

240 AC Peotone Twp Farm
7724 West Joliet Road
Peotone IL 60468



240 AC PEOTONE TWP FARM

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Peotone IL 60468

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



County:	Will
Township:	Peotone
Gross Land Area:	240 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture
Total Investment:	\$3,704,500.00
Unit Price:	\$15,500 per acre
Productivity Index (PI):	125.5
Buildings:	None, building have been removed.
Zoning:	Agriculture



240 acres of vacant farmland for sale in Will County, IL. This property is a combination of three connecting parcels located just outside the city limits north of Peotone, IL. With an average Soil PI of 125.5, approximately 227.56 tillable acres, a large amount of road frontage/access, and close proximity to both a state highway and interstate, it is a prime location for continued agricultural use or possible redevelopment.

Peotone is located in Will County, Illinois, approximately 40 miles south of Chicago, and has a population of just over 4,100. With a rich history of agriculture, Peotone has a diverse economy that includes manufacturing, retail, and healthcare. There are several major employers in the area, including CSL Behring, which produces plasma-based therapies, and Amazon, which has a distribution center in the nearby city of Monee. Peotone has a highly-rated school district, with several schools serving students from pre-kindergarten through high school. The district is known for its excellent teachers and high academic standards. The area offers plenty of opportunities for outdoor recreation, including several parks and nature preserves. The Kankakee River State Park is located nearby and offers hiking, fishing, and camping. There are also several golf courses in the area, including the Manteno Golf Club and the Green Garden Country Club. Overall, Peotone is a vibrant community with a strong sense of history, a diverse economy, and plenty of opportunities for recreation and community involvement.



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Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 240 AC Peotone Twp Farm
Tax ID Number/APN: 160.00 AC: 17-20-13-300-001-0000
39.98 AC: 17-20-13-100-007-0000
40.00 AC: 17-20-13-100-006-0000
Possible Uses: Agriculture Production
Zoning: Currently: A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U: P-12
Location Description: This property is located directly north of Peotone, IL, approximately 2 miles from exit 327 on I-57, and on the northeast corner of County Highway 20/South Joliet Road/S Rathje Road & West Joliet Road.
Site Description: This property is a combination of three connecting parcels: 160.00 acres, 39.98 acres, and 40.00 acres. It is currently zoned and used as vacant farmland with no buildings.
Side of Street: The property sets on the east side of County Highway 20/South Joliet Road and the north side of West Joliet Road.
Highway Access: This property has close access to State Highway 50 and I-57 via exit 327, with both approximately 2 miles away. US-45/US-52 is about 6 miles to the west.
Road Type: All surrounding roads are composed of asphalt/blacktop.
Property Visibility: The property is visible from County Highway 20/South Joliet Road/S Rathje Road and West Joliet Road.
Largest Nearby Street: County Highway 20/South Joliet Road and West Joliet Road
Transportation: This property is approximately 10 miles from the University Park Metra Station and 15 miles from the Manhattan Metra Station. Chicago Midway Airport is located about 42 miles away and 59 miles to O'Hare International Airport.

LAND RELATED

Lot Frontage (Feet): The property has continuous frontage with County Highway 20/South Joliet Road and West Joliet Road that totals about 6,300 feet.
Tillable Acres: All three parcels combined have approximately 227.56 tillable acres.
Buildings: There are no buildings on this property.
Zoning Description: The property is currently zoned A-1, Agriculture.
Flood Plain or Wetlands: Please see included Wetlands Map provided by Surety Maps.
Topography: This property is mostly flat. Please see included topography maps provided by Surety Maps.
Soil Type: Soil is mostly comprised of:
49.2% Elliot silt loam (146B)
27.8% Ashkum silty clay loam (232A)

Please see included Soil Map provided by Surety Maps for complete breakdown.

