

325 ACRE UNIVERSITY PARK FARMS

University Parkway
University Park IL 60484

For more information contact:

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GOODWIN

County:	Will
Township:	Monee
Gross Land Area:	325 Acres (140 Acre Bate Farm and 185 Acre Mall Farm)
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Productivity Index (PI):	113.5
Buildings:	There are no buildings on these parcels
Utilities:	Electric, Aqua Illinois provides sewer and water.
Zoning:	Agricultural and Residential



This 325 acre farm has a soil PI of 113.5 and is zoned R-1. The parcel is located less than 1 mile to the west of University Park, in Monee Township, Will County. The property is northeast Thorn Creek Headwater Preserve, is 1 mile west of Deer Creek Golf Course and 1 mile east of Governors State University.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 325 Acre University Park Farms
Tax ID Number/APN: See individual brochures for tax ID#'s.
Possible Uses: Agriculture with future development potential.
Zoning: R-1 Residential and Agricultural
Sale Terms: 325 acres is the total when combining two separate owners. Each owner will negotiate their own sale terms.

AREA & LOCATION

School District: Crete-Monee Community Unit School District 201-U
Coretta Scott King Magnet School
Crete-Monee Middle School
Crete-Monee High School

Location Description: This 325 acre farm has a soil PI of 113.5 and is zoned R-1. The parcel is located less than 1 mile to the west of University Park, in Monee Township, Will County. The property is northeast Thorn Creek Headwater Preserve, is 1 mile west of Deer Creek Golf Course and 1 mile east of Governors State University.

Site Description: This property is relatively flat with some gently rolling areas. The soil PI is 113.5.

Side of Street: This parcel sits on the south side of University Parkway, on the east of south Steger Monee Road and north of Hamilton Road.

Highway Access: I-57 is 3.3 miles to the west of the property. I-57 is a direct route to Chicago and both airports. Champaign, IL is south on I 57.

Road Type: Asphalt blacktop construction

Property Visibility: The property sits on the south side of University Parkway, which has 8000 cars passing by each day and on the east side of South Steger/Monee Road which has 3500 cars per day.

Largest Nearby Street: Steger Monee road is on the west side of the parcel as well as Cicero Ave which is 2.2 miles to the west.

Transportation: Public transportation is essential to University Park. The Metra Electric line is located at Governors Highway and University Park. This Metra Electric goes between University Park and Chicago traveling through Matteson, Homewood, and Olympia Fields.

The PACE bus runs through University Park.

LAND RELATED

Lot Frontage (Feet): 4,783 Feet of frontage on South Steger-Monee Rd (County Rd 48)
1,620 Feet of frontage on University Parkway (not all contiguous)
2,565 Feet of frontage on Hamilton Rd. (not all contiguous)

Tillable Acres: 259 of the 325 acres are tillable.

Lot Depth: The parcel is irregularly shaped.

Buildings: This property is free of buildings.

Zoning Description: 503.4.1 District R-1 and R-1A (Single-Family Detached):

1. One story and split level type shall contain two thousand (2,000) square feet.
2. One story, raised ranch main floor shall contain two thousand (2,000) square feet.
3. Two story shall contain two thousand six hundred (2,600) square feet with a minimum of one thousand four hundred (1,400) square feet of said floor area to be on the first floor.

Flood Plain or Wetlands: This property does have approximately 3 acres of wetlands, but is free of any FEMA Designations. Please see the Wetlands Map and the FEMA Report in the Brochure for further information.

Topography: The 325 acre parcel is relatively flat with some undulations. More information can be found on the Topography, Contour and the Hillshade maps in the brochure.

FSA Data: 258.34 combined cropland acres
See individual brochures (140 & 185 Acre) for additional FSA Data

Soil Type: Beecher Silt Loam (298)
Markham Silt Loam (531C2)
Ashkum Silty Clay Loam (232A)

Available Utilities: All utilities are available at or near the property.

FINANCIALS

Finance Data Year: For the 2019 taxes paid in 2020

Real Estate Taxes: Total Tax bill for all 325 acres was \$13,149 or \$40.45 per acre.

Investment Amount: All 325 acres are being offered at \$7,000 per acre for a total investment of \$2,275,000.

