

**166 Acre Lynwood Farm**  
2624 Glenwood Dyer Rd.  
Lynwood IL 60411

www.bigfarms.com

## 166 ACRE LYNWOOD FARM

**2624 Glenwood Dyer Rd.**  
**Lynwood IL 60411**

**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>	Cook
<b>Township:</b>	Bloom
<b>Gross Land Area:</b>	166 Acres
<b>Property Type:</b>	Vacant Farm Land with Development potential
<b>Possible Uses:</b>	Agricultural Production/Future Development
<b>Total Investment:</b>	\$900,000.00
<b>Unit Price:</b>	\$5422 per acre
<b>Productivity Index (PI):</b>	125.3
<b>Buildings:</b>	There are no buildings on these parcels
<b>Utilities:</b>	Natural Gas, Electric, Water and Sewer are available



There are 166 total acres with approximately 124.9 tillable acres. The farm is relatively flat with wooded areas on the south and west end of the parcels. The farm is within the village of Lynwood and surrounded by Lansing, Glenwood and Sauk Village. This is a unique blend of attractive neighborhoods, budding commercial and industrial development.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 166 Acre Lynwood Farm  
**Tax ID Number/APN:** The 166 acres in made up of many individual tax parcels. The parcels are listed below.  
**Possible Uses:** Agriculture and future development  
**Zoning:** This site has three different zoning districts by the village of Lynwood.  
R-1A Single Family  
R-3A Multifamily  
B-3 Regional Commercial Business District

### AREA & LOCATION

**School District:** Nathan Hale School (K-4)  
Heritage Middle School (5-8)  
Thornton Fractional South High School

**Location Description:** The 166 acre parcels, with a soil PI of 125.5, is located in Lynwood which is a unique blend of attractive neighborhoods, budding commercial and industrial development and vast farmland that gives it a distinct rural atmosphere. For residents, Lynwood's country living is a peaceful escape from the busyness of the big city.

Easy access to major highways. I-394 is just a few minutes to the west. I-294 - I-94 is only 4 mile north.

**Site Description:** This 166 acre parcel is relatively flat with sections closer to Glenwood Dyer Road being a little more elevated. There is a small section in the southwest of the parcels that has some wooded area.

**Side of Street:** The 166 acre farm sits on the north side of Glenwood Dyer Road and on the east of Torrence Ave.

**Highway Access:** I-394 is just a few minutes to the west. I-294 - I-94 is only 4 mile north.

**Road Type:** The road is asphalt blacktop construction.

**Property Visibility:** The property has great visibility with 6700 to 11,000 cars passing daily.

**Largest Nearby Street:** The property sits on Torrence Ave on the west side of the property and Glenwood Dyer road is on the south.

**Transportation:** The Amtrak Station is located in Homewood, 17 minutes to the west of this 166 acre parcel.

### LAND RELATED

**Lot Frontage (Feet):** There is 1293 feet of frontage along Torrence Ave. and approximately 1340 feet along Glenwood Dyer Road.

**Tillable Acres:** The USDA Farm Service Area office shows the farm has 124.9 Tillable acres.

**Lot Depth:** The lot varies in depth but the deepest from north to south is 2640 feet and approximately 3600 feet from west to east.

**Buildings:** There are no buildings on this 166 acre farm.

**Flood Plain or Wetlands:** There are some areas of FEMA Flood zones on the north end of the property. ore information can be seen in the FEMA Report and Wetland Map included in the brochure.

**Topography:** The property is relatively flat but gains a little elevation from the north (lowest) to the south (highest). More information can be found in the brochure on the Topography, Contours and Hillshade maps.

**FSA Data:** 152.1 Acres of Farmland  
139.05 Acres of Cropland  
124.9 Base Acres  
Corn Base of 70.4 acres with a PLC Yield of 101 bushels per acre.  
Soybean Base of 54.5 acres with a PLC Yield of 41 bushels per acre.

**Soil Type:** Milford Silty Clay Loam (69A)  
Wesley Fine Sandy Loam (141A)

**Available Utilities:** All Utilities are available to these Parcels.

### FINANCIALS

**Finance Data Year:**

2019 Taxes paid in 2020

**Real Estate Taxes:**

Please see the brochure for the list of parcels numbers.

Total Taxes Paid in 2020 for all parcels was \$25,696.90

PLEASE CONTACT BROKER FOR TAX UPDATE! APPEAL IN PROCESS.

