

140 ACRE FRANKFORT PROPERTY

**Sauk Trail and Harlem Avenue
Frankfort IL 60423**

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:	Cook
Township:	Rich
Gross Land Area:	140 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	Make an offer
Productivity Index (PI):	113
Buildings:	No Buildings on this Parcel
Utilities:	Natural Gas, Electric, Water and Sewer are available
Zoning:	Agricultural and Residential



140 acre parcel on Harlem Avenue at Sauk Trail in beautiful Frankfort, IL. with residential or commercial development potential. Site is located at the corner of Sauk Trail and Harlem Avenue, with an excellent traffic count of 19,150 VPD. This parcel is approximately 1 mile from Chelsea grade school, Commissioners Park and recreational complex, Sauk Trail Reserve and prestigious Prestwick Country Club.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 140 Acre Frankfort Property
Tax ID Number/APN: 31-31-100-001-0000
Possible Uses: Potential residential and commercial development.
Zoning: R-1 with possible Commercial zoning available.

AREA & LOCATION

School District: Grade School: Frankfort Community Consolidated School District #157-C
High School: Lincoln-Way Community High School District #210

Location Description: Excellent corner location at Harlem Avenue and Sauk Trail
Approximately 1.5 miles to Rt. 30
34 miles to Chicago Loop
26 miles to Midway Airport
47 miles O'Hare Airport
7 miles to the 80th street Metra Station in Tinley Park
1 mile to Prestwick Country Club

Site Description: Highly visible, relatively flat, 140 acre corner parcel.

Side of Street: This 140 acre parcel sits on the south side of Sauk Trail and east of Harlem avenue.

Highway Access: This property is located just over 2 miles from the I-57 interchange and 5 miles to the Harlem/I-80 interchange.

Road Type: The road is asphalt blacktop surface.

Property Visibility: This is a highly visible parcel located at Harlem avenue and Sauk Trail where over 19,000 vehicles passing by each day. There is a stoplight at this intersection.

Largest Nearby Street: Harlem Avenue is located west of the property.

Transportation: There is a Metra train station 7 miles to the north in Tinley Park, IL.

LAND RELATED

Lot Frontage (Feet): This 140 acre parcel has 2600 feet of frontage along Sauk Trail and 1980 feet of frontage along Harlem Avenue.

Tillable Acres: Approximately 138 of the 140 acres are tillable.

Lot Depth: The 140 acre parcel is 2600 feet west to east and 2566 feet deep north to south on the east side of the property and 1980 feet deep north to south on the west side of the property.

Buildings: There are no buildings on this parcel.

Flood Plain or Wetlands: There are small areas of wetlands near the property. See the FEMA report and the Wetlands map in the brochure.

Topography: This property is slightly sloped. For further detail see the Contours, Topography and Hillshade maps in the brochure.

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

Available Utilities: All utilities are near the property.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: \$2611.45 or 18.65 per acre

