

**160 AC Will Twp Farm**  
S. Ridgeland Avenue  
Peotone IL 60468

www.bigfarms.com

## 160 AC WILL TWP FARM

**S. Ridgeland Avenue**  
**Peotone IL 60468**

**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.



**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	Will
<b>Gross Land Area:</b>	160.00
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agriculture
<b>Total Investment:</b>	\$2,200,000.00
<b>Unit Price:</b>	\$13,750.00 per Acre
<b>Productivity Index (PI):</b>	124.4
<b>Buildings:</b>	None
<b>Zoning:</b>	Agriculture



160 acres of vacant farmland for sale in Will County, IL. This property is a combination of two connecting parcels located just outside the city limits east of Peotone, IL. With an average Soil PI of 124.4, approximately 158.71 tillable acres, a large amount of road frontage/access, and close proximity to both a state highway and interstate, it is a prime location for continued agricultural use or possible redevelopment.

Peotone is located in Will County, Illinois, approximately 40 miles south of Chicago, and has a population of just over 4,100. With a rich history of agriculture, Peotone has a diverse economy that includes manufacturing, retail, and healthcare. There are several major employers in the area, including CSL Behring, which produces plasma-based therapies, and Amazon, which has a distribution center in the nearby city of Monee. Peotone has a highly-rated school district, with several schools serving students from pre-kindergarten through high school. The district is known for its excellent teachers and high academic standards. The area offers plenty of opportunities for outdoor recreation, including several parks and nature preserves. The Kankakee River State Park is located nearby and offers hiking, fishing, and camping. There are also several golf courses in the area, including the Manteno Golf Club and the Green Garden Country Club. Overall, Peotone is a vibrant community with a strong sense of history, a diverse economy, and plenty of opportunities for recreation and community involvement.

**Property Video Available On Website.**

www.bigfarms.com

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 160 AC Will Twp Farm  
**Tax ID Number/APN:** 110 Acre: 20-21-20-300-001-0000  
50 Acre: 20-21-20-300-002-0000  
**Possible Uses:** Agriculture Production with long term development potential.  
**Zoning:** A-1, Agriculture

### AREA & LOCATION

**School District:** Peotone CUSD 270U  
**Location Description:** This property is located 1.5 miles directly east of Peotone, IL on the east side of S Ridgeland Avenue, between E Corning Avenue and W Corning Road.  
**Site Description:** This property is a combination of two connected parcels: 110 acres and 50 acres. It is currently zoned for agriculture, used as vacant farmland with no buildings, and has road frontage on two sides (west and south). No pipeline easements.  
**Side of Street:** Property sits on northeast corner of S Ridgeland Avenue & W Corning Road.  
**Highway Access:** The property is located 1.5 miles from IL Route 50 and 3.5 miles from I-57.  
**Road Type:** Asphalt/Blacktop  
**Legal Description:** 110 Acre: THE SW1/4 (EX THE E 50 ACRES) OF SEC. 20, T33N-R13E  
50 Acre: THE E 50 ACRES OF THE SW1/4 OF SEC. 20, T33N-T13E  
**Property Visibility:** Property is visible from S Ridgeland Avenue and W Corning Road.  
**Largest Nearby Street:** S Ridgeland Avenue  
**Transportation:** This property is approximately 11 miles from the University Park Metra station and 18 miles from the Manhattan Metra Station. Chicago Midway Airport is located about 37 miles away and 58 miles to O'Hare International Airport.

### LAND RELATED

**Lot Frontage (Feet):** This property has 2,625 feet of frontage to S Ridgeland Avenue, 2,610 feet of frontage with W Corning Road.  
**Yield History:** 2022 Corn 200 Bushels per acre.  
2022 Soybeans 67.2 Bushels per acre.  
2021 Corn 174 Bushels per acre.  
2021 Soybeans 58.9 Bushels per acre.  
**Tillable Acres:** Approximately 158.71 tillable acres  
**Lot Depth:** The combination of the two parcels measure as follows:  
North to South: Approximately 2,621 feet  
East to West: Approximately 2,602 feet  
**Buildings:** No Buildings  
**Zoning Description:** Currently Zoned A-1, Agriculture  
**Flood Plain or Wetlands:** Please see included Wetlands Map provided by Surety Maps.  
**Topography:** This property is mostly flat with elevation deviation of only about 6 feet.  
Please see included topographical maps provided by Surety Maps.  
**FSA Data:** Cropland according to the Will County FSA Office is 158.71 acres.  
Corn base is 63.2 acres with a PLC Yield of 119 bushels  
Soybean base is 45.1 acres with a PLC Yield of 24 bushels.  
Part of the farm has been in Sod production in past years.  
**Soil Type:** This property's soil is mostly composed of:  
45.5% Elliot silt loam (146B)  
38.4% Ashkum silty clay loam (232A)  
  
