

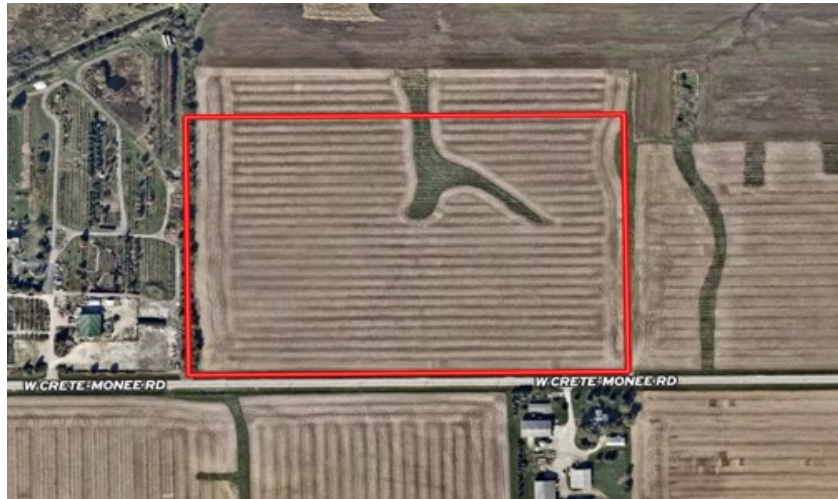
30 ACRE MONEE FLORA MEADOWS FARM

Crete/Monee Road
Monee IL 60449

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	Will
Township:	Monee
Gross Land Area:	30 Acres
Property Type:	Agricultural
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$261,000.00
Unit Price:	\$8700.00 per acre
Productivity Index (PI):	115.3
Buildings:	This property is free of buildings



This 30 acre farm is gently rolling with good production with a soil PI of 115.3, The farm sits on north side of Crete-Monee Road. There are approximately 5350 cars passing daily.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Acre Monee Flora Meadows Farm
Tax ID Number/APN: 21-14-23-200-007-0000
Possible Uses: Agriculture and Future Development
Zoning: Agriculture

AREA & LOCATION

School District: Crete Monee Community Unit School District 201-U
Location Description: This 30 acre farm is located north of Crete-Monee road 2.5 miles east of Downtown Monee and 35 miles south of Downtown Chicago. The farm is also located 2.5 miles north of the Boundary Agreement with the future Peotone Airport.
Site Description: The 30 acre parcel is gently rolling land with a soil PI of 115.3.
Side of Street: This farm is located on the north side of Crete Monee Road.
Highway Access: The I-57 Interchange is 4 miles to the west. Manhattan Road and Governor's Highway are also nearby.

Road Type: The road is asphalt black top construction.
Property Visibility: The property has frontage along Crete-Monee road with approximately 5300 cars passing daily.
Largest Nearby Street: This 30 acre farm is located on Crete-Monee Road. Governor's Highway is 3 miles to the east.
Transportation: The Metra Electric line is located in University Park, which is 2.0 miles to the north. Residents can also take the Pace Bus 360 route to the Metra station.

LAND RELATED

Lot Frontage (Feet): The north section of the 30 acre farm has 1304 feet of Crete-Monee frontage.
Tillable Acres: This farm's 30 acres is mostly tillable.
Lot Depth: This parcel is 945 feet from south to north.
Buildings: There are no buildings on the property.
Flood Plain or Wetlands: There is a small section, .69 acres on the far north end of the parcel that has FEMA AE flood zone. See the wetland and FEMA Report for further information.
Topography: This 30 acre parcel is gently rolling. Greater detail can be found on the Topography, Contours and Hillshade maps in the brochure.
Soil Type: Beecher Silt Loam (298B)
Ashkum Silty Clay Loam (232A)
Markham Silt Loam (531C2)
Available Utilities: Utilities are available

FINANCIALS

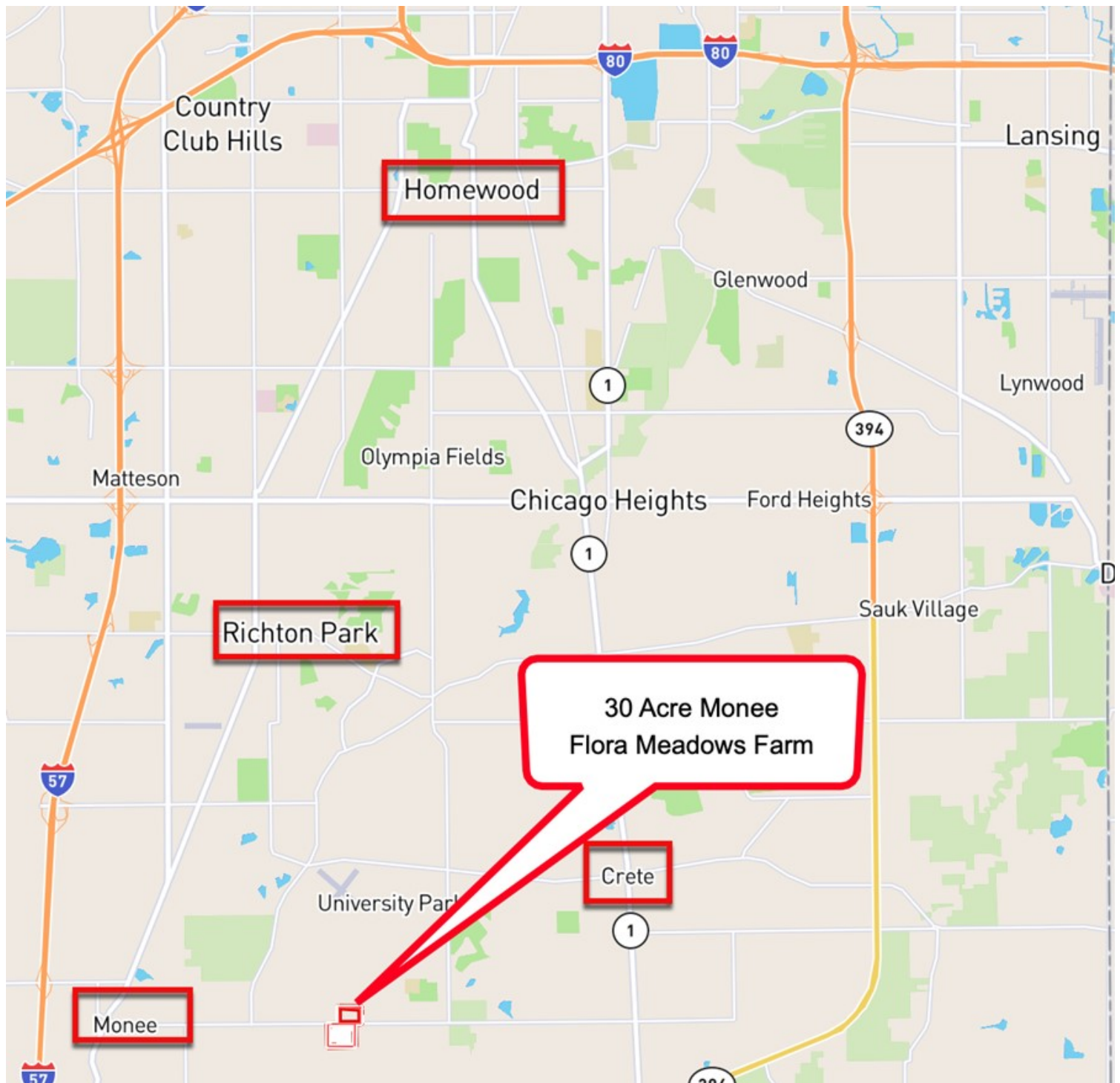
Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: 21-14-23-200-007-0000 \$785.20 or \$26.17 per acre.

