

135 Ac Green Garden Twp.  
Corner of S. Center Rd & W. Dralle Rd.  
Frankfort IL 60423



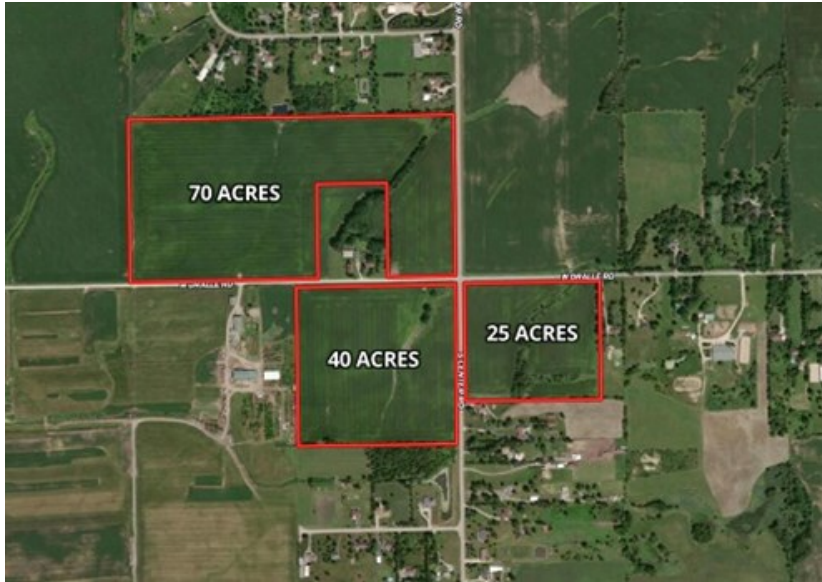
# 135 AC GREEN GARDEN TWP.

Corner of S. Center Rd & W. Dralle Rd.  
Frankfort IL 60423

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>	Green Garden
<b>Gross Land Area:</b>	135 Acres in three parcels, 25 Ac, 40 Ac, 70 Ac
<b>Property Type:</b>	Vacant farmland with Development Potential
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$1,343,250
<b>Unit Price:</b>	\$9,950 per acre
<b>Productivity Index (PI):</b>	PI Average index for all three parcels is 122.4
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Well & Septic System required
<b>Zoning:</b>	Agriculture



Opportunity to own one, two or three parcels at the corner of W. Dralle road and S. Center road. The farms are just north of Green Garden country club and south of Frankfort. The location has excellent long term development potential and is available at farmland pricing. 25 acres at the SE corner, 40 acres at the SW corner and 70 acres at the NW corner.



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

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 135 Ac Green Garden Township Farm  
**Tax ID Number/APN:** 25 Acres 18-13-15-100-015  
40 Acres 18-13-16-200-001  
70 Acres 18-13-09-400-011  
**Possible Uses:** Three great corner parcels with potential for long term commercial or residential development.  
**Zoning:** Agriculture  
**Sale Terms:** Willing to split the parcels.

### AREA & LOCATION

**School District:** Peotone Community Unit School District 2017U  
**Location Description:** Just south of Frankfort on heavily traveled north-south county road. Easy access to I-57 or I-80. Rt. 45 (La Grange Rd.) only 1.5 miles west of the property.  
**Site Description:** Three corner parcels. Currently being farmed.  
**Side of Street:** 70 acres on the Northwest corner of W.Dralle Rd & Center Rd  
40 acres on the Southwest corner of W. Dralle Rd & Center Rd  
25 acres on the Southeast corner of W. Dralle Rd & Center Rd  
**Highway Access:** Rt 45 (La Grange Rd) 1.5 miles west  
I-57 at Stuenkel or Manhattan-Monee are both only 5.5 miles east.  
I-80 at La Grange is only 7.8 miles north  
**Road Type:** County Blacktop road  
**Property Visibility:** Excellent exposure for any type of business or residential development. Three hard corners.  
**Largest Nearby Street:** Rt. 45 (La Grange Rd) is only 1.5 miles west.

### LAND RELATED

**Tillable Acres:** 20.64 Tillable acres out of 25 acre parcel  
39.02 Tillable acres out of 40 acre parcel  
67.9 Tillable acres out of 70 acre parcel  
**Buildings:** No Buildings  
**Topography:** Flat to gently rolling  
**FSA Data:** Base acres are 127.56  
Corn base is 66.7 acres with a PLC yield of 131  
Soybean base is 60.7 acres with a PLC yield of 39  
**Soil Type:** The primary soils for this these farms are:  
Ashkum silty clay loam (232A)  
Elliott silt loam (146B)

