

# 135 AC BALTZ FARM SHOREWOOD

**W Seil Road & Route 52  
Shorewood IL 60404**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Will
<b>Township:</b>	Troy
<b>Gross Land Area:</b>	135.35 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$2,693,465.00
<b>Unit Price:</b>	\$19,900 per Acre
<b>Productivity Index (PI):</b>	129.0
<b>Buildings:</b>	No Buildings



This property is a combination of 55 acres and 80 acres, totaling 135 acres. The property is located directly outside the western city limits of Shorewood in Will County, IL, has a soil PI of 129.0, and is vacant with no buildings. Great frontage along IL. Rt. 52 and quarter mile of frontage on W. Seil Rd. The 80 acres is just west of Shorewood Four Seasons Park and across from a soon to be built grade school campus.

Shorewood is a cool little village that mixes that chill country vibe with all the modern stuff you need. You're just a short 45-minute drive from downtown Chicago, so you get the best of both worlds - peaceful suburban living and easy access to big-city excitement.

Shorewood is all about community. The neighborhoods are well-planned, the schools are top-notch, and there's plenty to do for everyone. Nature lovers will love the parks, forest preserves, and great walking trails. Also, the DuPage River is right there for fishing, boating, and kayaking adventures. Plus, there's plenty of shopping, boutiques, and dining to satisfy all your needs. You're also just a hop away from Interstates 55 and 80.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 135 AC Shorewood Farm  
**Tax ID Number/APN:** 80 Acres: 05-06-18-400-001-0000  
55 Acres: 05-06-18-100-006-0000  
**Possible Uses:** Agriculture Production, Possible Development  
**Zoning:** Currently A-1, Agriculture

### AREA & LOCATION

**School District:** Minooka Community CSD 201 (Elementary)  
Minooka Community HS 111 (High School)  
**Location Description:** The property is located just outside the western city limits of Shorewood, IL off of IL Route 52 between County Line Road and River Road, off to the southeast corner of IL Route 52 and County Line Road.  
**Site Description:** This property is a combination of two parcels, 55 acres and 80 acres for a total of 135 acres. These parcels are diagonally opposite, connected at the southeast and northwest corners. The 55 acre parcel is located on the southeast corner of of IL Route 52 and County Line Road while the 80 acre parcel is located off of W Seil Road between County Line Road and the railroad tracks.  
**Side of Street:** 55 Acres: Southeast side of IL Route 52 & East of County Line Road  
80 Acres: North of W Seil Road  
**Highway Access:** Direct access to IL Route 52, 3.6 miles to I-55, and 4.7 miles to I-80.  
**Road Type:** Asphalt/Blacktop  
**Property Visibility:** The 55 acre parcel is visible from IL Route 52 and County Line Road. The 80 acre parcel is visible from W Seil Road.  
**Largest Nearby Street:** The largest street nearby is IL Route 52, which the property has direct access.  
**Transportation:** The closest Pace Bus Station is 3 miles away. Joliet Metra Station is located less than 9.5 miles from the property. Midway Airport is located about 39 miles away while O'Hare International is located about 47 miles away.

### LAND RELATED

**Lot Frontage (Feet):** The 55 acre parcel has 2,946 feet of frontage with IL Route 52 along the north property line and 182 feet of frontage with County Line Road along the west property line. The 80 acre parcel has 1,325 feet of frontage with W Seil Road along the south property line.  
**Tillable Acres:** 134.39 Tillable Acres  
**Lot Depth:** Please see topographical maps provided by Surety Maps included in the property brochure.  
**Buildings:** No buildings on either parcel.  
**Flood Plain or Wetlands:** Please see wetland map provided by Surety Maps included in the property brochure.  
**Topography:** Please see topographical maps provided by Surety Maps included in the property brochure.  
**Soil Type:** Symerton silt loam 69.4% (294B)  
Askhum silty clay loam 28.6% (232A)  
Symerton silt loam 2.0% (294C2)  
  
Please see soil map provided by Surety Maps included in the property brochure.