Investment Amount: The total investment for this property is \$261,000.00 or \$8700.00 per acre.

LOCATION

Address: Crete-Monee Road
Monee, IL 60339
County: Will County

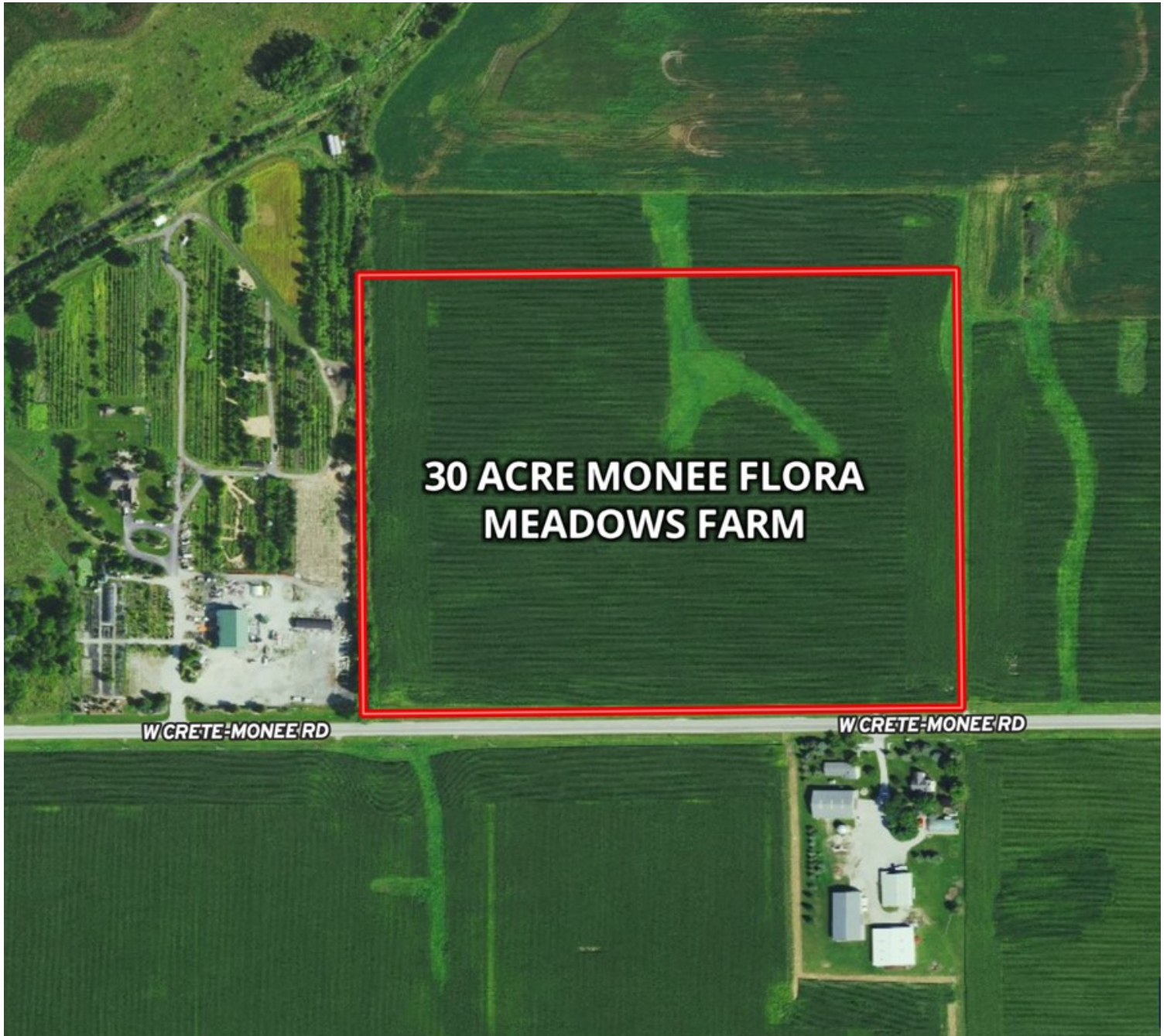
ROADWAYS MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY



AREA MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

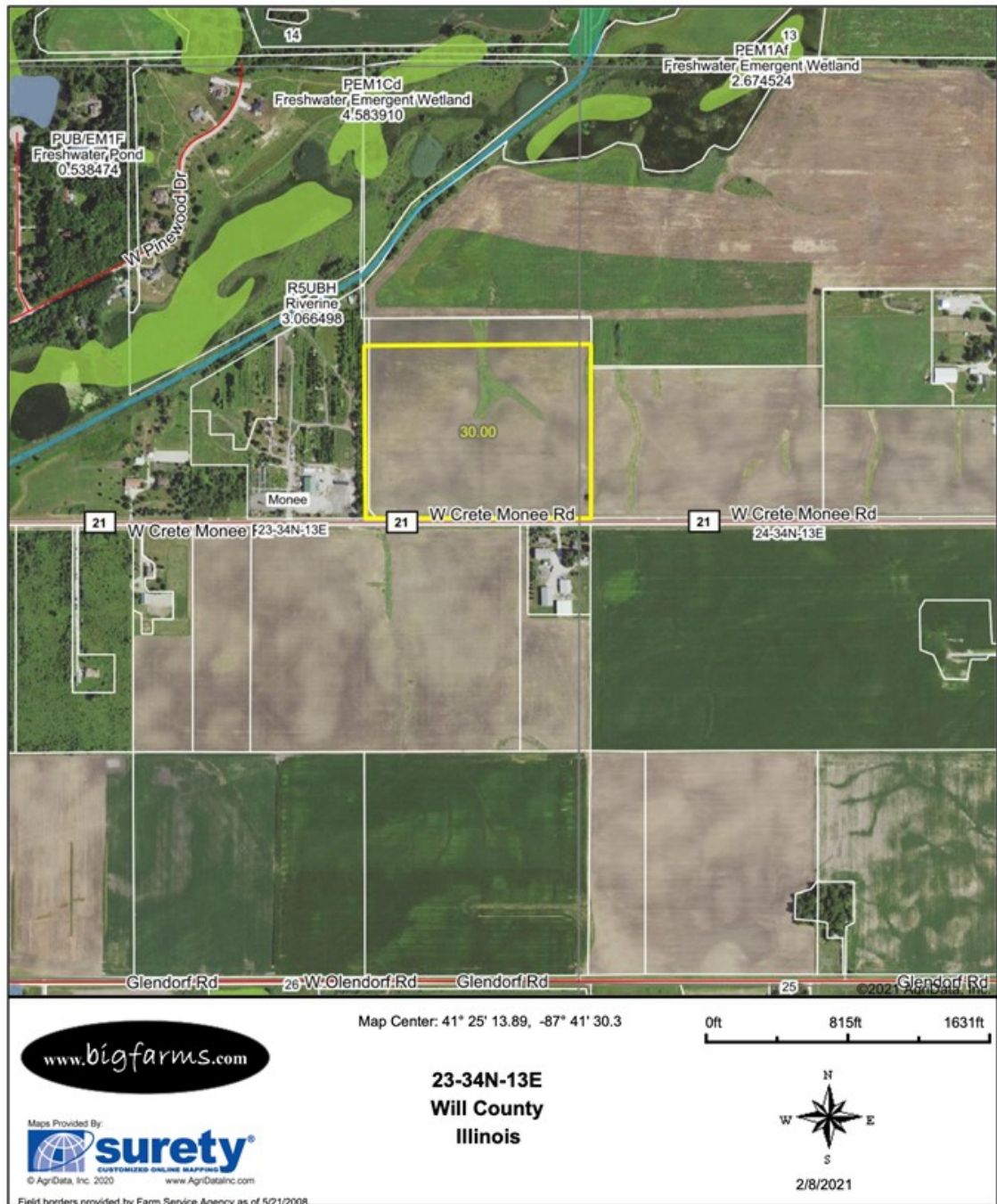


AERIAL MAP 730 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

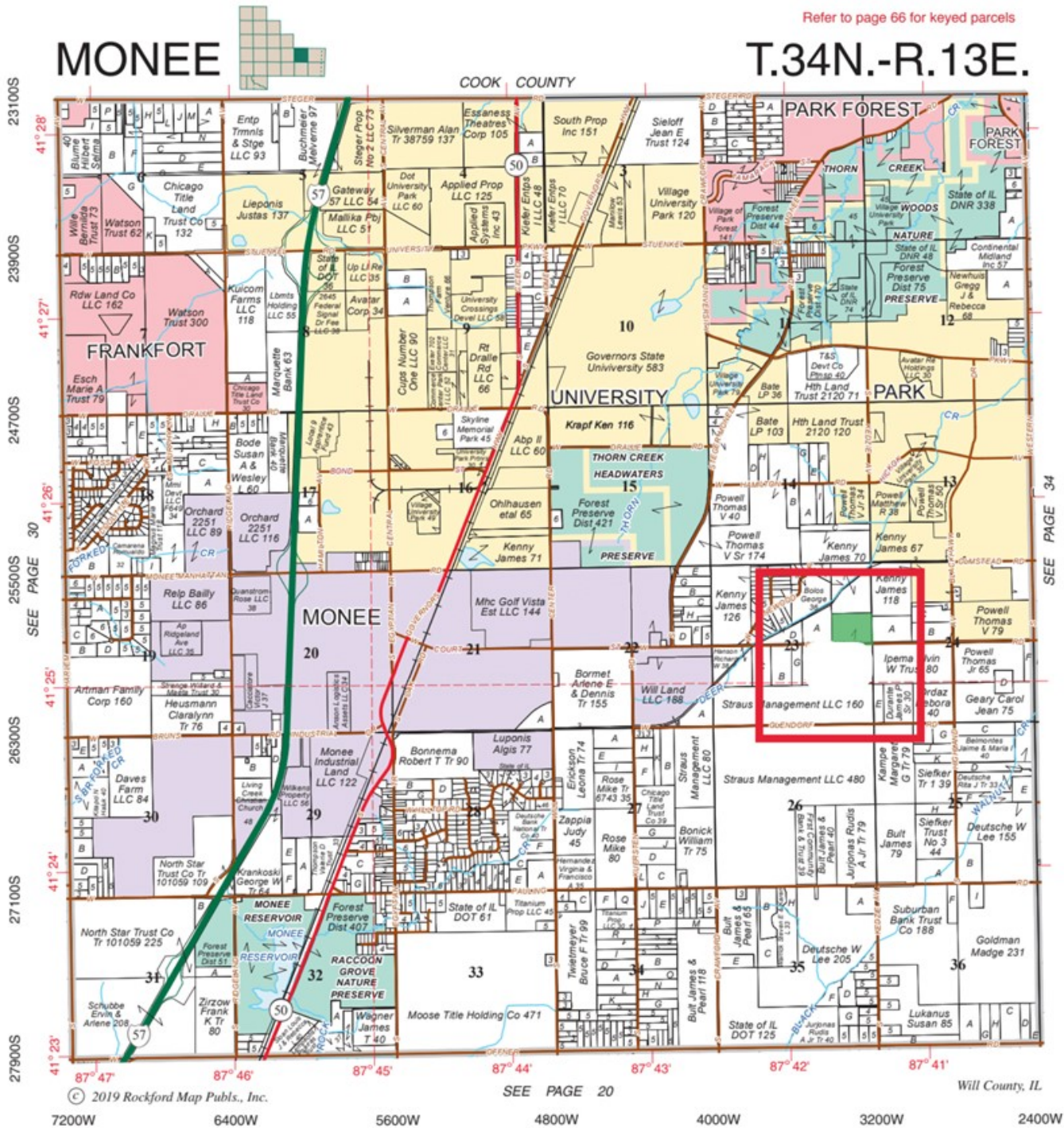


