

185 Acre Mall Farm University Park

University Park IL 60484

www.bigfarms.com

185 ACRE MALL FARM UNIVERSITY PARK

University Park IL 60484

For more information contact:

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Goodwin & Associates
Real Estate
1-815-741-2226
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



GOODWIN

County:	Will
Township:	Monee
Gross Land Area:	185 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$1,297,000.00
Unit Price:	\$7000 per acre
Productivity Index (PI):	113.5
Buildings:	There are no buildings on this farmland
Utilities:	Natural Gas and Electric



This 185 acre farm has a soil PI of 113.5 and is zoned R-1. The parcel is located less than 1 mile to the west of University Park, in Monee Township, Will County. The property is northeast Thorn Creek Headwater Preserve, is 1 mile west of Deer Creek Golf Course and 1 mile east of Governors State University.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 185 Acre Mall Farm University Park
Tax ID Number/APN: 21-14-14-200-003-0000
21-14-14-200-001-0000
21-14-11-400-017-0000
Possible Uses: Agriculture and Development
Zoning: R-1 Residential

AREA & LOCATION

School District: Crete-Monee Community Unit School District 201-U

Coretta Scott King Magnet School
Crete-Monee Middle School
Crete-Monee High School

Location Description: This 185 acre farm has a soil PI of 113.5 and is zoned R-1. The parcel is located less than 1 mile to the west of University Park, in Monee Township, Will County. The property is northeast Thorn Creek Headwater Preserve, is 1 mile west of Deer Creek Golf Course and 1 mile east of Governors State University.

Site Description: This property is relatively flat with some gently rolling areas. The soil PI is 113.5.

Side of Street: This parcel sits on the south side of University Parkway just east of south Steger Monee Road

Highway Access: I-57 is 3.3 miles to the west of the property. I-57 is a direct route to Chicago and both airports. Champaign, IL is south on I 57.

Road Type: Asphalt blacktop construction

Property Visibility: The property sits on the south side of University Parkway, which has 8000 cars passing by each day.

Largest Nearby Street: Steger Monee road is less than .25 miles to the west as well as Cicero Ave which is 2.2 miles to the west.

Transportation: Public transportation is essential to University Park. The Metra Electric line is located at Governors Highway and University Park. This Metra Electric goes between University Park and Chicago traveling through Matteson, Homewood, and Olympia Fields.

The PACE bus runs through University Park.

LAND RELATED

Lot Frontage (Feet): There is 1100 feet of frontage along University Parkway.

Tillable Acres: 148.11 of the 185 acres are tillable.

Lot Depth: The parcel is irregularly shaped. The property is 4400 feet deep on the east half of the parcel and 2900 feet on the west.

Buildings: This property is free of buildings.

Flood Plain or Wetlands: This property does not have any wetlands or FEMA Designations. Please see the Wetlands Map in the Brochure

Topography: The 185 acre parcel is relatively flat with some undulations. More information can be found on the Topography, Contour and the Hillshade maps in the brochure.

FSA Data: 148.11 Cropland Acres
Corn base 74.05 PLC Yield 111 bushels per acre.
Soybean base 74.06 PLC Yield 36 bushels per acre.

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

Available Utilities: All utilities are available at or near the property.

FINANCIALS

Finance Data Year:

2019 taxes paid in 2020

Real Estate Taxes:

21-14-14-200-003-0000 \$2438.24

21-14-14-200-001-0000 \$1536.96

21-14-11-400-017-0000 \$5593.04

A total of \$9568.24 was paid in 2020 for the 2019 taxes.

An investment of \$1,297,000.00 or \$7,000.00 per acre.

Investment Amount:

LOCATION

Address:

University Parkway

University Park, IL 60484

County:

