

139 AC Wolter Farm
32156 S Route 45
Peotone IL 60468

www.bigfarms.com

139 AC WOLTER FARM

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Peotone IL 60468

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:	Peotone
Gross Land Area:	138.8
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,859,920.00
Unit Price:	\$13,400 per acre
Productivity Index (PI):	125.6
Zoning:	A-1, Agriculture



139 acres of prime farmland about 7 miles west of Peotone, IL. Located off the southwest corner of W Kennedy Road and US-52, this property has over 94% tillable acreage with a Soil PI of 125.6. Ownership said there has been extensive tile work done on the farm. Primary access and frontage is right on Rt. 45/US 52 straight across from Prairie Creek Grain.

Farmland in the Peotone area presents a compelling opportunity for buyers seeking both agricultural and investment potential. Located in Will County, Illinois, Peotone enjoys fertile soil conducive to diverse crop cultivation, ranging from corn and soybeans to specialty crops. Its proximity to major transportation routes, including Interstate 57 and the proposed South Suburban Airport, enhances accessibility and market reach. Additionally, Peotone offers a tranquil rural lifestyle with the convenience of nearby urban amenities, making it an attractive prospect for farmers, investors, and those seeking sustainable agricultural ventures.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 139 AC Wolter Farm
Tax ID Number/APN: 17-20-31-200-006-0000
Possible Uses: Currently being used for agricultural production. The parcel does have some long term development with the frontage on IL. Rt. 45 US Rt. 52.
Zoning: Currently A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U (P-12)
Location Description: This farm is located off to the southwest of the intersection of US-52 & W Kennedy Road, with the primary site access of of US-52/Rt 45, directly across from Prairie Creek Grain Company.
Site Description: This property is a t-shaped parcel made of mostly tillable acreage. With good soil, no wetlands, and natural sloping drainage to the south, it is prime farmland.
Side of Street: This property is located on south side of W Kennedy Road and west side of US-52/ Rt. 45.
Highway Access: This property has direct access/frontage with US-52/Rt.45.
I-57 is 4.5 miles away to the east.
Route 113 is 13.4 miles away to the south.
Route 30 is 14.7 miles away to the north.
I-55 is 18.7 miles away to the west.
Road Type: Asphalt/Blacktop
Legal Description: NW1/4 NE1/4; SE1/4 NW1/4; PART OF THE SW1/4 NE1/4; PART OF THE SE1/4 NE1/4 OF SECTION 31, TOWNSHIP 33 NORTH, 12 EAST, WILL COUNTY, ILLINOIS
Property Visibility: This property is visible from both US-52/Rt 45 and W Kennedy Road.
Largest Nearby Street: The property has access/frontage with US-52.
Transportation: The Manhattan Metra Train Station is 13.2 miles away to the northwest.
Chicago Midway Airport is 40.2 miles away to the north.
O'Hare International Airport is 61.7 miles away to the north.

LAND RELATED

Lot Frontage (Feet): There is approximately 993 feet of frontage on US-52 and 1,316 feet on W Kennedy Road.
Tillable Acres: This property has approximately 130.5 tillable acres.
Buildings: Toolshed, corn crib and old small shed.
Flood Plain or Wetlands: There are no documented wetland areas.

Topography: Please see included FEMA Map provided by Surety Maps.
Flat to gently rolling farmland. Please see included topographical maps provided by Surety Maps.
Soil Type: 50.7% Ashkum silty clay loam (232A)
44.3% Elliot silt loam (146B)
5.0% Elliot silt loam (146A)

Please see included Soil Map provided by Surety Maps.

