

50 ACRE PEOTONE KAHN FARM

31601 S. 120th Ave
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.

GOODWIN



County:	Will
Township:	Peotone
Gross Land Area:	80 Total acres willing to split into 50 acres of farmland and 30 acres with buildings
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$331,200
Unit Price:	\$6624.00 per acre
Productivity Index (PI):	119.1
Buildings:	There are no buildings on this parcel
Utilities:	Electric, Well and Septic



Sellers are willing to split this farm into a 50 acre parcel which is mostly tillable farmland and a 30 acre parcel with house and farm buildings. The 50 acre parcel is mostly tillable farmland with the Forked Creek crossing the farm. Good soil PI of 119.1 There is a ComEd easement along the south boarder of the farm.

The additional 30 acres includes the South Branch of the Forked Creek, timber, and tillable land plus the a house (with tenant) and out buildings.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 50 Acre Peotone Kahn Farm
Tax ID Number/APN: 17-20-30-300-001
Possible Uses: Farming, Recreational or transitional land

Sellers are willing to split the 80 acre farm into a 30 acre parcel with buildings. This would be a great site for country living. The house is a small ranch home on approximately 3 acres. The balance of the 30 acres is mostly tillable farmland. Currently there is a tenant in the house. Rental details available from listing broker.

AREA & LOCATION

School District: Peotone Community Unit School District 207U

Market Type: Suburban/rural

Location Description: The farm is only half a mile south of W. Wilmington-Peotone road in Peotone Township, Will County. Rt. 52/45 is just 1.5 miles Northeast. Good roads and easy access to I-57 at Peotone. (about 4.7 miles)

Site Description: This 50 acre parcel is rolling farmland and is mostly tillable land, with the Forked Creek crossing through the northeastern part. The 49 tillable acres are good quality farmland typical for the area.

The additional available 30 acre parcel is mostly creek and timber. There is a house and buildings that sit on 3 acres of the 30 acre parcel.

Side of Street: The 50 acre parcel sits on the east side of 120th avenue.

Highway Access: I-57 is only 4.7 mile at Peotone.
Rt 45/52 is just 1.5 miles.

Road Type: The road is chip crete; tar and gravel.

Property Visibility: This property has 465 feet of frontage along 120th avenue.

Largest Nearby Street: Wilmington-Peotone road is just half a mile north.

LAND RELATED

Lot Frontage (Feet): This 50 acre parcel has approximately 465 feet of frontage along 120th avenue.

Tillable Acres: This 50 acre farm has approximately 49 tillable acres and there is a total of 63.25 total tillable acres in the 80 total acres.

Lot Depth: This parcel is 2689 feet deep from east to west along the northern part of the property.

Buildings: There are no buildings on this 50 acre parcel, but there is a house and out buildings available on an adjacent 30 acre parcel.

Flood Plain or Wetlands: The farm does have flood plain and wetlands along Forked Creek. See the report and map in the brochure for further information.

Topography: The property is gently rolling. More information can be found on the contour and topography maps in the brochure.

Soil Type: The primary soil types on this farm are:
Ashkum Silty Clay Loam (232A)
Elliott Silty Clay loam (146)

Available Utilities: Electric is at the house. Well and septic system required for the house.

FINANCIALS

Finance Data Year: 2018 paid in 2019

Real Estate Taxes: The total tax bill for all 80 acres and building is \$5,649.70 or \$70.99 per acre

Investment Amount: 50 Acres of farmland is priced at \$431,200

30 Acre building site is priced at \$245,800

Total investment for all 80 acres and buildings is \$577,000

LOCATION

Address:

31601 S. 120th Ave
Peotone, IL 60468

County:

Will County



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Phone: 815-741-2226
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ROADWAY MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY



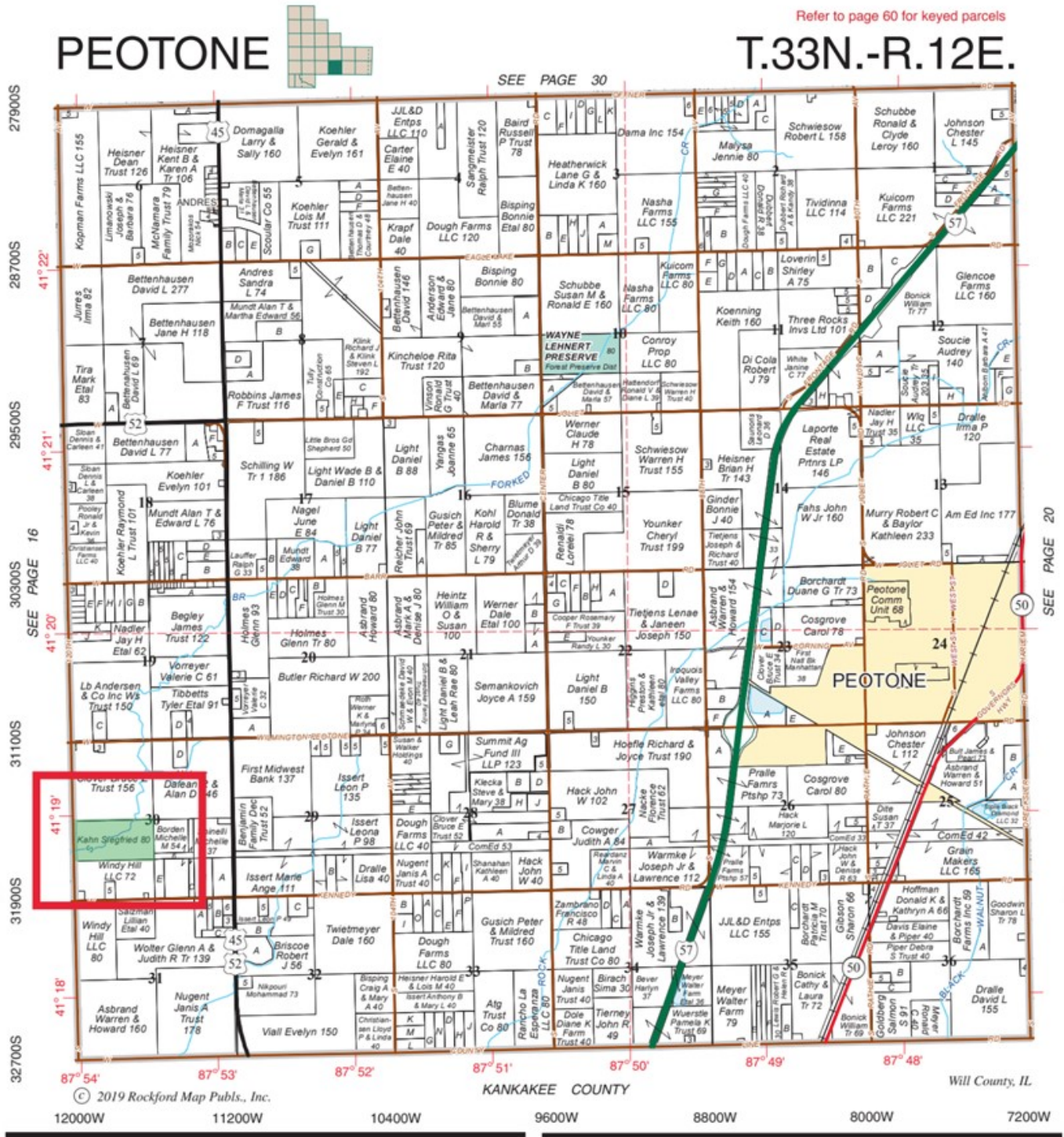
AREA MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY



AERIAL MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY

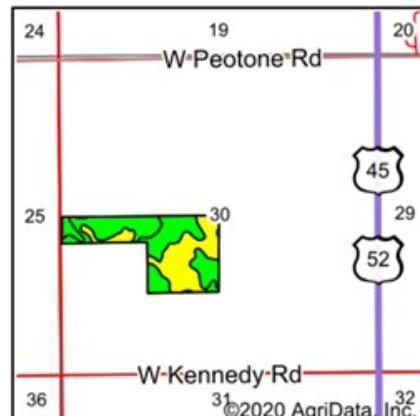
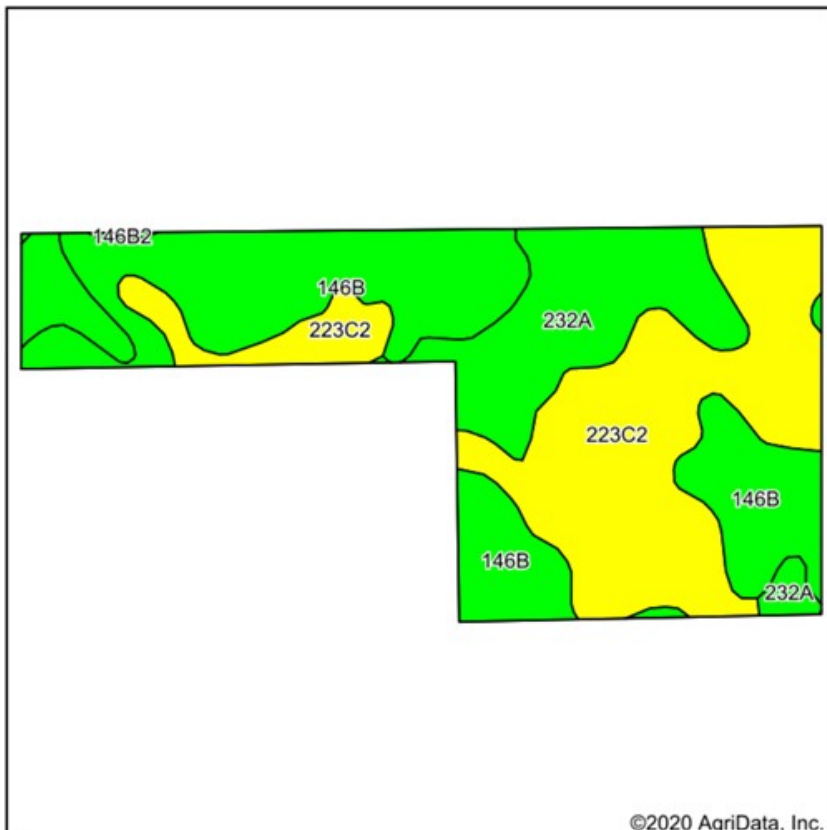


PLAT MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY



SOIL MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **30-33N-12E**
Township: **Peotone**
Acres: **50**
Date: **9/30/2020**

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

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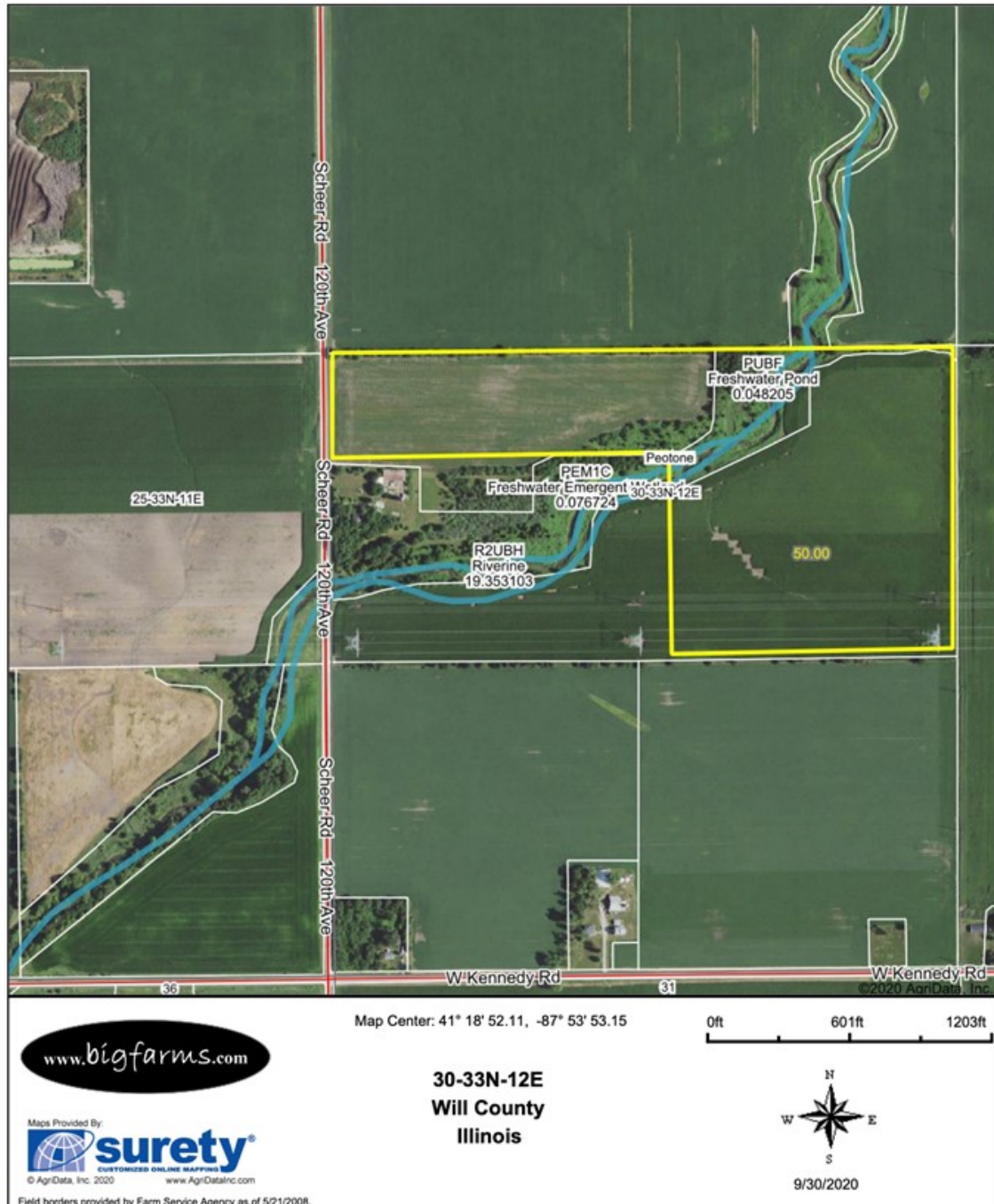
Area Symbol: IL 197, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	19.66	39.3%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	19.19	38.4%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	11.06	22.1%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.09	0.2%		**160	**52	**119
Weighted Average					160.6	52.1	119.1

