

20 AC PEOTONE CENTER ROAD FARM

S Center Road
Peotone IL 60468

For more information contact:

Mark Goodwin
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Will
Township:	Peotone
Gross Land Area:	20.00
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$600,000.00
Unit Price:	\$30,000.00 per acre
Productivity Index (PI):	124.8
Buildings:	No Buildings
Zoning:	A-1, Agriculture



20 acres of level farmland available at the corner of S Center Road and W Eagle Lake Road northwest of Peotone, IL that would be great either for continued agriculture production or possible residential/mixed use development. With great, consistent soil, a PI of 124.8, and nearly 100% tillable acreage, it is a nice parcel for continued agricultural use. However, with a level and easy to clear parcel, this property could also be a great site for residential or mixed-use development.

Buying farmland outside Peotone, IL is a smart investment due to its prime location near expanding suburban development and key transportation routes, including proximity to I-57 and proposed infrastructure like the South Suburban Airport. The land is highly fertile, making it ideal for continued agricultural use with strong yield potential. At the same time, its increasing demand for residential and commercial expansion makes it a strategic choice for future development. With relatively affordable prices compared to areas closer to Chicago, it offers significant long-term value for both farming and building opportunities.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 20 AC Peotone Center Road Farm
Tax ID Number/APN: 10 Acre North Parcel: 17-20-03-300-014-0000
10 Acre South Parcel: 17-20-03-300-013-0000
Possible Uses: Continued Agricultural Production, Possible Residential or Mixed-Use Development
Zoning: Currently Zoned: A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U (P-12)
Location Description: This property is located to the northwest of Peotone, IL in Section 3 of Peotone Township, off the northeast corner of the S Center Road & W Eagle Lake Road intersection.
Site Description: This property is comprised of two 10 acre equal connected parcels of vacant farmland in a rectangle shape running from north to south.
Side of Street: This property is located on the north side of W Eagle Lake Road and on the east side of S Center Road.
Highway Access: I-57 is approximately 2.5 miles Southeast of this farm.
Road Type: All surrounding roads are of asphalt/blacktop construction.
Legal Description: PART OF THE SW1/4 SW1/4 OF SECTION 3, TOWNSHIP 33 NORTH, 12 EAST, WILL COUNTY, ILLINOIS
Property Visibility: This property is visible from both S Center Road and W Eagle Lake Road.
Largest Nearby Street: Wilmington-Peotone road is one mile south.

LAND RELATED

Lot Frontage (Feet): There is approximately 1,305 feet of frontage on S Center Road and approximately 633 feet of frontage on W Eagle Lake Road.
Tillable Acres: This property has approximately 19.01 tillable acres.
Lot Depth: This property runs approximately 1,305 feet by 633 feet.
Buildings: No buildings.
Zoning Description: Currently Zoned: A-1, Agriculture
Flood Plain or Wetlands: There are no flood plains or wetlands noted for this property. For details, please see the included FEMA Report and Wetland Map provided by Surety Maps.
Topography: This property is mostly level with only an approximate 6.8 feet of elevation difference starting from the middle of the property running to the southern property line/W Eagle Lake Road frontage. For details, please see the included topographical maps provided by Surety Maps.
Soil Type: 83.7% Elliott silt loam, 0 to 2 percent slopes (146A)
16.3% Elliott silt loam, 2 to 4 percent slopes (146B)
For details, please see the included Soil Map provided by Surety Maps.
Available Utilities: Well and Septic Systems are required for a building permit.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024
Real Estate Taxes: 10 Acre North Parcel (17-20-03-300-014-0000): \$268.32
10 Acre South Parcel (17-20-03-300-013-0000): \$266.54
Combined Total: \$534.86
Investment Amount: \$600,000.00
-or-
\$30,000.00 per acre

LOCATION

Address: S Center Road, Peotone, IL 60468



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mgoodwin@bigfarms.com

County:

