

40 ACRE GREEN GARDEN FARM

Jos Place
Frankfort IL 60423

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



GOODWIN

County:	Will
Township:	Green Garden
Gross Land Area:	40 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$272,000.00
Unit Price:	\$6800 per acre
Productivity Index (PI):	89.7
Buildings:	There are no buildings on this parcel
Utilities:	Electric, Gas, Well and Septic
Zoning:	Agriculture



40 acre parcel in Green Garden Township. Well located farmland east of Center Road off of Jos Place and 3 miles east of Rt. 45 (LaGrange Road), with low Will County taxes. 2021 taxes were \$385.66 or \$9.64/ac. Easy access to I-57 at Stuenkel Road, and I-80 in Mokena at LaGrange road. Currently no buildings.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 Acre Green Garden Twp. Farm
Tax ID Number/APN: 18-13-10-300-002-0000
Possible Uses: Agriculture with development potential
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Unit School District 207U
Location Description: This 40 acre parcel is located off of Jos Place east of Center Road in beautiful Frankfort, IL.

Frankfort is an exceptional blend of high-quality lifestyle and small-town charm nestled in one of the most rapidly growing counties in the country. Our population is attracted to the high quality lifestyle, distinctive executive housing and award-winning education system.

37 miles southwest of Chicago at US Rt. 45 & Rt. 30, just three miles south of I-80 and six miles west of I-57

I-355 easily connects Frankfort to Chicago's west and northwest suburbs.

I-294 easily connects Frankfort to Chicago's north and inner ring suburbs.

I-57 offers a fast and direct route into the heart of downtown Chicago.

The proposed South Suburban Airport is just 3-miles from Frankfort's up and coming industrial parks near I-57.

Site Description: This 40 acre parcel is slightly hilly on the northeast side of the property.
Side of Street: This property is located on the south end of Jos Place less than .5 miles from Center Street.
Highway Access: I-57 interchange is located 4.5 miles to the east and I 80 is 7 miles to the north.
Road Type: The road to the property is asphalt blacktop construction.
Property Visibility: The farm has limited visibility. Access is through subdivision off of S. Center road to W. Valley Farm Dr. to Jos Pl.
Largest Nearby Street: Center street is located less than 1/2 mile to the west.
Transportation: Metra commuter train service is available at several nearby stations on the Rock Island and Metra Electric lines.

LAND RELATED

Tillable Acres: There are approximately 38 acres of this 40 acre parcel that are tillable.
Lot Depth: The lot is 1300 feet from north to south
Buildings: There are not any buildings on this parcel.
Flood Plain or Wetlands: There is a small section of wetlands on this 40 acre parcel. See the Wetlands map and FEMA report in the brochure.
Topography: This 40 acre parcel has 10 feet of elevation change on the northeast section of the lane. See the Topography, Contours and Hillshade maps in the brochure for further informatio.
Soil Type: Frankfort Silty Clay Loam (320C2)
St. Clair Silty Clay Loam (560D2)
Chatsworth Silty Clay (241D3)
Available Utilities: This area does not have public services. Well and septic systems are required.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: \$385.66 of taxes were paid in 2021 or \$9.64 per acre
Investment Amount: The farm is available for sale at \$6800 per acre for a total of \$272,000.

LOCATION

Address: Jos Place

County:

