

**151 Acres Stuenkel & 88th Ave**  
Northwest corner of Stuenkel & 88th Avenue  
Frankfort IL 60423

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## 151 ACRES STUENKEL & 88TH AVE

**Northwest corner of Stuenkel & 88th Avenue**  
**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>	151 Acres
<b>Property Type:</b>	Vacant farmland with Development Potential
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$1,502,450.00
<b>Unit Price:</b>	\$9.950 per acre
<b>Productivity Index (PI):</b>	PI Index is 104.4
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Utilities are near the site



**Price Reduced.** Rolling farmland with excellent road frontage on Stuenkel and 88th Ave. Several old residential site plans have been drawn for this farm. Great opportunity for long term growth & Development.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 151 Acres Stuenkel & 88th Ave.  
**Tax ID Number/APN:** 18-13-03-400-003  
**Possible Uses:** Future residential development site. Annexed and zoned to Frankfort, IL.  
**Zoning:** R-1 Single Family zoning from the village of Frankfort

### AREA & LOCATION

**School District:** Peotone Community Unit School District 207U  
**Location Description:** The farm is positioned for the next wave of residential development.  
**Site Description:** Corner parcel at Stuenkel and 88th Ave. Rolling farmland.  
**Side of Street:** North-west corner of Stuenkel & 88th Ave.  
**Highway Access:** 3.5 miles east to I-57 interchange at Stuenkel Road.  
1.5 miles north to Laraway road  
2.5 miles west to Rt 45 (La Grange Rd.)  
7.5 miles north to I-80 & La Grange Rd.  
**Road Type:** Township road  
**Property Visibility:** Excellent corner parcel.  
**Largest Nearby Street:** Laraway road is only 1.5 miles north.

### LAND RELATED

**Lot Frontage (Feet):** 1955 Feet on Stuenkel Road  
2619 Feet on S. 88th Ave.  
**Tillable Acres:** Approximately 145.99 tillable acres.  
**Buildings:** No Buildings  
**Flood Plain or Wetlands:** None known.  
**Topography:** Gently rolling  
**Available Utilities:** Utilities would be provided by the village of Frankfort.

### FINANCIALS

**Finance Data Year:** 2018 taxes paid in 2019  
**Real Estate Taxes:** The total tax bill was \$1,766 or \$11.70/Acre  
**Investment Amount:** Ownership is asking \$9,950 per acre for a total investment of \$1,502,450.

