

100 Ac Green Garden Twp. Farm
7509 W. Bruns Rd.
Monee IL 60449

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100 AC GREEN GARDEN TWP. FARM

7509 W. Bruns Rd.
Monee IL 60449

For more information contact:

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

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

GOODWIN



County:	Will
Township:	Green Garden
Gross Land Area:	100.74 total acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$896,586.00
Unit Price:	\$8,900 per acre
Productivity Index (PI):	The soil PI for this farm is 113.8
Buildings:	Small former building site, no buildings remain
Utilities:	Electric, Well & Septic required
Zoning:	Agriculture



Excellent Green Garden Township farm near Monee. 3 miles to I-57 and less than 2 miles to the Amazon Logistics facility on Manhattan-Monee road. Area of estate residential homes and only 3 miles to the Green Garden Country Club. Long term development potential. Near the proposed South Suburban Airport.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 100 Acre Green Garden Township Farm
Tax ID Number/APN: 18-13-25-200-002
Possible Uses: Potential for future residential development. Area of estate home-sites.
Zoning: Agriculture (A-1)

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Market Type: Rural/Suburban
Location Description: Agricultural area with estate home-sites scattered around the Township. Good hard surface road (Bruns Rd.) Easy access to I-57 (3 miles) and the Green Garden Country Club (3 miles).
Site Description: Level to gently rolling farmland.
Side of Street: South side of Bruns Road.
Highway Access: I-57 at Manhattan-Monee road is only 3 miles to the NE.
Road Type: Tar & chip road surface
Property Visibility: 1672 feet of frontage on Bruns road.
Largest Nearby Street: Manhattan-Monee road is approximately 1.25 miles north.

LAND RELATED

Lot Frontage (Feet): 1672 feet of frontage on Bruns and 2620 feet deep.
Tillable Acres: Approximately 97 tillable acres with a PI index of 113.8
Lot Depth: 2620 Feet deep
Buildings: No buildings, but there is a former building site with a couple of trees still in place. Approximately 2.65 acres.
Flood Plain or Wetlands: No none flood plain or wetlands.
Topography: Gently rolling
FSA Data: 99.83 Farmland Acres
97.18 Cropland Acres
Wheat base is 15.75 acres with a base yield of 78
Soybean base is 80.59 acres with a base yield of 40
No corn base
The tract contains farmed wetlands and HEL. A conservation system is being actively applied.
Soil Type: The primary soil types are:
Ashkum sily clay loam (232A)
Beecher silt loam (292B2)
Ozaukee silt loam (530C2)
Available Utilities: Electric is available, well and septic would be required for a building.