FINANCIALS

Finance Data Year: 2022 Taxes, Payable 2023
Real Estate Taxes: 2022 Taxes, Payable 2023: \$6,242.82
Investment Amount: Asking price is \$13,400 per acre for a total investment of \$1,859,920.00

LOCATION

Address: 32156 S Route 45, Peotone, IL, 60468

County:

Will County



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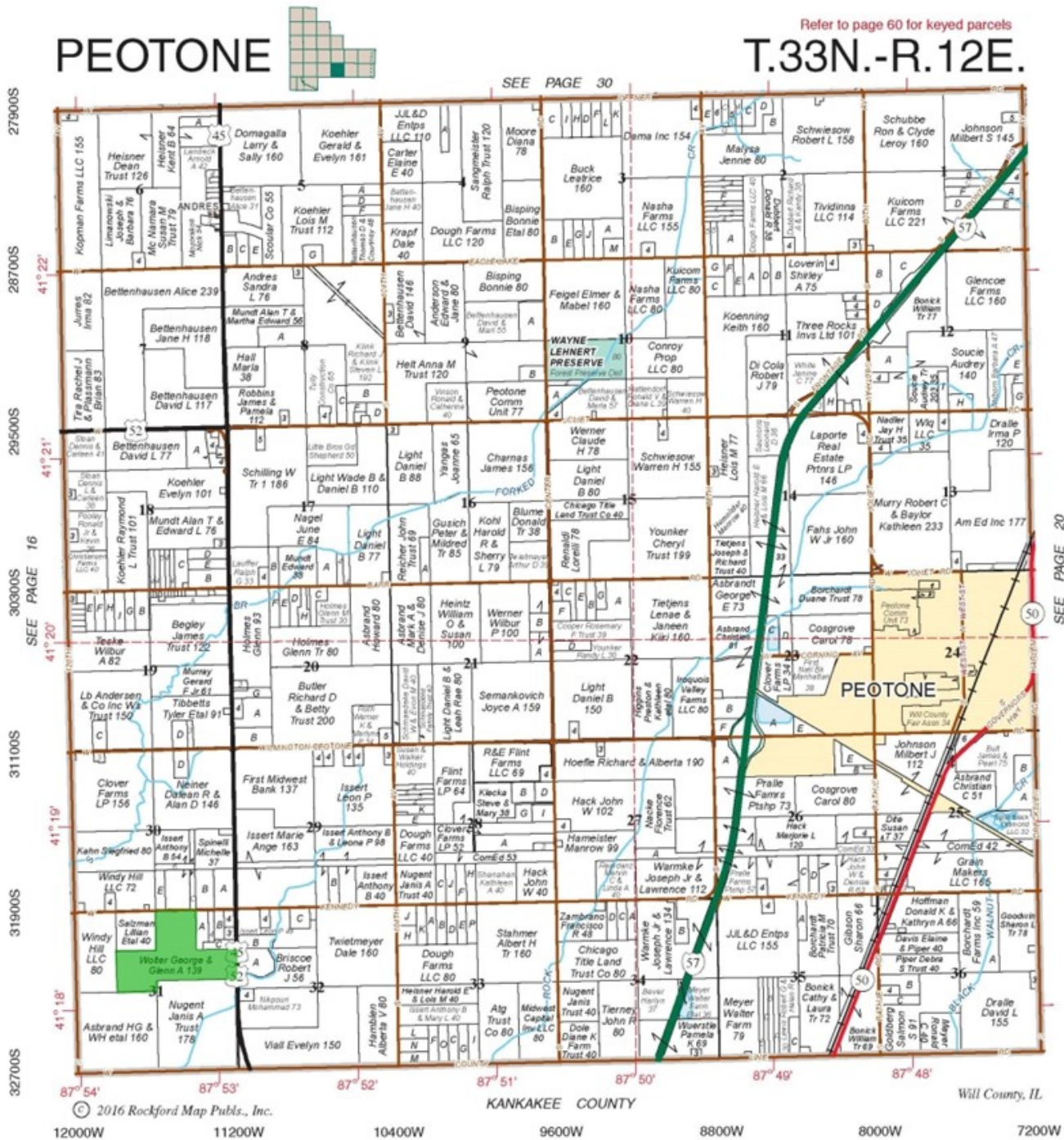
PROPERTY MAP



A map of the Joliet, Illinois area, centered on the location of 139 AC Wolter Farm, marked with a red house icon. The map shows major highways (Interstates 55, 54, 80, 58, 30, 29, 24, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0) and local roads. The map also shows the locations of several cities and towns, including Joliet, Frankfort, Peotone, Braidwood, and Bourbonnais. The map includes a scale bar indicating distances in miles. The map is titled "139 AC Wolter Farm" and "Joliet, Illinois".