FINANCIALS

Real Estate Taxes: 2022 Taxes (Paid 2023):
160.00 AC: \$4,749.12
39.98 AC: \$1,022.32
40.00 AC: \$986.30

Total 2022 Taxes: \$6,757.74

Investment Amount: \$3,704,500.00 or \$15,500.00 per acre

LOCATION

Address: 7724 West Joliet Road, Peotone, IL 60468

County: Will County

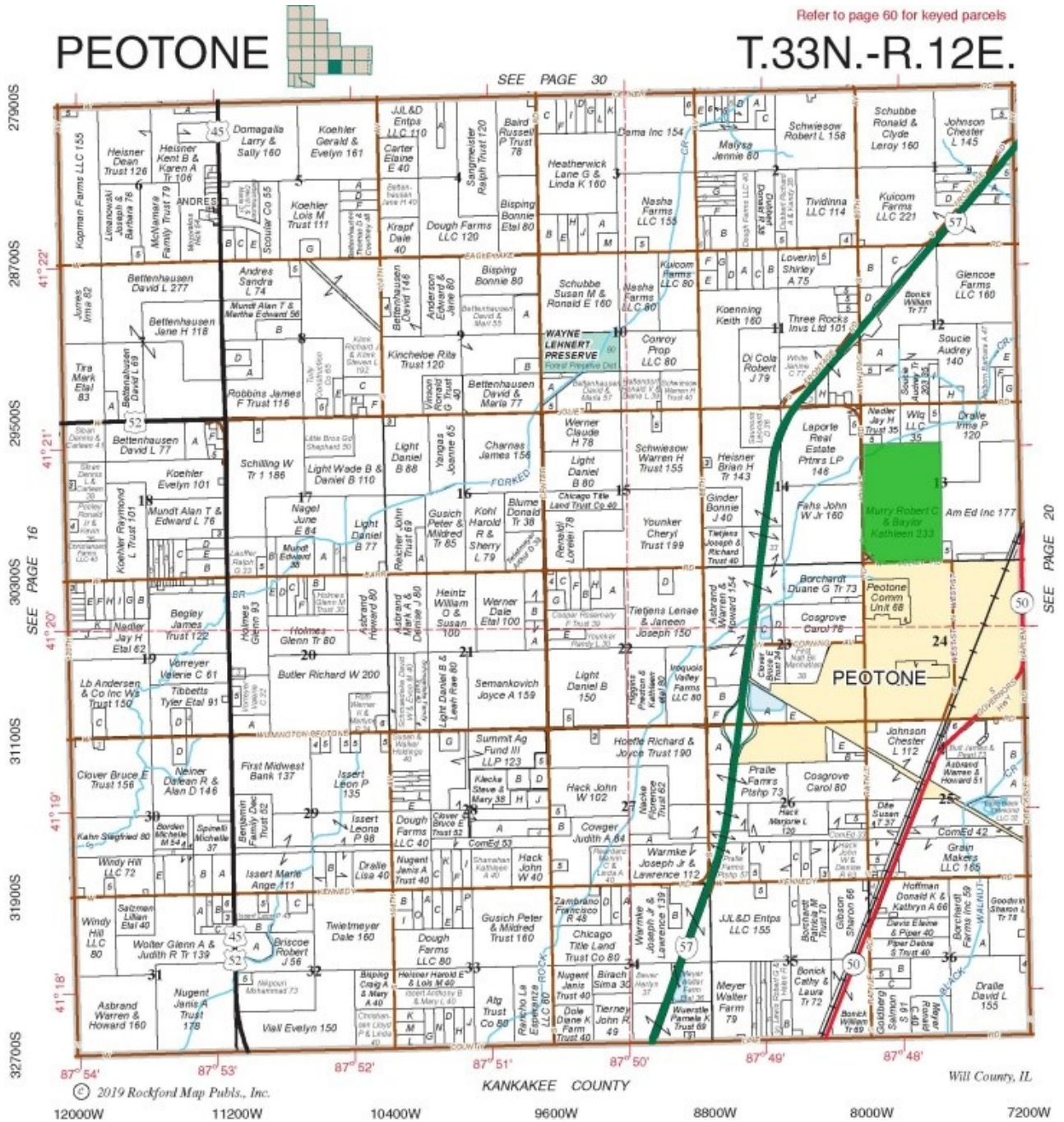