LOCATION

Address: Steger/Monee Road
University Park, IL 60484

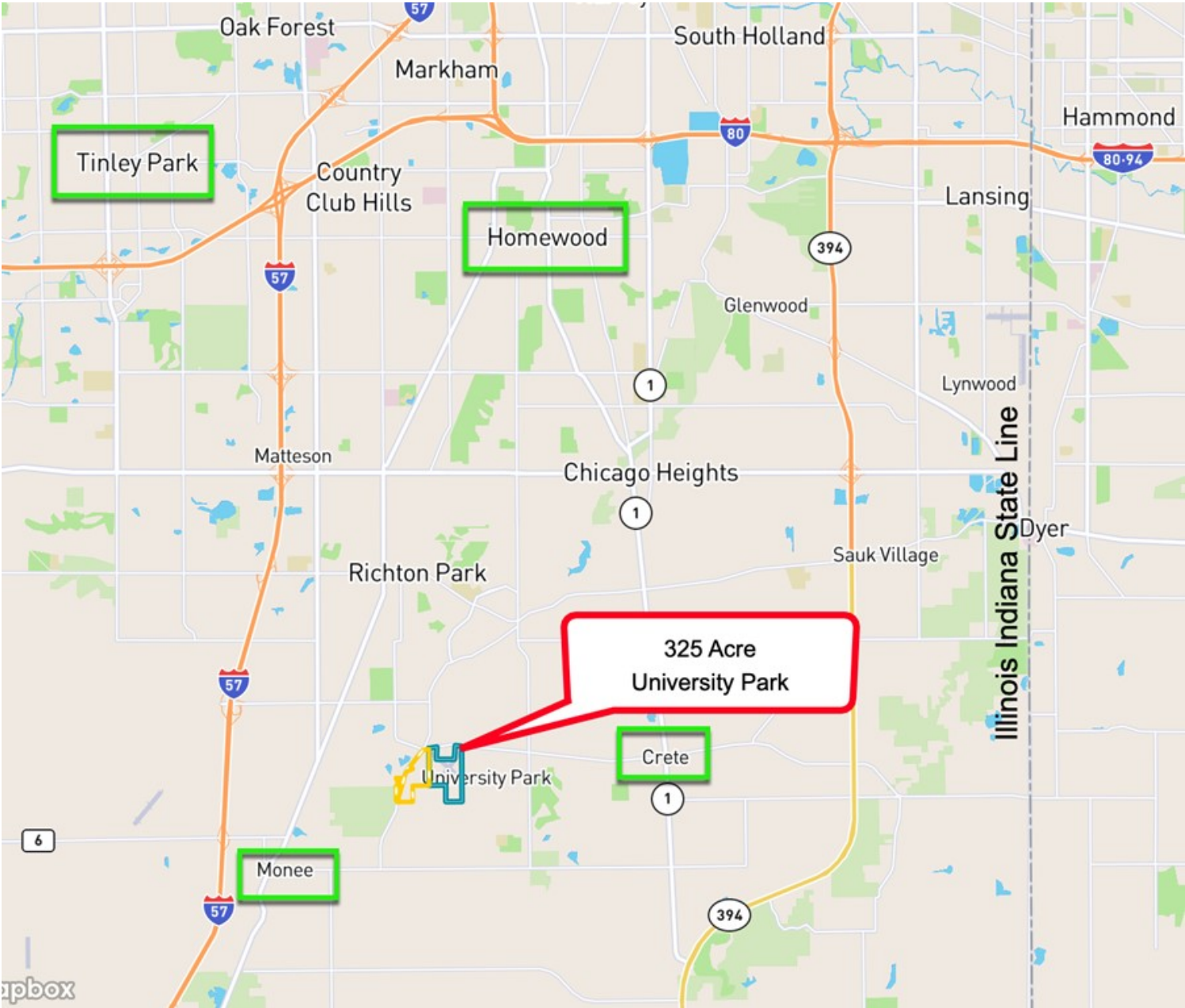
County: Will County

MSA: Chicago - Kankakee

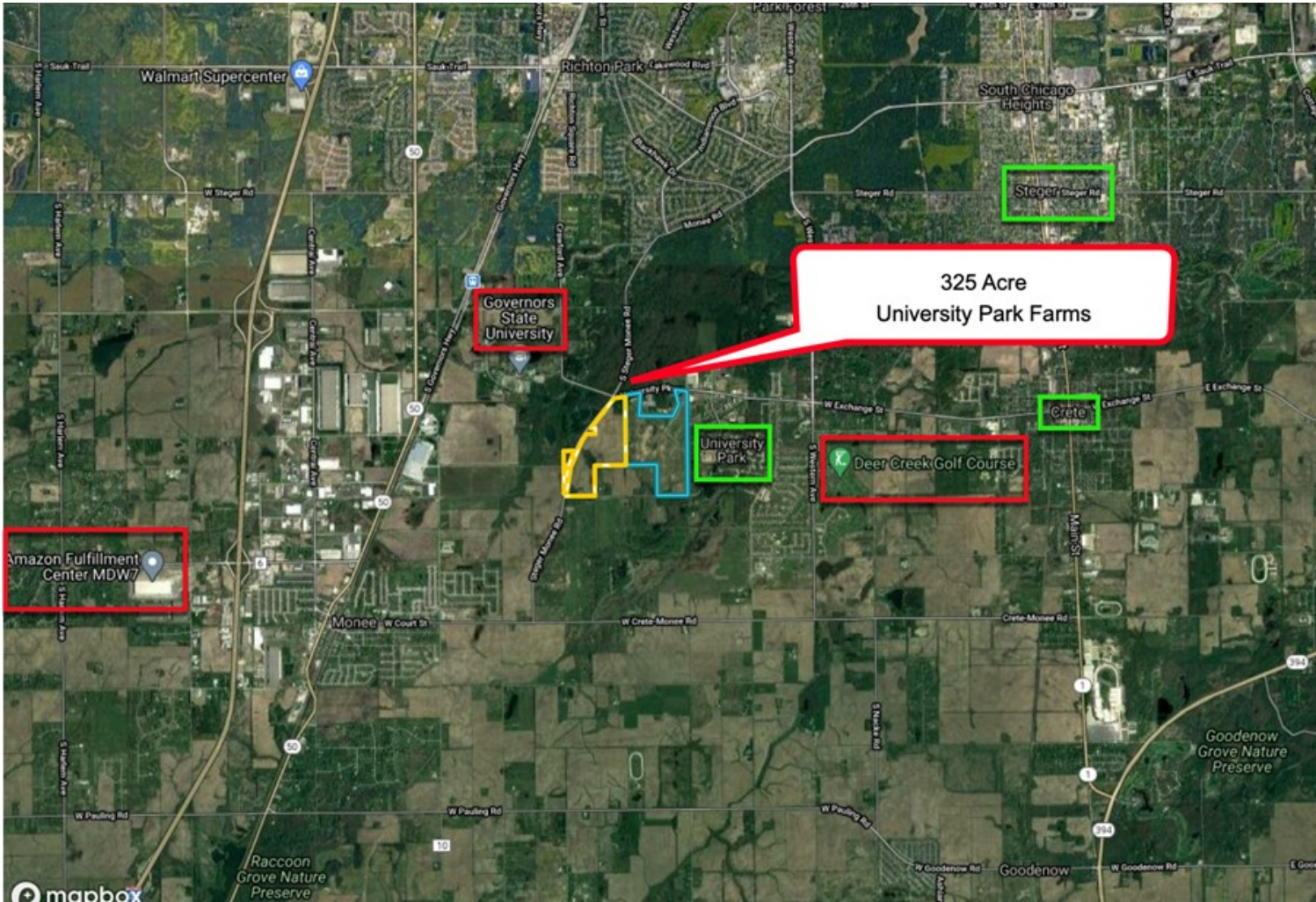