Location	Distance (Miles)
Frankfort	15.4
Peotone	7.5
Braidwood	20.6
Bourbonnais	9.4

PLAT MAP

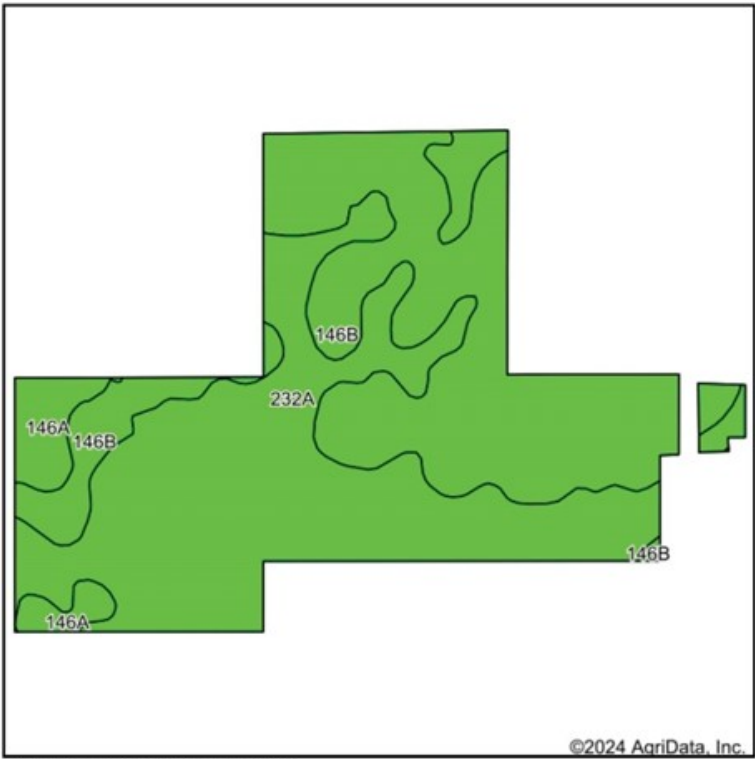


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

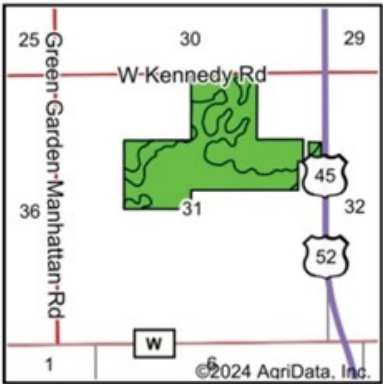
FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
 County: Will
 Location: 31-33N-12E
 Township: Peotone
 Acres: 130.5
 Date: 5/3/2024

