

## 40 AC RIDGE ROAD FARM

S Ridge Rd  
Joliet IL 60431

For more information contact:

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

GOODWIN



County:	Kendall
Township:	Na-au-say
Gross Land Area:	38.65 acres
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Value Per PI Point:	130.1
Buildings:	No Buildings
Utilities:	Available
Zoning:	Currently Zoned A-1, Agriculture



The Ridge Road Farm consists of **38.65± surveyed acres** located along Ridge Road in Kendall County, just west of Plainfield and north of Joliet. This tract is nearly all tillable, features productive prairie soils with a **Weighted Average Productivity Index (PI) of ~130.1**, and lies entirely within FEMA **Zone X (minimal flood hazard)** with no mapped wetlands.

Currently zoned **A-1 Agriculture**, the property's location at the edge of growth makes it well-positioned for **future development potential**. Situated adjacent to residential neighborhoods, schools, and established infrastructure, this tract offers buyers the unique combination of **current farmland income and long-term investment upside**.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 40 AC Ridge Road Farm  
**Tax ID Number/APN:** 06-35-400-012  
**Possible Uses:** Currently zoned A-1 Agriculture, the property's location at the edge of growth makes it well-positioned for future development potential.  
**Zoning:** Currently zoned A-1, Agriculture

### AREA & LOCATION

**School District:** Plainfield Community Consolidated School District 202 ("Plainfield CCSD 202") serves Pre-Kindergarten through 12th Grade (PK-12).  
**Location Description:** Address for Mapping: Near 11835 S Ridge Rd, Joliet, IL 60431  
Township/County: Na-Au-Say Township, Kendall County, IL  
Access: Excellent frontage on S Ridge Road (paved/blacktop) with direct connection to Plainfield, Joliet, and Minooka.  
**Site Description:** 38.65± contiguous acres of mostly tillable cropland located along paved Ridge Road in Na-Au-Say Township. The tract features gently rolling to nearly level terrain, productive prairie soils with strong farmland productivity, and zero mapped wetlands or floodplain encroachment. With solid road frontage and proximity to expanding residential areas and schools, this property offers both agricultural productivity and potential for future growth.  
**Side of Street:** This property is located on west side of Ridge Road.  
**Highway Access:** I-55 / I-80 Interchange – 6.3 miles  
I-80 @ Ridge Rd (Exit 122) – 7.6 miles  
I-55 @ Jefferson St (Exit 253) – 7.0 miles  
**Road Type:** Asphalt/blacktop  
**Legal Description:** PT SENW; PT SWNE; PT SENE; PT NESW; PT NWSE; PT NESE — Section 35, T36N, R8E, Kendall County, IL  
**Property Visibility:** This property is visible from Ridge Road.  
**Largest Nearby Street:** Ridge Road.  
**Transportation:** Metra – Joliet Gateway Center (Rock Island & Heritage Corridor): ~10.4 miles  
Metra – Lockport (Heritage Corridor): ~11.7 miles  
Metra – Romeoville (Heritage Corridor): ~11.0 miles  
Metra – Plainfield (future proposed station): ~5.3 miles  
Amtrak – Joliet Gateway Center: ~10.4 miles  
Amtrak – Naperville Station: ~16.9 miles

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 1,322 feet of frontage on Ridge Road.  
**Tillable Acres:** Nearly all tillable, per FSA Aerial Map.  
**Buildings:** No buildings.  
**Zoning Description:** Currently zoned A-1, Agriculture  
**Flood Plain or Wetlands:** 100% Zone X (outside 500-year)  
**Topography:** Gently rolling to nearly level, elevations 640–662 ft (22 ft relief)  
**Soil Type:** Graymont silt loam (541B/B2/C2) – 49.5% + 8.0% + 0.2%  
Chenoa silty clay loam (614A) – 35.9%  
Varna silt loam (223C2) – 3.6%  
Drummer silty clay loam (152A) – 2.8%  
**Available Utilities:** Area utilities typical of Kendall County ag tracts (electric at/along road; natural gas, municipal water/sewer proximity varies by exact location). Due diligence recommended for extensions/taps.

