

140 ACRE BATE FARM UNIVERSITY PARK

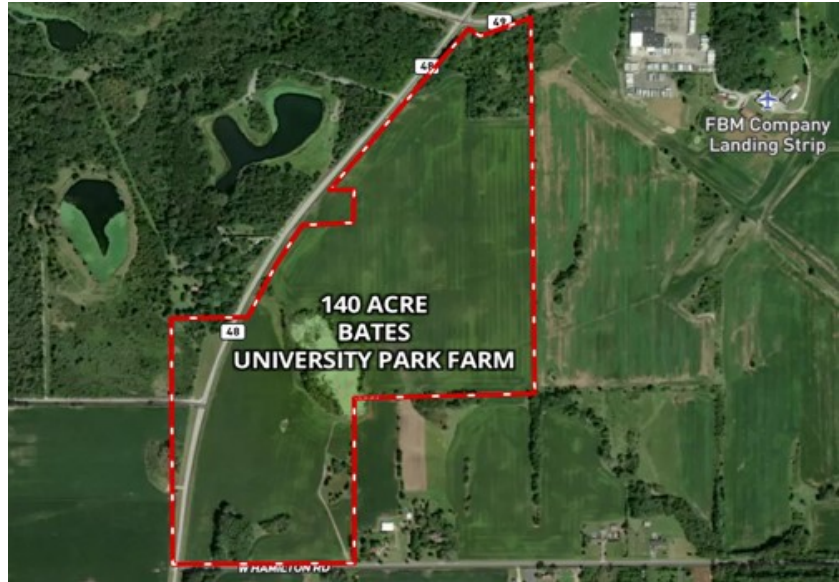
University Park IL 60484

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:	Monee
Gross Land Area:	140 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$980,000.00
Unit Price:	\$7000 per acre
Productivity Index (PI):	111.7
Buildings:	There are no buildings on this parcel
Utilities:	Electric, Well and Septic
Zoning:	R-1 Single family detached residential.



This 140 acre farm has a soil PI of 111.7. The parcel is located less than 1 mile to the west of University Park, in Monee Township, Will County. The property is northeast Thorn Creek Headwater Preserve, is 1 mile west of Deer Creek Golf Course and 1 mile east of Governors State University.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 140 Acre Bate Farm University Park
Tax ID Number/APN: 21-14-11-300-015
 21-14-14-100-011
 21-14-14-100-003
 21-14-14-100-001
 21-14-14-100-010
Possible Uses: Agriculture and Development

AREA & LOCATION

School District: Crete-Monee Community Unit School District 201-U

Coretta Scott King Magnet School
 Crete-Monee Middle School
 Crete-Monee High School

Location Description: This 140 acre farm has a soil PI of 111.7. The parcel is located less than 1 mile to the west of University Park, in Monee Township, Will County. The property is northeast Thorn Creek Headwater Preserve, is 1 mile west of Deer Creek Golf Course and 1 mile east of Governors State University.

Site Description: This property is relatively flat with some gently rolling areas and some timber on the north end. The soil PI is 111.7. Although the property is used as agriculture there is the possibility of residential development with 1 mile of frontage on Steger/Monee road.

Side of Street: This 140 acre parcel sits on the east side of Steger/Monee road and north of Hamilton Road.

Highway Access: I-57 is 3.3 miles to the west of the property. I-57 is a direct route to Chicago and both airports. Champaign, IL is south on I 57.

Road Type: Asphalt blacktop construction

Property Visibility: The property sits on the south side of University Parkway, which has 8000 cars passing by each day and on the east of Steger/Monee Road which has 3900 cars per day.

Largest Nearby Street: Steger/Monee road borders the property on the west, University Parkway on the north as well as Cicero Ave which is 2.2 miles to the west.

Transportation: Public transportation is essential to University Park. The Metra Electric line is located at Governors Highway and University Park. This Metra Electric goes between University Park and Chicago traveling through Matteson, Homewood, and Olympia Fields.

The PACE bus runs through University Park.

LAND RELATED

Lot Frontage (Feet): This parcel has 4767 feet of frontage along Steger/Monee Road, 1314 feet along Hamilton on the south and 469 Feet on the north along University Parkway.

Tillable Acres: 110 of the 140 acres are tillable.

Lot Depth: The parcel is irregularly shaped. The property is 2782 feet deep from north to south and 1789 feet east to west at its widest spots.

Buildings: This property is free of buildings.

Flood Plain or Wetlands: This property does have approximately 3 acres of wetlands, but is free of any FEMA Designations. Please see the Wetlands Map and the FEMA Report in the Brochure for further information.

Topography: The 140 acre parcel is relatively flat with some undulations. More information can be found on the Topography, Contour and the Hillshade maps in the brochure.

FSA Data: 124.31 Acres of Farmland, 110.12 Acres of Cropland
 Corn base 58.4 Acres PLC yield 108
 Soybean base 51.4 Acres PLC yield 37

Soil Type: Beecher Silt Loam (298)
 Markham Silt Loam (531C2)
 Ashkum Silty Clay Loam (232A)

Available Utilities:

All utilities are available at or near the property.

FINANCIALS

Finance Data Year:

2019 taxes paid in 2020

Real Estate Taxes:

21-14-11-300-015 \$857.18

21-14-14-100-011 \$238.12

21-14-14-100-003 \$1464.80

21-14-14-100-001

21-14-14-100-010 \$1021.16

Total for all parcels \$3581.26

Investment Amount:

An investment of \$980,000 or \$7,000.00 per acre.

