

# 20 AC BUCKINGHAM FARM - SOUTH PARCEL

Maple Street  
Buckingham IL 60917

**For more information contact:**

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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>	\$318,000.00
<b>Unit Price:</b>	\$15,900 per acre
<b>Productivity Index (PI):</b>	127.0
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



Discover the 20-acre Buckingham Farm – South Parcel, an outstanding piece of productive, flat farmland perfectly situated in Norton Township, Kankakee County, Illinois. This A-1 zoned parcel boasts approximately 919 feet of frontage on Maple Street and is 100% tillable, with rich soils comprised mainly of Reddick clay loam and Andres silt loam. The farm enjoys easy access via well-maintained asphalt roads, and with no buildings or trees, it provides a blank slate for agricultural production or future development. The property is free from flood plain or wetland issues, has a favorable Productivity Index of 127.0, and is attractively priced at \$338,000 (or \$16,900 per acre), making it a true value in today's land market.

The Buckingham South Parcel sits in the heart of a rural Illinois community renowned for its agricultural heritage, yet offers convenience due to its proximity to major routes like IL-17, I-55, and I-57. Located just west of Herscher and between Dwight and Kankakee, the area enjoys stable land values and is supported by the reputable Herscher CUSD 2 school district. Buckingham itself is a safe, close-knit village with a strong local identity and a desirable rural lifestyle, where most residents own their homes and the cost of living remains attractive. This combination of community, accessibility, and productive land makes the South Parcel an excellent buy for both seasoned farmers and smart investors looking to secure their foothold in a thriving region.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 20 AC Buckingham Farm - South 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 east side of S 1600W Road/Maple Street between W Route 115/W 4000S Road and W 5000S Road.  
**Site Description:** This site is currently vacant, productive farmland with no buildings or trees. There is a 2.76 acre property is located on the southwest corner of the property that is not included. Otherwise, this parcel is an elongated rectangular shape running north and south, with frontage on Maple Street.  
**Side of Street:** This property is located on 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 SW1/4 NW1/4; PART OF THE NW1/4 SW1/4 OF SECTION 26, TOWNSHIP 30 NORTH, 9 EAST, KANKAKEE COUNTY, ILLINOIS AND PART OF THE SE1/4 NE1/4 OF SECTION 27, TOWNSHIP 30 NORTH, 9 EAST, KANKAKEE COUNTY, ILLINOIS  
**Property Visibility:** This property is visible from Maple Street.  
**Largest Nearby Street:** W Route 115 is the largest street/road.

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 919 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:** 88.7% Reddick clay loam, 0 to 2 percent slopes (594A)  
11.3% Andres silt loam, 0 to 2 percent slopes (293A)  
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:** \$318,000 -or- \$15,900 per acre

### LOCATION

**Address:** Maple Street, Buckingham, IL 60917



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

County:

Kankakee County, IL



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PROPERTY MAP

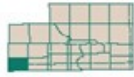


NORTON TOWNSHIP PLAT PAGE KANKAKEE COUNTY

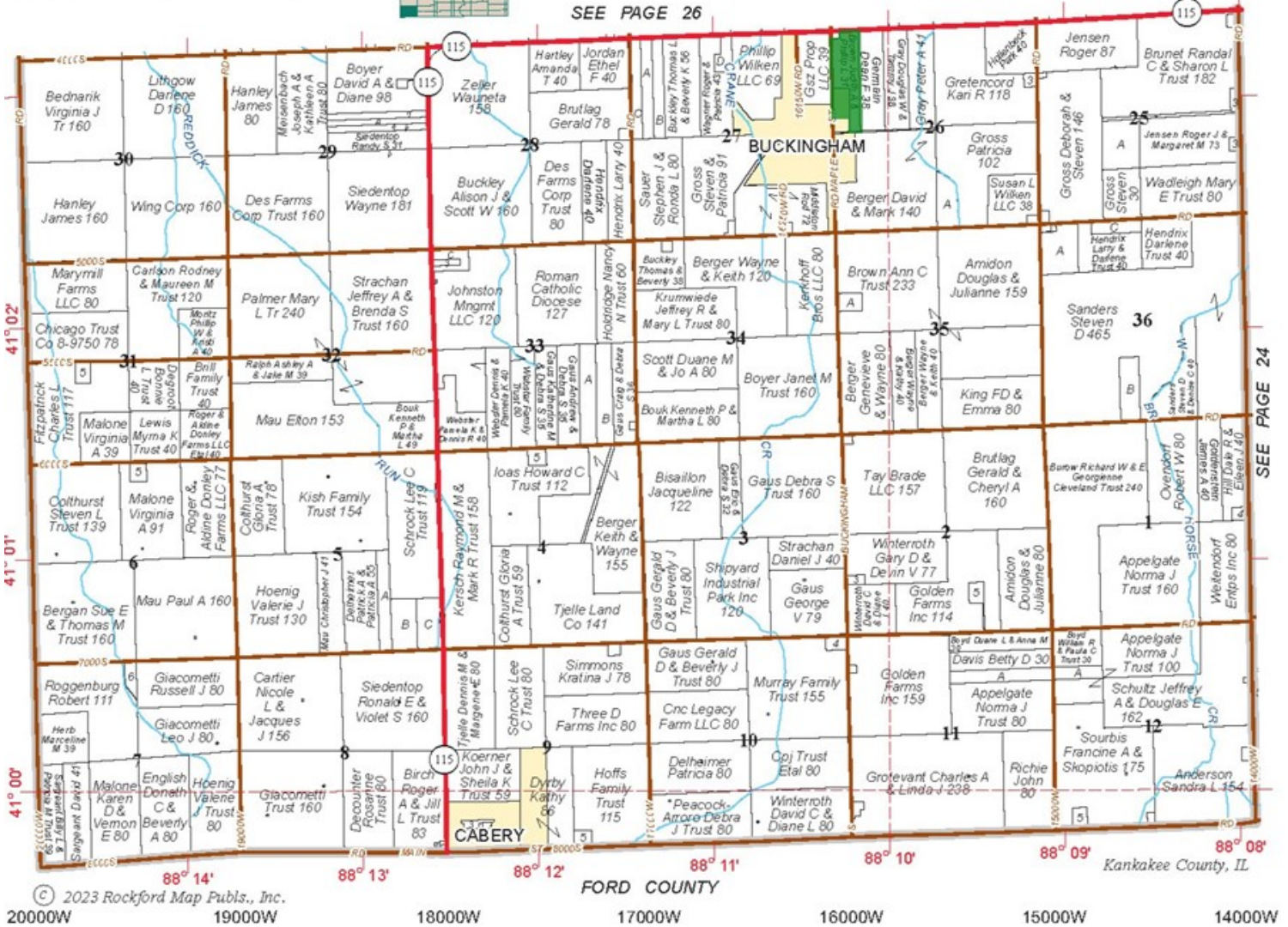
SOUTH PART NORTON