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PROPERTY MAP

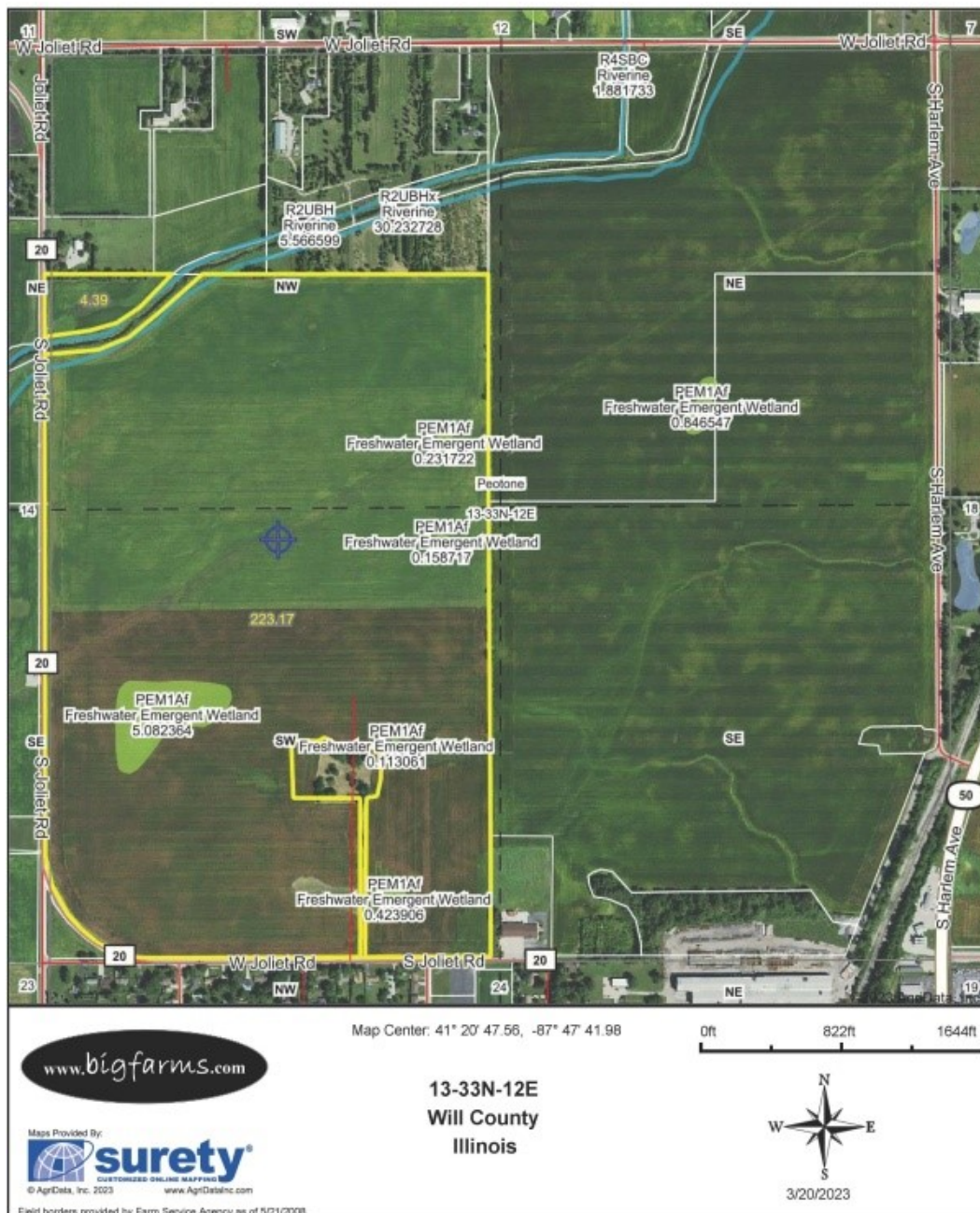


PLAT MAP OF 240 AC PEOTONE TWP FARM



FSA AERIAL MAP OF 240 AC PEOTONE TWP FARM

Aerial Map



SOIL MAP OF 240 AC PEOTONE TWP FARM

Soils Map



State: **Illinois**
County: **Will**
Location: **13-33N-12E**
Township: **Peotone**
Acres: **227.56**
Date: **3/20/2023**