LOCATION

Address: Harlem Avenue and Sauk Trail
Frankfort, IL 60423

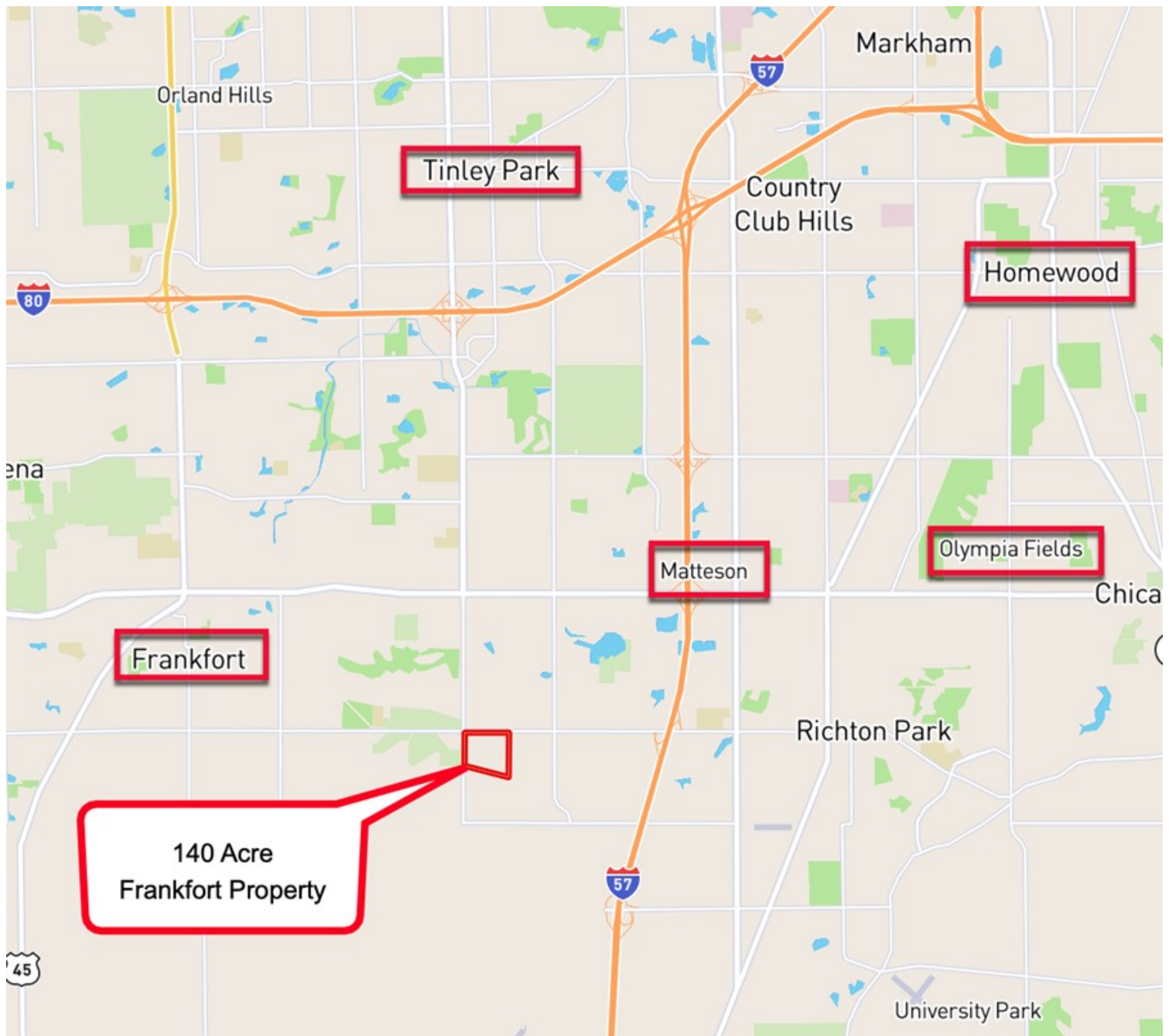
County:

Cook County



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ROADWAY MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY



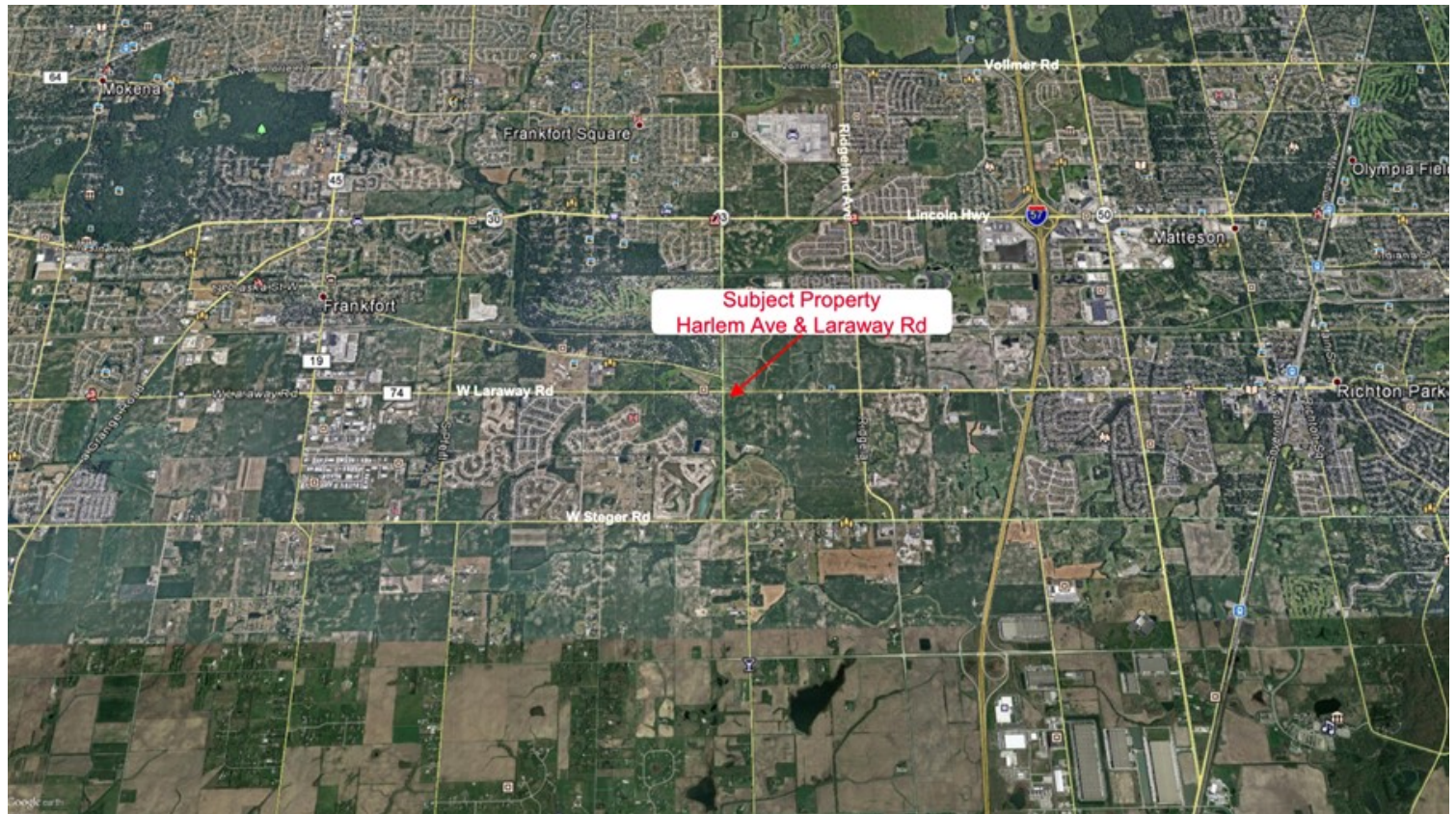
AREA MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY



LOCATION MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY

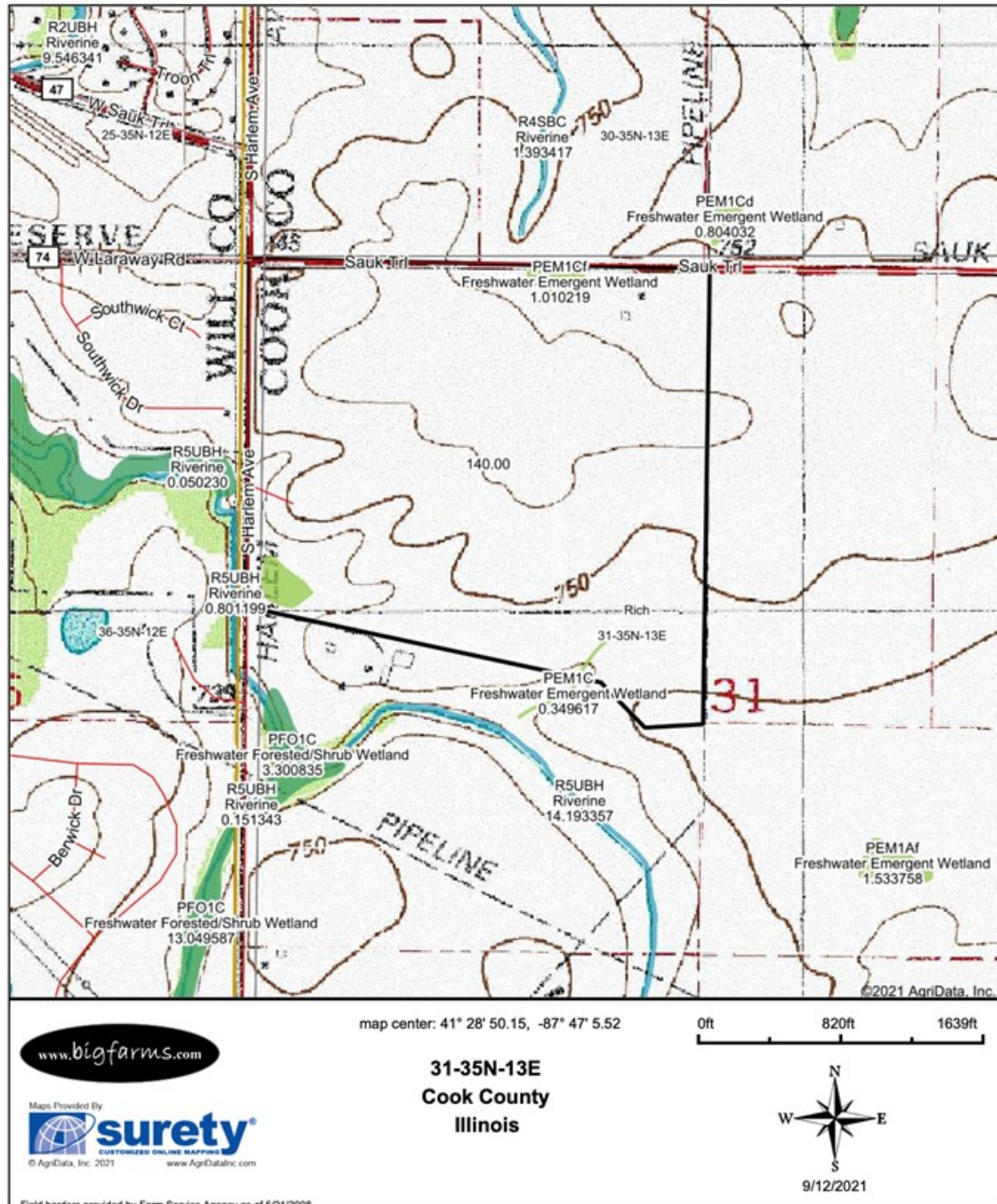


GENERAL AREA MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY



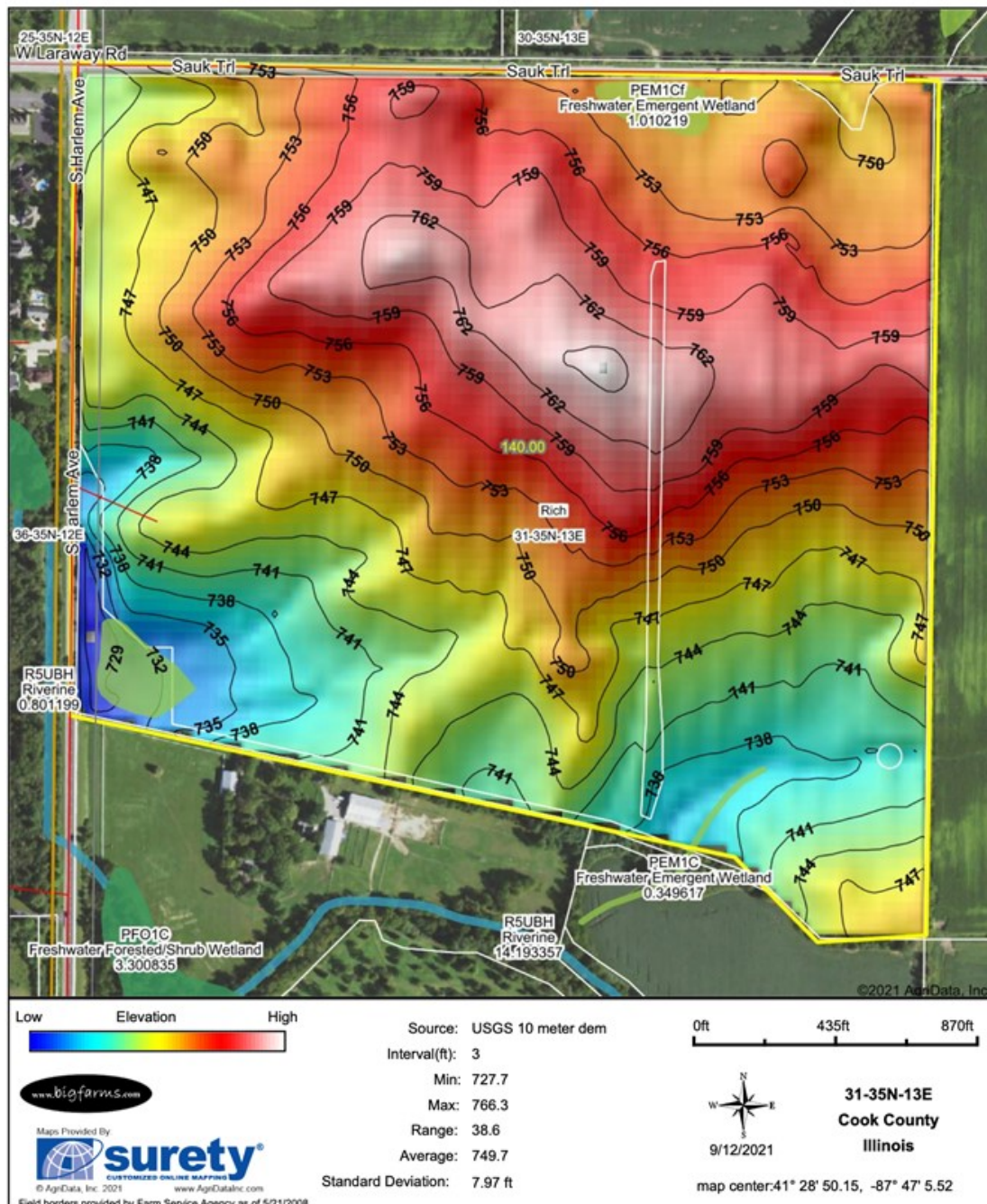
AERIAL MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY





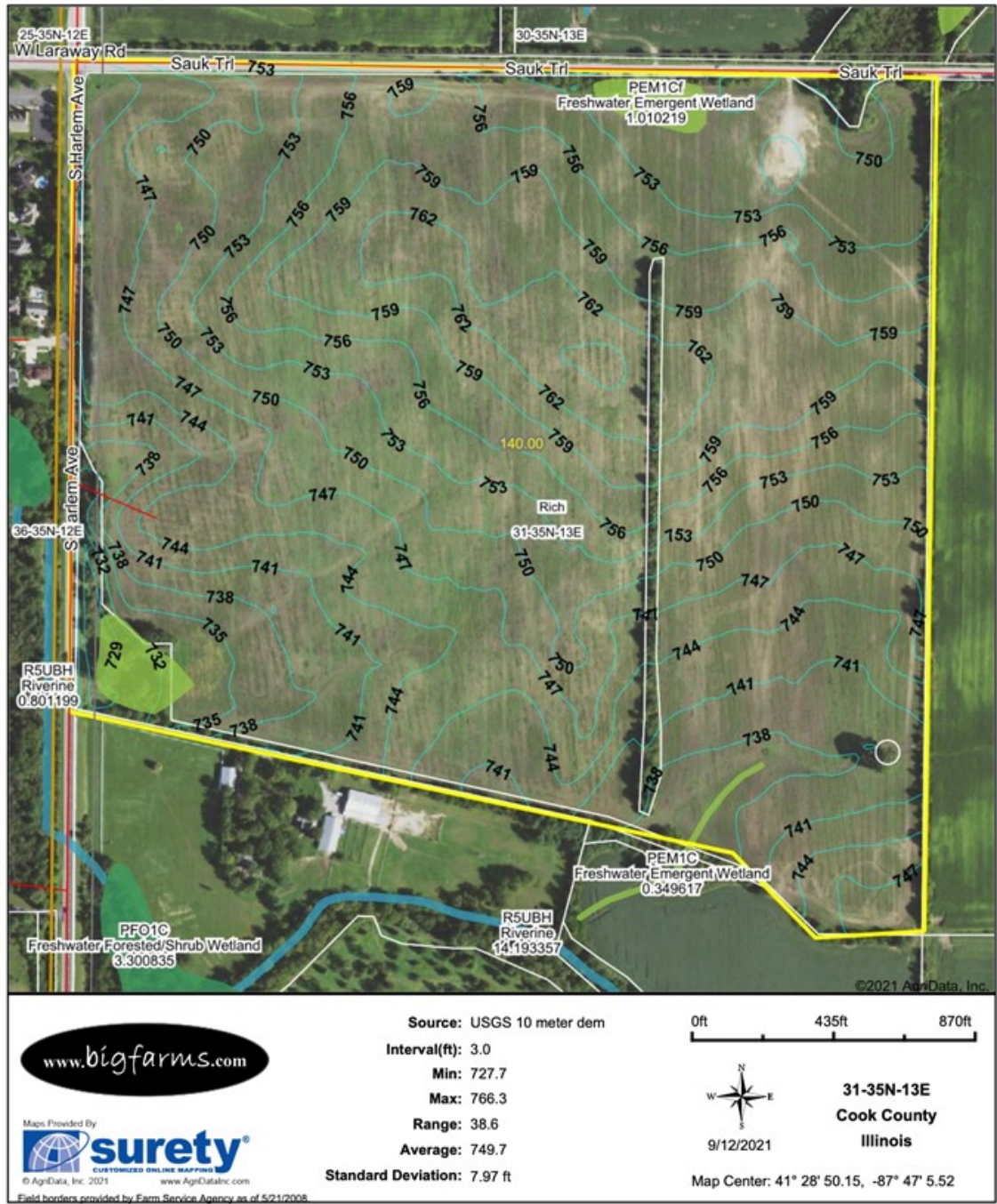
HILLSHADE MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY

Topography Hillshade



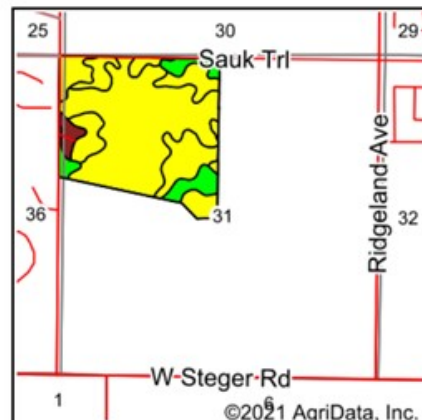
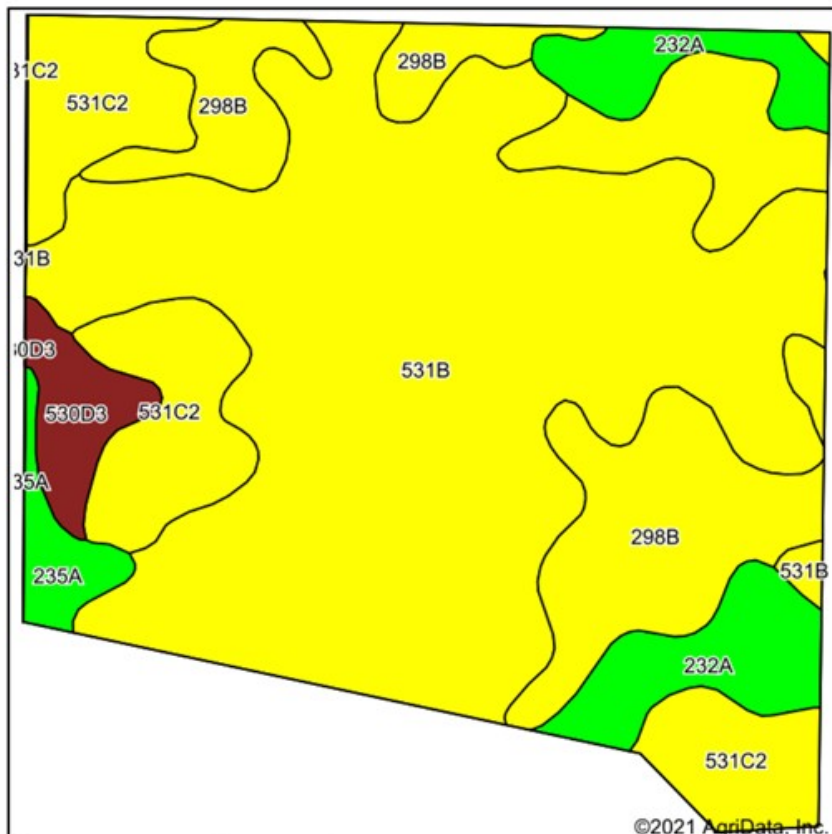
CONTOURS MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY

Topography Contours



SOIL MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY

Soils Map



State: Illinois
County: Cook
Location: 31-35N-13E
Township: Rich
Acres: 140
Date: 9/12/2021



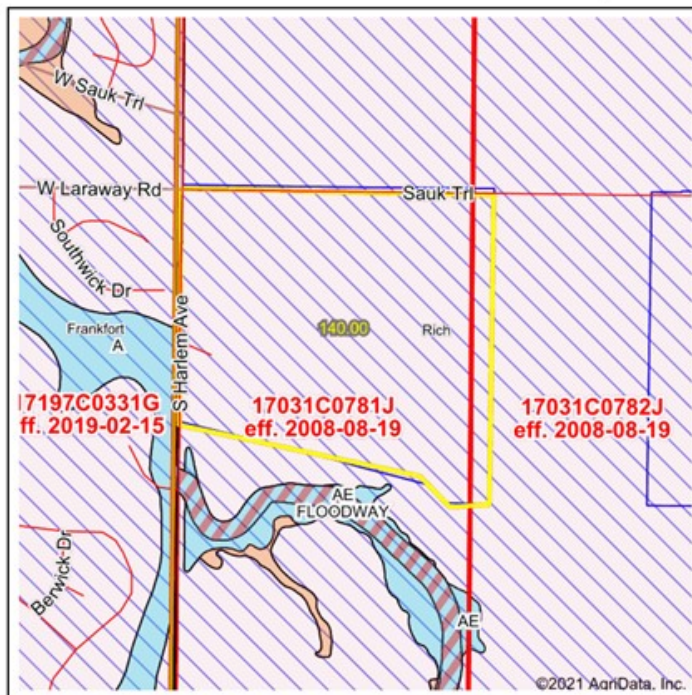
Soils data provided by USDA and NRCS.