Refer to page 76 for keyed parcels

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



SEE PAGE 26

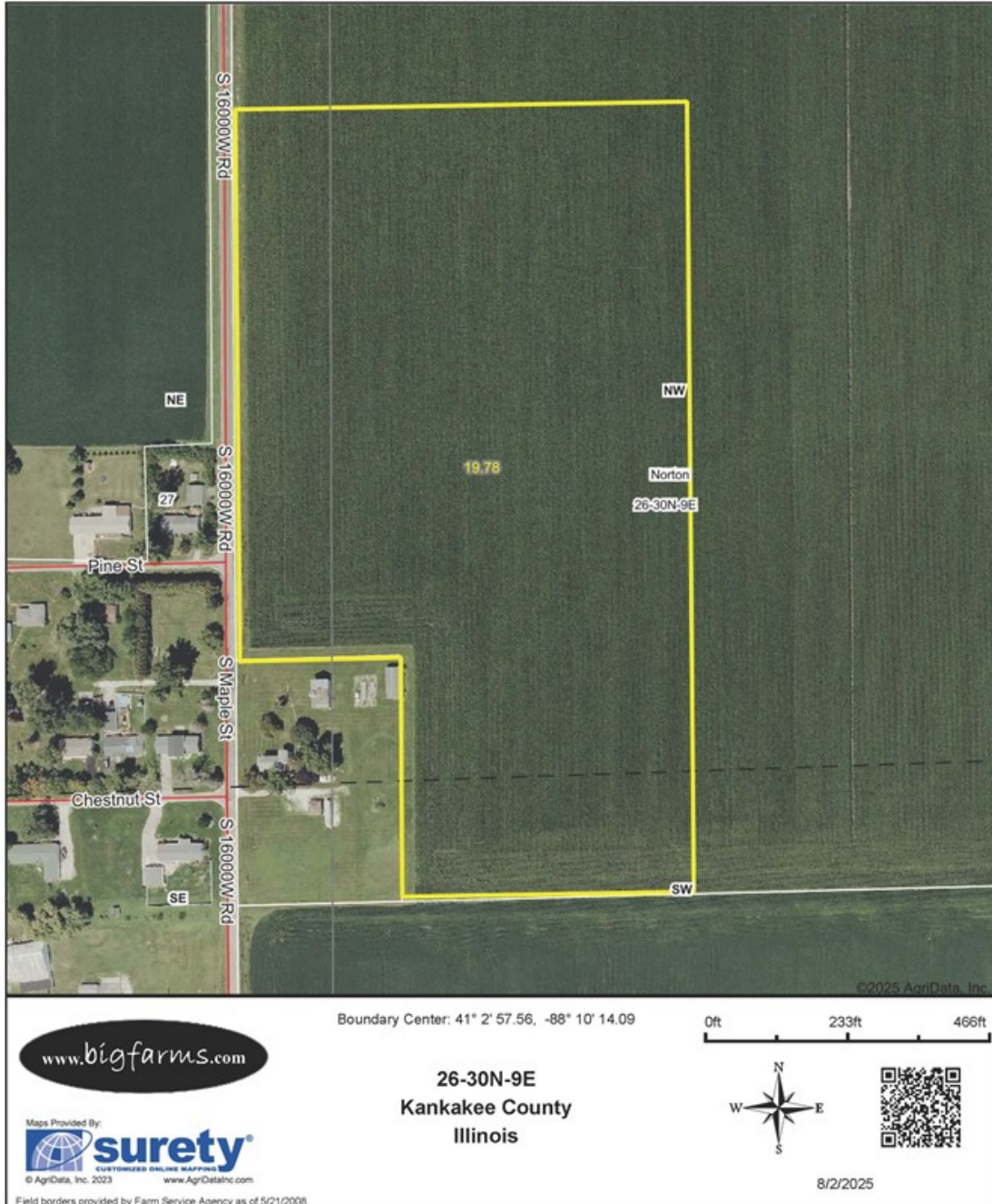


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Plat Map reprinted with permission of Rockford Map Publishers, Inc.

