

# 20 AC BUCKINGHAM FARM - NORTH PARCEL

W Route 115  
Buckingham IL 60917

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
mgoodwin@bigfarms.com

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



<b>County:</b>	Kankakee
<b>Township:</b>	Norton
<b>Gross Land Area:</b>	20.00
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$378,000.00
<b>Unit Price:</b>	\$18,900 per acre
<b>Productivity Index (PI):</b>	131.4
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



Presenting the 20-acre Buckingham Farm - North Parcel, an exceptional, fully tillable property located in Norton Township, Kankakee County, Illinois. This flat, highly productive farmland boasts a strong Productivity Index (PI) of 131.4 and is comprised of Andres silt loam and Reddick clay loam soils—prime for high-yield agricultural production. With approximately 501 feet of frontage along W Route 115 and 1,132 feet along Maple Street, the parcel offers excellent visibility and access from well-maintained asphalt roads. Currently zoned A-1 (Agriculture), the property offers flexibility for continued farming or potential future development. Priced at \$378,000 (\$18,900 per acre), it is competitively listed with no buildings or trees, providing a blank canvas for various uses without flood plain or wetland restrictions.

Located just west of Hersher and conveniently positioned between Dwight and Kankakee, this property grants easy access to regional hubs and major routes like IL-17, I-55, and I-57. The area is served by the reputable Herscher CUSD 2 school district and enjoys a rural yet accessible setting with strong agricultural roots and stable land values. With its combination of top-quality soils, prime access, and future potential for development, this Buckingham parcel represents a smart investment in a thriving Illinois farming community.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 20 AC Buckingham Farm - North Parcel  
**Tax ID Number/APN:** Currently Two Parcels/PINs:  
30.51 Acre Parcel: 15-13-26-100-011  
9.24 Acre Parcel: 15-13-26-100-009  
**Possible Uses:** Continued Agricultural Production, Possible Commercial or Residential Development  
**Zoning:** Currently Zoned: A-1, Agriculture

### AREA & LOCATION

**School District:** Herscher CUSD 2 (P-12)  
**Location Description:** This property is located in the Village of Buckingham, Norton Township, Kankakee County, IL. Located between Dwight, IL and Kankakee, IL, just west of Hersher, IL, this property is located on the southwest corner of the W Route 115/W 4000S Road and Maple Street/S 16000W Road intersection.  
**Site Description:** This site is currently vacant, productive farmland with no buildings or trees. There is a 1.0 acre residential property is located on the northwest corner of the property that is not included. Otherwise, this parcel is an elongated rectangular shape running north and south, with frontage on both W Route 115 and Maple Street.  
**Side of Street:** This property is located on the south side of W Route 115 and the east side of Maple Street.  
**Highway Access:** W Route 115 connects with:  
IL-17 located 6 miles to the north.  
I-55 located 17 miles to the west.  
I-57 located 19 miles to the east.  
**Road Type:** All surrounding roads are constructed with asphalt/blacktop.  
**Legal Description:** PART OF THE NW1/4 NW1/4; PART OF THE SW1/4 NW1/4 OF SECTION 26, TOWNSHIP 30 NORTH, 9 EAST, KANKAKEE COUNTY, ILLINOIS AND PART OF THE NE1/4 NE1/4 OF SECTION 27, TOWNSHIP 30 NORTH, 9 EAST, KANKAKEE COUNTY, ILLINOIS  
**Property Visibility:** This property is visible from both W Route 115 and Maple Street.  
**Largest Nearby Street:** W Route 115 is the largest street/road, which this property has frontage on.

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 501 feet of frontage on W Route 115 and approximately 1,132 feet of frontage on Maple Street.  
**Tillable Acres:** This property is 100% tillable acreage.  
**Buildings:** There are no buildings on this property.  
**Zoning Description:** Currently Zoned: A-1, Agriculture  
**Flood Plain or Wetlands:** There are no flood plains or wetlands on this property. For details, please see the included Wetland Map and FEMA Report provided by Surety Maps.  
**Topography:** This parcel has a very flat topography. For details, please see the included topographical maps provided by Surety Maps.  
**Soil Type:** 59.6% Andres silt loam, 0 to 2 percent slopes (293A)  
40.4% Reddick clay loam, 0 to 2 percent slopes (594A)  
Please see the details on the included Soil Map, provided by Surety Maps.