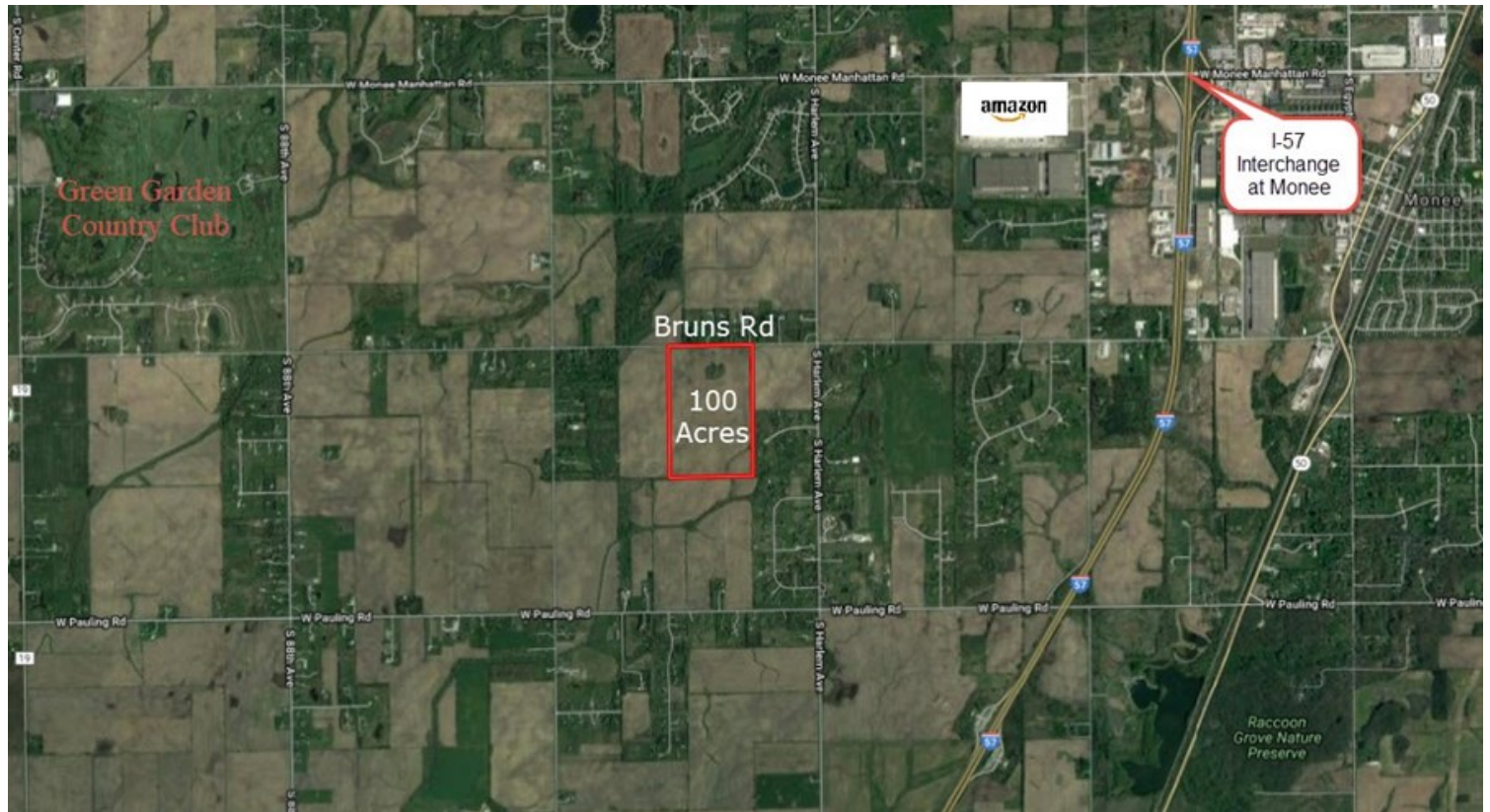
FINANCIALS

Finance Data Year: The 2017 taxes paid in 2018
Real Estate Taxes: 18-13-25-200-002 the total tax bill is \$1,285 or \$12.75/Ac
Investment Amount: The total investment for this farm is \$896,675 or \$8900/Ac.