### FINANCIALS

**Finance Data Year:** 2024 Tax Year, Payable 2025

**Real Estate Taxes:** \$1,589.44

**LOCATION**

**Address:** S Ridge Road, Joliet, IL, 60431  
**County:** Kendall County, IL



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PROPERTY MAP



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Refer to page 44 for keyed parcels

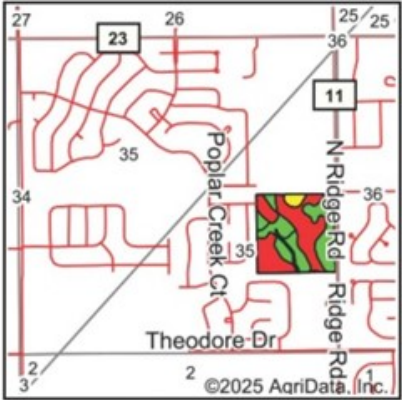
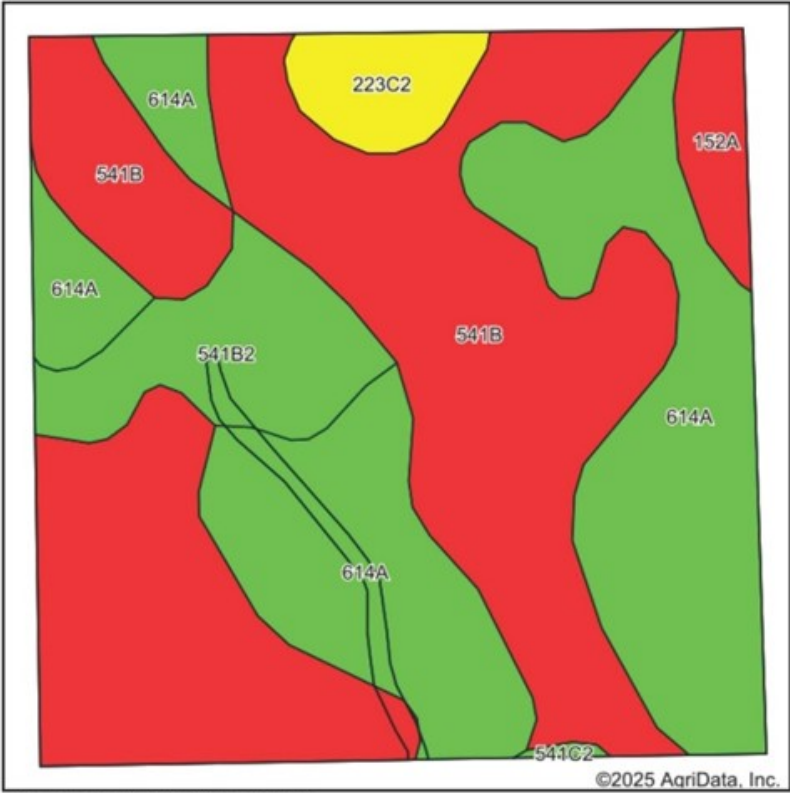
**T.36N.-R.8E.**