LOCATION

Address:

Steger/Monee Road
University Park, IL 60484

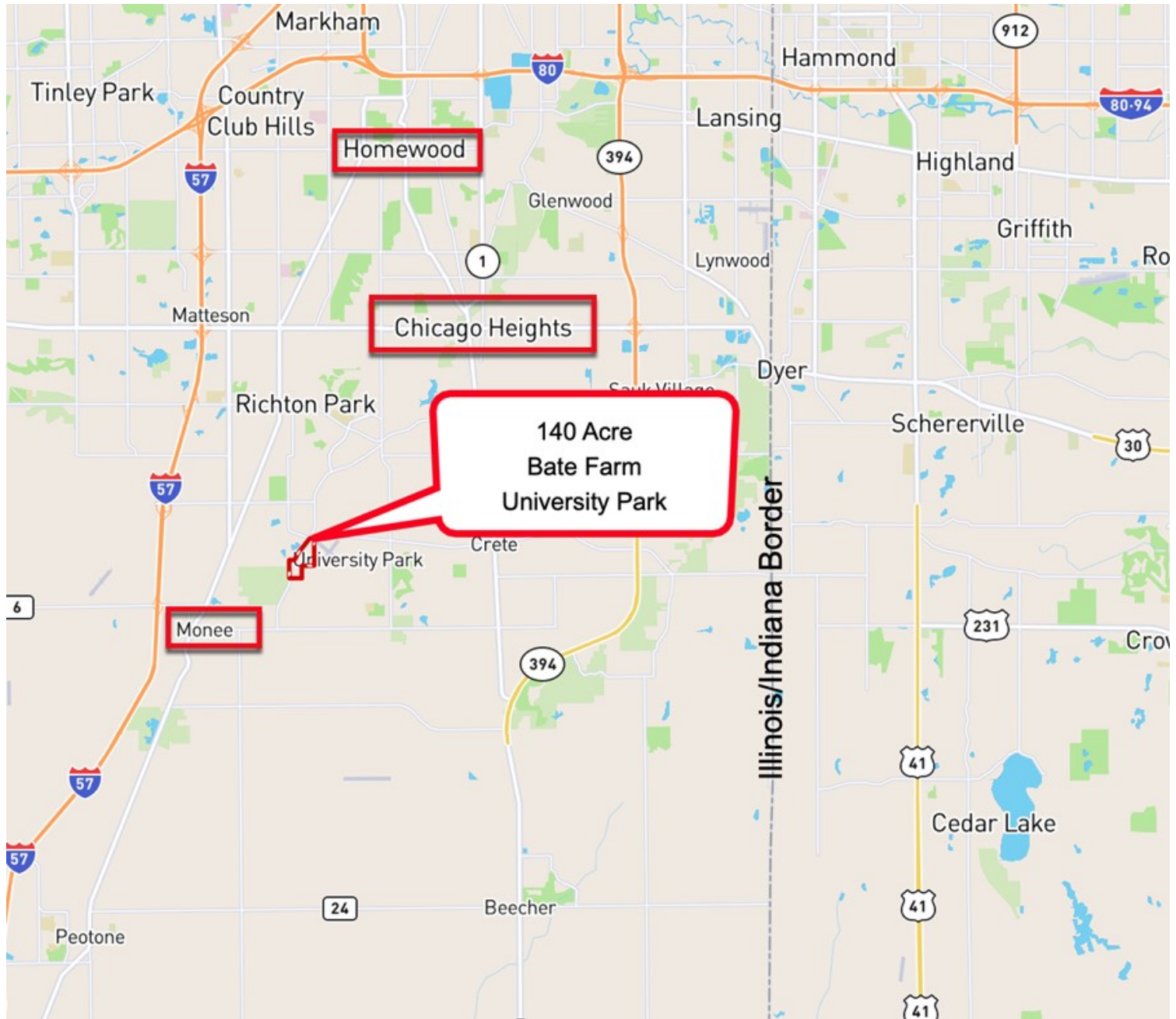
County:

Will County

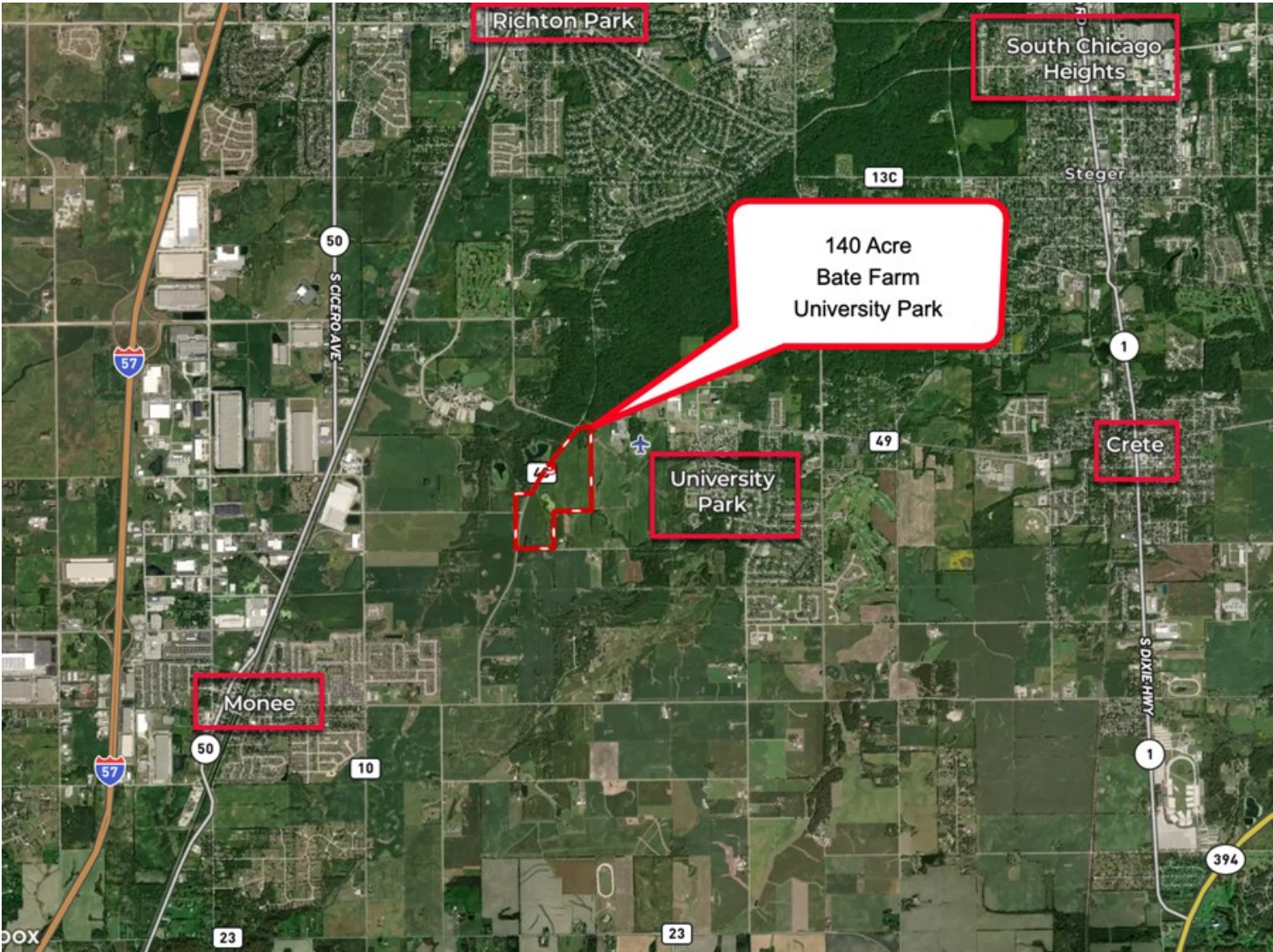


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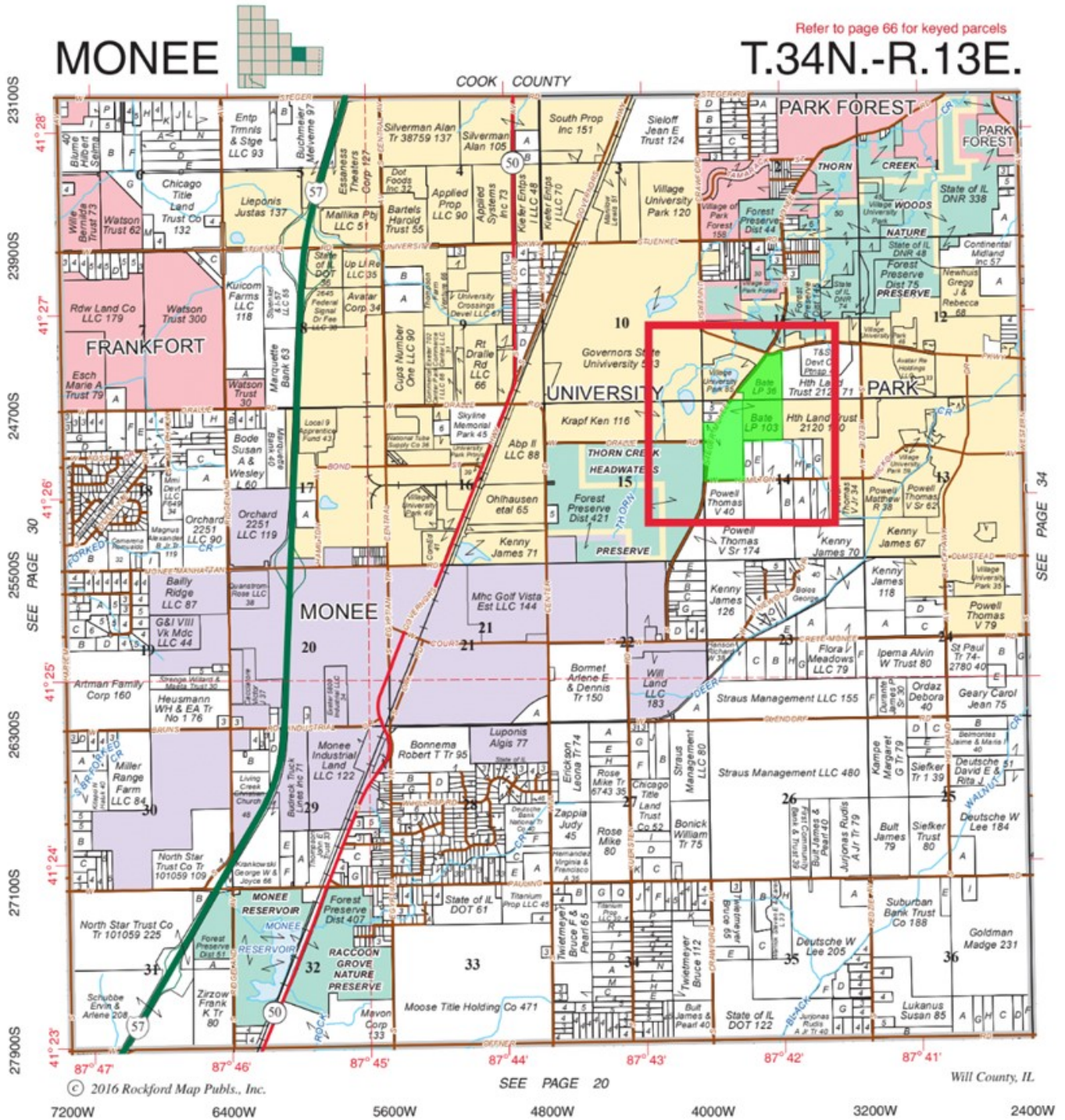
ROADWAYS MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY



AREA MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

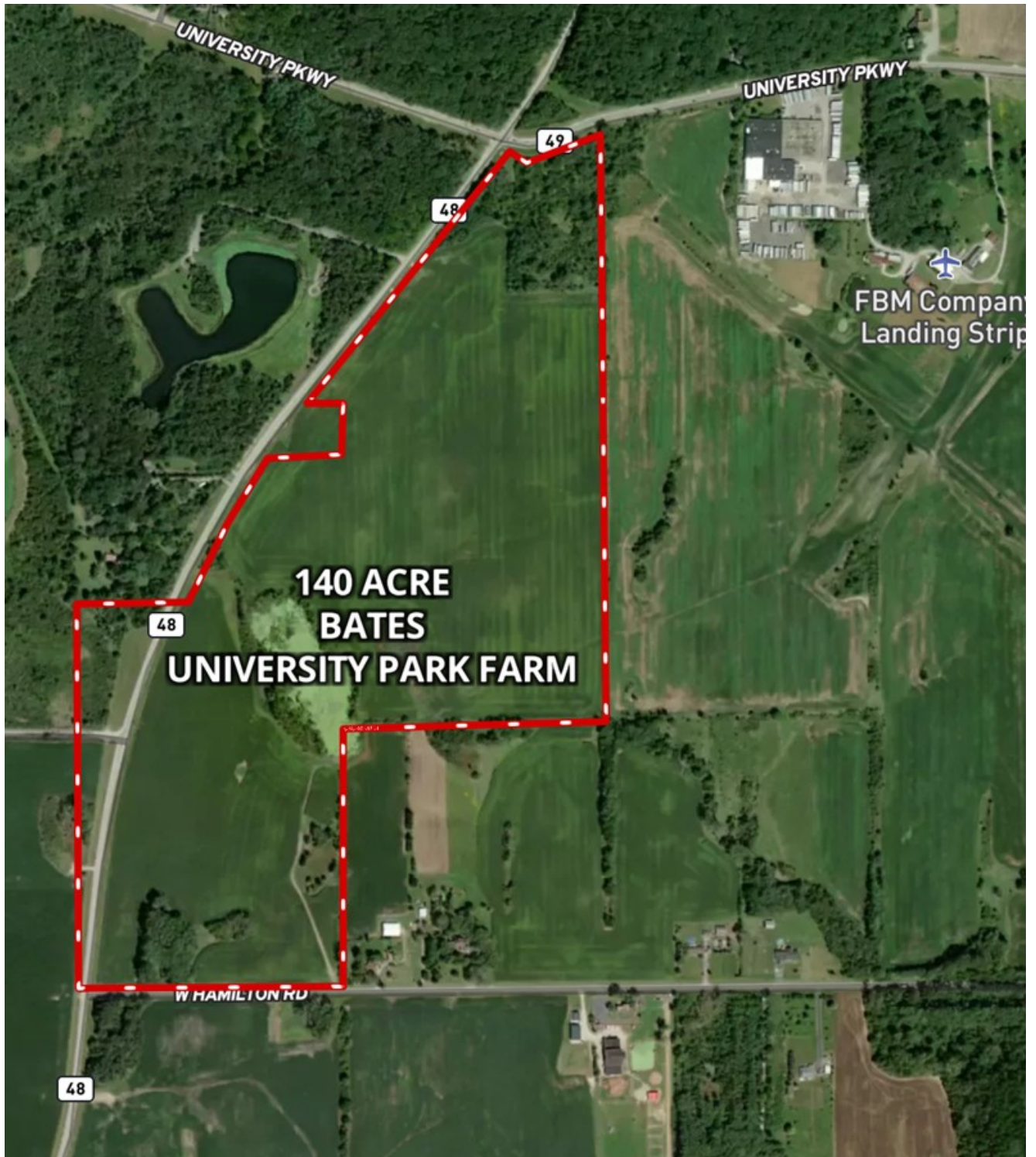


PLAT MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY



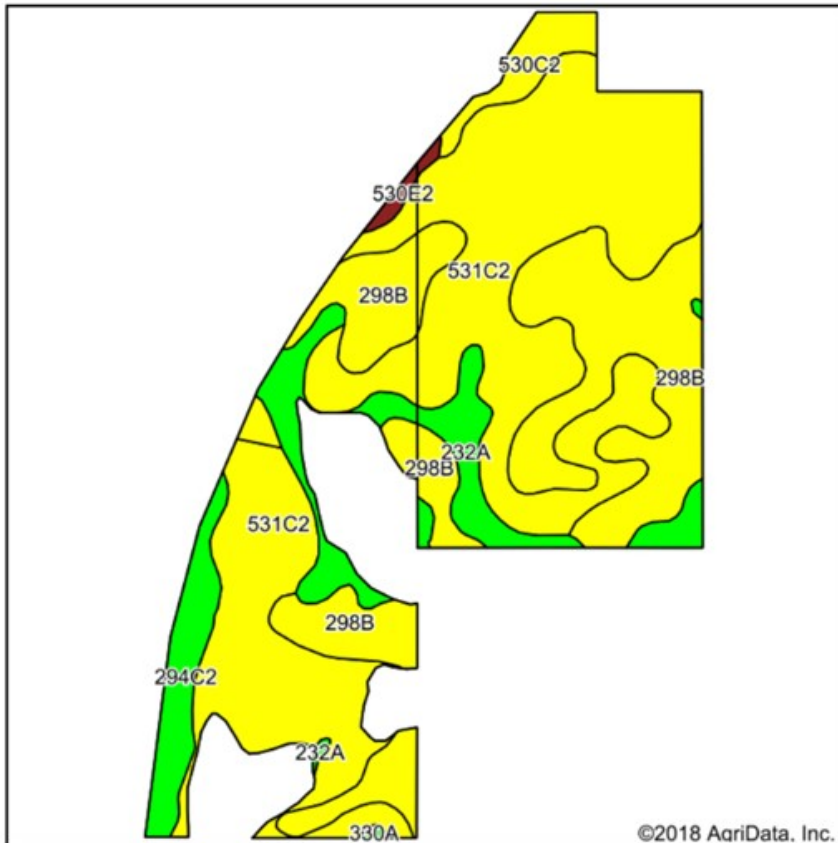
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AERIAL MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY



TILLABLE SOIL MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
 County: **Will**
 Location: **14-34N-13E**
 Township: **Monee**
 Acres: **109.81**
 Date: **7/6/2018**