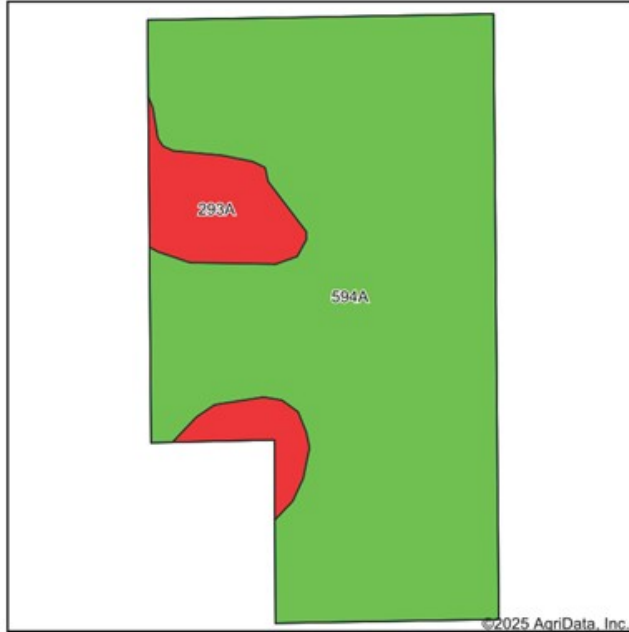
FSA AERIAL MAP

Aerial Map



SOIL MAP

Soils Map



State: Illinois  
 County: Kankakee  
 Location: 26-30N-9E  
 Township: Norton  
 Acres: 19.78  
 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
**594A	Reddick clay loam, 0 to 2 percent slopes	17.55	88.7%		**172	**55	**126
293A	Andres silt loam, 0 to 2 percent slopes	2.23	11.3%		184	59	135
Weighted Average					173.4	55.5	127

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

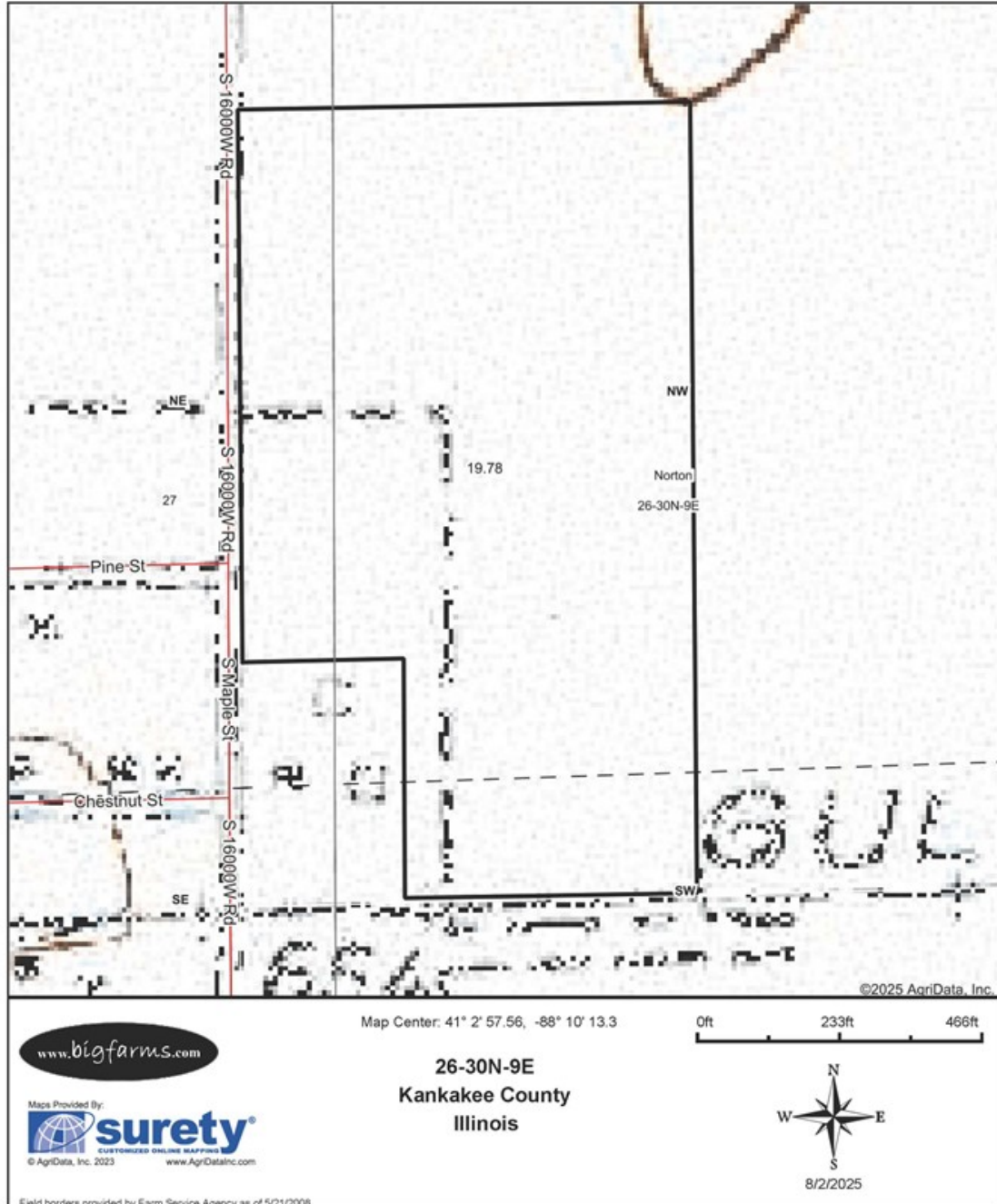
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52609>