Area Symbol: IL031, Soil Area Version: 14 Area Symbol: IL197, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531B	Markham silt loam, 2 to 4 percent slopes	76.00	54.3%		**153	**50	**113
**298B	Beecher silt loam, 2 to 4 percent slopes	28.09	20.1%		**150	**50	**113
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	18.75	13.4%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.61	7.6%		170	56	127
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	3.78	2.7%		**129	**40	**94
235A	Bryce silty clay, 0 to 2 percent slopes	2.62	1.9%		162	54	121
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.09	0.1%		**147	**48	**108
235A	Bryce silty clay, 0 to 2 percent slopes	0.06	0.0%		162	54	121
Weighted Average					152.4	50	113

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

FEMA REPORT 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY

FEMA Report



Map Center: 41° 28' 50.15, -87° 47' 5.52
 State: IL Acres: 140
 County: Cook Date: 9/12/2021
 Location: 31-35N-13E
 Township: Rich

www.bigfarms.com

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Village of Frankfort	170701	Cook	Regular	139.23	99.4%
Cook County	170054	Cook	Regular	0.49	0.4%
VILLAGE OF FRANKFORT	170701	Will	Regular	0.28	0.2%
Total				140.00	100%

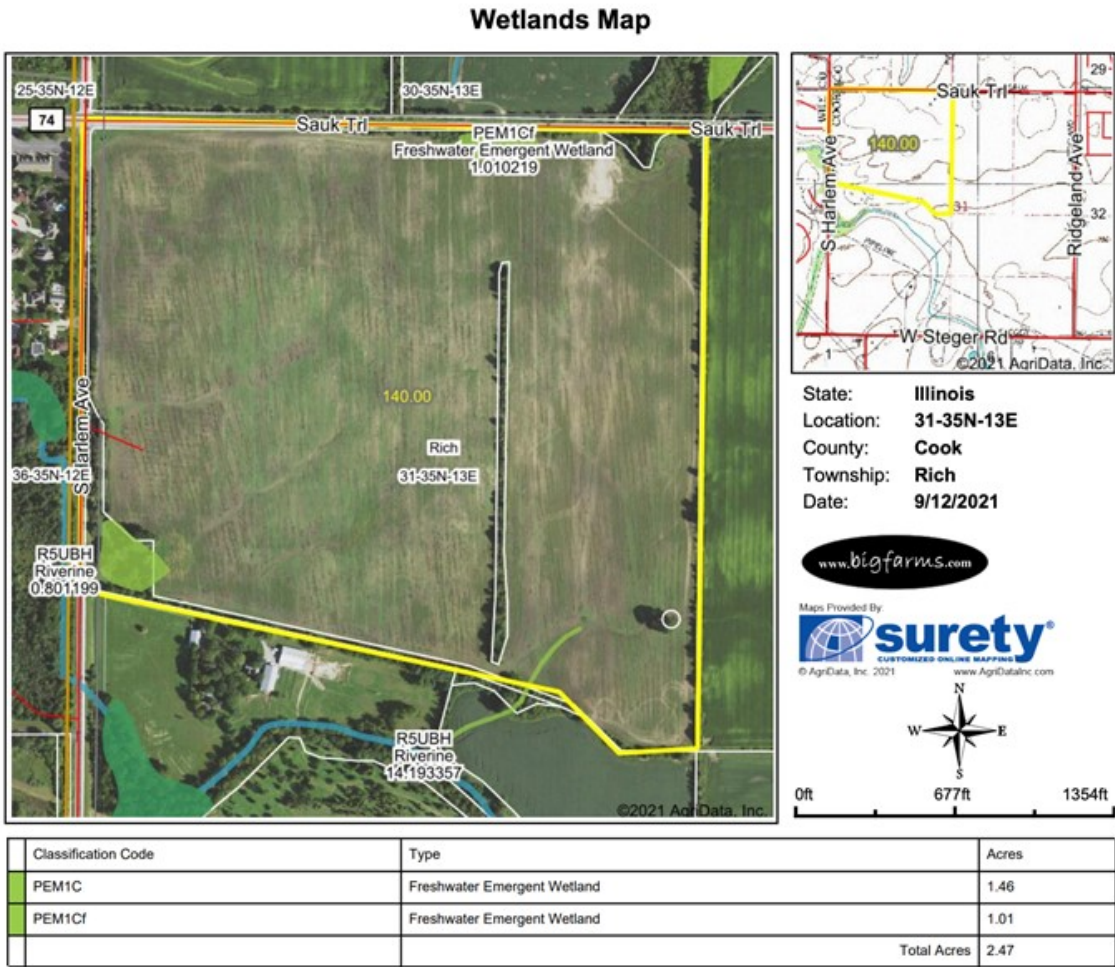
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	139.72	99.8%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.28	0.2%
Total			140.00	100%