FSA MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Aerial Map



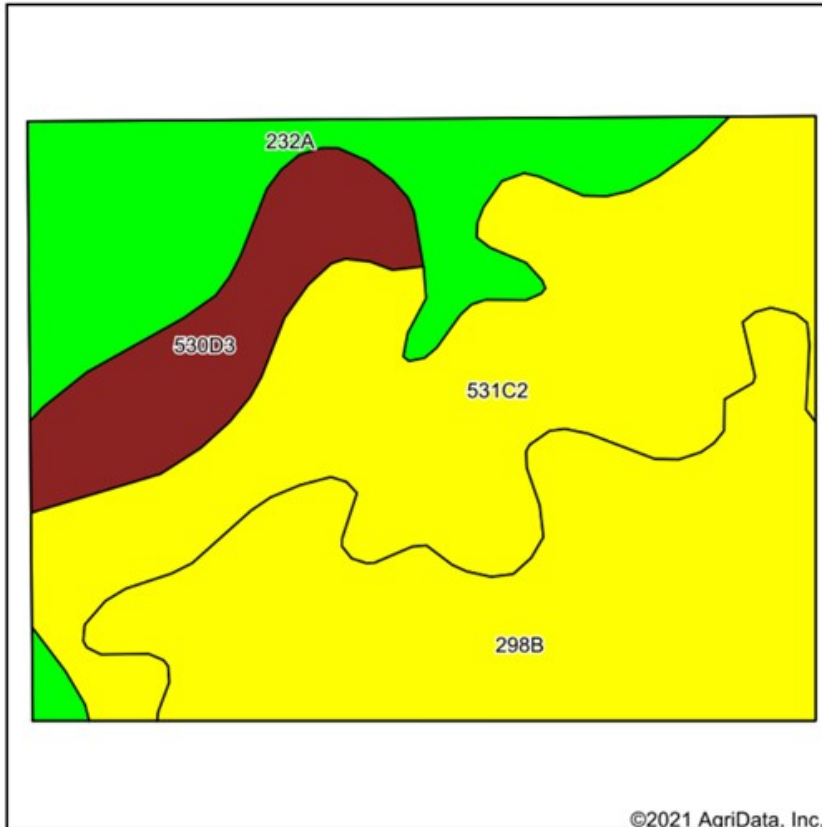
PLAT MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **23-34N-13E**
Township: **Monee**
Acres: **30**
Date: **2/8/2021**



Soils data provided by USDA and NRCS.

