

47± AC GREEN GARDEN TOWNSHIP FARM

S Center Road
Peotone IL 60468

For more information contact:

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

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



County:	Will
Township:	Green Garden
Gross Land Area:	46.88± acres (final by survey)
Property Type:	Tillable cropland / investment farmland
Possible Uses:	Row-crop farming; long-term land investment
Total Investment:	\$604,752
Unit Price:	\$12,900/acre
Productivity Index (PI):	125.2
Value Per PI Point:	103.04
Buildings:	None
Utilities:	Electric (ComEd) available; natural gas (Nicor) in corridor; well & septic typical for rural site
Zoning:	A-1 Agricultural (Will County, unincorporated)



This **47± acre** offering (final acreage by survey) sits in the heart of Green Garden Township, Will County, with frontage on S Center Road north of Peotone. It is a high-quality, essentially **100% tillable** row-crop farm carrying a weighted Illinois State Productivity Index (PI) of **125.2** — among the most productive ground in the area. Soils are dominated by Elliott silt loam, Ashkum silty clay loam, and Peotone silty clay loam, a deep, dark prairie association well suited to corn and soybean production. The entire tract lies within **FEMA Zone X** (minimal flood hazard) with no mapped floodplain or wetlands, and topography is level to gently undulating and well drained.

Location & access: Interstate 57 is roughly 5–6 miles east via Manhattan-Monee Road (Exit 335) or Wilmington-Peotone Road (Exit 327), with a new I-57 / Eagle Lake Road interchange proposed nearby. Metra commuter rail terminates at Manhattan (SouthWest Service) and University Park (Metra Electric), each about 8 miles away, and downtown Chicago is roughly a 45–50 minute drive.

Growth corridor: The farm lies within the planned **South Suburban Airport** (Abraham Lincoln National Airport) corridor — an IDOT-led, roughly 5,800-acre project near Peotone/Monee about 8 miles southeast — offering a genuine long-term development opportunity alongside near-term farm income. Minerals convey and possession is delivered at closing. An excellent fit for the operator expanding a quality land base or the investor seeking productive Will County cropland with upside.



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 47± AC Green Garden Township Farm — Will County, IL
Tax ID Number/APN: 18-13-34-100-008-0000
Possible Uses: Row-crop agriculture; long-term land investment; future development potential (Peotone / I-57 growth corridor)
Zoning: A-1 Agricultural (Will County, unincorporated)
Sale Terms: Cash at closing. Final purchase price based on surveyed acres (boundary survey by seller). Minerals convey. Possession at closing. Verbal farm lease to be terminated per its terms (by October 31).

AREA & LOCATION

School District: Peotone Community Unit School District 207U. Schools serving the area: Peotone Early Education Program (pre-K); Peotone Elementary School (grades K–3); Peotone Intermediate Center (grades 4–5); Peotone Junior High School (grades 6–8); Peotone High School (grades 9–12).
Market Type: Productive investment farmland in a growth/transition corridor (agricultural)
Location Description: Green Garden Township, eastern Will County, along S Center Road north of Peotone — in the Interstate 57 / Peotone–Monee growth corridor between Manhattan and Monee, within the Chicago metropolitan area (Chicago–Naperville–Elgin MSA).
Site Description: Open, contiguous tillable cropland; level to gently undulating and well drained. No buildings.
Side of Street: Fronts the east side of S Center Road.
Highway Access: Interstate 57 approximately 5–6 miles east via Manhattan-Monee Road (Exit 335) or Wilmington-Peotone Road (Exit 327); a new I-57 / Eagle Lake Road interchange is proposed nearby. Approximately 45–50 minutes to downtown Chicago.
Road Type: Frontage on S Center Road, a township/county road.
Legal Description: Part of the SW 1/4 of the NW 1/4; part of the SE 1/4 of the NW 1/4; and part of the SW 1/4 of the NE 1/4 of Section 34, Township 34 North, Range 12 East, Will County, Illinois.
Property Visibility: Good frontage and visibility along S Center Road.
Largest Nearby Street: Interstate 57
Transportation: Metra commuter rail at Manhattan (SouthWest Service, ~8 mi) and University Park (Metra Electric, ~8 mi); CenterPoint intermodal to the west. Airports: proposed South Suburban Airport (Abraham Lincoln National) ~8 mi southeast; Chicago Midway International ~30 mi (~40 min) north; Chicago O'Hare International ~45 mi (~55 min) north.

