

11 ACRE PEOTONE HOUSE AND BUILDINGS

3441 West Kennedy Road
Peotone IL 60468

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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

GOODWIN



County:	Will
Township:	Will
Gross Land Area:	11.3 Acres
Property Type:	Farm Land with House and Buildings
Possible Uses:	Agriculture, Transitional
Total Investment:	\$215,000.00
Productivity Index (PI):	129.4
Buildings:	House and Buildings
Utilities:	Electric, Well and Septic



This 11.3 acre farmette has a 2300 square foot two story home with an attached garage. There are also two metal outbuildings on the property that are approximately 2100 and 4100 square feet. This farmette is located 6 miles to the southeast of downtown Peotone and 5.6 miles from Beecher.

Bult Airfield is located approximately 5 miles north on Kedzie Ave. The property has access to I-57 7 miles to the west via Kennedy road.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 11.3 Acre Peotone House and Buildings
Tax ID Number/APN: Part of Tax ID Number 20-21-35-200-006-0000
Possible Uses: Agricultural and transitional
Zoning: Currently zoned A-1

AREA & LOCATION

School District: Beecher Community Unit School District 200U
<https://www.beecher200u.org/>

Location Description: This 11.3 acre farmette with house and buildings is located on Kennedy Road just west of Kedzie Ave. 6 miles southeast of Peotone and 5.6 miles southwest of Beecher in Will Township, Will County, IL.

Site Description: This rural farmette is gently rolling with the house and buildings located on the northeast corner of the property. The Exline Slough runs through the middle of the property from North to the southwest.

This farmette has a soil PI of 129.4. and sits along Kennedy Road with access to I-57 and downtown Peotone and Beecher.

Side of Street: This 11.3 acre parcel sits on the south side of Kennedy Road.

Highway Access: I-57 is available via Kennedy Road 7 miles to the northwest. Illinois State Route 1/Illinois 394 is 3.5 miles to the east.

Road Type: The road is chipseal/tar and gravel construction.

Property Visibility: This property has 1098 feet of frontage along Kennedy Road.

Largest Nearby Street: Kennedy road is the largest nearby street.

Transportation: I-57 leads to Chicago and Midway Airport. The Metra Station in University Park is 12 miles to the north.

LAND RELATED

Lot Frontage (Feet): The 11.3 acre farmette has 1098 feet of frontage along Kennedy Road.

Tillable Acres: Approximately 7.5 acres of the land is tillable.

Lot Depth: The parcel is 469 feet from north to south and 1100 feet east to west.

Buildings: There are three buildings on the property. A 2300 square foot, 2 story house with attached garage and basement. Two metal outbuildings one is approximately 2100 square feet and the second is approximately 4100 square feet.

Flood Plain or Wetlands: There is a FEMA flood zone on the property along the Elzine Slough. See the Wetlands map FEMA Report and the Standard Flood Hazard Determination (SFHD) Form in the brochure for greater detail.

Topography: The land is gently rolling with the house and buildings on the higher area. See the Contours, Hillshade and Topography maps for further detail.

Soil Type: Pella Silty Clay Loam (153A)
Jasper Loam (440C2 and 440B)

Available Utilities: Electric, propane, water via well and septic field for waste are available.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020

Real Estate Taxes: The taxes paid on this parcel is for the entire property. This sale is for 11.3 acres with the house and buildings which will be appraised at a later time.