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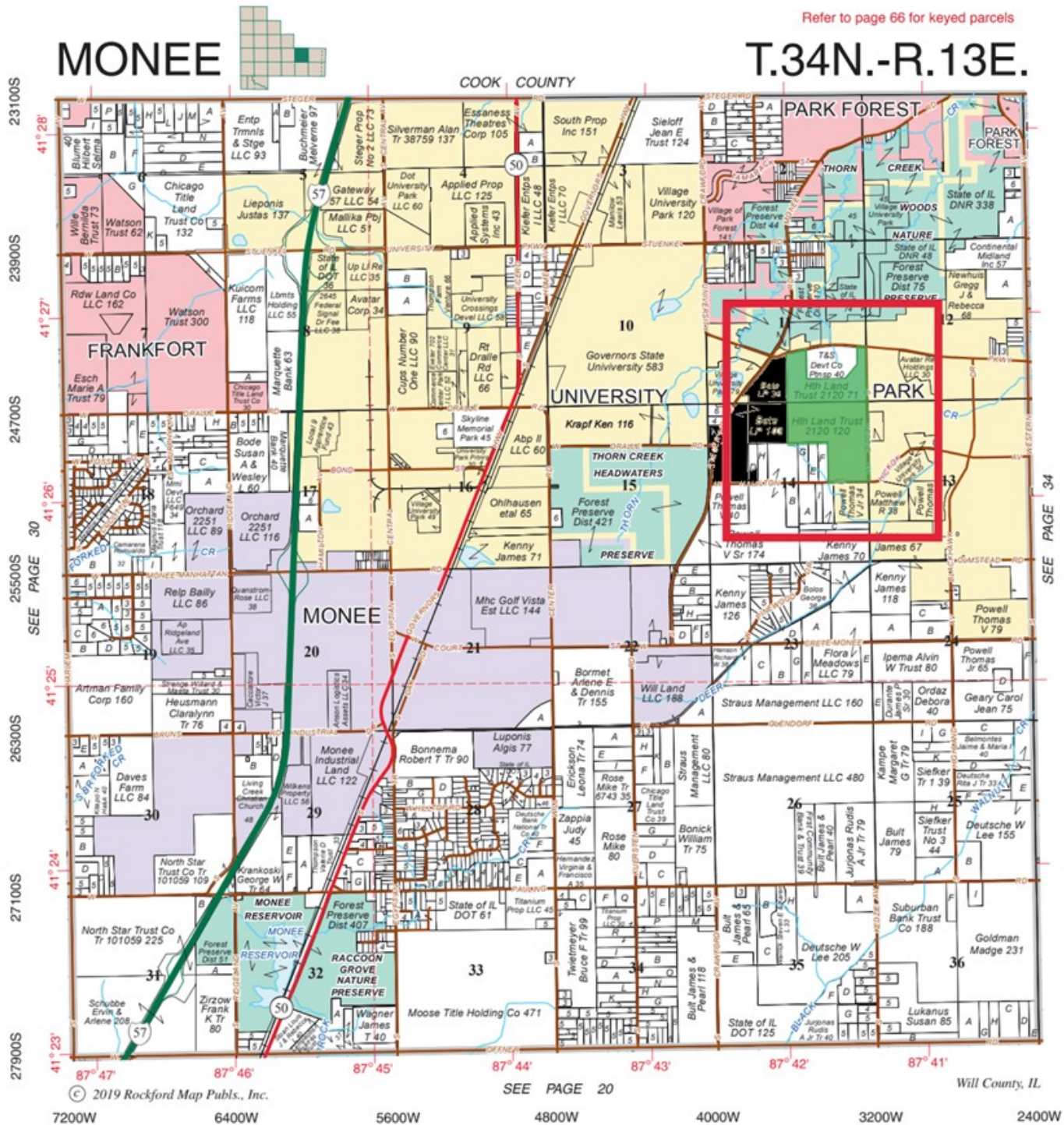
ROADWAYS MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY



AREA MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY

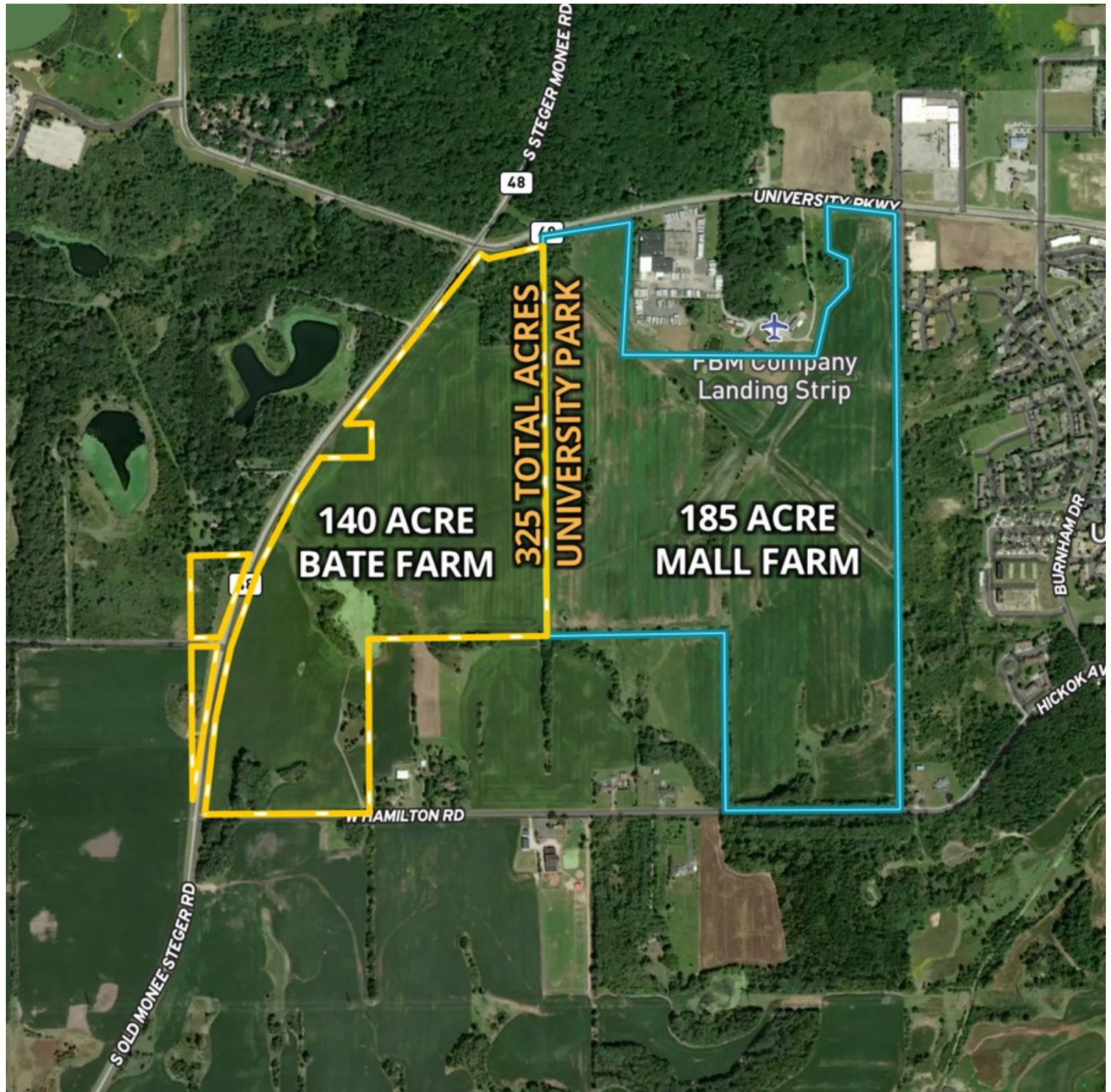


PLAT MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY



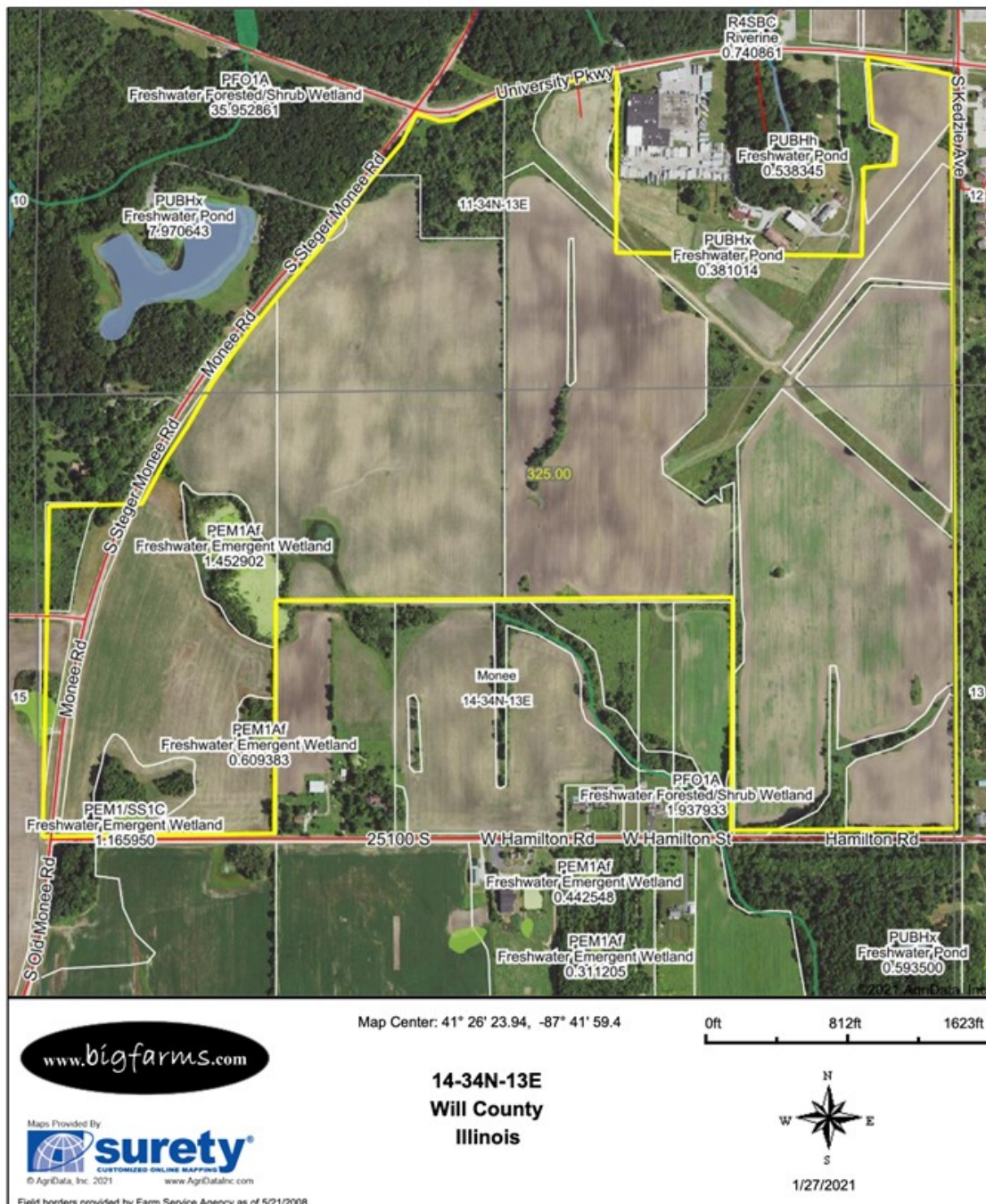
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY



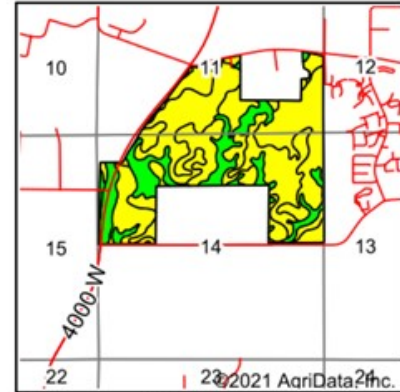
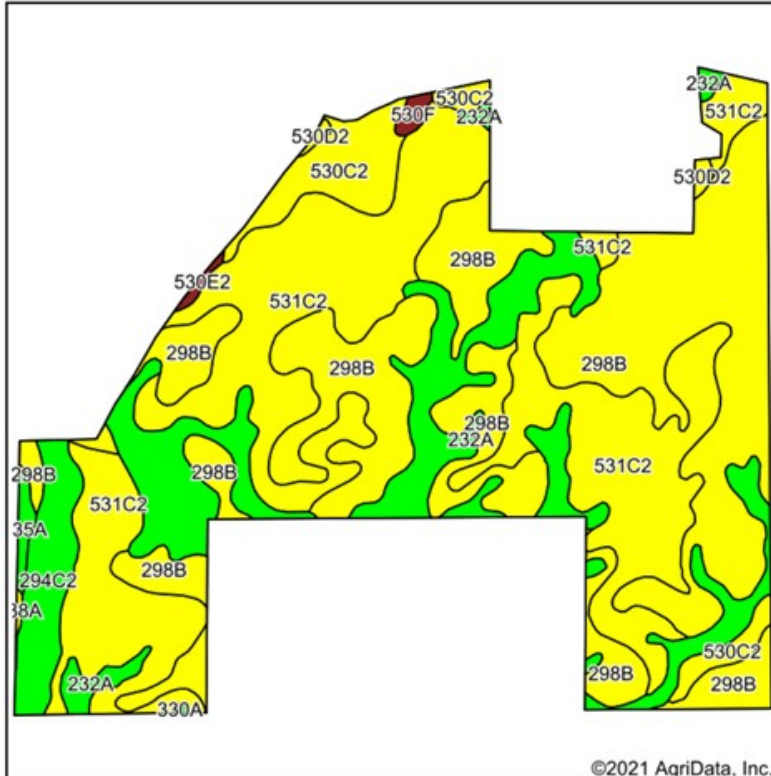
FSA MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **14-34N-13E**
Township: **Monee**
Acres: **325**
Date: **1/27/2021**

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Maps Provided By
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Soils data provided by USDA and NRCS.