### FINANCIALS

**Finance Data Year:** 2022 Taxes, Paid 2023  
**Real Estate Taxes:** 80 Acres: \$2,750.94  
55 Acres: \$1,928.00  
  
Combined Total: \$4,678.94  
**Investment Amount:** \$2,693,465.00 or \$19,900.00 per acre

**LOCATION**

**Address:**

80 Acres: W Seil Road, Shorewood, IL 60404

55 Acres: Route 52, Shorewood, IL 60404

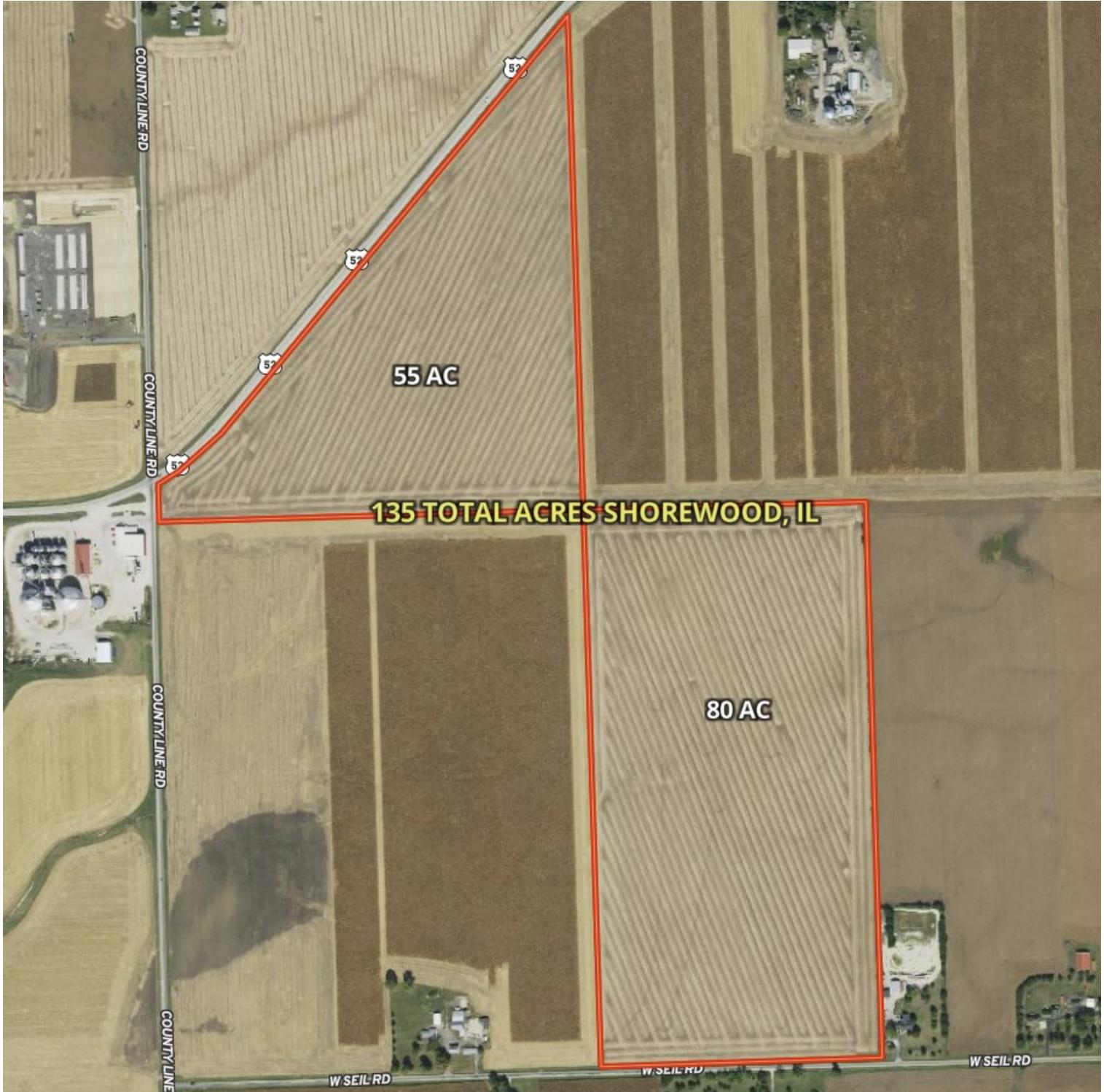
