

Pauling Road 114 Acre Farm
10178 W. Pauling Rd
Monee IL 60449



PAULING ROAD 114 ACRE FARM

10178 W. Pauling Rd
Monee IL 60449

For more information contact:

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



County:	Will
Township:	Green Garden
Gross Land Area:	114 Acres
Property Type:	Vacant Farmland
Possible Uses:	Estate Residential
Total Investment:	\$980,000
Unit Price:	\$8,596
Soil Productivity Index:	127.9
Buildings:	None
Utilities:	Well & Septic are required,



114 acres with Will County E-2 Residential zoning. Seven acres have been sold off the original listing of 121 acres. The property has frontage on Pauling road across from Whispering Prairie Subdivision. Less than one and quarter miles east of Rt. 45 (La Grange Rd.) and just over 2 miles to Green Garden golf course and country club.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Pauling Road 114 Acres
Tax ID Number/APN: 18-13-28-300-010
18-13-28-300-011
18-13-28-400-001
Possible Uses: Continue to farm until residential development demand increase in the area. The farm is zoned E-2 by Will County.
Zoning: E-2 zoning in Will County allows for 2.5 acre residential lots.
Sale Terms: Cash at closing.

AREA & LOCATION

School District: Peotone Community Unit District 207U
Location Description: Easy access to Rt 45. Across the road from Whispering Prairie Subdivision. Only two miles to Green Garden Country Club golf course.
Site Description: Level farmland ready for development.
Side of Street: North side of Pauling road
Highway Access: Only 1 1/4 miles to Rt. 45
7 miles to I-57 interchange access in Monee
5.3 miles to the Peotone I-57 interchange.
Road Type: The road frontage is a combination of tar and chip and also gravel.
Property Visibility: Good
Largest Nearby Street: La Grange road or (Rt. 45)

LAND RELATED

Lot Frontage (Feet): 1750 feet of frontage along Pauling road
Tillable Acres: Approximately 112 acres according to the FSA office.
Lot Depth: Approximately 1964 feet at the deepest point.
Buildings: None
Zoning Description: E-2 zoning from Will County
Flood Plain or Wetlands: The farm does appear to have several acres that could be part of a flood plain.
Topography: Flat to gently rolling
Soil Type: Silty clay loam, soil map included with this brochure.

FINANCIALS

Finance Data Year: Tax bill for year 2013 payable in 2014.
Real Estate Taxes: The total real-estate tax bill payable in 2014 was \$1,772 or \$12.65 per acre.
Investment Amount: Ownership is offering this farm to market at \$8,596 per acre for a total investment of \$980,000.00

