

179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

S. Harlem Ave
Monee IL 60449

For more information contact:

Douglas W. Deininger, ALC
1-815-439-9245
doug@deininger-land.com

Goodwin & Associates
Real Estate
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:	179.11
Property Type:	Farmland and Recreational
Possible Uses:	Farming, Hunting and Fishing
Total Investment:	\$1,513,471.00
Unit Price:	\$8450.00 per acre
Productivity Index (PI):	99
Buildings:	There are not any buildings on this property
Utilities:	There is electric located on the property
Zoning:	Agriculture



This 179 Acre recreational property is in a great location to build a home or getaway cottage near the 40 acre lake. (240 Amp service at lake site). It is located within the village of Frankfort Illinois, just one mile west of the I-57/Stuenkel Road interchange. There are approximately 66 CRP acres that currently have an annual income of \$9934.00.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 179 Acre Lake Olivia Monee Township Property
Tax ID Number/APN: 21.14.07.100.025.0000
21.14.07.100.026.0000
21.14.07.100.027.0000
21.14.07.100.028.0000
21.14.07.300.007.0000
21.14.07.300.008.0000
21.14.07.300.009.0000
21.14.07.300.010.0000
Possible Uses: Farming and recreational
Zoning: Agriculture

AREA & LOCATION

School District: Crete Monee School District 201U
Location Description: This 179 acre parcel is located on south Harlem Ave and part of the property is located on Dralle Road in the Village limits of Frankfort. The property is approximately 1 mile west of I-57 interchange at Stuenkel Road.
Site Description: The 179 acre site is relatively flat with some undulations through out.
Side of Street: The property is located on the east side of Harlem Avenue and on the north side of Dralle Road.
Highway Access: The I-57 interchange at Stuenkel Road is approximately 1 mile east and north of the parcel.
Road Type: The road is asphalt blacktop construction.
Property Visibility: The property is visible along Harlem Avenue with 1695 feet of frontage. It is also visible on Dralle Road with 634 feet of frontage. With approximately 2150 cars passing daily along Harlem Avenue.
Largest Nearby Street: The property is located on Harlem Avenue.
Transportation: There are two Metra stations located within 10 miles, and Midway Airport is 28 miles from this location.

LAND RELATED

Lot Frontage (Feet): The 179 acre parcel has 1695 feet of frontage along Harlem and 634 feet of frontage along Dralle Road.
Tillable Acres: There are 43 tillable acres on this 179 acre parcel as well as 67 CRP acres.
Lot Depth: The 179 acre parcel is irregularly shaped. The lot at its widest is 4525 feet from south to north and 2730 feet from west to east.
Buildings: There currently are no buildings on this property.
Flood Plain or Wetlands: There are some FEMA flood zones and wetlands on this property. Please see the FEMA Report and Wetland Map in the gallery for further detail.
Topography: The property is relatively flat with some minor changes in elevation. See the Contour, Topography and Hillshade maps in the gallery for further detail.
Soil Type: Frankfort Silt Loam(320B)
Bryce Silty Clay(235A)
Chatsworth Silty Clay (241D3)
Available Utilities: There is 240 amp electric on the property near the lake

FINANCIALS

Finance Data Year: 2019 paid in 2020
Real Estate Taxes: The total taxes paid for 2019 was \$4434.62 or \$24.75 per acre
Investment Amount: The total amount to purchase this property is \$1,513,471 or \$8,450/acre