Will County

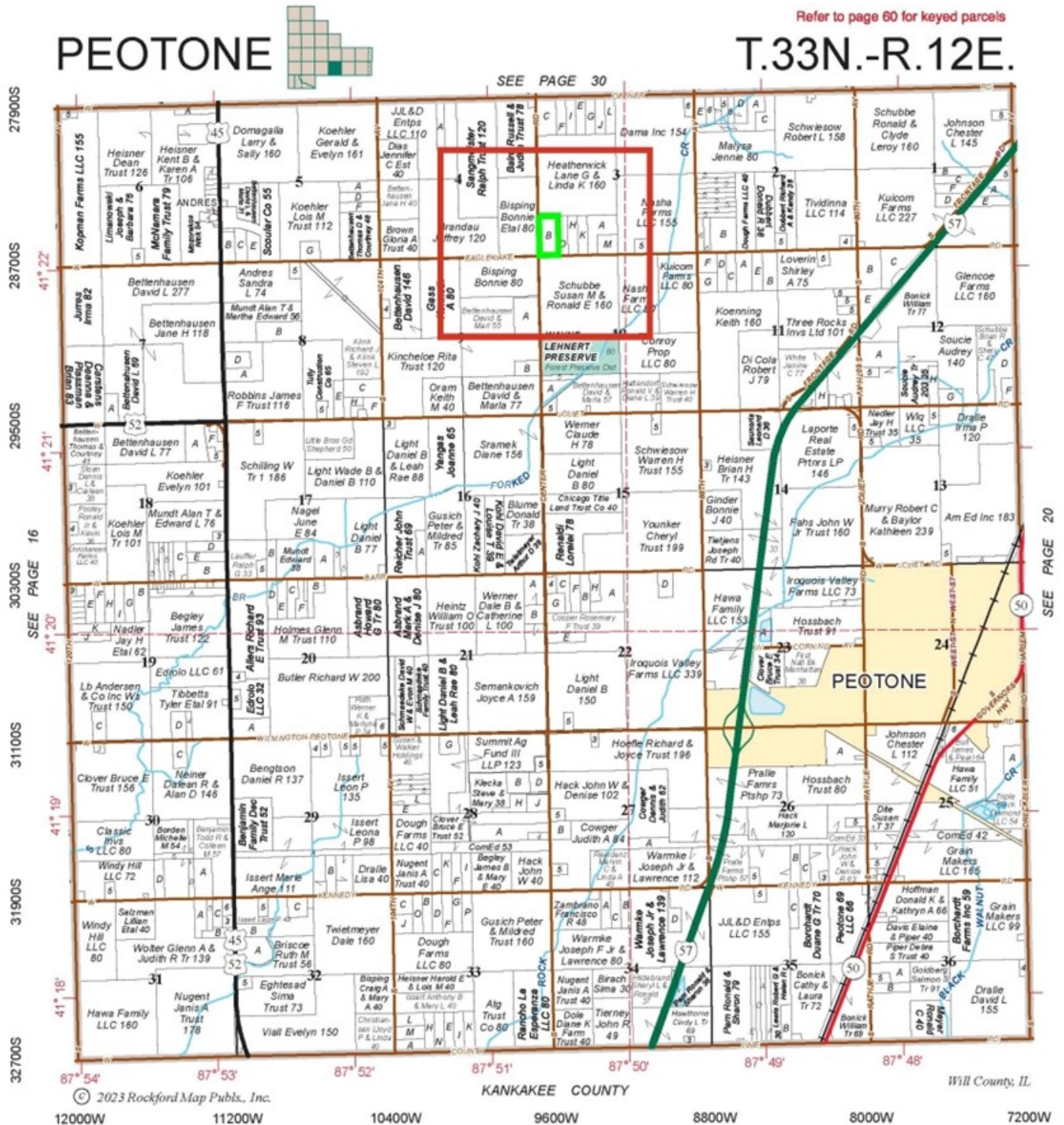


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PROPERTY MAP



PLAT MAP



FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Will
Location: 3-33N-12E
Township: Peotone
Acres: 19.01
Date: 5/18/2025



Soils data provided by USDA and NRCS.