**Investment Amount:**

The property is available for \$900,000.

**LOCATION**

**Address:**

2624 GLENWOOD DYER RD, LYNWOOD, IL, 60411

**County:**

Cook

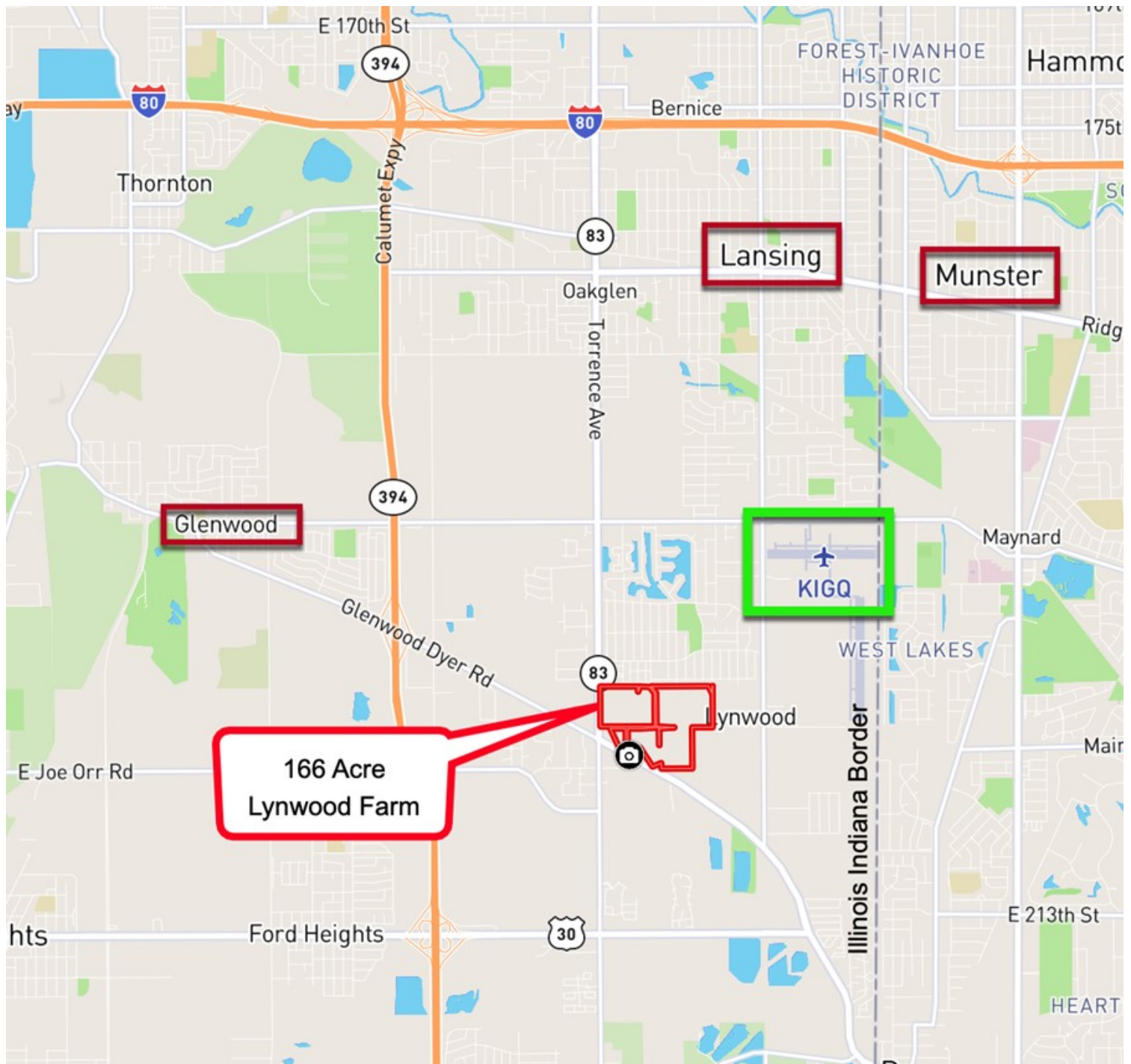


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## PROPERTY NOTES