LOCATION



Douglas W. Deininger, ALC
Phone: 1-815-439-9245
doug@deininger-land.com

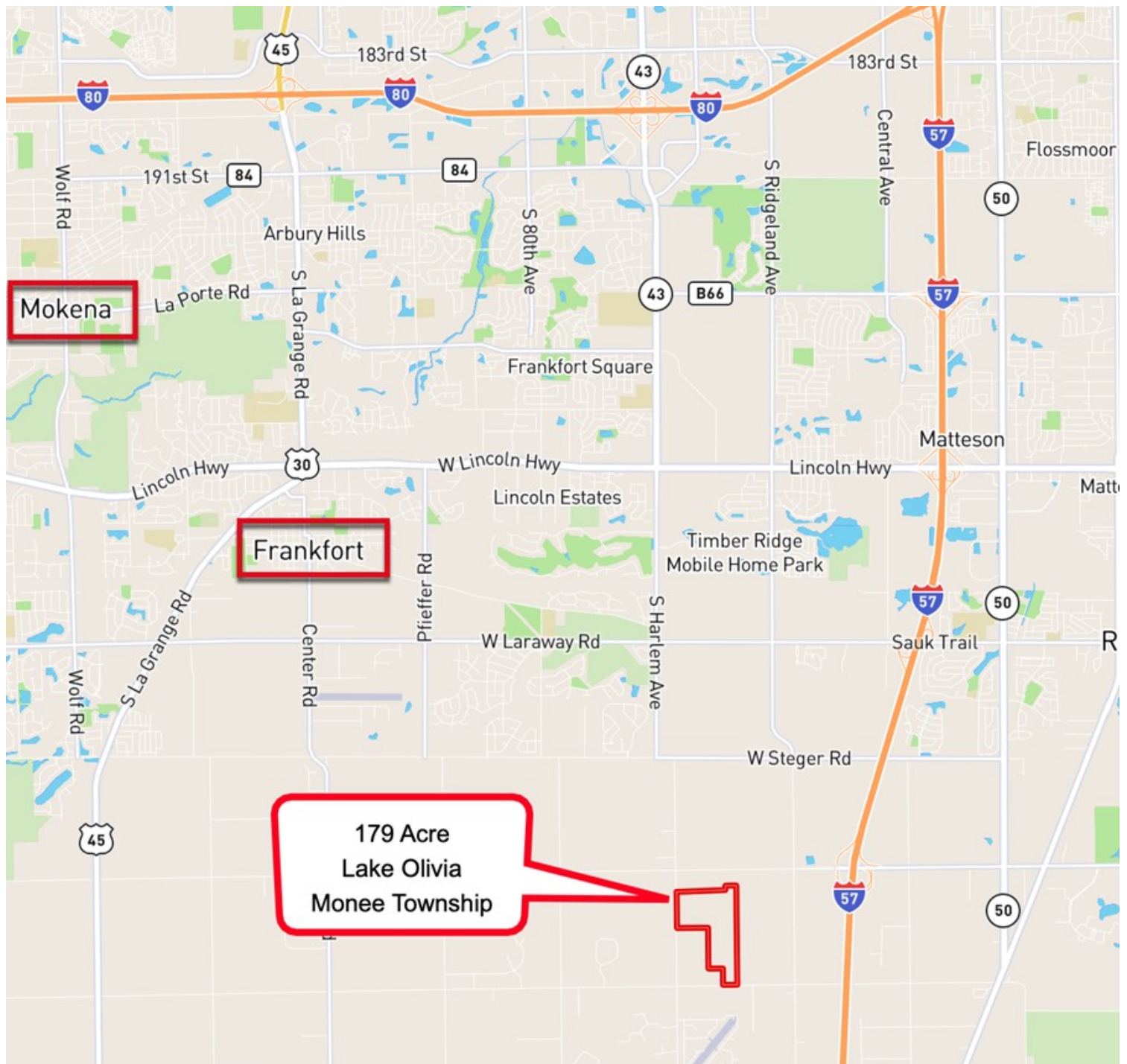
Address: South Harlem Ave.
Monee, IL 60449

County: Will



Douglas W. Deininger, ALC
Phone: 1-815-439-9245
doug@deininger-land.com

ROADWAYS MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY



AREA MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY



[illegible]

www.bigfarms.com®

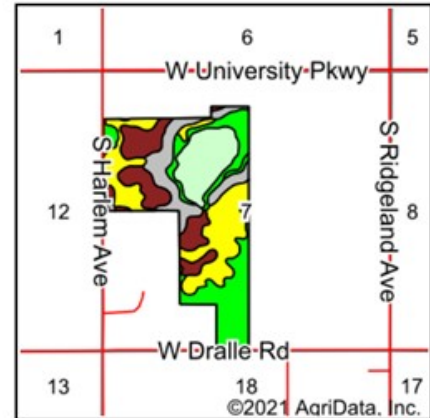
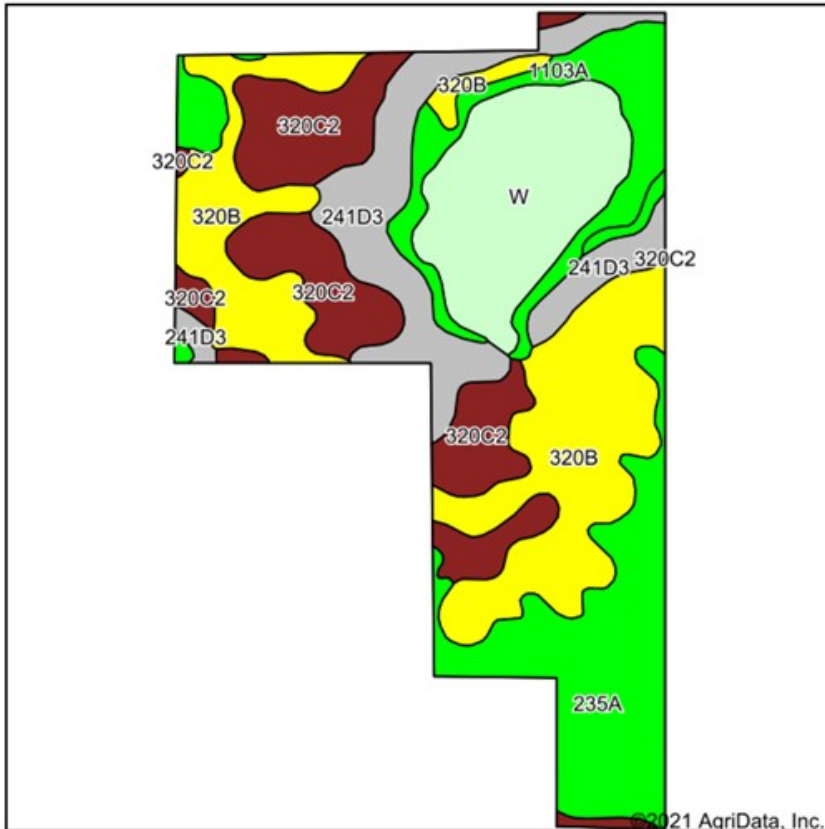
Page 6 of 22