### FINANCIALS

**Finance Data Year:** 2023 Tax Year, Payable 2024  
**Real Estate Taxes:** 30.51 Acre Parcel: \$1,160.56  
9.24 Acre Parcel: \$350.04  
Combined: \$1,510.60  
**Investment Amount:** \$378,000 -or- \$18,900 per acre

**LOCATION**

**Address:**

W Route 115, Buckingham, IL 60917

**County:**

Kankakee County, IL



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

PROPERTY MAP

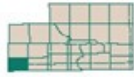


NORTON TOWNSHIP PLAT PAGE FOR NORTH 20 ACRES KANKAKEE COUNTY ILLINOIS

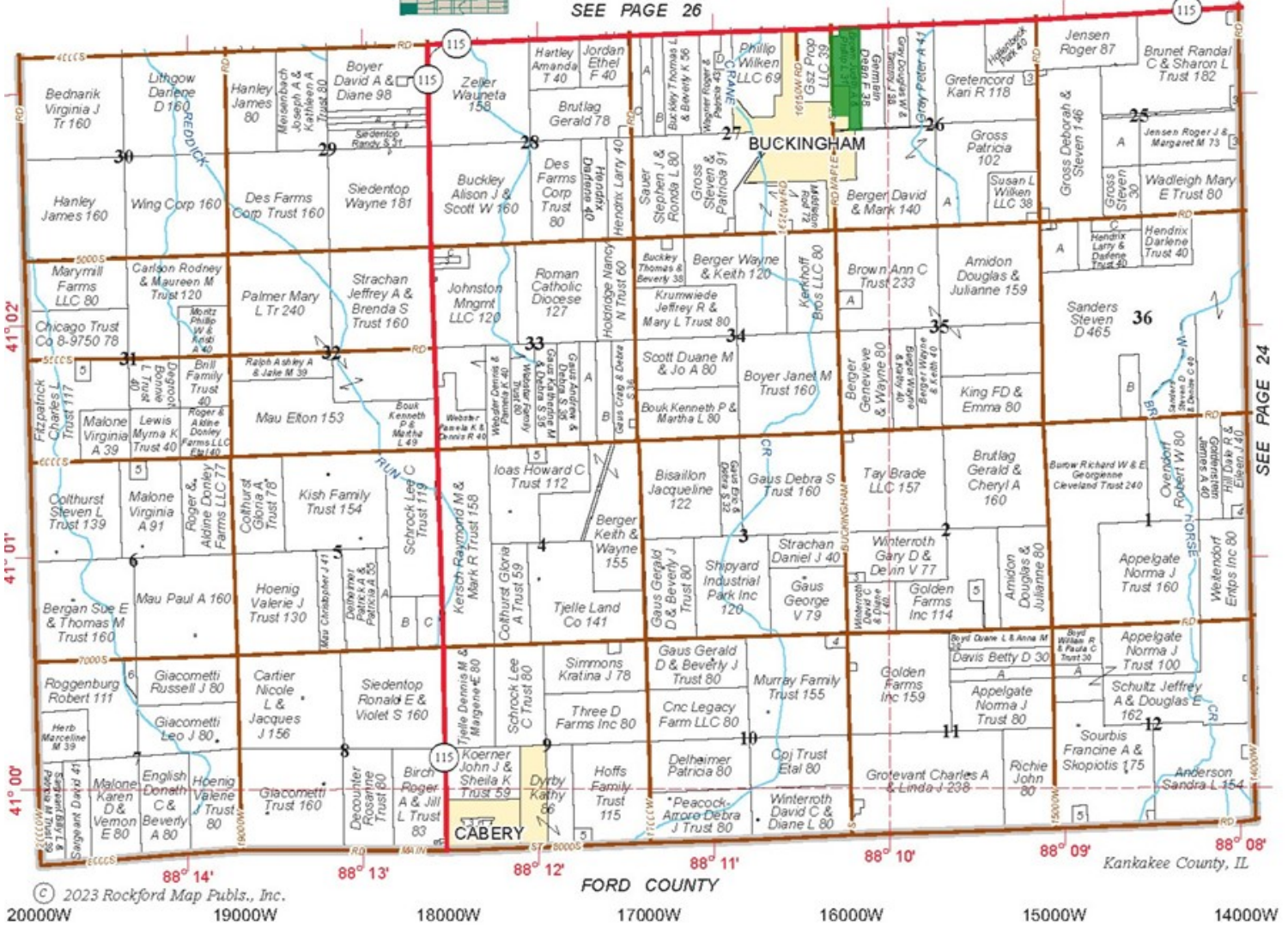
SOUTH PART **NORTON**

Refer to page 76 for keyed parcels

**T.29-30N.-R.9E.**



SEE PAGE 26



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20000W 19000W 18000W 17000W 16000W 15000W 14000W