Will

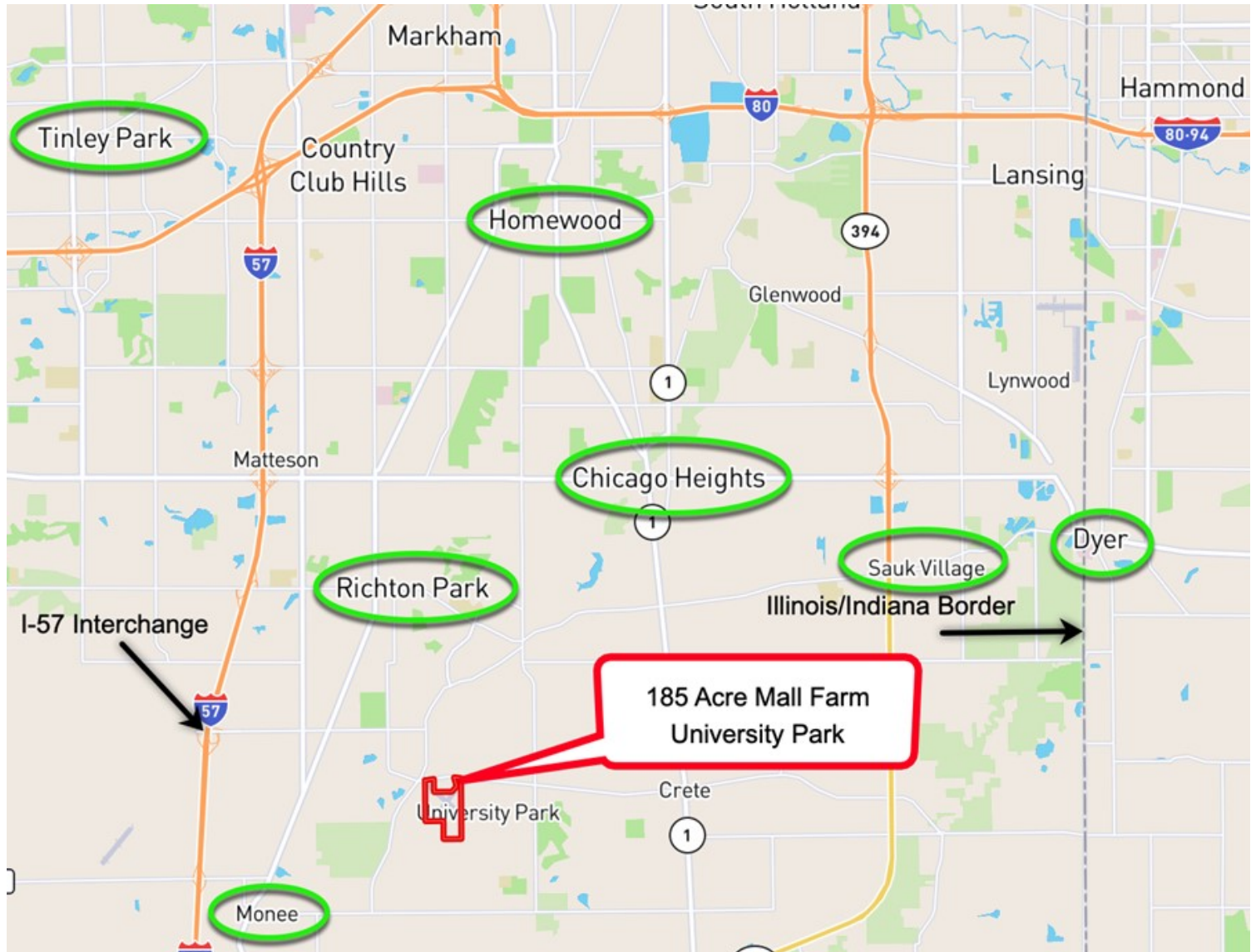
MSA:

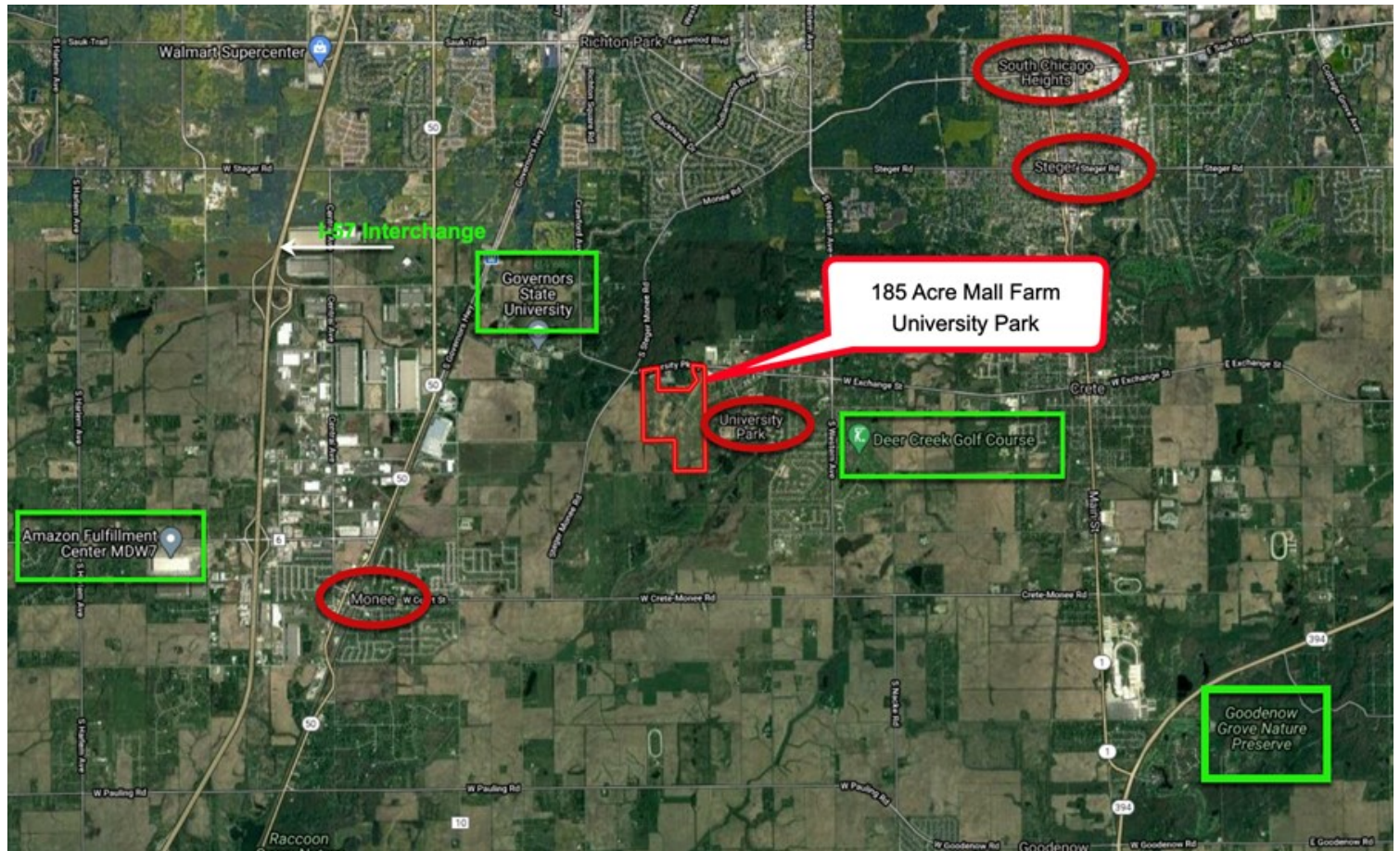
Chicago - Kankakee



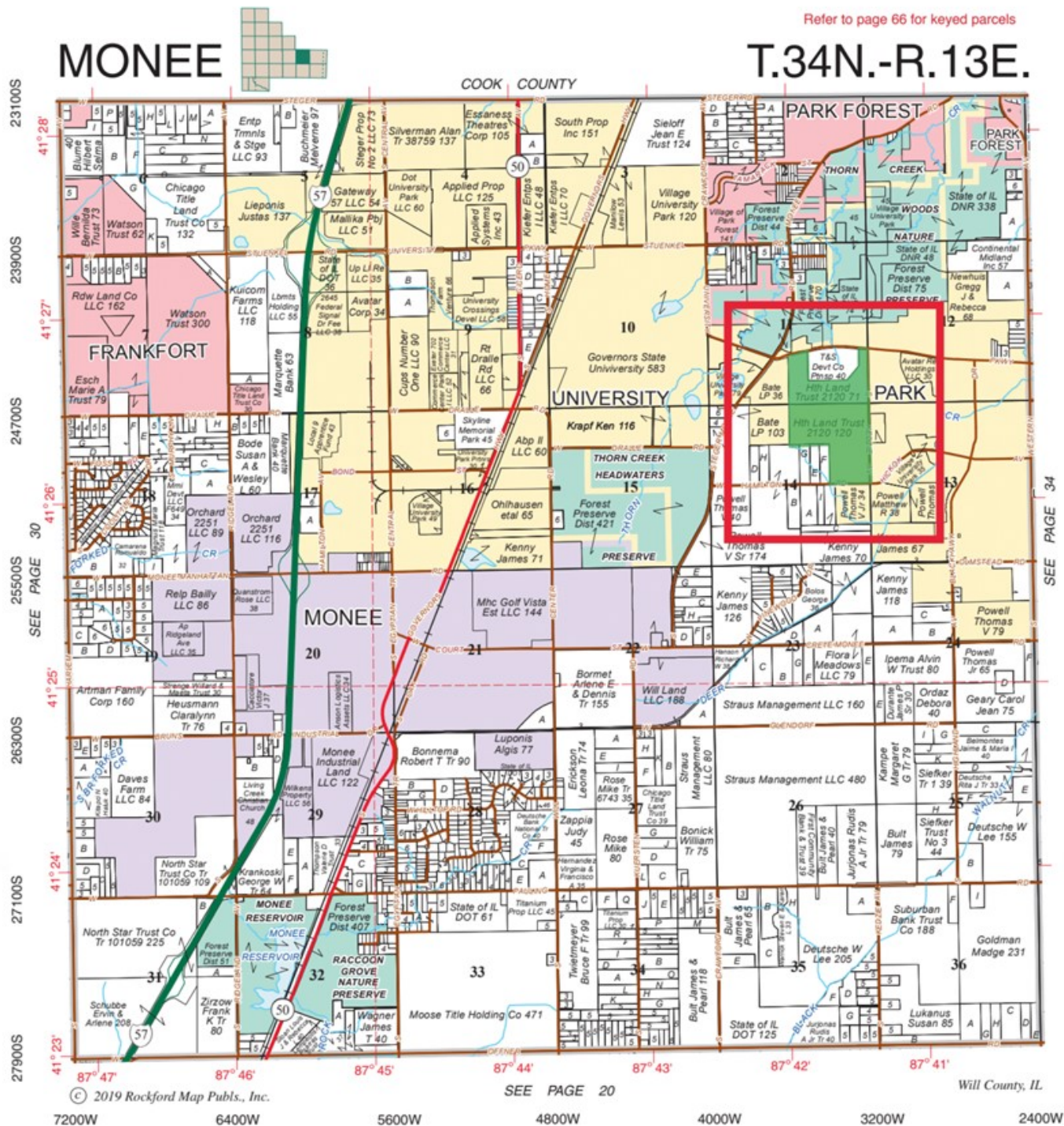
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ROADWAYS MAP 185 ACRE MALL FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY





PLAT MAP 185 ACRE MALL FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY



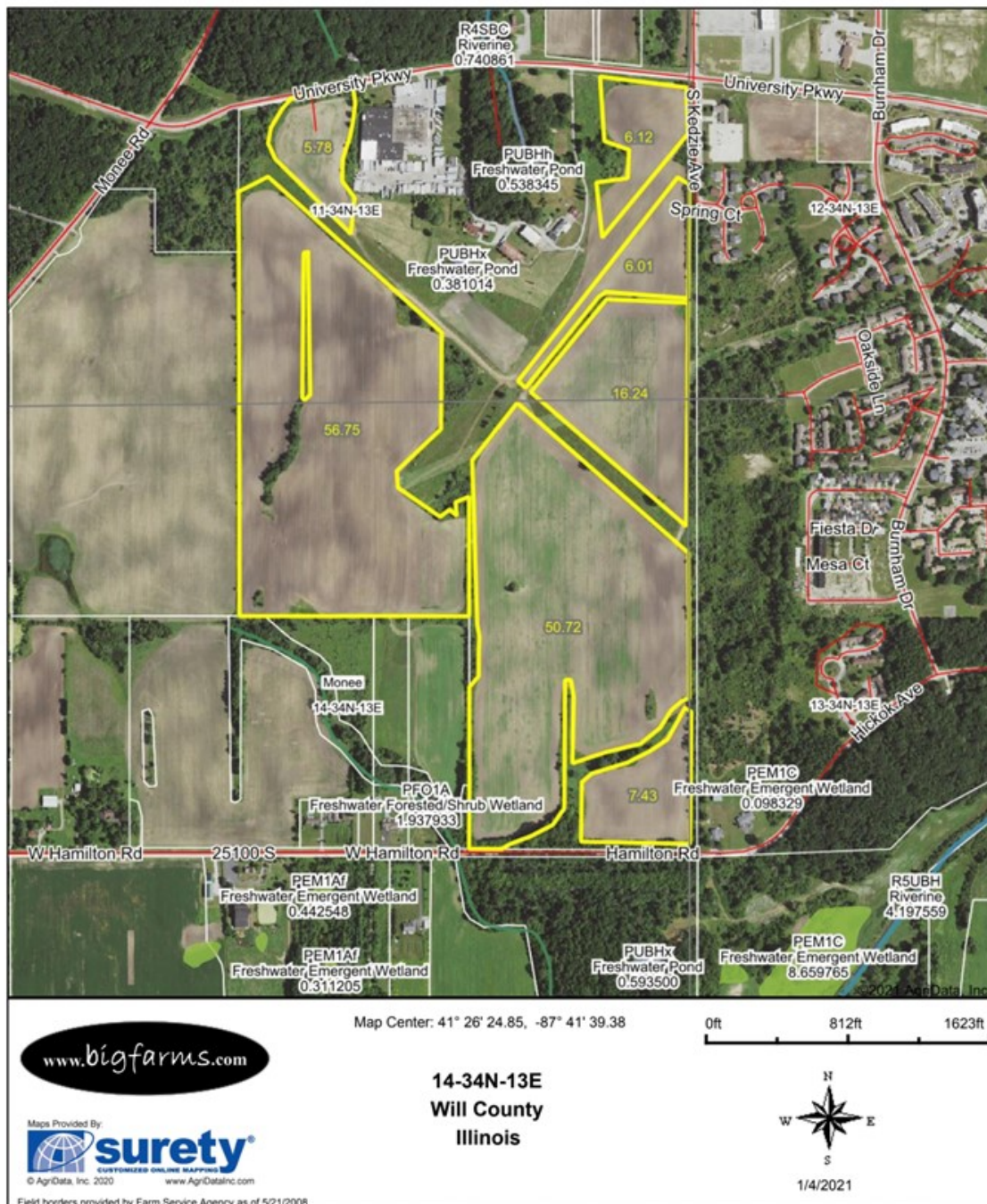
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 185 ACRE MALL FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY



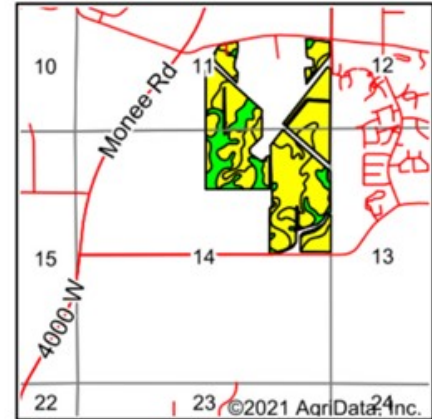
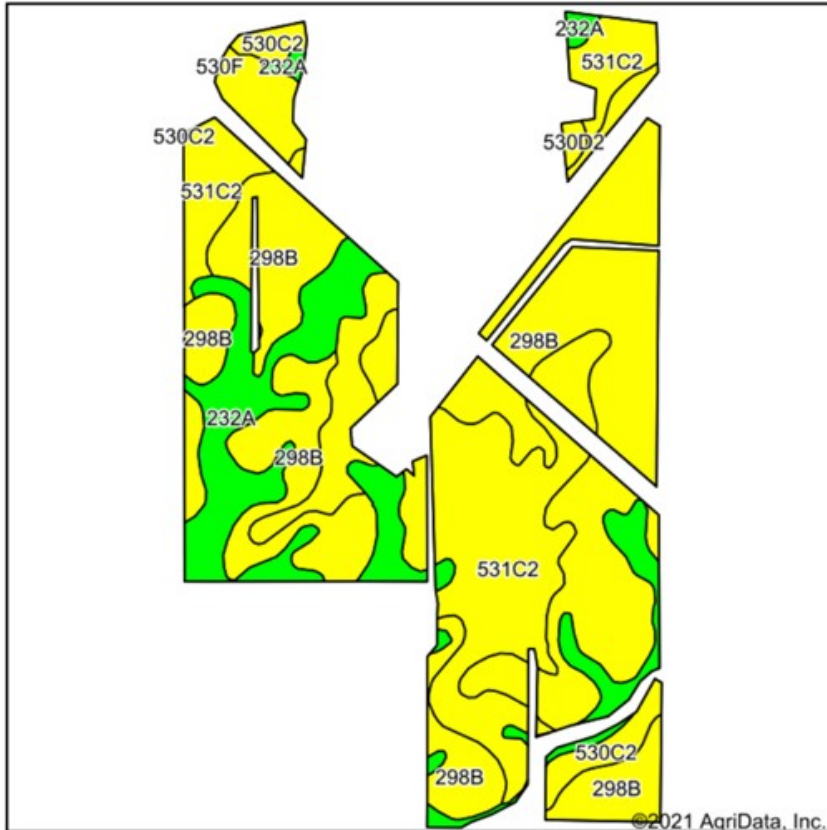
FSA MAP 185 ACRE MALL FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP 185 ACRE MALL FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
 County: **Will**
 Location: **14-34N-13E**
 Township: **Monee**
 Acres: **149.05**
 Date: **1/4/2021**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