Please see included Soils Map provided by Surety Maps for complete report.

## **FINANCIALS**

### **Real Estate Taxes:**

2022 Taxes, Paid 2023

110 Acre: \$2,863.28

50 Acre: \$1,299.26

Total 2022 Taxes: \$4,162.54

### **Investment Amount:**

\$2,200,00.00 or \$13,750 per acre

## **LOCATION**

### **Address:**

S. Ridgeland Avenue, Peotone, IL 60468

### **County:**

Will County

### **MSA:**

16974 Chicago-Naperville-Arlington Heights Metro Division



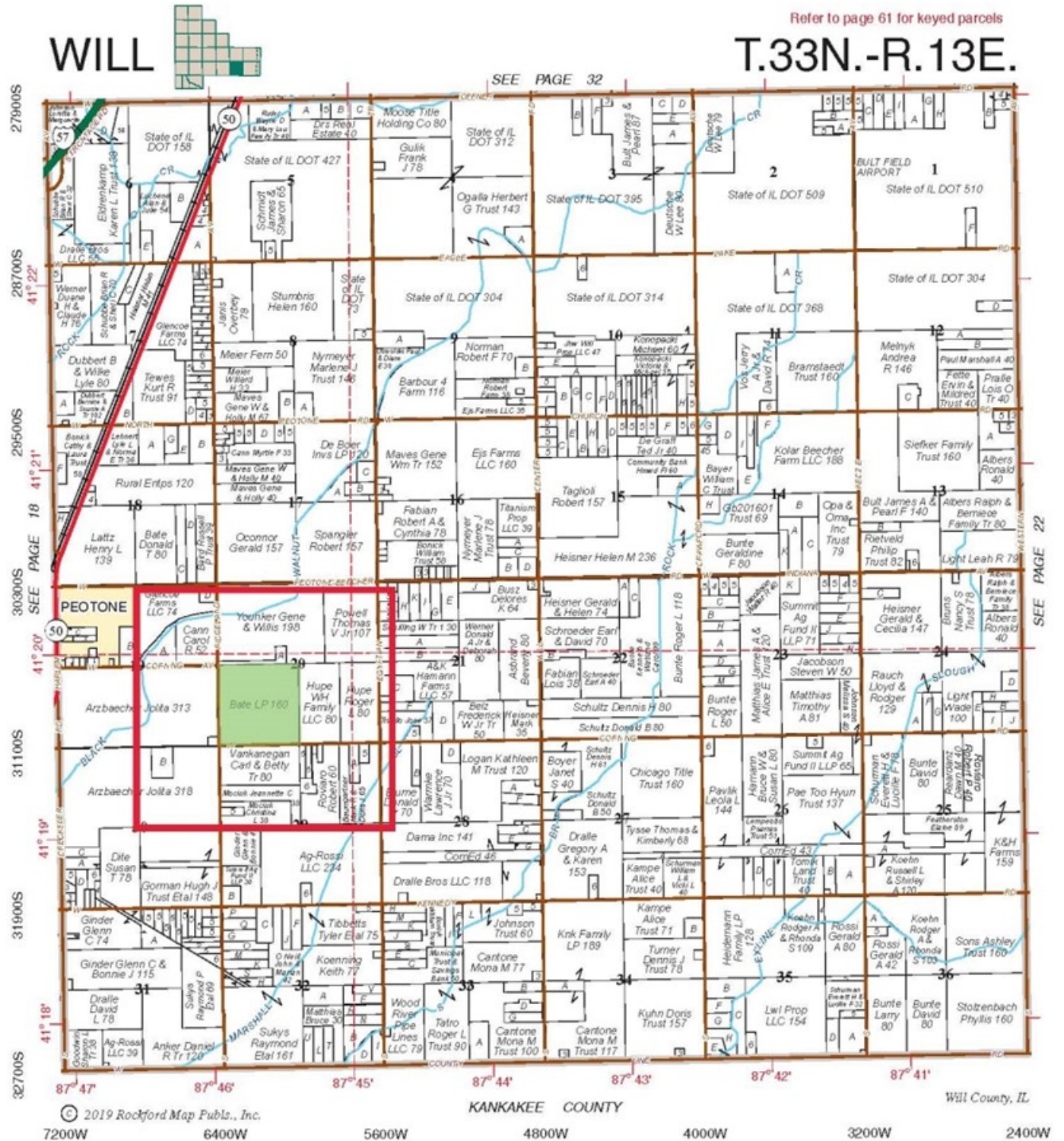
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PROPERTY MAP