Frankfort, IL 60423
Will County

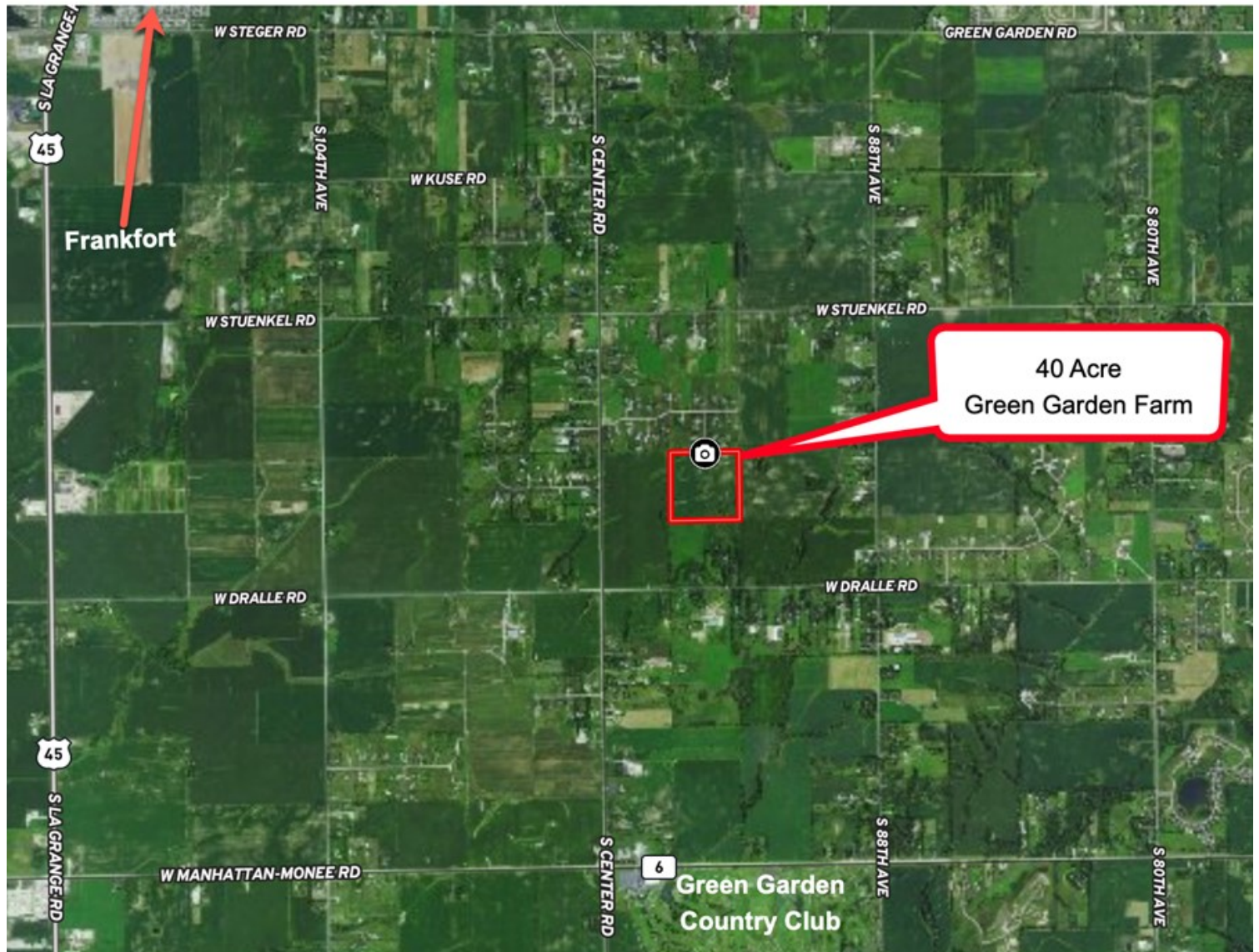


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ROADWAY MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY



AREA MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY

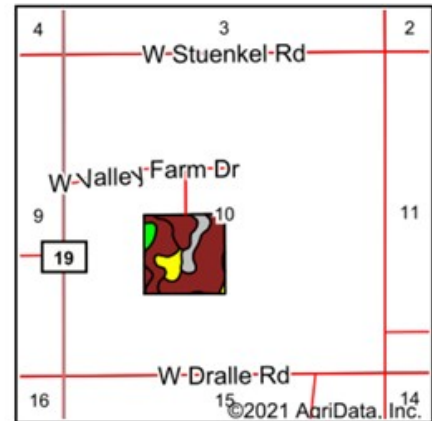
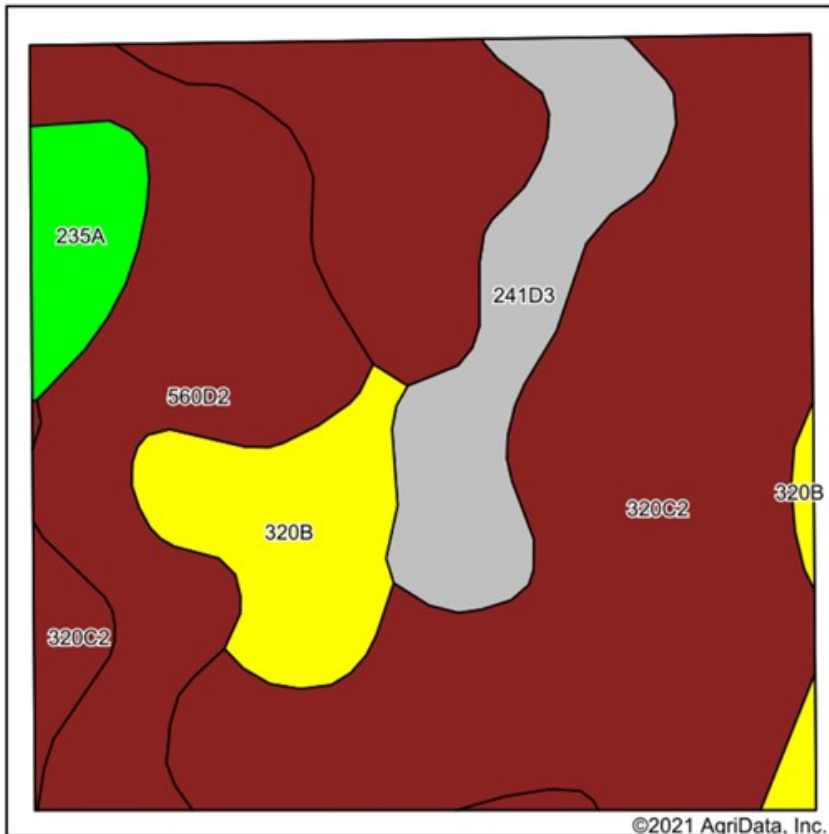


AERIAL MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY



SOIL MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **10-34N-12E**
Township: **Green Garden**
Acres: **40**
Date: **9/14/2021**

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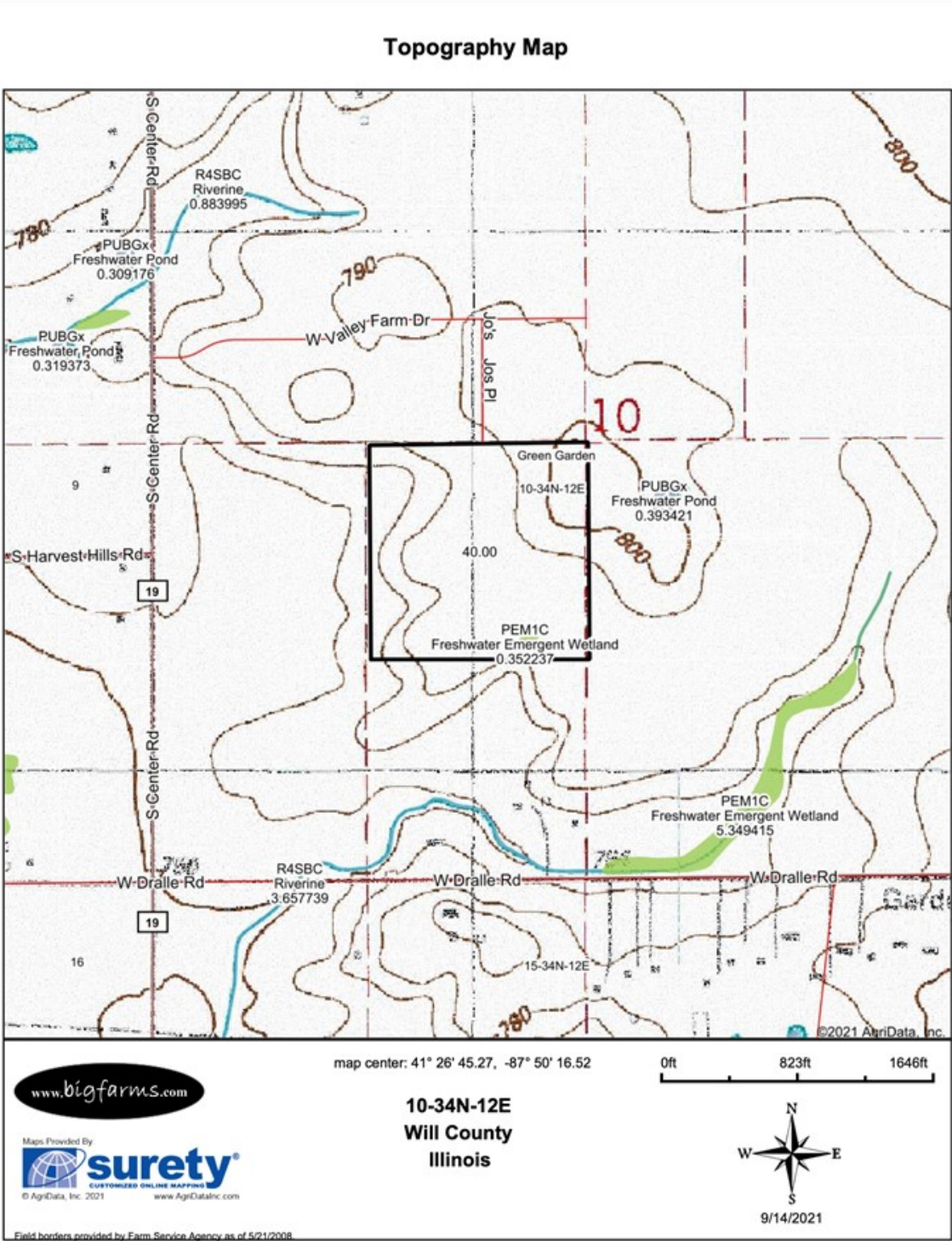
Soils data provided by USDA and NRCS.

