

Bourbonnais 55 ac Equestrian Facility
5545 N 5000 Rd E
Bourbonnais IL 60950



Mark Goodwin *** 815-741-2226

BOURBONNAIS 55 AC EQUESTRIAN FACILITY

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Bourbonnais IL 60950

For more information contact:

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



County: Kankakee
Gross Land Area: 55 total acres
Property Type: Farm/Ranch
Possible Uses: Income producing horse boarding barns and farmhouse
Total Investment: \$995,000
Soil Productivity Index: 127.7
Buildings: Farmhouse, Two Barns, Indoor and Outdoor Riding Arena
Utilities: Electric, Gas
Zoning: Agriculture



Bourbonnais 55 ac Equestrian Facility
5545 N 5000 Rd E, Bourbonnais, IL 60950

- 55 total acres in Section 6 of Ganeer Township, T.31N.-R.13E. Kankakee County Illinois.
- Approximately 35 tillable acres with a Productivity index (PI) of 127.7. Not all acres are farmed, some acres are used for paddocks and pasture.
- Typical two story farmhouse fully and professionally remodeled in 2006
- Extensive set of equestrian buildings in above average condition.

Property Videos Available On Website.

www.bigfarms.com

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PROPERTY NOTES

Stalls: 22 custom built stalls. Removable stall dividers. 4 stalls with Dutch doors leading to small turn-out. Ventilation fan on timer for stalls. Closed circuit TV system for monitoring foaling stalls.

Breeding and Wash Area: Heated room with hot and cold water and concrete floor. Breeding stocks for 3 horses. 4 tie rings in walls. Medical room adjacent to the breeding area.

Building General: FBI Builders, main outside shell, 72 foot wide by 90 ft long, Fully insulated and heated, Open rafter construction on roof

Electrical: 200 amp breaker panel, All wiring in conduit, fluorescent aisle lights, 100 watt lights in each stall in safety glass, Separate switch for each row of stall lights, Timers on stall lights for cycling mares, Electrical outlets for each stall, 100-amp breaker panel in indoor arena.

Water: Hot and cold water in bathroom, medical room, breeding and wash area, Water to all stalls for automatic waterers (automatic waterers not installed), Self-draining hydrants in all barns, feeding areas and all outside turnouts. Automatic heated waterers in loafing shed and turn-outs off arena. Washer and dryer connections installed.

Mare Motel Specifications: Pole barn type construction: 40X112 feet, 26 stalls (photo)

Fencing: 9,625 feet of fencing (total property), 3 rail wood fences around all pastures, 16 foot gates at all openings, 16 foot cross-aisle between the 10 acres pastures, all pastures and most turn-outs connected by gates, 725 feet of plastic fencing around outdoor arena and along circular drive.

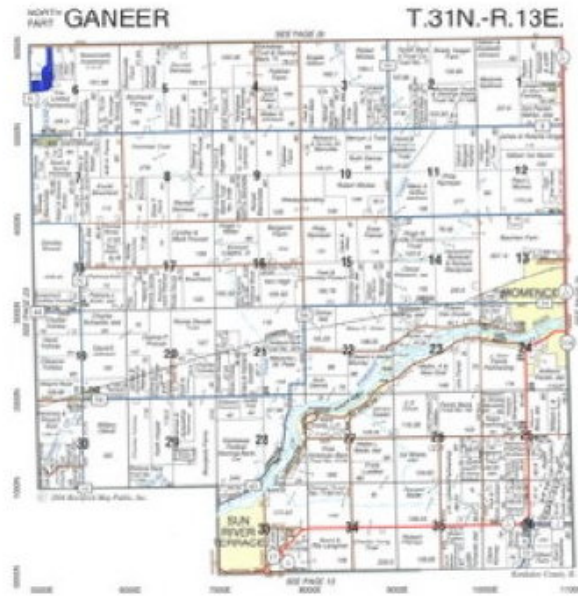
Turn-outs: 17 outdoor turn-outs, 2 pastures, 1) 5 acres 2) 10 acres