\$8737.30 or \$80.48 per acre

LOCATION



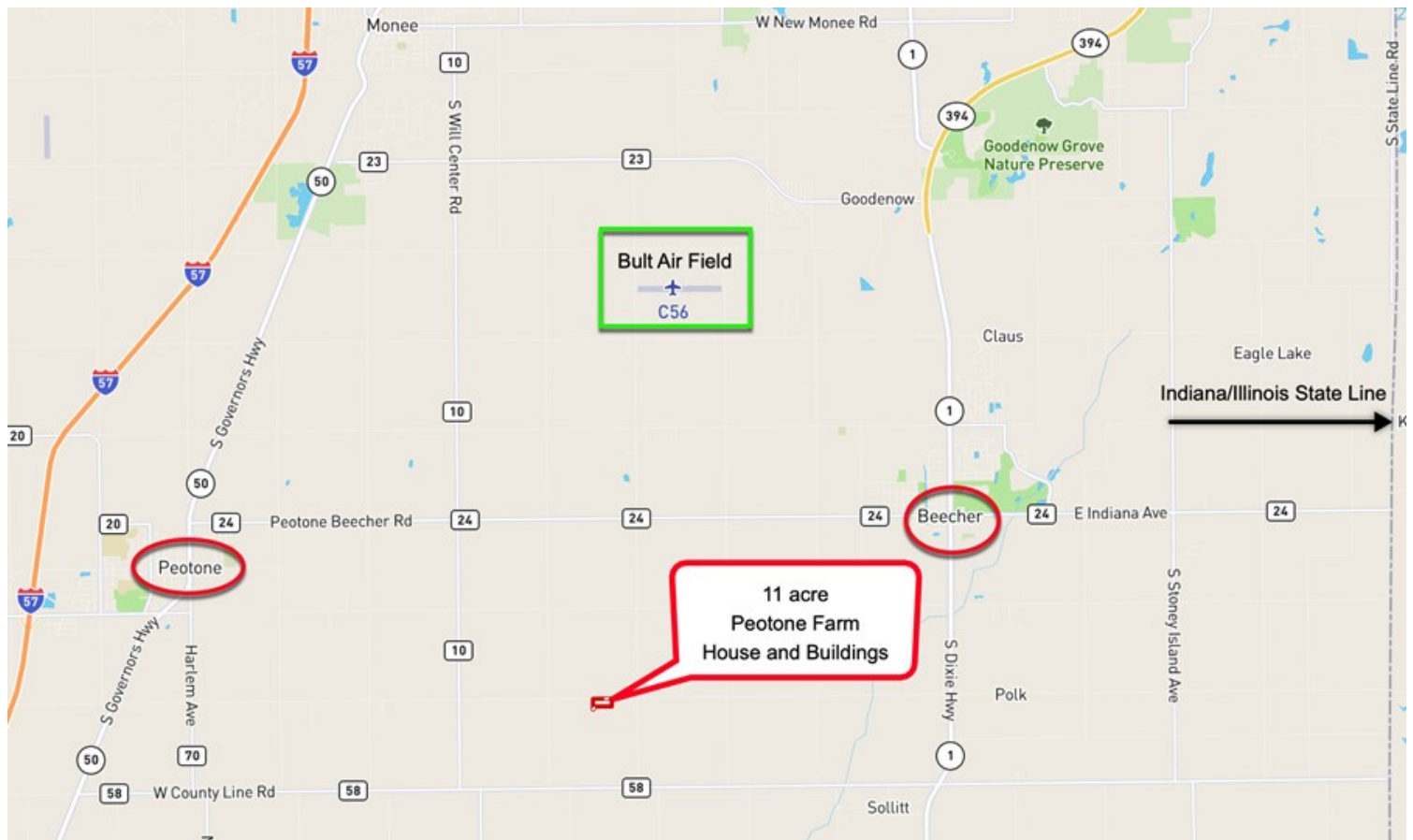
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Peotone, IL 60468
County: Will



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ROADWAYS MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