AERIAL MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY



SOIL MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

Soils Map



State: **Illinois**
County: **Will**
Location: **7-34N-13E**
Township: **Monee**
Acres: **179.11**
Date: **3/25/2021**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



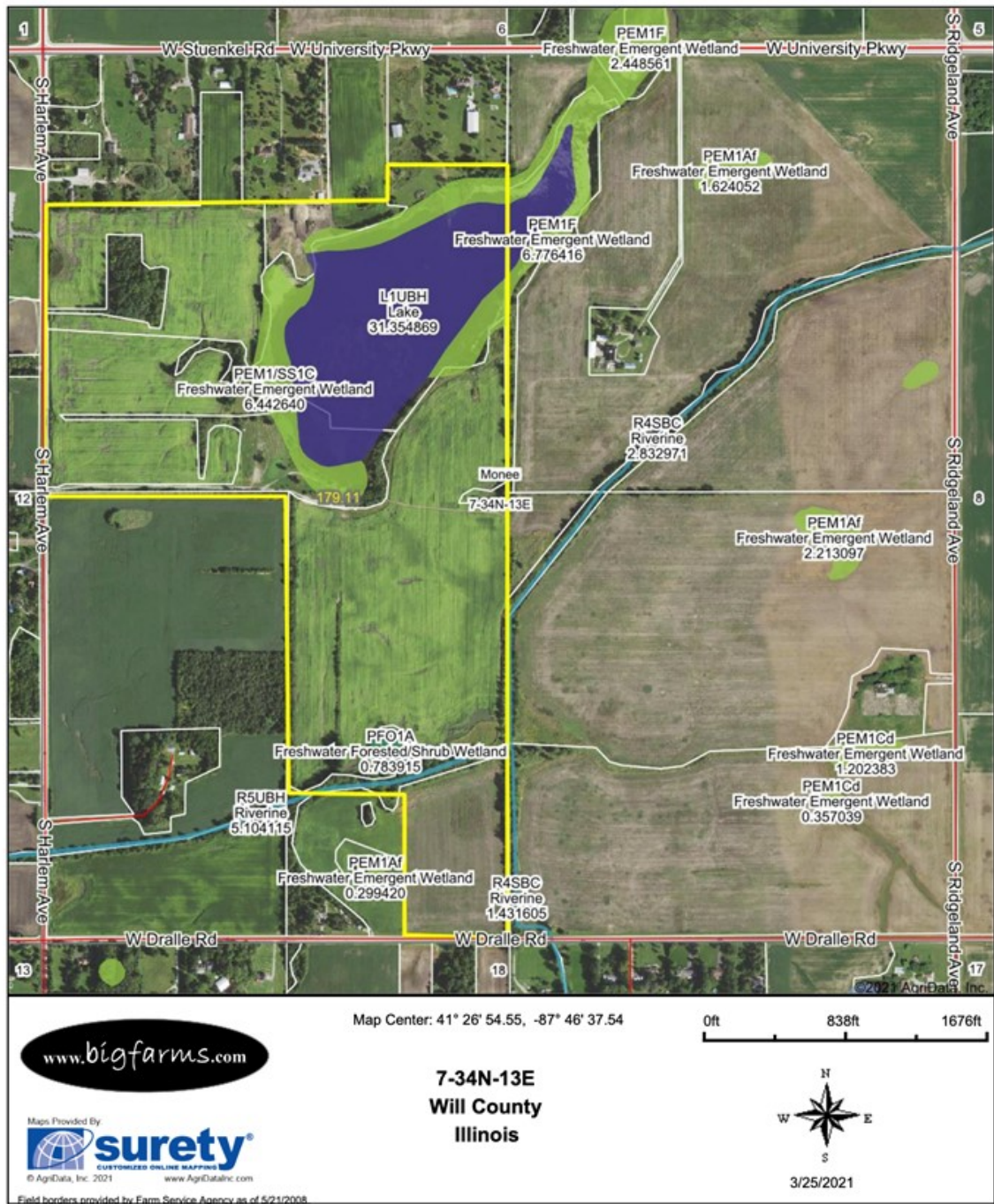
Soils data provided by USDA and NRCS.

