

40 AC PEOTONE DEVELOPMENT SITE

W Corning Avenue
Peotone IL 60421

For more information contact:

Douglas W. Deininger, ALC
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Will
Township:	Peotone
Gross Land Area:	39.70
Property Type:	Agricultural Farmland
Possible Uses:	Development, Single Family Residential
Total Investment:	\$674,900.00
Unit Price:	\$17,000 per Acre
Productivity Index (PI):	123.1
Buildings:	No Buildings
Zoning:	A-1, Agriculture



40 acres of vacant land available right on the western city limits of Peotone, IL. This property has residential neighborhood bordering on both south and east sides, making it prime for continued single family residential development. In addition, quick access to I-57, IL-50, and W Wilmington Road, along with close proximity to Peotone schools and Will County Fairgrounds adds to the potential value of this property.

A Concept Plan for single family residential development has already been produced (included in brochure) that plans for 62 lots with a minimum lot size of 10,000 square feet and an average lot size of 12,230 square feet. There is also a possible planned project to connect W Corning Road under I-57 to allow access to both S Rathje Road and N Peotone Road.

Peotone, IL, is an excellent choice for development and investment. Its prime location near major highways like I-57 and I-55 ensures easy access to markets, while affordable land prices and a supportive local government create attractive opportunities for businesses and residents alike. With a thriving economy and strong community spirit, Peotone promises a bright future.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 AC Peotone Development Site
Tax ID Number/APN: 17-20-23-400-012-0000
Possible Uses: Development, Single Family Residential
Zoning: Currently Zoned A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U (P-12)
Location Description: This property is located on the western city limits of Peotone between S Rathje Road and I-57 on the south side of W Corning Road.
Site Description: The property is currently vacant farmland with no buildings and mostly tillable acreage. There is a graveled area on the east side of the property that borders a residential subdivision which is also a point of access from Garfield Avenue. There is another access point to the property on the northeast corner of the property from W Corning Road. This site is prime for single family residential development and has a Concept Plan already developed (included in this brochure).
Side of Street: This property is located on the south side of W Corning Road.
Highway Access: I-57 is located just 1.4 mile drive away from the property.
IL-50 is located 1.2 miles straight east on W Corning Road.
Road Type: Asphalt/Blacktop
Legal Description: PART OF THE NW1/4 SE1/4 OF SECTION 23, TOWNSHIP 33 NORTH, 12 EAST, WILL COUNTY, ILLINOIS
Property Visibility: This property is visible from W Corning Road.
Largest Nearby Street: W Wilmington Road is located 0.7 miles from the property.
IL-50 is located 1.2 miles straight east on W Corning Road.
Transportation: I-57 is located just 1.4 mile drive away from the property.
Manhattan Metra Train Station is located 15.4 miles away.
Midway Airport is located 37 miles away.
O'Hare Airport is located 58.4 miles away.

LAND RELATED

Lot Frontage (Feet): This property has 1,560 feet of frontage on W Corning Road.
Tillable Acres: This property has approximately 36.48 tillable acres.
Buildings: This property is vacant with no buildings.
Zoning Description: Current zoning is A-1, Agriculture.
Probable incorporation and rezoning to R-3, One Family Residence District.
Flood Plain or Wetlands: Please see included Wetland/FEMA maps provided by Surety Maps.
Topography: Please see included topographical maps provided by Surety Maps.
FSA Data: Cropland 36.48 Acres
Corn base 26.1 acres. PLC Yield 144 bushels per acre.
Soybean base 5.5 acres. PLC Yield 44 bushels per acre.
Soil Type: 43.1% Elliott silt loam (146B)
41.8% Ashkum silty clay loam (232A)
13.7% Varna silt loam (223C2)
1.4% Elliott silty clay loam (146B2)

Please see included Soil Map provided by Surety Maps.
Sewer and water lines are at the site and partially installed.
Available Utilities:

FINANCIALS

Finance Data Year: 2022 Taxes, Payable 2023
Real Estate Taxes: 2022 Taxes, Payable 2023: \$366.30

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Investment Amount: \$641,070 or \$17,000 per acre