LAND RELATED

Lot Frontage (Feet): Approximately 237 feet of frontage on S Center Road.
Tillable Acres: Approximately 46.7 (essentially 100% tillable)
Lot Depth: Approximately 3,252 feet (longest side).
Buildings: None
Zoning Description: A-1 Agricultural District (Will County, unincorporated).
Flood Plain or Wetlands: 100% FEMA Zone X (area of minimal flood hazard); no mapped floodplain or wetlands. Panel 17197C0340G, effective 2/15/2019.
Topography: Level to gently undulating; well-drained prairie ground.
Soil Type: Elliott silt loam, 2–4% slopes (46.5%); Ashkum silty clay loam, 0–2% (36.9%); Elliott silt loam, 0–2% (12.4%); Peotone silty clay loam, 0–2% (4.2%).
Soil Fertility: Weighted average Illinois State Productivity Index (PI) of 125.2 — high-productivity cropland.
Available Utilities: Electric (ComEd) in the area; natural gas (Nicor) in the corridor (propane common at rural sites); well and septic typical for a rural parcel.

FINANCIALS

Finance Data Year: 2024

Real Estate Taxes: \$1,346.80 (2024, payable 2025). Estimated real estate taxes approximately \$28.73 per acre (based on 46.88± acres).
Investment Amount: \$604,752.00 (\$12,900.00 per acre)

LOCATION

Address: S Center Road, Green Garden Township (Peotone), Will County, IL 60468
County: Will
MSA: Chicago–Naperville–Elgin, IL-IN-WI



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

PROPERTY NOTES

Property facts

- 46.88± acres (final acreage by survey)
- Section 34, Township 34 North, Range 12 East, Green Garden Township, Will County, IL
- Weighted PI 125.2 (Illinois State Productivity Index)
- Essentially 100% tillable; level to gently undulating, well drained
- 100% FEMA Zone X — no mapped floodplain or wetlands (Panel 17197C0340G, eff. 2/15/2019)
- Soils: Elliott silt loam, Ashkum silty clay loam, Peotone silty clay loam
- Zoning: Will County A-1 Agricultural (unincorporated)
- Minerals convey; possession at closing; survey by seller

Location & distances (approximate)

- Interstate 57: ~5–6 mi east (Exits 335 & 327; proposed Eagle Lake Rd interchange)
- Peotone ~5 mi · Monee ~5 mi · Frankfort ~7 mi · Manhattan ~8 mi
- Metra: Manhattan (SouthWest Service) ~8 mi · University Park (Metra Electric) ~8 mi
- Proposed South Suburban Airport ~8 mi SE · Chicago Loop ~45–50 min drive

Local resources

- [Will County GIS Data Viewer](#)
- [Will County Supervisor of Assessments \(parcel & tax maps\)](#)
- [USDA Web Soil Survey](#)
- [USDA Service Center Locator \(FSA / NRCS\)](#)
- [FEMA Flood Map Service Center](#)
- [IDOT — Will County I-57 Access](#)
- [South Suburban Airport](#)
- [Metra schedules](#)
- [Peotone CUSD 207U](#)