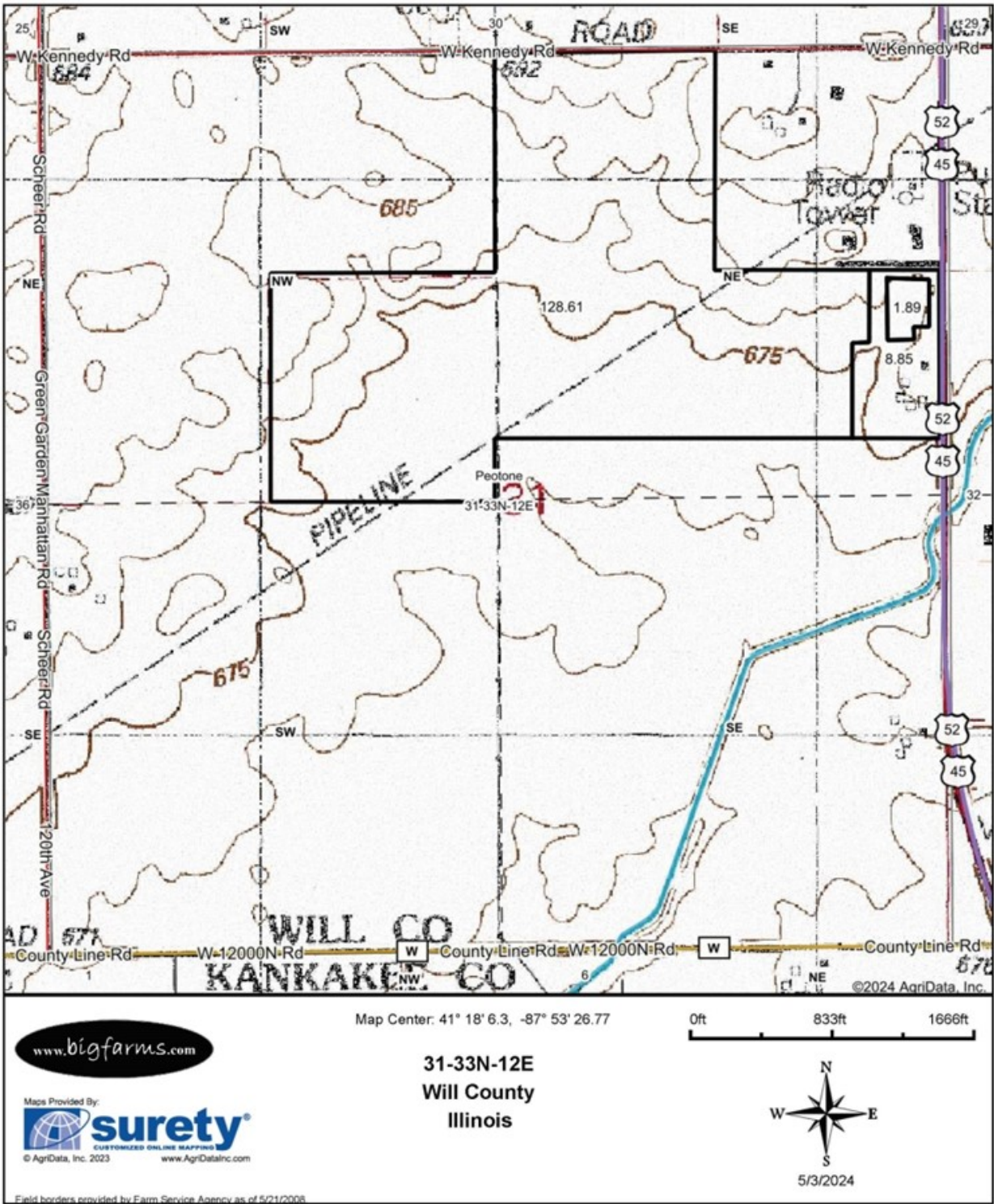


Area Symbol: IL197, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	66.12	50.7%		**170	**56	**127
**146B	Elliott silt loam, 2 to 4 percent slopes	57.83	44.3%		**166	**54	**124
146A	Elliott silt loam, 0 to 2 percent slopes	6.55	5.0%		168	55	125
Weighted Average					168.1	55.1	125.6