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

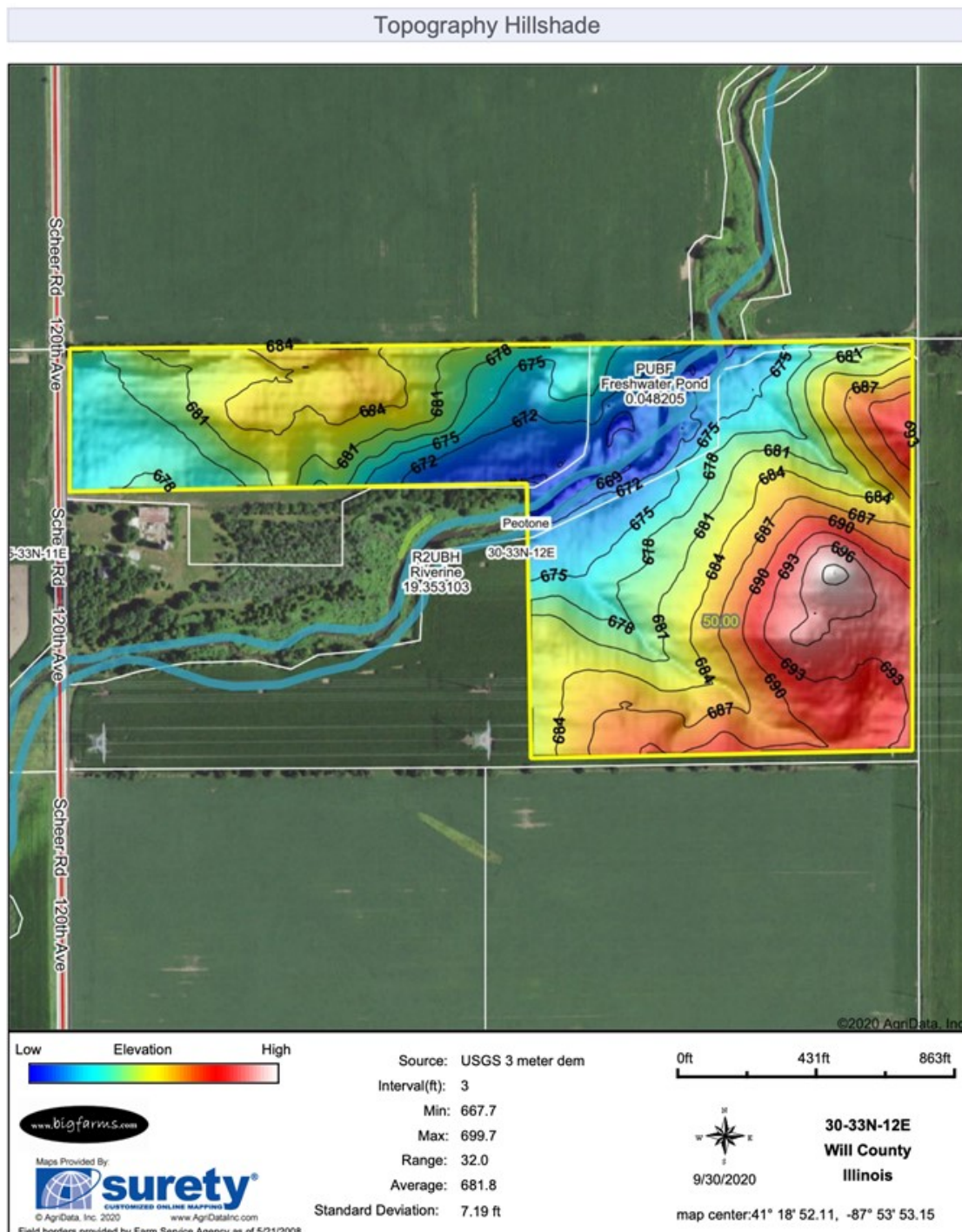
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