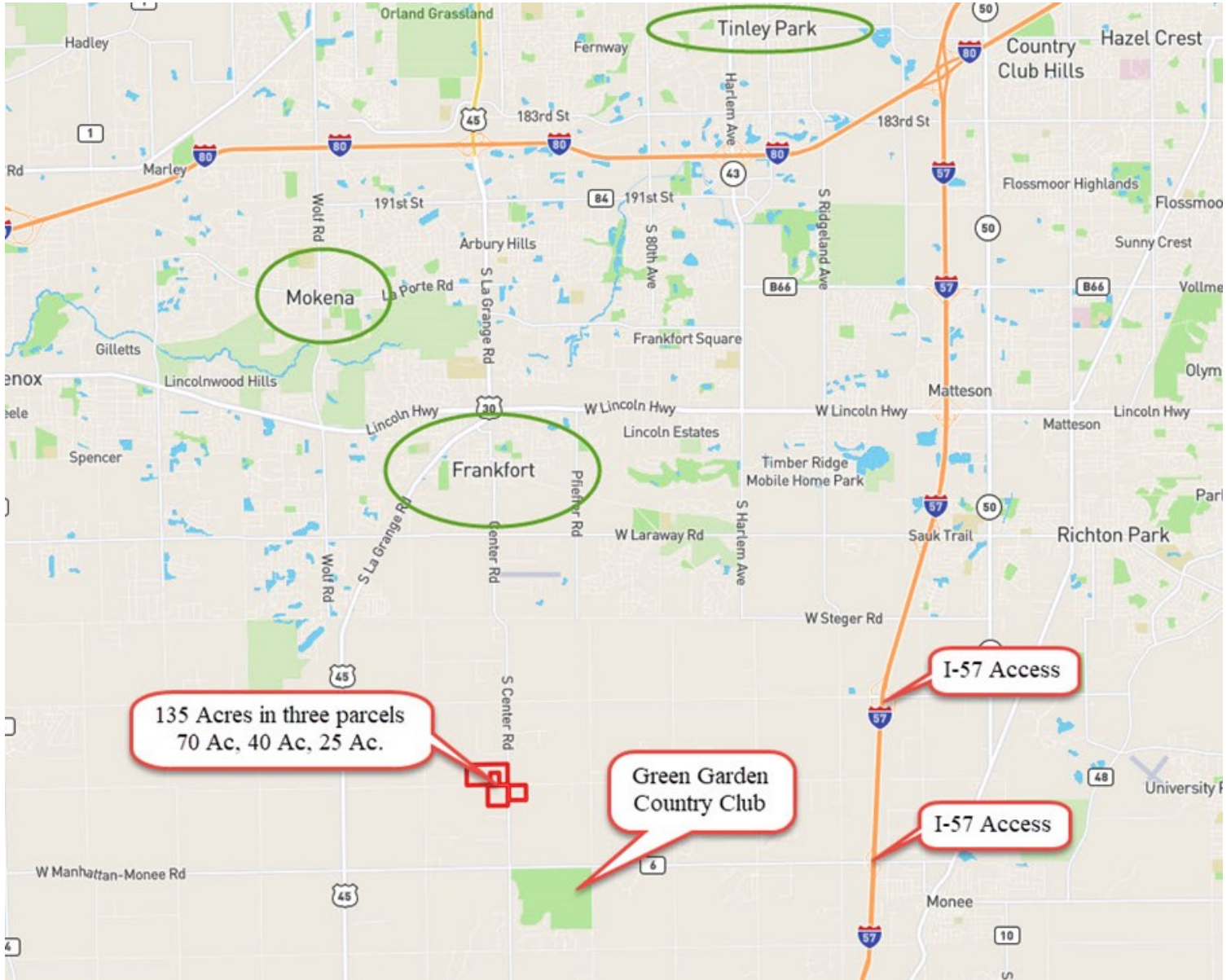
### FINANCIALS

**Finance Data Year:** Real-estate taxes for 2018 paid in 2019  
**Real Estate Taxes:** 25 Acres 18-13-15-100-015 \$346.00 or \$13.84/ac  
40 Acres 18-13-16-200-001 \$797.00 or \$20.00/ac  
70 Acres 18-13-09-400-011 \$1,350.00 or \$19.42/ac  
Total tax bill for 135 acres is \$2,493.00  
**Investment Amount:** Total investment for all 135 acres is \$1,343,250 or \$9,950 per acre.