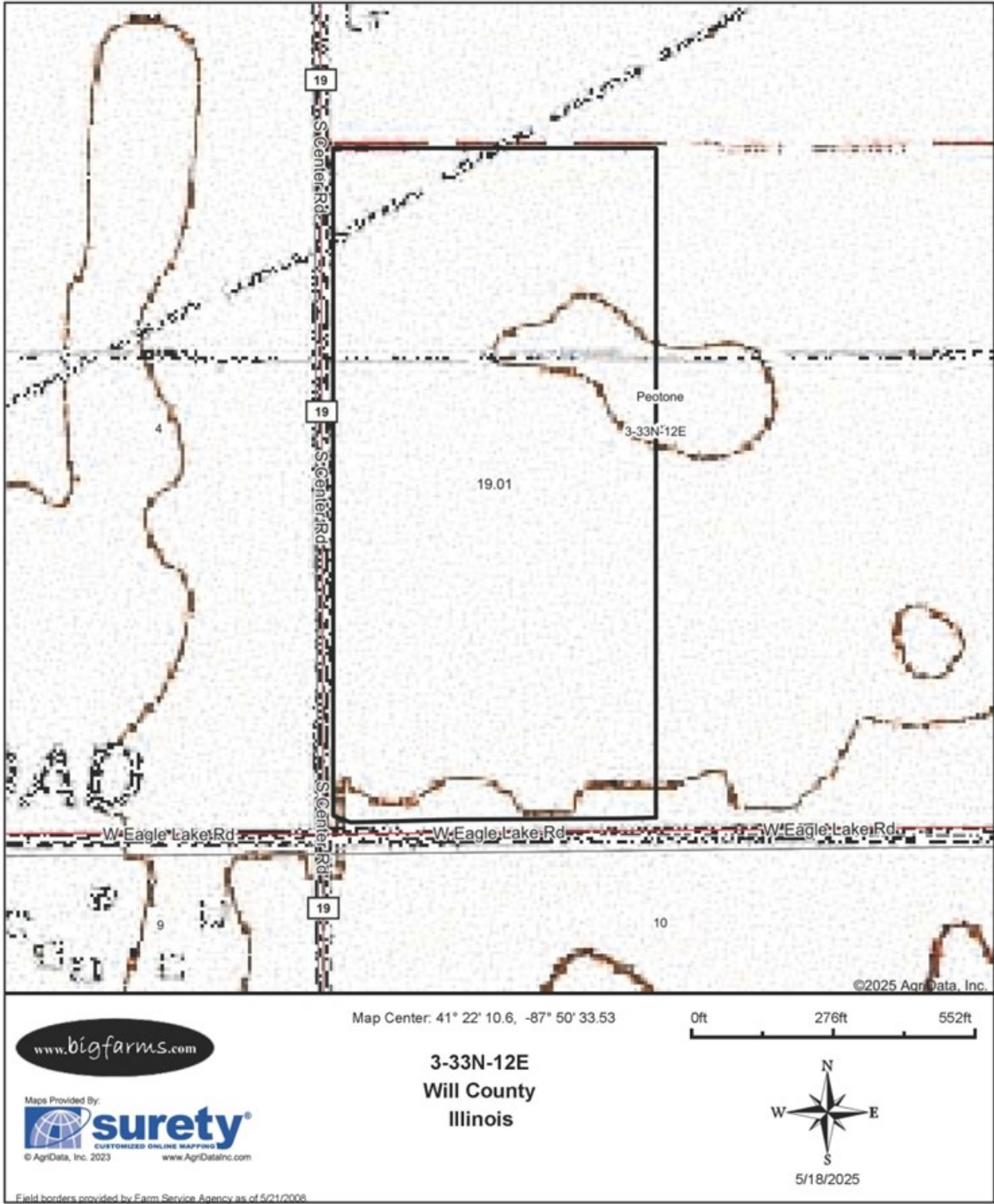
Area Symbol: IL197, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	15.92	83.7%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	3.09	16.3%		**166	**54	**124
Weighted Average					167.7	54.8	124.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