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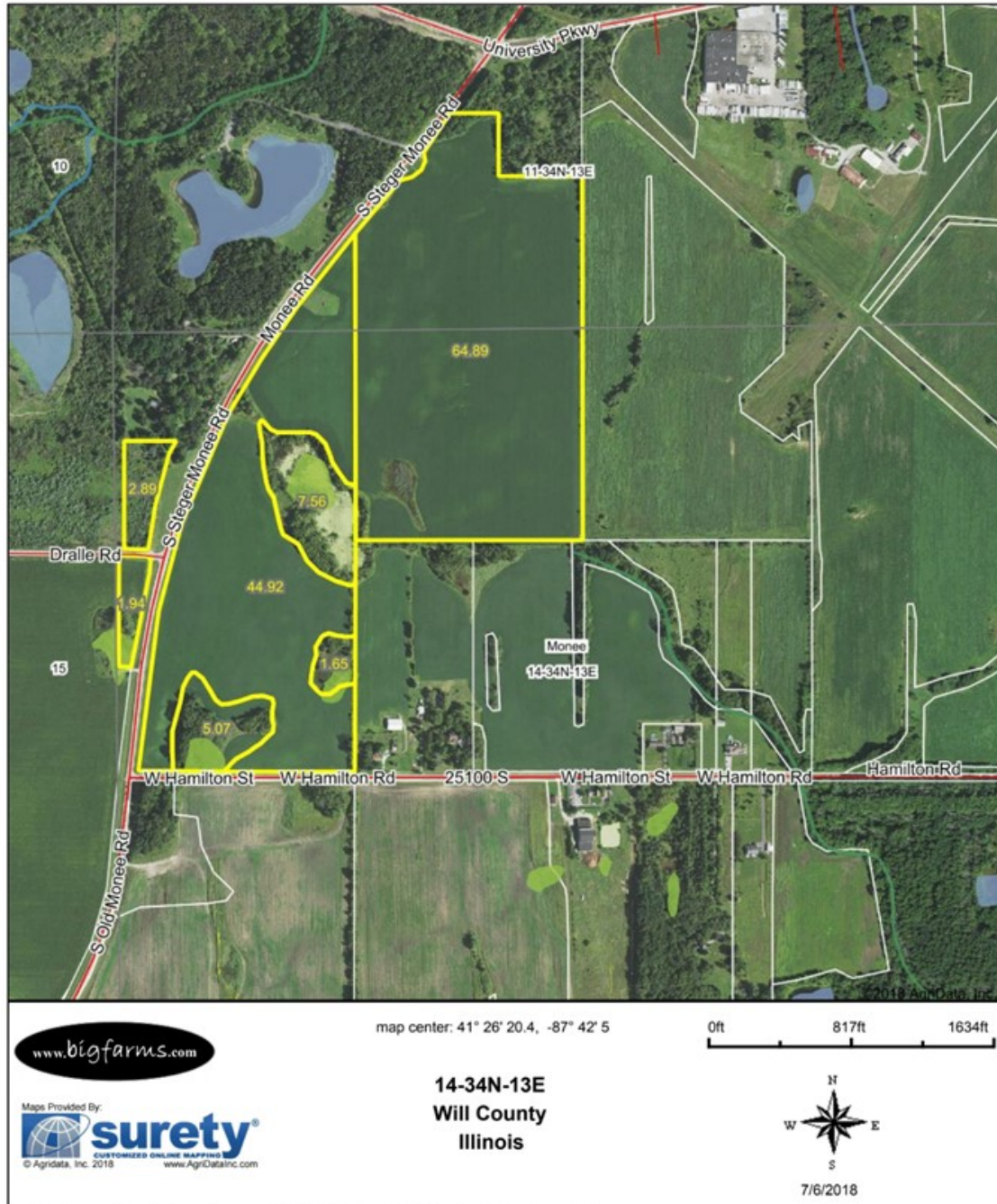
Area Symbol: IL197, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	57.45	52.3%		**147	**48	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	33.37	30.4%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.12	9.2%		170	56	127
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	5.08	4.6%		**166	**52	**122
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	3.01	2.7%		**143	**45	**104
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.66	0.6%		**123	**39	**89
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.12	0.1%		164	55	123
Weighted Average					150.7	49.4	111.7

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

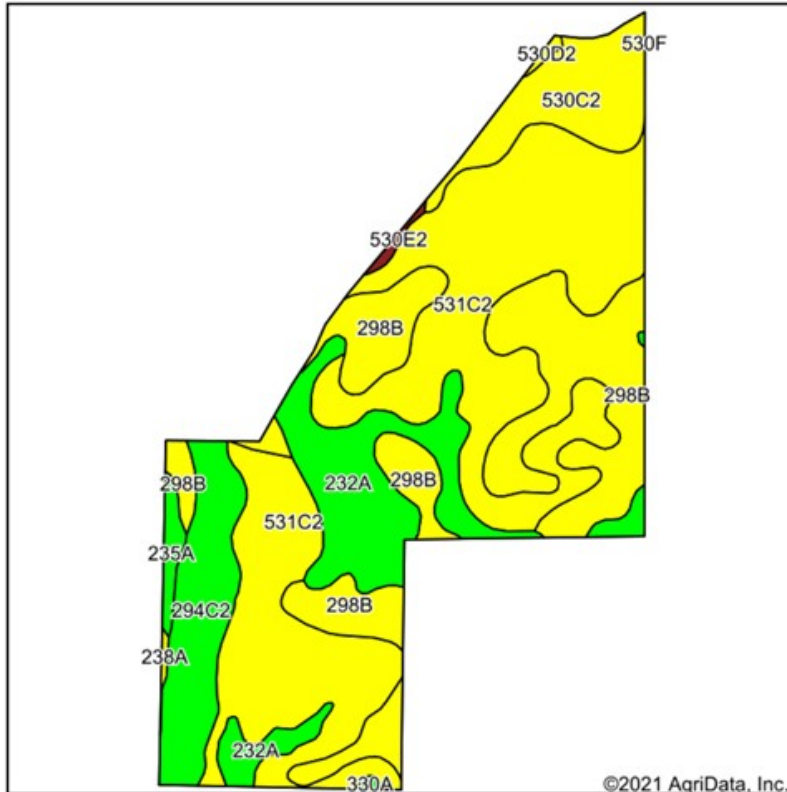
FSA MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Aerial Map



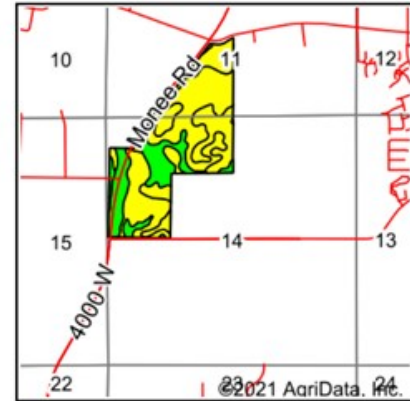
SOIL MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Will**
 Location: **14-34N-13E**
 Township: **Monee**
 Acres: **140**
 Date: **1/25/2021**