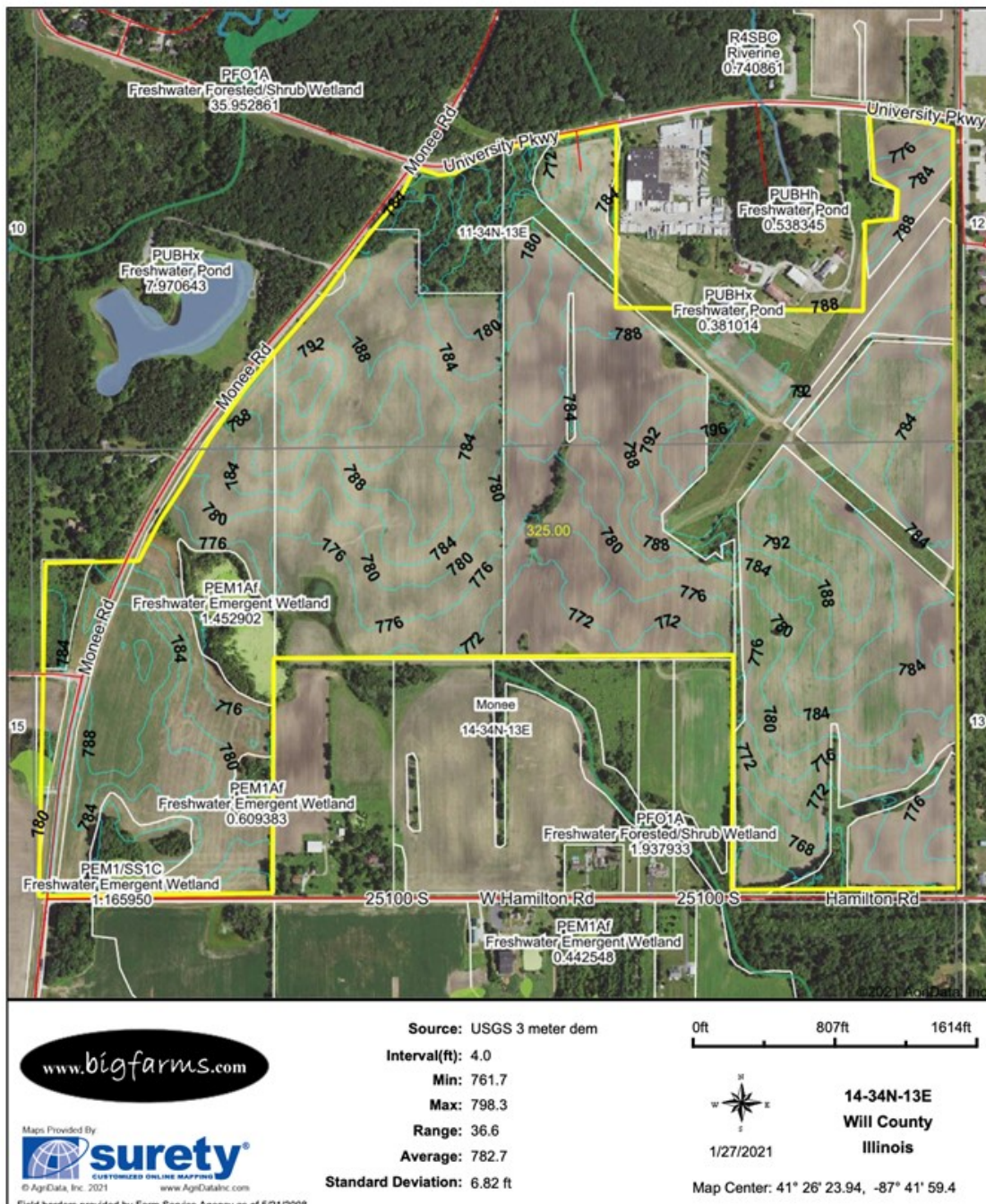
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	125.05	38.5%		**150	**50	**113
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	117.67	36.2%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	50.14	15.4%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	15.44	4.8%		**143	**45	**104
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	12.09	3.7%		**166	**52	**122
235A	Bryce silty clay, 0 to 2 percent slopes	1.58	0.5%		162	54	121
**530F	Ozaukee silt loam, 20 to 30 percent slopes	1.08	0.3%		**120	**38	**87
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.00	0.3%		**140	**44	**101
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.58	0.2%		**123	**39	**89
238A	Rantoul silty clay, 0 to 2 percent slopes	0.24	0.1%		144	49	109
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.13	0.0%		164	55	123
Weighted Average					152.1	50	113.1

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

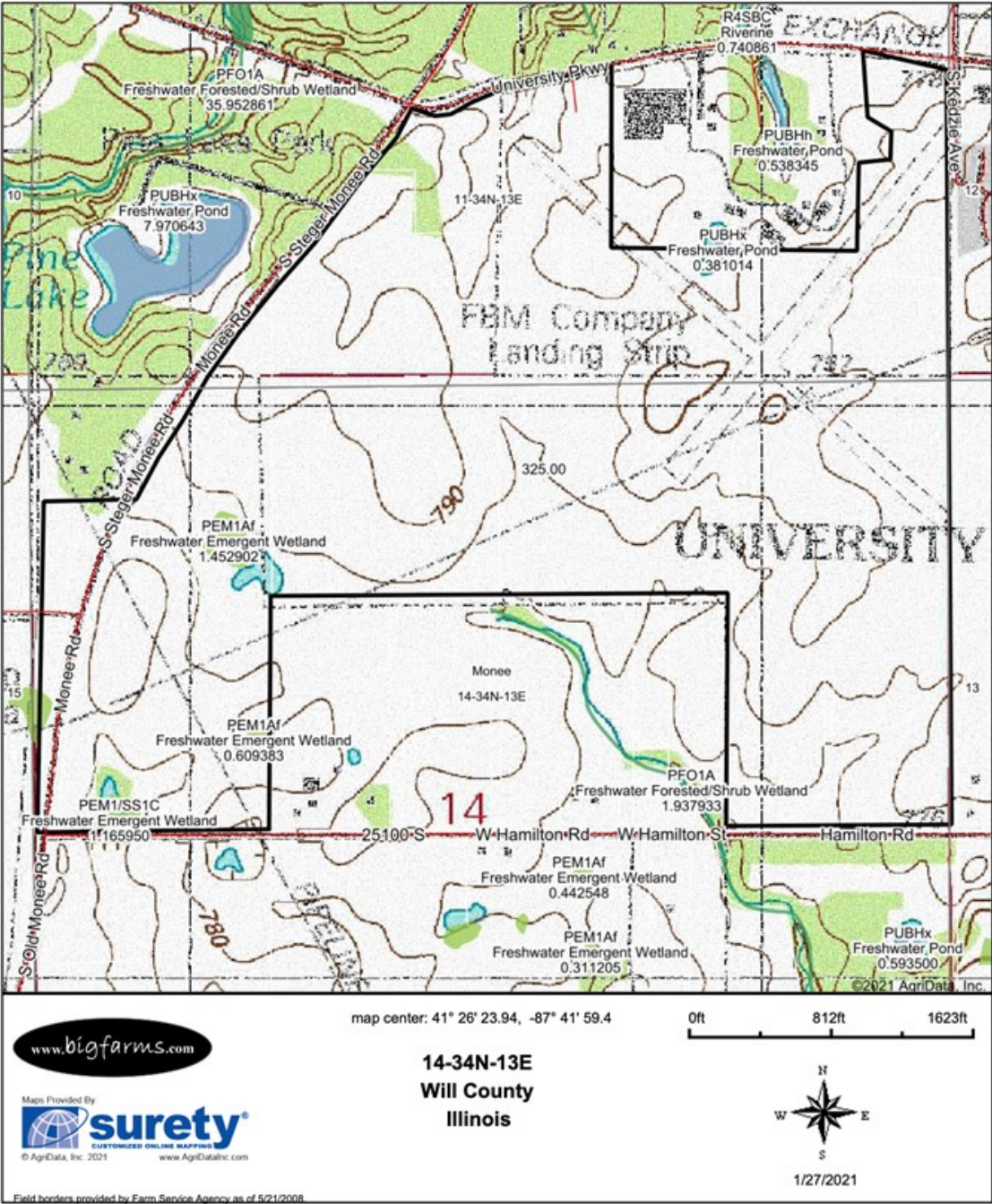
CONTOURS MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY

Topography Contours

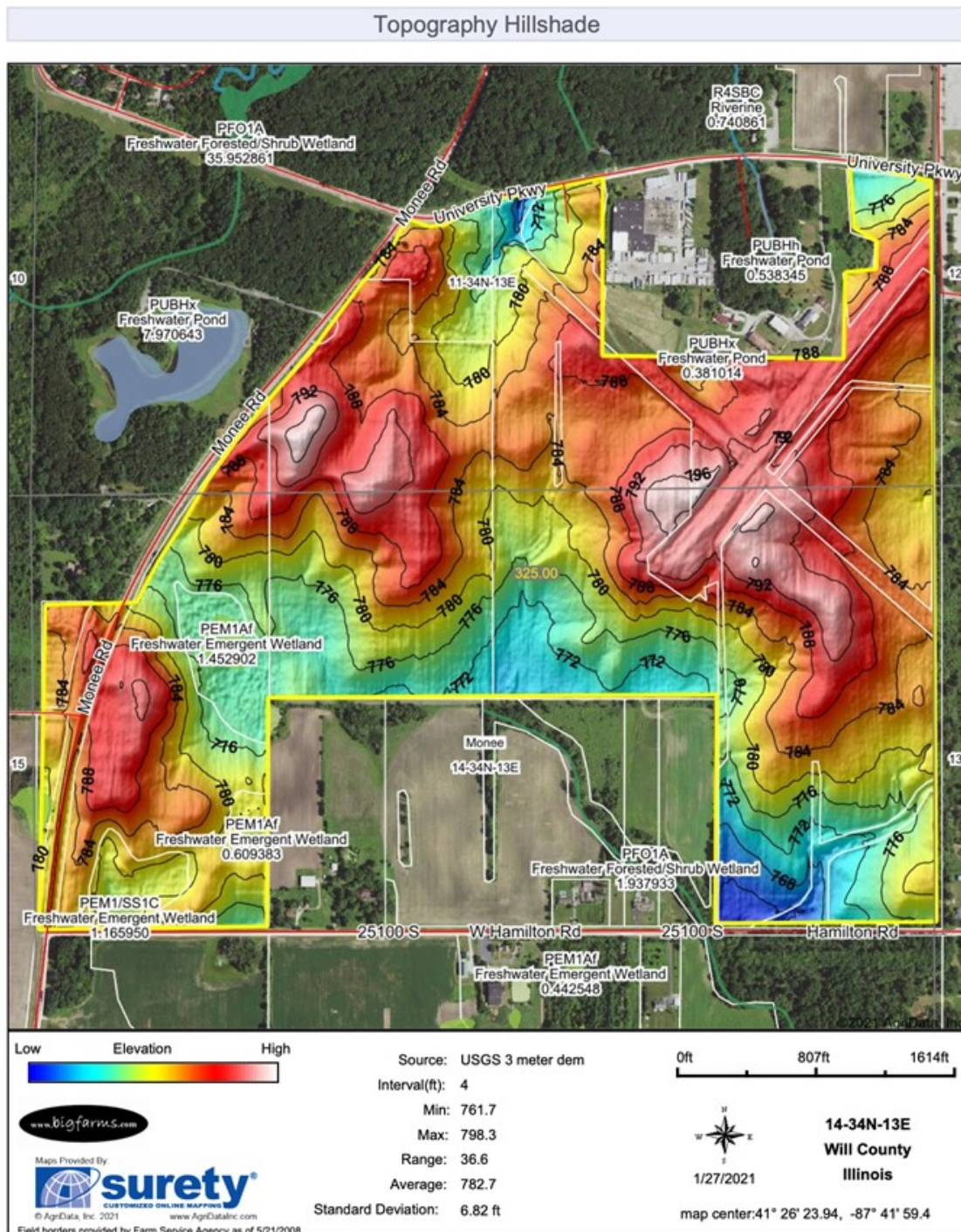


TOPOGRAPHY MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY

Topography Map

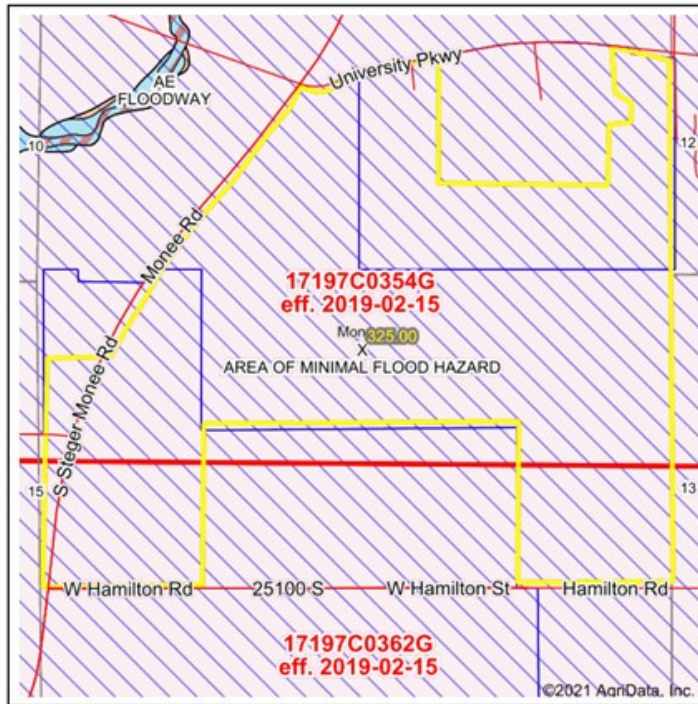


HILLSHADE MAP 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY



FEMA REPORT 325 ACRE UNIVERSITY PARK FARMS MONEE TOWNSHIP, WILL COUNTY

FEMA Report



State: IL Acres: 325
County: Will Date: 1/27/2021
Location: 14-34N-13E
Township: Monee



Name	Number	County	NFIP Participation	Acres	Percent
VILLAGE OF UNIVERSITY PARK	170708	Will	Regular	258.67	79.6%