PROPERTY MAP



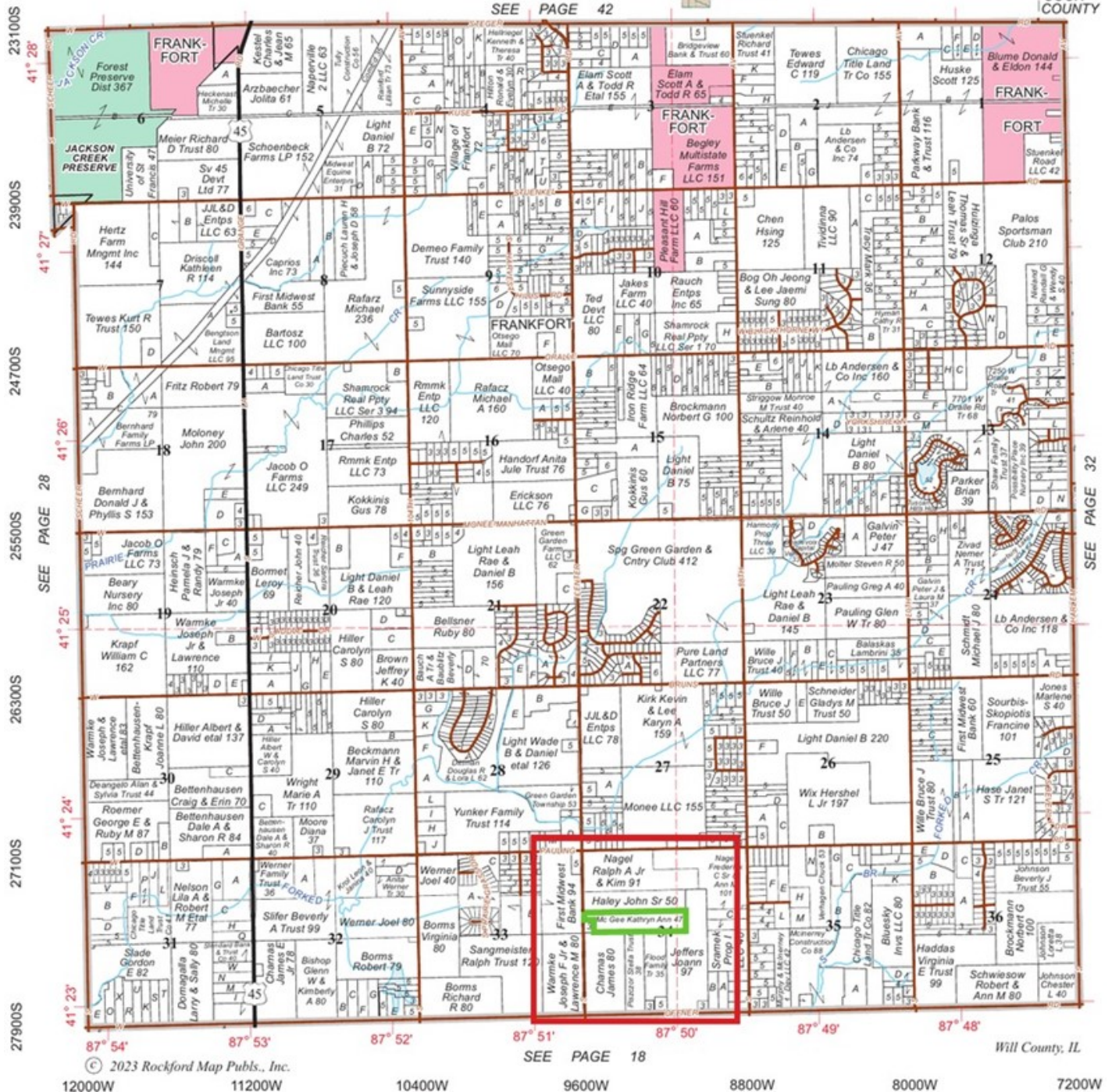
PLAT MAP

Refer to page 65 for