### LOCATION

**Address:** W. Stuenkel Rd.  
Frankfort, IL 60423  
**County:** Will County, Illinois

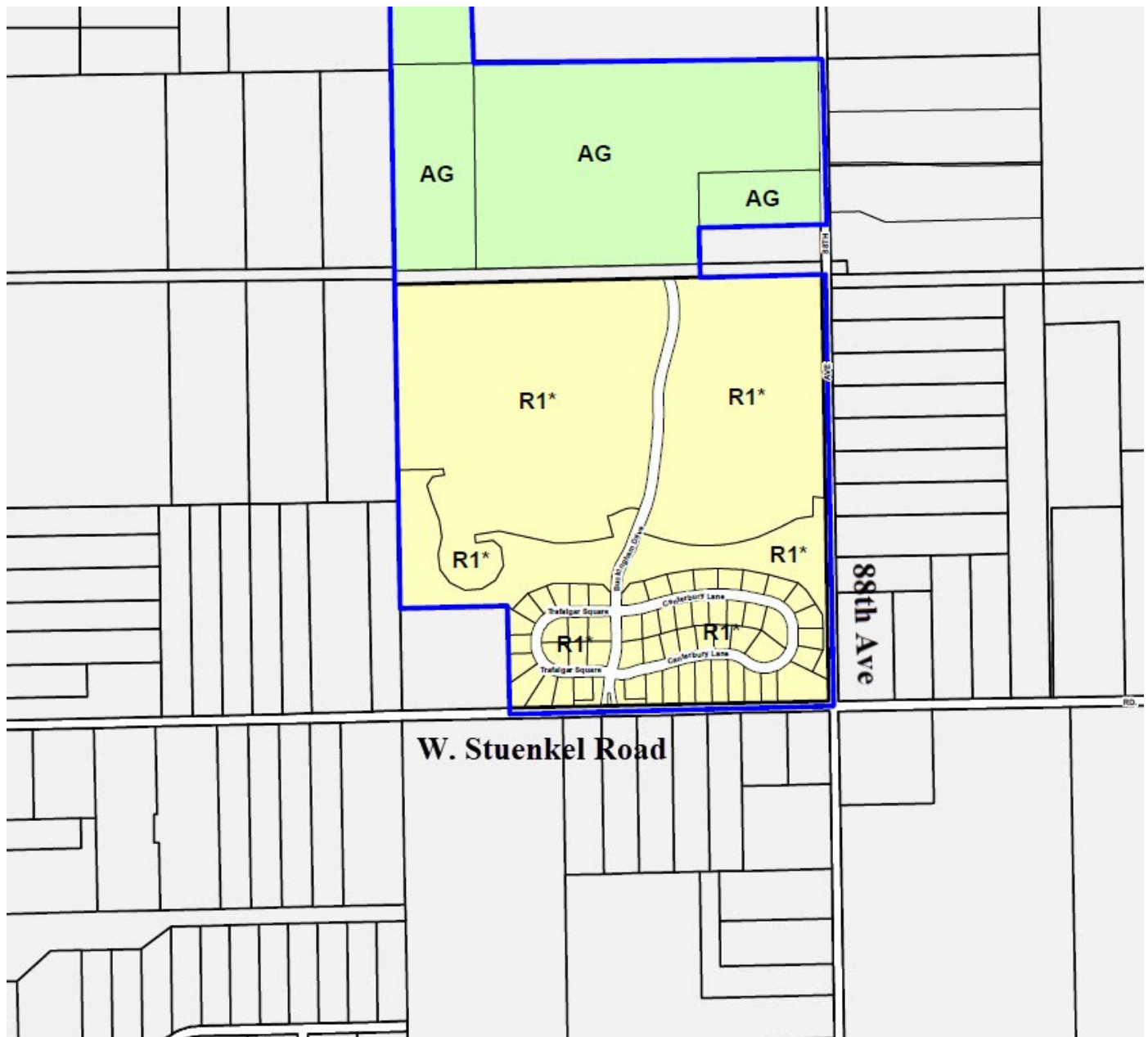
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## An aerial map of the Frankfort, Kentucky area. A red circle highlights the town of Frankfort, with labels for W Nebraska St and Frankfort. A red rectangle highlights a 151-acre parcel, with a callout box stating "151 Ac Frankfort Parcel". Another callout box points to a new interchange on I-57, labeled "New I-57 Interchange". The map shows various roads including W Laraway Rd, W Steger Rd, S Center Rd, S 8th Ave, S 10th Ave, S 12th Ave, S 14th Ave, S 16th Ave, S 18th Ave, S 20th Ave, S 22nd Ave, S 24th Ave, S 26th Ave, S 28th Ave, S 30th Ave, S 32nd Ave, S 34th Ave, S 36th Ave, S 38th Ave, S 40th Ave, S 42nd Ave, S 44th Ave, S 