

10 AC PEOTONE CENTER ROAD FARM - NORTH PARCEL

S Center Road
Peotone IL 60468

For more information contact:

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



County:	Will
Township:	Peotone
Gross Land Area:	10.00
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$300,000.00
Unit Price:	\$30,000.00 per acre
Productivity Index (PI):	125.0
Buildings:	No Buildings
Zoning:	A-1, Agriculture



10 acres of level farmland available at the corner of S Center Road and W Eagle Lake Road northwest of Peotone, IL that would be great either for continued agriculture production or possible residential/mixed use development. With great, consistent soil, a PI of 125.0, and nearly 100% tillable acreage, it is a nice parcel for continued agricultural use. However, with a level and easy to clear parcel, this property could also be a great site for residential or mixed-use development.

Buying farmland outside Peotone, IL is a smart investment due to its prime location near expanding suburban development and key transportation routes, including proximity to I-57 and proposed infrastructure like the South Suburban Airport. The land is highly fertile, making it ideal for continued agricultural use with strong yield potential. At the same time, its increasing demand for residential and commercial expansion makes it a strategic choice for future development. With relatively affordable prices compared to areas closer to Chicago, it offers significant long-term value for both farming and building opportunities.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 10 AC Peotone Center Road Farm - North Parcel
Tax ID Number/APN: 10 Acre North Parcel: 17-20-03-300-014-0000
Possible Uses: Continued Agricultural Production, Possible Residential or Mixed-Use Development
Zoning: Currently Zoned: A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U (P-12)
Location Description: This property is located to the northwest of Peotone, IL in Section 3 of Peotone Township, off the northeast corner of the S Center Road & W Eagle Lake Road intersection.
Site Description: This property is comprised of a 10 acre parcel of vacant farmland in a square shape.
Side of Street: This property is located on the east side of S Center Road.
Highway Access: Easy access to I-57, approximately 2.5 miles Southeast.
Road Type: All surrounding roads are of asphalt/blacktop construction.
Legal Description: PART OF THE SW1/4 SW1/4 OF SECTION 3, TOWNSHIP 33 NORTH, 12 EAST, WILL COUNTY, ILLINOIS
Property Visibility: This property is visible from S Center Road.
Largest Nearby Street: Wilmington-Peotone road is one mile south.

LAND RELATED

Lot Frontage (Feet): There is approximately 672 feet of frontage on S Center Road.
Tillable Acres: This property has approximately 9.95 tillable acres.
Lot Depth: This property runs approximately 672 feet by 633 feet.
Buildings: No buildings.
Zoning Description: Currently Zoned: A-1, Agriculture
Flood Plain or Wetlands: There are no flood plains or wetlands noted for this property. For details, please see the included FEMA Report and Wetland Map provided by Surety Maps.
Topography: This property is level with no elevation differences noted. For details, please see the included topographical maps provided by Surety Maps.
Soil Type: 100.0% Elliott silt loam, 0 to 2 percent slopes (146A)
For details, please see in the included Soil Map provided by Surety maps.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024
Real Estate Taxes: 10 Acre North Parcel (17-20-03-300-014-0000): \$268.32
Investment Amount: \$300,000.00
-or-
\$30,000.00 per acre