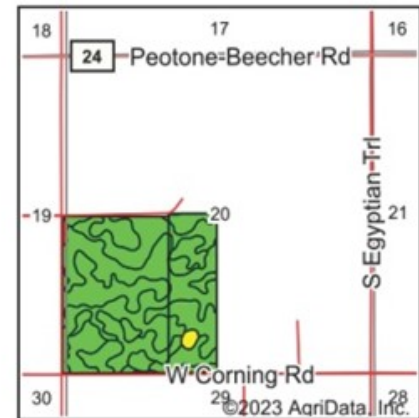
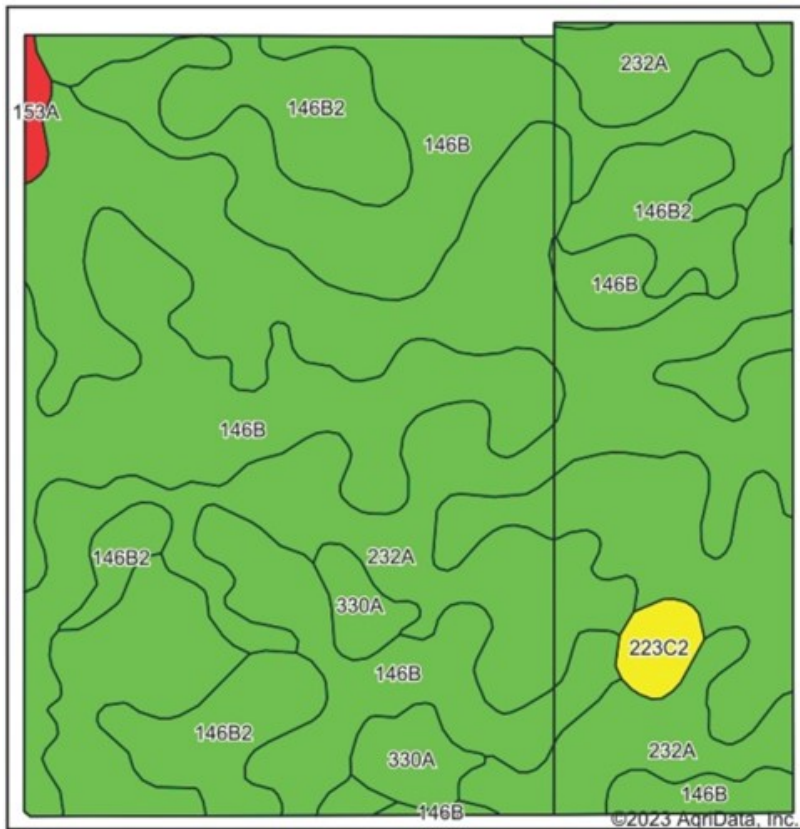
PLAT MAP OF 160 AC WILL TWP FARM







## SOILS MAP OF 160 AC WILL TWP FARM



State: **Illinois**  
County: **Will**  
Location: **20-33N-13E**  
Township: **Will**  
Acres: **158.71**  
Date: **5/9/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	72.20	45.5%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	61.01	38.4%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	18.91	11.9%		**160	**52	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.12	2.6%		164	55	123
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.70	1.1%		**150	**48	**110
153A	Pella silty clay loam, 0 to 2 percent slopes	0.77	0.5%		183	60	136
Weighted Average					166.7	54.5	124.4

