road
Momence, IL 60901
County: Kankakee County Illinois

AERIAL MAP OF 78 ACRE GOODELL FARM IN GANEER TOWNSHIP, KANKAKEE COUNTY



LOCATION MAP OF THE 78 ACRE GOODELL FARM IN GANEER TOWNSHIP, KANKAKEE COUNTY



AERIAL MAP 2 GOODELL FARM LOCATION



AERIAL MAP 3 GOODELL FARM LOCATION



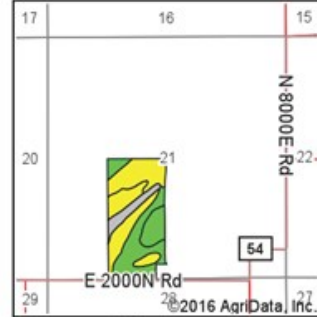
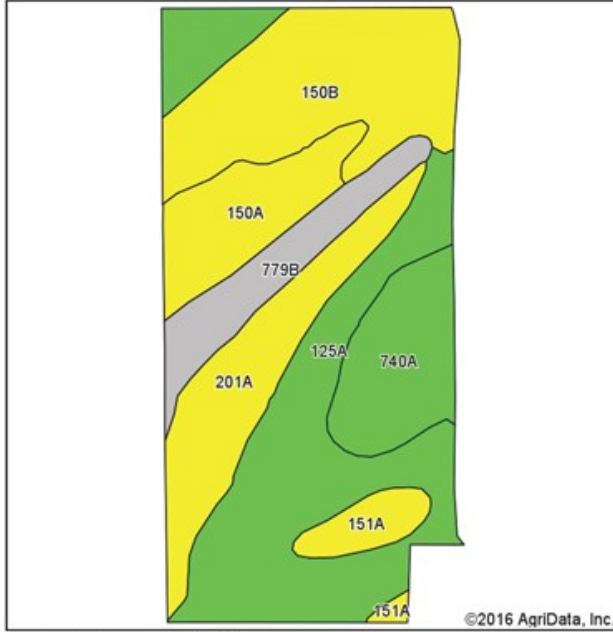
FSA MAP GANEER TOWNSHIP 78 ACRES, KANKAKEE COUNTY

Aerial Map



SOIL MAP FOR 78 ACRES GANEER TOWNSHIP, KANKAKEE COUNTY

Soils Map



State: Illinois
 County: Kankakee
 Location: 21-31N-13E
 Township: Ganeer
 Acres: 75.41
 Date: 9/3/2016



Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	24.42	32.4%		176	57	129
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	16.08	21.3%		**147	**48	**109
201A	Gilford fine sandy loam, 0 to 2 percent slopes	10.52	14.0%		148	49	110
740A	Darroch silt loam, 0 to 2 percent slopes	8.05	10.7%		177	57	129
150A	Onarga fine sandy loam, 0 to 2 percent slopes	7.33	9.7%		148	48	110
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	6.19	8.2%		**104	**32	**76
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	2.82	3.7%		151	51	114
Weighted Average					156.5	50.8	115.3

Area Symbol: IL091, 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

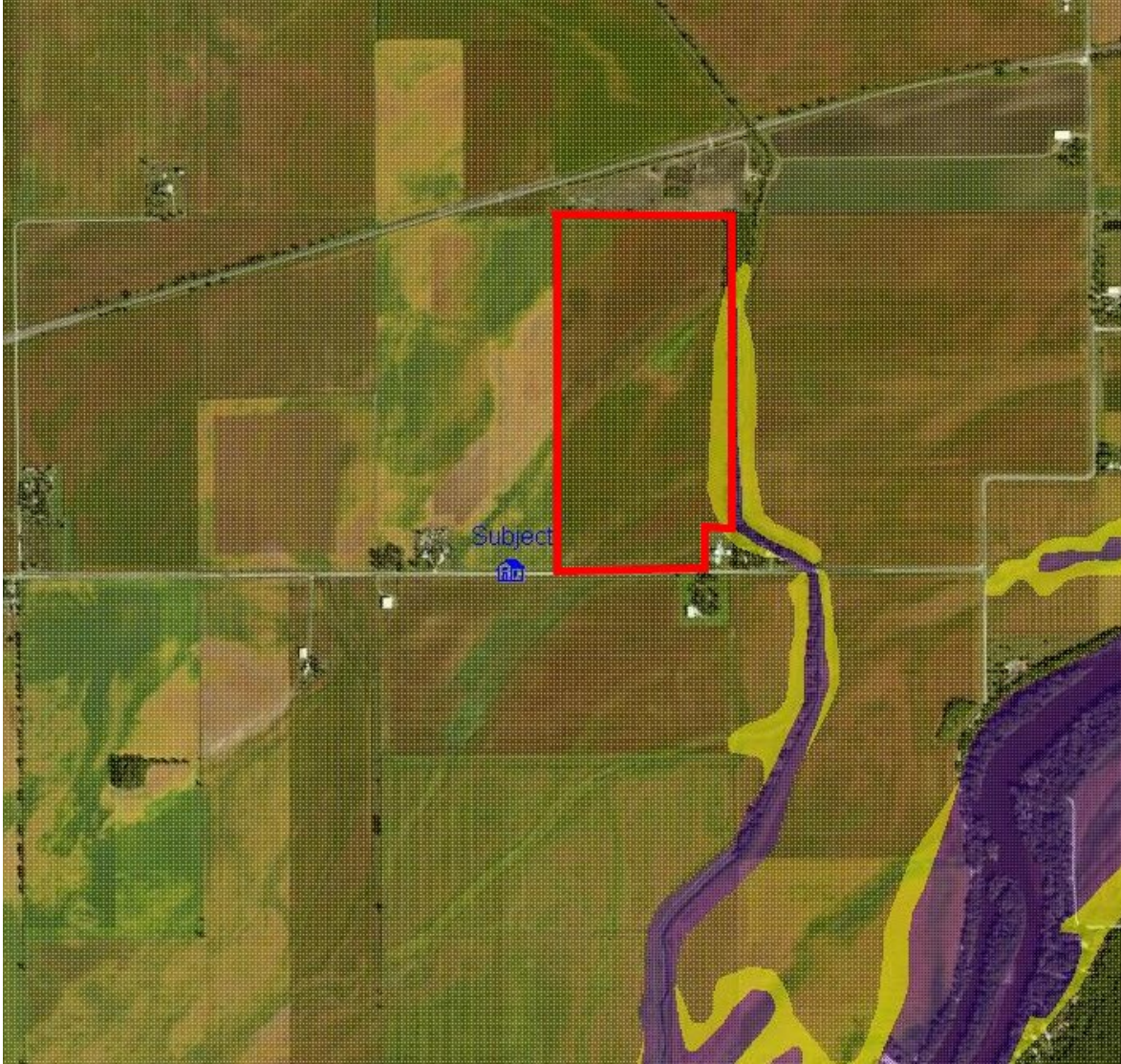
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