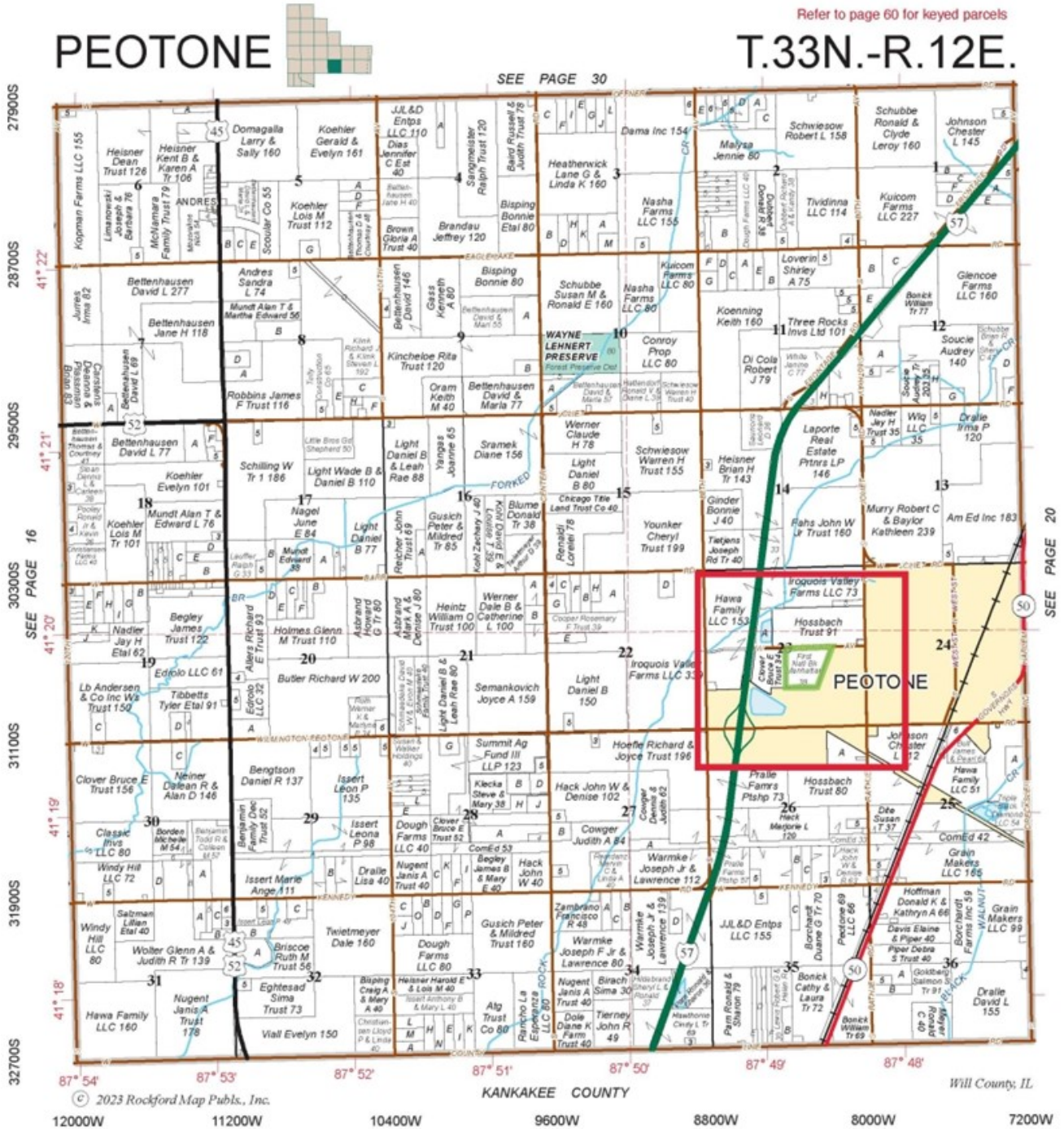
LOCATION

Address: W Corning Avenue, Peotone, IL 60421

County: Will County



PLAT MAP



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

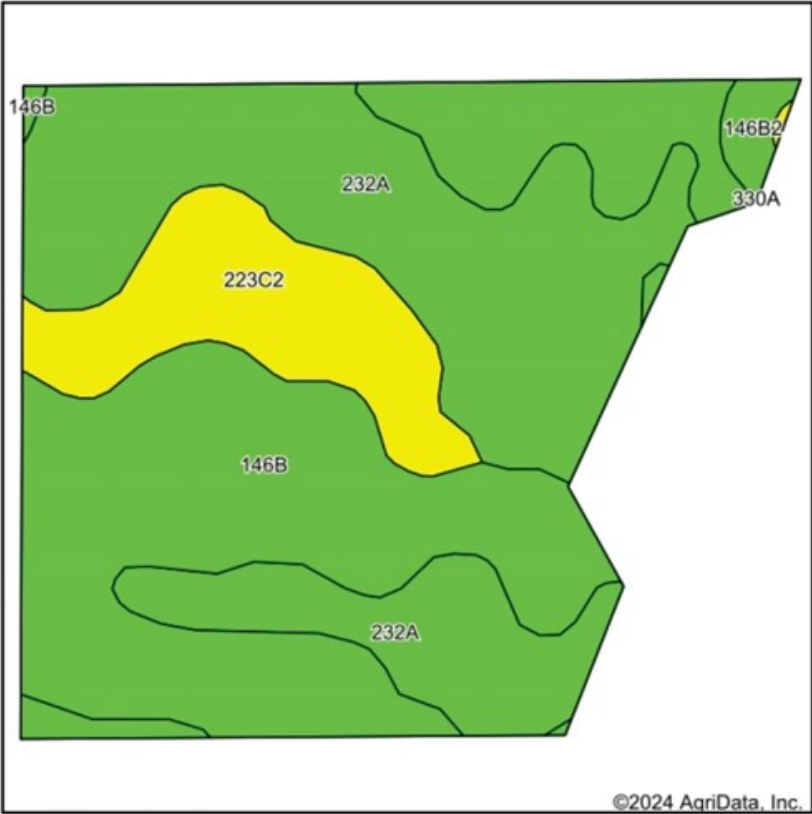
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FSA AERIAL MAP



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SOIL MAP



State: Illinois
County: Will
Location: 23-33N-12E
Township: Peotone
Acres: 36.02
Date: 4/2/2024



