

20 ACRE ROWELL ROAD FARM

S. Rowell
Elwood IL 60421

For more information contact:

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

GOODWIN



County:	Will
Township:	Jackson
Gross Land Area:	20 Total Acres
Property Type:	Vacant Farm Land with Development potential
Total Investment:	\$900,000.00
Unit Price:	\$45,000.00 per acre
Productivity Index (PI):	128.7
Buildings:	No Buildings
Utilities:	All Utilities Available



This relatively flat 20 acre parcel located southeast of Joliet north of the intersection of Manhattan Road and Rowell Road west of Manhattan, IL and northeast of Elwood, IL. The property is 5.5 miles south of the Union Pacific Global IV Warehousing and Distribution center, 5 miles east of Centerpoint Intermodal in Elwood plus the recently approved North Point Industrial Park is adjacent. This intersection has approximately 4200 cars pass by daily.

The property is also located near the Abraham Lincoln National Cemetery, the Midewin National Tallgrass Prairie.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 20 Acre Rowell Road Farm
Tax ID Number/APN: 10-11-14-100-006-0000
10-11-14-100-007-0000
Possible Uses: Agriculture, Industrial or commercial
Zoning: A-1

AREA & LOCATION

School District: Elwood School District 203 K-8
Joliet Township High School 9-12

Location Description: This relatively flat 20 acre parcel, with good soil, located southeast of Joliet north of the intersection of Manhattan Road and Rowell Road west of Manhattan, IL and northeast of Elwood, IL. The property is 5.5 miles south of the Union Pacific Global IV Warehousing and Distribution center, 5 miles east of Centerpoint Intermodal in Elwood. North Point Industrial center has been approved by the city of Joliet and within half a mile of this parcel.

Site Description: The property is also located near the Abraham Lincoln National Cemetery, the Midewin National Tallgrass Prairie, as well as the Chicagoland and Route 66 Speedway.
This relatively flat 20 acre parcel, with a soil PI of 128.7 is west of the Village of Manhattan, IL and northeast of the Village of Elwood, IL in Jackson Township Will County, IL. This intersection has approximately 4200 cars pass by daily.

Side of Street: This 20 acre parcel site is east of Rowell road.

Highway Access: I-80 is 6 miles to the north via Rt 53 and I-55 interchange is approximately 8 miles to the west.

Road Type: Asphalt black top construction

Property Visibility: The property is highly visible sitting 1/3 of a mile north of the intersection of Manhattan Road and Rowell Road which has approximately 4300 cars passing by each day.

Largest Nearby Street: IL Route 53 is 1 mile to the west of the property.

Transportation: With the City of Joliet close by and the proximity to the interstates this property has access to every type of transportation. Metra train station in downtown Joliet, Midway and Ohare airports in Chicago, Joliet Municipal airport, and the Greyhound bus terminal in Kankakee.

LAND RELATED

Lot Frontage (Feet): This 20 acre parcel has 1700 feet of frontage along Rowell Road.

Tillable Acres: 20 acres of tillable land on this parcel.

Lot Depth: 1700 feet deep north to south and 512 feet west to east.

Buildings: There are no buildings on this property.

Flood Plain or Wetlands: There is a small section of wetlands or FEMA flood zones in the northeast corner of the property property. See the Wetland Map and the FEMA Report included in the brochure for more detail.

Topography: The 20 acre parcel is relatively flat. Please see the topography and contours maps in the brochure for further information.

Soil Type: Ashkum silty clay loam (232A)
Graymont Silt Loam (541B)
Elliott silt loam (146B)

FINANCIALS

Finance Data Year: 2019 taxes in 2020

Real Estate Taxes: A total of \$526.16 in taxes were paid on the this parcel in 2020 or \$26.31 per acre.

10-11-14-100-006-0000 \$276.16
10-11-14-100-007-0000 \$250.00

Investment Amount: The full cost of this property is \$900,000.00 or \$45,000.00 per acre

LOCATION

Address:

Rowell Road Elwood, IL 60421

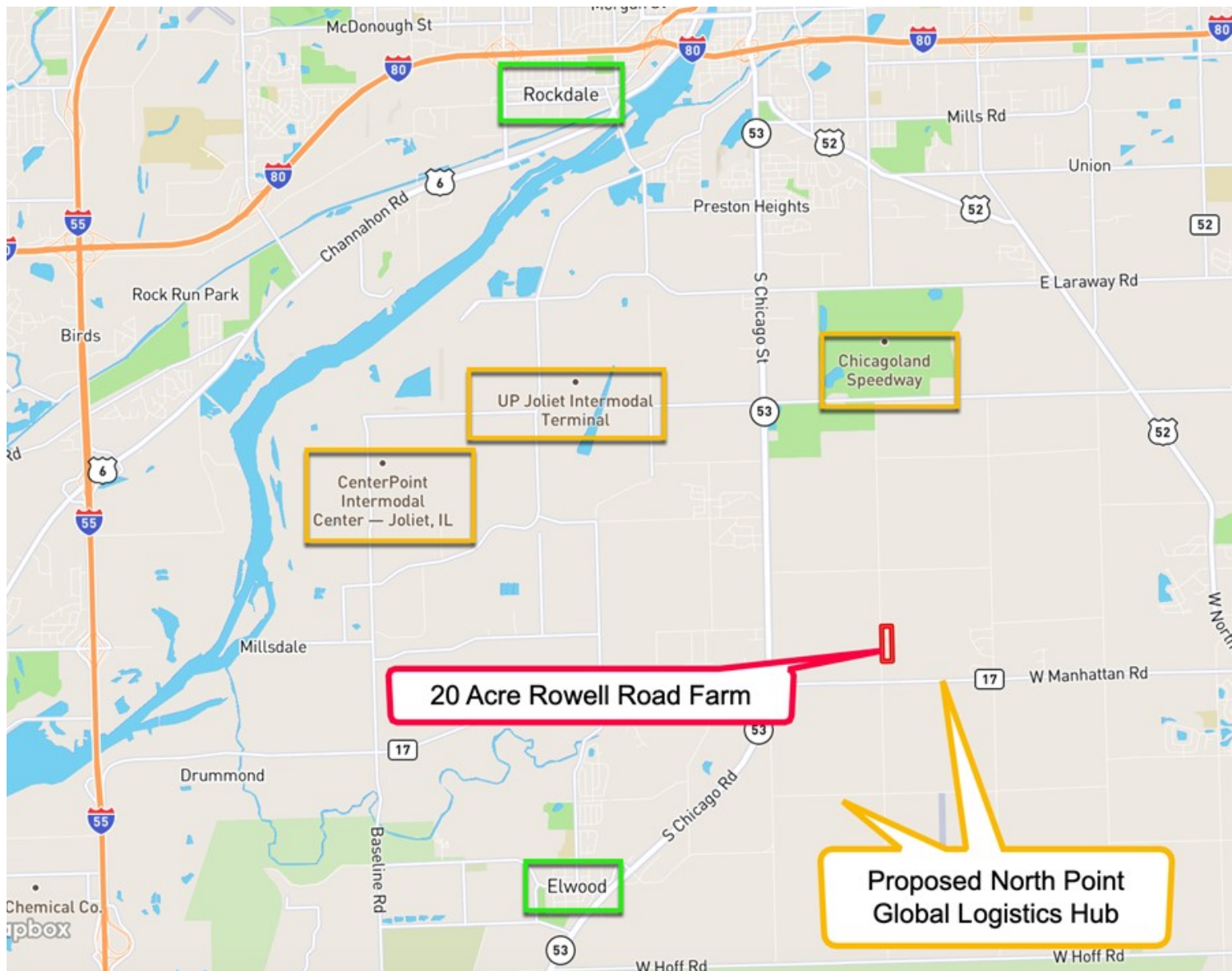
County:

Will



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ROADWAY MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL



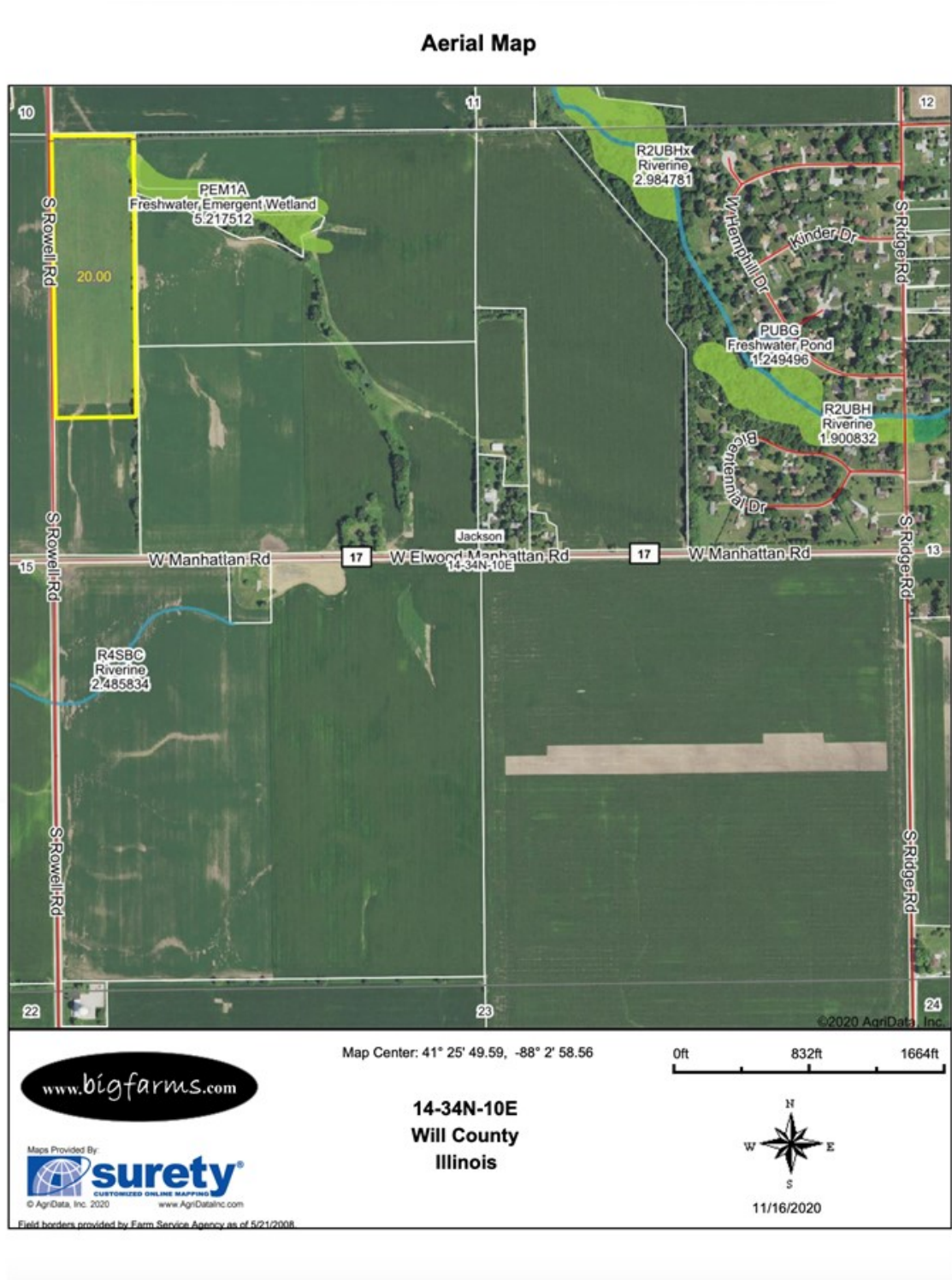
AREA MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL



AERIAL MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

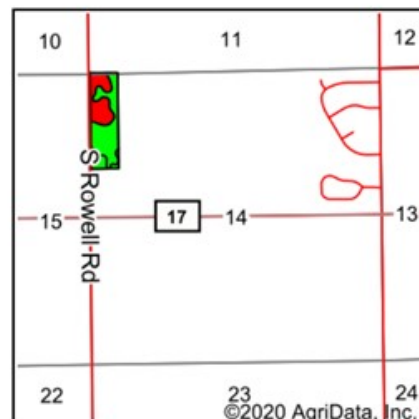


FSA MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL



SOIL MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

Soils Map



State: **Illinois**
County: **Will**
Location: **14-34N-10E**
Township: **Jackson**
Acres: **20**
Date: **11/16/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL 197, 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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.93	54.6%		170	56	127
**541B	Graymont silt loam, 2 to 5 percent slopes	6.79	34.0%		**181	**56	**133
**146B	Elliott silt loam, 2 to 4 percent slopes	2.28	11.4%		**166	**54	**124
Weighted Average					173.3	55.8	128.7