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
**320B	Frankfort silt loam, 2 to 4 percent slopes	48.61	27.1%		**133	**46	**100
235A	Bryce silty clay, 0 to 2 percent slopes	32.68	18.2%		162	54	121
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	32.57	18.2%		**125	**43	**94
W	Water	26.32	14.7%				
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	24.32	13.6%		**75	**27	**57
1103A	Houghton muck, undrained, 0 to 2 percent slopes	14.61	8.2%		175	57	130
Weighted Average					112.8	38.5	84.7

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 AERIAL MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

Aerial Map

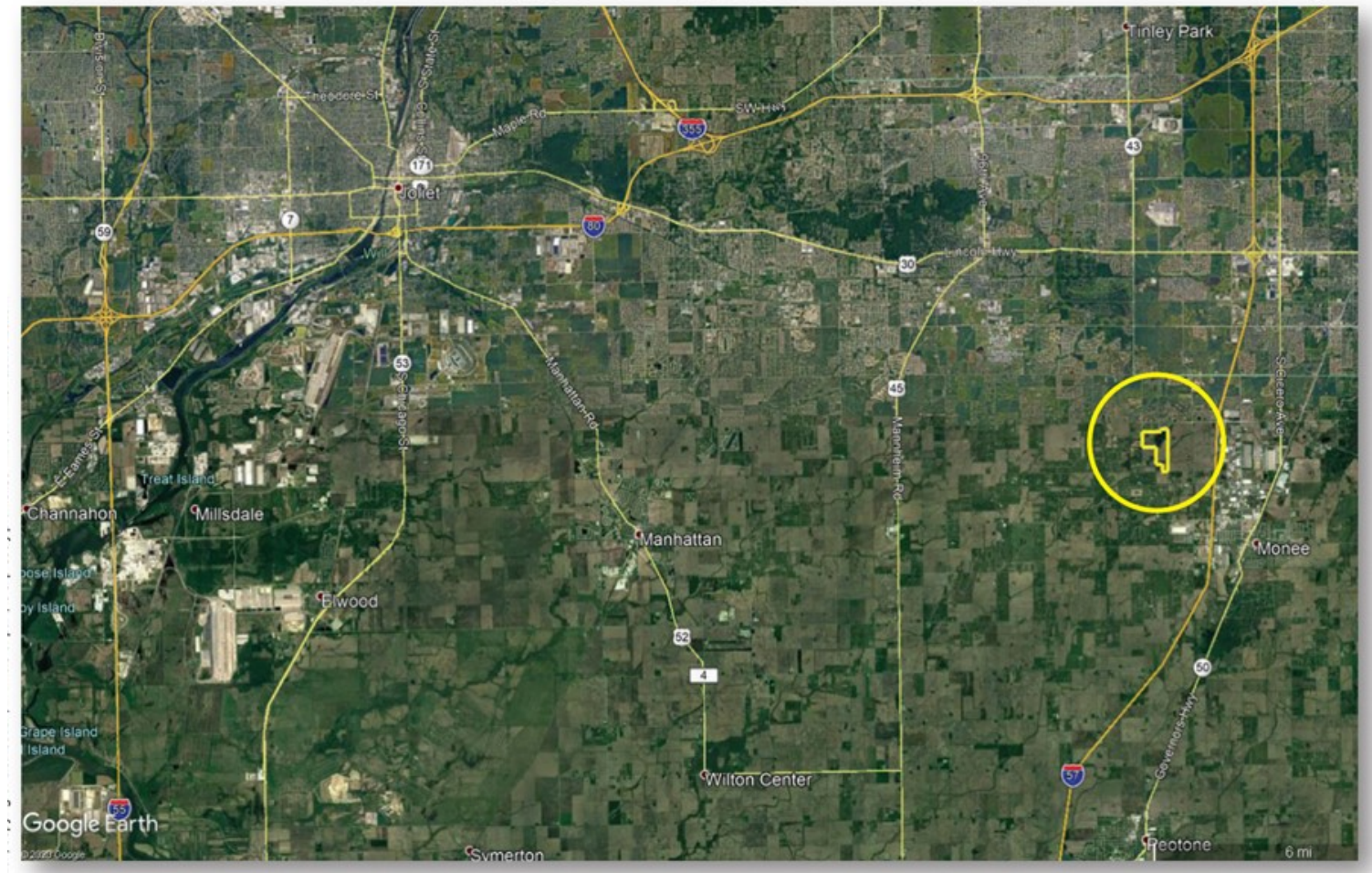


USDA FSA AERIAL MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY



GOOGLE EARTH MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

179.109 survey acres | 40.00± lake acres | 66.92 CRP acres | Sec 7 | Monee Twp | T.34N.-R.13E. | Will County IL



NORTHWEST PHOTO 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

Great location to build a home or getaway cottage. (240 Amp service at lake site.) Located within the village of Frankfort Illinois, just one mile west of the I-57/Stuenkel Road interchange.