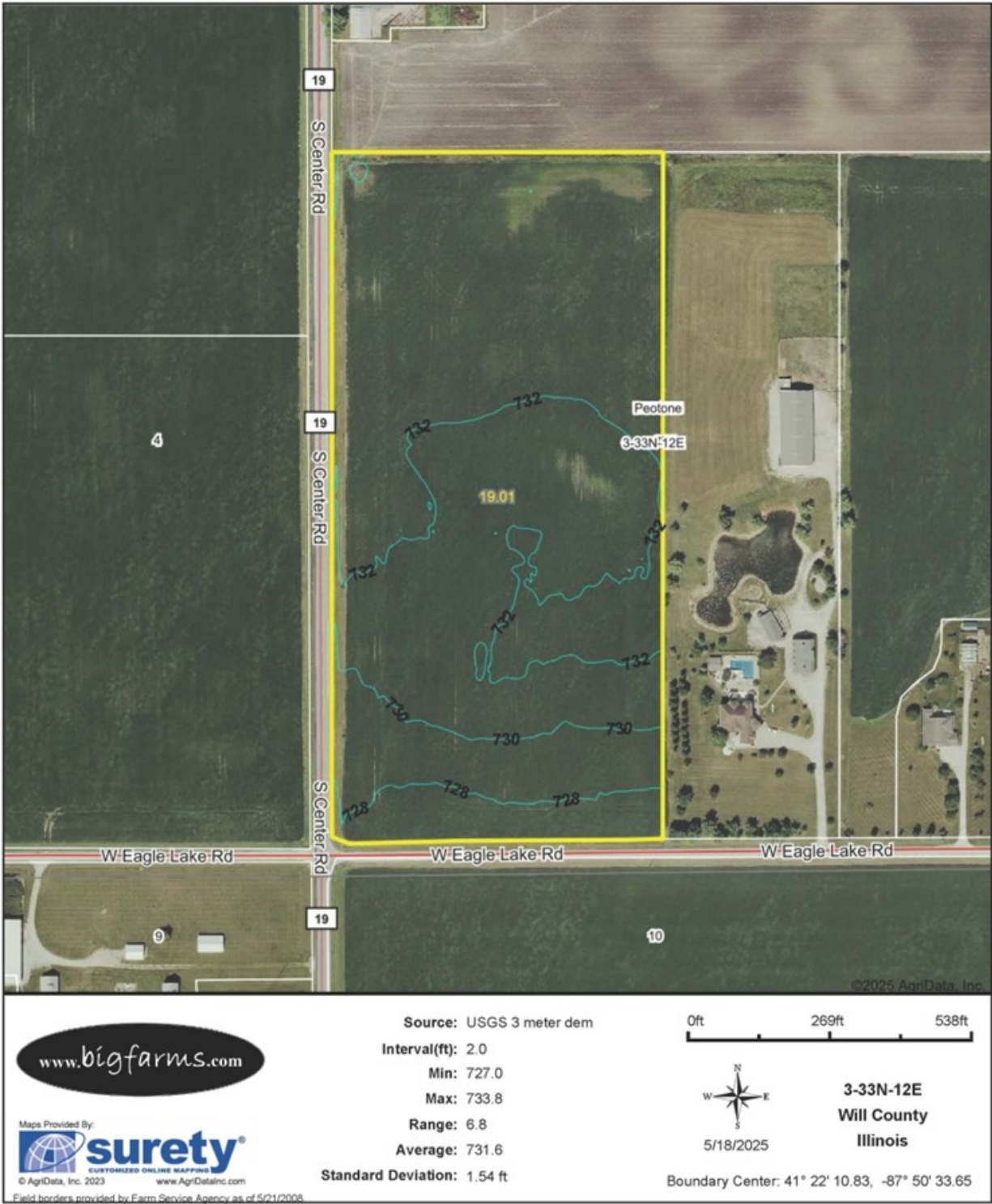
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