keyed parcels

GREEN GARDEN

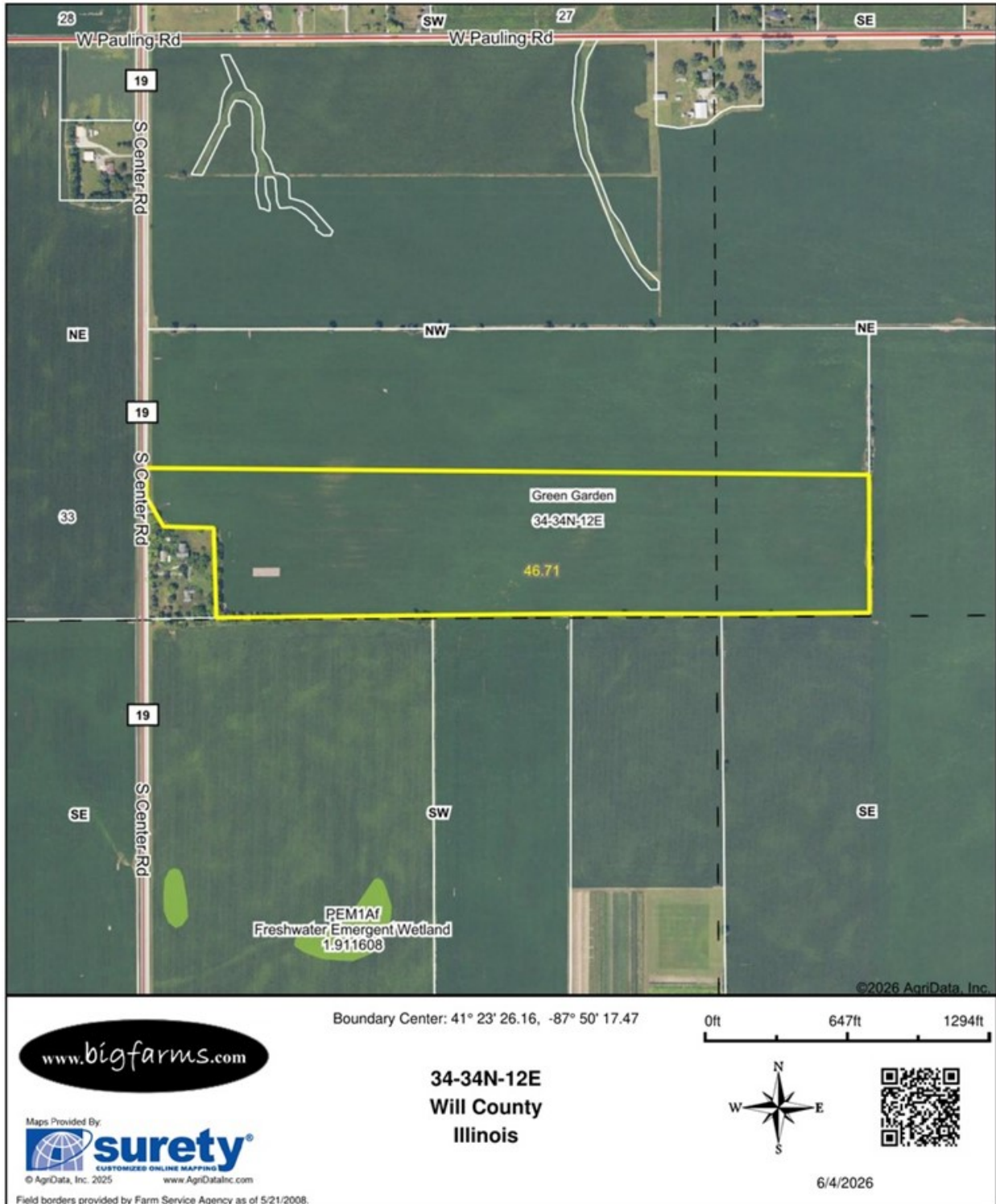
T.34N.-R.12E.