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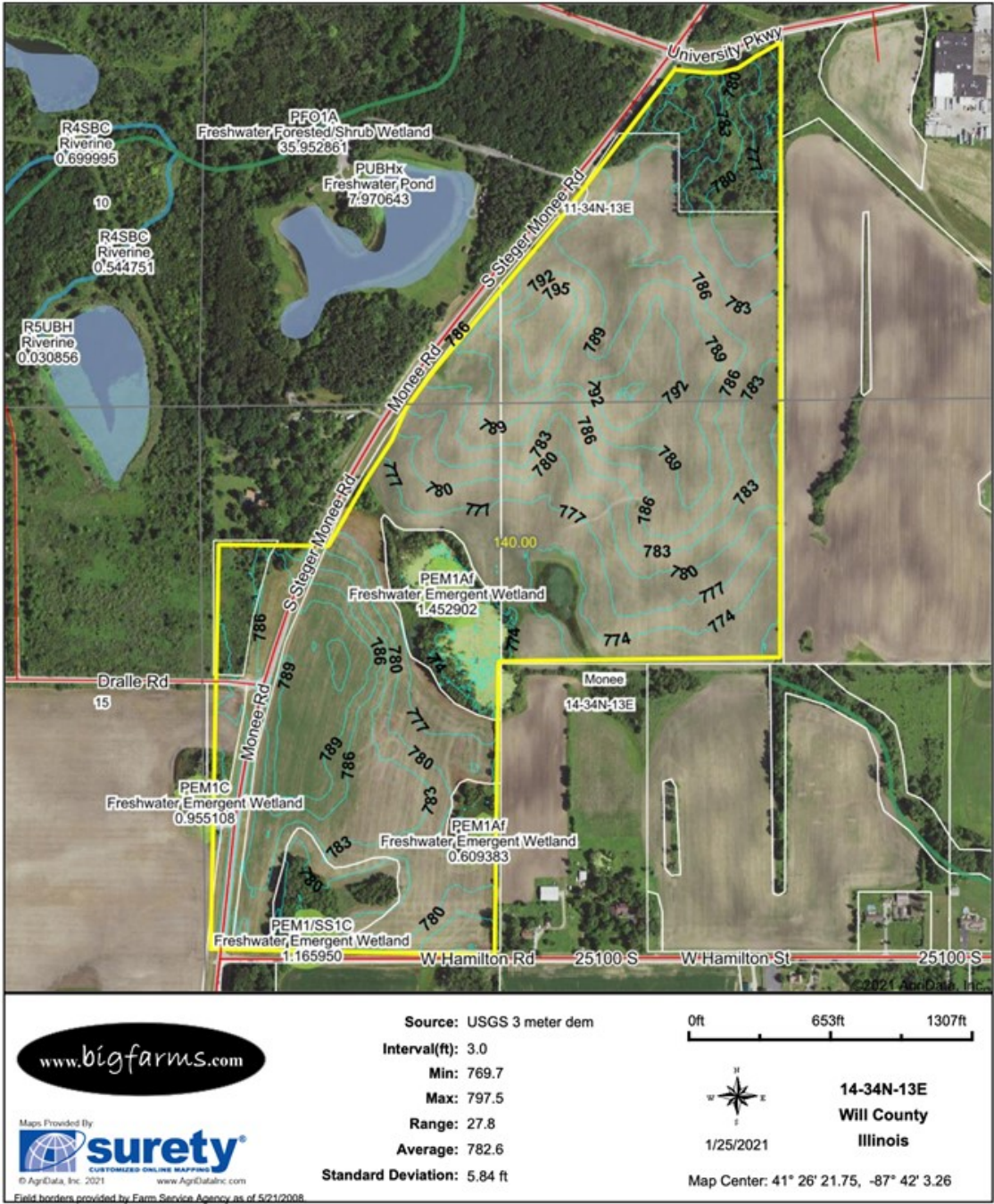


Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	62.82	44.9%		**147	**48	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	33.84	24.2%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.85	13.5%		170	56	127
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	11.90	8.5%		**166	**52	**122
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	10.03	7.2%		**143	**45	**104
235A	Bryce silty clay, 0 to 2 percent slopes	1.51	1.1%		162	54	121
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.41	0.3%		**123	**39	**89
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.28	0.2%		**140	**44	**101
238A	Rantoul silty clay, 0 to 2 percent slopes	0.21	0.2%		144	49	109
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.15	0.1%		164	55	123
Weighted Average					152.2	49.7	112.8