AREA MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL

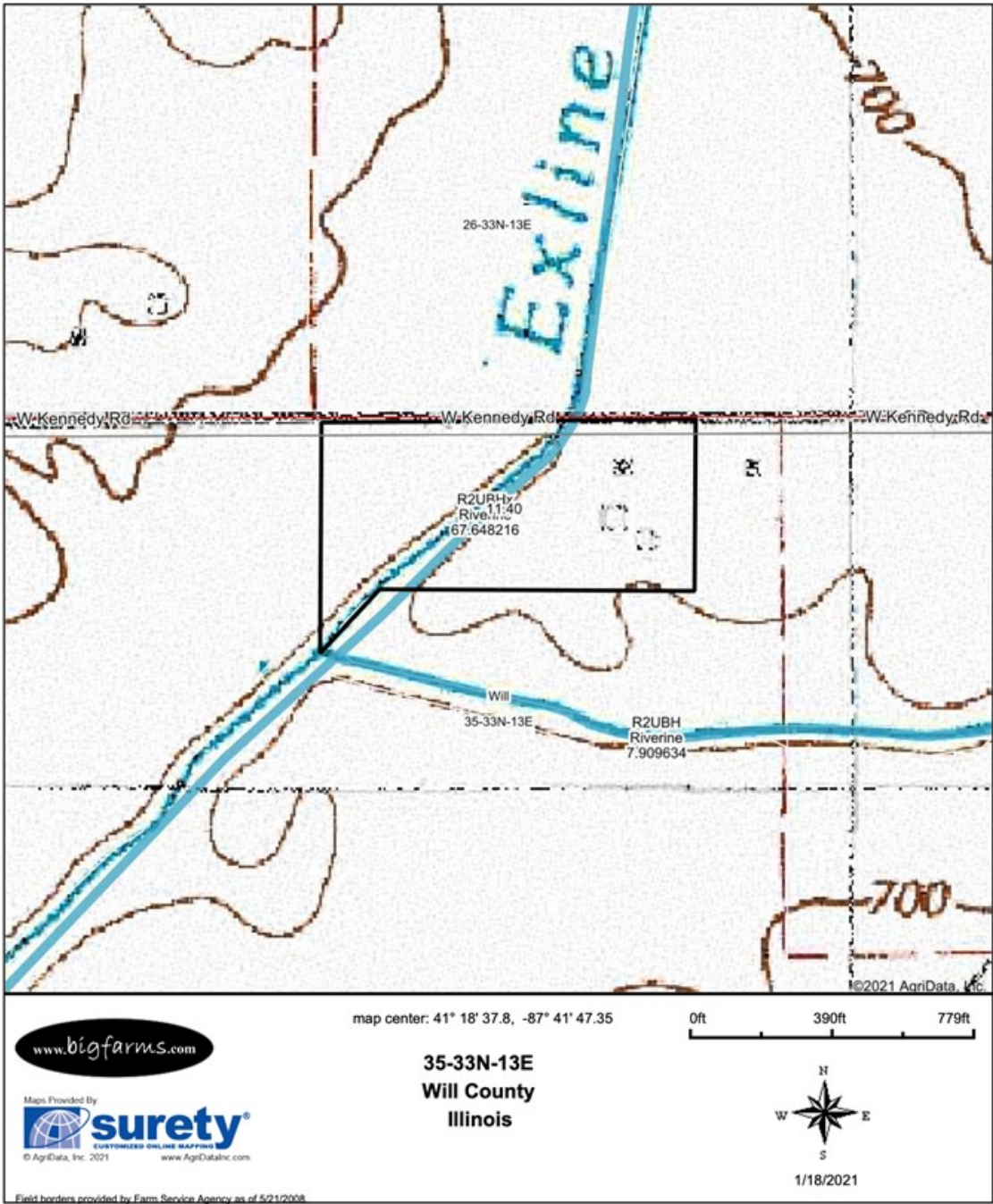


CONTOURS MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



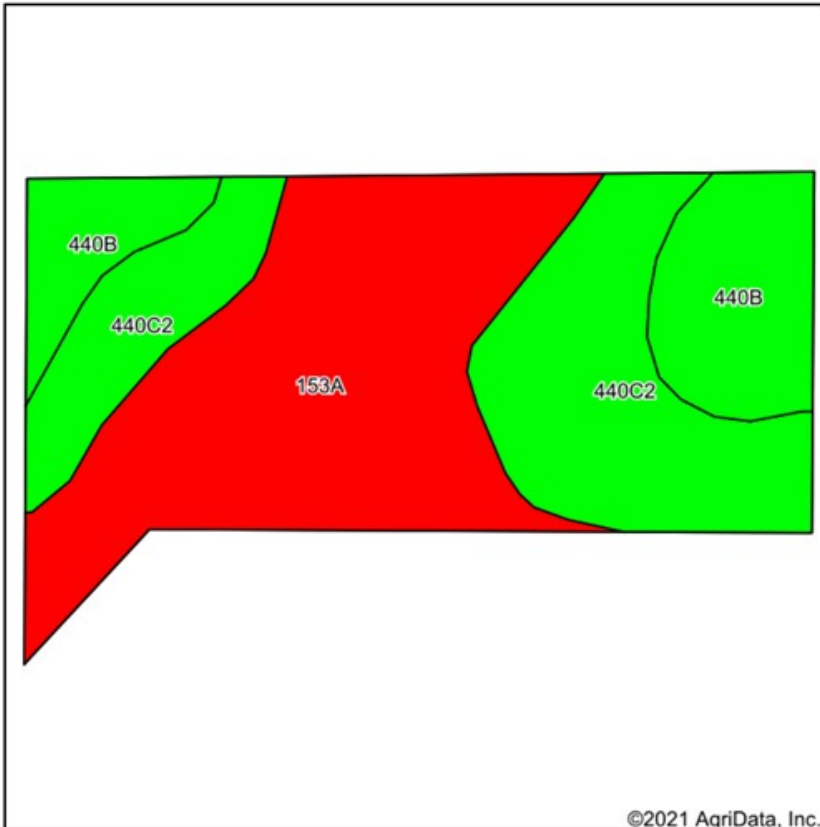
TOPOGRAPHY MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL

Topography Map



SOIL MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL

Soils Map



State: **Illinois**
County: **Will**
Location: **35-33N-13E**