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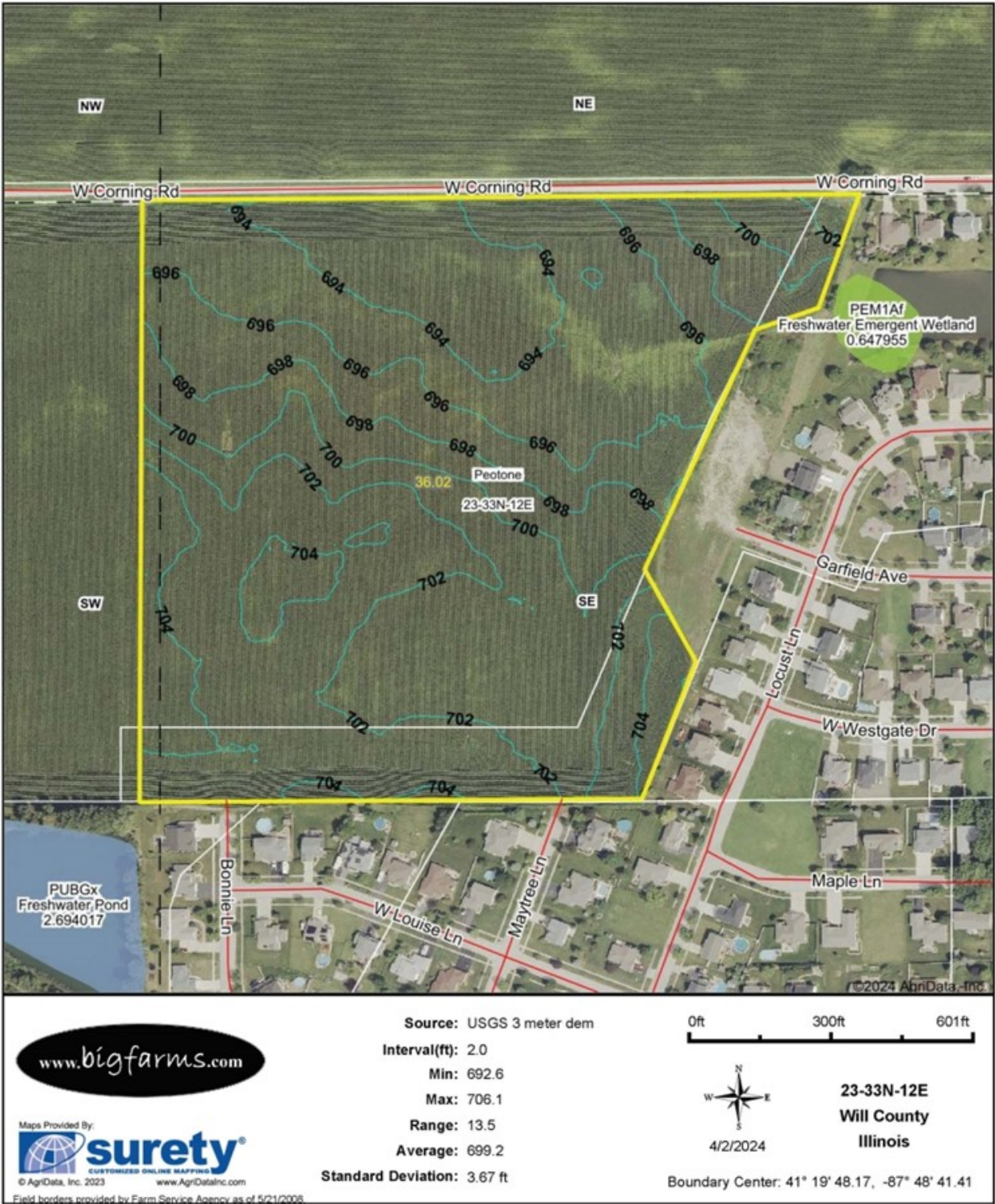
Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 18							
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	15.53	43.1%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.04	41.8%		**170	**56	**127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	4.95	13.7%		**149	**47	**109
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.50	1.4%		**158	**51	**118
Weighted Average					165.2	53.8	123.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