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

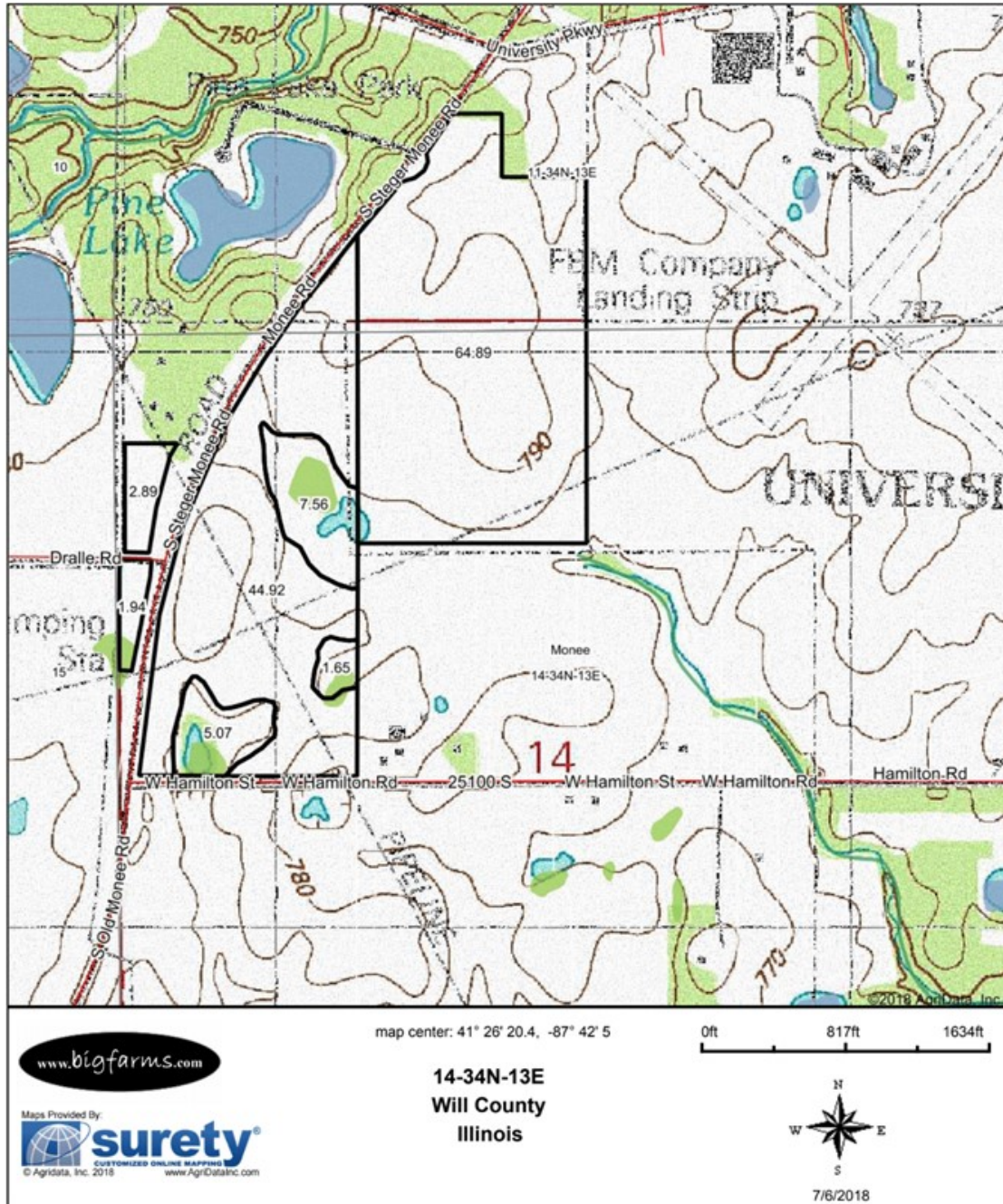
CONTOURS MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Topography Contours



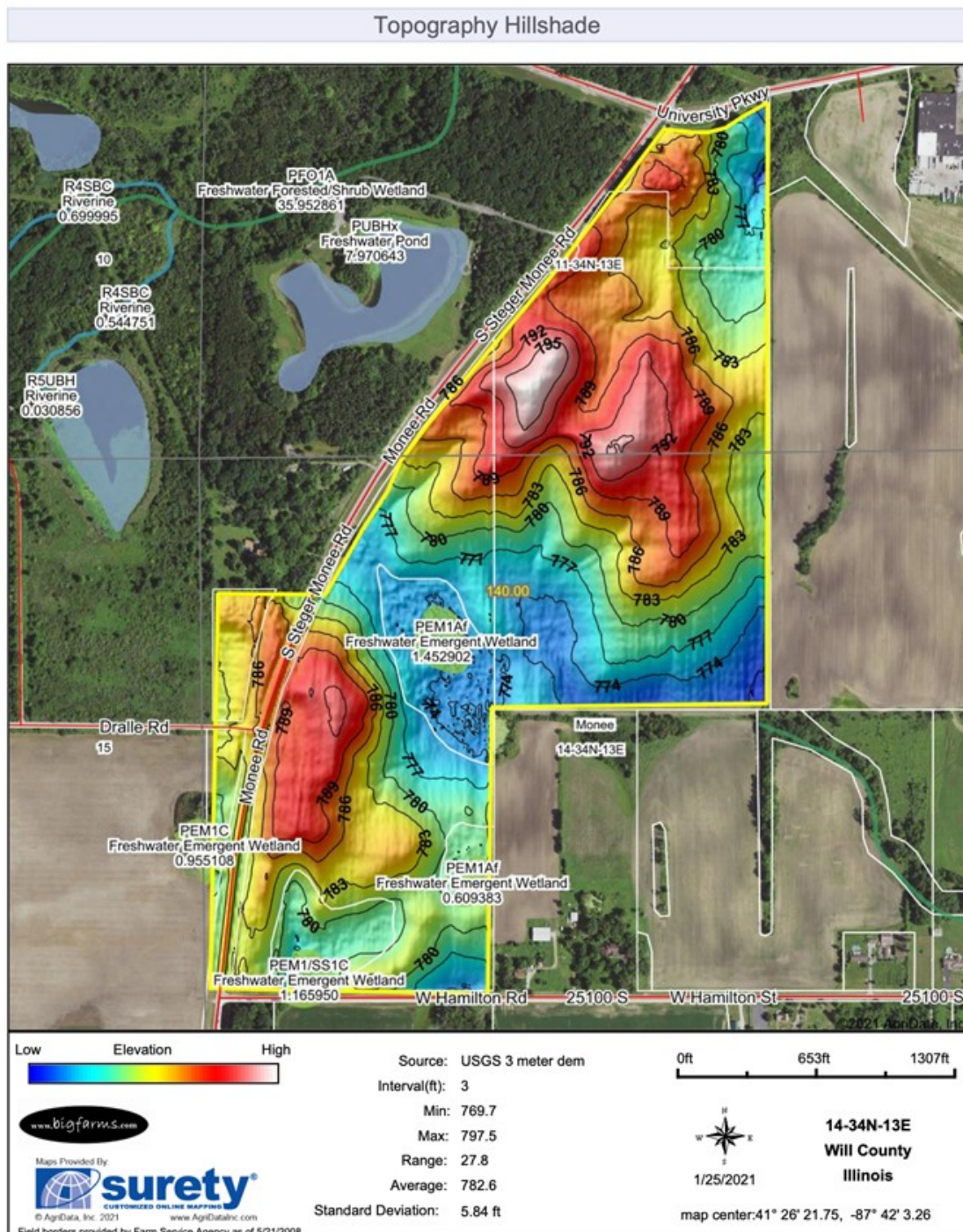
TOPOGRAPHY MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Topography Map



