

30 Acre Durante Farm
3017 W. Olendorf Rd
Monee IL 60449

www.bigfarms.com

30 ACRE DURANTE FARM

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Monee IL 60449

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com

GOODWIN



County:	Will
Township:	Monee
Gross Land Area:	30 acres with an additional 10 acres available
Property Type:	Vacant Development Land
Possible Uses:	Currently in production agriculture,
Total Investment:	\$237,000
Unit Price:	\$7,900 per acre
Soil Productivity Index:	The PI Index for this farm 114.1
Buildings:	No Buildings
Zoning:	Agriculture



30 acres on Olendorf road in Monee. The farm sits outside of the potential Peotone airport foot print. Nice investment parcel. Additional 10 acres available to purchase.

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AERIAL MAP OF DURANTE FARM, MONEE TOWNSHIP, WILL COUNTY



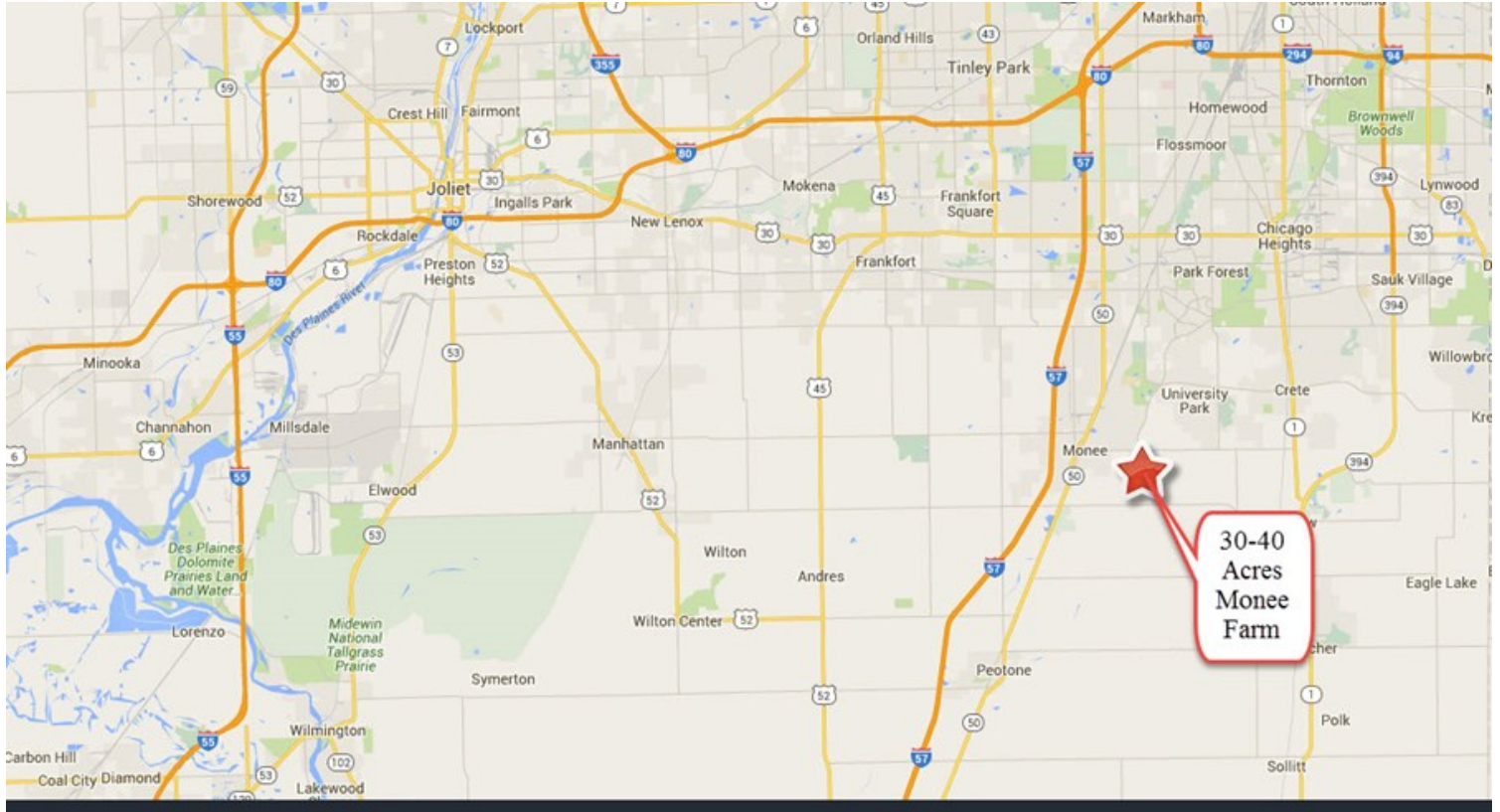
AERIAL MAP 2 OF THE 30 ACRE DURANTE FARM IN MONEE TOWNSHIP, WILL COUNTY



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LOCATION MAP OF THE DURANTE 30 ACRES IN MONEE TOWNSHIP, WILL COUNTY



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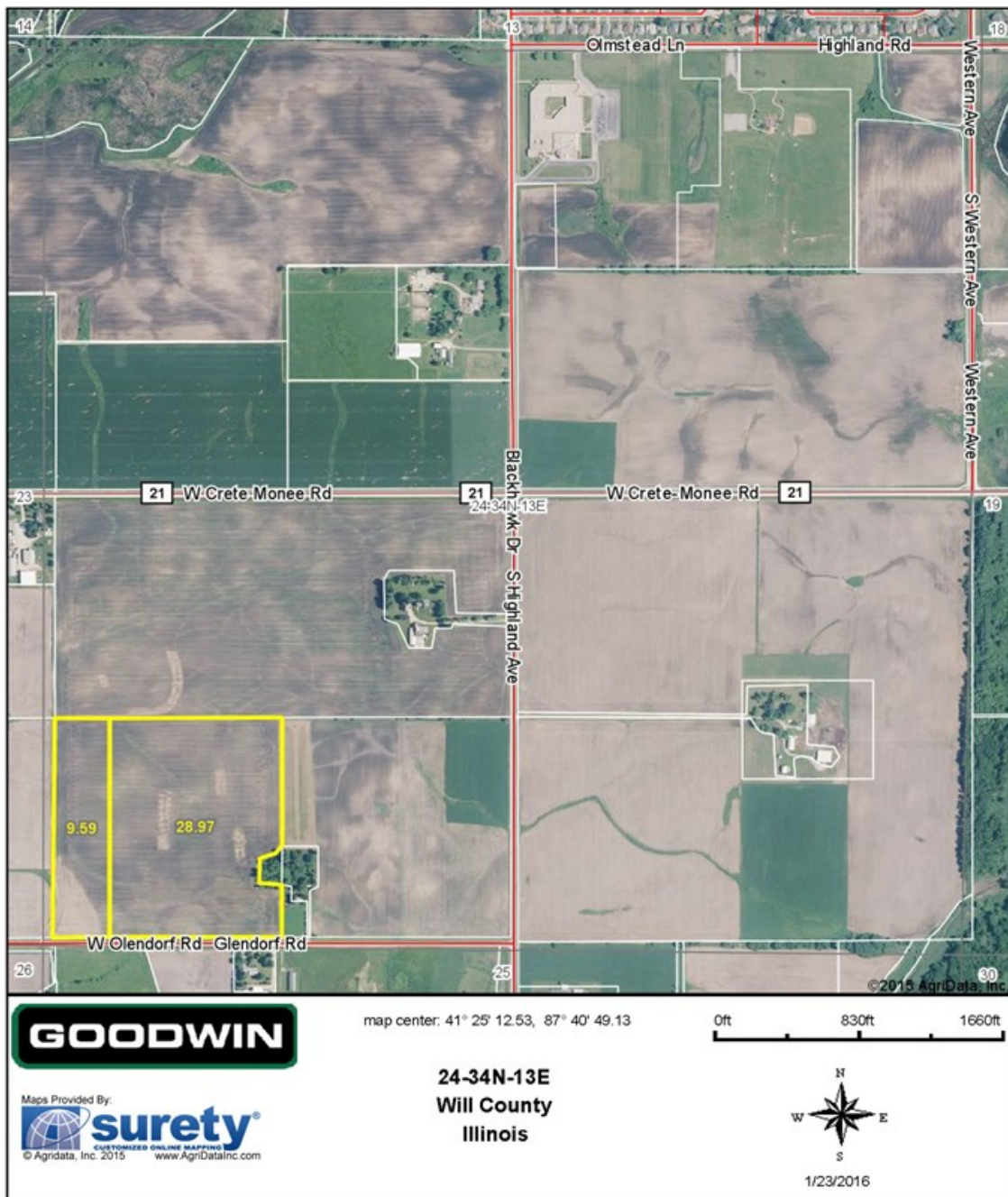
MONEE