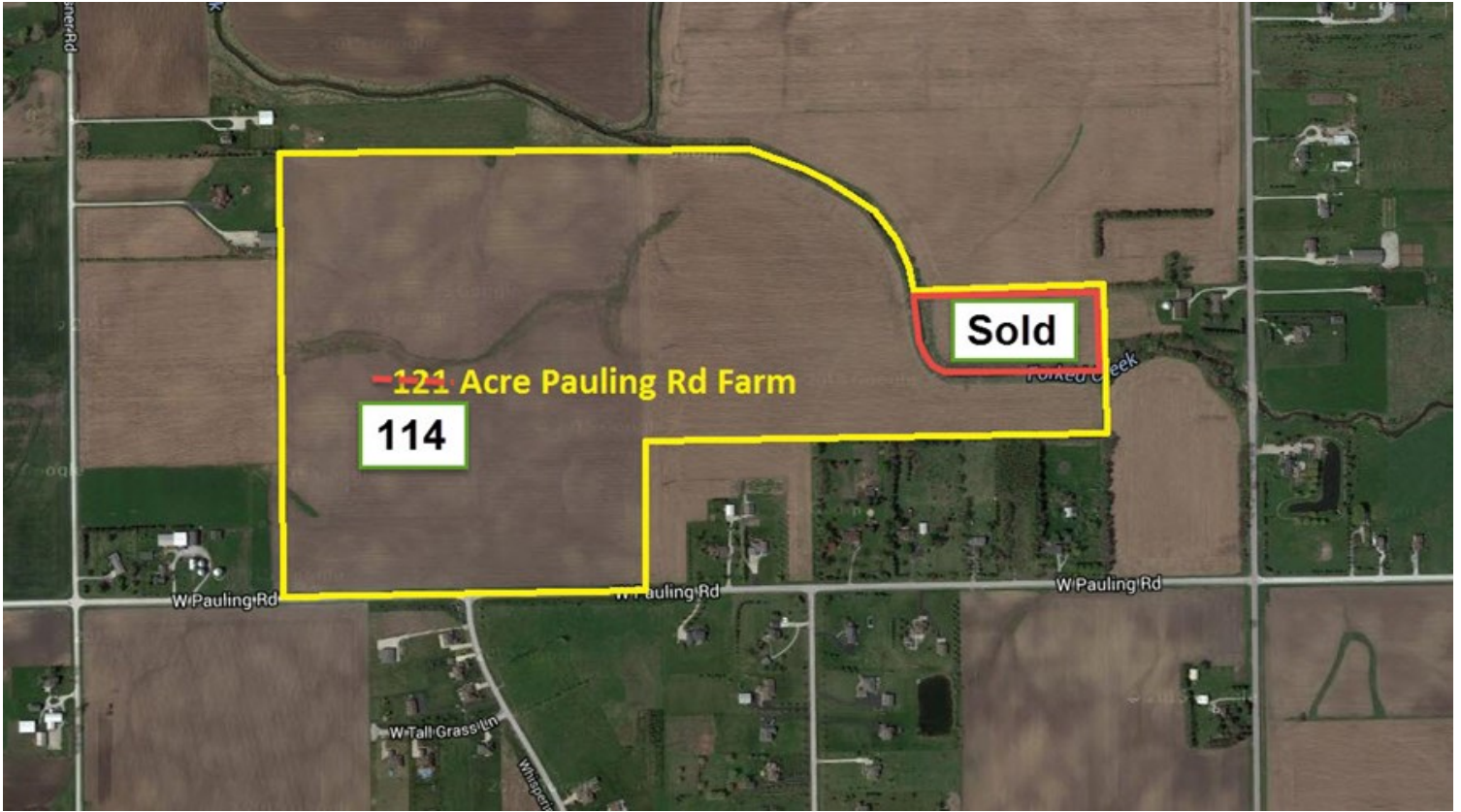
LOCATION

Address: 10178 W. Pauling Road
Green Garden Township
Monee, IL
County: Will County Illinois
MSA: Chicago - Kankakee