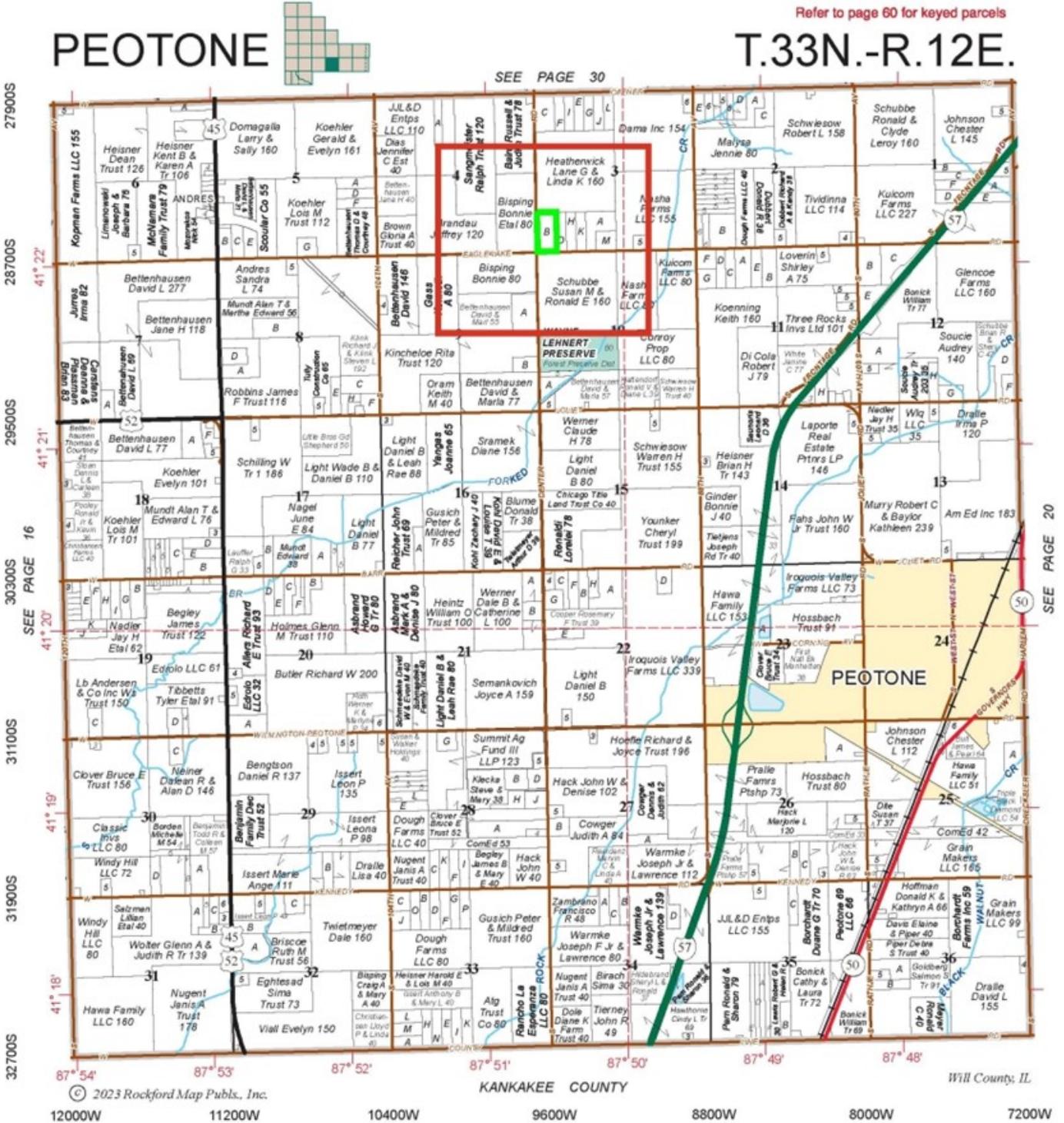
LOCATION

Address: S Center Road, Peotone, IL 60468
County: Will County

PROPERTY MAP



PLAT MAP

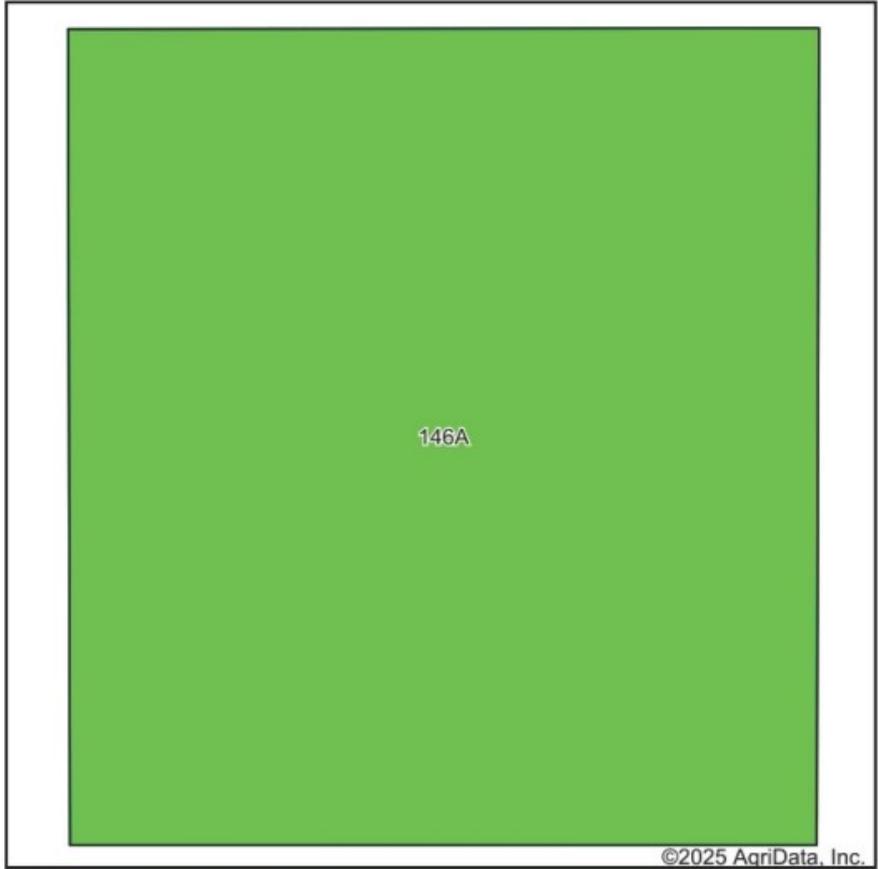