Township: **Will**
Acres: **11.4**
Date: **1/18/2021**



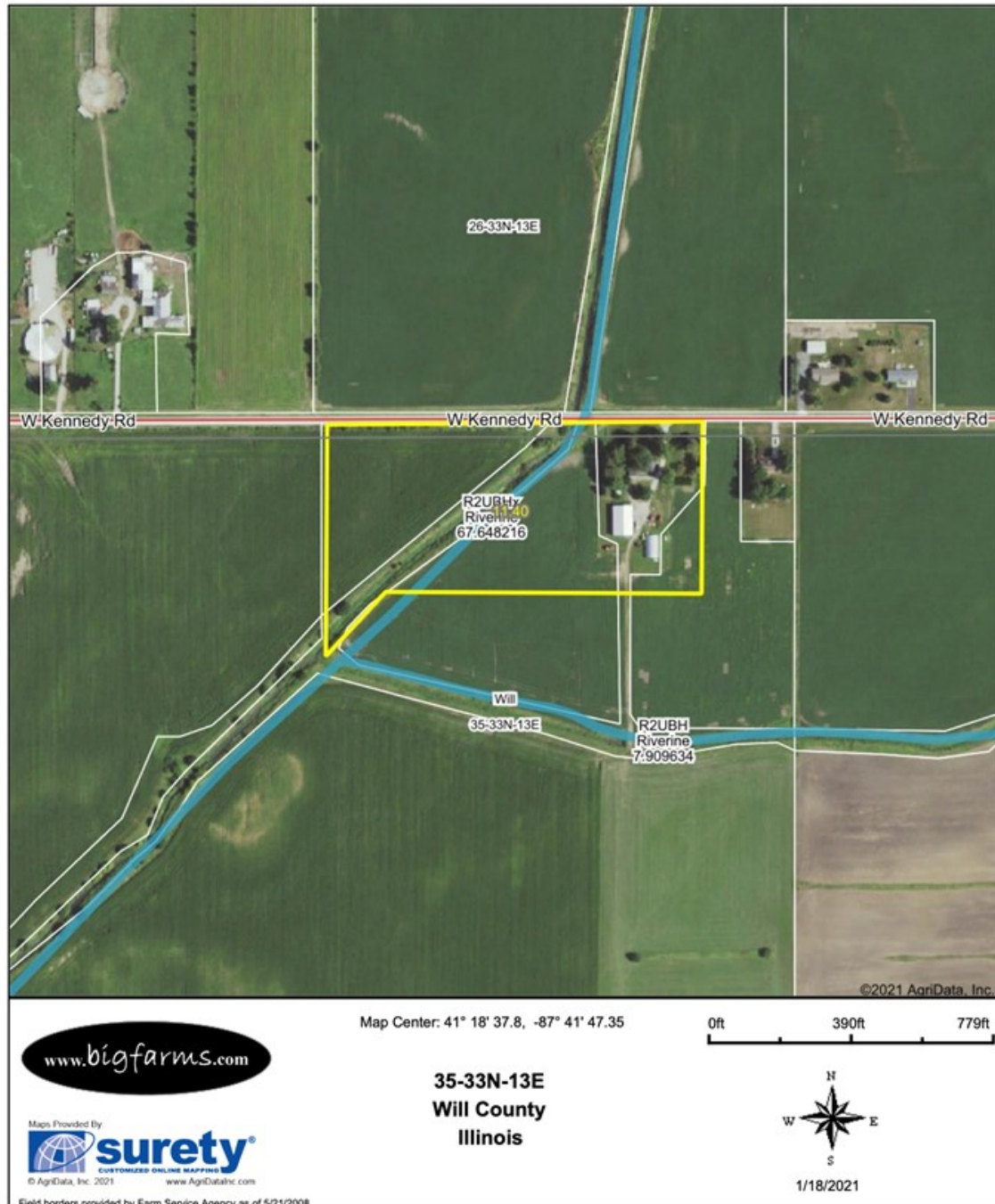
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
153A	Pella silty clay loam, 0 to 2 percent slopes	5.24	46.0%		183	60	136
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	3.98	34.9%		**163	**53	**121
**440B	Jasper loam, 2 to 5 percent slopes	2.18	19.1%		**173	**56	**129
Weighted Average					174.1	56.8	129.4