USDA FSA MAP, GANEER TOWNSHIP, KANKAKEE COUNTY

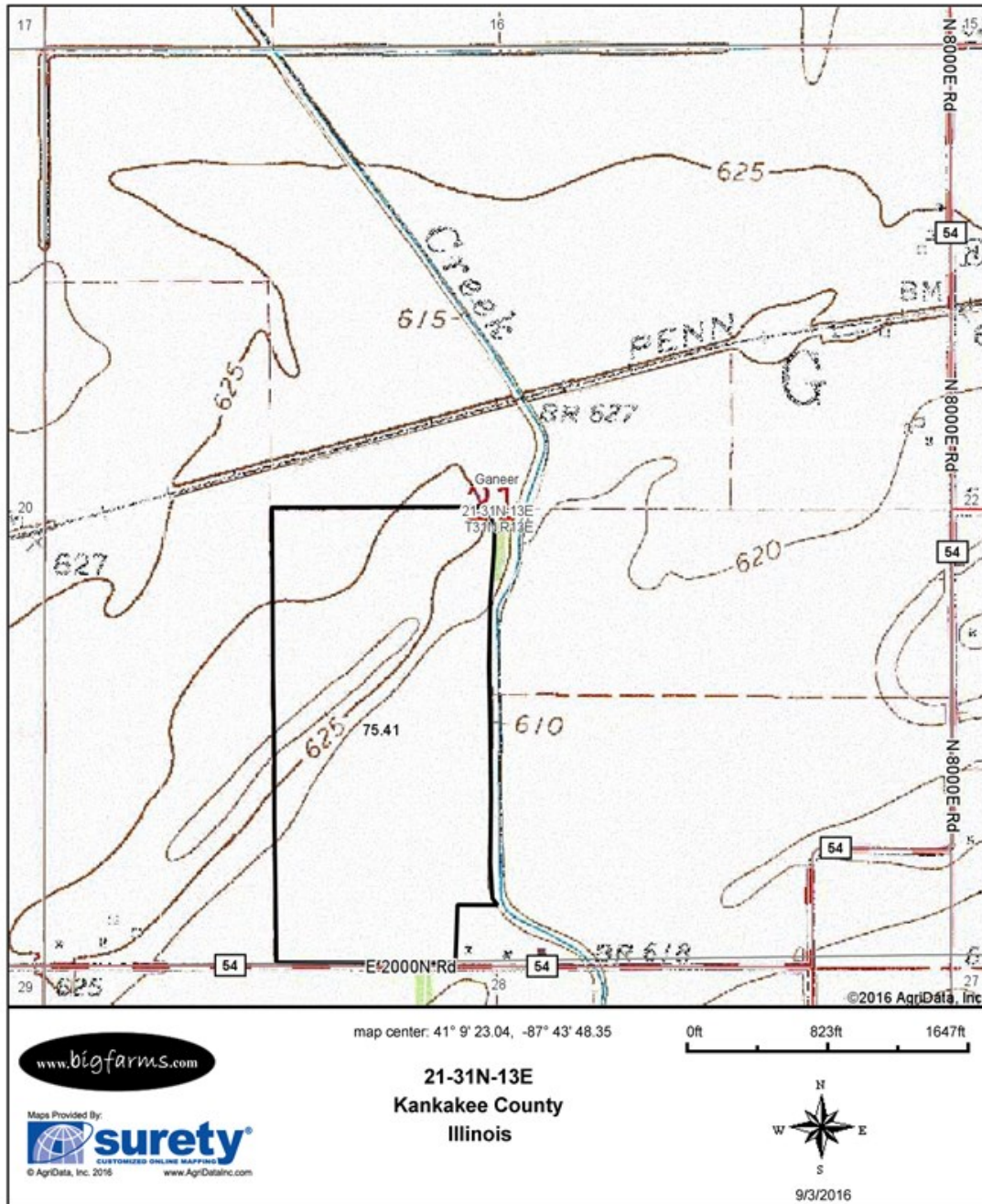


FLOOD PLAIN MAP FOR 78 ACRE GANEER TOWNSHIP, KANKAKEE COUNTY ILLINOIS



TOPOGRAPHICAL MAP FOR 78 ACRES GANEER TOWNSHIP, KANKAKEE COUNTY

Topography Map



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

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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