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

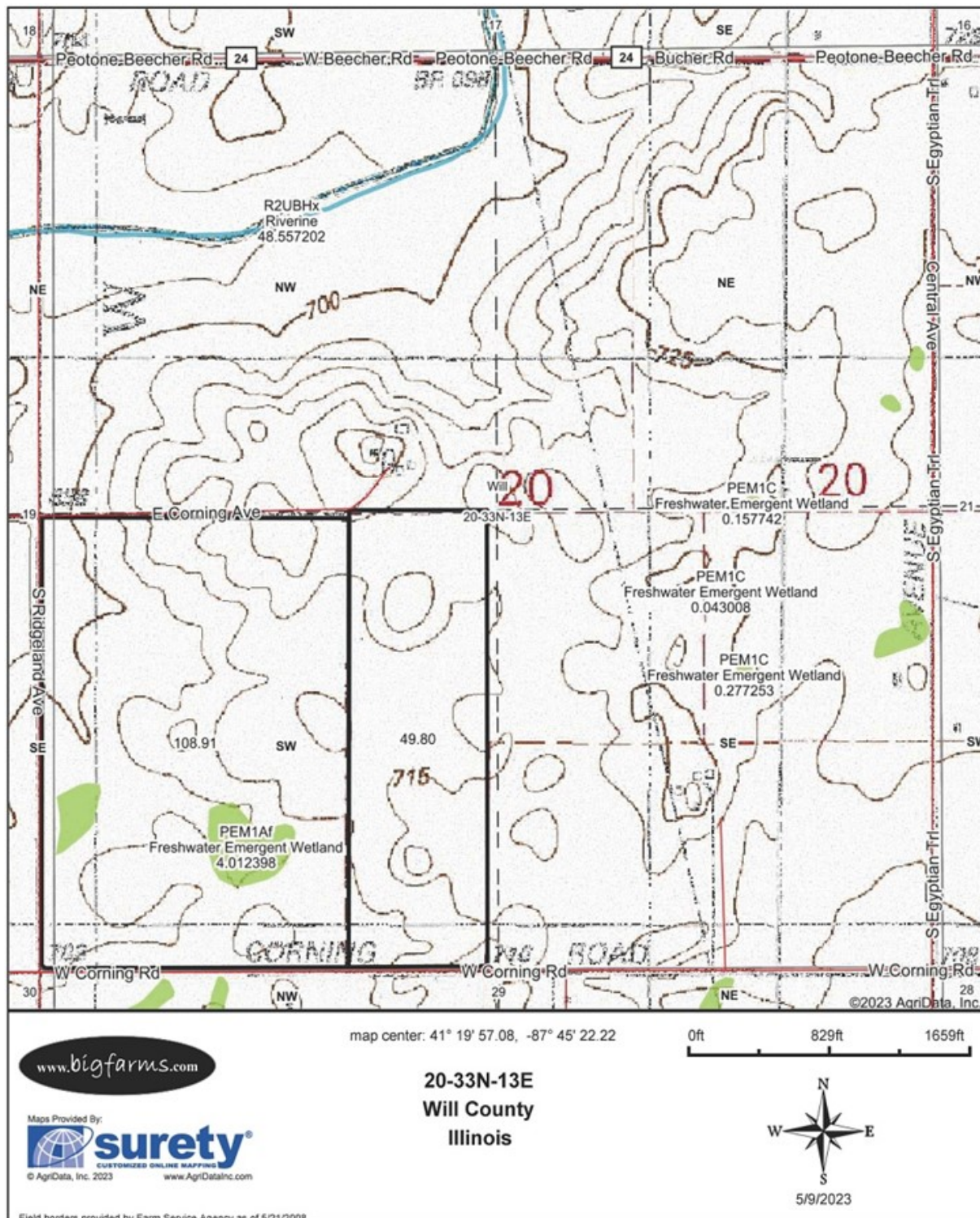
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