**County:**

Will County

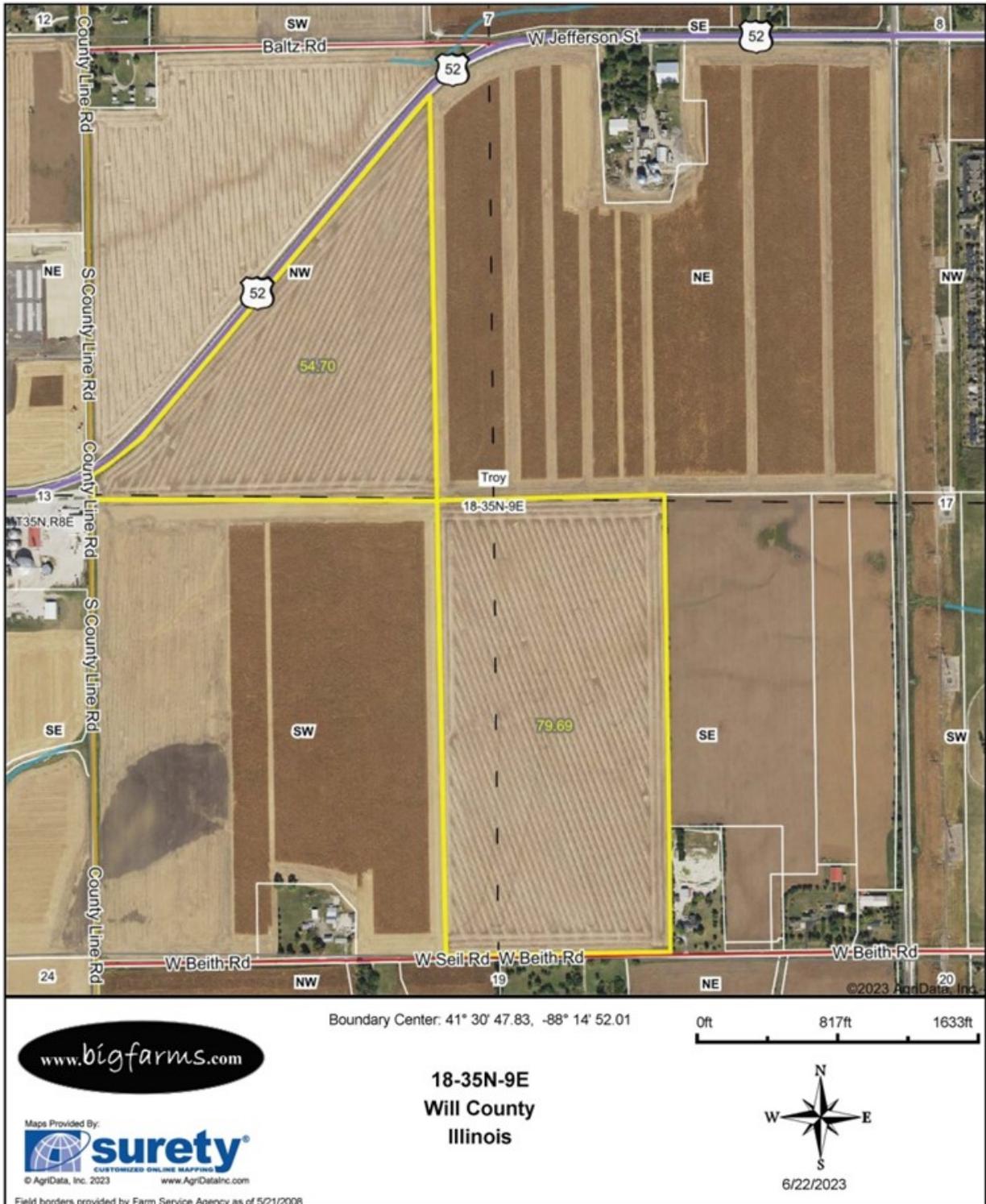


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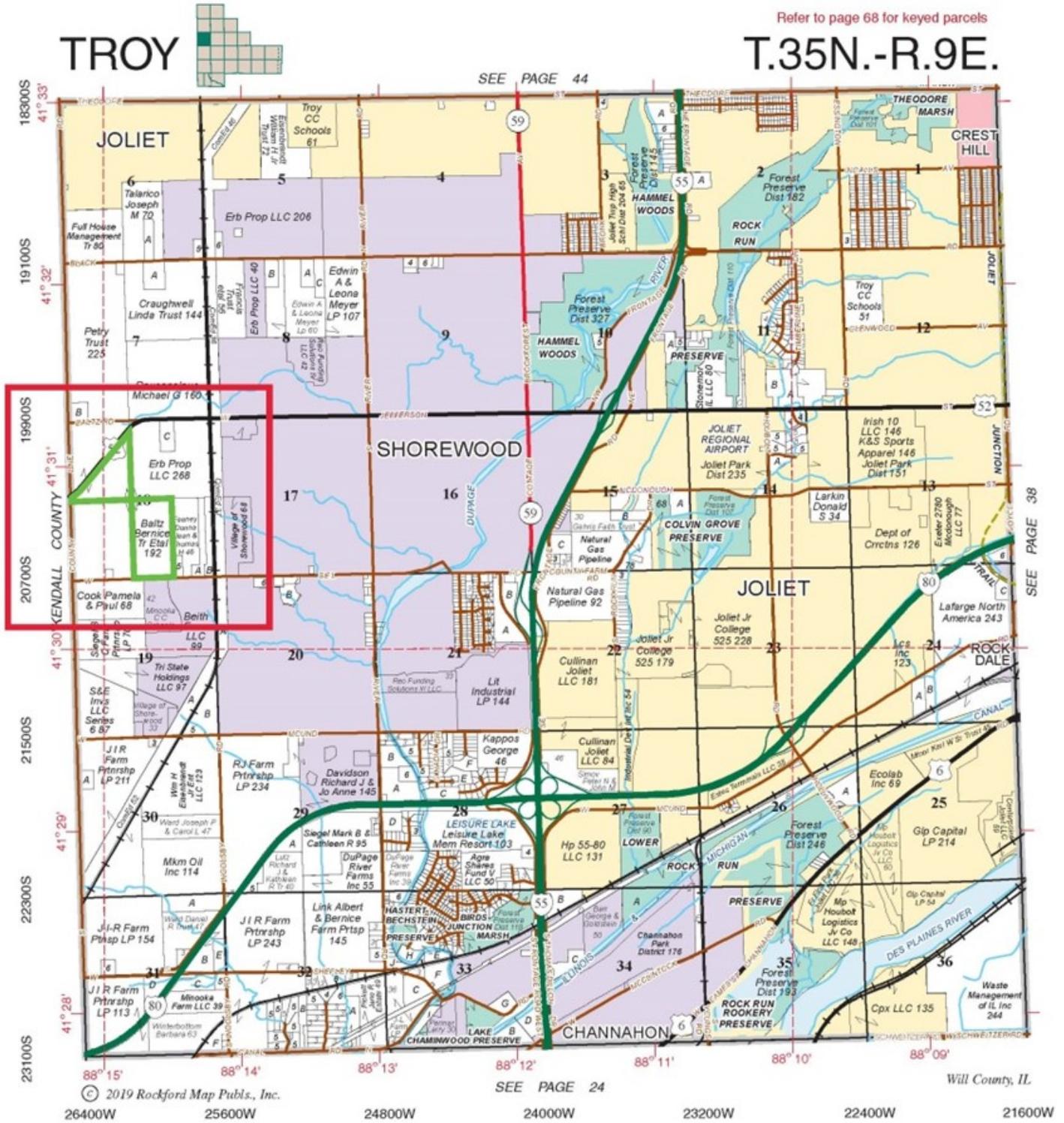
PROPERTY MAP