Panel	Effective Date	Acres	Percent
17031C0781J	8/19/2008	129.6	92.6%
17031C0782J	8/19/2008	10.4	7.4%
Total		140.0	100%

Flood related information provided by FEMA

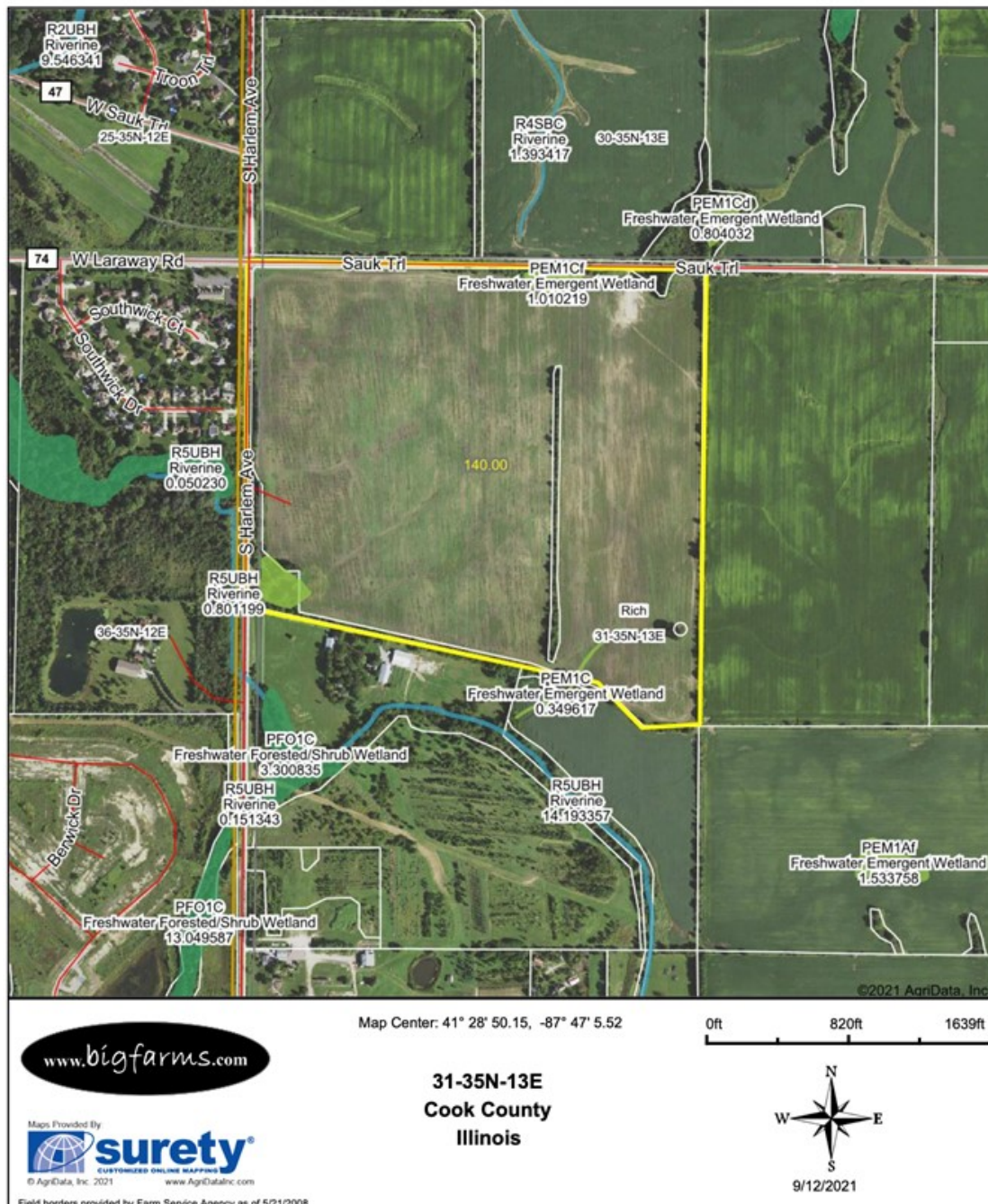
WETLANDS MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY



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

FSA MAP 140 ACRE FRANKFORT PROPERTY, RICH TOWNSHIP, COOK COUNTY

Aerial Map



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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