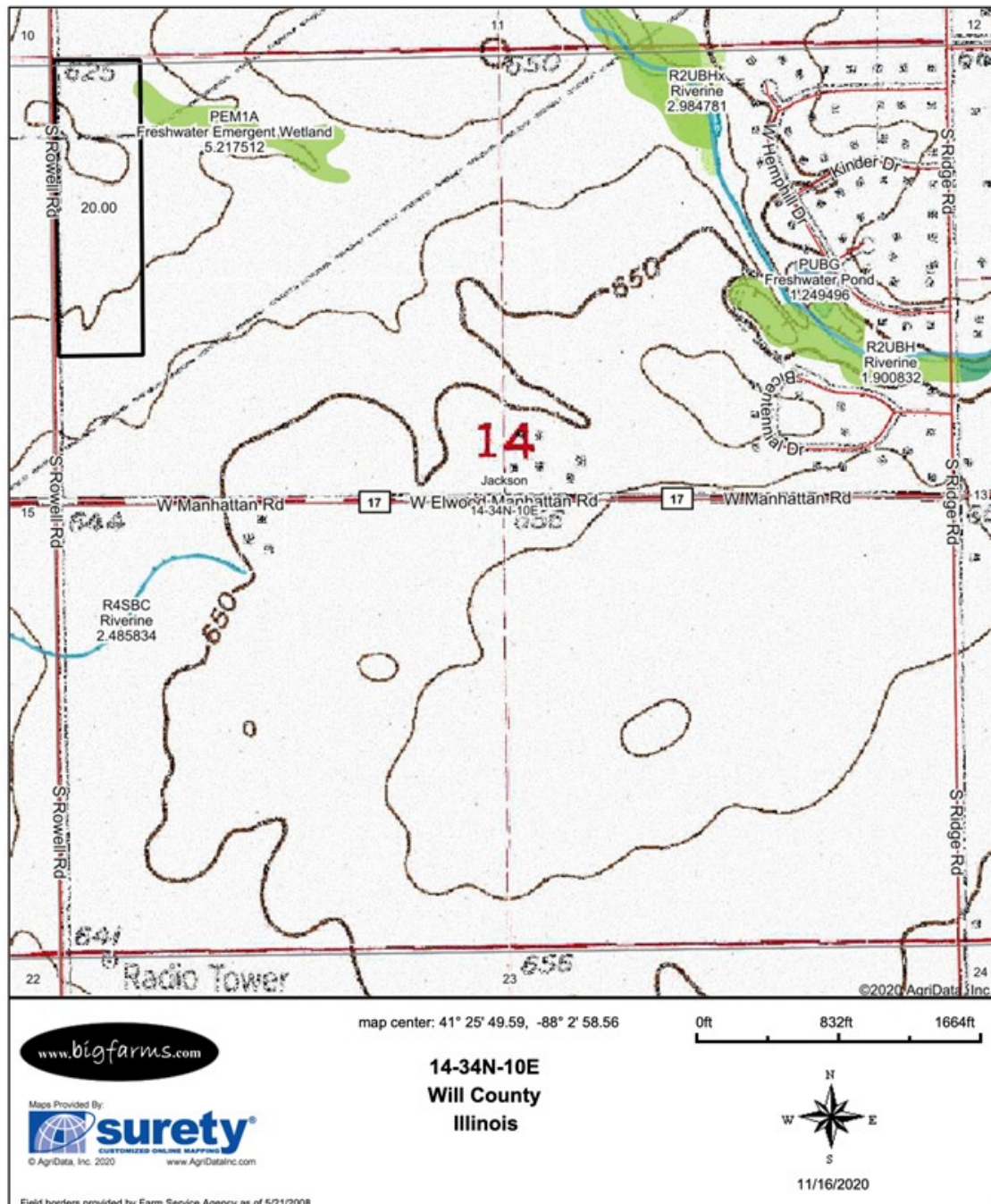
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