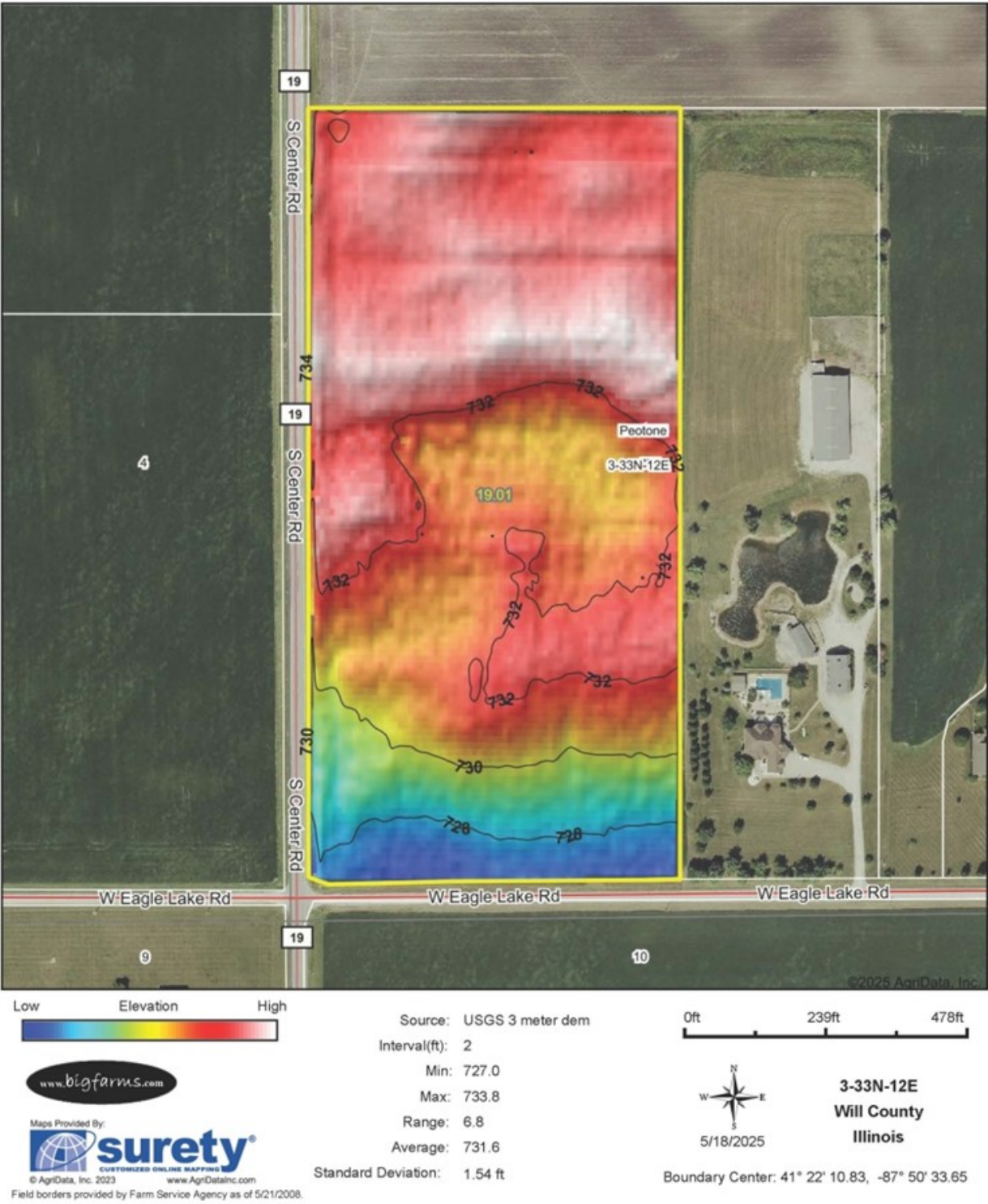
TOPO MAP



TOPO CONTOURS MAP



TOPO HILLSHADE MAP

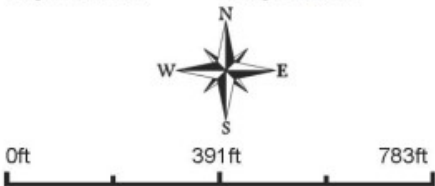


WETLAND MAP



State: Illinois
Location: 3-33N-12E
County: Will
Township: Peotone
Date: 5/18/2025