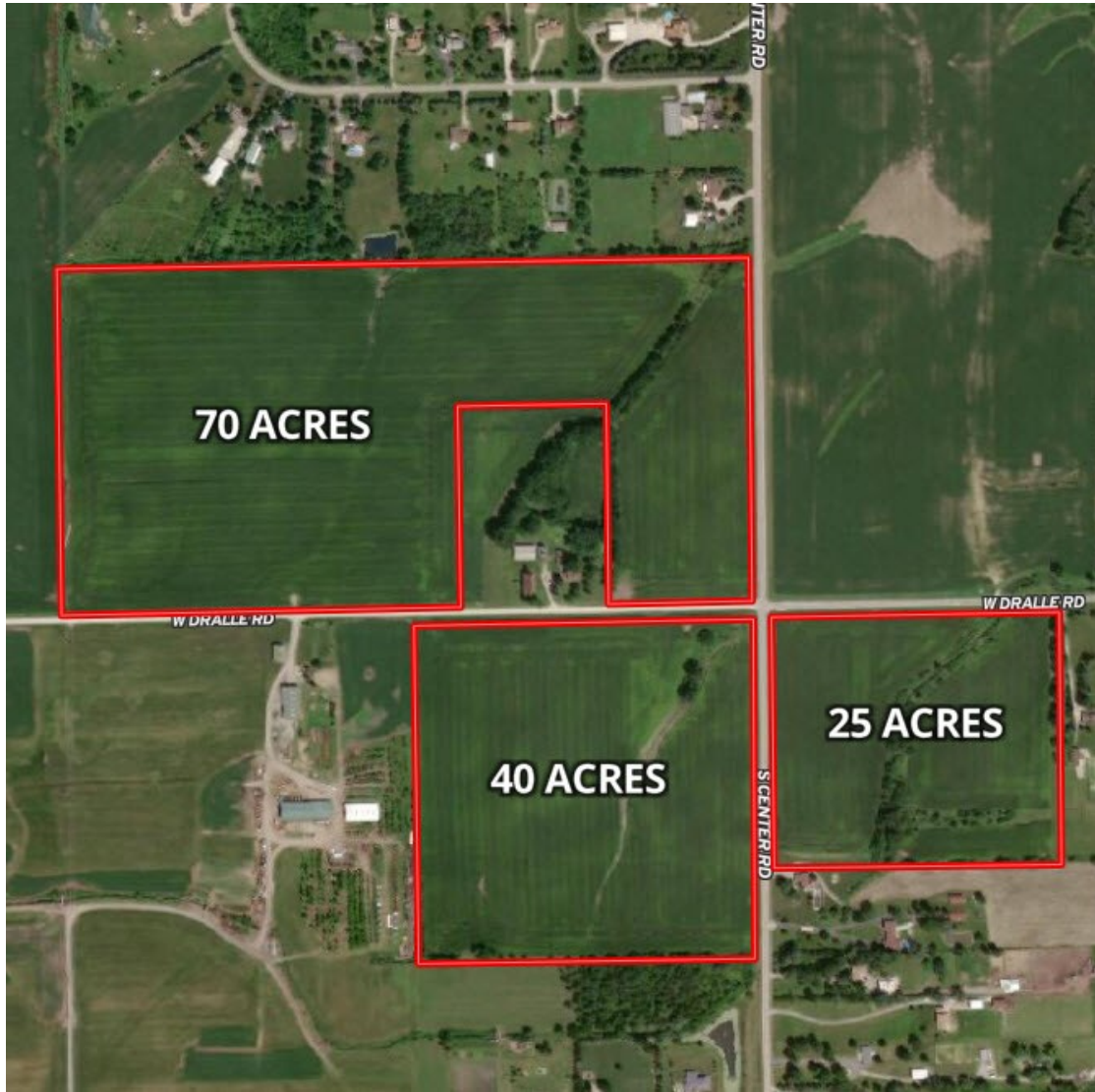
### LOCATION

**Address:** The corner of W. Dralle Road & S. Center Road  
Frankfort, IL 60423  
**County:** Will County Illinois

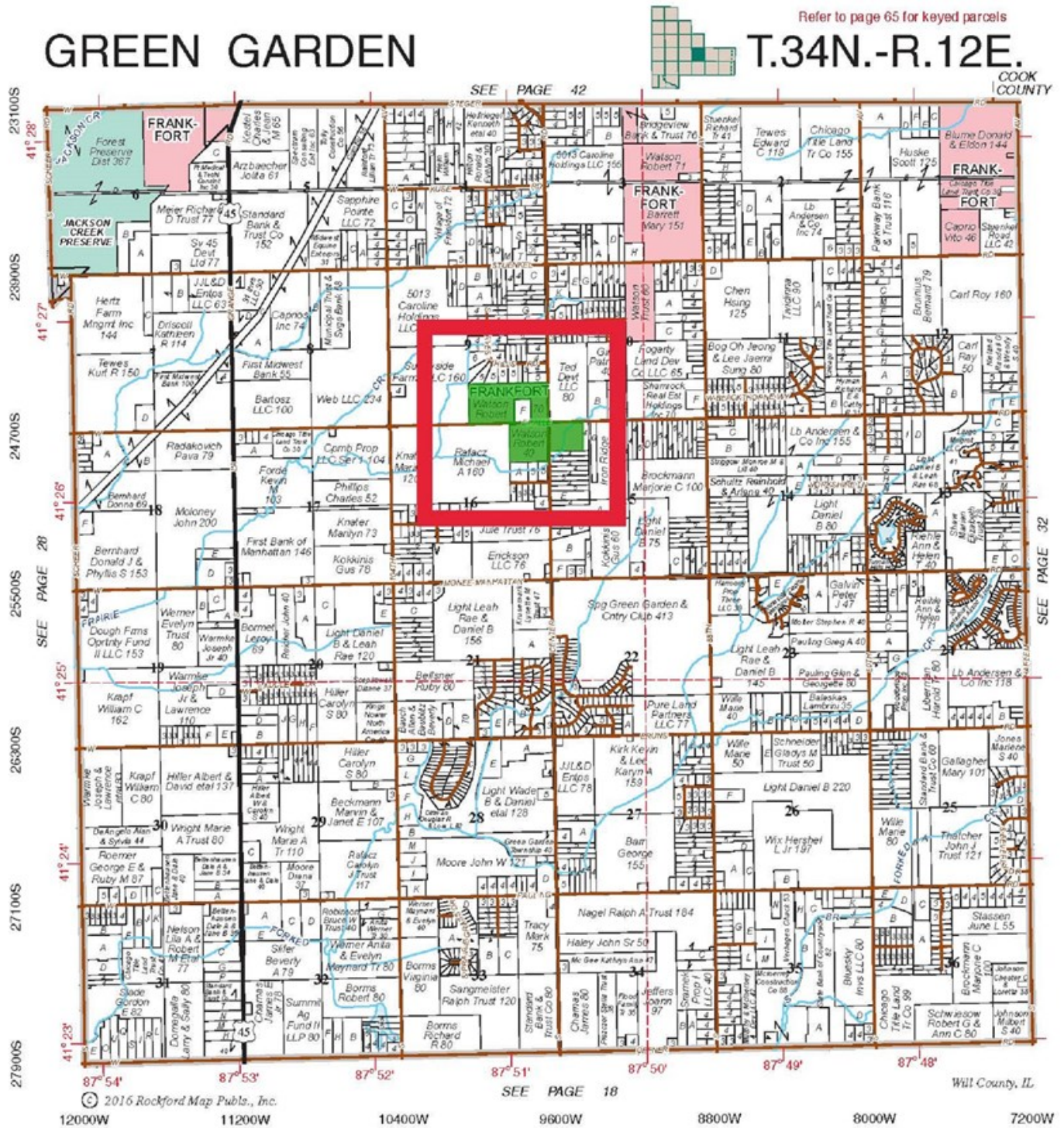
LOCATION MAP OF THE GREEN GARDEN, TOWNSHIP FARMS.



AERIAL MAP OF THE THREE PARCELS IN GREEN GARDEN TOWNSHIP, 25 AC, 40 AC & 70 AC.