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

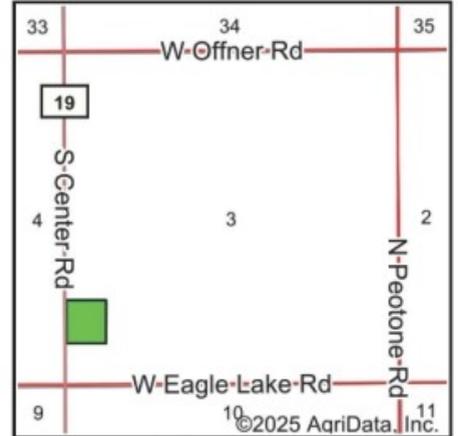
FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Will**
 Location: **3-33N-12E**
 Township: **Peotone**
 Acres: **9.95**
 Date: **5/18/2025**



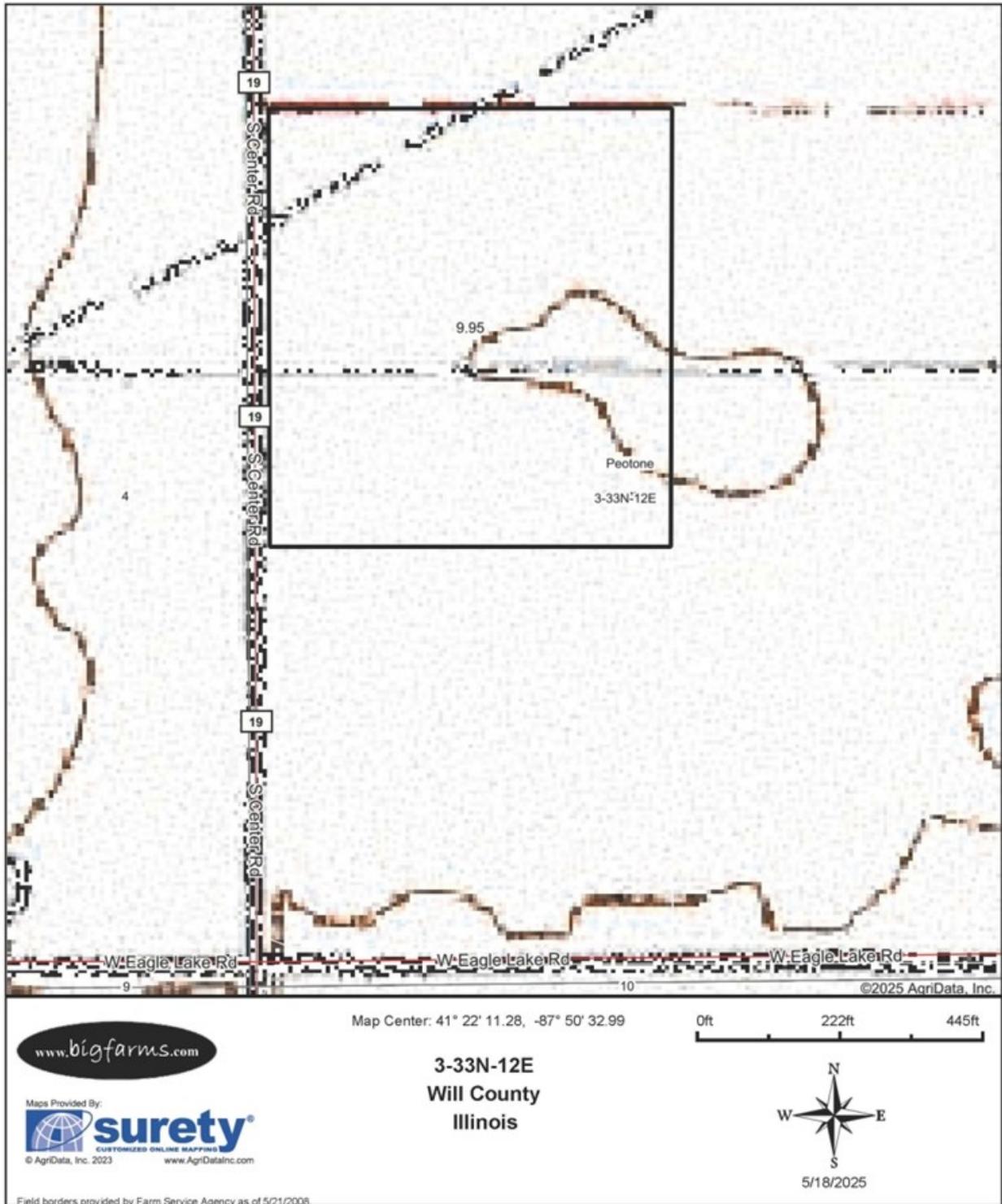
Area Symbol: IL197, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	9.95	100.0%		168	55	125
Weighted Average					168	55	125