FSA AERIAL MAP OF 135 AC BALTZ FARM

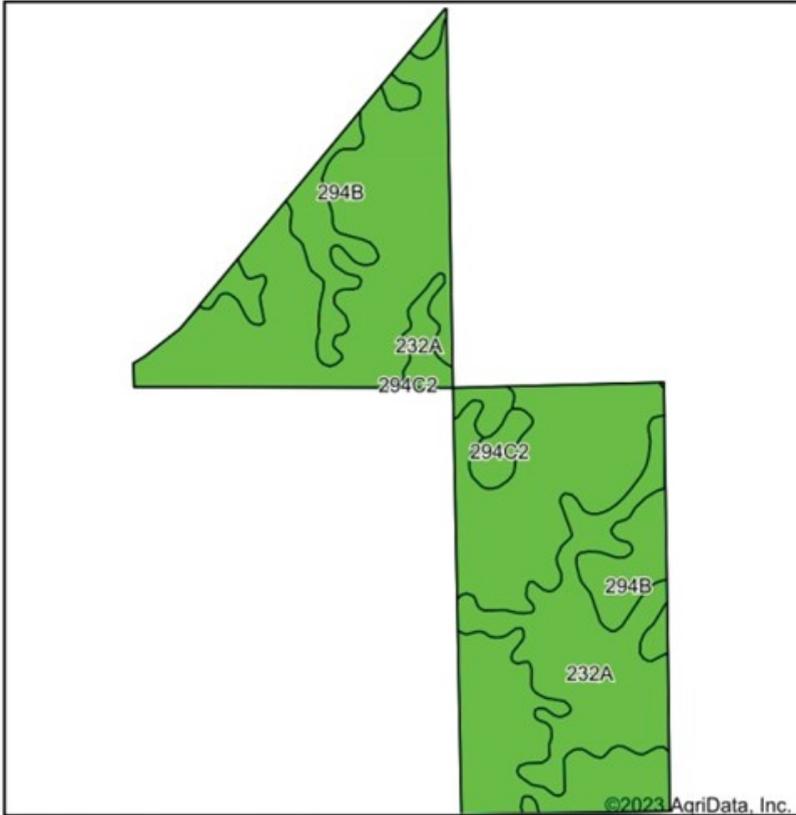


PLAT MAP OF 135 AC BALTZ FARM

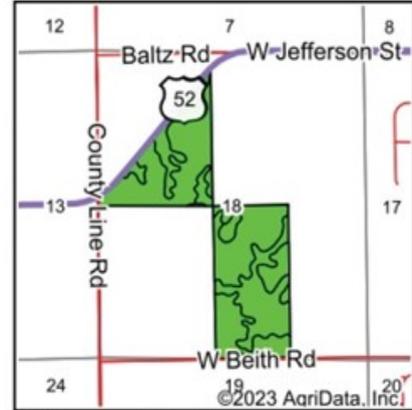


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP OF 135 AC BALTZ FARM



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Will**  
Location: **18-35N-9E**  
Township: **Troy**  
Acres: **134.39**  
Date: **6/22/2023**



Area Symbol: IL197, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**294B	Symerton silt loam, 2 to 5 percent slopes	93.25	69.4%		**177	**55	**130
232A	Ashkum silty clay loam, 0 to 2 percent slopes	38.43	28.6%		170	56	127
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	2.71	2.0%		**166	**52	**122
<b>Weighted Average</b>					<b>174.8</b>	<b>55.2</b>	<b>129</b>

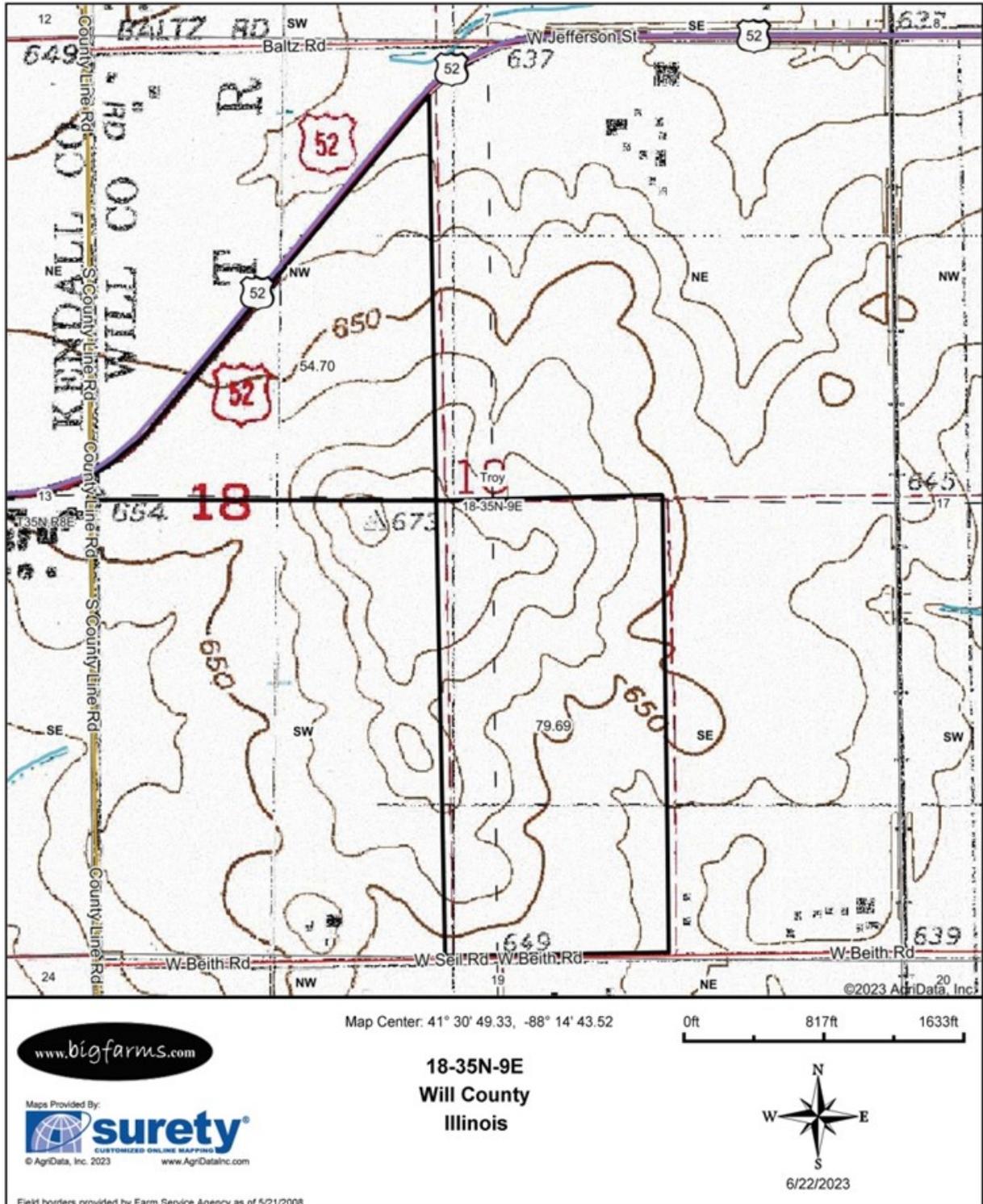
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