NORTH PHOTO 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

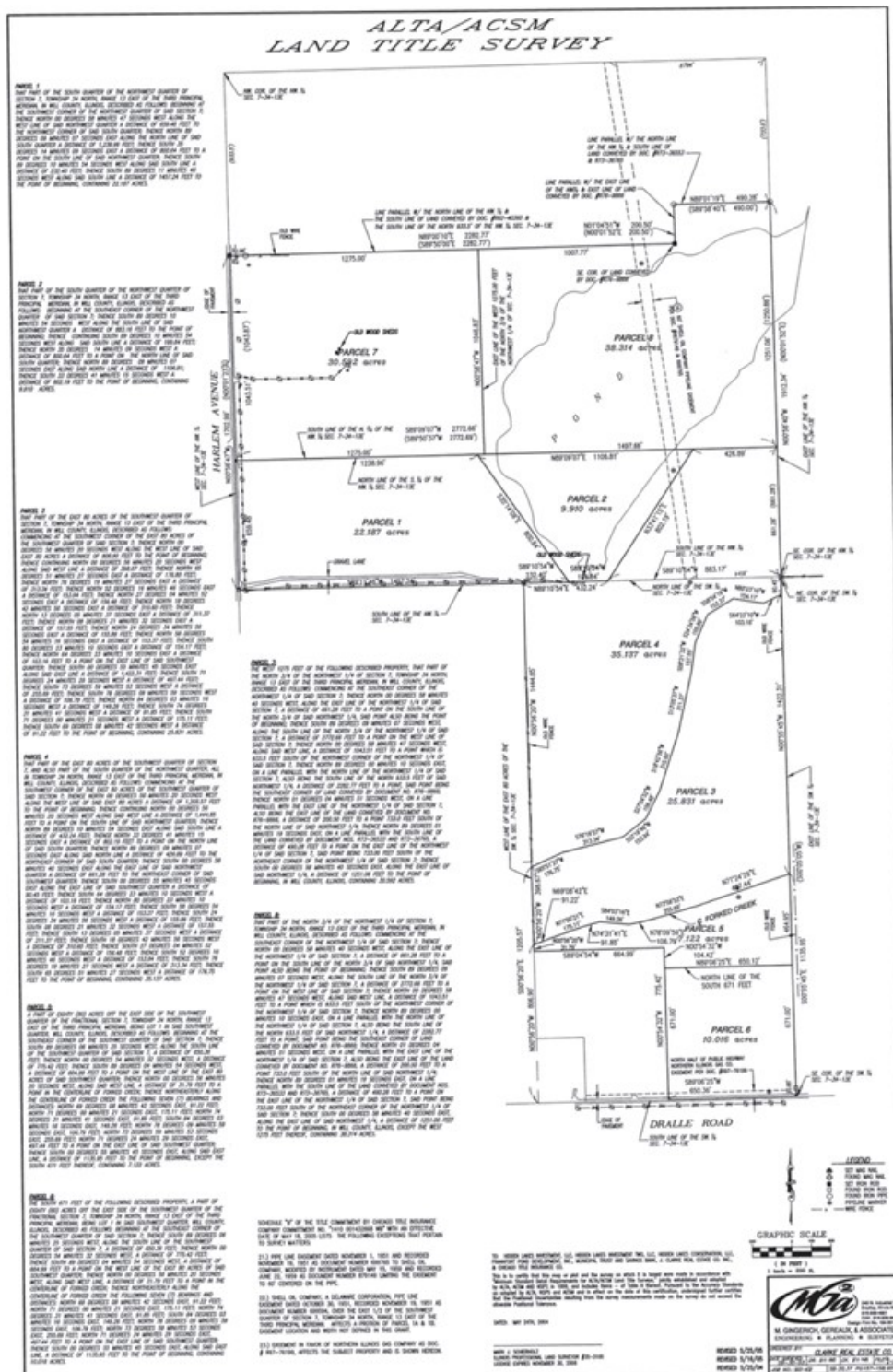
Enjoy the peace and quiet of this scenic 179 acre recreational property, complete with a well-stocked 40 acre lake, some woodlands, and abundant wildlife.