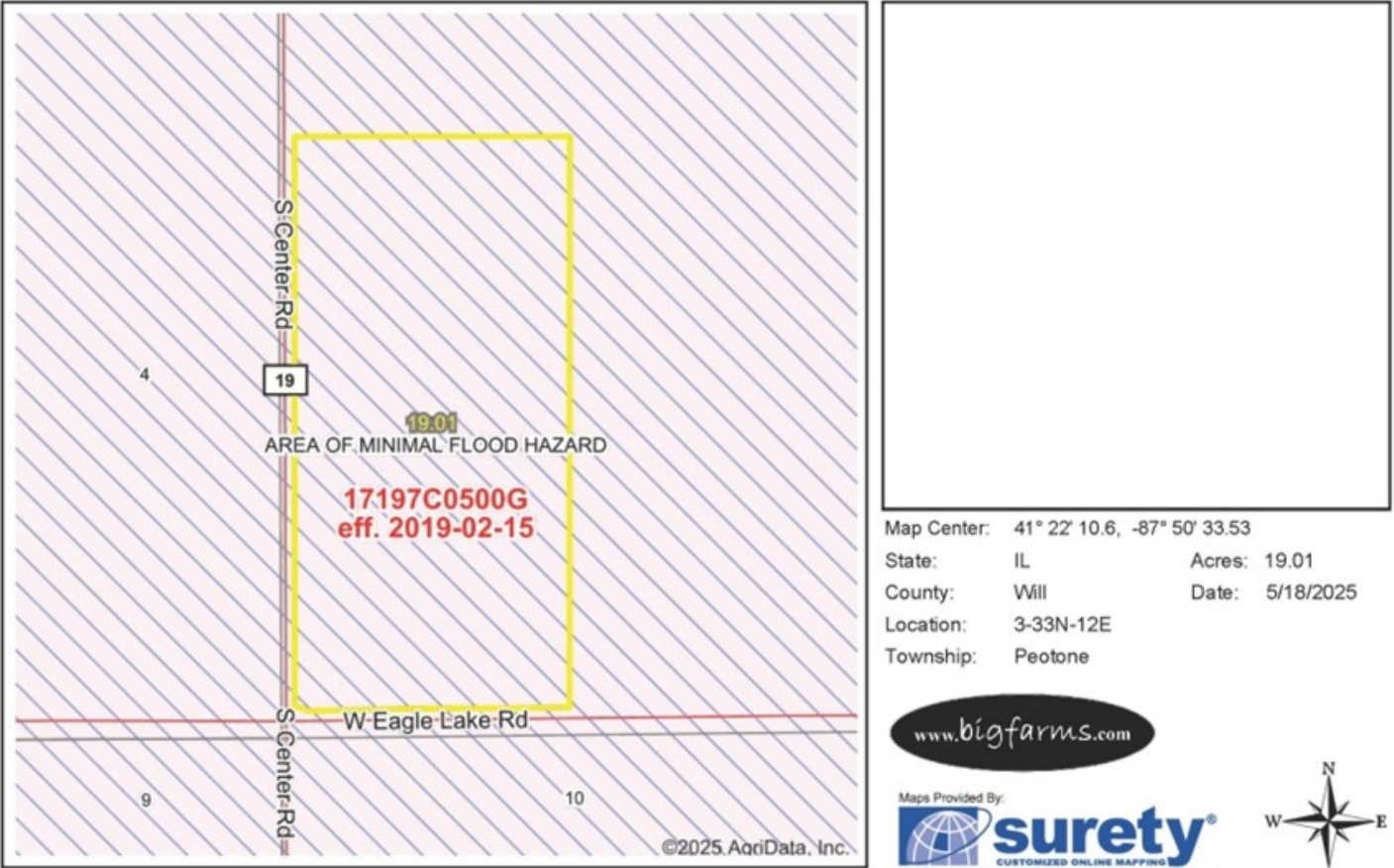
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
	Total Acres	0.00

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

FEMA REPORT



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	19.01	100%
Total				19.01	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	19.01	100%
Total			19.01	100%

Panel	Effective Date	Acres	Percent
17197C0500G	2/15/2019	19.01	100%
Total		19.01	100%

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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