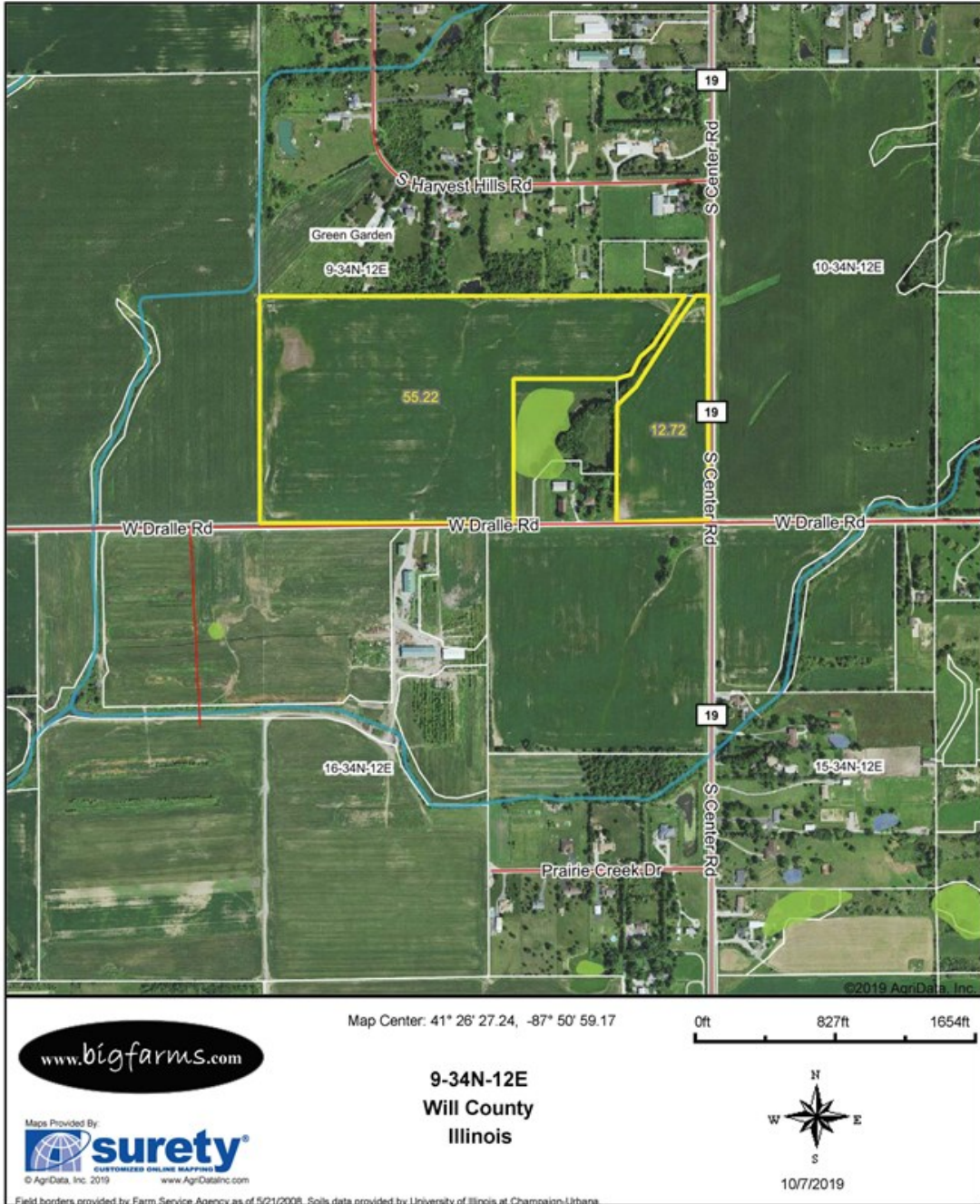
PLAT OF THE 25, 40 & 70 ACRE PARCELS IN GREEN GARDEN TOWNSHIP, WILL COUNTY



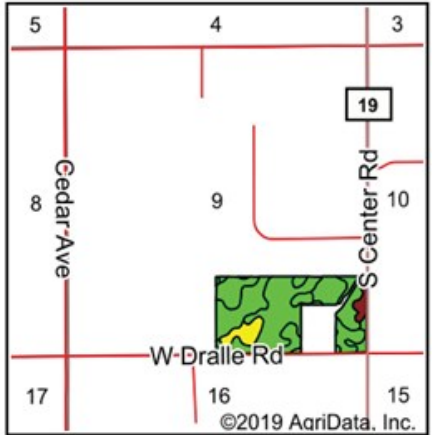
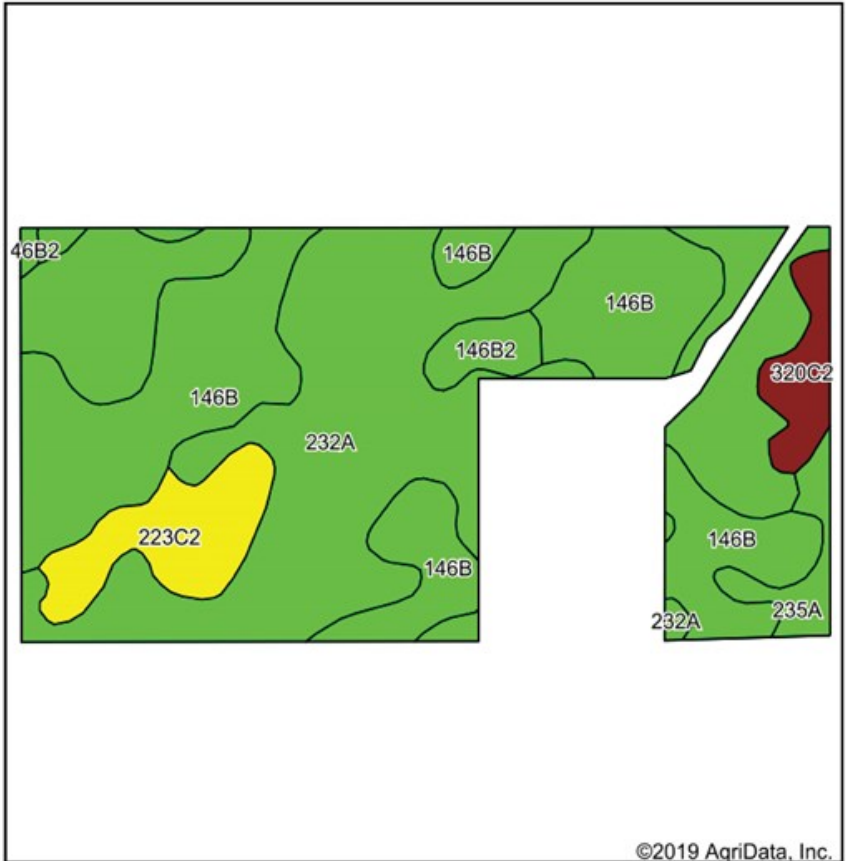
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP OF 70 ACRES IN GREEN GARDEN TOWNSHIP, WILL COUNTY IL

Aerial Map



SOIL MAP OF GREEN GARDEN TOWNSHIP 70 ACRES. FRANKFORT, IL



State: **Illinois**  
 County: **Will**  
 Location: **9-34N-12E**  
 Township: **Green Garden**  
 Acres: **67.94**  
 Date: **10/7/2019**