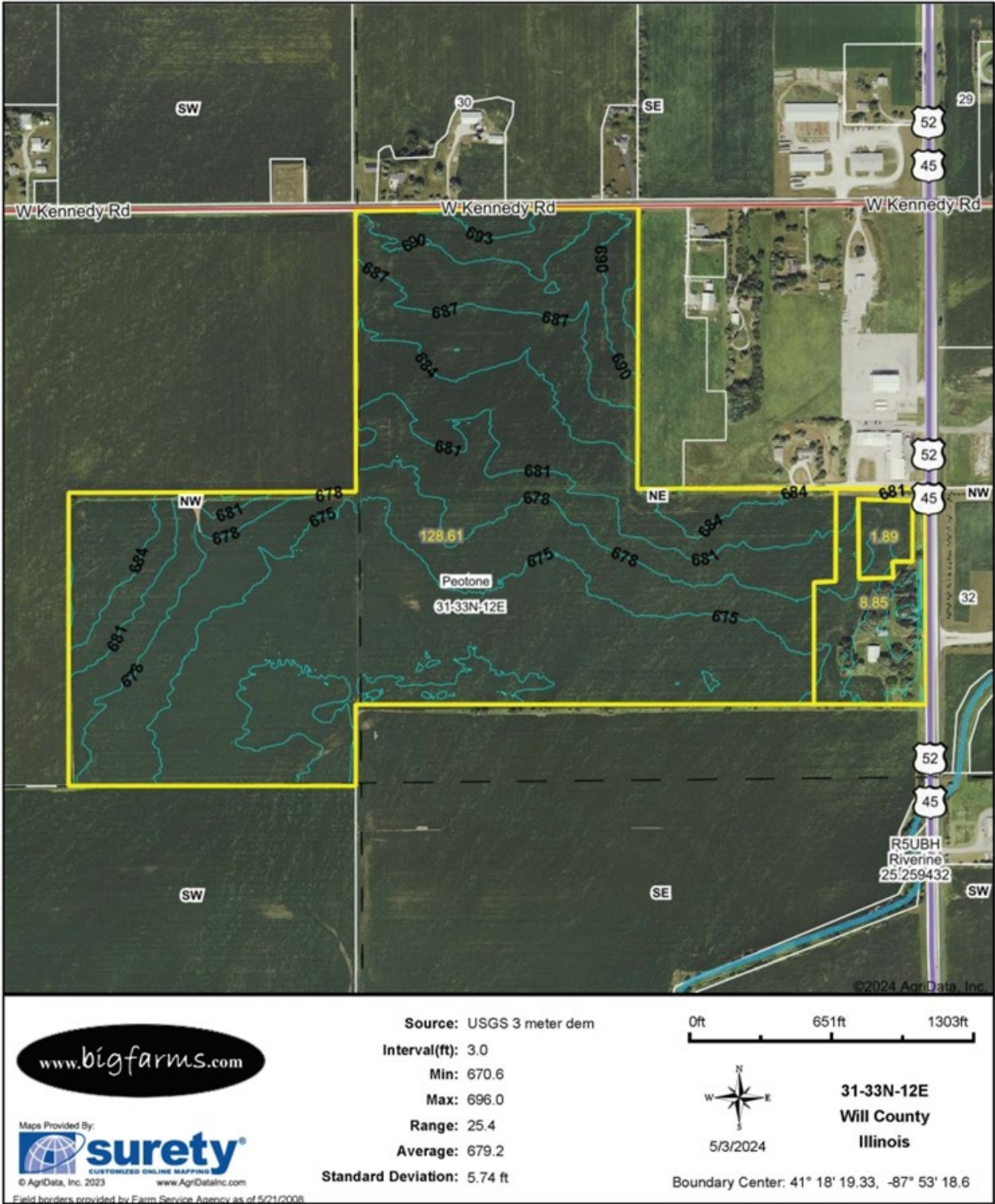
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following 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



FEMA MAP



Map Center: 41° 18' 6.3, -87° 53' 26.77
State: IL Acres: 139.35
County: Will Date: 5/3/2024
Location: 31-33N-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	139.35	100%
Total				139.35	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	139.35	100%
Total			139.35	100%

Panel	Effective Date	Acres	Percent
17197C0475G	2/15/2019	139.35	100%
Total		139.35	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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