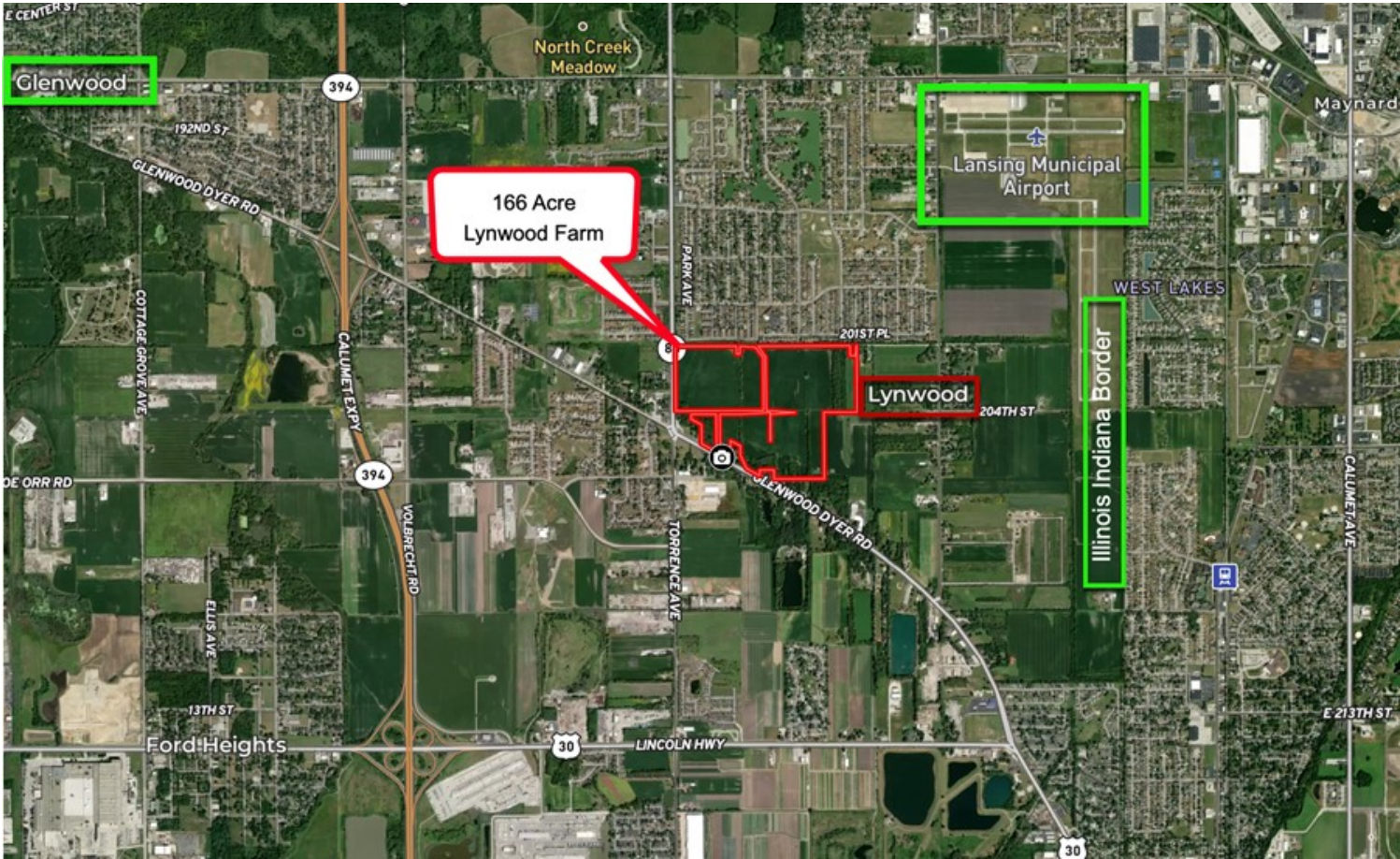
For residents, Lynwood's country living is a peaceful escape from the business of the big city. The Village of Lynwood has a Police, Fire, Public Works, and Building Departments as well as a staffed Clerk's Office and Mayor's Office.