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

FSA MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL

Aerial Map



AERIAL MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



HOME PHOTO 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



HOUSE AND ATTACHED GARAGE 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



QUONSET BUILDING 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



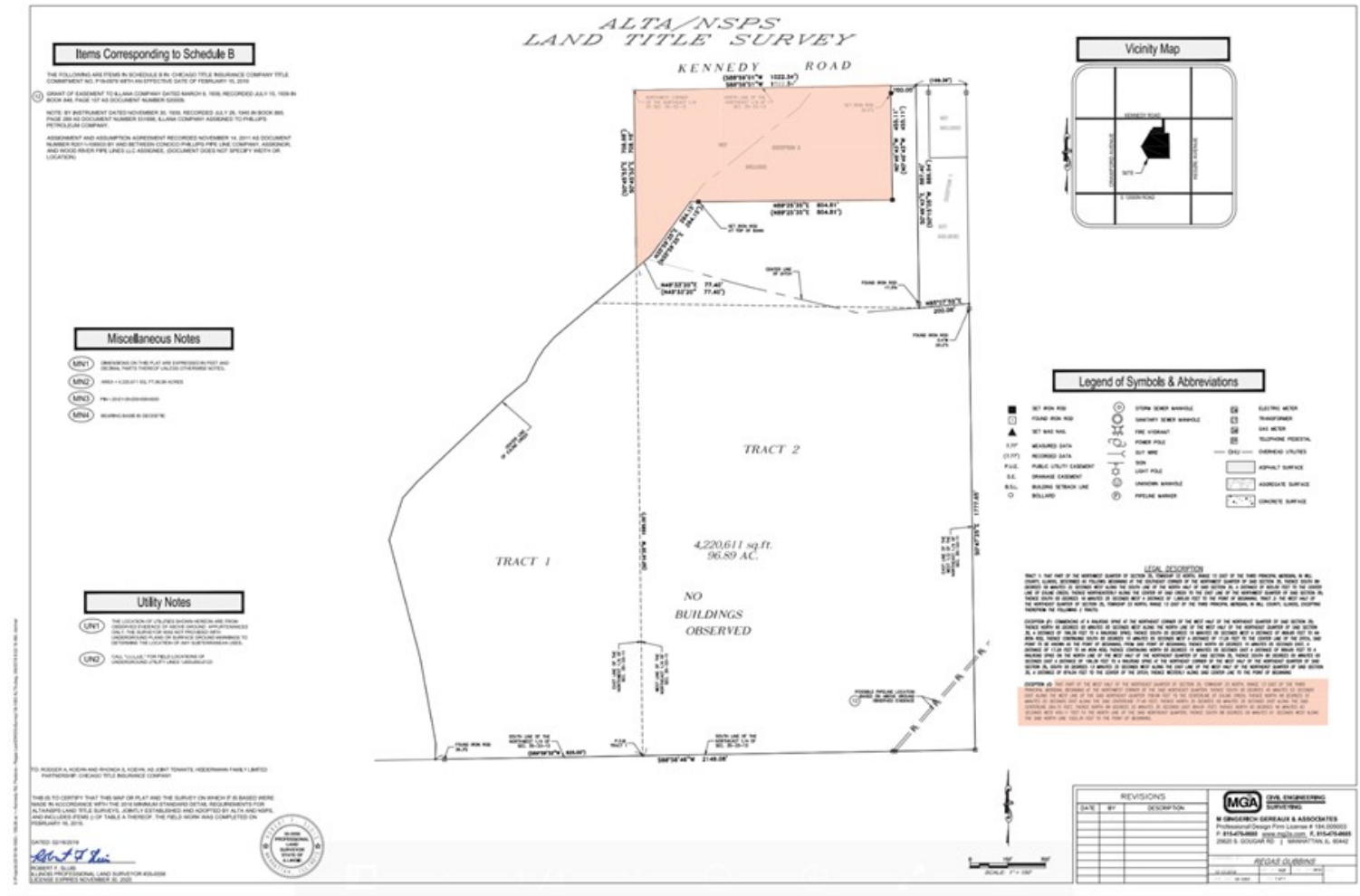
METAL BUILDING 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