FORKED CREEK PHOTO 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

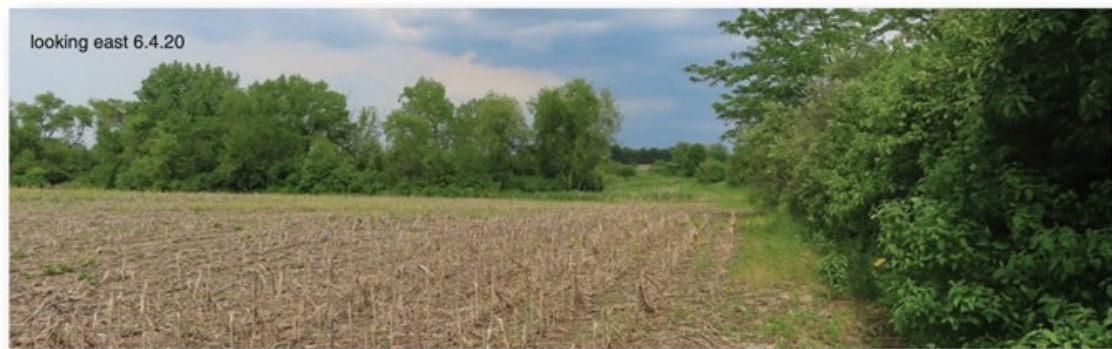
Forked Creek 6.4.20





SUMMARY PAGE 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

Lake Olivia Property	Summary
<p>ACREAGE 179.109 surveyed acres</p> <ul style="list-style-type: none"> • 40.00± lake acres (stocked with variety of fish) • 66.92 CRP acres (yearly income - \$9,934) • 42.85± tillable acres <p>DESCRIPTION Part of the W½ of Section 7, Monee Township, T.34N.-R.13E., Will County Illinois</p> <p>PRICE (eff 9.8.20) \$1,513,471 (\$8,450/acre)</p> <p>TAXES (2019) \$4,434.62 (\$24.75/ac) no buildings zoned agriculture</p> <p>PIN 21.14.07.100.025.0000, 21.14.07.100.026.0000, 21.14.07.100.027.0000, 21.14.07.100.028.0000, 21.14.07.300.007.0000, 21.14.07.300.008.0000, 21.14.07.300.009.0000, 21.14.07.300.010.0000</p> <p>SCHOOL DISTRICT Crete Monee School District 201U</p> <p>MONEE FIRE DISTRICT</p> <p>SOILS Productivity Index - 99.0 predominantly Frankfort, Bryce, Chatsworth</p> <p>CREEK Forked Creek runs east/west across lower portion of property</p> <p>EASEMENT Pipeline runs north/south on east side of property</p> <p>FRONTAGE Harlem Avenue, Dralle Road</p>	 <p>within Frankfort IL corp limits 2.0± mi W of I-57/Stuenkel Road interchange 112.0± mi SE of Rockford IL 36.1± mi S of Chicago IL 116.0± mi NE of Bloomington IL 157.0± mi E of Moline IL 174.0± mi NE of Springfield IL GPS 41.453084, -87.787027 (points are to center of city)</p>

