

## 21.75 ACRE CUSTER PARK VINEYARD

**36907 Ohlhues Rd.  
Custer Park IL 60481**

**For more information contact:**

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



**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	Custer
<b>Gross Land Area:</b>	21.75 Acres
<b>Property Type:</b>	Vineyard
<b>Possible Uses:</b>	Vineyard, Winery with Home
<b>Total Investment:</b>	\$1,295,000.00
<b>Productivity Index (PI):</b>	98.1
<b>Buildings:</b>	There is a home with a pool, Winery with Fermentation tanks
<b>Utilities:</b>	Well & Septic



This is a working Commercial Vineyard with a 2700 SF processing facility on site and 4200 SF Victorian Home. This beautiful 21.75 acres is located between Kankakee and Braidwood off IL. Rt. 113 in Custer Park. This is the only Vineyard in Will County.

There are approximately 5 acres of planted mature producing vine on site. There are currently approximately 2000 vines with room to double or triple production. The recent wine production has been about 2400 gallons. This link will take you to the Vineyards website <https://mistiehillvineyard.com/>

The 4200 SF Victorian home was custom built by owner in 2001. The MLS# for this home is 11400321 co-listed with Roger & Melody Lewis. There is an above ground pool with deck.

The production facility has all the fermentation tanks, and equipment for producing wine on site. The equipment is negotiable. The owners are keeping the Mistie Hill label and it will not be part of the sale. Production figures are available for serious buyers. This relatively flat, deep 21.75-acre parcel has a soil PI of 98

**Property Video Available On Website.**

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 21.75 Acre Custer Park Vineyard  
**Tax ID Number/APN:** 01-25-31-100-007-0000  
01-25-31-100-008-0000  
**Possible Uses:** Vineyard and farm. Family business with home or Bed and Breakfast.  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Reed Custer Community Unit School District 255U  
**Location Description:** This 21.75 acre parcel is located between Braidwood and Kankakee, IL off of route 113 in Custer Park. This relatively flat parcel is home to the 1100 vine Mistie Hill Vineyard.  
**Site Description:** This parcel is relatively flat with a beautiful home and winery on the property. The parcel also is wooded on the south end of the parcel.  
**Side of Street:** This 21.75 acre parcel sits on the east side of Ohlhues Road.  
**Highway Access:** The I-55 Interchange in Braidwood is less than 10 miles to the north and west.  
**Road Type:** The road is tar & chip construction.  
**Property Visibility:** This parcel sits directly on Ohlhues Road  
**Largest Nearby Street:** The largest nearby Street is Highway 113 located 2.2 miles to the north. 3500 cars travel along Hwy. 113 daily  
**Transportation:** Manhattan II Metra Station is 13 miles away. Midway airport is located 57.6 miles via I-55. Easy access to both I-57 in Kankakee or I-55 in Braidwood.

### LAND RELATED

**Lot Frontage (Feet):** The 21.75 acre parcel has 586 feet of frontage along Ohlhues Road.  
**Yield History:** 2000 vines are producing about 2400 gallons of wine annually.  
**Lot Depth:** This parcel is 1547 feet deep from east to west.  
**Buildings:** This parcel has a home, garage and out building holding the fermentation/winery for the Mistie Hills Vineyard. 4200 SF Victorian Home built in 2001 by current owner. 2700 SF wine making facility with 900 SF of attic storage.  
**Flood Plain or Wetlands:** There are no flood zones or wetlands on the property. For further detail a wetlands map is included in the brochure  
**Topography:** This parcel is relatively flat. Greater detail can be found in the Contour, Hillshade and Topography maps in the brochure.  
**Soil Type:** 49A - Watseka Loamy Fine Sand  
98B - Ade Loamy Fine Sand  
201A - Gilford Loamy Fine Sand  
**Available Utilities:** This is rural site. Well and septic are required.

### FINANCIALS

**Finance Data Year:** 2020 taxes paid in 2021  
**Real Estate Taxes:** 01-25-31-100-007-0000 \$7422.62  
01-25-31-100-008-0000 \$25.96  
for a total of \$7448.58  
**Investment Amount:** The owners are looking to sell the 21.75 acre with home, buildings and vineyard for \$1,295,000.00. This does not include the Mistie Hill label or processing equipment. The equipment is available for purchase, but owners are keeping the Mistie Hill Label.