WILL COUNTY	170695	Will	Regular	66.33	20.4%
Total				325.00	100%

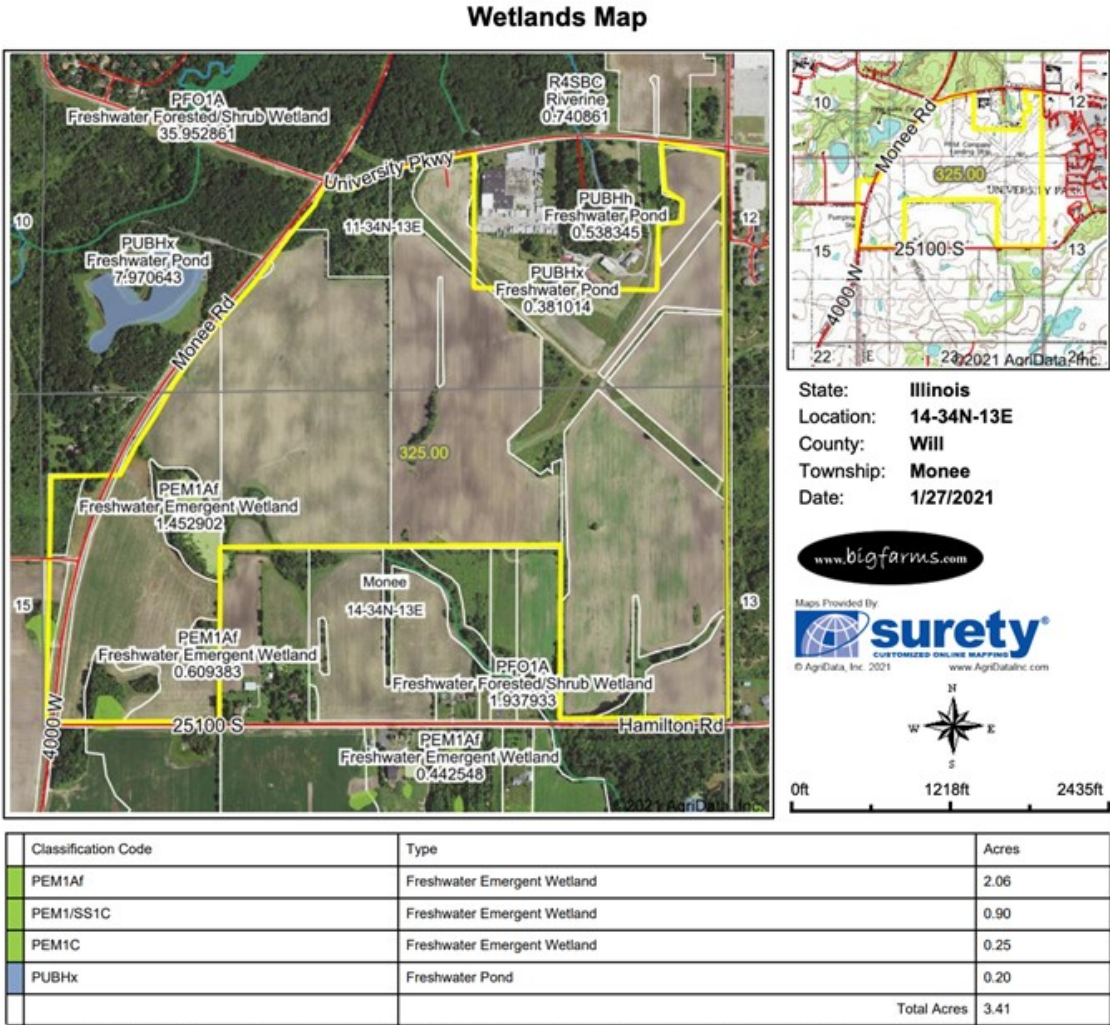
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	325	100%
Total			325	100%

Panel	Effective Date	Acres	Percent
17197C0354G	2/15/2019	265.07	81.6%
17197C0362G	2/15/2019	59.93	18.4%
Total		325.00	100%

Flood related information provided by FEMA

WETLANDS MAP 325 ACRE UNIVERSITY PARK FARMS 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.

DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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