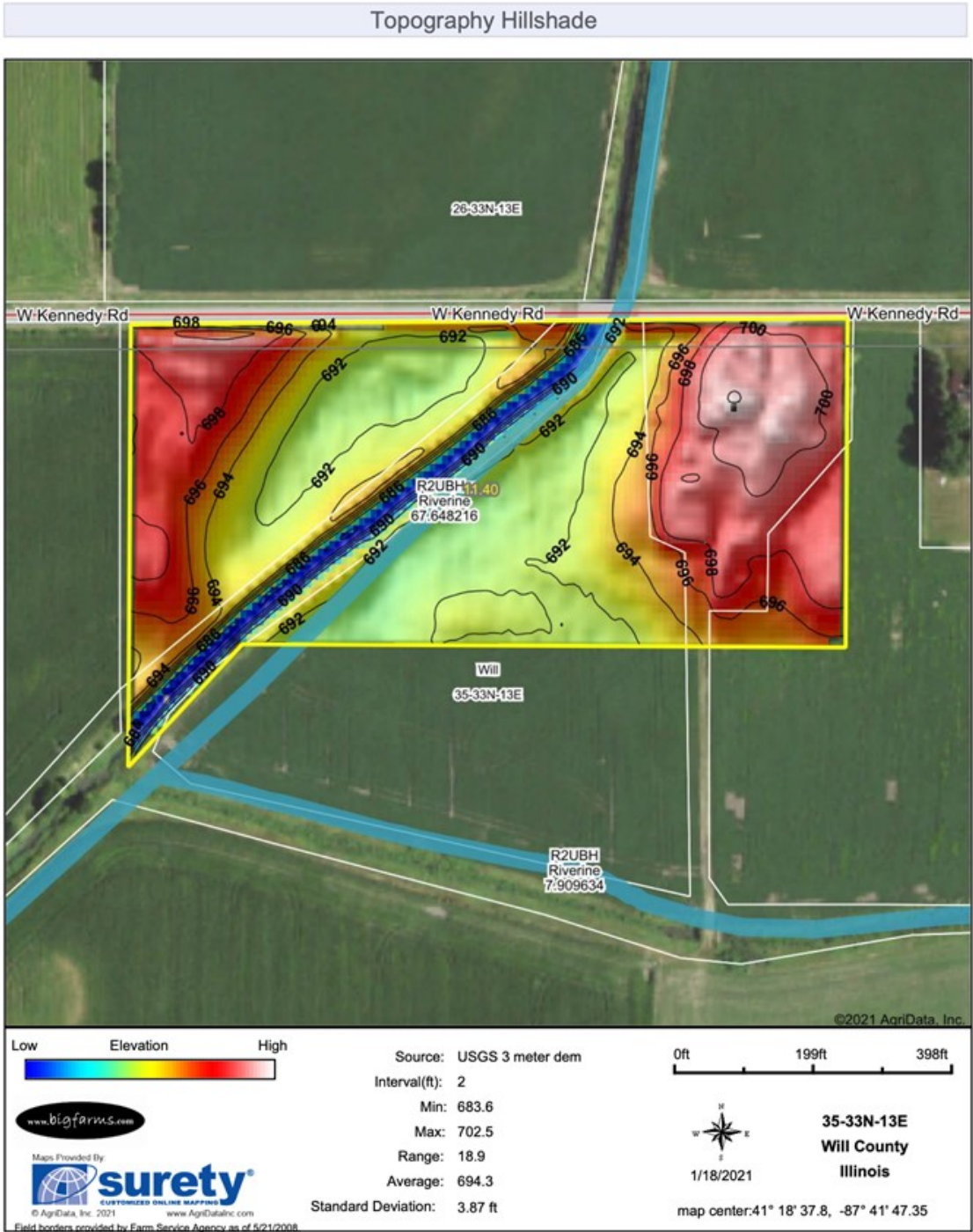
FRONT YARD PHOTO 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