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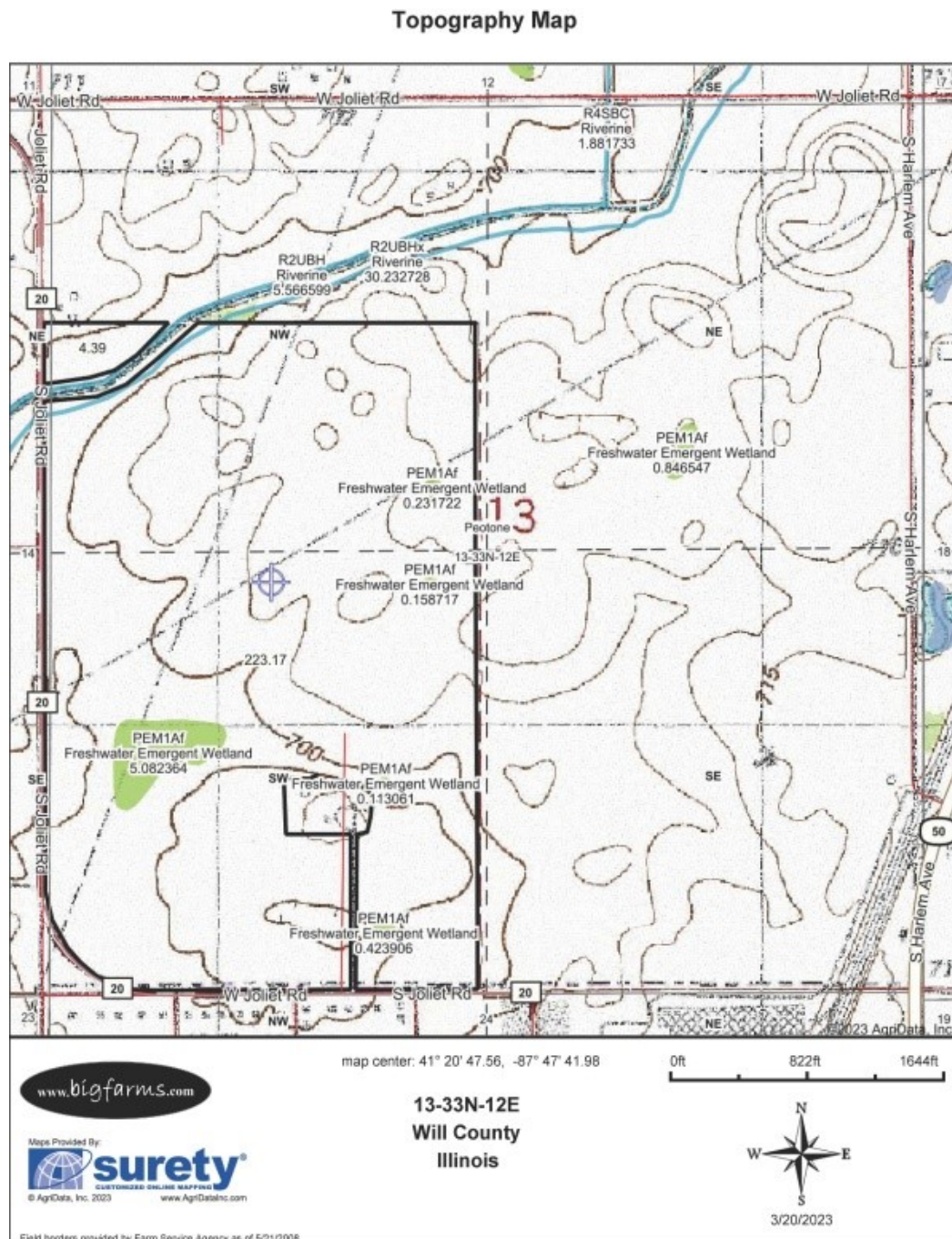
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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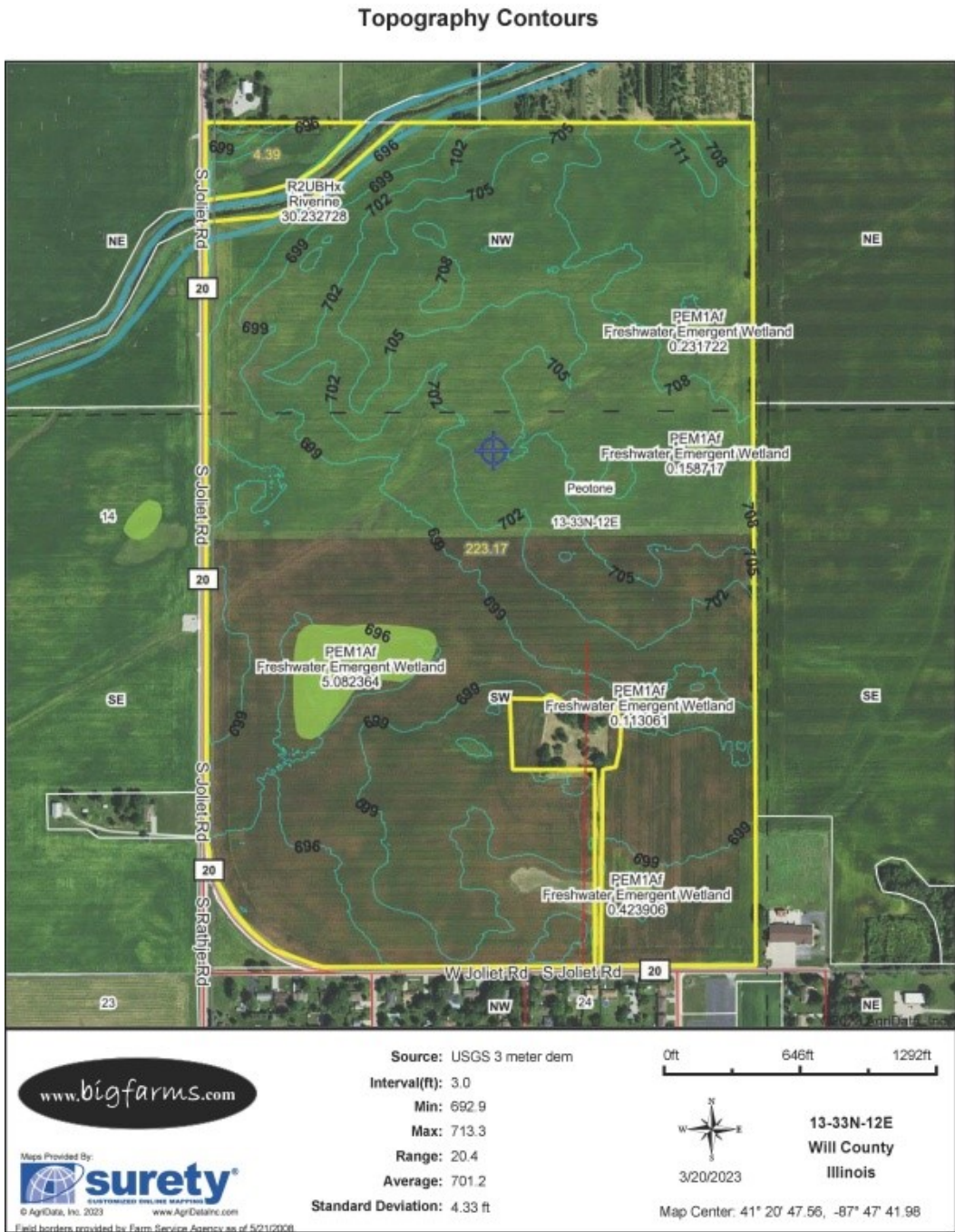
Area Symbol: IL197, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	111.99	49.2%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	63.15	27.8%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	18.20	8.0%		168	55	125
153A	Pella silty clay loam, 0 to 2 percent slopes	11.45	5.0%		183	60	136
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.96	3.1%		164	55	123
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	6.50	2.9%		**163	**53	**121
149A	Brenton silt loam, 0 to 2 percent slopes	4.04	1.8%		195	60	141
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	3.32	1.5%		**150	**48	**110
**440B	Jasper loam, 2 to 5 percent slopes	1.95	0.9%		**173	**56	**129
Weighted Average					168.3	55	125.5