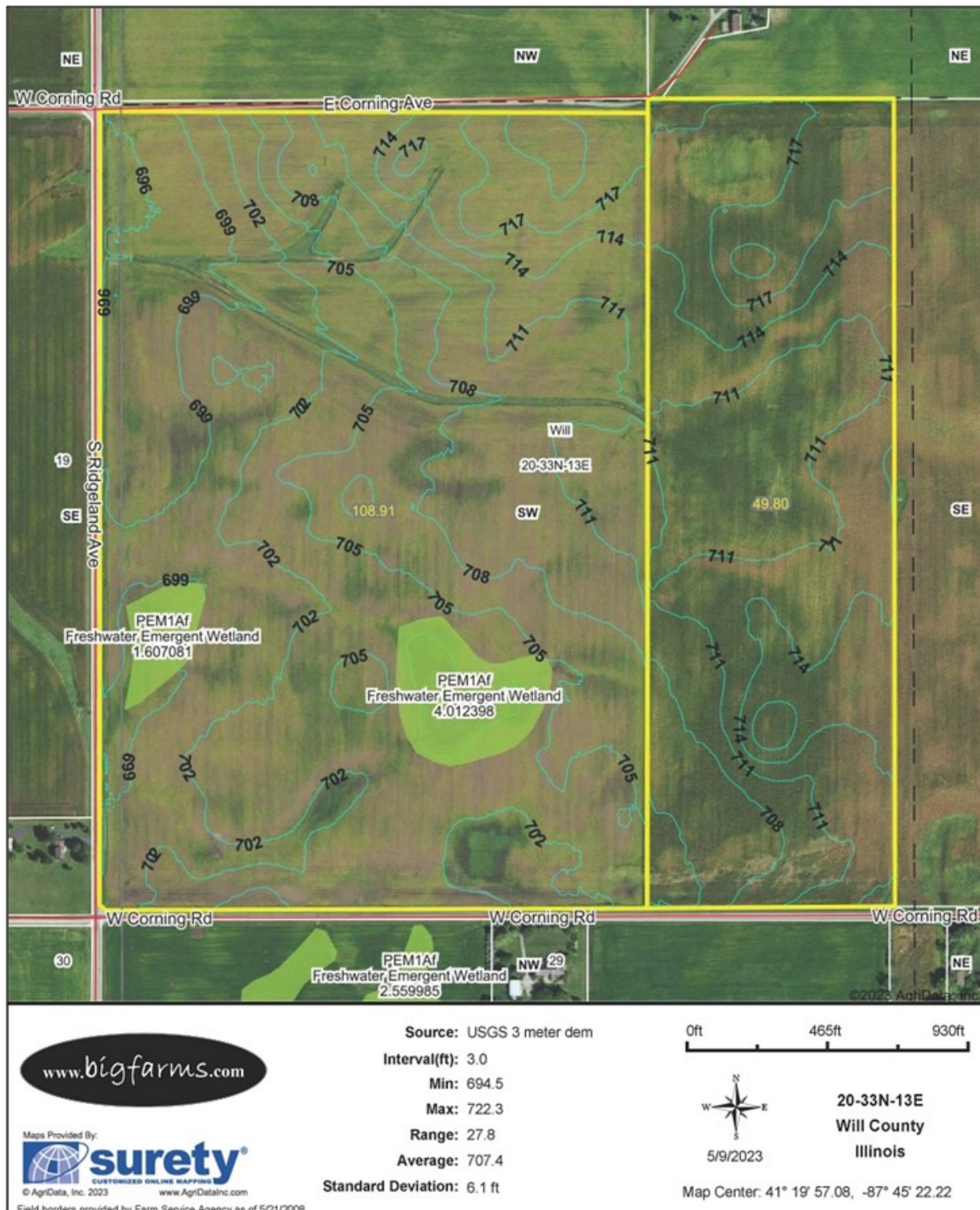


TOPO MAP OF 160 AC WILL TWP FARM

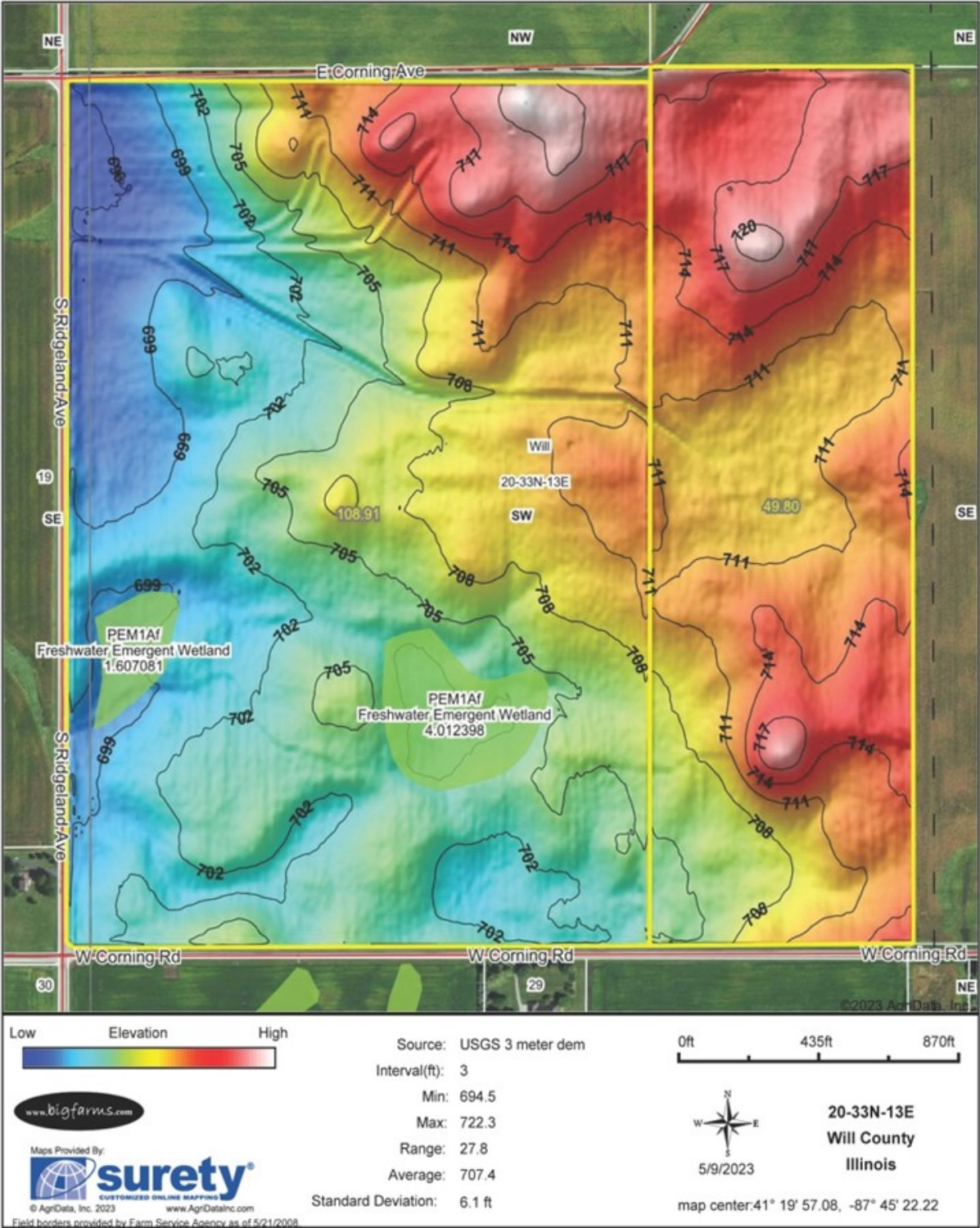




# TOPO CONTOURS MAP OF 160 AC WILL TWP FARM



TOPO HILLSHADE MAP OF 160 AC WILL TWP FARM





WETLANDS MAP OF 160 AC WILL TWP FARM



State: Illinois  
Location: 20-33N-13E  
County: Will  
Township: Will  
Date: 5/9/2023



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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0ft 676ft 1353ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	5.62
Total Acres		5.62

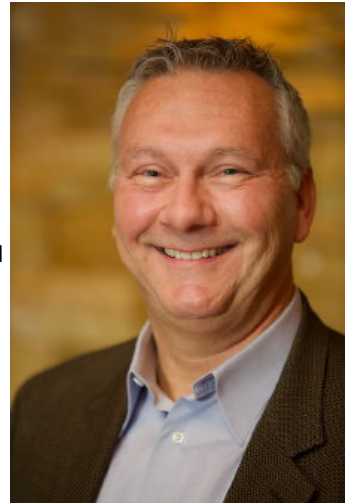
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



## 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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