\*\* 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



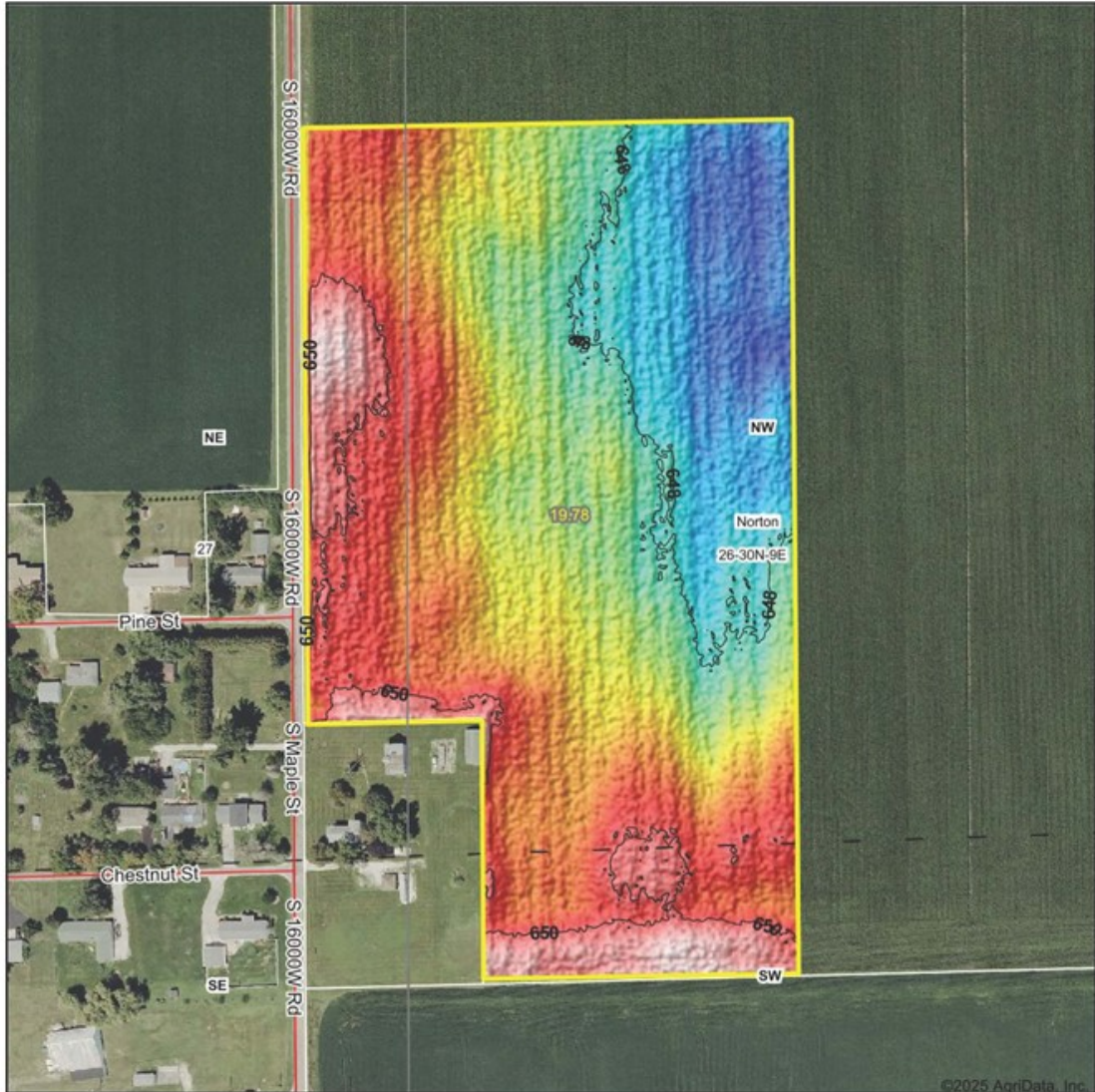
TOPO CONTOURS MAP

Topography Contours

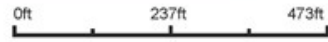


T

### Topography Hillshade



Source: USGS 1 meter dem  
 Interval(ft): 2  
 Min: 646.9  
 Max: 650.8  
 Range: 3.9  
 Average: 648.9  
 Standard Deviation: 0.92 ft



26-30N-9E  
 Kankakee County  
 Illinois

Boundary Center: 41° 2' 57.56, -88° 10' 14.09



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

WE

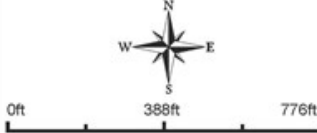
**Wetlands Map**



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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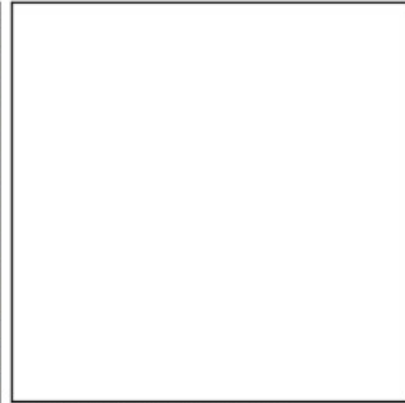