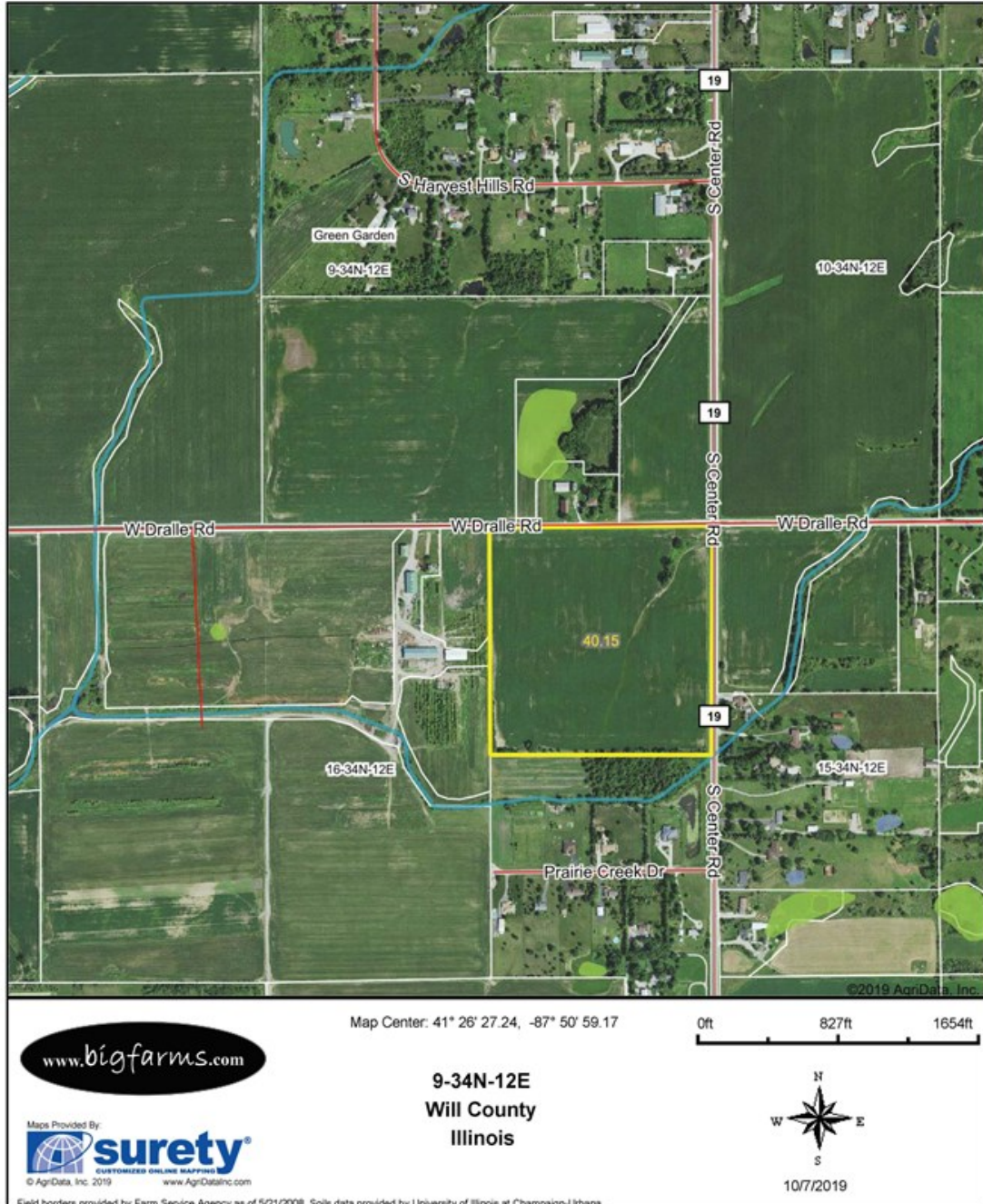
Soils data provided by USDA and NRCS.

Area Symbol: IL 197. Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	33.42	49.2%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	24.00	35.3%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	4.81	7.1%		**150	**48	**110
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	2.28	3.4%		**125	**43	**94
235A	Bryce silty clay, 0 to 2 percent slopes	1.75	2.6%		162	54	121
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	1.68	2.5%		**160	**52	**119
<b>Weighted Average</b>					<b>165.2</b>	<b>54.1</b>	<b>123.3</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