### LOCATION

**Address:** 36907 S OHLHUES RD  
CUSTER PARK

County:

IL 60481  
Will County



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## HOUSE PHOTO 1





## HOUSE PHOTO 2



## WINE PRODUCTION FACILITY





## BACKYARD OF HOUSE WITH VINEYARD



## VIEW OF THE VINEYARD

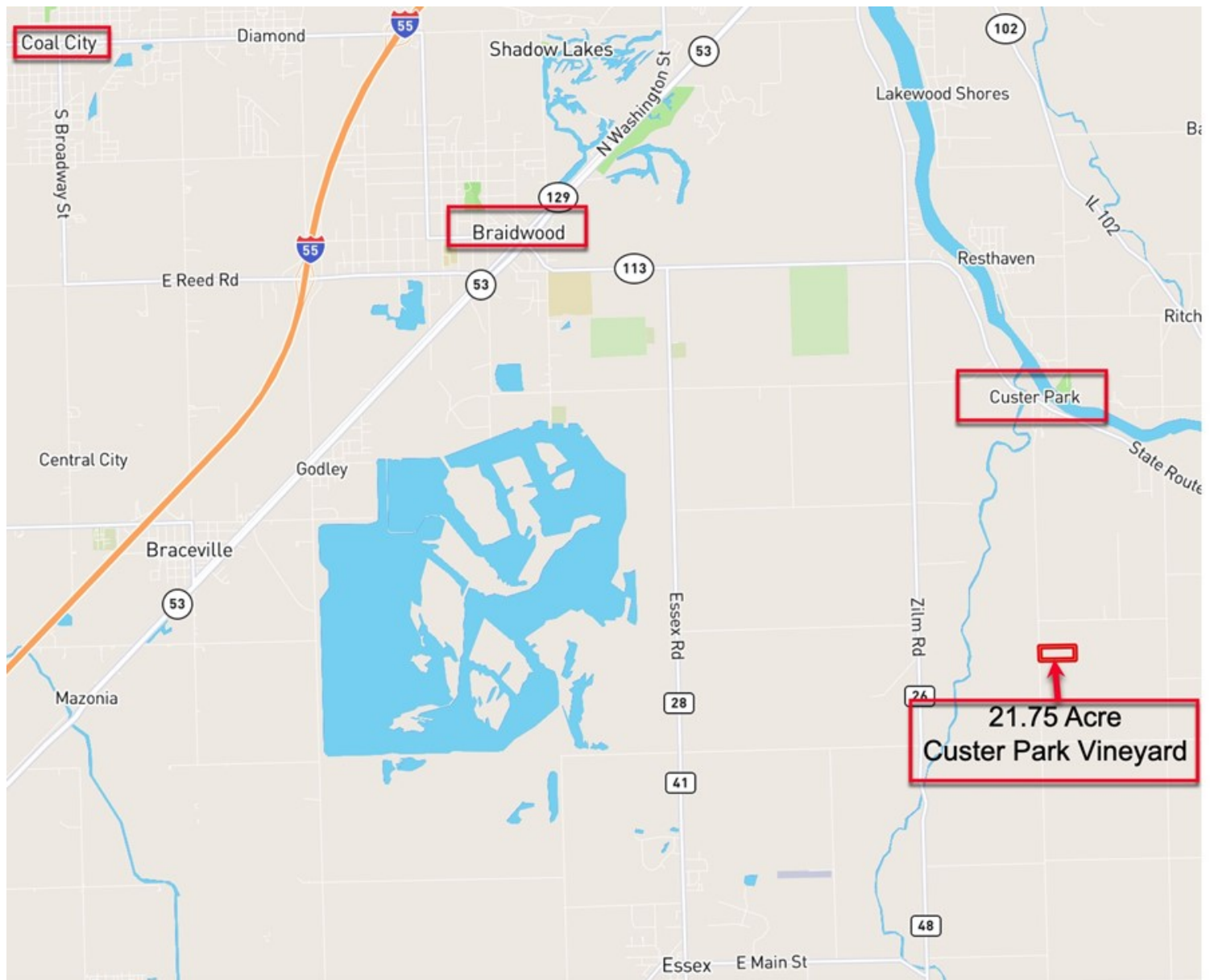