Loafing Shed: 24X36 foot FBI pole building, connected to all pastures, automatic heated waters in loafing shed, 110 electric service

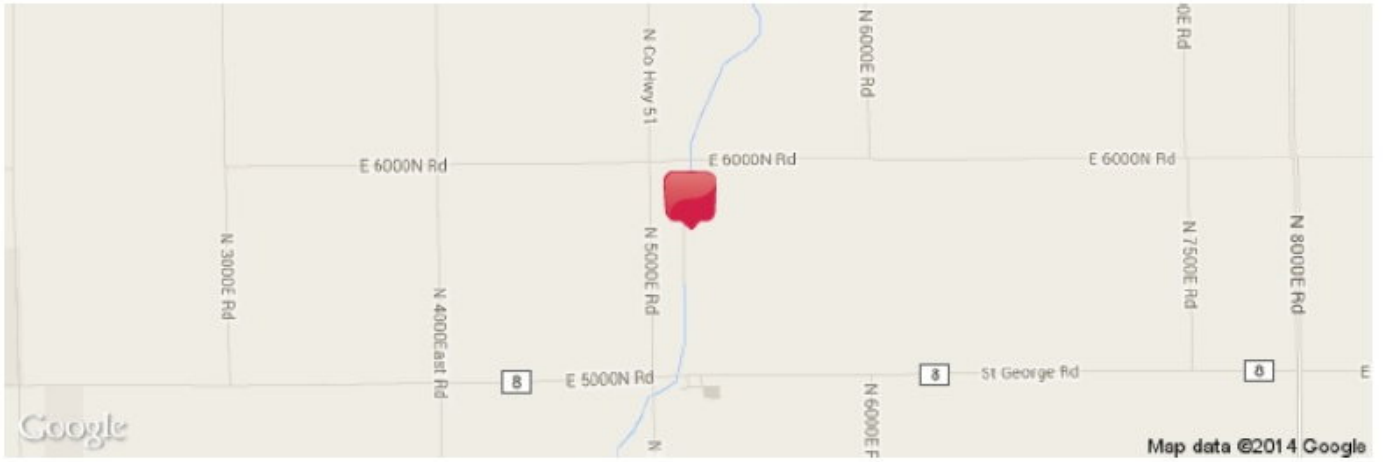
Barn B Specifications: Pole barn building 64X90 feet, insulated roof & open trusses, 26 10X12 stalls, hay storage above stalls (approximately 1800 bale capacity), limestone aisles, concrete wash area and storage area, tack room, lighting in all stalls and aisles, bulk feed tank with 1500 bushel capacity (30 tons), four side doors to turn-outs, main aisle connected to indoor arena

Indoor Arena: 60X200 FBI pole building, 2 18X16 foot end doors, 3 8X8 foot doors on east side
2 8X8 foot doors on west side, insulation in roof, 25 foot wide lean-to on east side with aisle, lean-to opens to three separate, turn-outs, all barns are connected to the arena