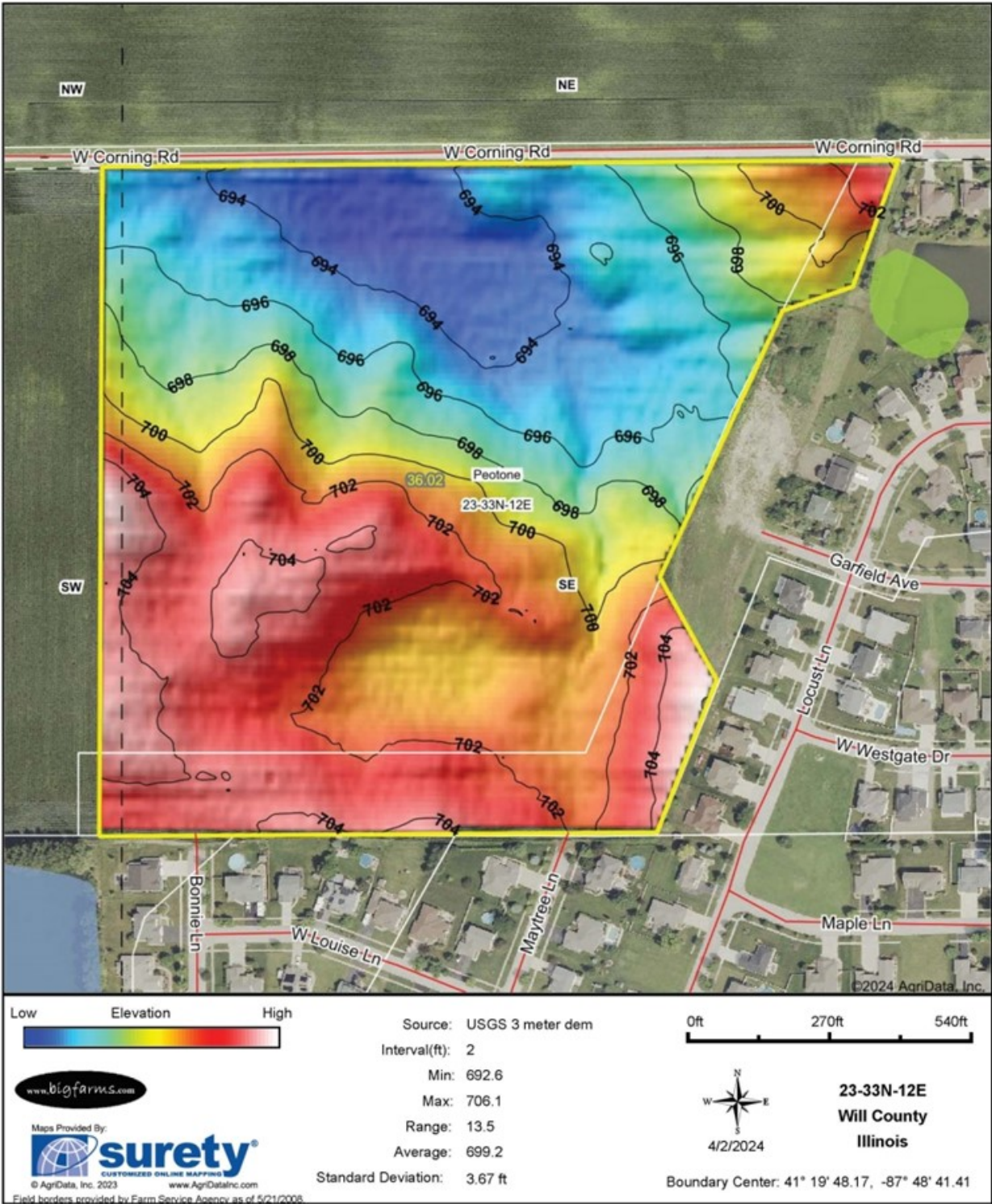
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO CONTOURS MAP