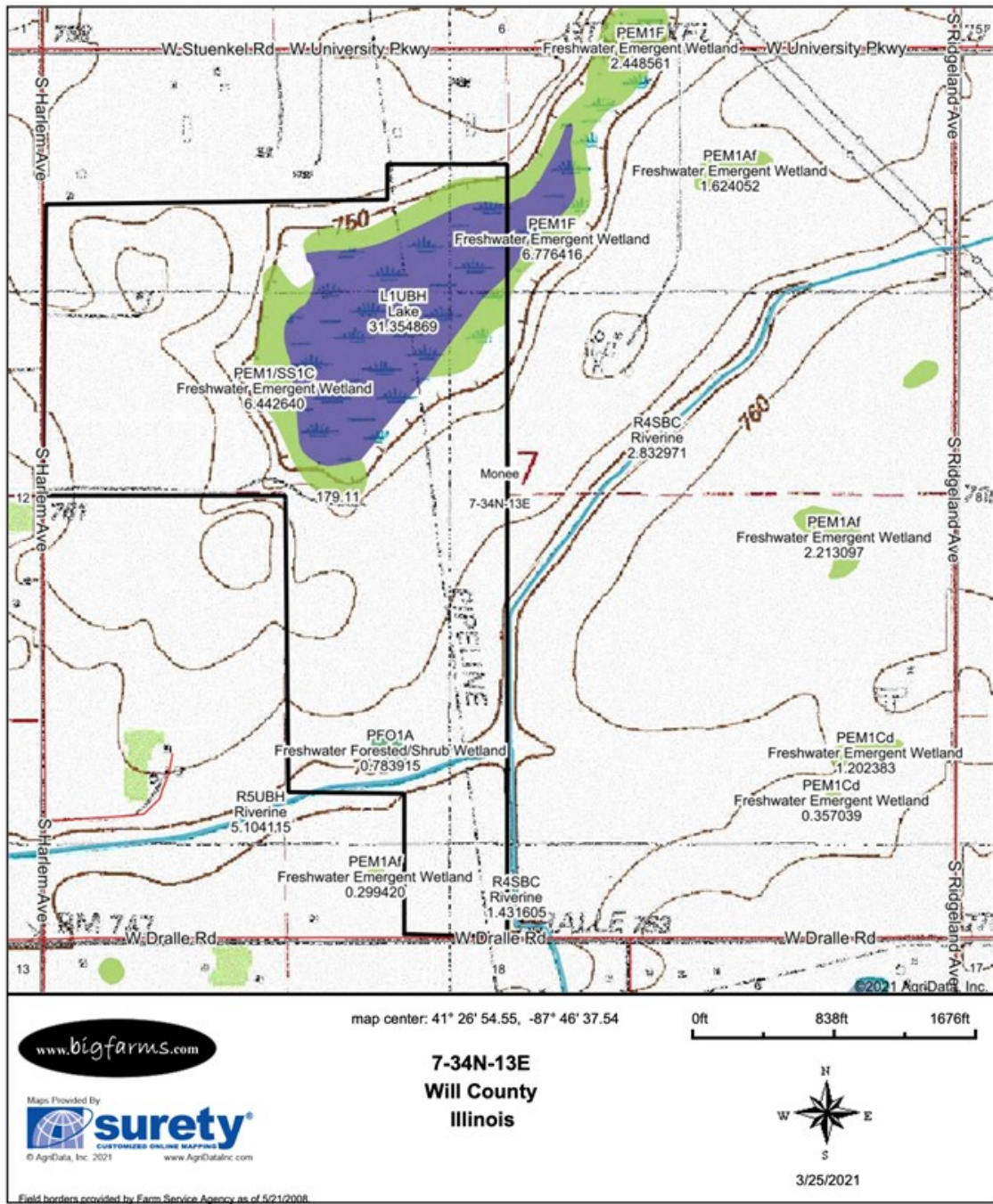


CONTOURS MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

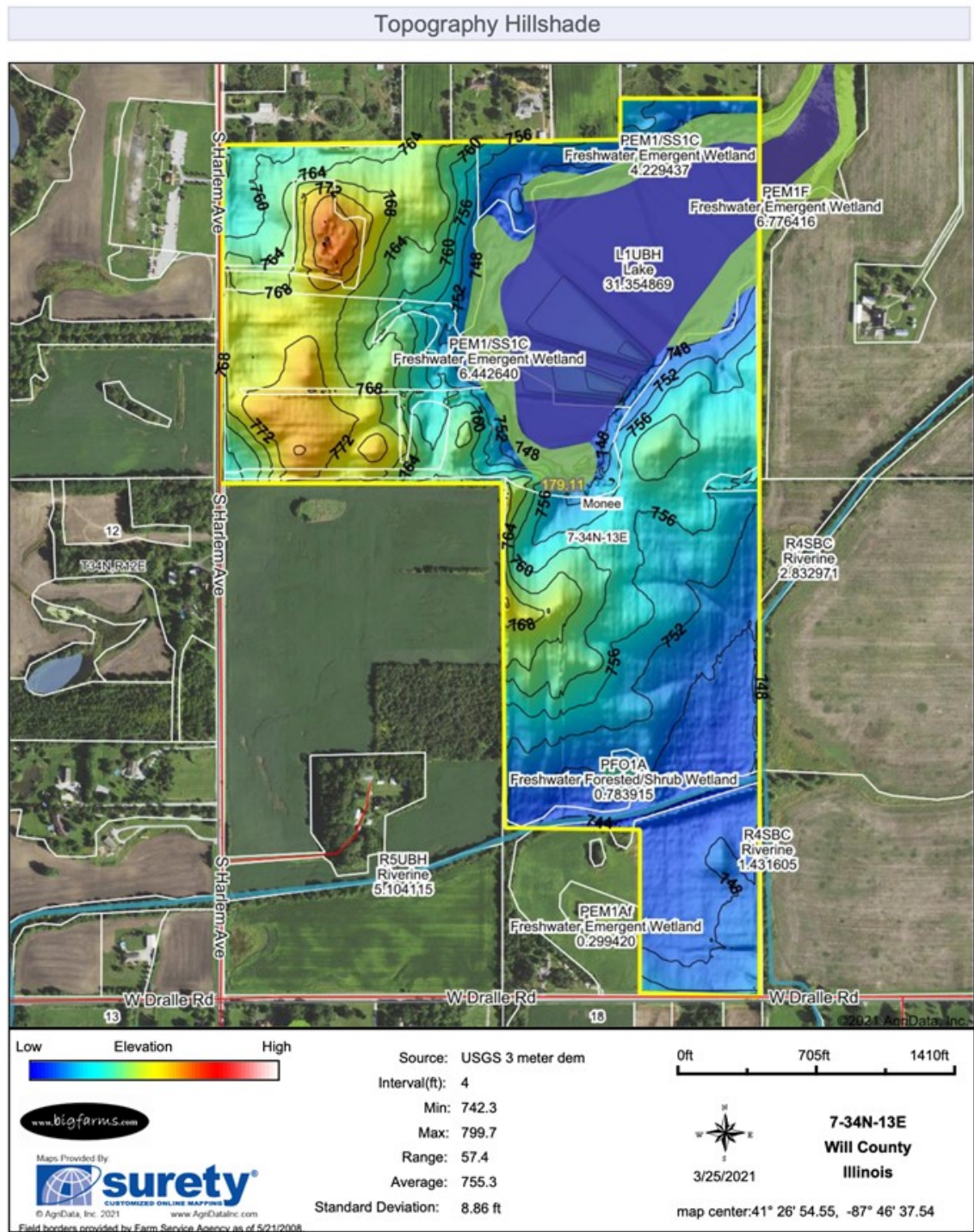


TOPOGRAPHY MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

Topography Map

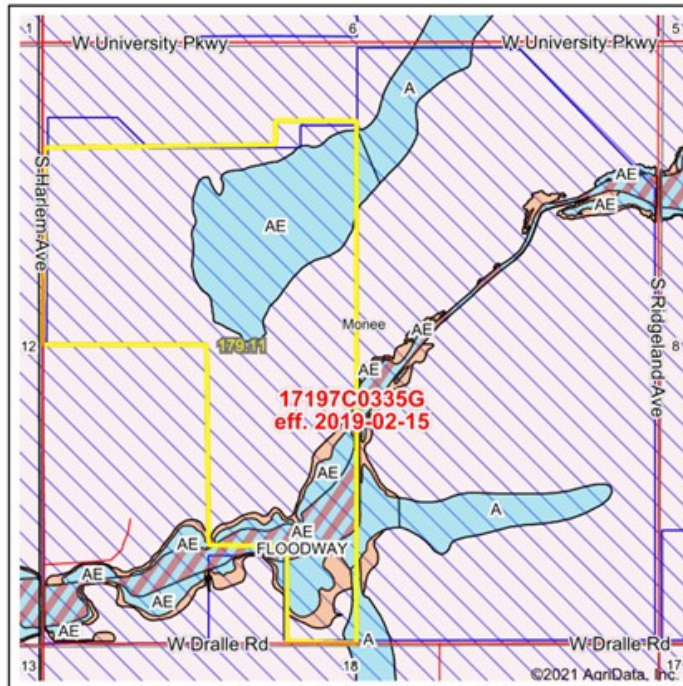


HILLSHADE MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY



FEMA REPORT 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY

FEMA Report



State: IL Acres: 179.11
County: Will Date: 3/25/2021
Location: 7-34N-13E
Township: Monee