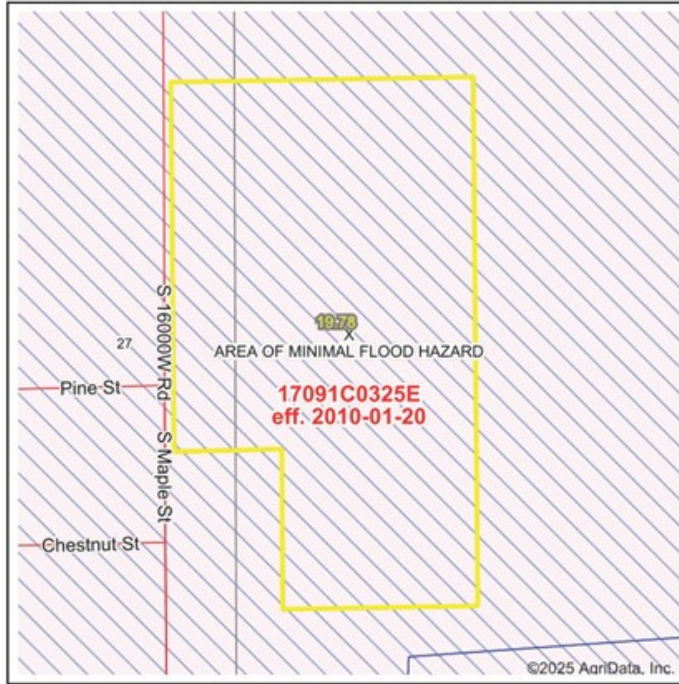
Classification Code	Type	Acres
		Total Acres 0.00

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° 2' 57.56, -88° 10' 13.3  
 State: IL                      Acres: 19.78  
 County: Kankakee              Date: 8/2/2025  
 Location: 26-30N-9E  
 Township: Norton



Name	Number	County	NFIP Participation	Acres	Percent
Village of Buckingham	171185	Kankakee	None	19.78	100%
<b>Total</b>				19.78	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	19.78	100%	
<b>Total</b>			19.78	100%	
Panel	Effective Date	Acres	Percent		
17091C0325E	1/20/2010	19.78	100%		
<b>Total</b>		19.78	100%		

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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