ROADWAY MAPS 166 ACRE LYNWOOD FARM COOK COUNTY, IL





AREA MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL





AERIAL MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL









FSA MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL

Aerial Map



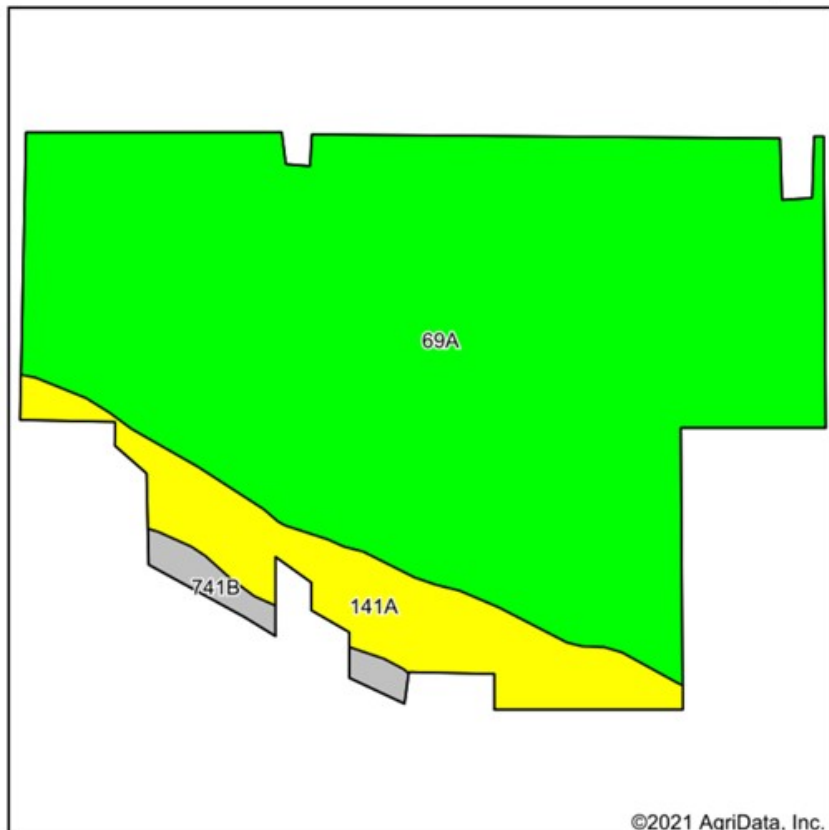
SOIL MAP 2 - 166 ACRE LYNWOOD FARM COOK COUNTY, IL





# SOIL MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL

## Soils Map



State: **Illinois**  
County: **Cook**  
Location: **18-35N-15E**  
Township: **Bloom**  
Acres: **166**  
Date: **3/8/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL031, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	142.22	85.7%		171	57	128
141A	Wesley fine sandy loam, 0 to 2 percent slopes	20.80	12.5%		152	49	113
**741B	Oakville fine sand, 1 to 6 percent slopes	2.98	1.8%		**106	**38	**81
Weighted Average					167.5	55.7	125.3

**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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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