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=52809>

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

TOPO MAP

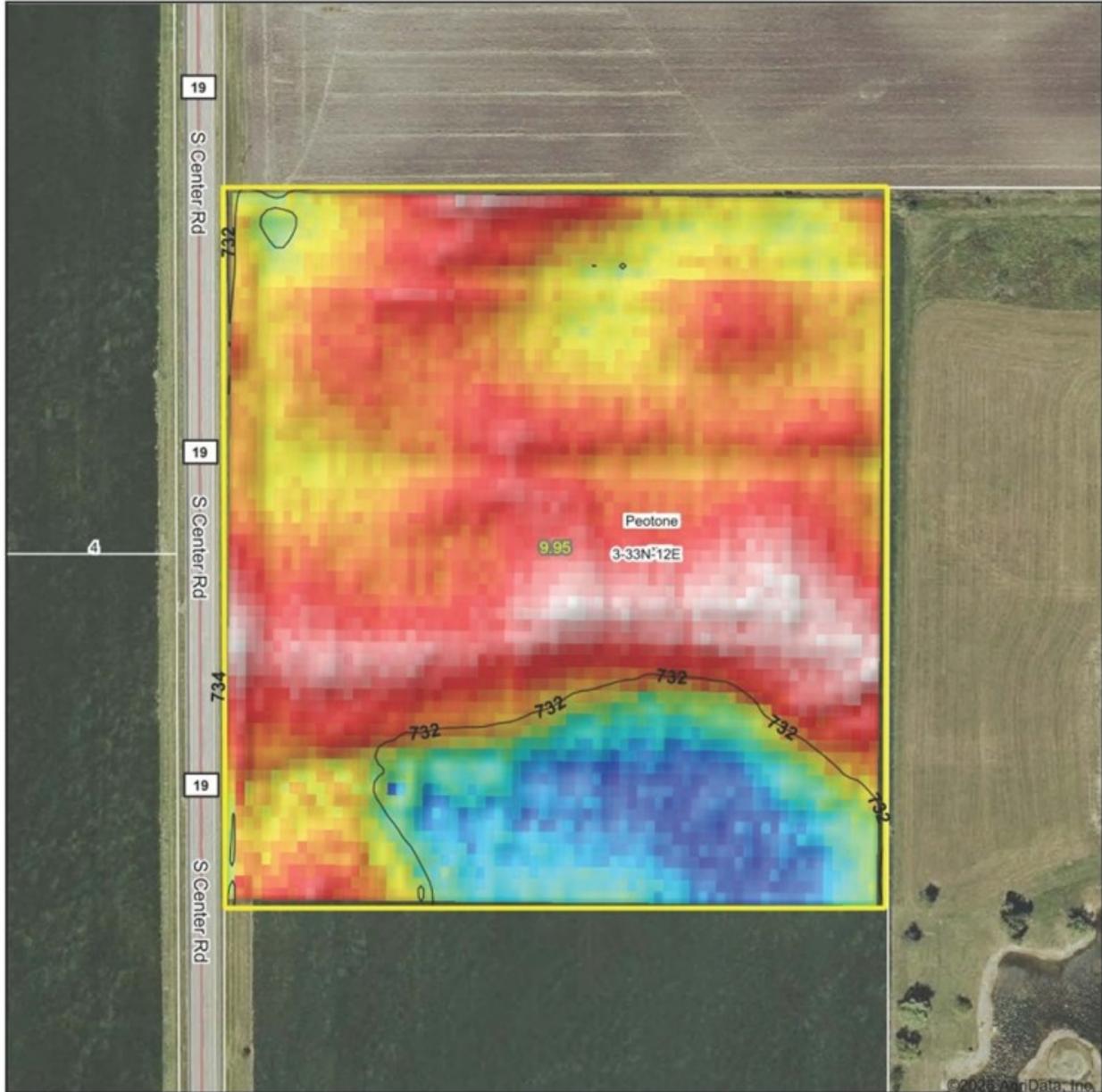


TOPO CONTOURS MAP



 Maps Provided By: <small>© AgriData, Inc. 2023 www.AgrDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008</small>	Source: USGS 3 meter dem Interval(ft): 2.0 Min: 730.6 Max: 733.8 Range: 3.2 Average: 732.5 Standard Deviation: 0.69 ft	0ft 179ft 358ft 5/18/2025	3-33N-12E Will County Illinois Boundary Center: 41° 22' 13.95, -87° 50' 33.71
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TOPO HILLSHADE MAP



Source: USGS 3 meter dem
Interval(ft): 2
Min: 730.6
Max: 733.8
Range: 3.2
Average: 732.5
Standard Deviation: 0.69 ft



3-33N-12E
Will County
Illinois

Boundary Center: 41° 22' 13.95, -87° 50' 33.71

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

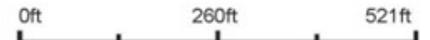
WETLAND MAP



State: **Illinois**
 Location: **3-33N-12E**
 County: **Will**
 Township: **Peotone**
 Date: **5/18/2025**



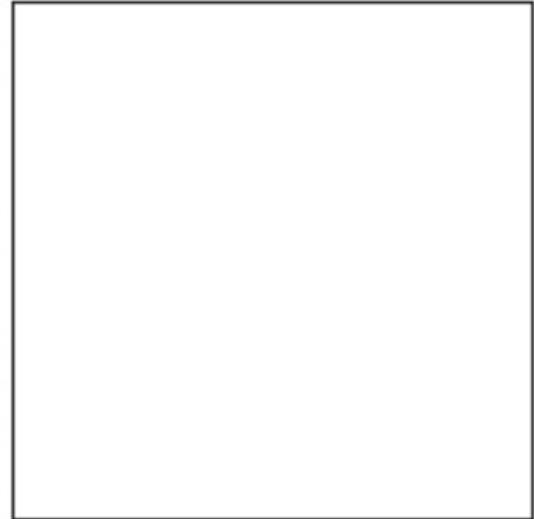
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
		Total Acres 0.00

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

FEMA REPORT



Map Center: 41° 22' 11.28, -87° 50' 32.99
 State: IL Acres: 9.95
 County: Will Date: 5/18/2025
 Location: 3-33N-12E
 Township: Peotone



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	9.95	100%
Total				9.95	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	9.95	100%	
Total			9.95	100%	
Panel	Effective Date	Acres	Percent		
17197C0500G	2/15/2019	9.95	100%		
Total		9.95	100%		

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.**

DISCLAIMER

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