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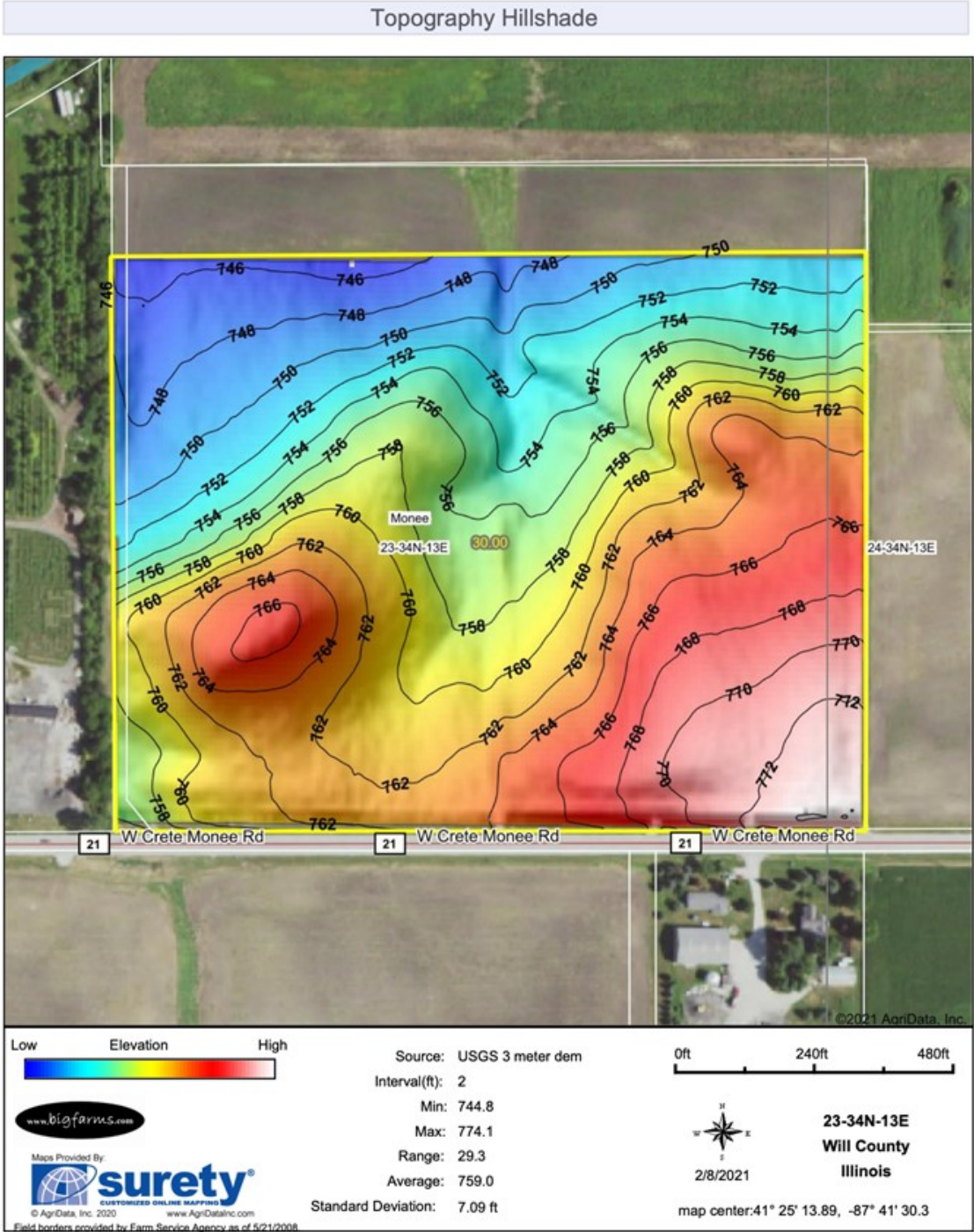
Area Symbol: IL 197, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	11.04	36.8%		**147	**48	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	10.07	33.6%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.77	19.2%		170	56	127
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	3.12	10.4%		**129	**40	**94
Weighted Average					150.6	49.4	111.9

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

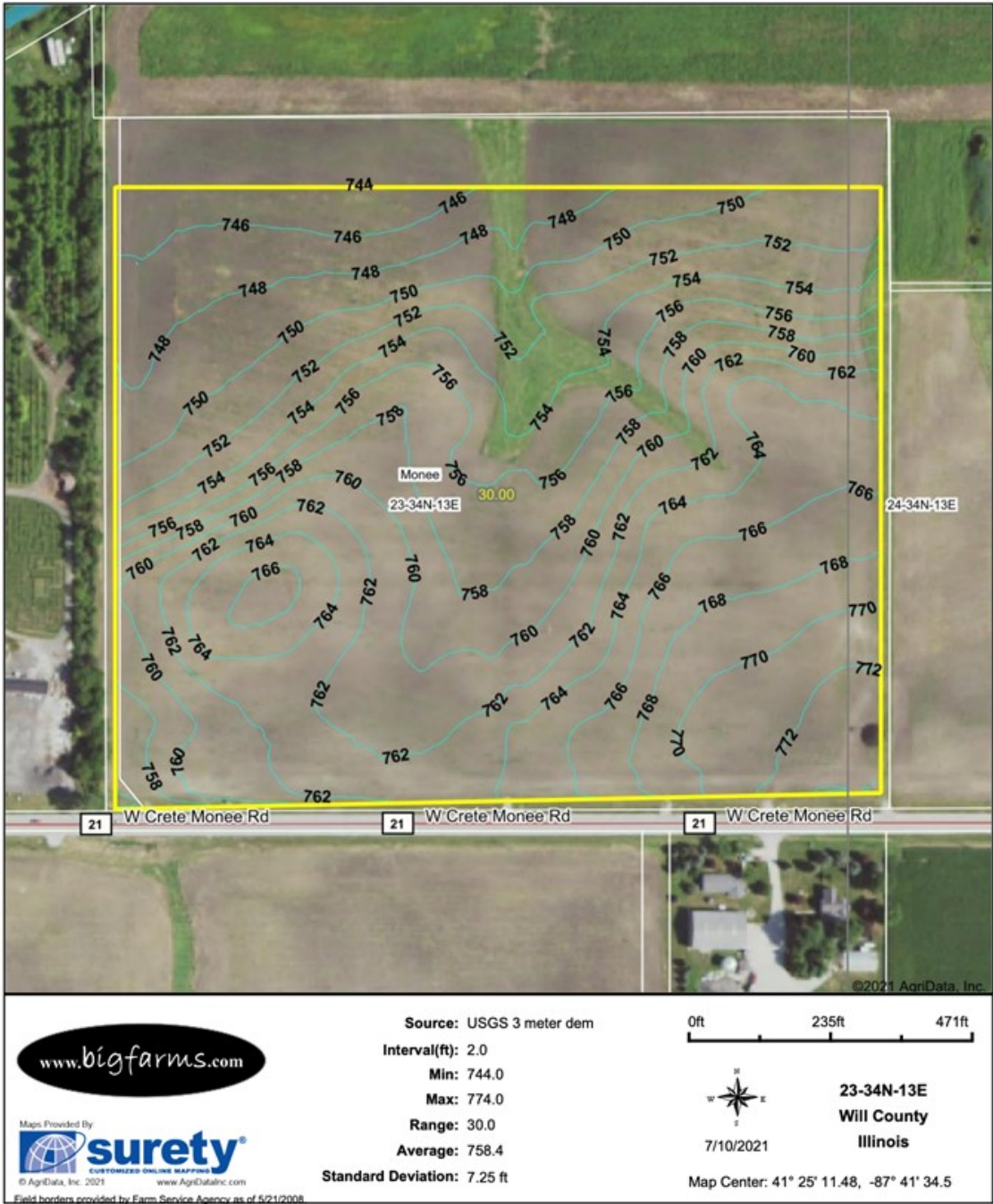
Crop yields and productivity indices for optimum management (R811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