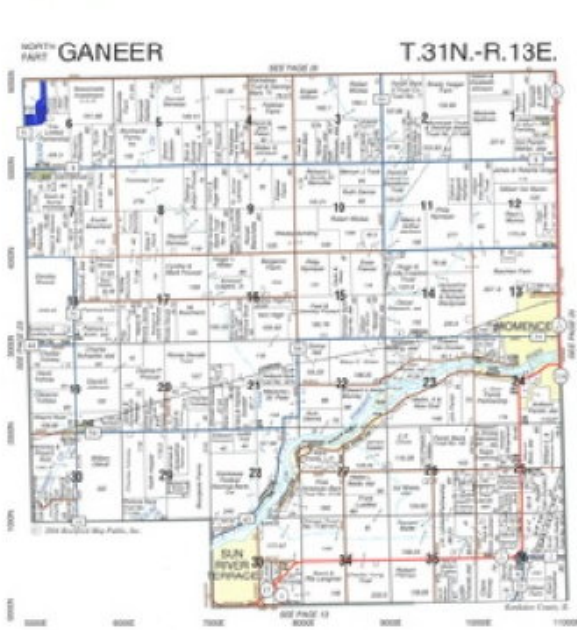
PLAT MAP



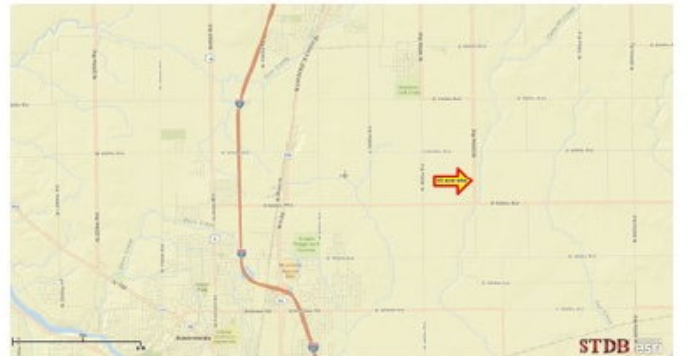
Plat Map reprinted with permission of Rockford Map Publishers, Inc.