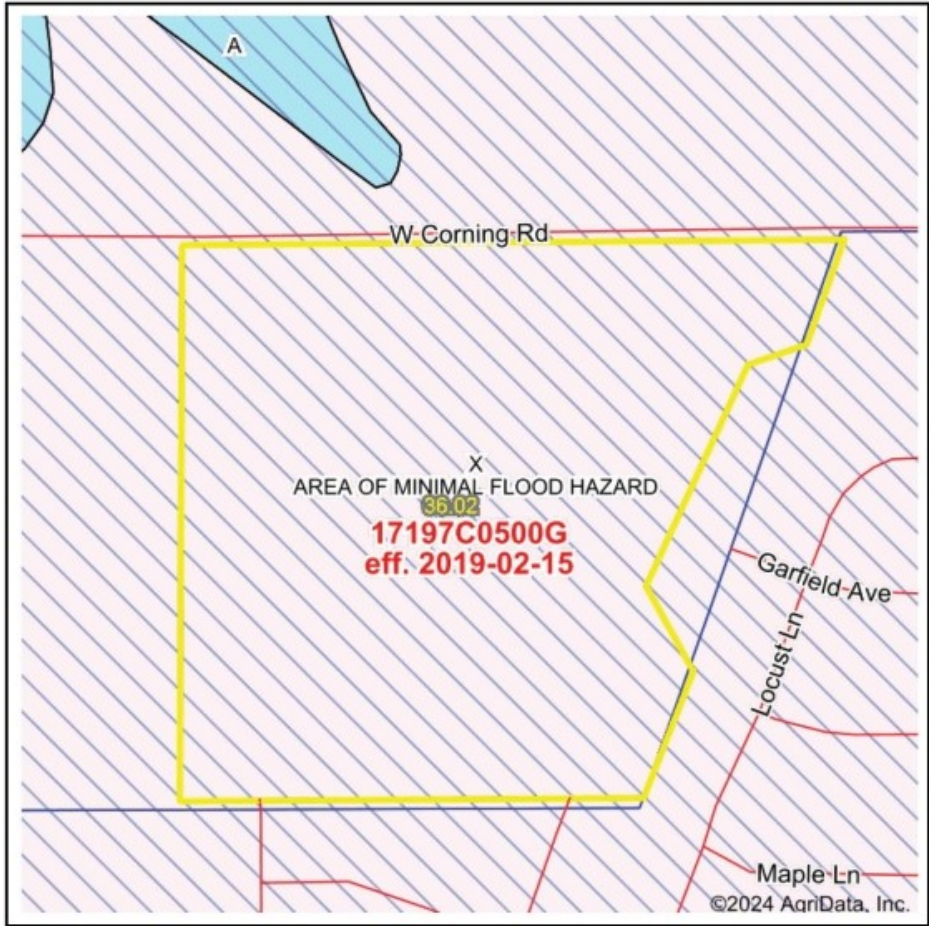
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TOPO HILLSHADE MAP



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FEMA MAP



Map Center: 41° 19' 49.45, -87° 48' 42.67
State: IL Acres: 36.02
County: Will Date: 4/2/2024
Location: 23-33N-12E
Township: Peotone



Maps Provided By:
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	35.9	99.7%
VILLAGE OF PEOTONE	170709	Will	Regular	0.12	0.3%
Total				36.02	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	36.02	100%
Total			36.02	100%

Panel	Effective Date	Acres	Percent
17197C0500G	2/15/2019	36.02	100%
Total		36.02	100%

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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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