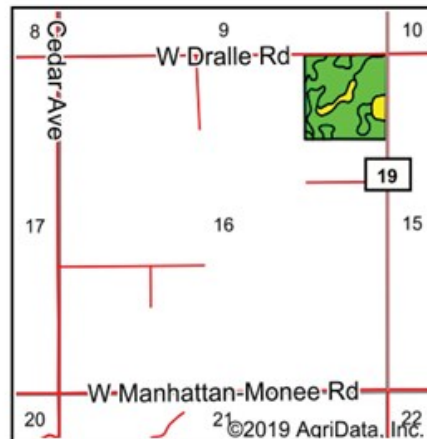
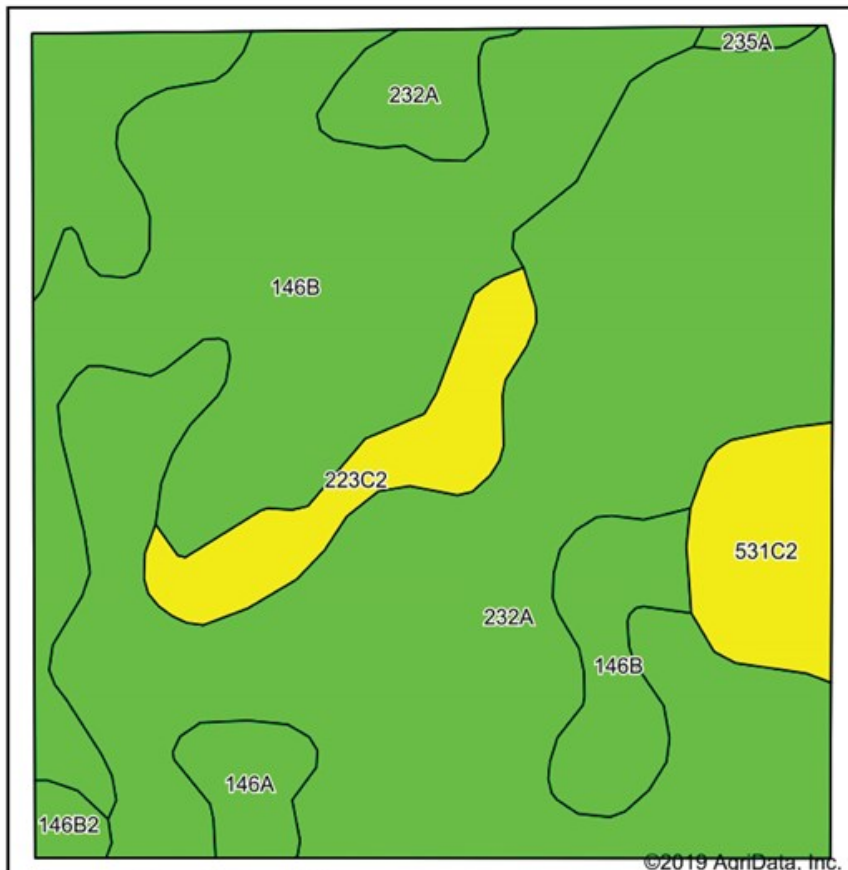
FSA MAP OF 40 ACRES IN GREEN GARDEN TOWNSHIP, FRANKFORT, IL

Aerial Map





SOIL MAP OF 40 ACRES IN GREEN GARDEN TOWNSHIP



State: **Illinois**  
 County: **Will**  
 Location: **9-34N-12E**  
 Township: **Green Garden**  
 Acres: **40.15**  
 Date: **10/7/2019**



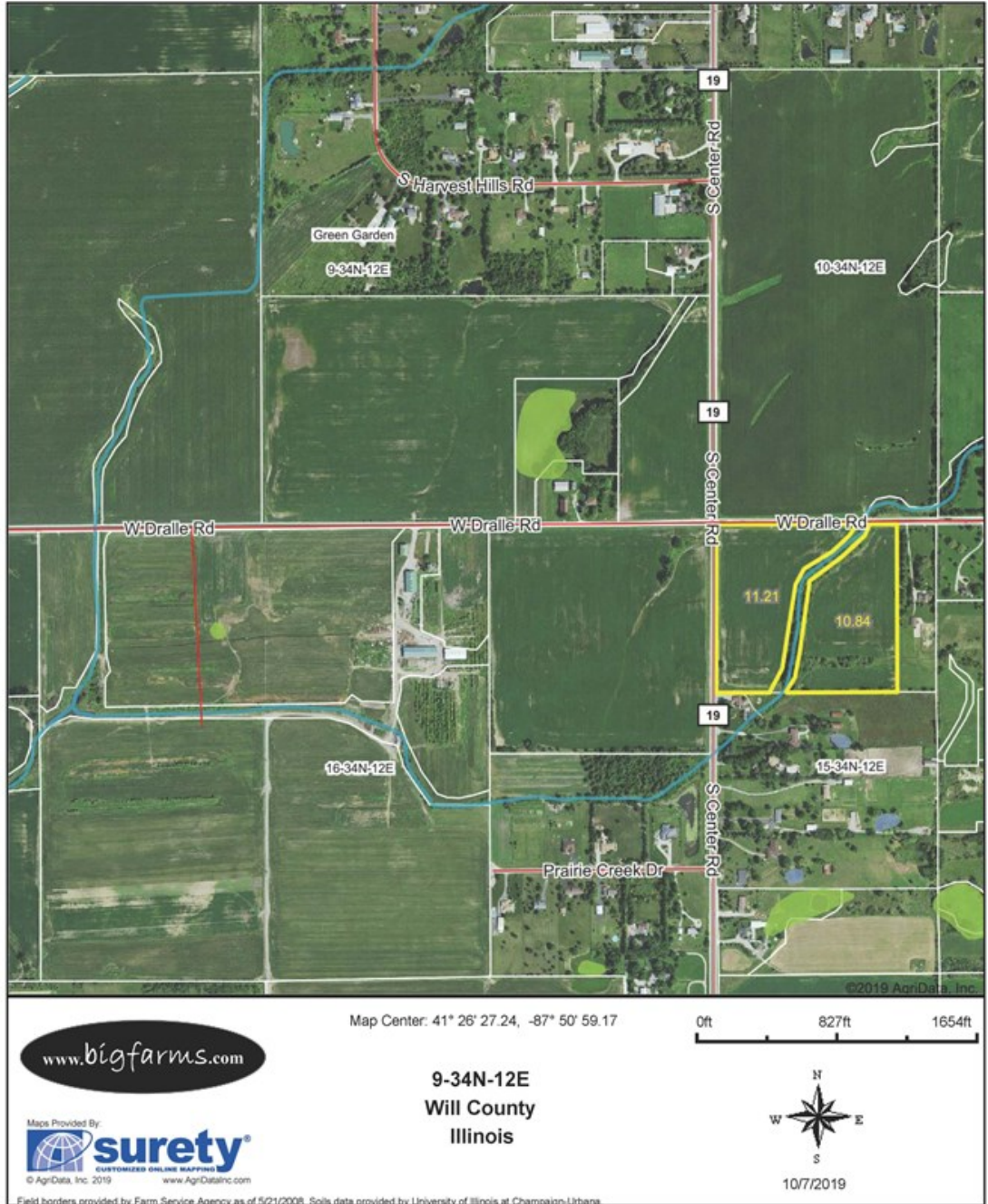
Soils data provided by USDA and NRCS.