Property Images



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Road Map



House



Main Barn



Arena



Aerial of Buildings



Aerial of 55 acres

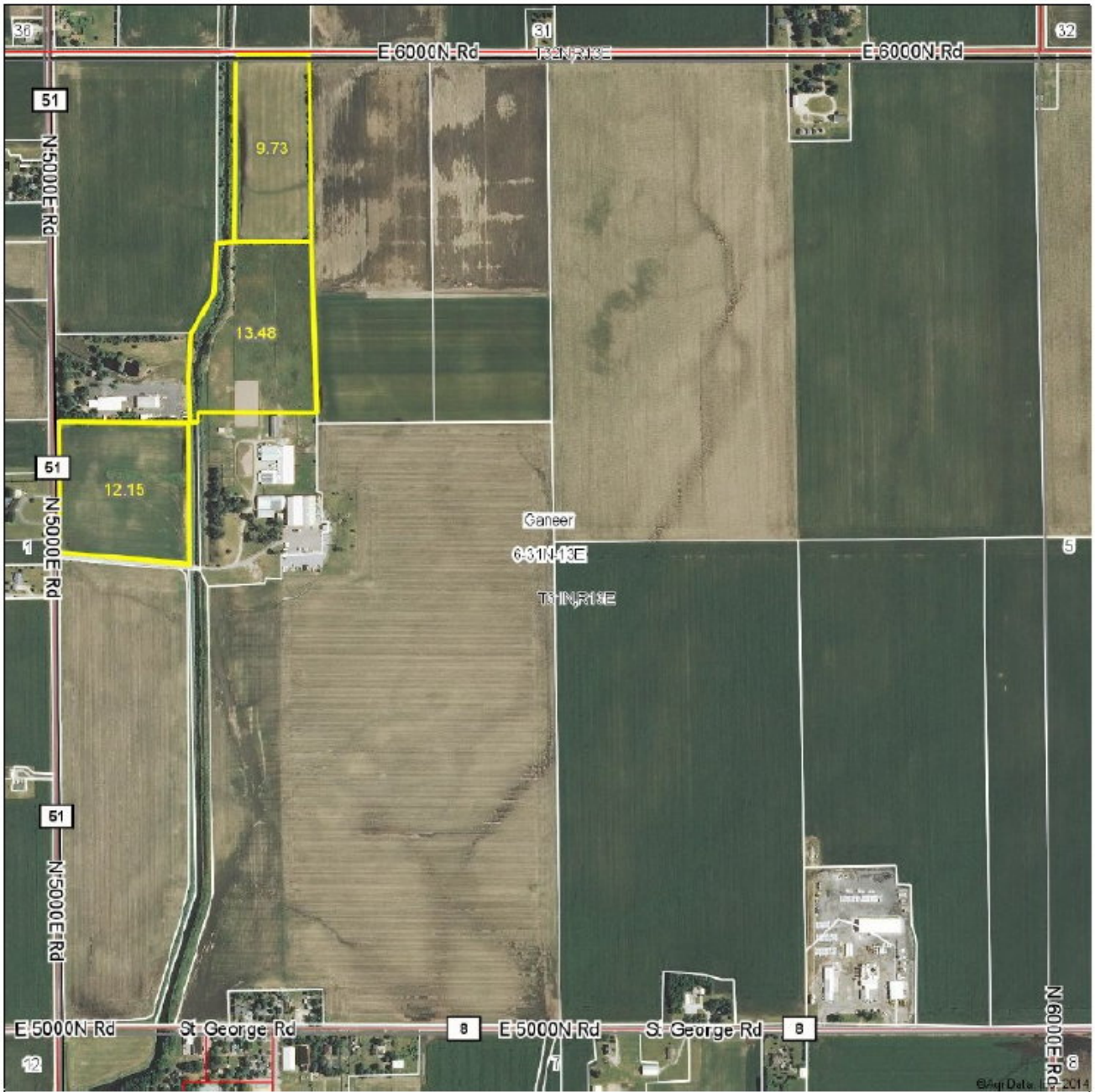
Property Map



*Lot Dimensions are Estimated

Tax Map

AERIAL MAP



Maps Provided By:
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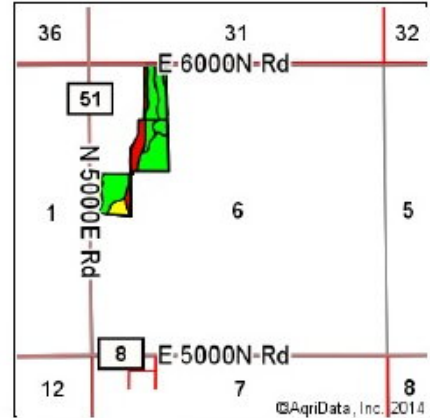
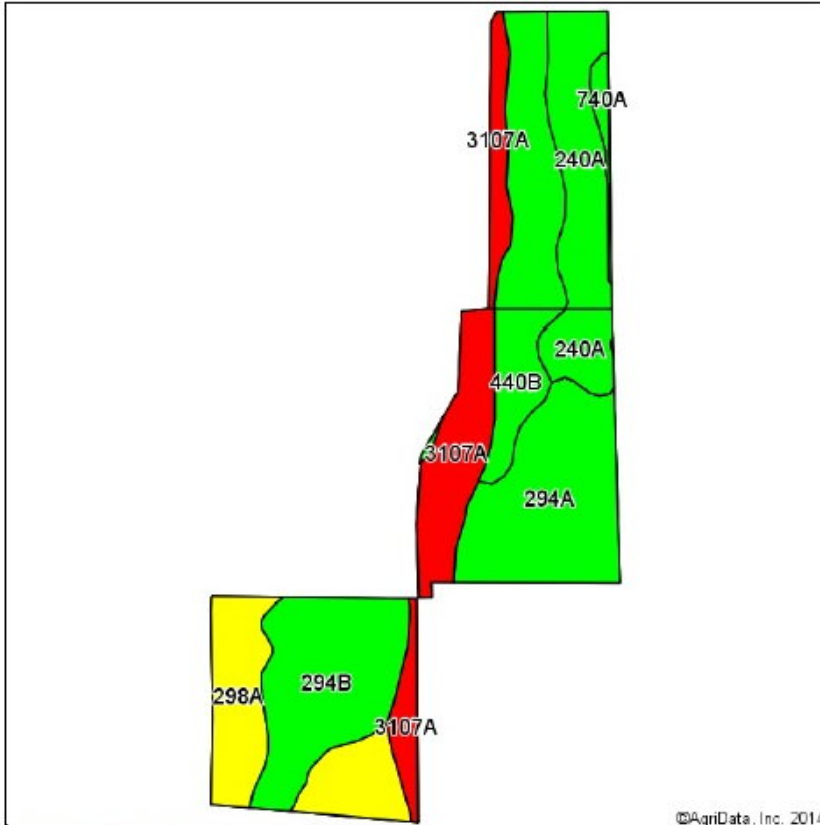
6-31N-13E
Kankakee County
Illinois