## OVERVIEW OF THE HOME, WINE FACILITY AND GRAPES



ROADWAY MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY





AREA MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY



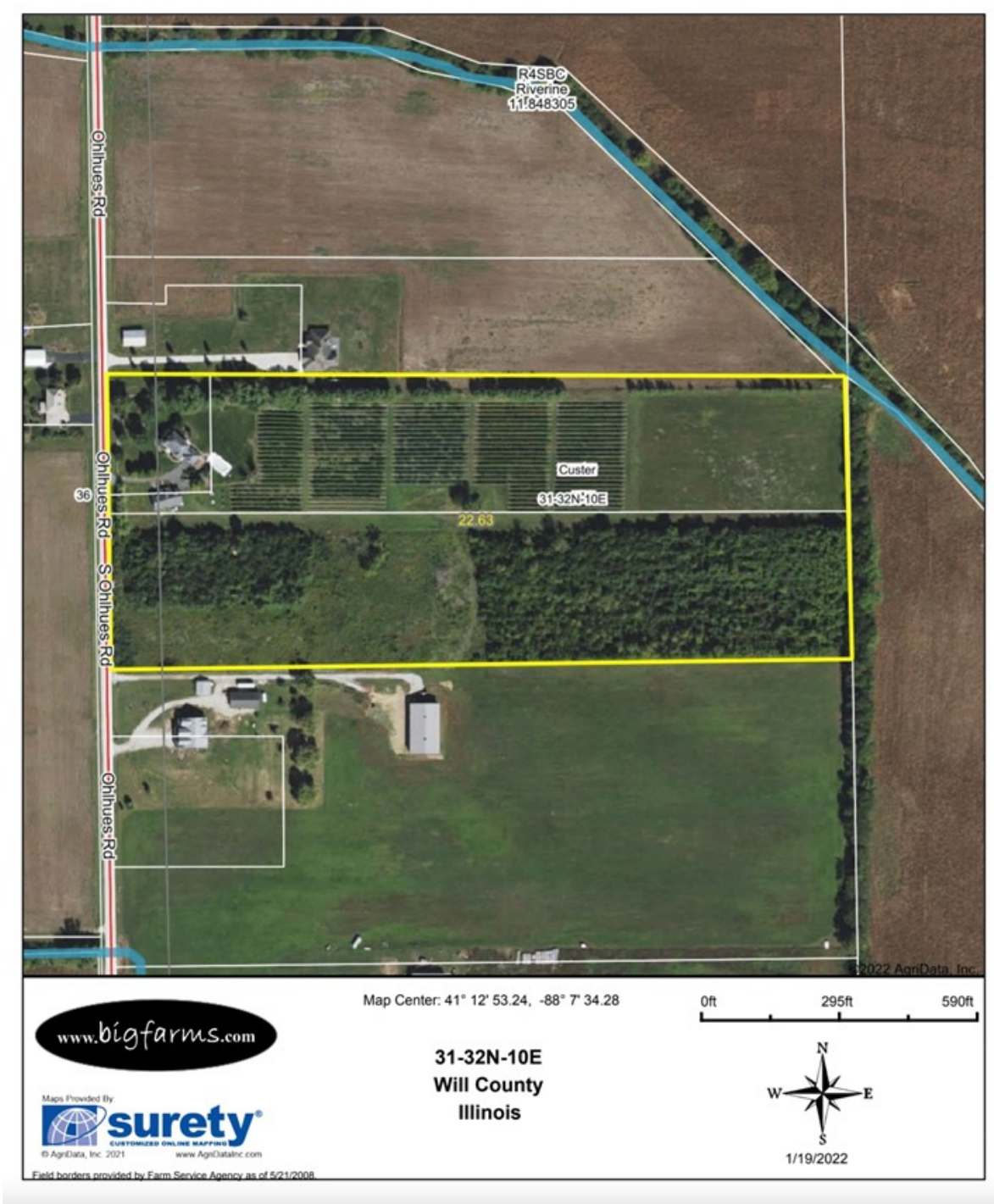
AERIAL MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY



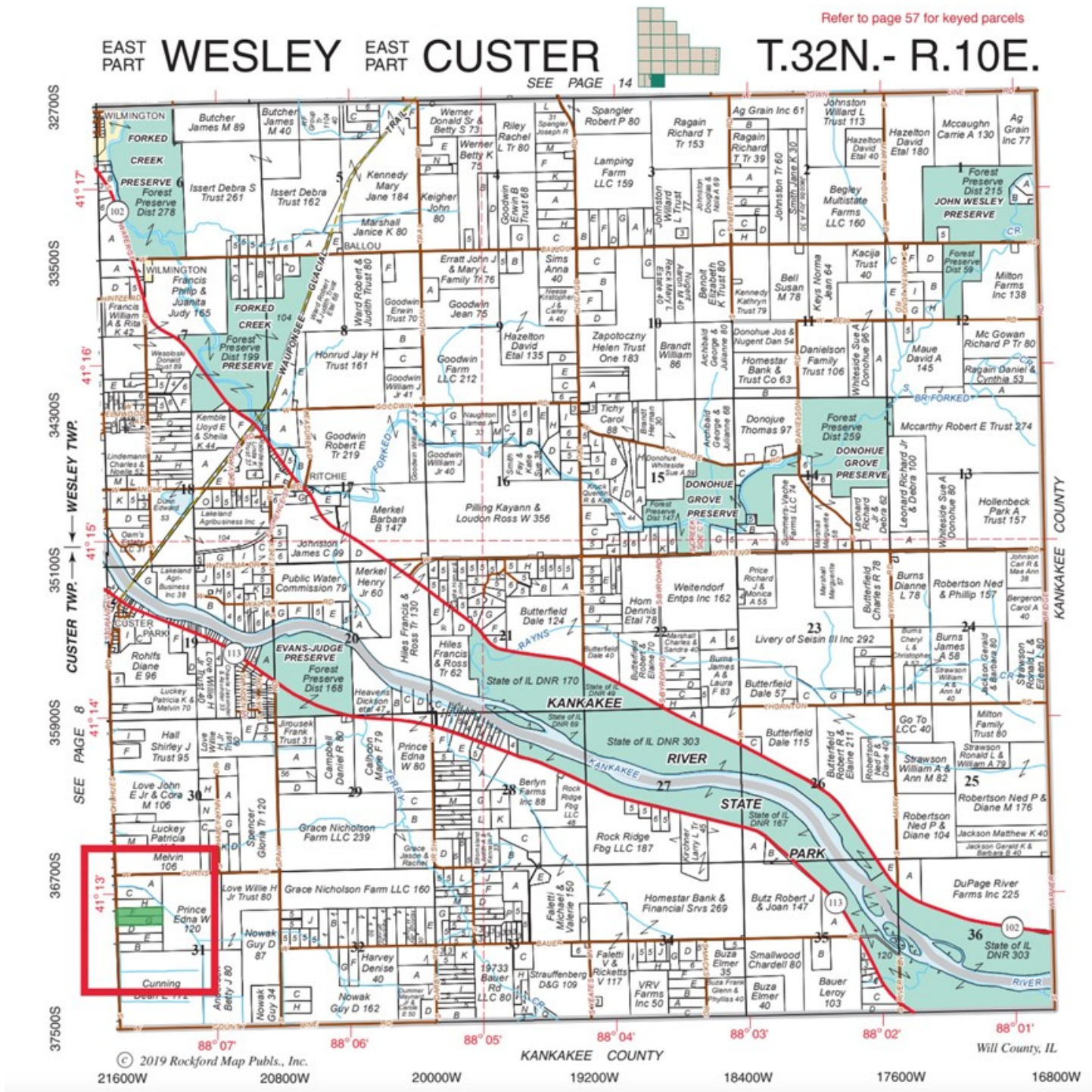


FSA MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY

Aerial Map



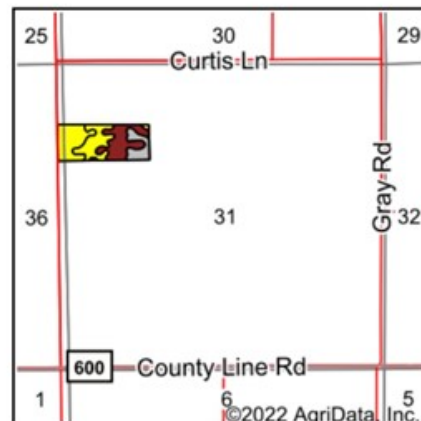
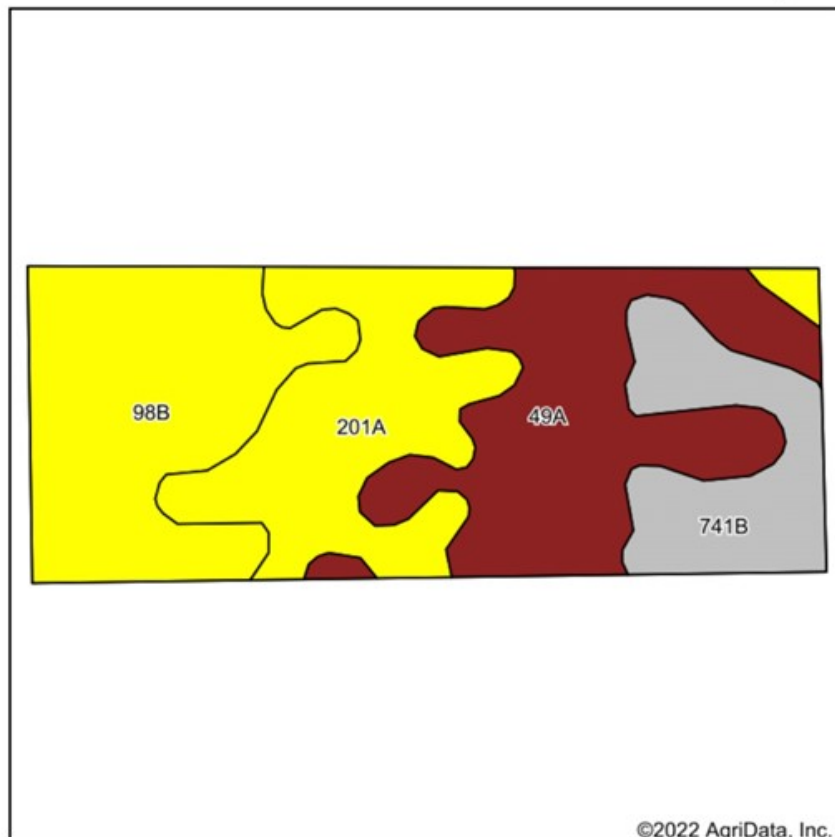
PLAT MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY





# SOIL MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY

## Soils Map



State: **Illinois**  
County: **Will**  
Location: **31-32N-10E**  
Township: **Custer**  
Acres: **22.63**  
Date: **1/19/2022**

www.bigfarms.com