Area Symbol: IL 197. 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	22.43	55.9%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	12.41	30.9%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	2.10	5.2%		**150	**48	**110
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1.91	4.8%		**147	**48	**108
146A	Elliott silt loam, 0 to 2 percent slopes	0.86	2.1%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.29	0.7%		**160	**52	**119
235A	Bryce silty clay, 0 to 2 percent slopes	0.15	0.4%		162	54	121
<b>Weighted Average</b>					<b>166.5</b>	<b>54.5</b>	<b>124.2</b>

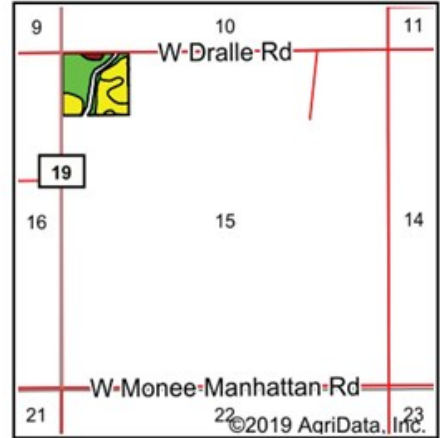
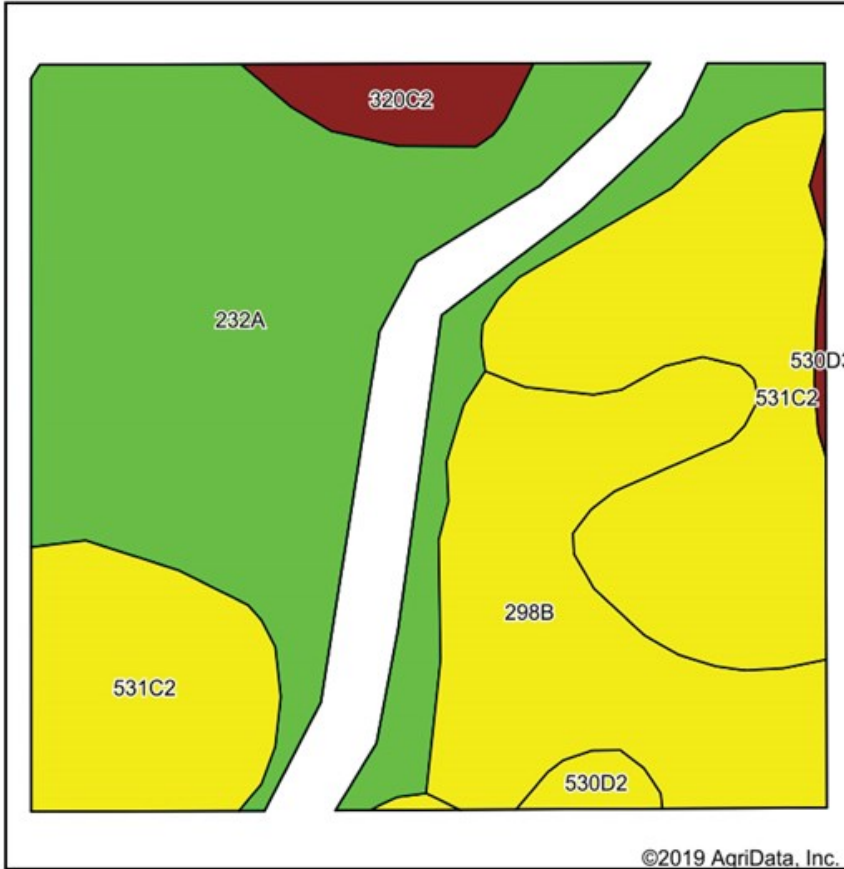
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

FSA MAP OF 25 ACRES IN GREEN GARDEN TOWNSHIP

Aerial Map



SOIL MAP OF 25 ACRES IN GREEN GARDEN TWP.



State: **Illinois**  
 County: **Will**  
 Location: **9-34N-12E**  
 Township: **Green Garden**  
 Acres: **22.05**  
 Date: **10/7/2019**



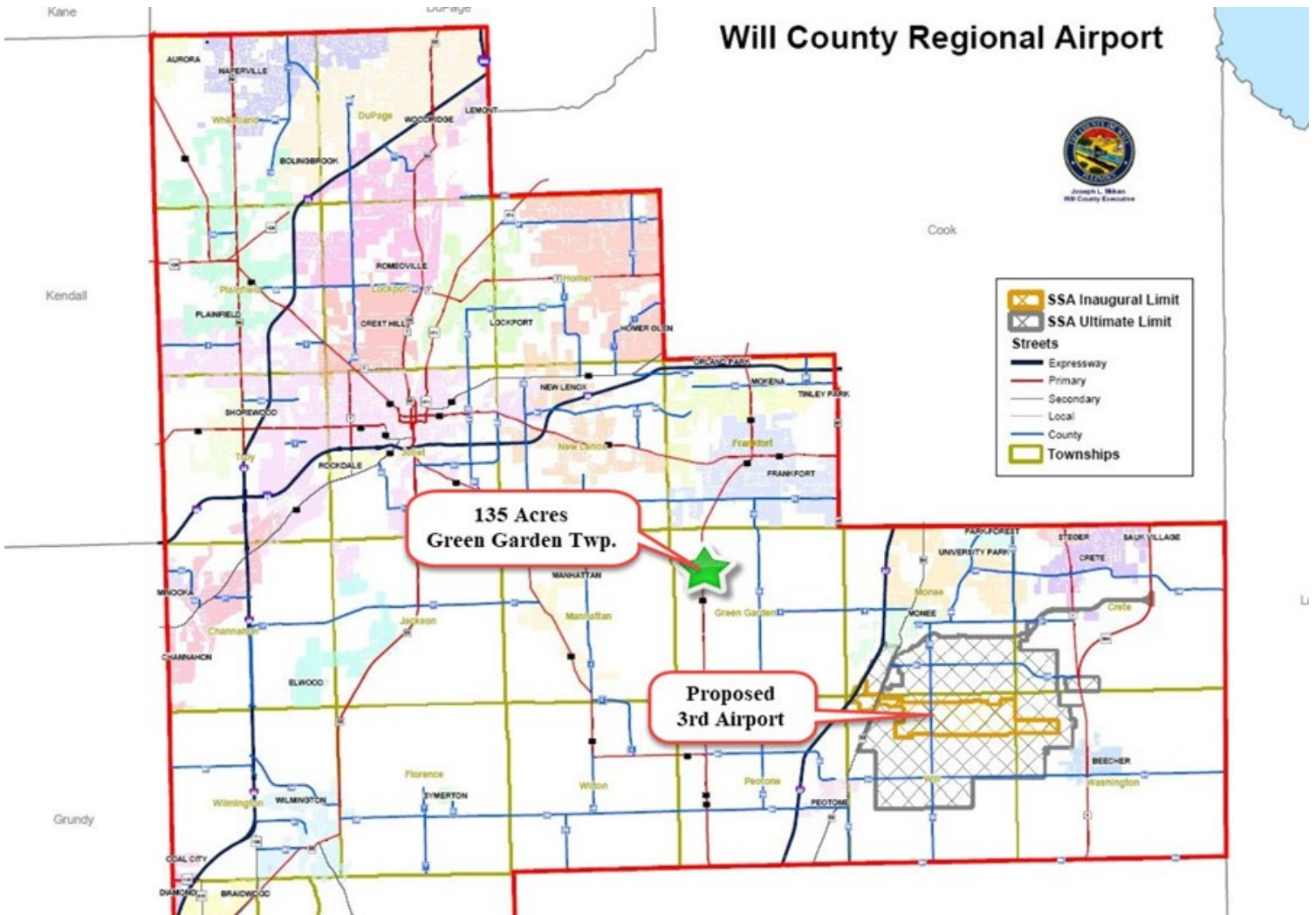
Soils data provided by USDA and NRCS.