map center: 41° 11' 59.49, 87° 46' 12.27
scale: 9787

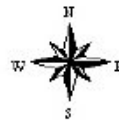


2/18/2014

SOILS MAP



State: **Illinois**
 County: **Kankakee**
 Location: **6-31N-13E**
 Township: **Ganeer**
 Acres: **35.36**
 Date: **2/18/2014**



Maps Provided By:
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Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
294A	Symerton silt loam, 0 to 2 percent slopes	6.80	19.2%	 	179	56	131
**294B	Symerton silt loam, 2 to 5 percent slopes	6.16	17.4%	 	**177	**55	**130
**440B	Jasper loam, 2 to 5 percent slopes	5.92	16.7%	 	**173	**56	**129
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	5.72	16.2%	 	189	60	139
240A	Plattville silt loam, 0 to 2 percent slopes	5.33	15.1%	 	161	52	120
298A	Beecher silt loam, 0 to 2 percent slopes	4.97	14.1%	 	152	51	114
740A	Darroch silt loam, 0 to 2 percent slopes	0.46	1.3%	 	177	57	129
Weighted Average					172.7	55.2	127.7

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 (Updated 1/10/2012)
 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

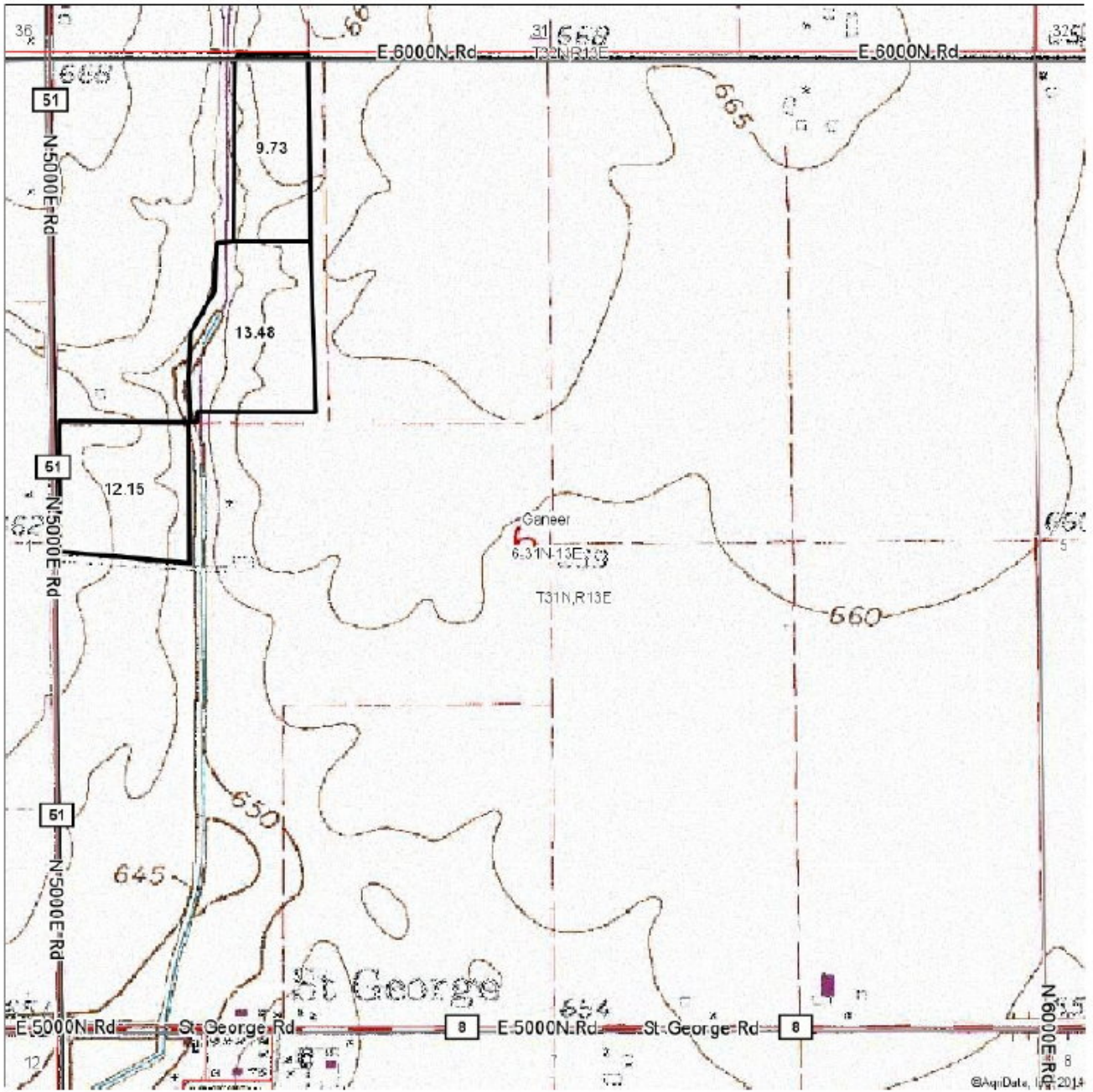
Area Symbol: IL091, Soil Area Version: 9, Established: 12/08/2013 01:08:57 AM