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/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPO MAP OF 240 AC PEOTONE TWP FARM

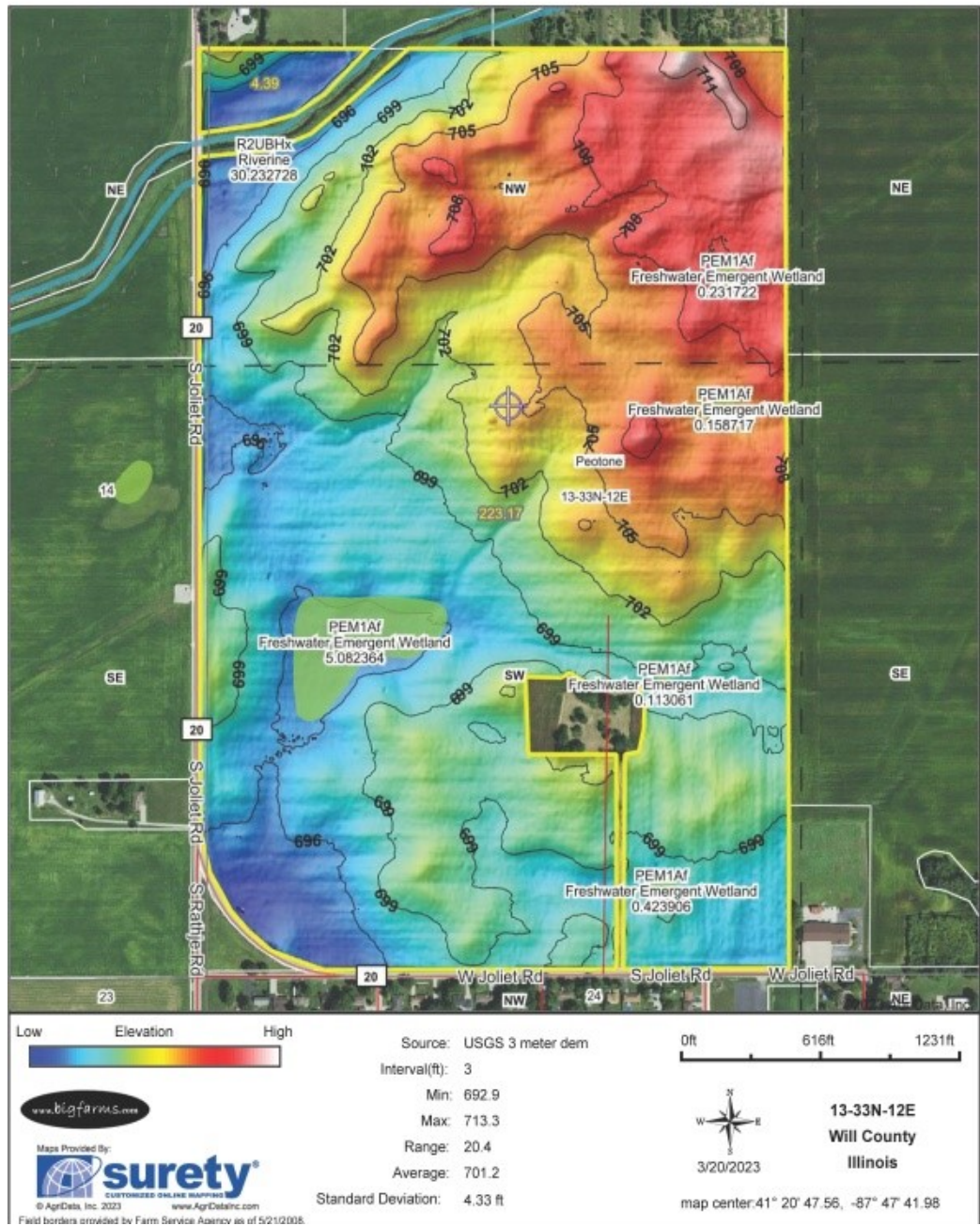


TOPO CONTOUR MAP OF 240 AC PEOTONE TWP FARM



TOPO HILLSHADE MAP OF 240 AC PEOTONE TWP FARM

Topography Hillshade



WETLAND MAP OF 240 AC PEOTONE TWP FARM

Wetlands Map



State: Illinois
Location: 13-33N-12E
County: Will
Township: Peotone
Date: 3/20/2023



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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0ft 939ft 1878ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	6.01
R2UBHx	Riverine	0.72
R2UBH	Riverine	0.05
Total Acres		6.78

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

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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