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

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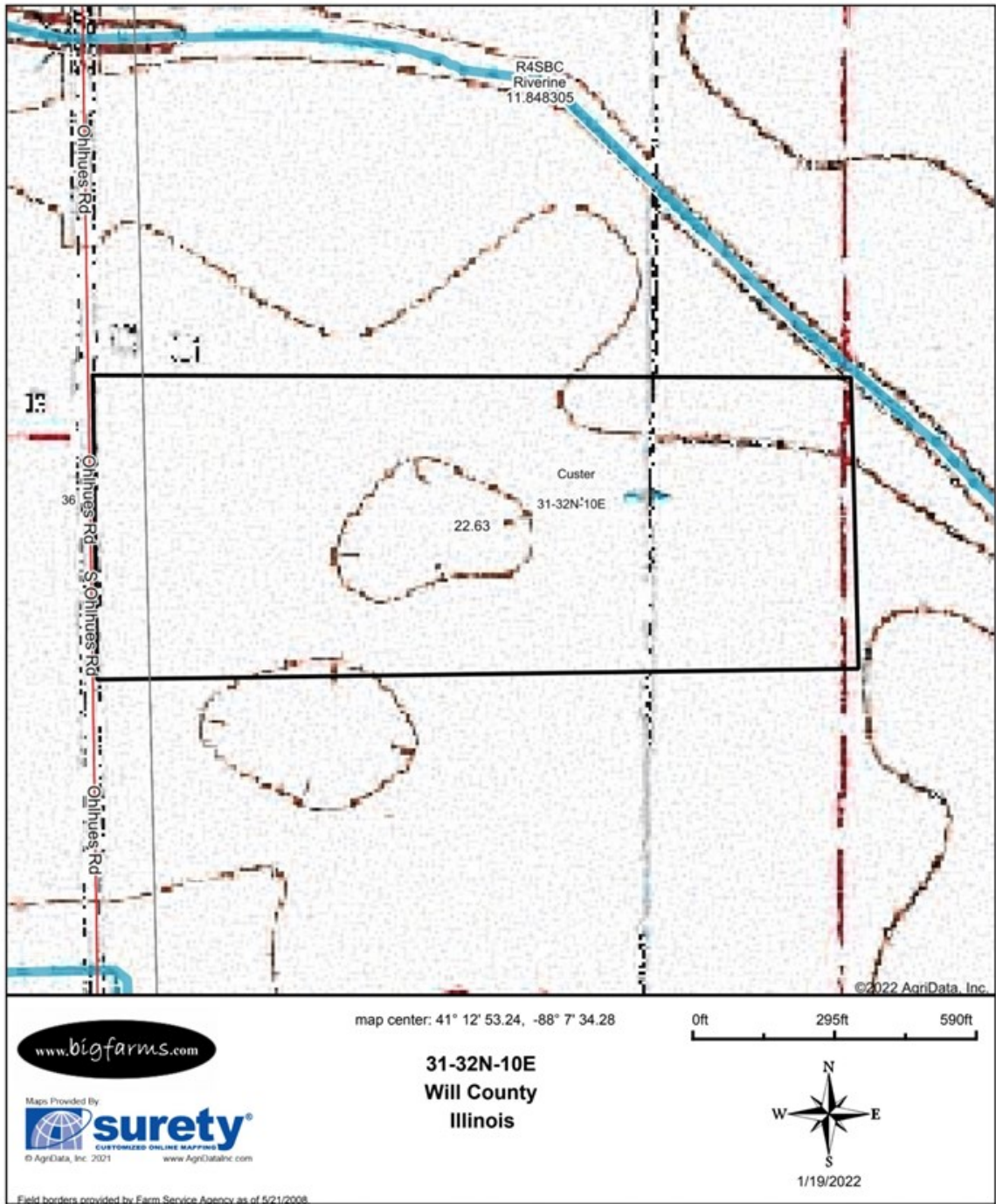
Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
49A	Watseka loamy fine sand, 0 to 2 percent slopes	6.89	30.4%		122	41	93
**98B	Ade loamy fine sand, 1 to 6 percent slopes	6.66	29.4%		**134	**47	**102
201A	Gilford fine sandy loam, 0 to 2 percent slopes	5.70	25.2%		148	49	110
**741B	Oakville fine sand, 1 to 6 percent slopes	3.38	14.9%		**106	**38	**81
Weighted Average					129.7	44.3	98.1