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



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TOPOGRAPHY MAP



Maps Provided By:

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6-31N-13E
Kankakee County
Illinois

map center: 41° 11' 59.49, 87° 46' 12.27
scale: 9787



2/18/2014

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Bourbonnais 55 ac Equestrian Facility
Tax ID Number/APN: 06-10-06-100-021
Possible Uses: Horse breeding facility, horse boarding income, cash Crops.
Zoning: Ag Zoning
Sale Terms: Cash to Seller

AREA & LOCATION

School District: St George grade school district #258 & Bradley-Bourbonnais high school district #307
Market Type: Rural
Location Description: From Manteno take Rt. 50 south approximately 4 miles or From Rt. 50 & I-57 take Rt. 50 north 1.5 miles to E. 5000N Rd, go east 3.5 miles to N5000E Rd, turn left and farm is ¼ mile north on the east side of 5000E Rd.
Site Description: 55 acres with approximately 35 tillable. Full set of equestrian buildings for training, boarding and breeding. Creek running through property, Full building description with photos available.
Side of Street: East
Highway Access: Easy access to I-57 at Kankakee Rt. 50 exit
Road Type: Paved
Property Visibility: Good
Largest Nearby Street: Route 50

LAND RELATED

Lot Frontage (Feet): The property has approximately 680 feet of frontage on N5000E Rd. and 490 feet on E6000N Rd
Tillable Acres: Approximately 35 tillable acres with a Productivity index (PI) of 127.7. Not all acres are farmed, some acres are used for paddocks and pasture.
Lot Depth: 1100
Buildings: The property has an extensive set of equestrian buildings in above average condition. Typical two story farmhouse fully and professionally remodeled in 2006 with about 1800 square feet. 4 bedrooms including first floor master. Two full baths, new roof in 2008, central air and forced air heat, natural gas to buildings.
Zoning Description: Ag Zoning
Topography: Level
Soil Type: Loam
Available Utilities: Electric, Gas

FINANCIALS

Real Estate Taxes: Tax ID# 06-10-06-100-021 Total tax bill of \$6,661.12 for 2012, payable in 2013
Investment Amount: \$995,000

LOCATION

Address: 5545 N 5000 Rd E, Bourbonnais, IL 60950
County: Kankakee
MSA: Kankakee

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 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 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.

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