TOPOGRAPHY CONTOURS MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

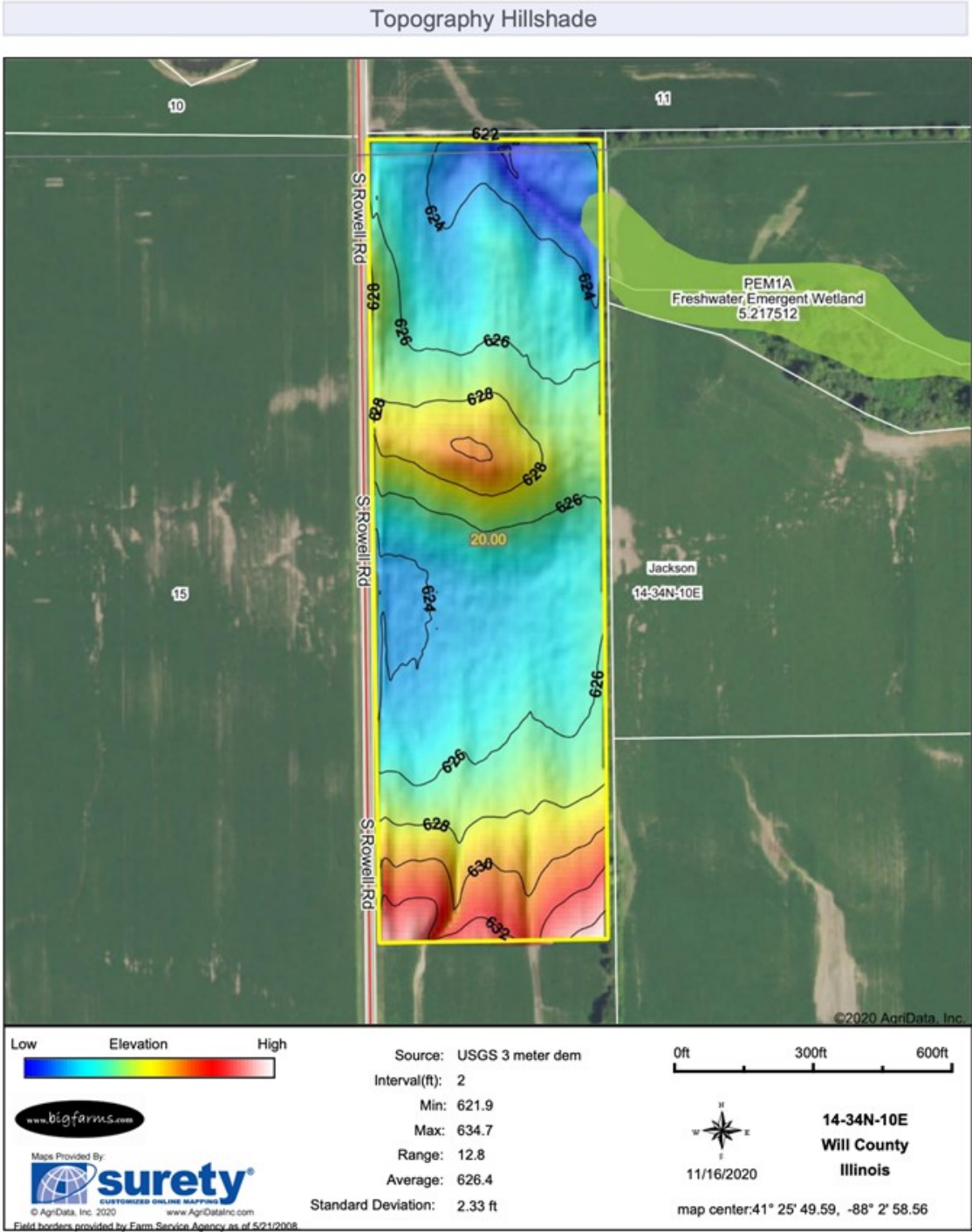


TOPOGRAPHY MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

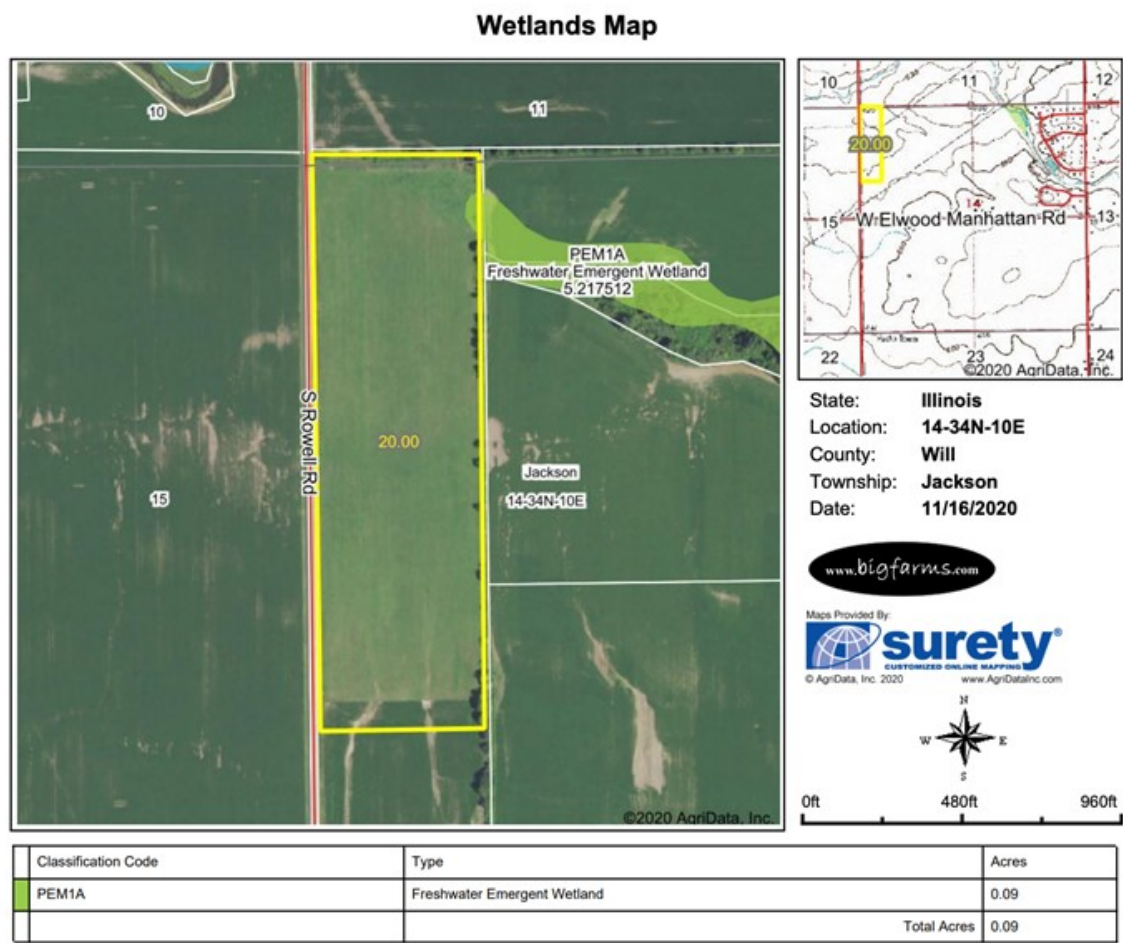
Topography Map



HILLSHADE MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL



WETLAND MAP 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

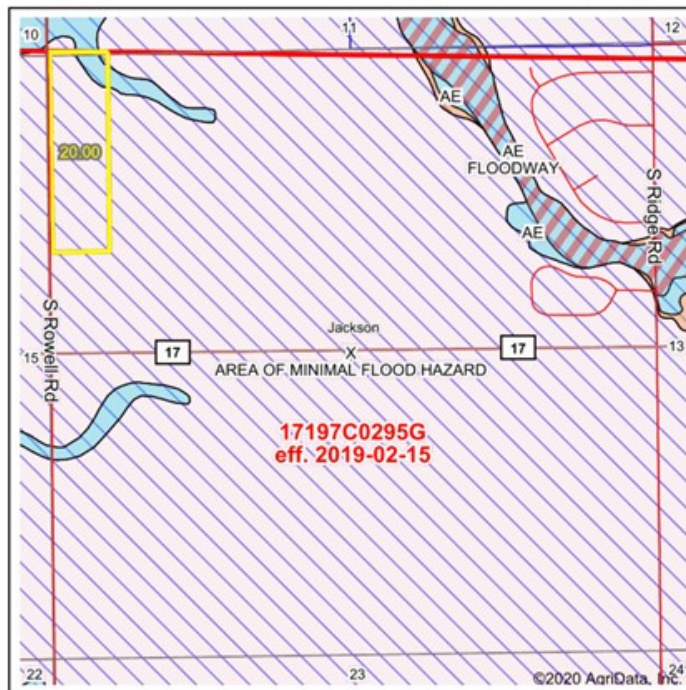


Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

FEMA REPORT 20 ACRE ROWELL ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

FEMA Report



State: IL Acres: 20
County: Will Date: 11/16/2020
Location: 14-34N-10E
Township: Jackson



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	20	100%
Total				20	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	18.81	94.0%
A		100-year Floodplain	1.19	6.0%
Total			20.00	100%

Panel	Effective Date	Acres	Percent
17197C0295G	2/15/2019	20	100%
Total		20	100%

Flood related information provided by FEMA

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.**

DISCLAIMER

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