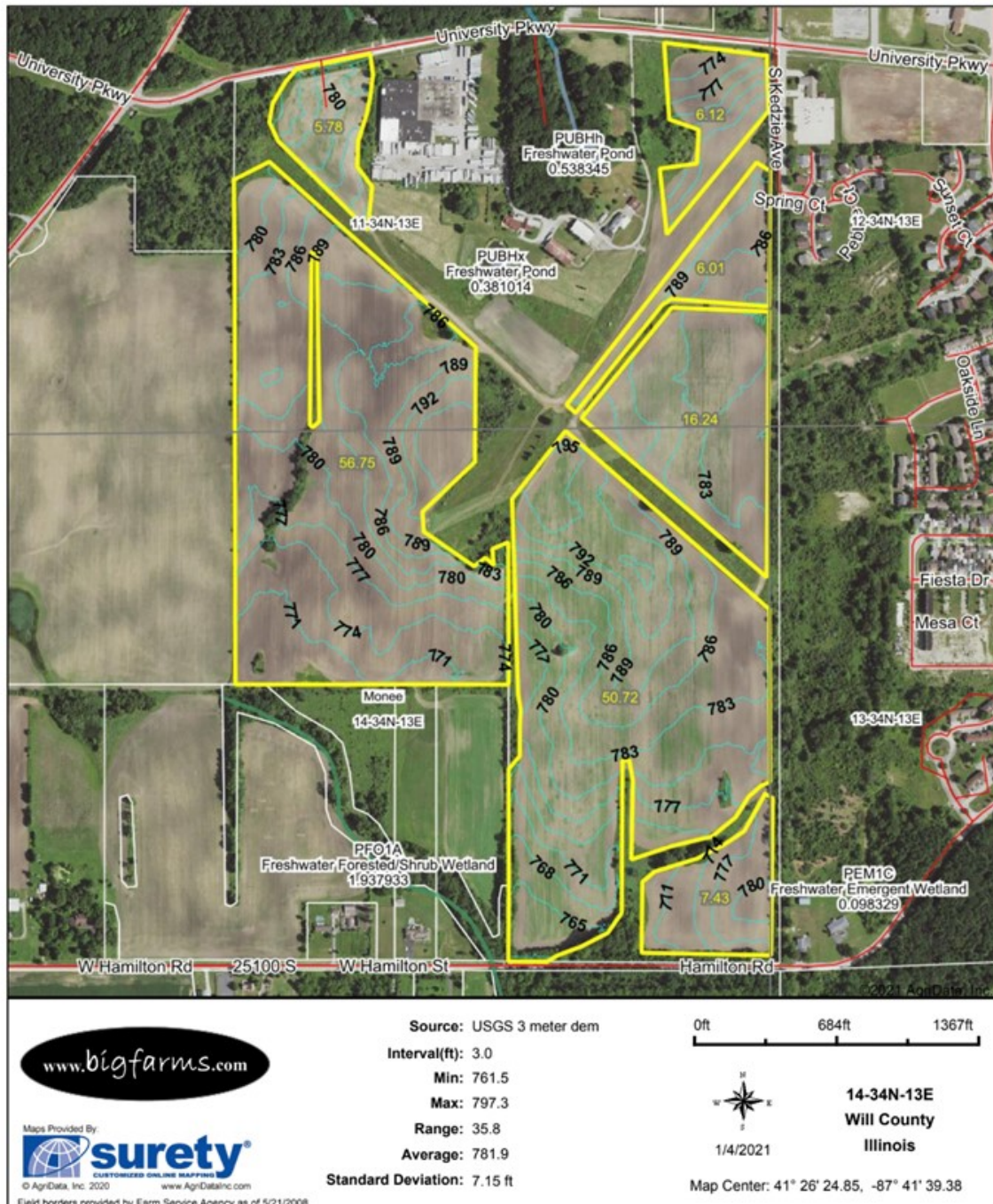
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	72.67	48.8%		**150	**50	**113
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	46.75	31.4%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	24.99	16.8%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	4.05	2.7%		**143	**45	**104
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.59	0.4%		**140	**44	**101
Weighted Average					152.2	50.2	113.5