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 MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY

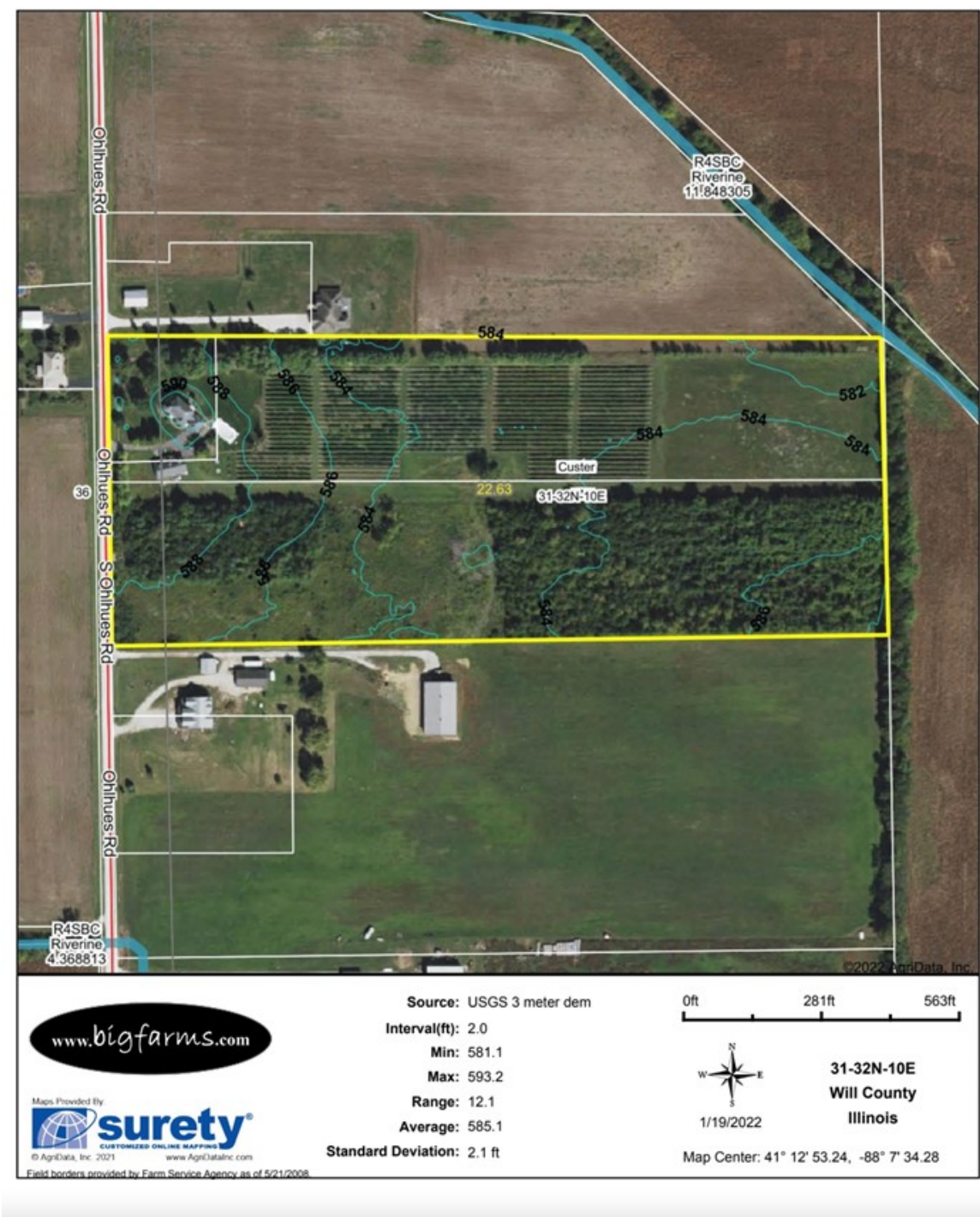