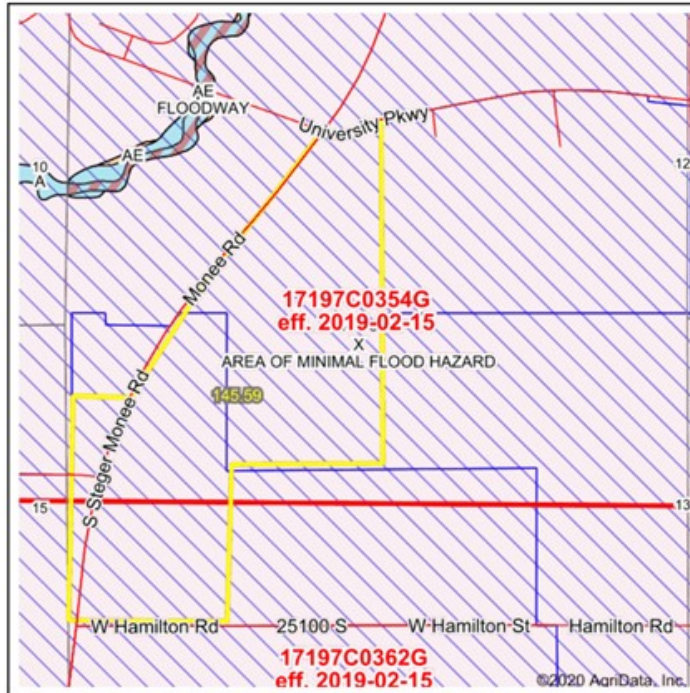
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

HILLSHADE MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY



FEMA REPORT 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

FEMA Report



State: IL Acres: 145.59
 County: Will Date: 8/7/2020
 Location: 14-34N-13E
 Township: Monee

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Name	Number	County	NFIP Participation	Acres	Percent
VILLAGE OF UNIVERSITY PARK	170708	Will	Regular	77.87	53.5%
WILL COUNTY	170695	Will	Regular	67.72	46.5%
Total				145.59	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

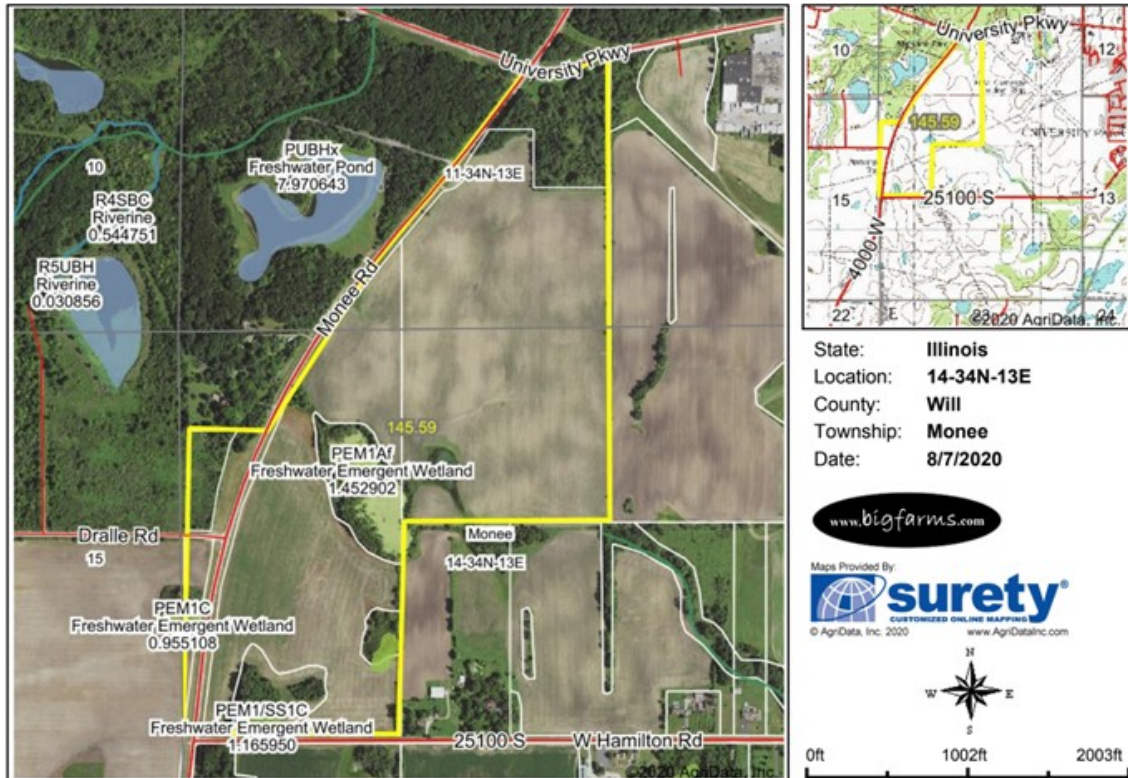
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	145.59	100%
Total			145.59	100%

Panel	Effective Date	Acres	Percent
17197C0354G	2/15/2019	114.36	78.5%
17197C0362G	2/15/2019	31.23	21.5%
Total		145.59	100%

Flood related information provided by FEMA

WETLANDS MAP 140 ACRE BATE FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Wetlands Map



Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	2.06
PEM1/SS1C	Freshwater Emergent Wetland	0.77
PEM1C	Freshwater Emergent Wetland	0.38
Total Acres		3.21

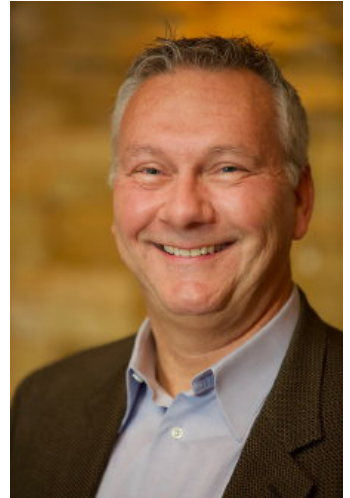
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

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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