46th Ave, S 48th Ave, S 50th Ave, S 52nd Ave, S 54th Ave, S 56th Ave, S 58th Ave, S 60th Ave, S 62nd Ave, S 64th Ave, S 66th Ave, S 68th Ave, S 70th Ave, S 72nd Ave, S 74th Ave, S 76th Ave, S 78th Ave, S 80th Ave, S 82nd Ave, S 84th Ave, S 86th Ave, S 88th Ave, S 90th Ave, S 92nd Ave, S 94th Ave, S 96th Ave, S 98th Ave, S 100th Ave, S 102nd Ave, S 104th Ave, S 106th Ave, S 108th Ave, S 110th Ave, S 112nd Ave, S 114th Ave, S 116th Ave, S 118th Ave, S 120th Ave, S 122nd Ave, S 124th Ave, S 126th Ave, S 128th Ave, S 130th Ave, S 132nd Ave, S 134th Ave, S 136th Ave, S 138th Ave, S 140th Ave, S 142nd Ave, S 144th Ave, S 146th Ave, S 148th Ave, S 150th Ave, S 152nd Ave, S 154th Ave, S 156th 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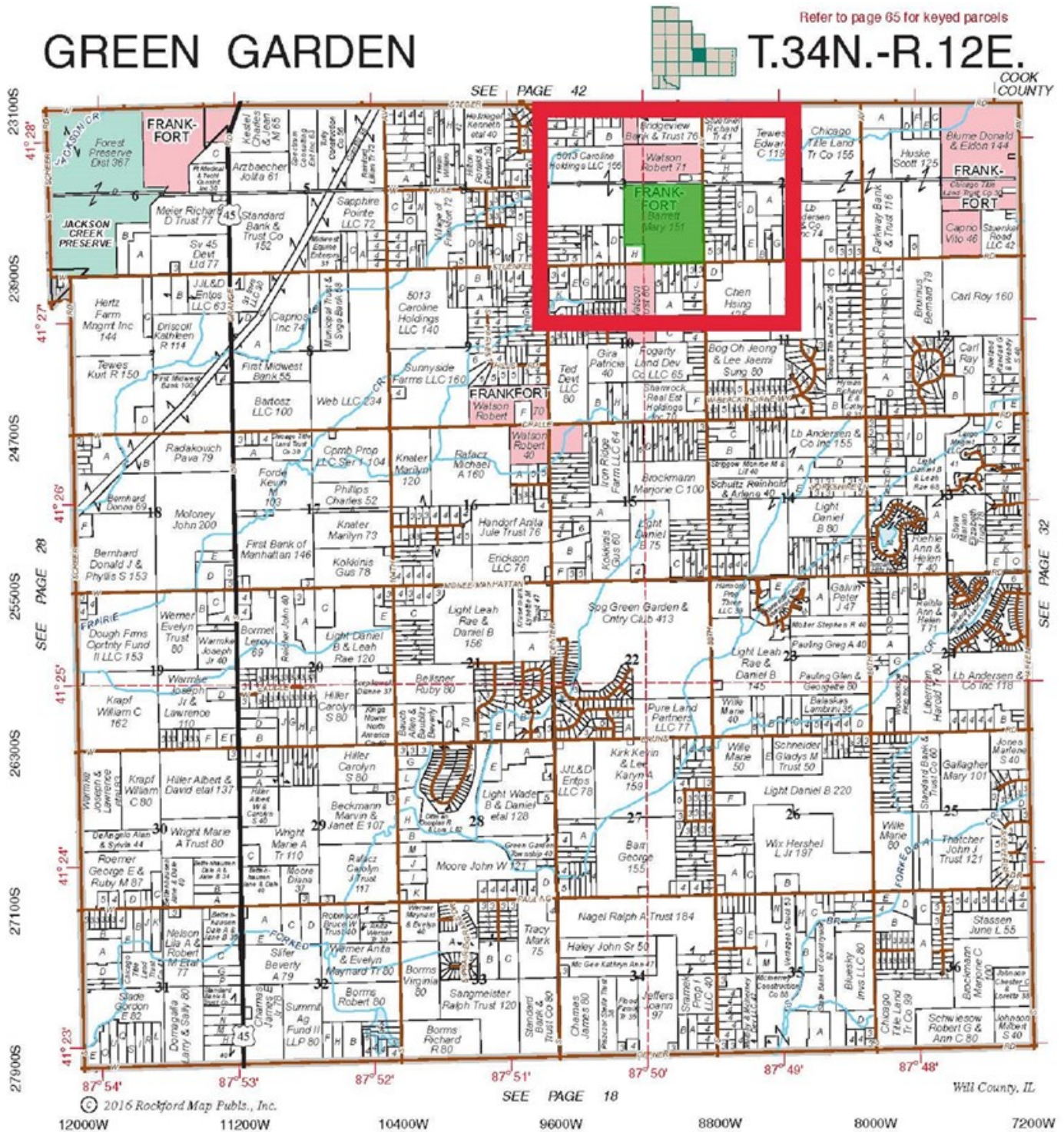
**151 ACRE AERIAL MAP ON STUENKEL ROAD.**