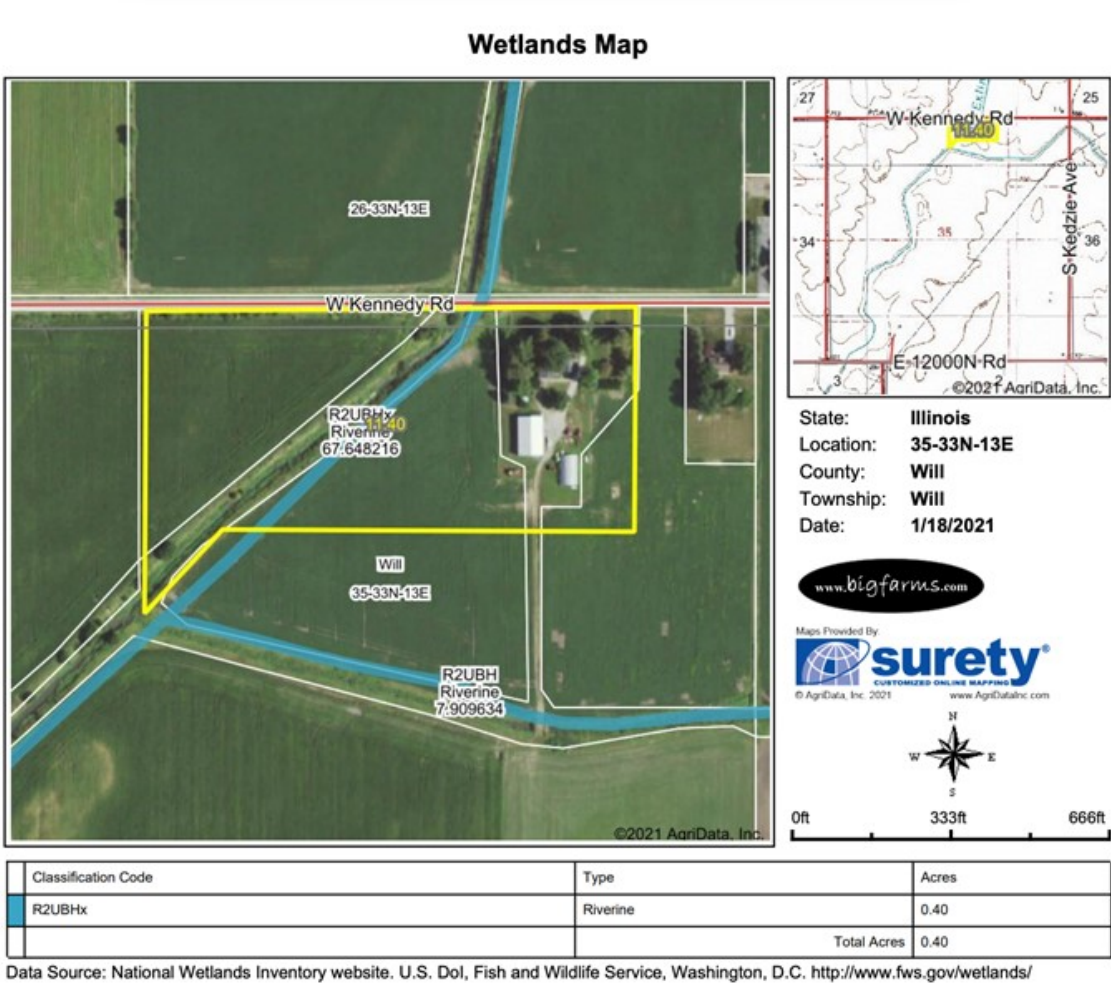
LAND SURVEY 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