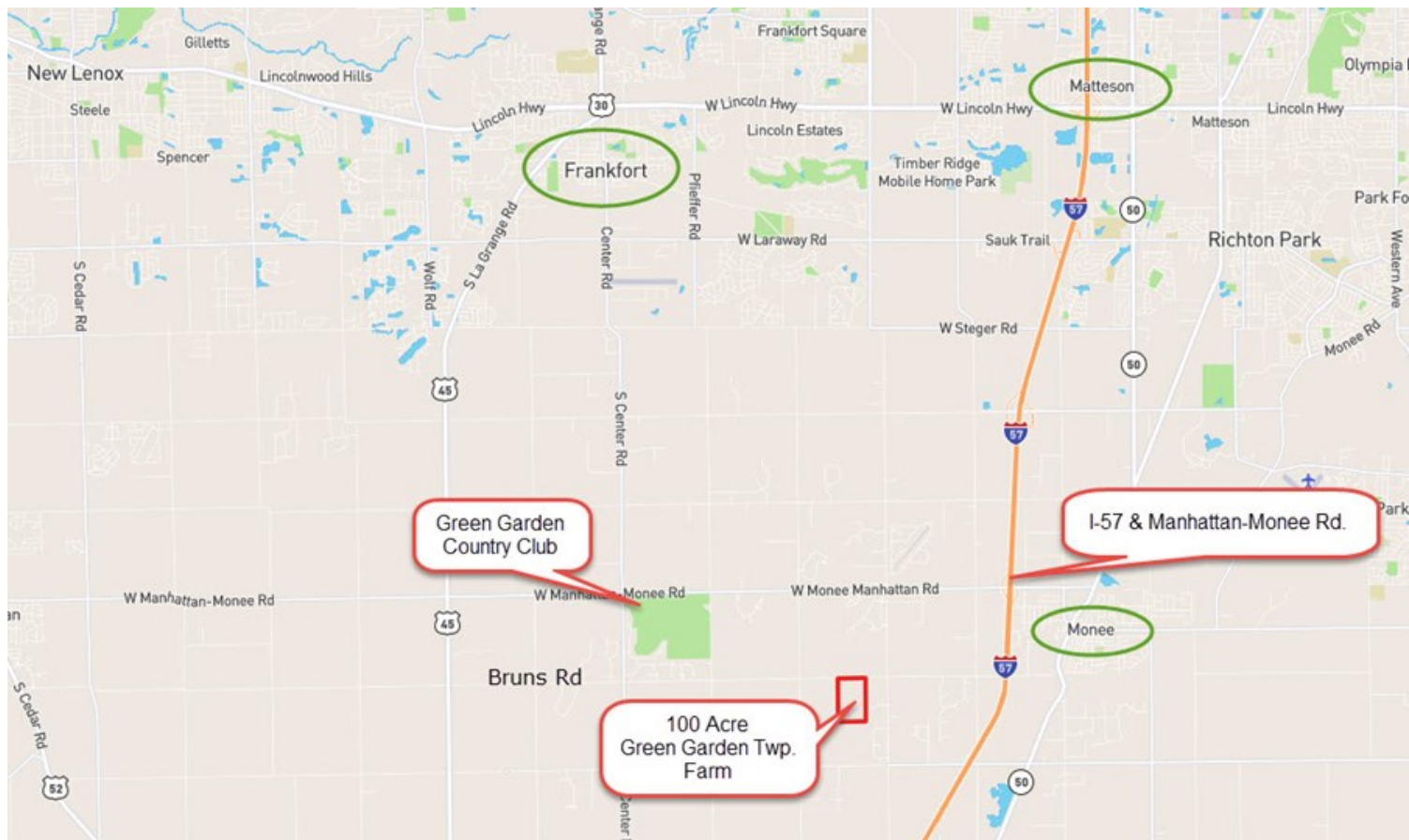
LOCATION

Address: 7509 W. Bruns Rd.
Monee, IL 60449-9594
County: Will County, Illinois

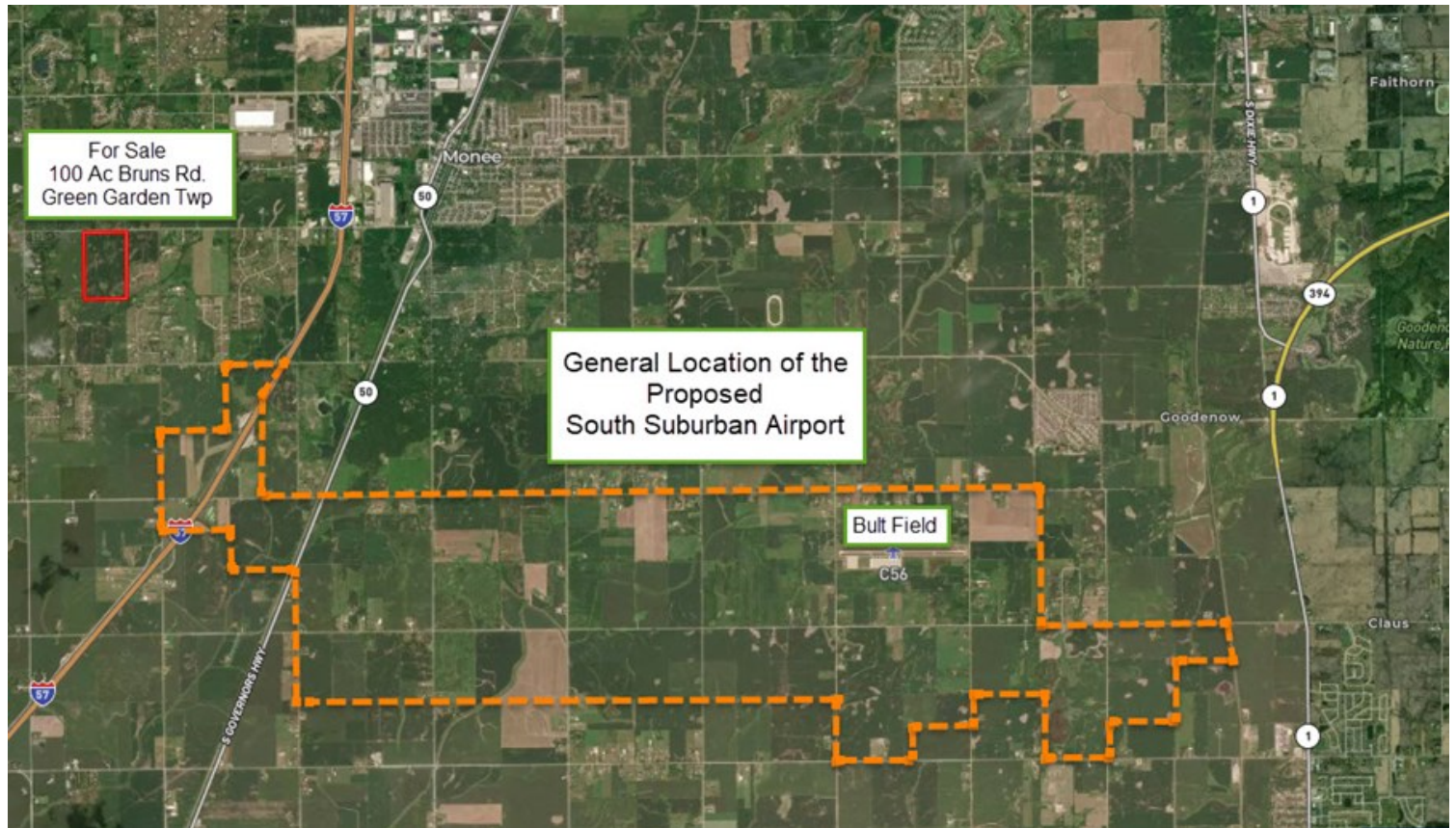
100 ACRES MONEE FARM IN GREEN GARDEN TOWNSHIP, WILL COUNTY