HILLSHADE MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

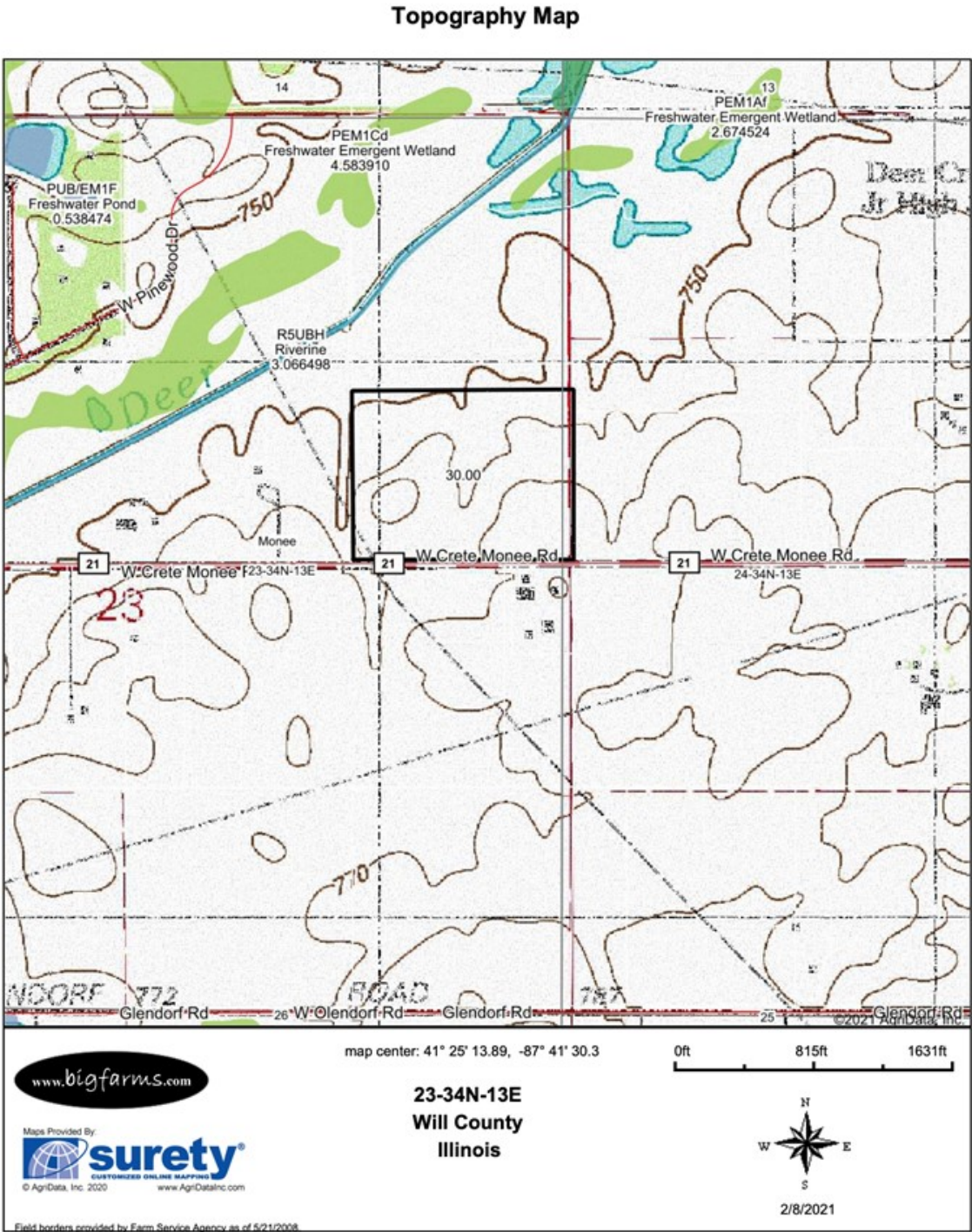


CONTOURS MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Topography Contours