www.bigfarms.com

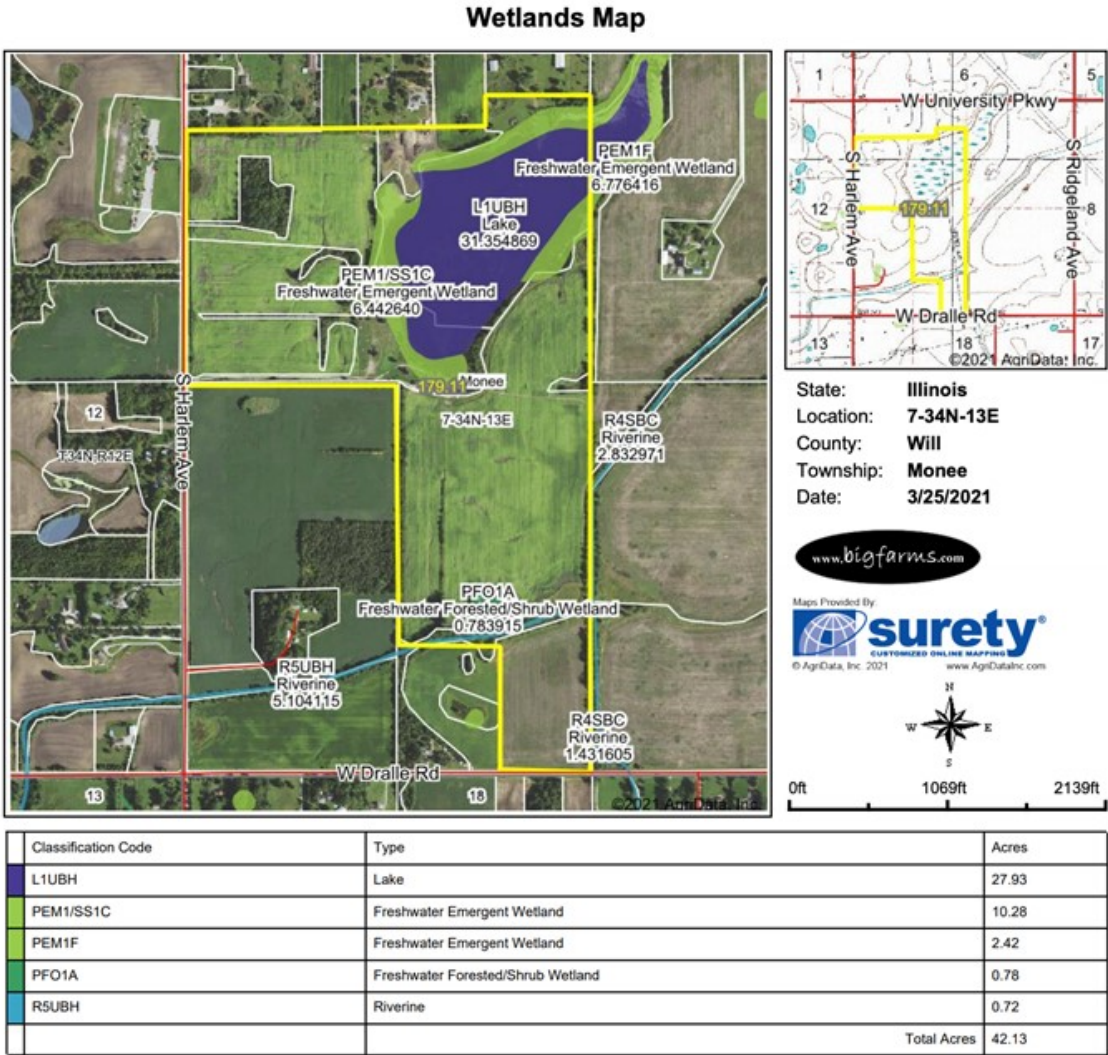
Maps Provided By
surety
CUSTOMIZED ONLINE MAPS
© AgriData, Inc. 2021 www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
VILLAGE OF FRANKFORT	170701	Will	Regular	175.7	98.1%
WILL COUNTY	170695	Will	Regular	3.41	1.9%
Total				179.11	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	116.75	65.2%
AE			100-year Floodplain	38.3	21.4%
AE	FLOODWAY		100-year Floodplain	8.45	4.7%
AE			100-year Floodplain	5.09	2.8%
AE			100-year Floodplain	3.08	1.7%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	2.83	1.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	2.46	1.4%
AE			100-year Floodplain	1.22	0.7%
A			100-year Floodplain	0.93	0.5%
Total				179.11	100%
Panel		Effective Date		Acres	Percent
17197C0335G		2/15/2019		179.11	100%

Flood related information provided by FEMA

WETLAND MAP 179 ACRE LAKE OLIVIA MONEE TOWNSHIP PROPERTY



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.

DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.