Area Symbol: IL197, 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
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	21.63	54.1%		**125	**43	**94
**560D2	St. Clair silty clay loam, 6 to 12 percent slopes, eroded	8.54	21.3%		**112	**38	**85
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	4.41	11.0%		**75	**27	**57
**320B	Frankfort silt loam, 2 to 4 percent slopes	3.82	9.6%		**133	**46	**100
235A	Bryce silty clay, 0 to 2 percent slopes	1.60	4.0%		162	54	121
Weighted Average					119	40.9	89.7

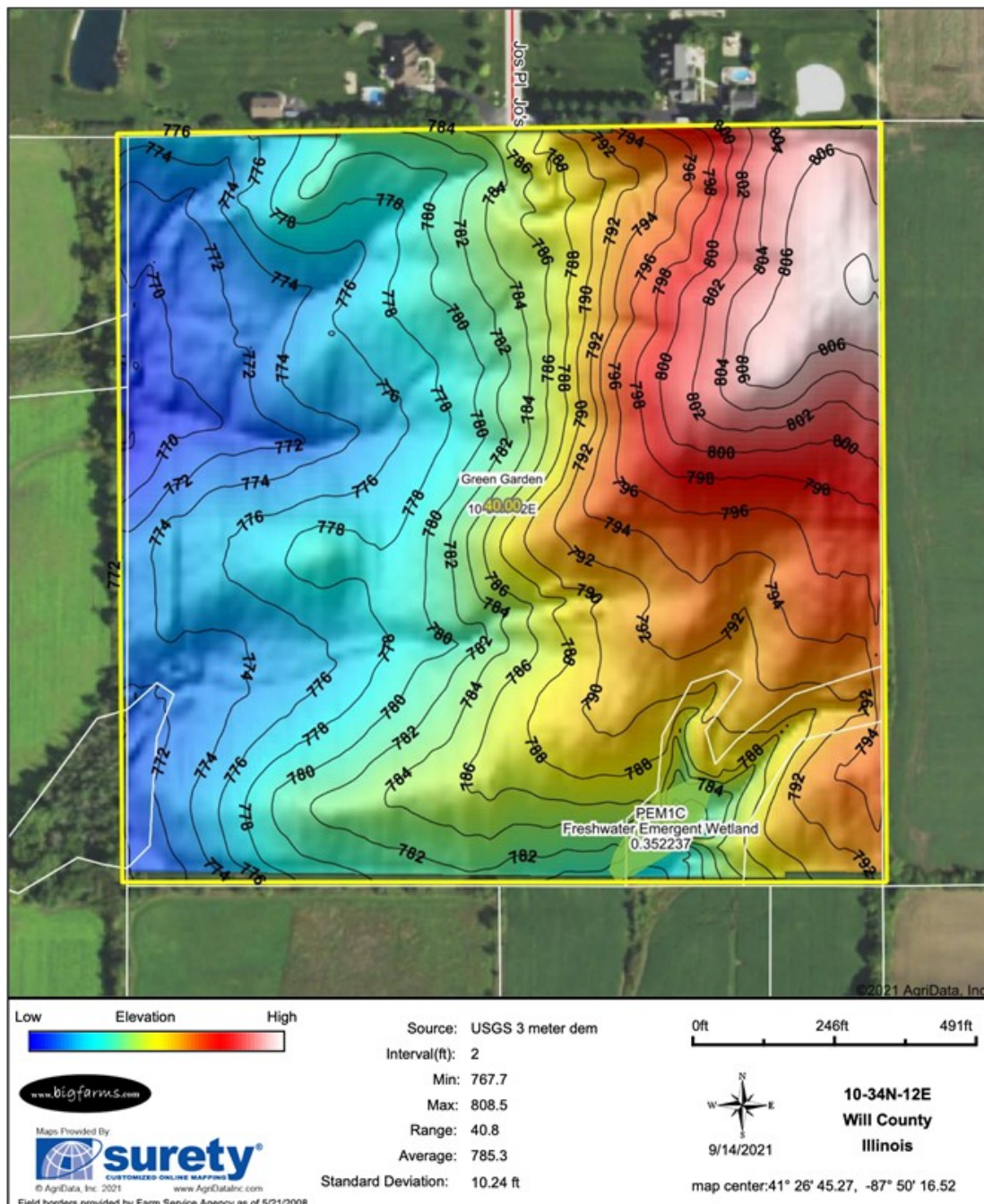
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

TOPOGRAPHY MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY



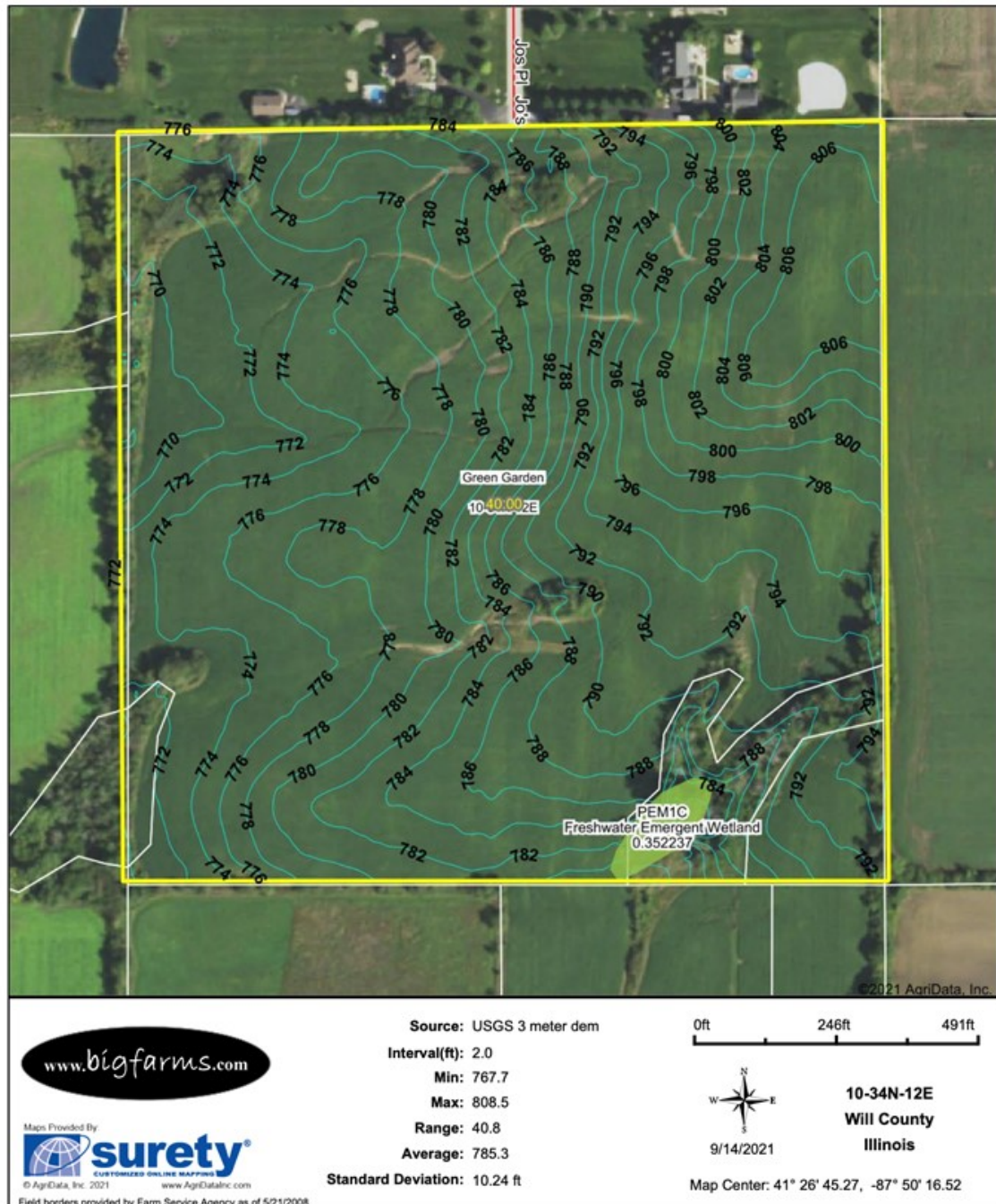
HILLSHADE MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY

Topography Hillshade

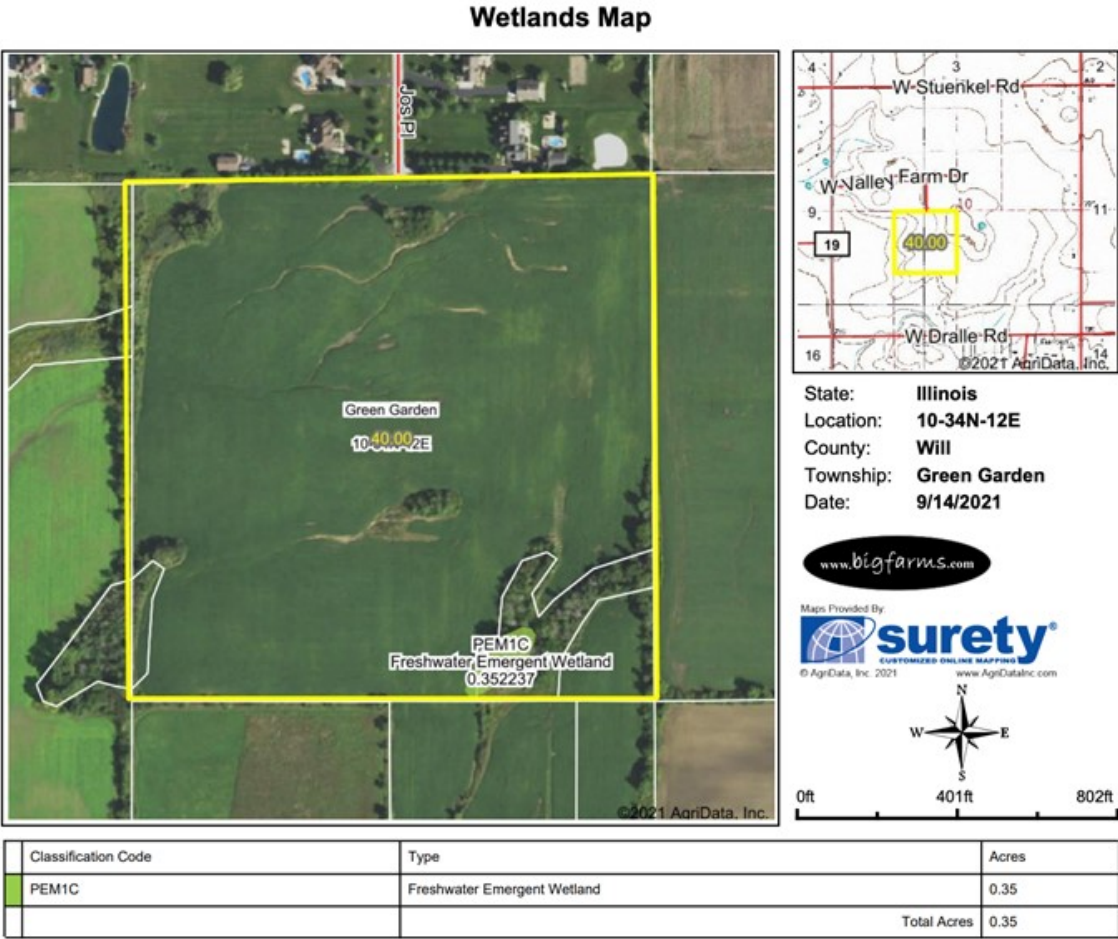


CONTOURS MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY

Topography Contours



WETLAND MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY

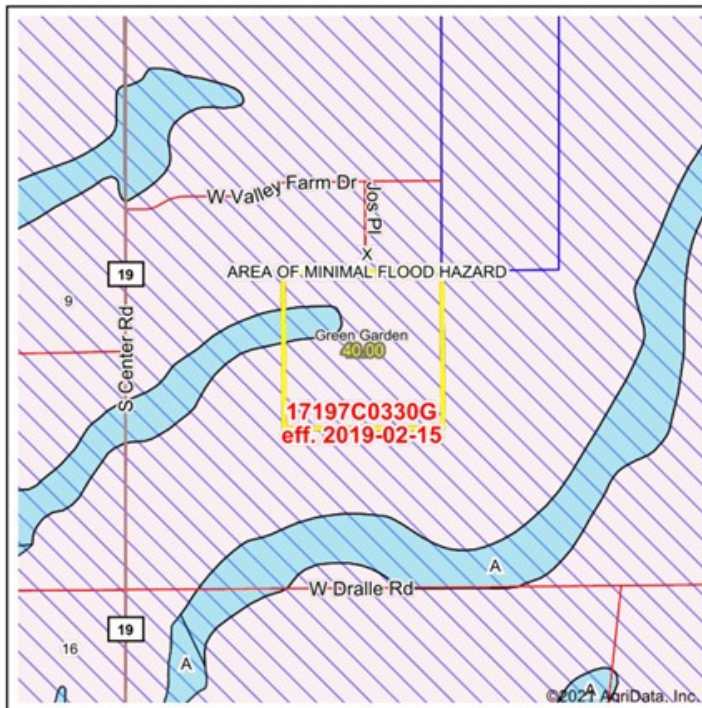


Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

FEMA REPORT 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY

FEMA Report



Map Center: 41° 26' 45.27, -87° 50' 16.52
 State: IL Acres: 40
 County: Will Date: 9/14/2021
 Location: 10-34N-12E
 Township: Green Garden

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Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	40	100%
Total				40	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	37.2	93.0%
A			100-year Floodplain	2.8	7.0%
Total				40.0	100%
Panel		Effective Date		Acres	Percent
17197C0330G		2/15/2019		40	100%
Total				40	100%