COOK COUNTY

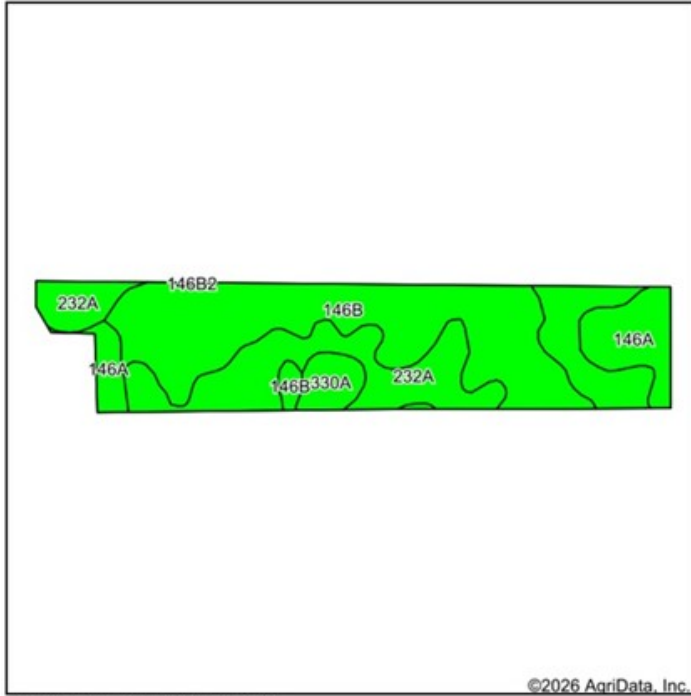


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: **Illinois**
 County: **Will**
 Location: **34-34N-12E**
 Township: **Green Garden**
 Acres: **46.71**
 Date: **6/4/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20

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	21.73	46.5%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.22	36.9%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	5.79	12.4%		168	55	125
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.97	4.2%		**164	**55	**123
Weighted Average					167.6	54.9	125.2

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, and surface texture. Publication Date: 02-08-2023

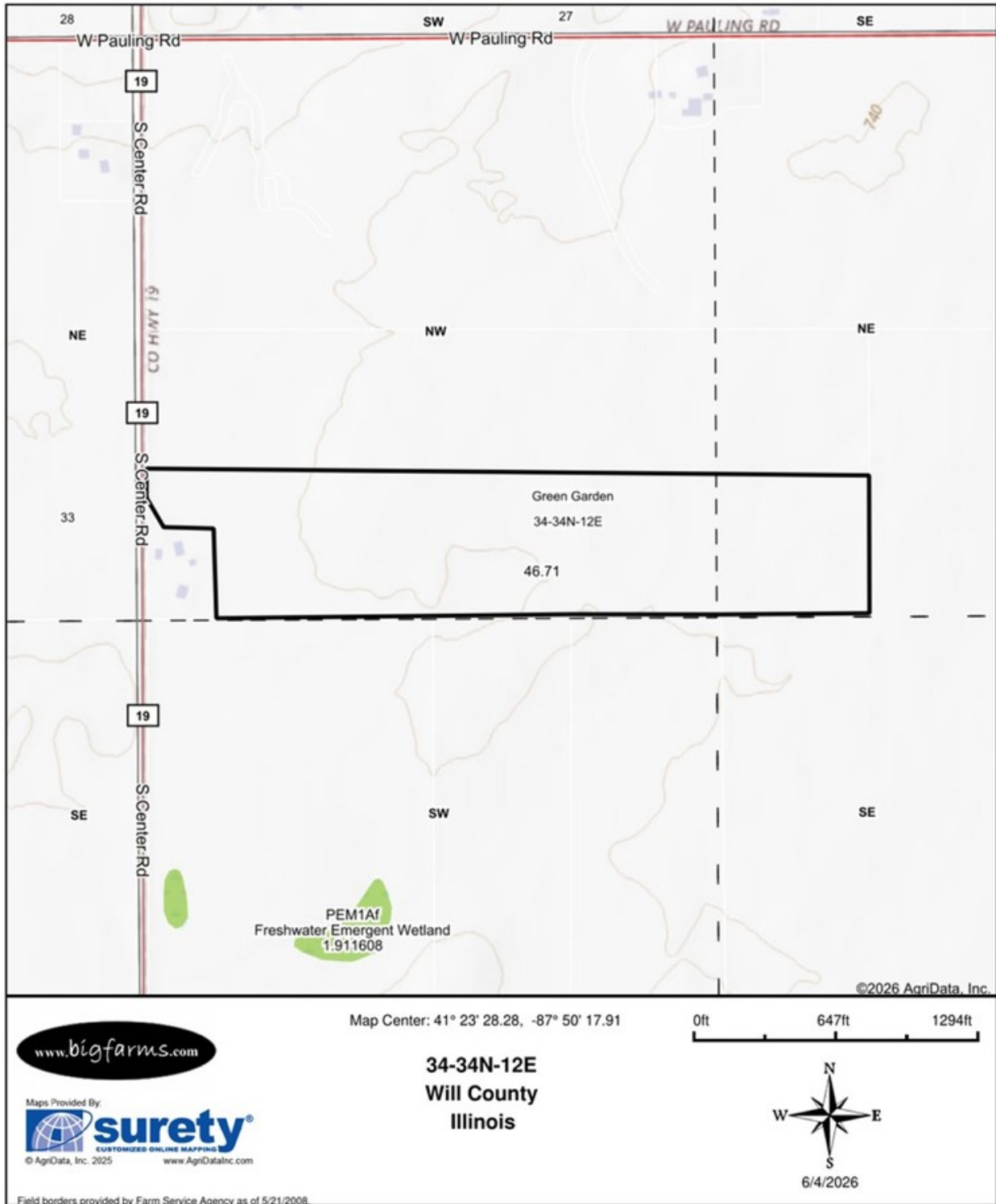
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