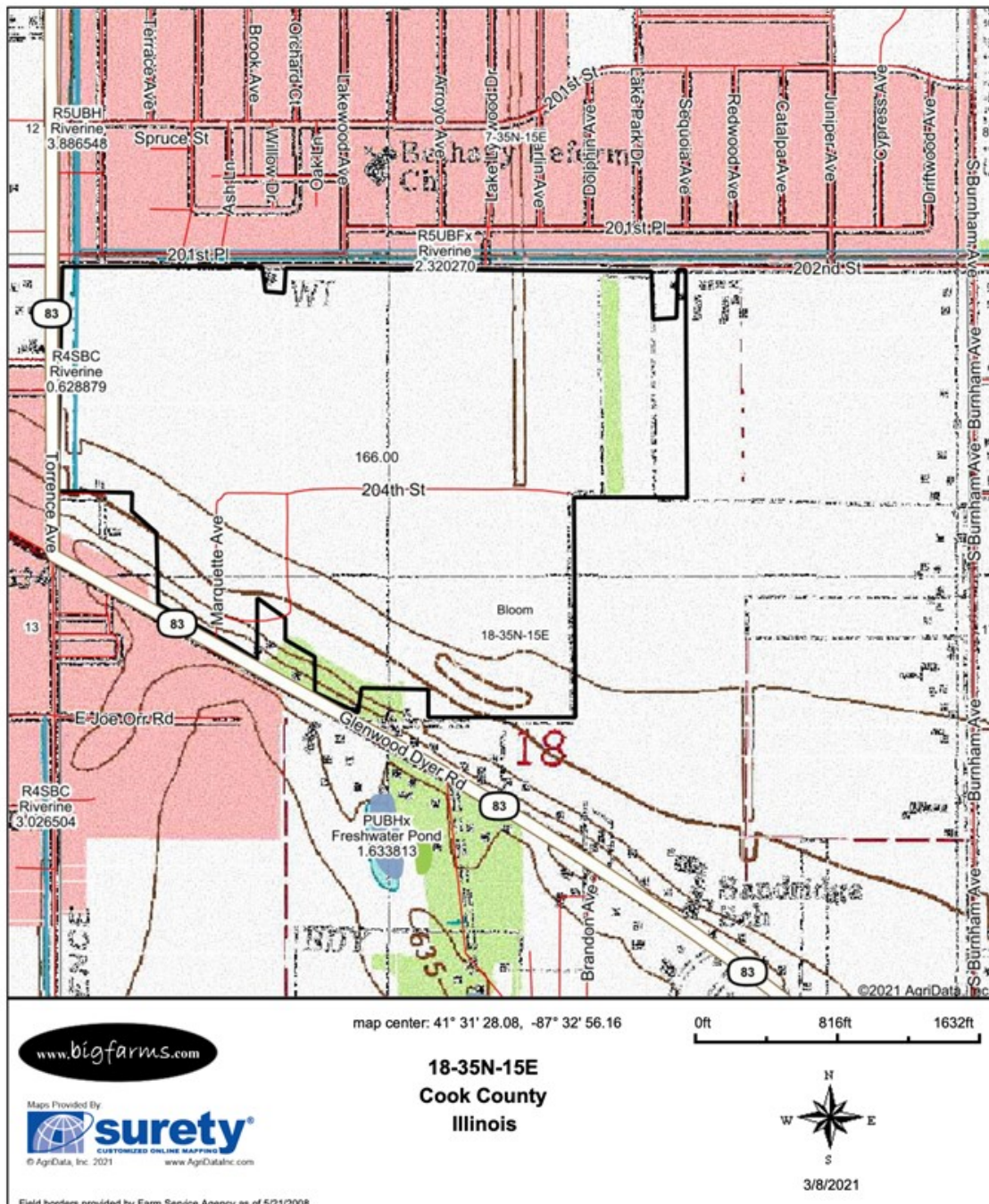
# CONTOURS MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL

## Topography