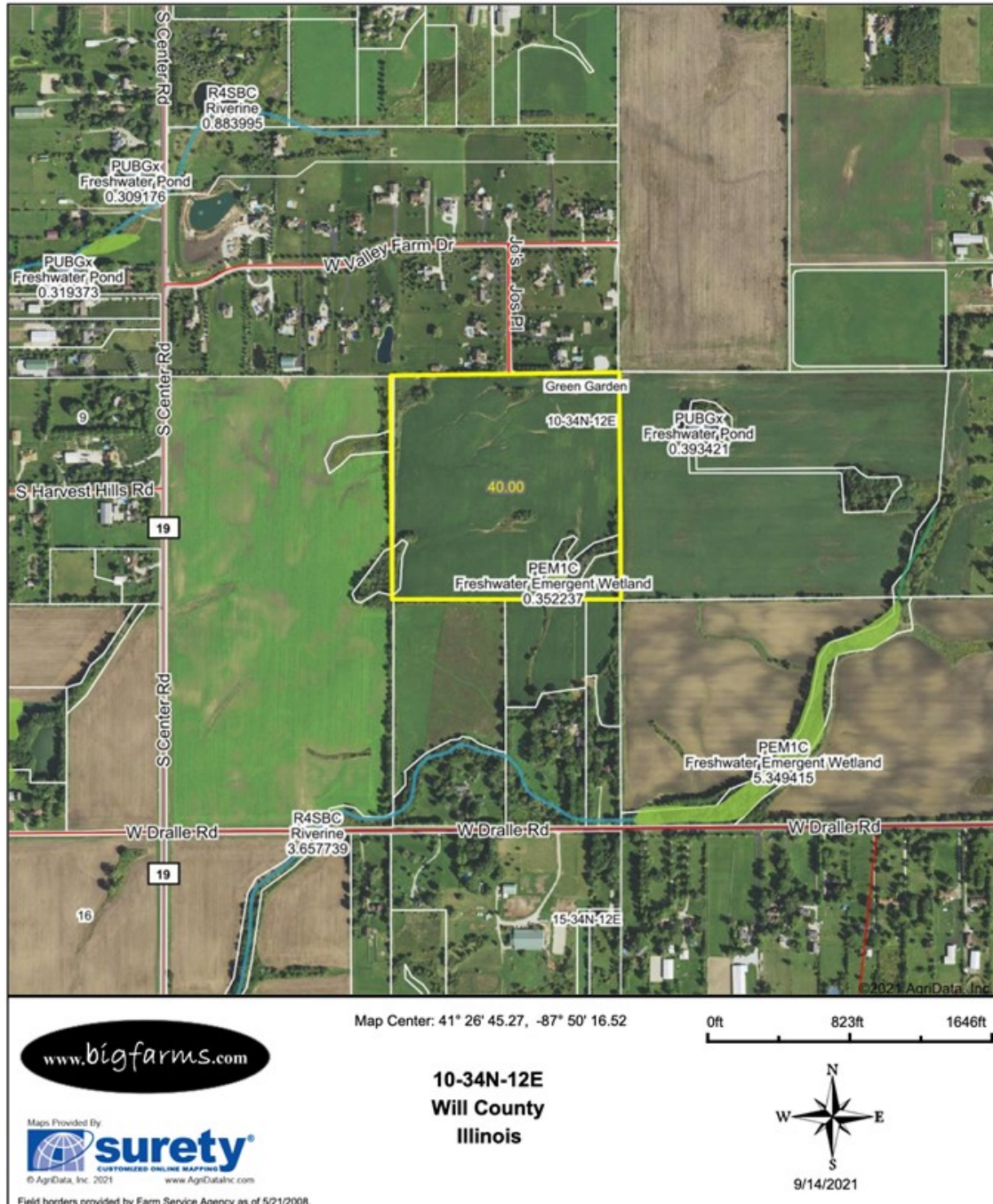
Flood related information provided by FEMA

T.34N.-R.12E.



FSA MAP 40 ACRE GREEN GARDEN FARM, GREEN GARDEN TOWNSHIP, WILL COUNTY

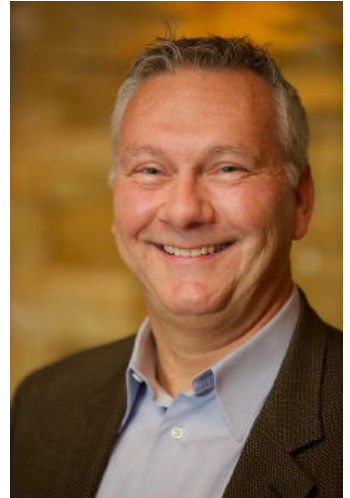
Aerial Map



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.**

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