AERIAL MAP 1 OF GREEN GARDEN 114 ACRES



AERIAL MAP 2 OF GREEN GARDEN 114 ACRES



FSA MAP OF PAULING ROAD 114 ACRES, GREEN GARDEN TOWNSHIP, WILL COUNTY

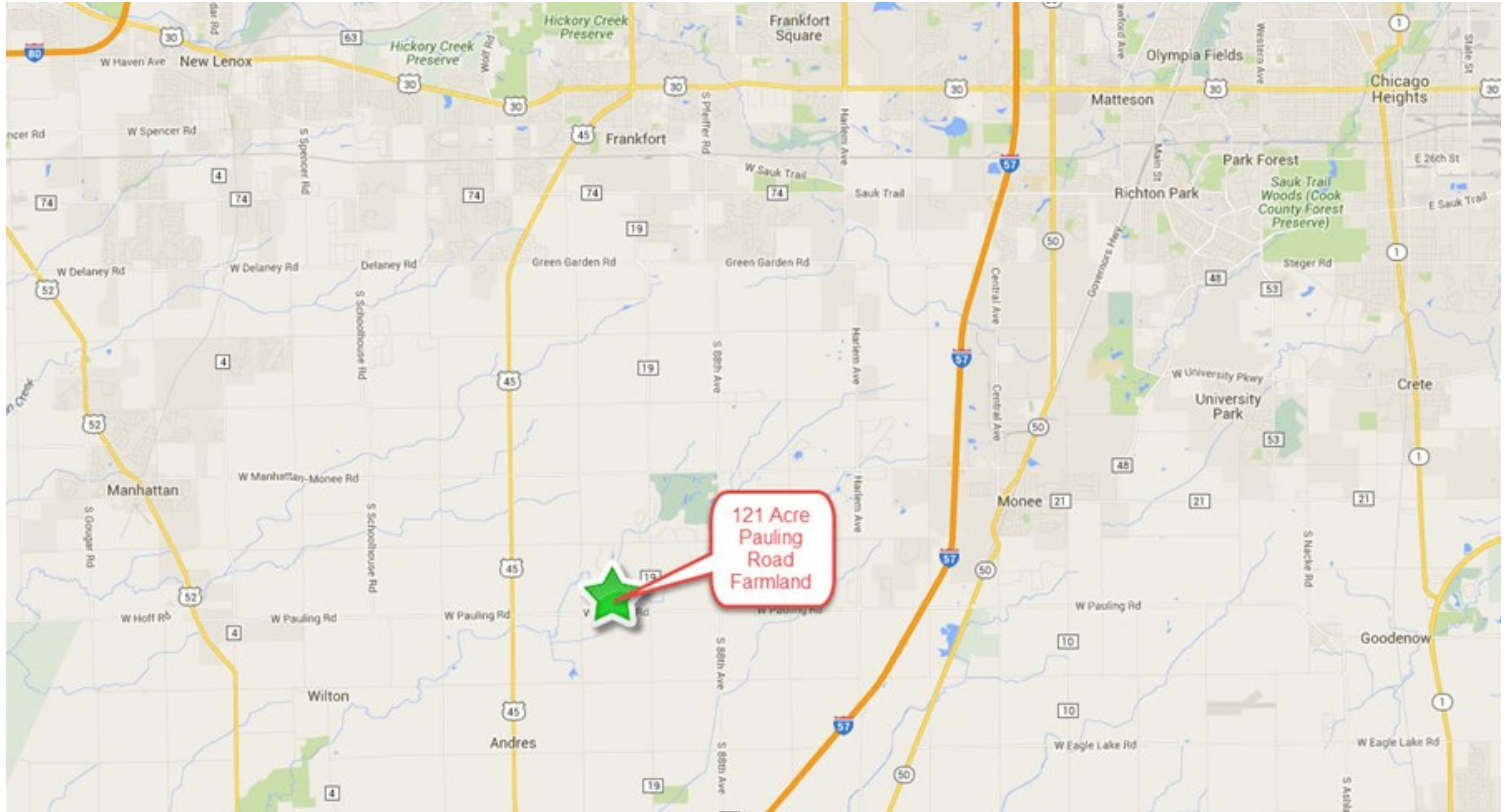
Aerial Map



AERIAL MAP 2 OF PAULING ROAD 114 ACRES, GREEN GARDEN TOWNSHIP, WILL COUNTY



LOCATION MAP OF GREEN GARDEN 114 ACRES, WILL COUNTY, ILLINOIS



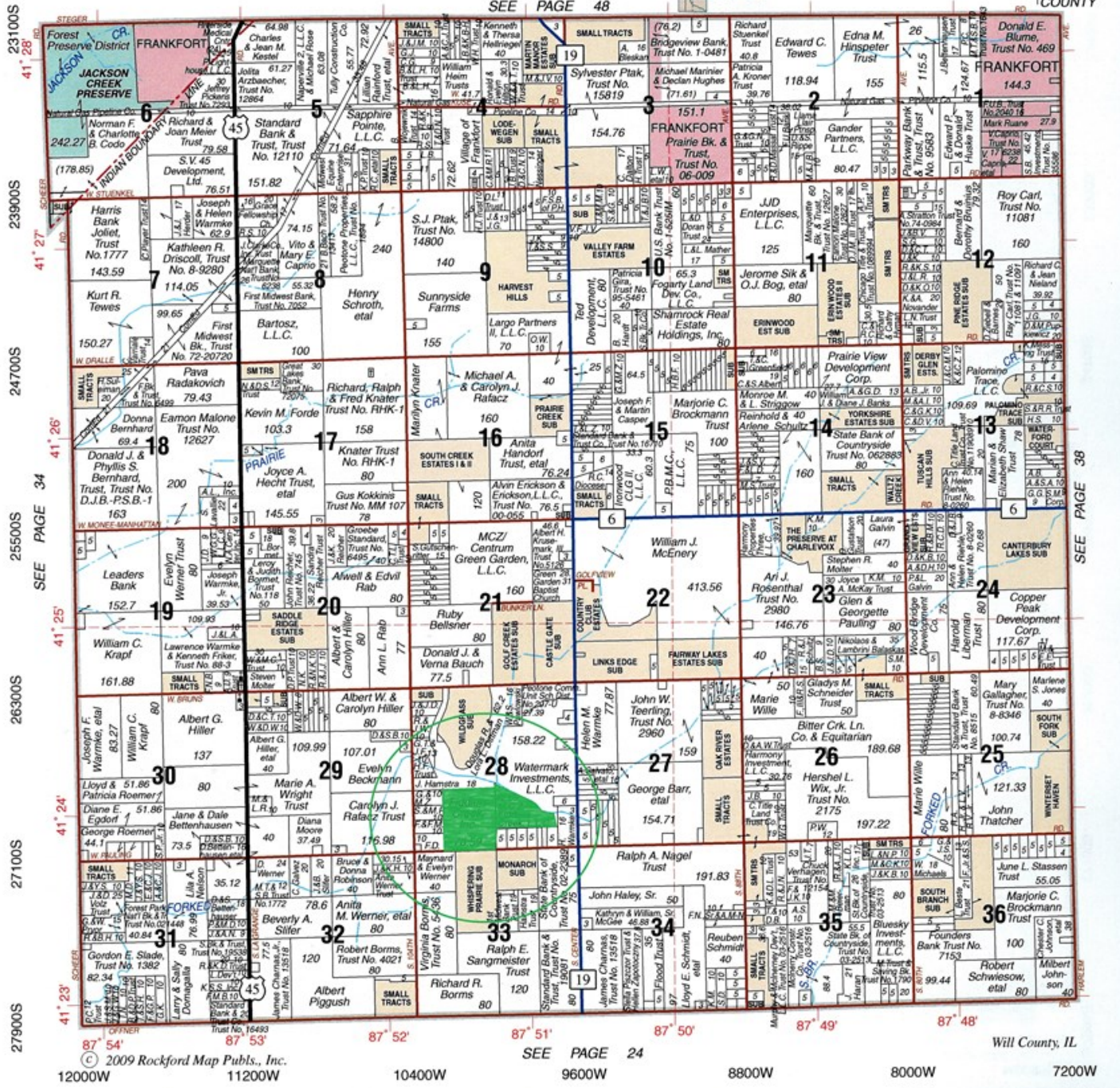
PLAT MAP OF 121 ACRES FARM GREEN GARDEN TOWNSHIP, WILL COUNTY ILLINOIS

GREEN GARDEN

T.34N.-R.12E.

COOK COUNTY

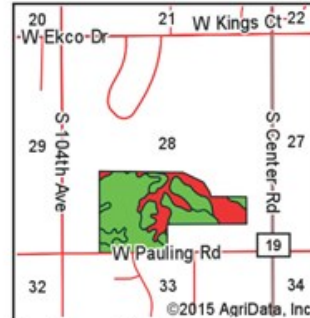
SEE PAGE 48



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

SOIL MAP FOR GREEN GARDEN 121 ACRES, WILL COUNTY

Soil Map



State: Illinois
 County: Will
 Location: 28-34N-12E
 Township: Green Garden
 Acres: 119.19
 Date: 8/19/2015



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	60.79	51.0%	Green	**166	**54	**124
153A	Pella silty clay loam, 0 to 2 percent slopes	32.10	26.9%	Red	183	60	136
**440B	Jasper loam, 2 to 5 percent slopes	9.28	7.8%	Green	**173	**56	**129
**148B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	6.04	5.1%	Green	**160	**52	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.05	4.2%	Green	170	56	127
**294B	Symerton silt loam, 2 to 5 percent slopes	3.31	2.8%	Green	**177	**55	**130
440A	Jasper loam, 0 to 2 percent slopes	1.70	1.4%	Green	175	57	130
149A	Brenton silt loam, 0 to 2 percent slopes	0.92	0.8%	Red	195	60	141
Weighted Average					171.6	55.9	127.9