ZONING MAP FOR FRANKFORT 151 ACRES

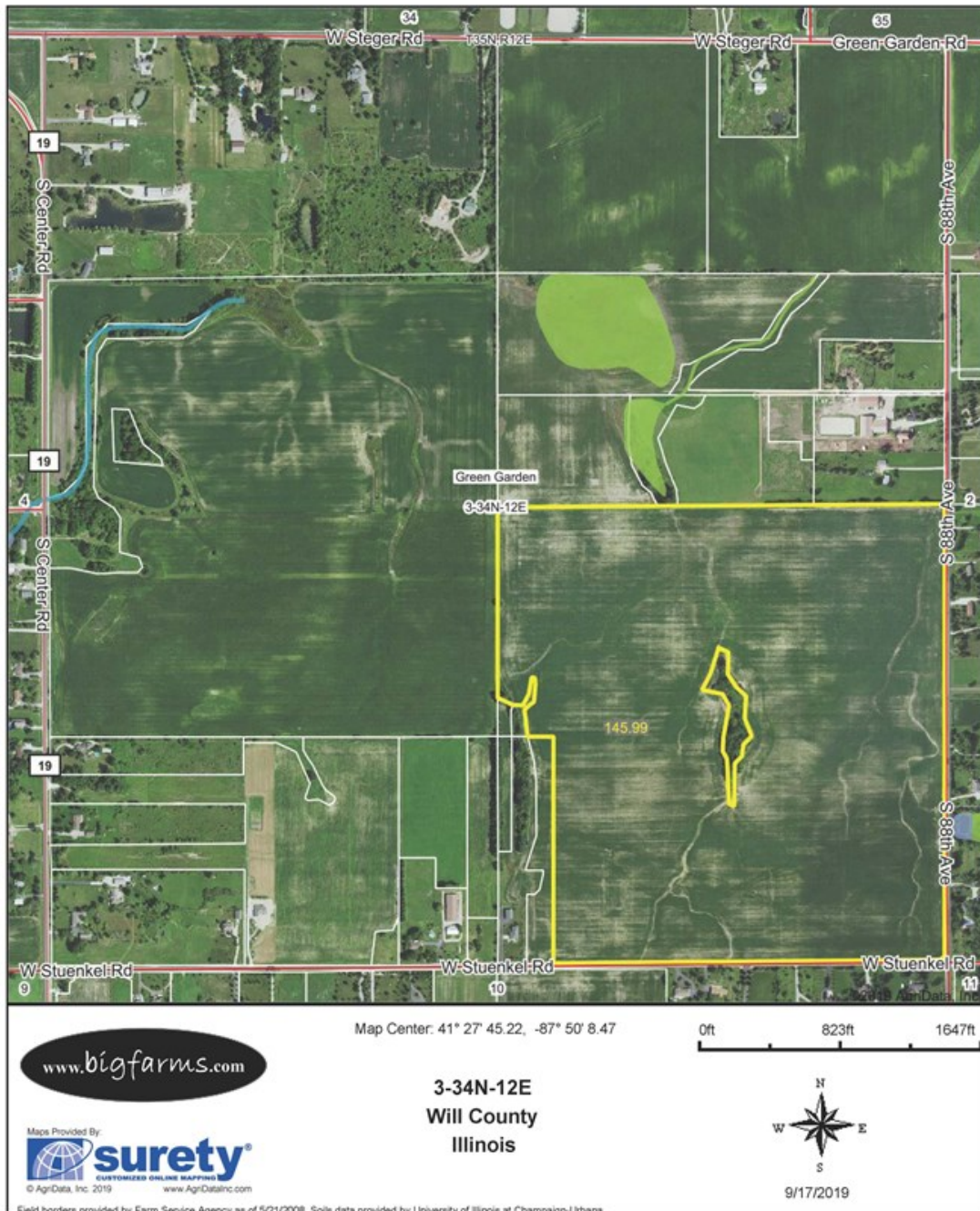


PLAT MAP FOR 151 ACRES IN GREEN GARDEN TOWNSHIP, WILL COUNTY

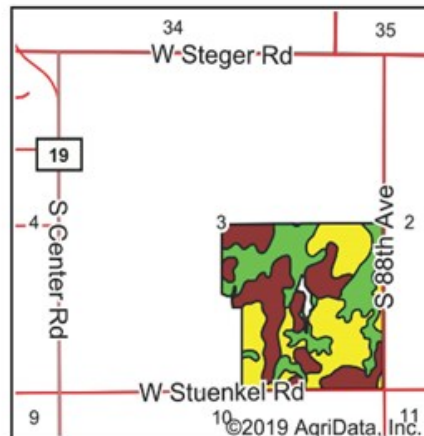
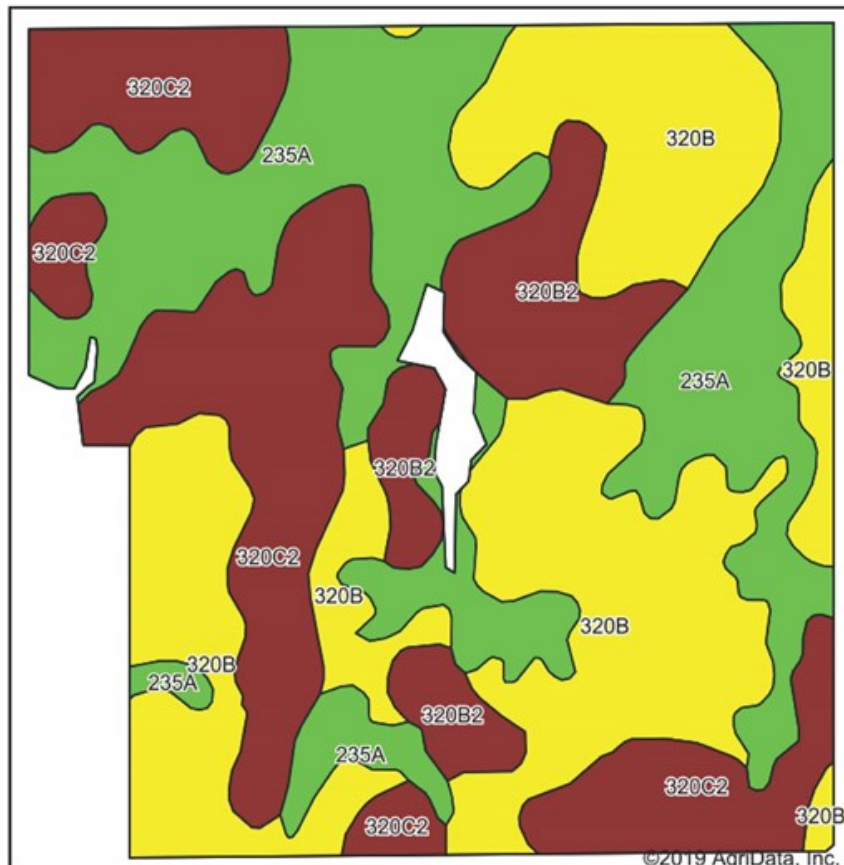


FSA MAP FOR 151 ACRES GREEN GARDEN TOWNSHIP, WILL COUNTY

Aerial Map



## SOIL MAP FOR 151 ACRES



State: **Illinois**  
County: **Will**  
Location: **3-34N-12E**  
Township: **Green Garden**  
Acres: **145.99**  
Date: **9/17/2019**