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/>

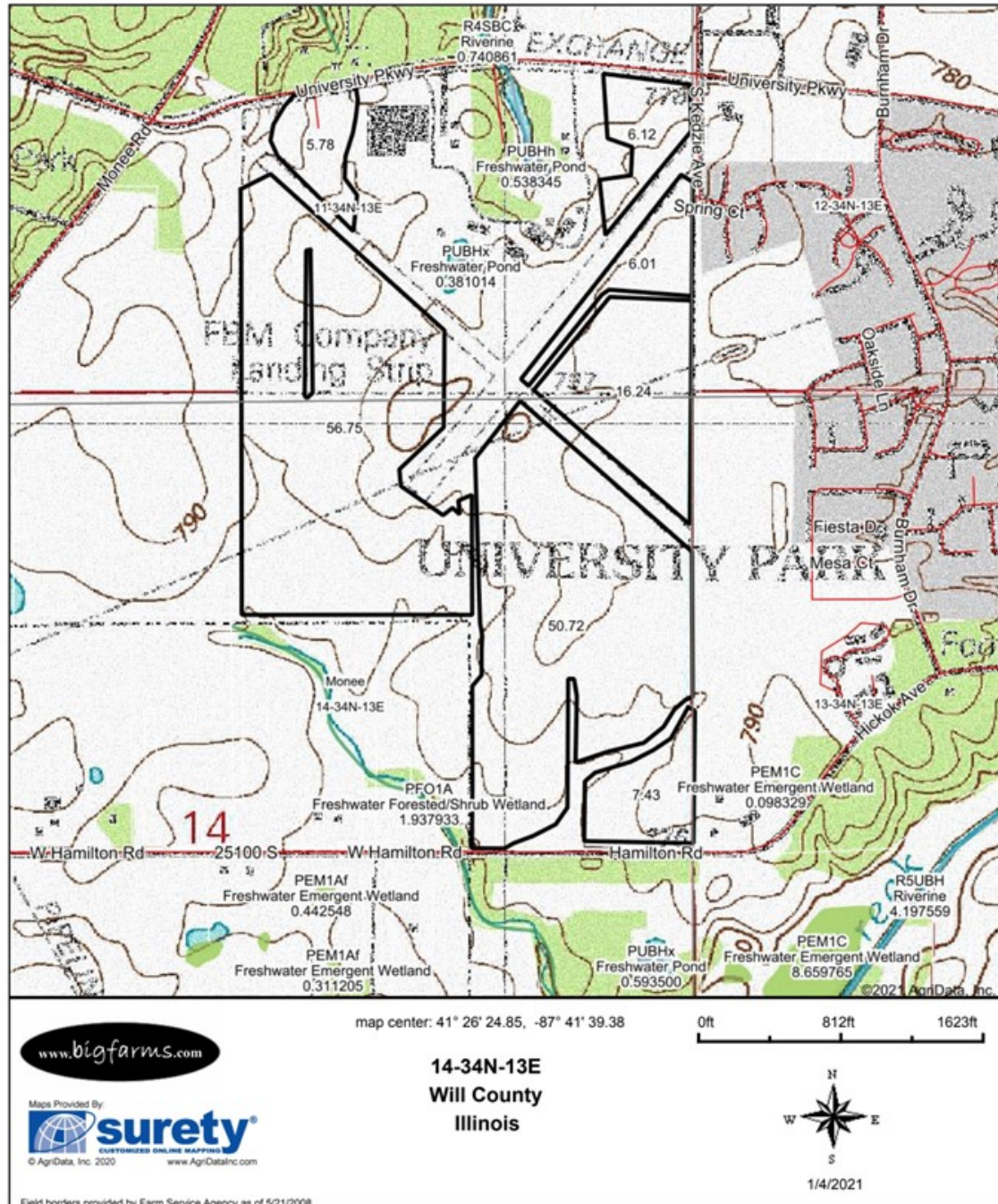
CONTOURS MAP 185 ACRE MALL FARM UNIVERSITY PARK, MONEE TOWNSHIP, WILL COUNTY

Topography Contours

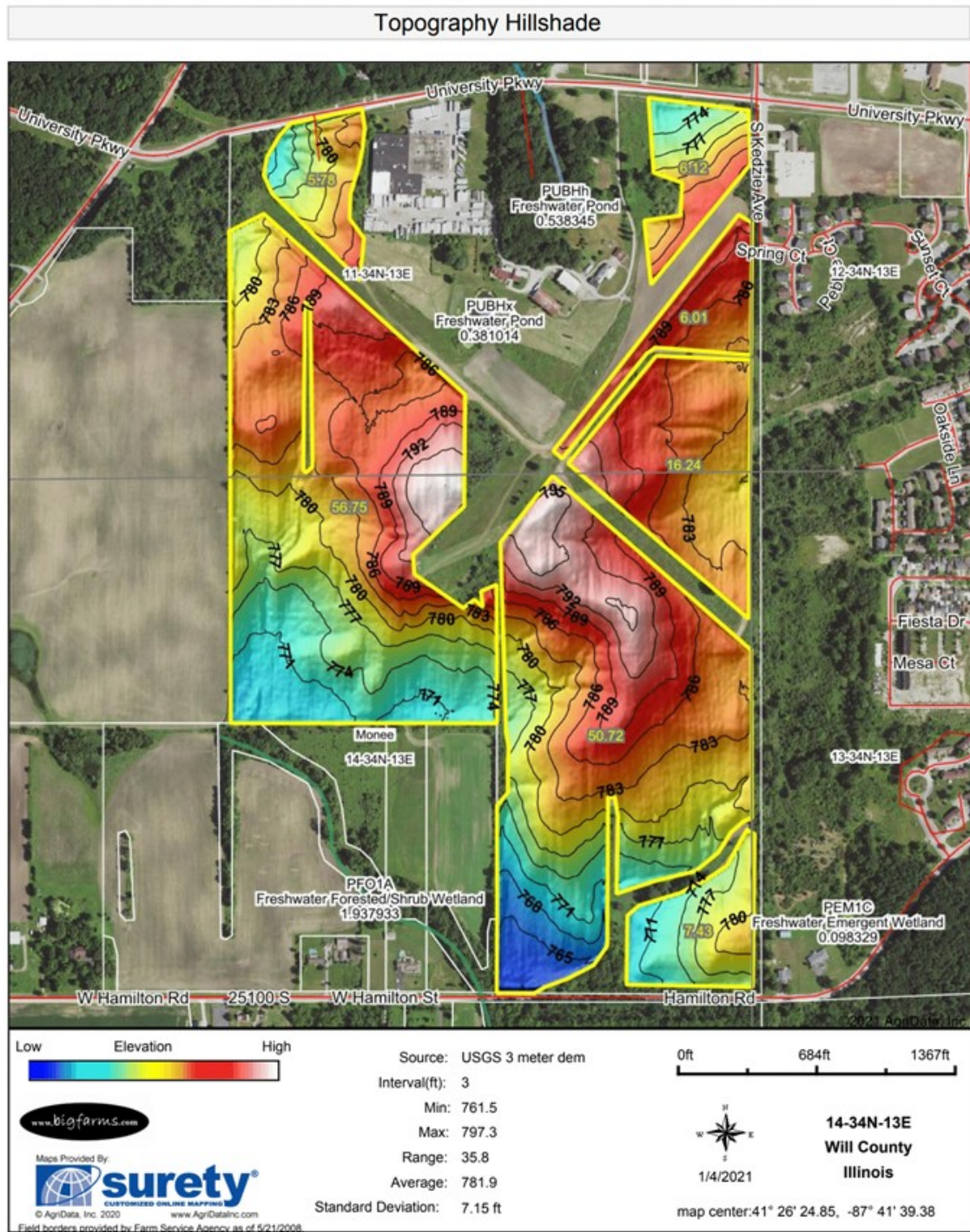


TOPOGRAPHY MAP 185 ACRE MALL FARM UNIVERSITY PARK, MONEE TOWNSHIP, WILL COUNTY