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FSA AERIAL MAP

Aerial Map



SOIL MAP

Soils Map



State: Illinois  
County: Kankakee  
Location: 26-30N-9E  
Township: Norton  
Acres: 20.29  
Date: 8/2/2025



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

Area Symbol: IL091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	12.09	59.6%		184	59	135
**594A	Reddick clay loam, 0 to 2 percent slopes	8.20	40.4%		**172	**55	**126
Weighted Average					179.2	57.4	131.4

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

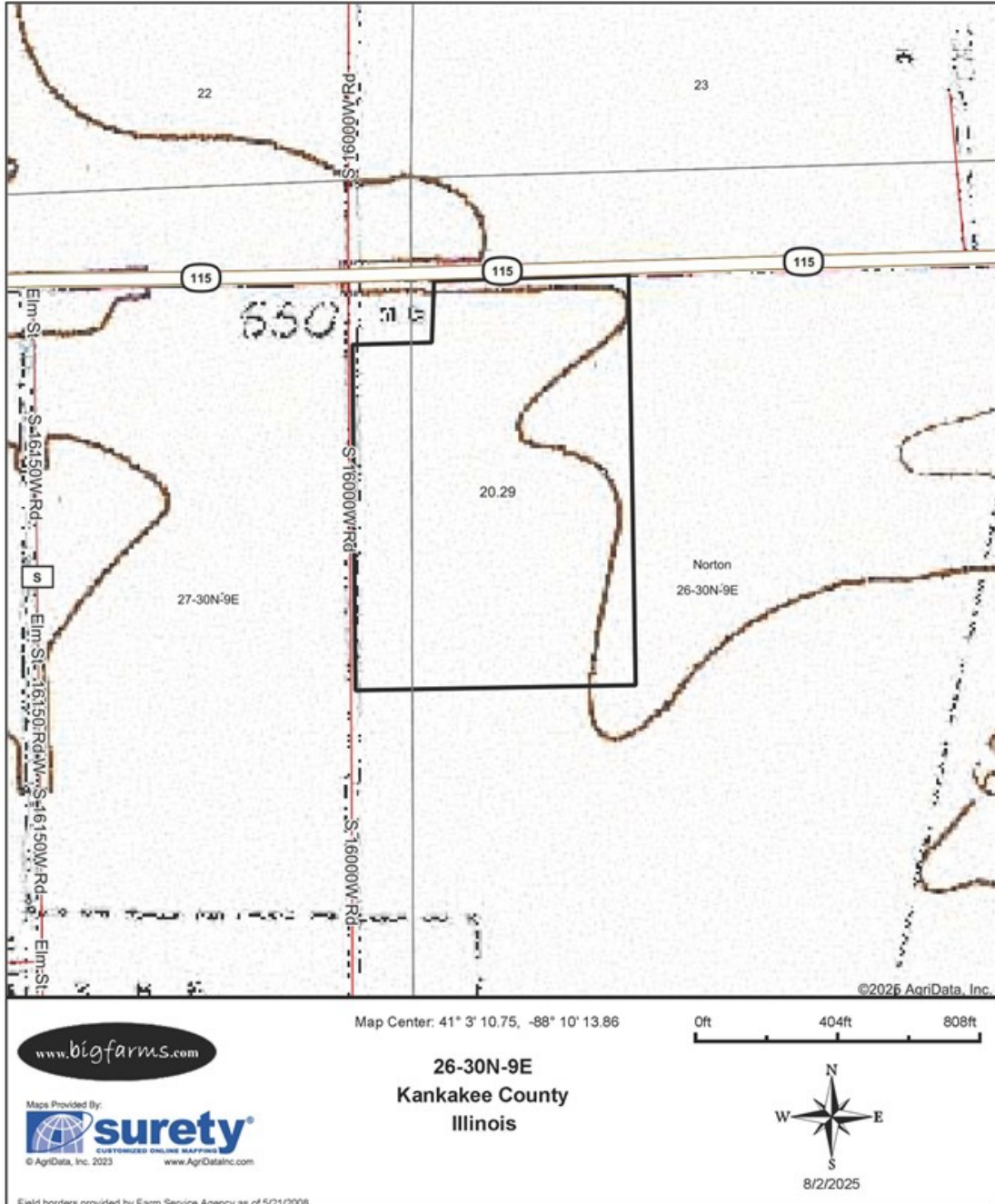
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52609>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