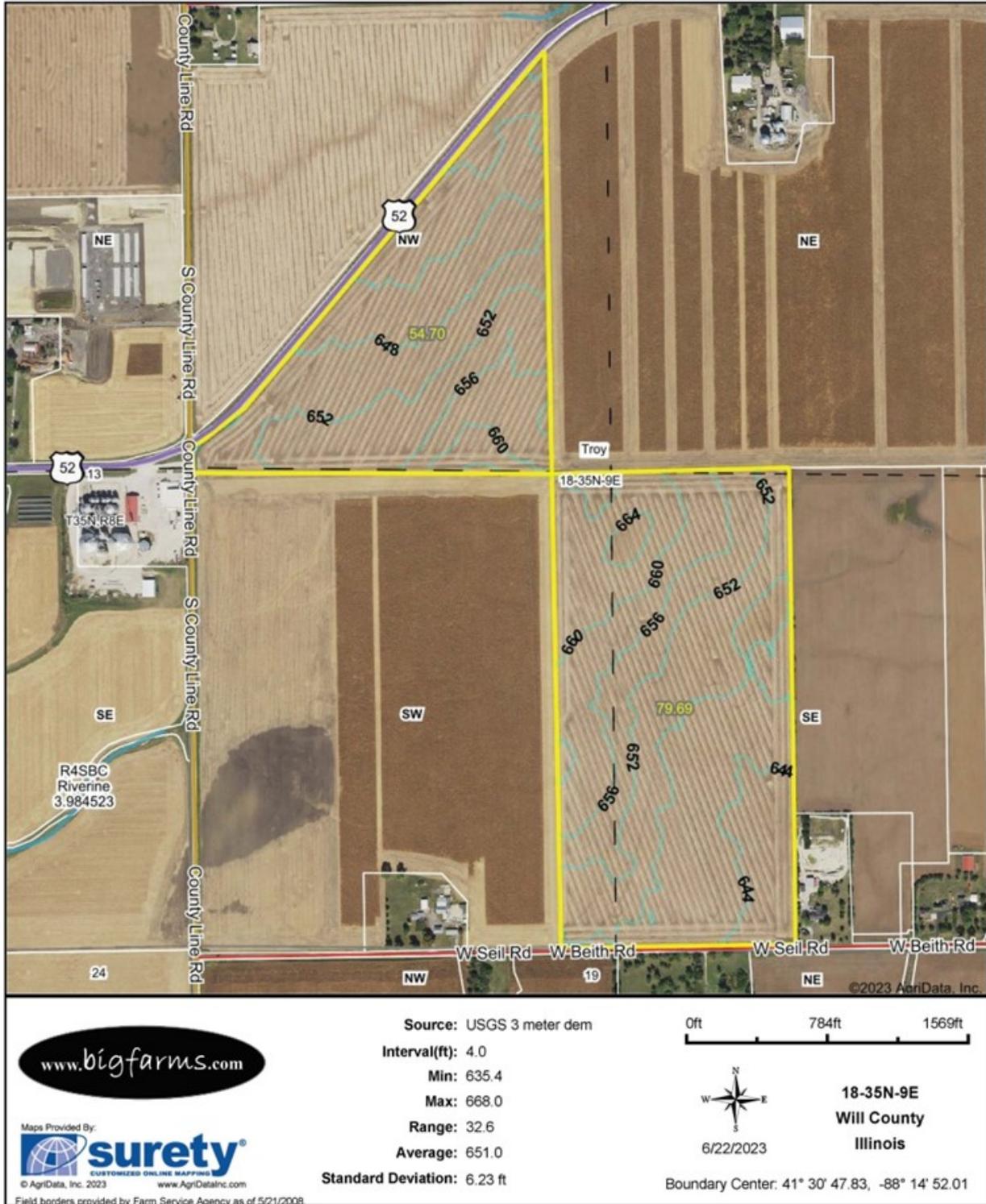
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