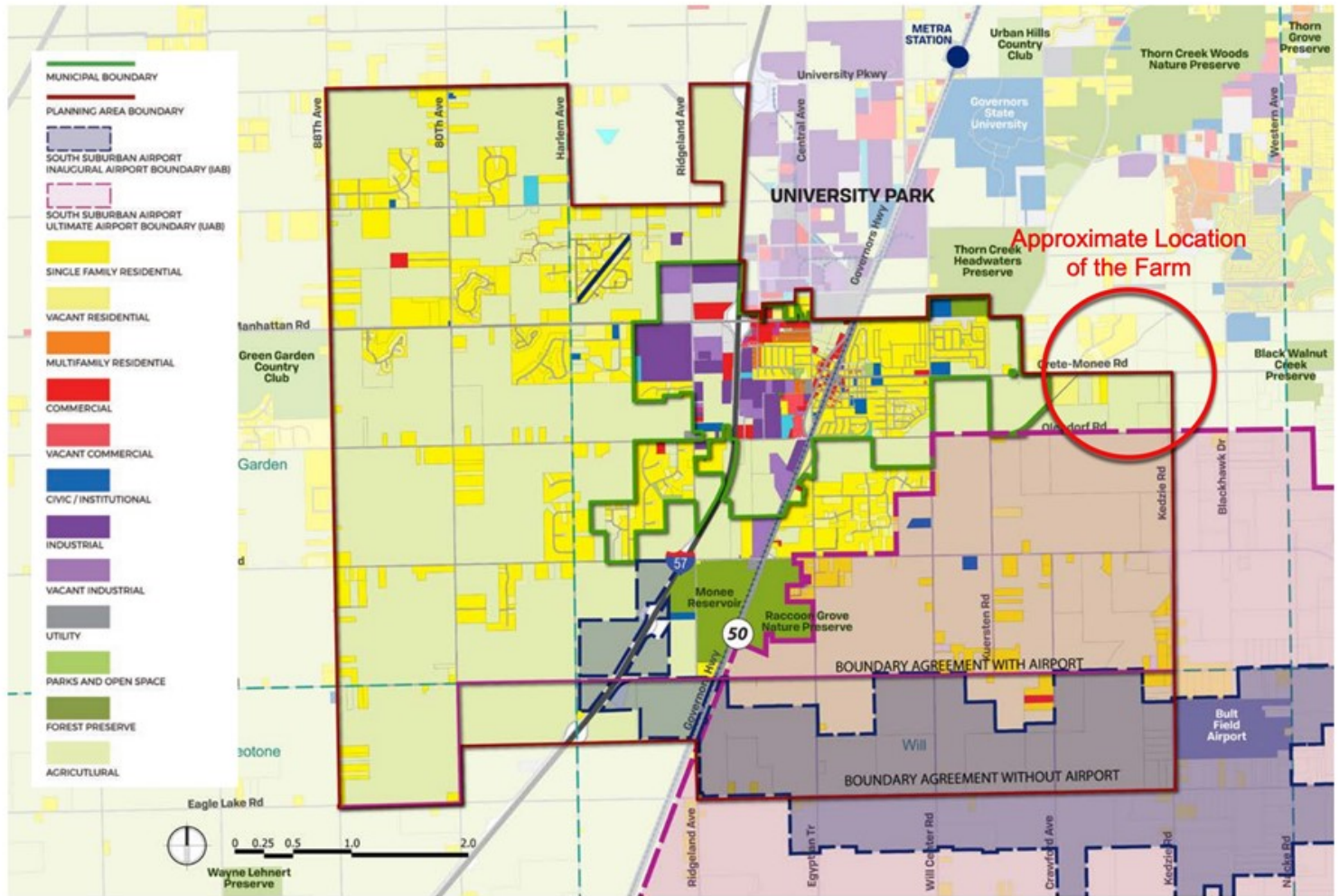


TOPOGRAPHY MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

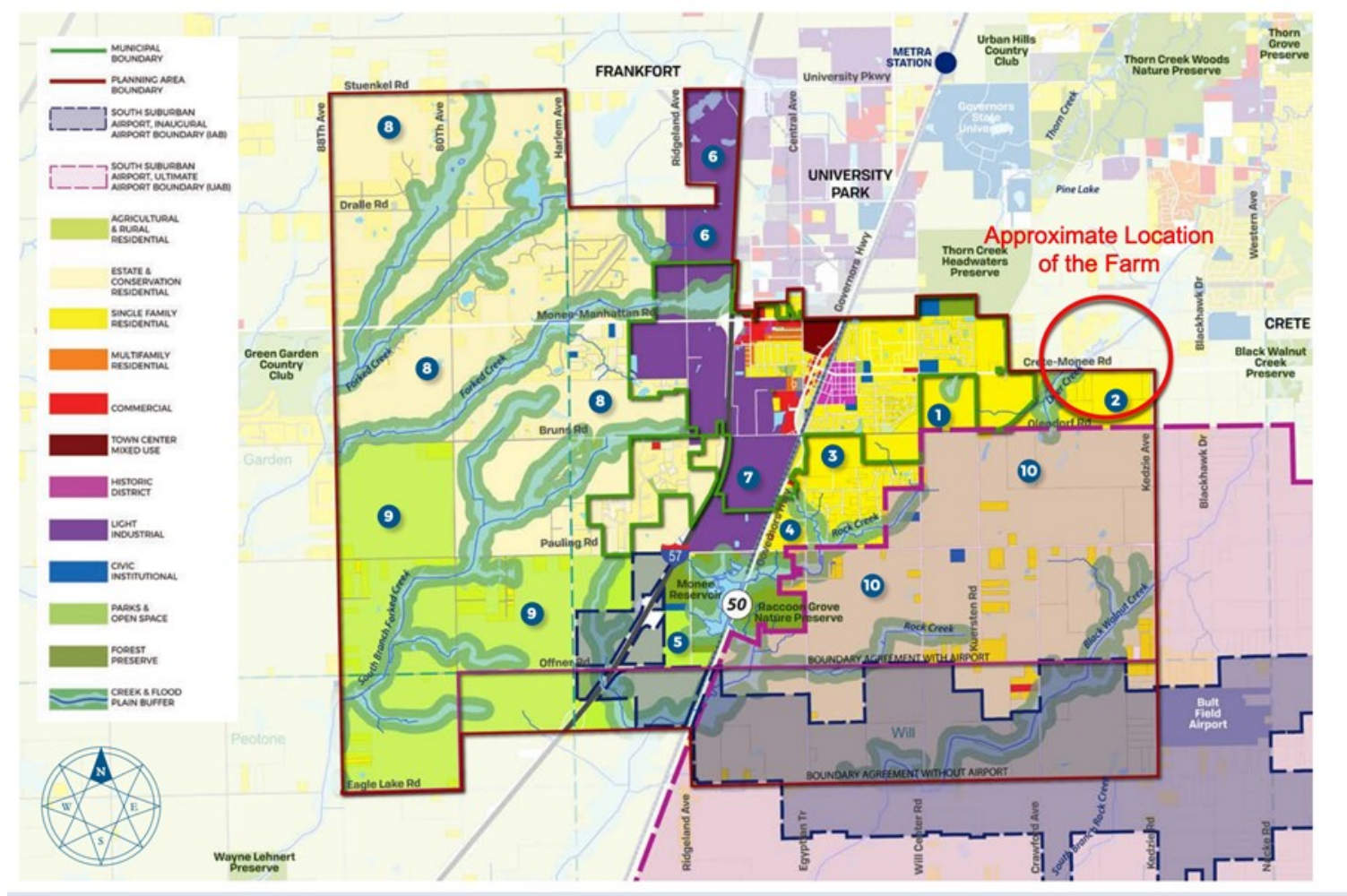


CURRENT LAND USE MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

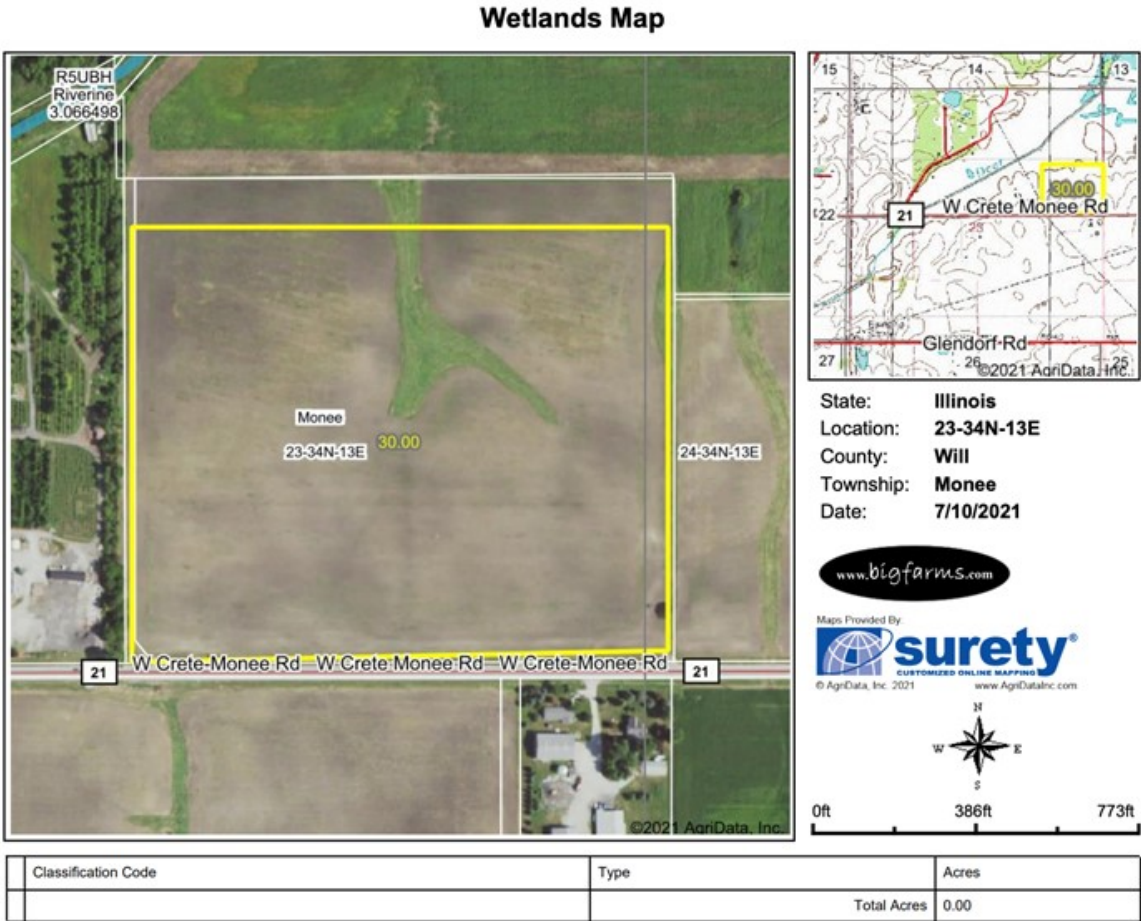
Existing Land Use Map



FUTURE LAND USE MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY



WETLAND MAP 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

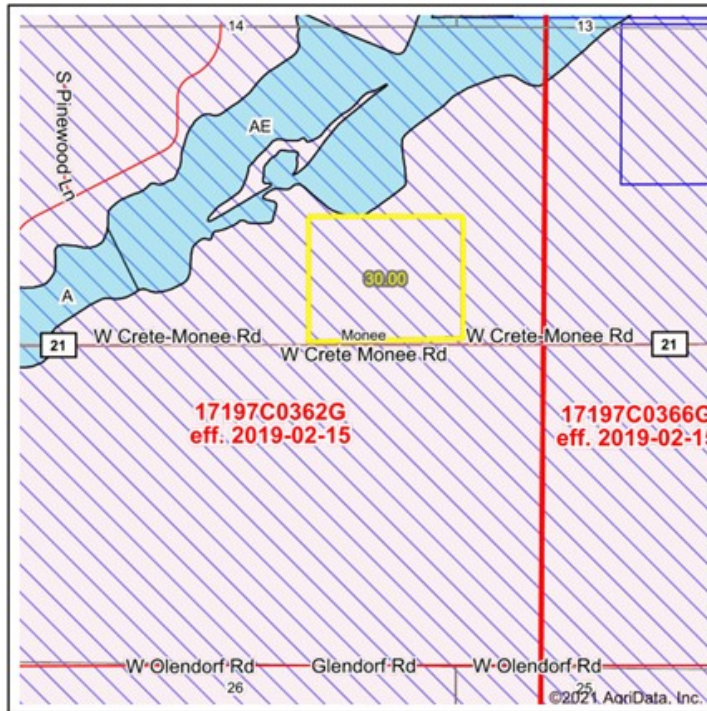


Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

FEMA REPORT 30 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

FEMA Report



Map Center: 41° 25' 11.48, -87° 41' 34.5
 State: IL
 County: Will
 Location: 23-34N-13E
 Township: Monee

www.bigfarms.com

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	30	100%
Total				30	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	30.00	100%
Total				30.00	100%
Panel		Effective Date		Acres	Percent
17197C0362G		2/15/2019		30	100%
Total				30	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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