FSA AERIAL MAP





SOIL MAP



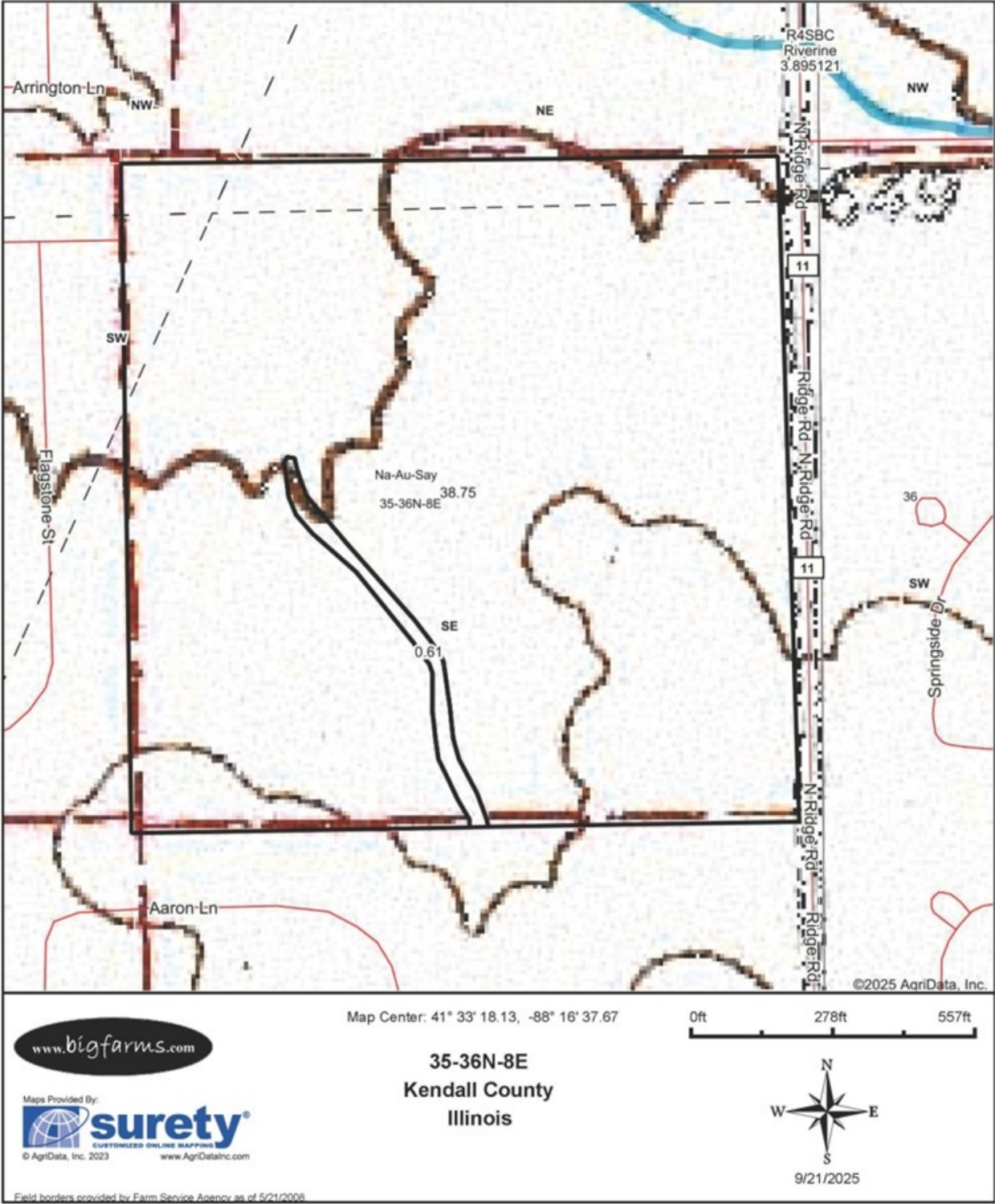
State: Illinois  
County: Kendall  
Location: 35-36N-8E  
Township: Na-Au-Say  
Acres: 39.36  
Date: 9/21/2025



Area Symbol: IL093, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541B	Graymont silt loam, 2 to 5 percent slopes	19.50	49.5%		**181	**56	**133
**614A	Chenoa silty clay loam, 0 to 2 percent slopes	14.14	35.9%		**172	**56	**128
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	3.14	8.0%		**172	**54	**126
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.41	3.6%		**149	**47	**109
**152A	Drummer silty clay loam, 0 to 2 percent slopes	1.10	2.8%		**195	**63	**144
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	0.07	0.2%		**170	**53	**125
Weighted Average					176.3	55.7	130.1

**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: 01-28-2025**  
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 MAP