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL197, Soil Area Version: 13

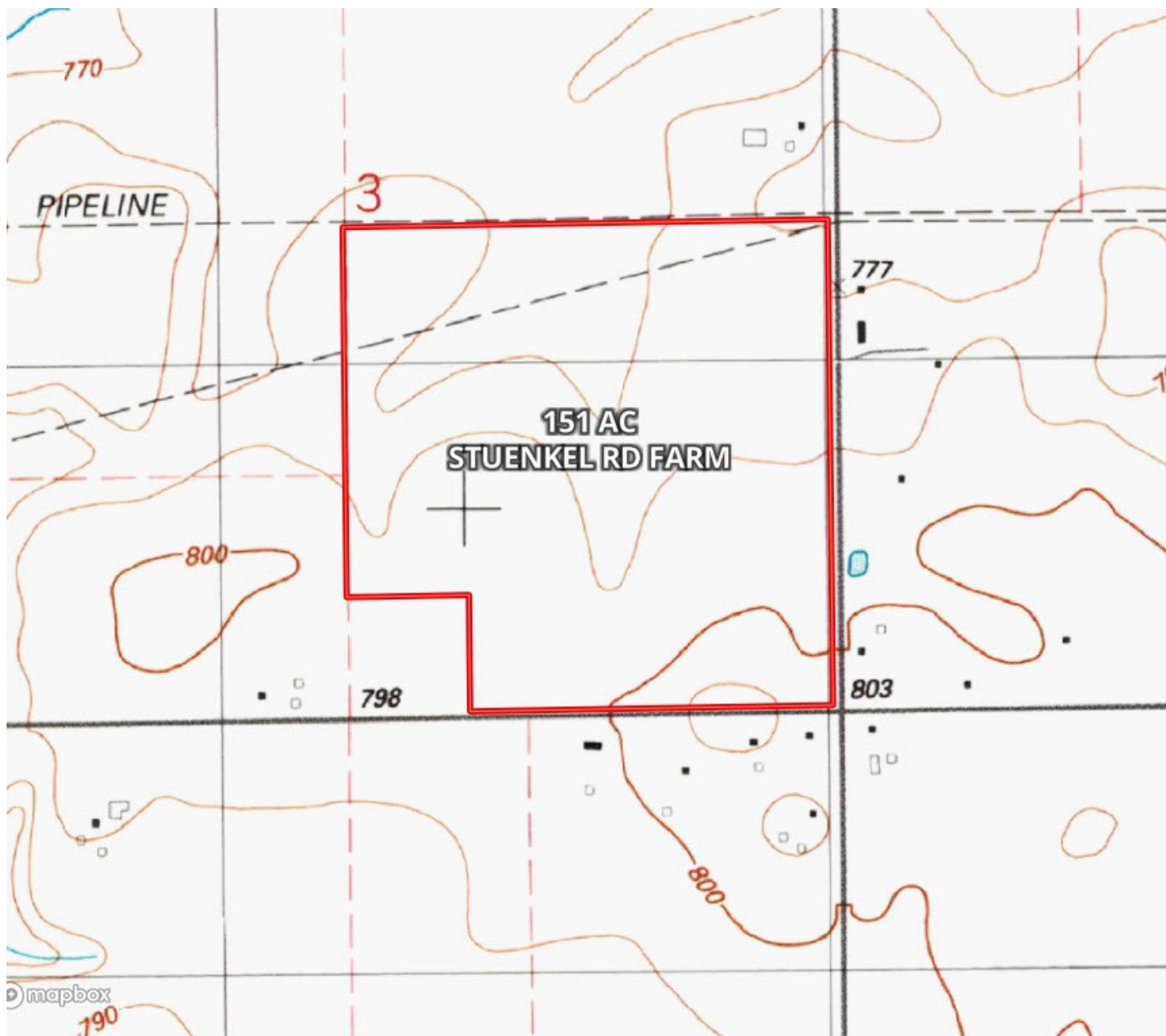
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**320B	Frankfort silt loam, 2 to 4 percent slopes	53.90	36.9%		**133	**46	**100
235A	Bryce silty clay, 0 to 2 percent slopes	44.40	30.4%		162	54	121
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	34.66	23.7%		**125	**43	**94
**320B2	Frankfort silty clay loam, 2 to 4 percent slopes, eroded	13.03	8.9%		**125	**43	**94
Weighted Average					139.2	47.5	104.4

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/>

\*\* Indices adjusted for slope and erosion according to Bulletin 911 Table S2

TOPOGRAPHICAL MAP FOR 151 ACRES GREEN GARDEN TOWNSHIP, WILL CO.



## 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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