TOPO MAP

Topography Map





# TOPO CONTOURS MAP

## Topography Contours



TOPO HILLSHADE MAP

Topography Hillshade



Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 646.8  
Max: 651.3  
Range: 4.5  
Average: 649.6  
Standard Deviation: 0.82 ft



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



26-30N-9E  
Kankakee County  
Illinois

Boundary Center: 41° 3' 11.22, -88° 10' 14.16

WETLAND MAP

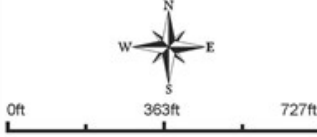
Wetlands Map



State: Illinois  
 Location: 26-30N-9E  
 County: Kankakee  
 Township: Norton  
 Date: 8/2/2025



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
		Total Acres 0.00

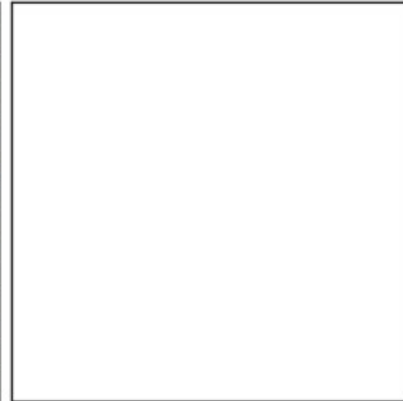
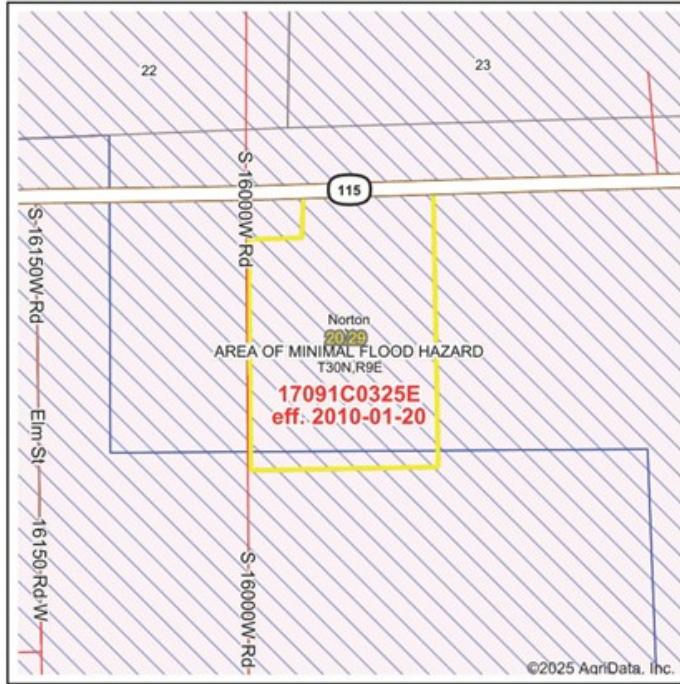
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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



FEMA REPORT

FEMA Report



Map Center: 41° 3' 10.75, -88° 10' 13.86  
State: IL Acres: 20.29  
County: Kankakee Date: 8/2/2025  
Location: 26-30N-9E  
Township: Norton



Name	Number	County	NFIP Participation	Acres	Percent
Kankakee County	170336	Kankakee	Regular	18.93	93.3%
Village of Buckingham	171185	Kankakee	None	1.36	6.7%
<b>Total</b>				<b>20.29</b>	<b>100%</b>

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	20.29	100%
<b>Total</b>			<b>20.29</b>	<b>100%</b>

Panel	Effective Date	Acres	Percent
17091C0325E	1/20/2010	20.29	100%
<b>Total</b>		<b>20.29</b>	<b>100%</b>

Flood related information provided by FEMA



## 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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