T.34N.-R.13E.



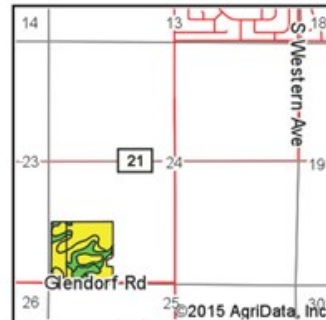
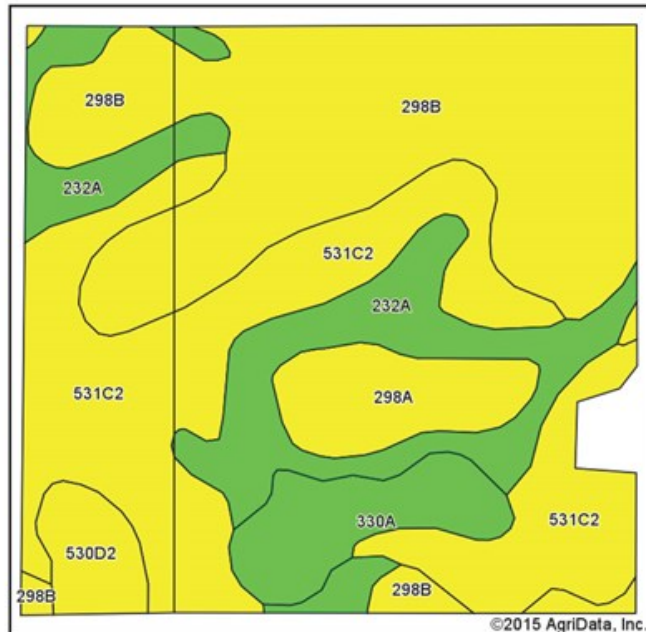
FSA MAP OF MONEE TOWNSHIP 30 ACRES

Aerial Map



SOIL MAP FOR 30 ACRE MONEE TOWNSHIP, WILL COUNTY

Soil Map



State: Illinois
County: Will
Location: 24-34N-13E
Township: Monee
Acres: 38.56
Date: 1/23/2016

GOODWIN

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 10

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	13.80	35.8%		**150	**50	**113
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	12.08	31.3%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.62	17.2%		170	56	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.45	6.4%		164	55	123
298A	Beecher silt loam, 0 to 2 percent slopes	2.37	6.1%		152	51	114
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.24	3.2%		**140	**44	**101
Weighted Average					153.2	50.6	114.1

Area Symbol: IL197, Soil Area Version: 10

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:

<https://www.ideals.illinois.edu/handle/2142/10271>

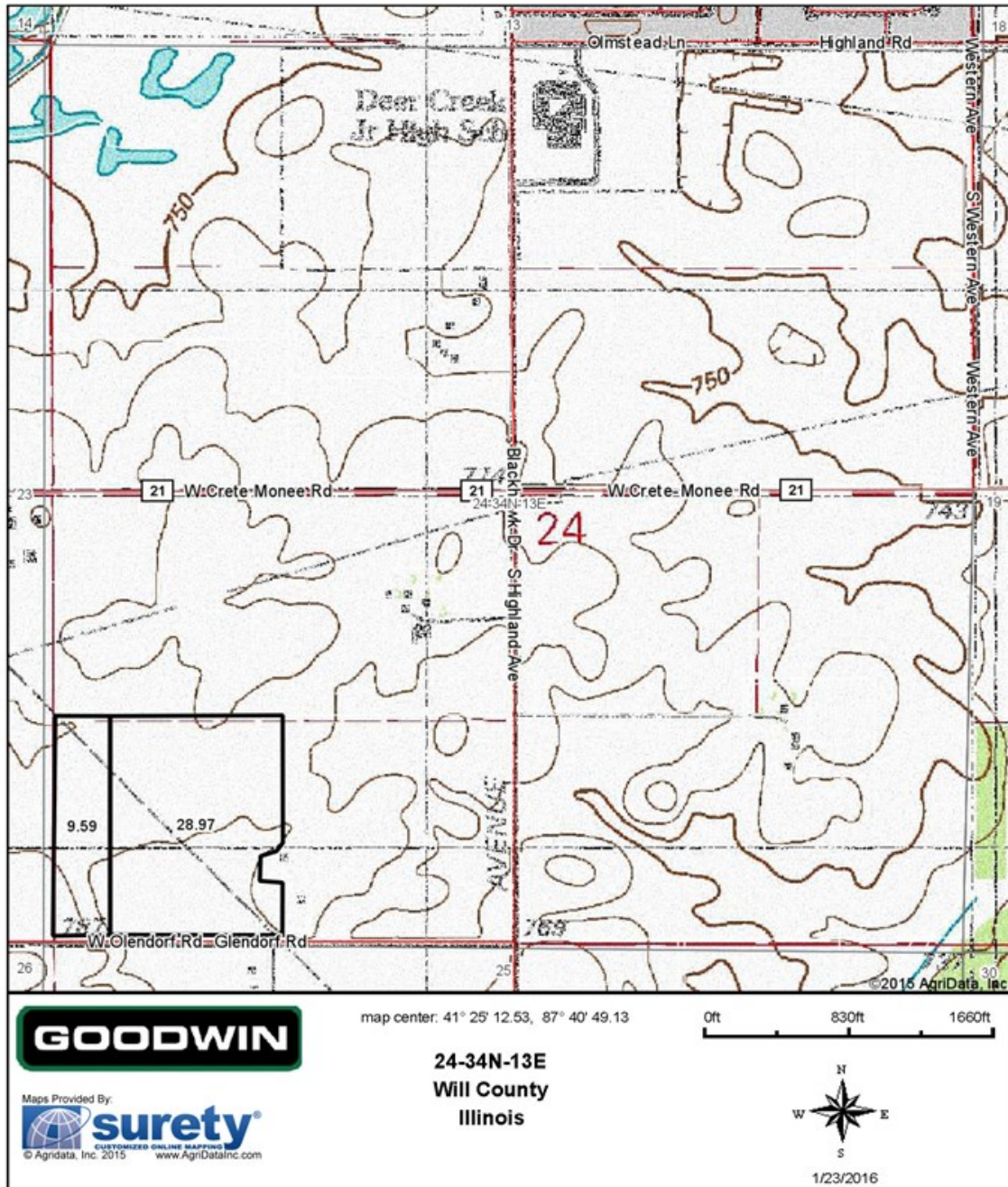
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP FOR 30 ACRES MONEE TOWNSHIP

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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