LOCATION MAP OF BRUNS ROAD 100 ACRES, GREEN GARDEN TOWNSHIP, WILL COUNTY



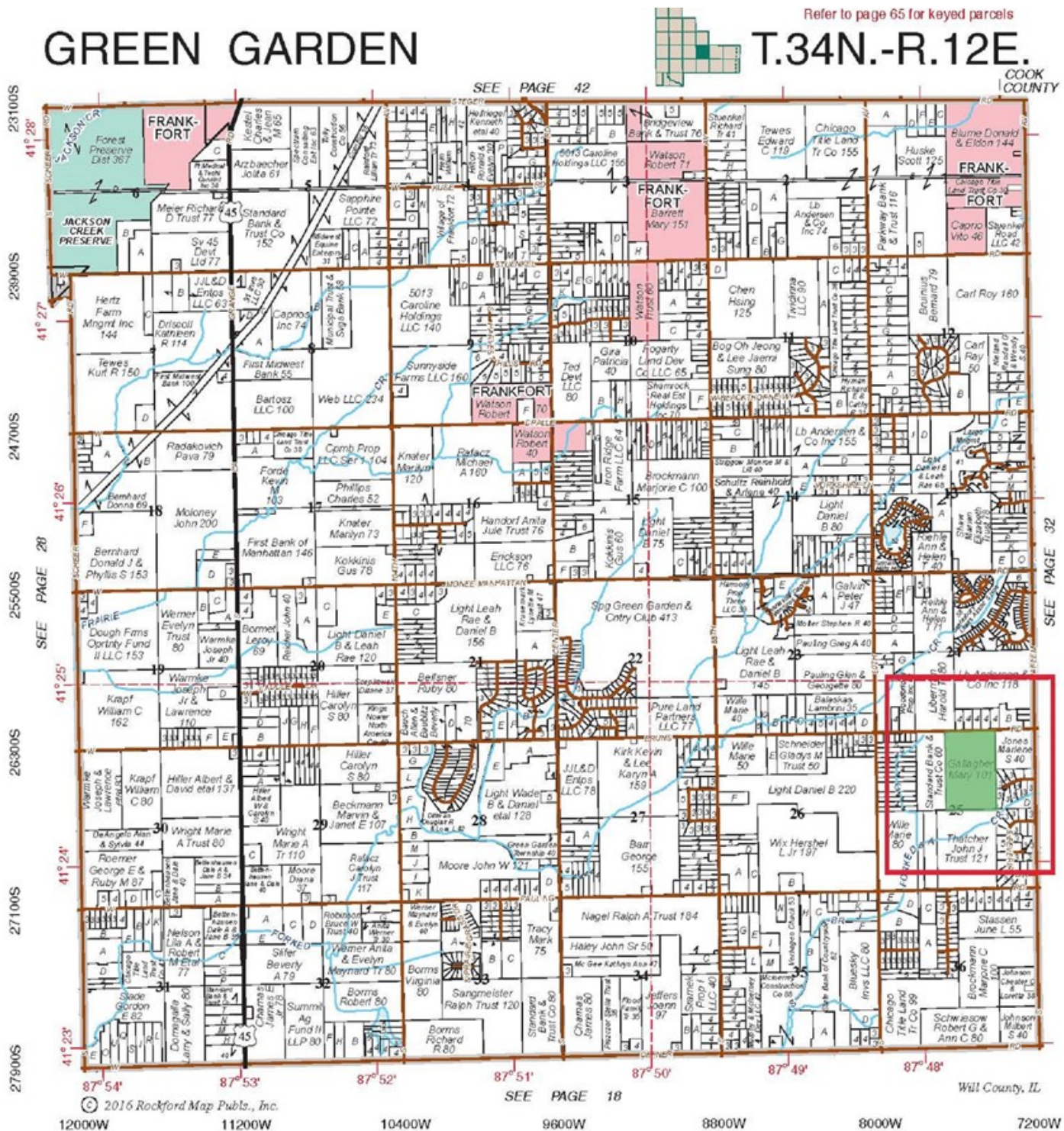
OUTLINE OF THE FUTURE SOUTH SUBURBAN AIRPORT AT PEOTONE



100 ACRE AERIAL MAP IN GREEN GARDEN TOWNSHIP, WILL COUNTY

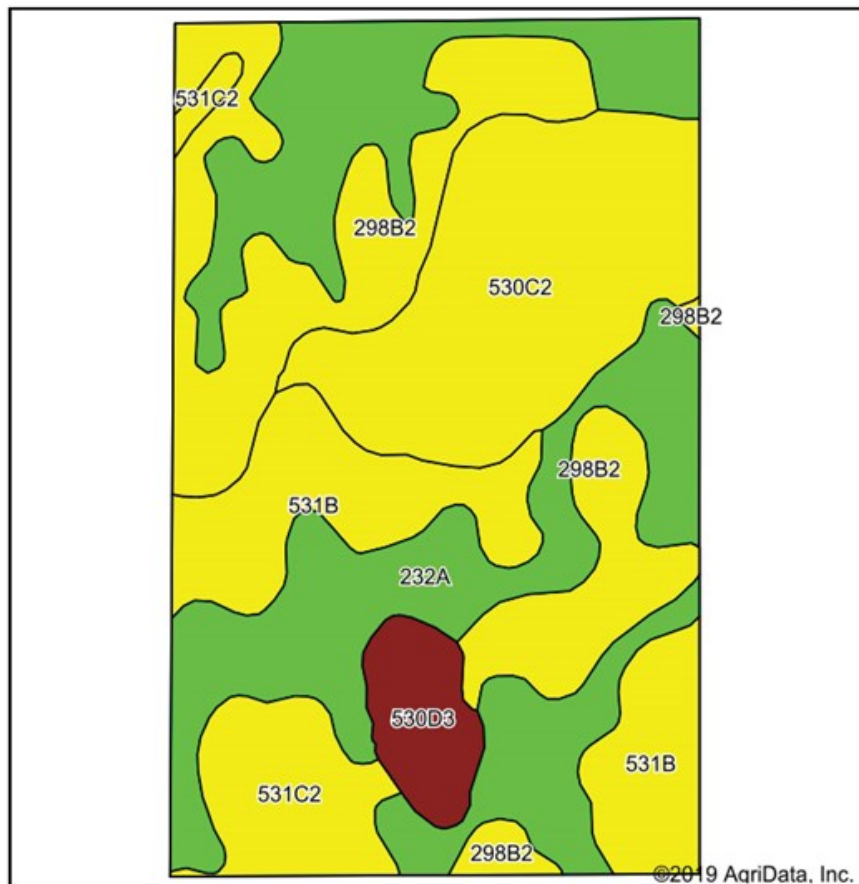


100 ACRE PLAT MAP FOR BRUNS ROAD FARM



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

100 ACRES SOIL MAP FOR GREEN GARDEN TOWNSHIP FARM



State: **Illinois**
County: **Will**
Location: **25-34N-12E**
Township: **Green Garden**
Acres: **99.92**
Date: **4/29/2019**