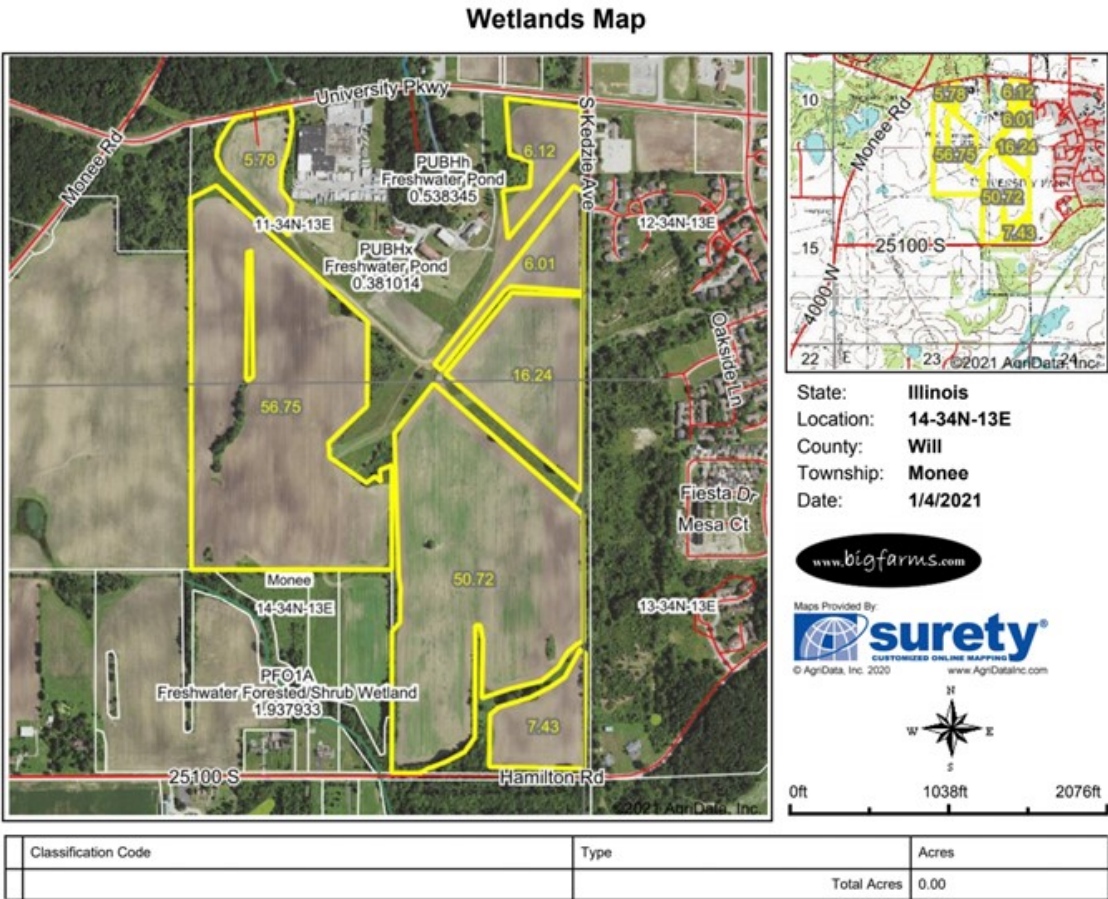
Topography Map



HILLSHADE MAP 185 ACRE MALL FARM UNIVERSITY PARK MONEE TOWNSHIP, WILL COUNTY



WETLANDS MAP 185 ACRE MALL FARM UNIVERSITY PARK, MONEE TOWNSHIP, WILL COUNTY



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.



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