HILLSHADE MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



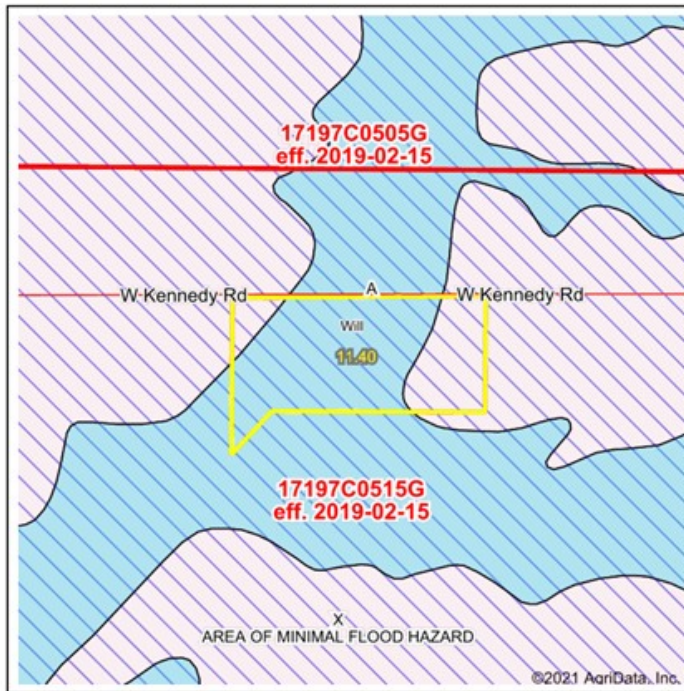
WETLANDS MAP 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL



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

FEMA REPORT 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL

FEMA Report



State: IL
County: Will
Location: 35-33N-13E
Township: Will

Acres: 11.4
Date: 1/18/2021

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Maps Provided By
surety
CUSTOMER ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	11.4	100%
Total				11.4	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
A			100-year Floodplain	7.83	68.7%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	3.57	31.3%
Total				11.40	100%
Panel		Effective Date		Acres	Percent
17197C0515G		2/15/2019		11.4	100%
Total				11.4	100%

Flood related information provided by FEMA

SFHD FORM 11.3 ACRE PEOTONE HOUSE AND BUILDINGS WILL TOWNSHIP, WILL COUNTY, IL

OMB Control No. 1660-0040
 Federal Emergency Management Agency

OMB Control No. 1660-0040
 Expires: 10/31/2018

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF) Form

Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date: 1/18/2021
 Mapped Acres: 11.4
 Actual Acres: 11.4

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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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