Area Symbol: IL 197, 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	9.65	43.8%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	6.87	31.2%		**147	**48	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	4.42	20.0%		**150	**50	**113
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	0.72	3.3%		**125	**43	**94
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.29	1.3%		**140	**44	**101
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	0.10	0.5%		**129	**40	**94
<b>Weighted Average</b>					<b>156.8</b>	<b>51.6</b>	<b>116.7</b>

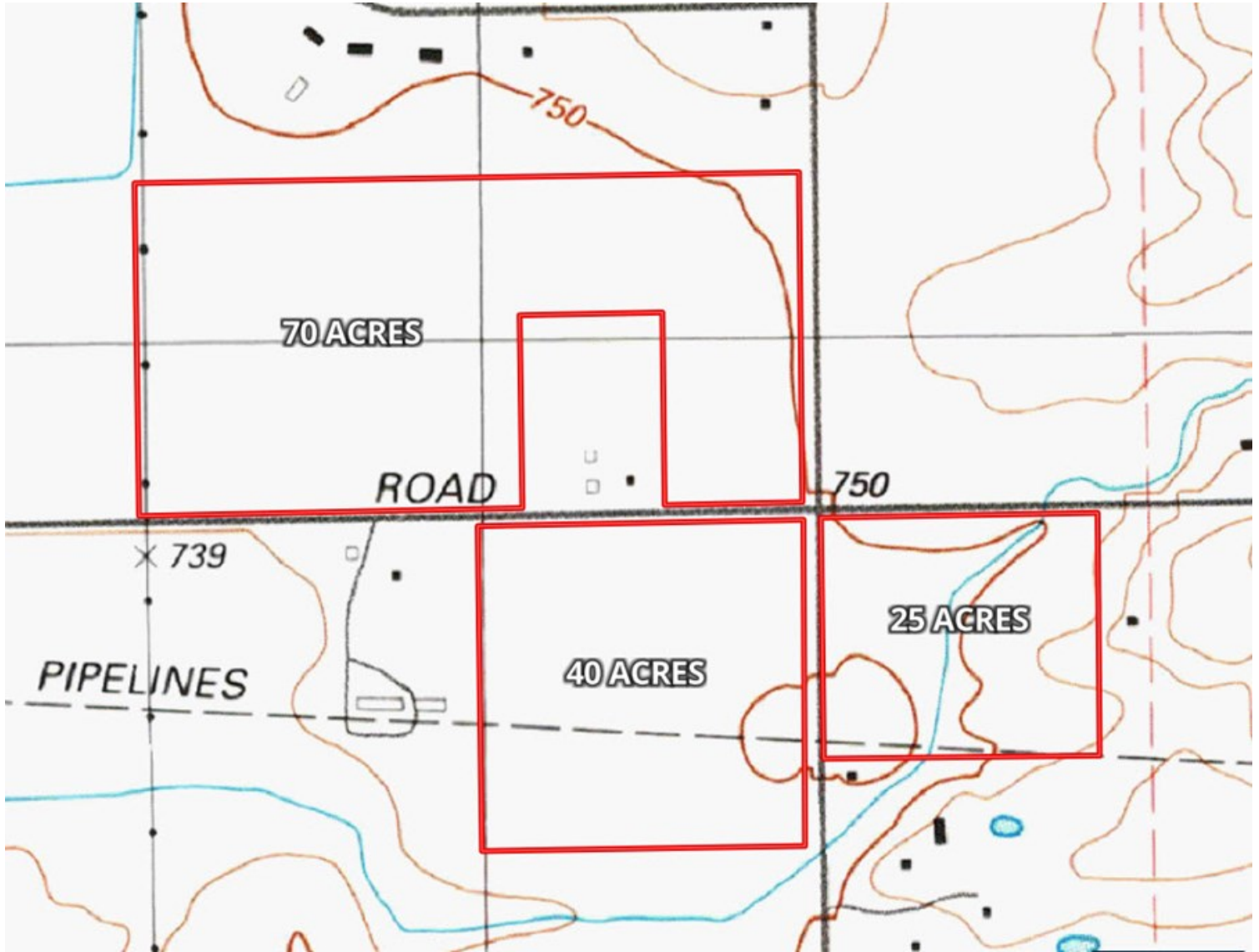
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (OPM) are provided at the following NRCS web site: <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/illinois/>

LOCATION OF THE PROPOSED 3RD AIRPORT AT PEOTONE.



TOPOGRAPHICAL MAP OF 135 ACRES ON S. CENTER ROAD, FRANKFORT



## 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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.