Contours



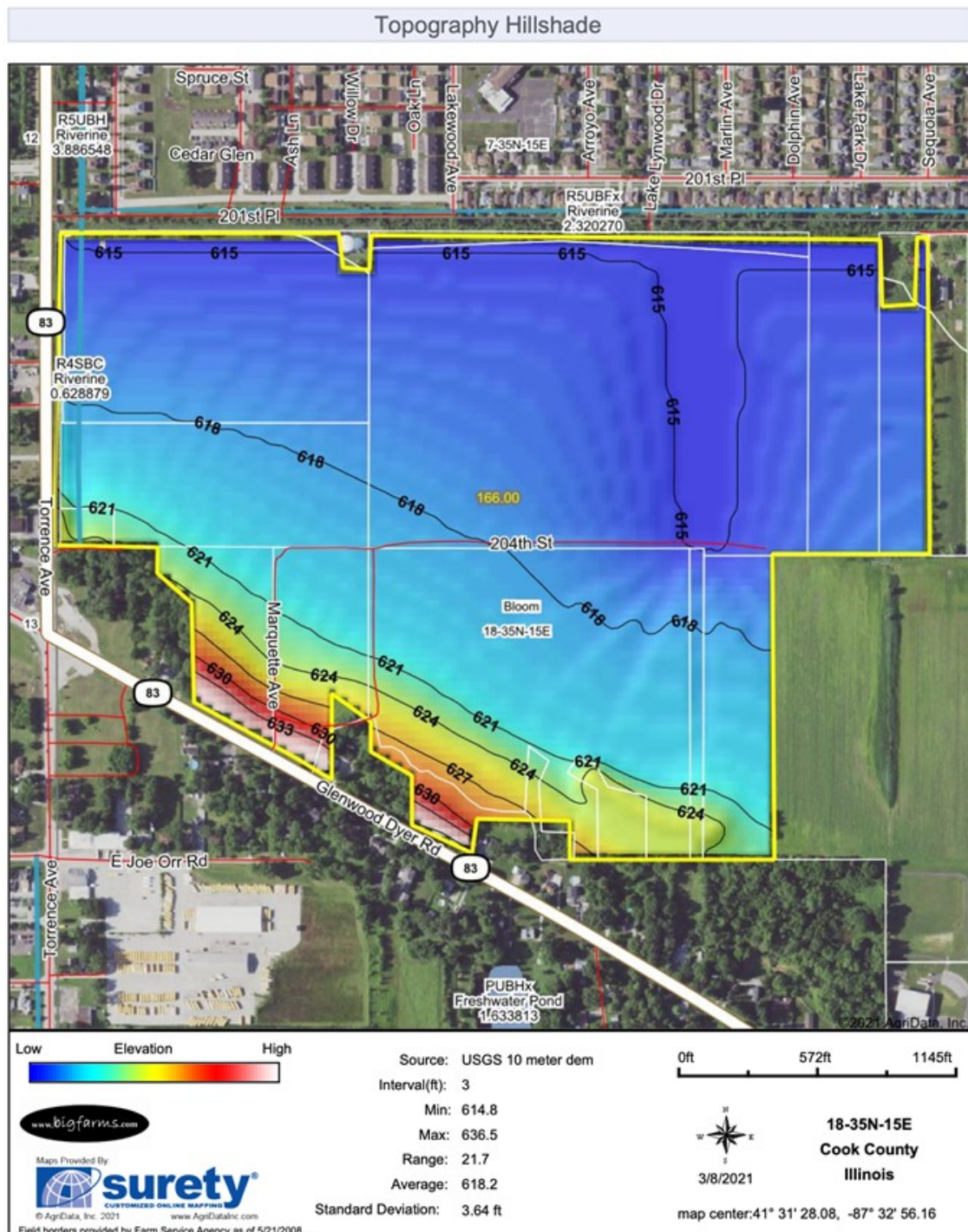
TOPOGRAPHY MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL

Topography Map





# HILLSHADE MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL





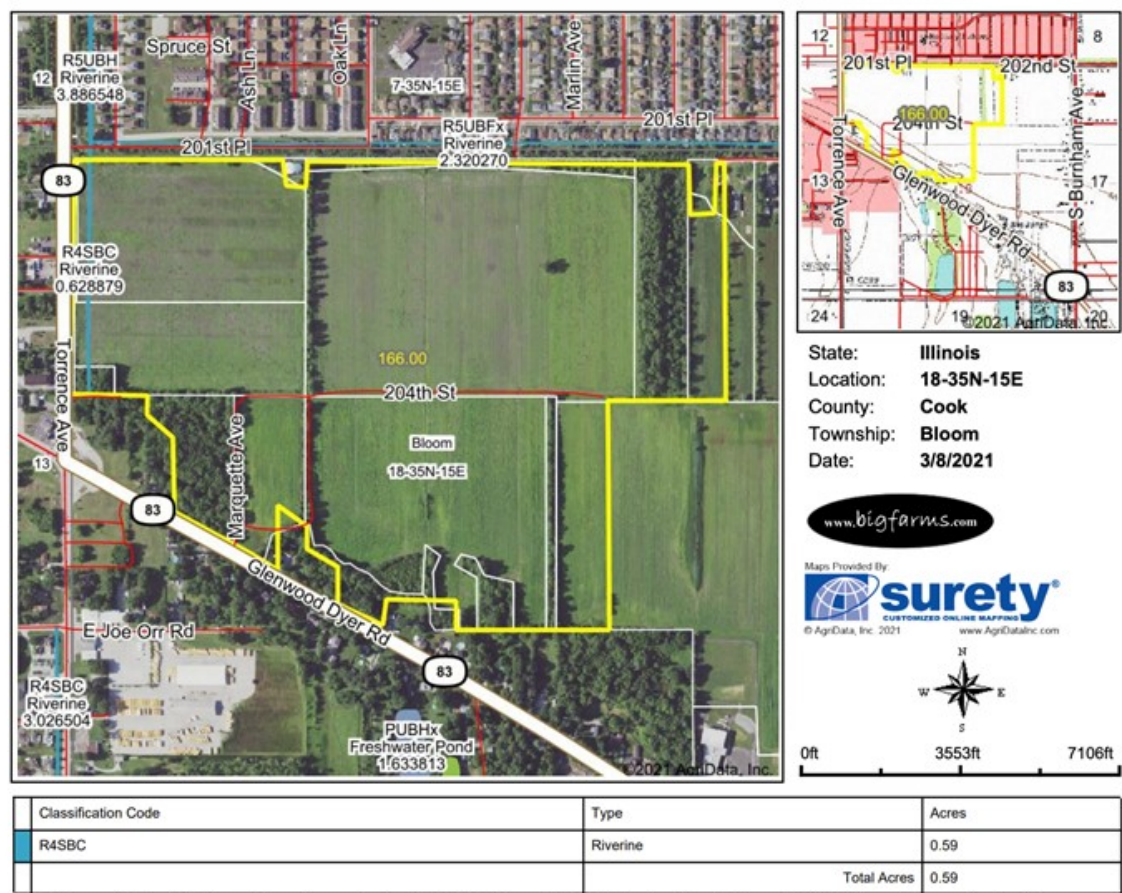
OVERLAY MAP 166 ACRE LYNWOOD FARM COOK COUNTY, IL

Survey Overlay.jpg



WETLANDS MAP 166 ACRE LYWOOD FARM COOK COUNTY, IL

Wetlands Map



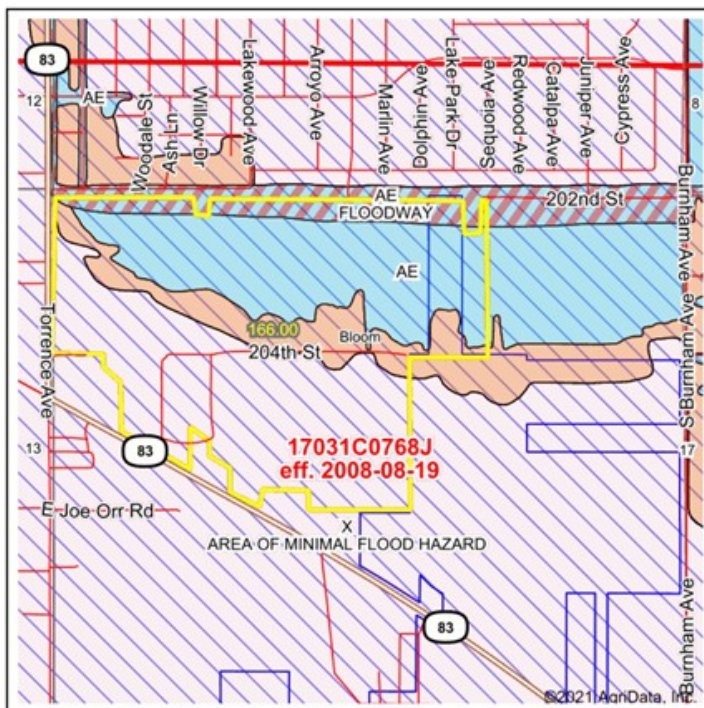
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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



# FEMA REPORT 166 ACRE LYNWOOD FARM COOK COUNTY, IL

## FEMA Report



State: IL Acres: 166  
County: Cook Date: 3/8/2021  
Location: 18-35N-15E  
Township: Bloom



Name	Number	County	NFIP Participation	Acres	Percent
Village of Lynwood	170119	Cook	Regular	157.38	94.8%
Cook County	170054	Cook	Regular	8.62	5.2%
<b>Total</b>				166.00	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	76.62	46.1%
AE		100-year Floodplain	55.81	33.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	21.85	13.2%
AE	FLOODWAY	100-year Floodplain	11.72	7.1%
<b>Total</b>			166.00	100%

Panel	Effective Date	Acres	Percent
17031C0768J	8/19/2008	166	100%
<b>Total</b>		166	100%

Flood related information provided by FEMA



TAX ID LIST 166 ACRE LYNWOOD FARM COOK COUNTY, IL

Lynwood Taxes	
Acres	Tax ID #
10.6926	33-18-100-019
1.039	33-18-100-012
13.1281	33-18-100-020
12.9445	33-18-101-009
15.7568	33-18-102-006
2.7702	33-18-102-008
11.2305	33-18-102-007
6.146	33-18-102-005
4.3046	33-18-102-004
1.4888	33-18-200-015
13.5685	33-18-200-016
8.5715	33-18-200-007
6.4979	33-18-200-013
9.2543	33-18-200-014
8.8771	33-18-106-015
2.6148	33-18-106-016
10.9503	33-18-106-017
15.2209	33-18-106-010
1.8835	33-18-104-001
2.3635	33-18-104-008
0.606	33-18-104-007
0.987	33-18-104-003
0.8727	33-18-104-004
0.8556	33-18-103-008
0.8913	33-18-103-007
0.8523	33-18-103-006
2.6667	33-18-103-003
167.035	

## 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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