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Maps Provided By:
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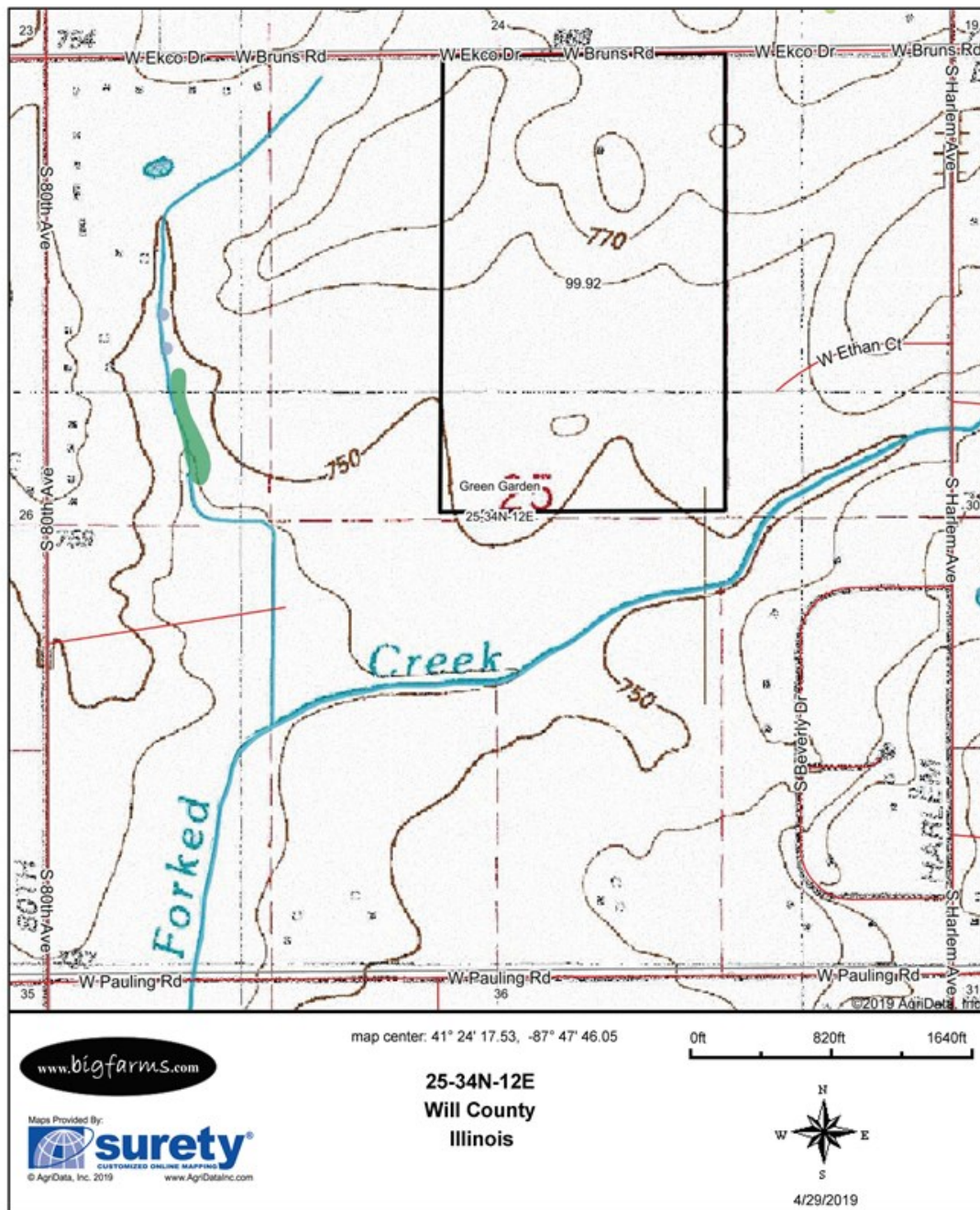


Area Symbol: IL197, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	33.87	33.9%		170	56	127
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	21.56	21.6%		**144	**48	**108
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	19.75	19.8%		**143	**45	**104
**531B	Markham silt loam, 2 to 4 percent slopes	13.87	13.9%		**153	**50	**113
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	6.86	6.9%		**147	**48	**108
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	4.01	4.0%		**129	**40	**94
Weighted Average					153.5	50.1	113.8

100 ACRE TOPOGRAPHICAL MAP, BRUNS ROAD FARM

Topography Map



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

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

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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