Topography Map





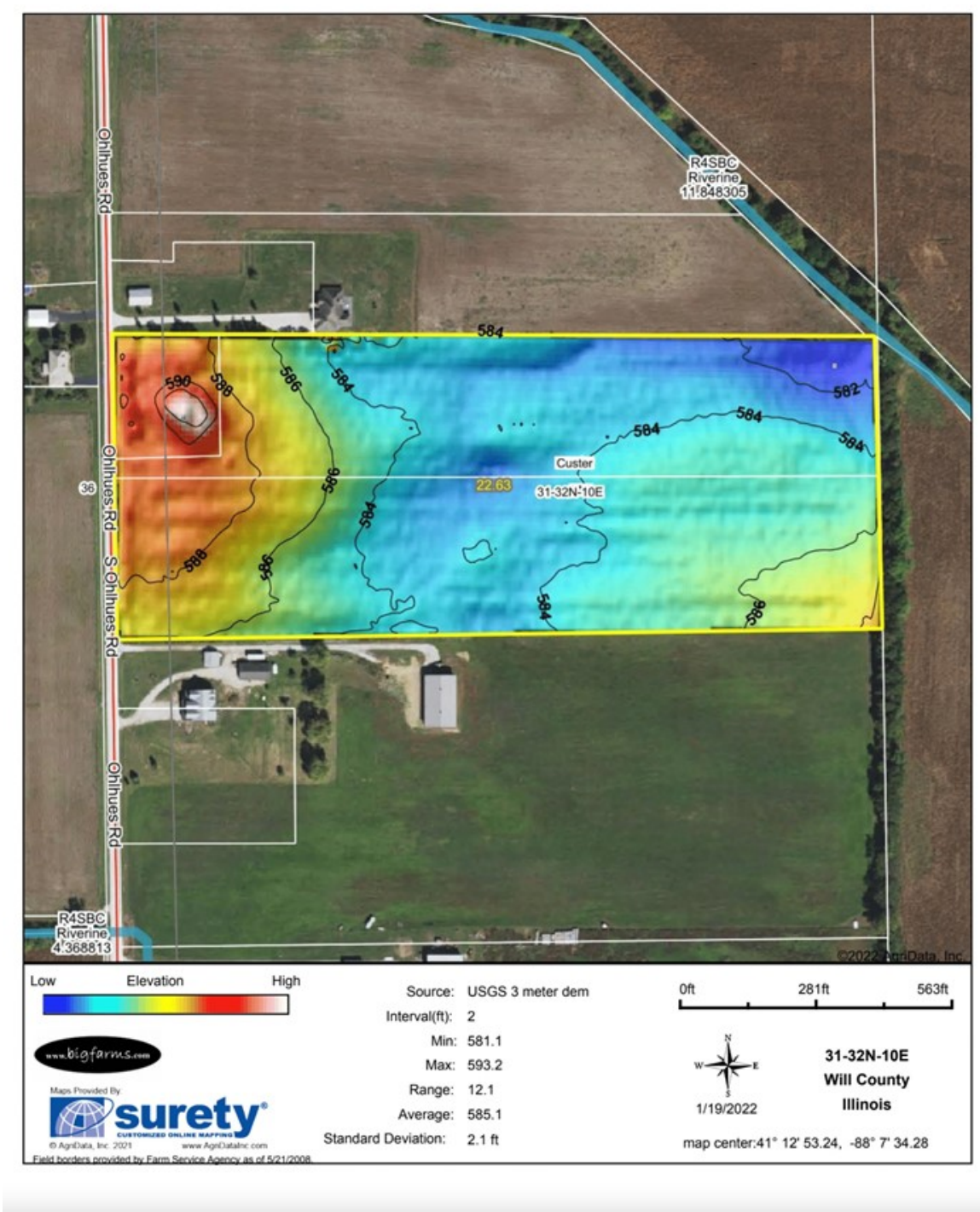
CONTOURS MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY

Topography Contours



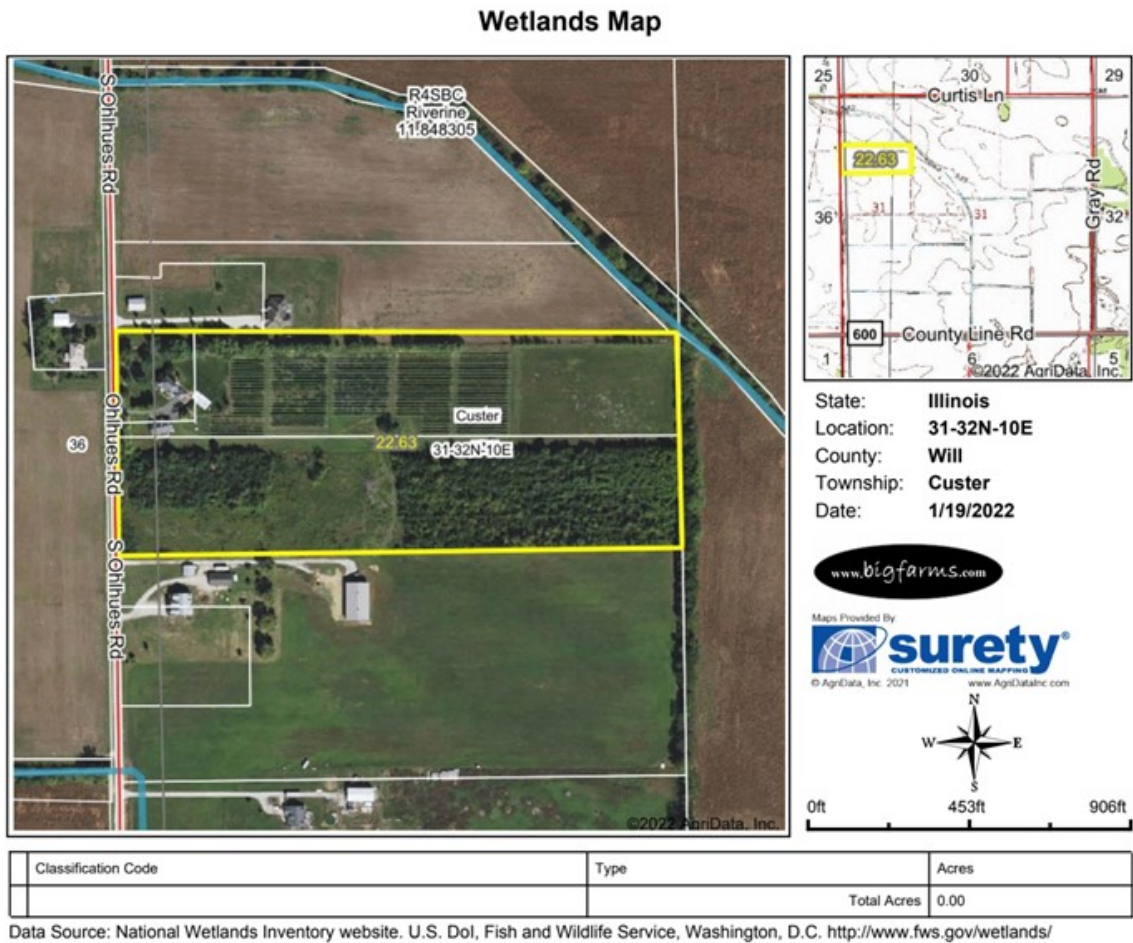
HILLSHADE MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY

Topography Hillshade





WETLANDS MAP 21.75 ACRE CUSTER PARK VINEYARD, WILL COUNTY



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

## 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.



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