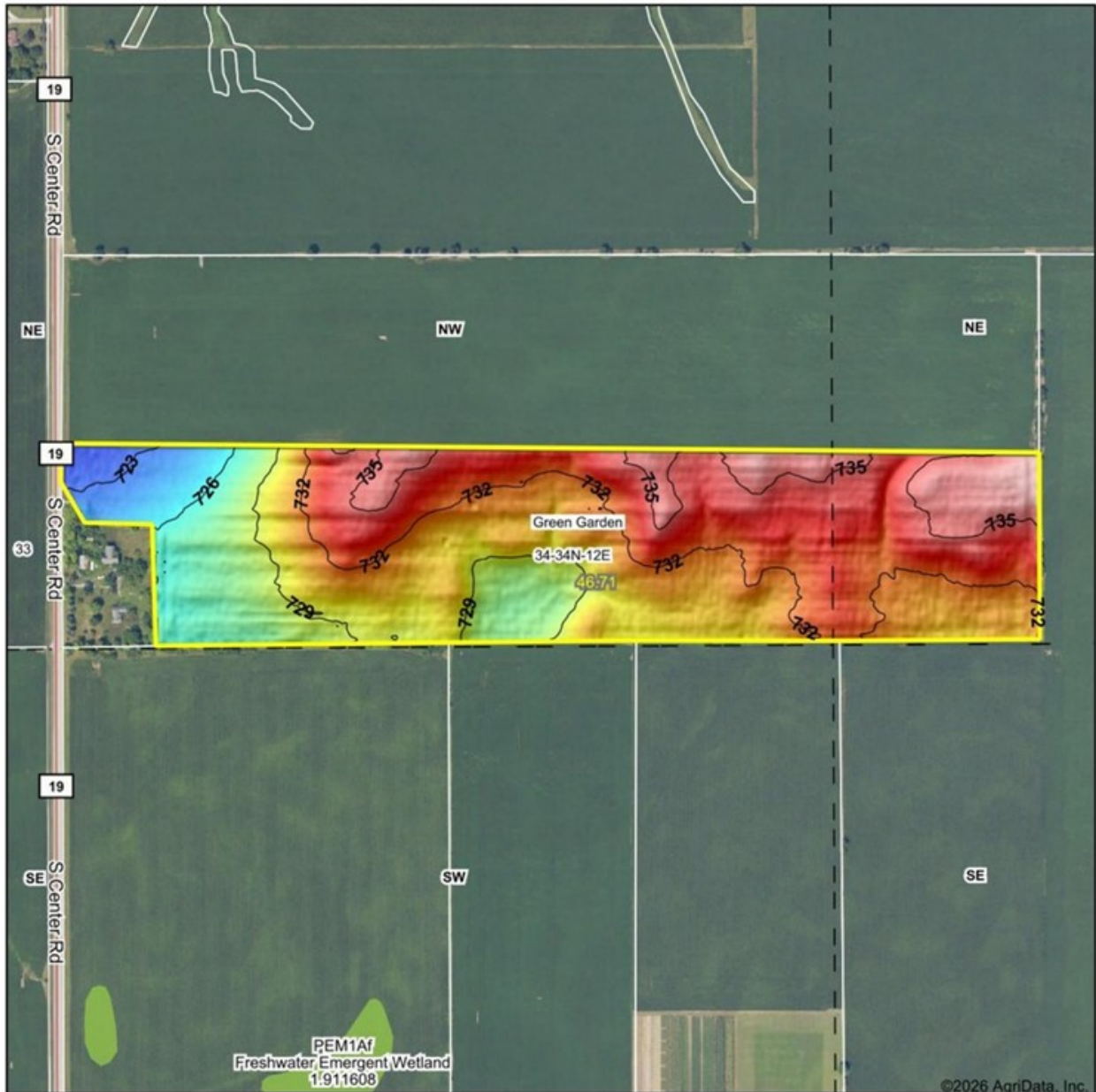
TOPO MAP



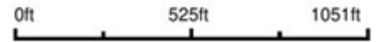
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 721.6
 Max: 737.7
 Range: 16.1
 Average: 731.2
 Standard Deviation: 3.15 ft



34-34N-12E
 Will County
 Illinois

Boundary Center: 41° 23' 26.16, -87° 50' 17.47

Maps Provided By:

CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.

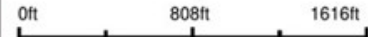
WETLAND MAP



State: **Illinois**
 Location: **34-34N-12E**
 County: **Will**
 Township: **Green Garden**
 Date: **6/4/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

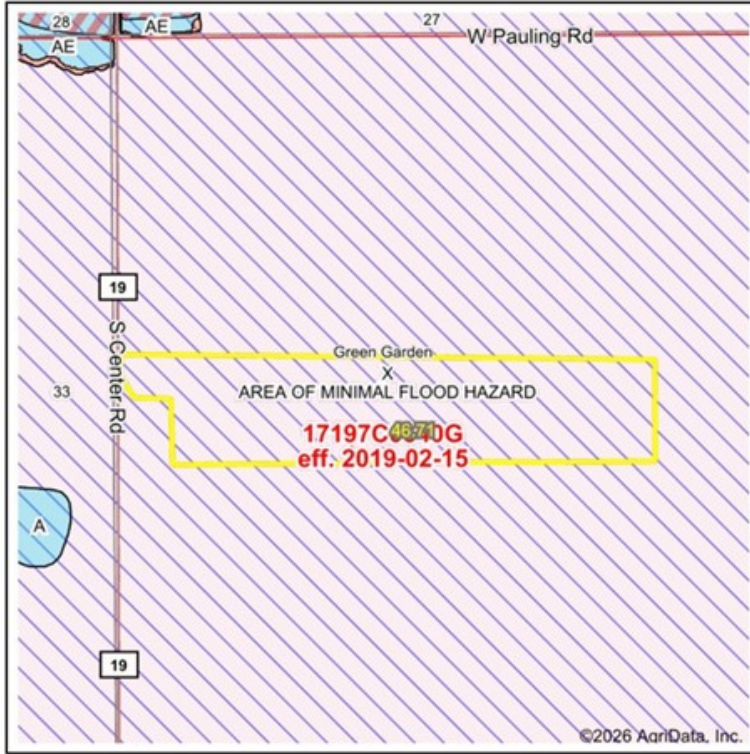


Classification Code	Type	Acres
		Total Acres
		0.00

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

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

FEMA REPORT



Map Center: 41° 23' 28.28, -87° 50' 17.91
 State: IL Acres: 46.71
 County: Will Date: 6/4/2026
 Location: 34-34N-12E
 Township: Green Garden



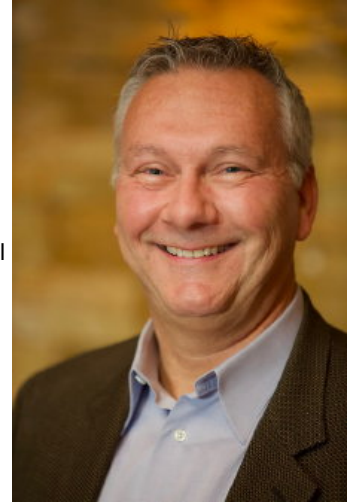
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	46.71	100%
Total				46.71	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	46.71	100%	
Total			46.71	100%	
Panel	Effective Date	Acres	Percent		
17197C0340G	2/15/2019	46.71	100%		
Total		46.71	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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.