Area Symbol: IL197, Soil Area Version: 9

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:
<https://www.ideals.illinois.edu/handle/2142/10277>

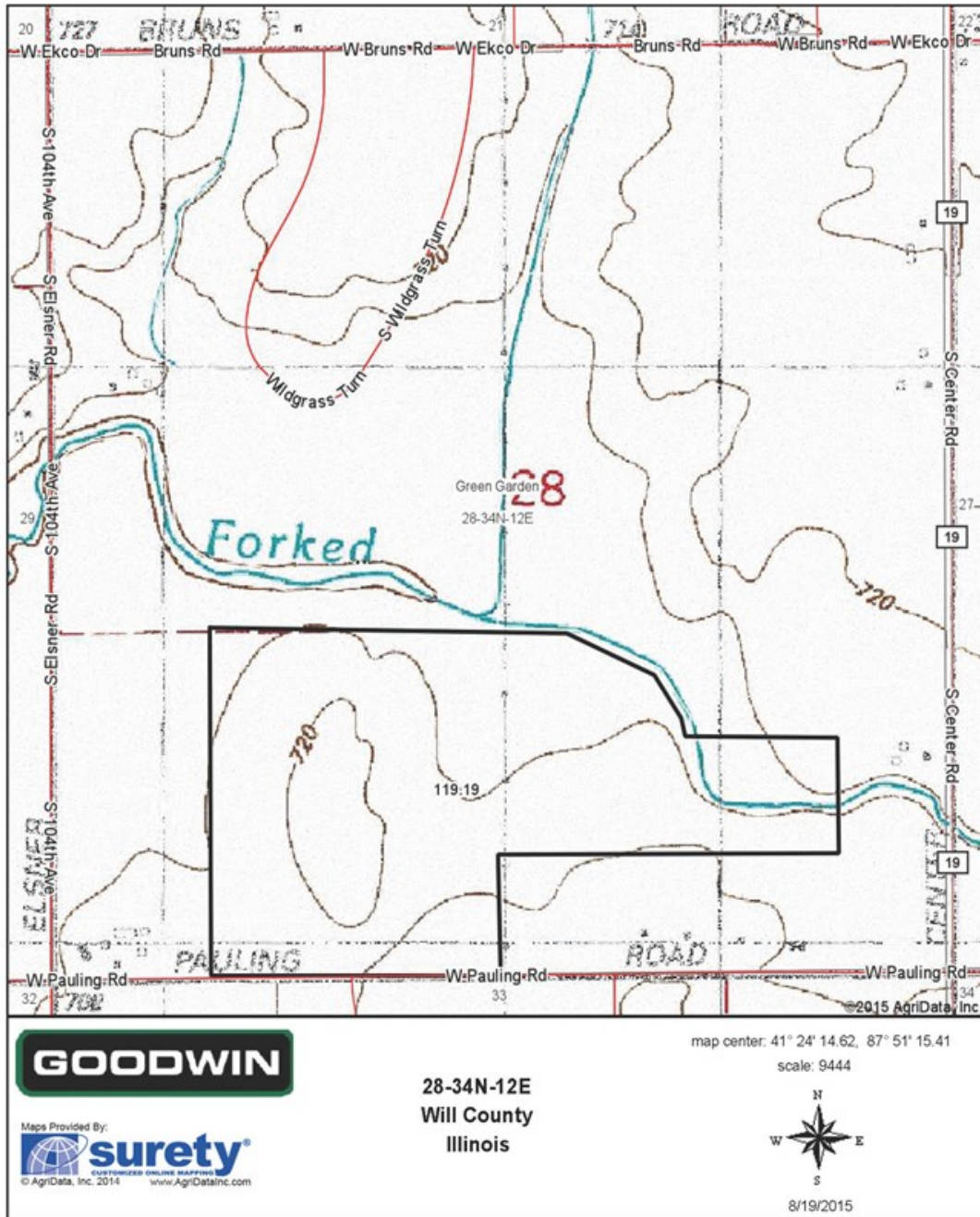
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

TOPOGRAPHICAL MAP OF PAULING ROAD 121 ACRES GREEN GARDEN TOWNSHIP

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.



AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois 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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