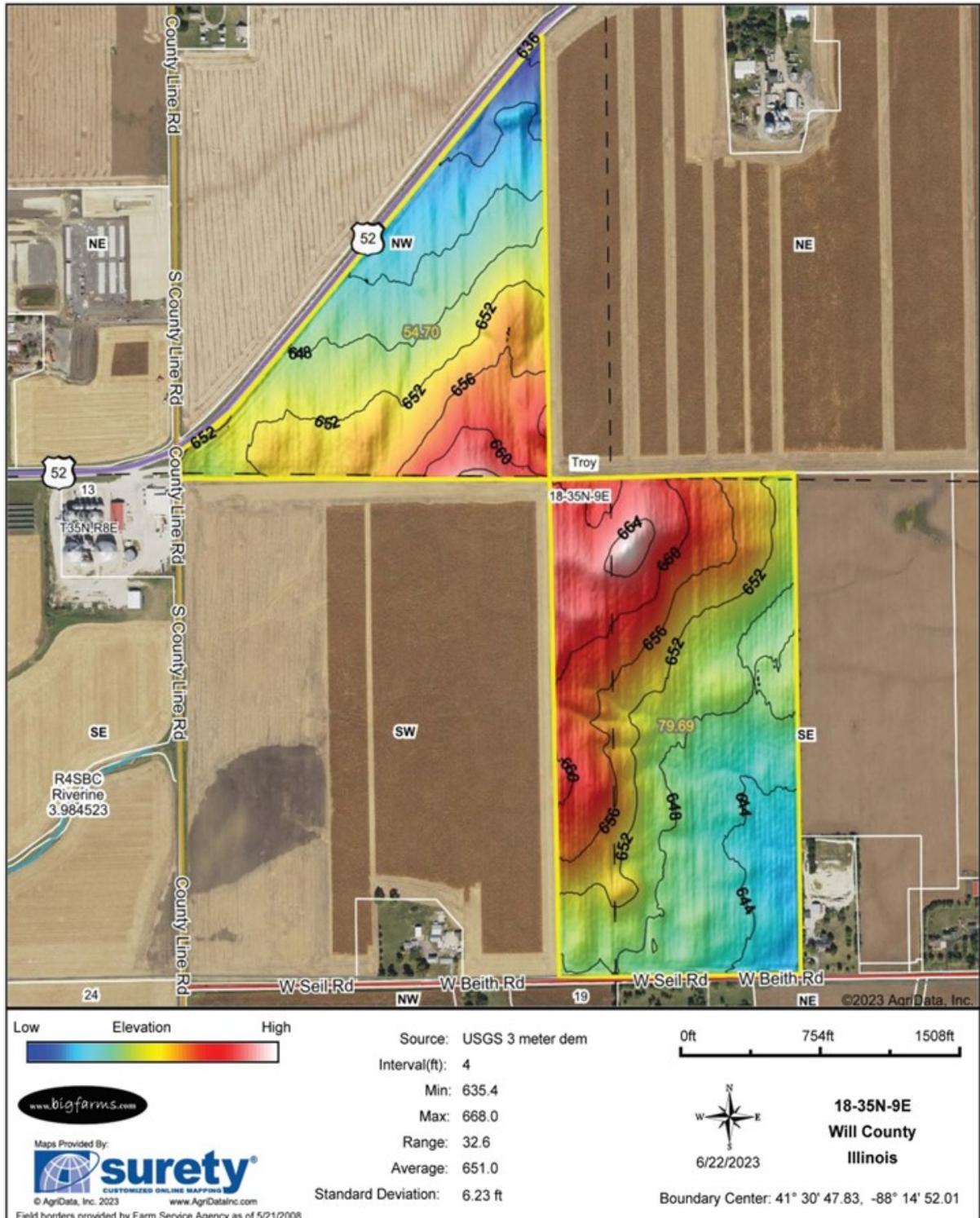
TOPO MAP OF 135 AC BALTZ FARM



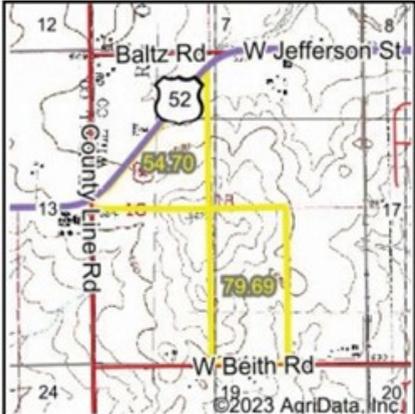
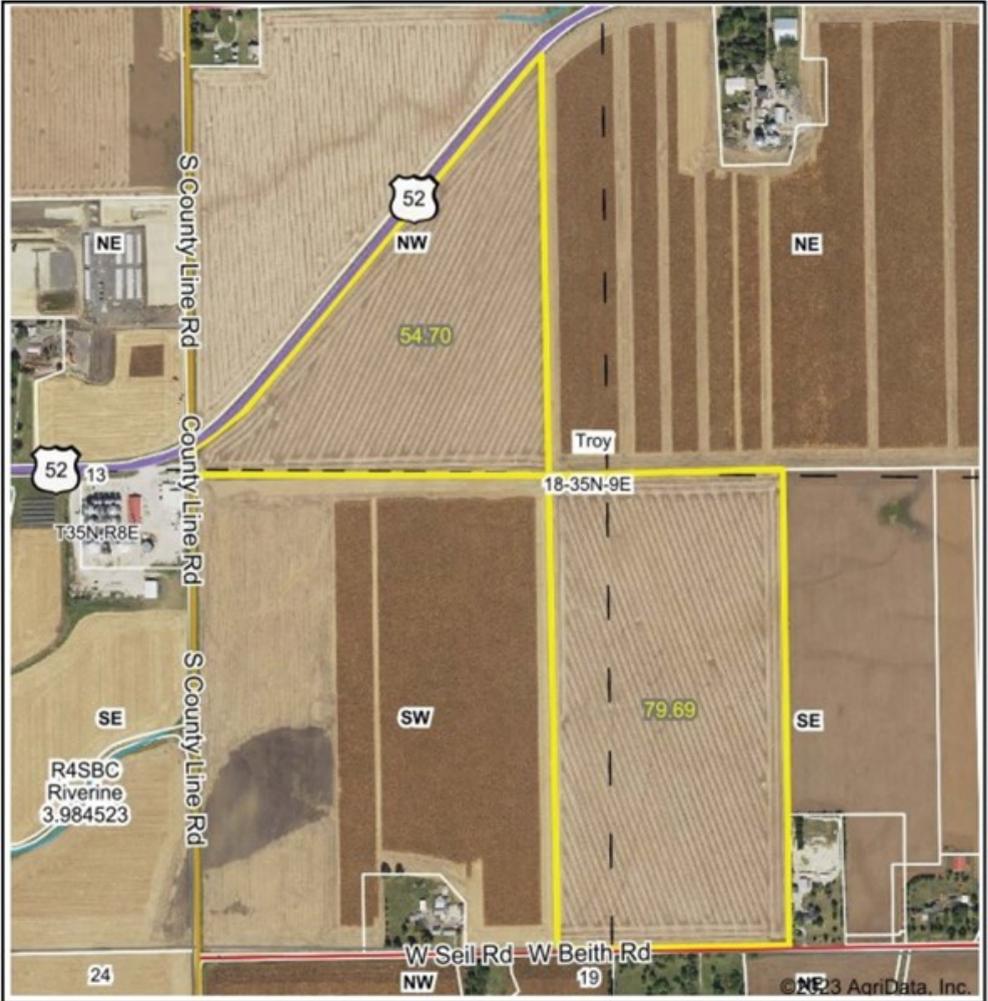
TOPO CONTOURS MAP OF 135 AC BALTZ MAP



TOPO HILLSHADE MAP OF 135 AC BALTZ FARM



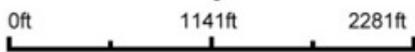
WETLANDS MAP OF 135 AC BALTZ FARM



State: **Illinois**  
Location: **18-35N-9E**  
County: **Will**  
Township: **Troy**  
Date: **6/22/2023**



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/>

## 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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