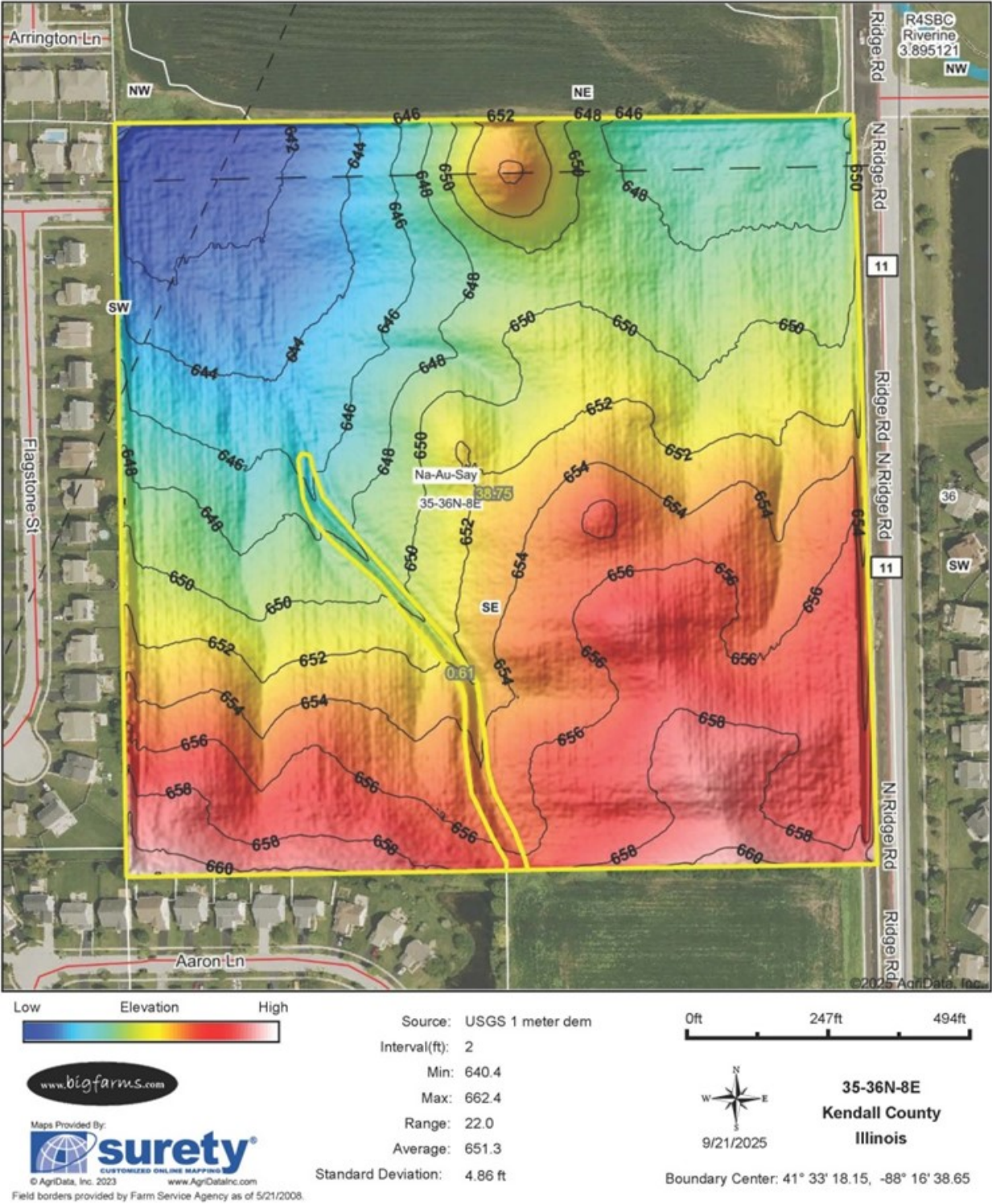


TOPO CONTOURS MAP





TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois  
Location: 35-36N-8E  
County: Kendall  
Township: Na-Au-Say  
Date: 9/21/2025



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
	Total Acres	0.00

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



FEMA REPORT



Map Center: 41° 33' 18.13, -88° 16' 37.67  
State: IL Acres: 39.36  
County: Kendall Date: 9/21/2025  
Location: 35-36N-8E  
Township: Na-Au-Say



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Name		Number	County	NFIP Participation	Acres	Percent
CITY OF JOLIET		170702	Kendall	Regular	39.36	100%
Total					39.36	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	39.36	100%	
Total				39.36	100%	
Panel		Effective Date		Acres	Percent	
17093C0145H		1/8/2014		39.36	100%	
Total				39.36	100%	

## 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

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