FSA MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY

Aerial Map

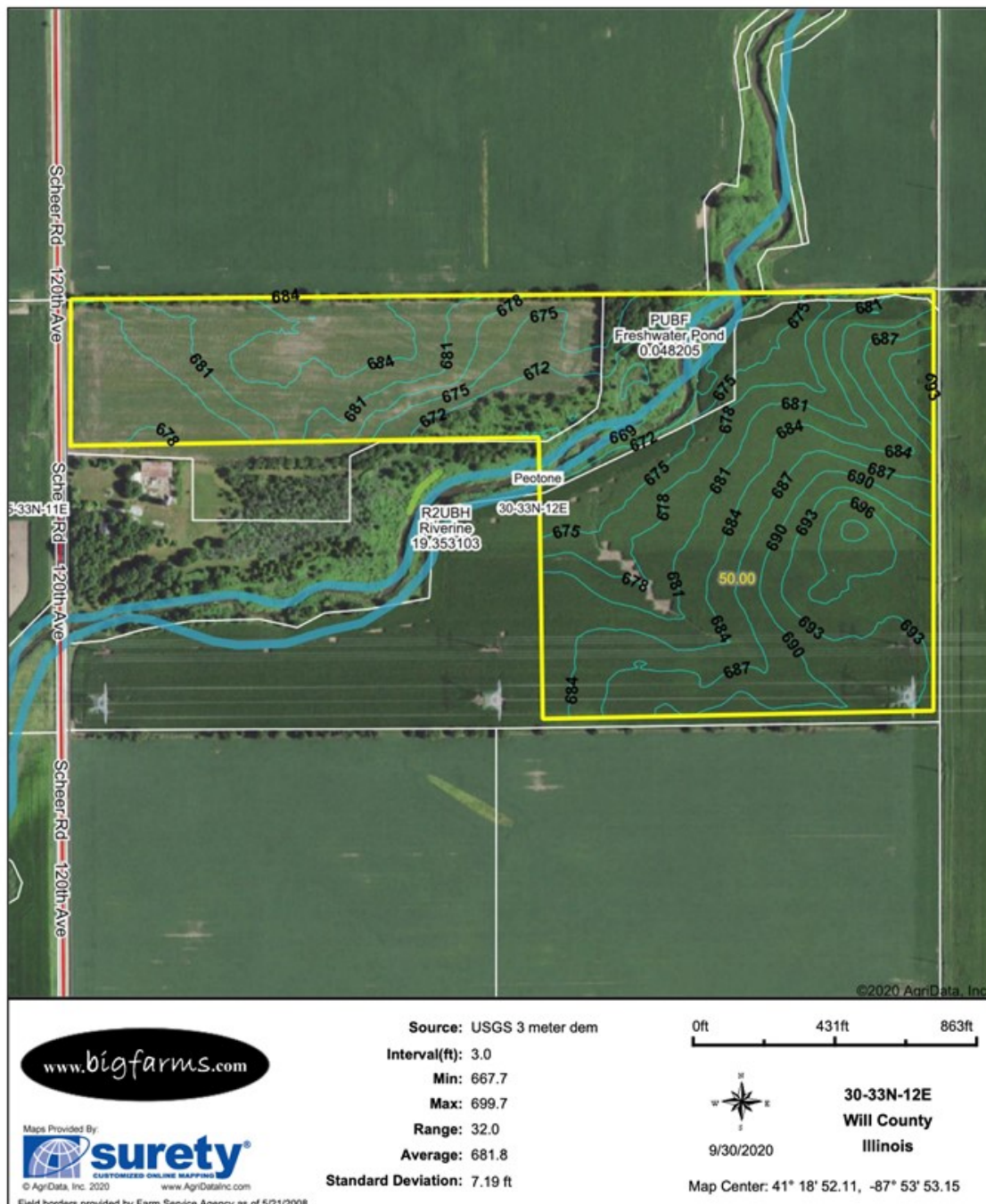


TOPOGRAPHY MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY

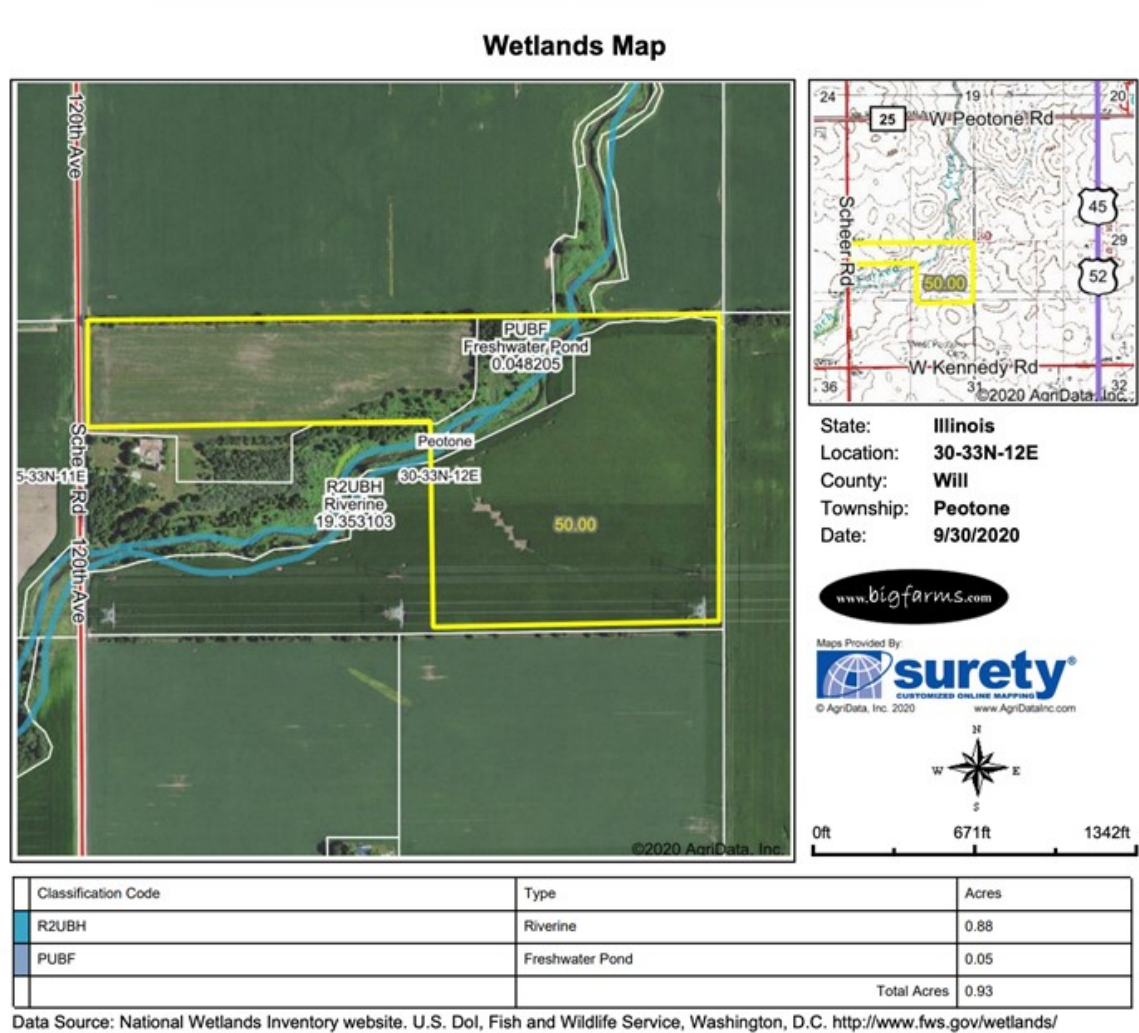


CONTOURS MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY

Topography Contours



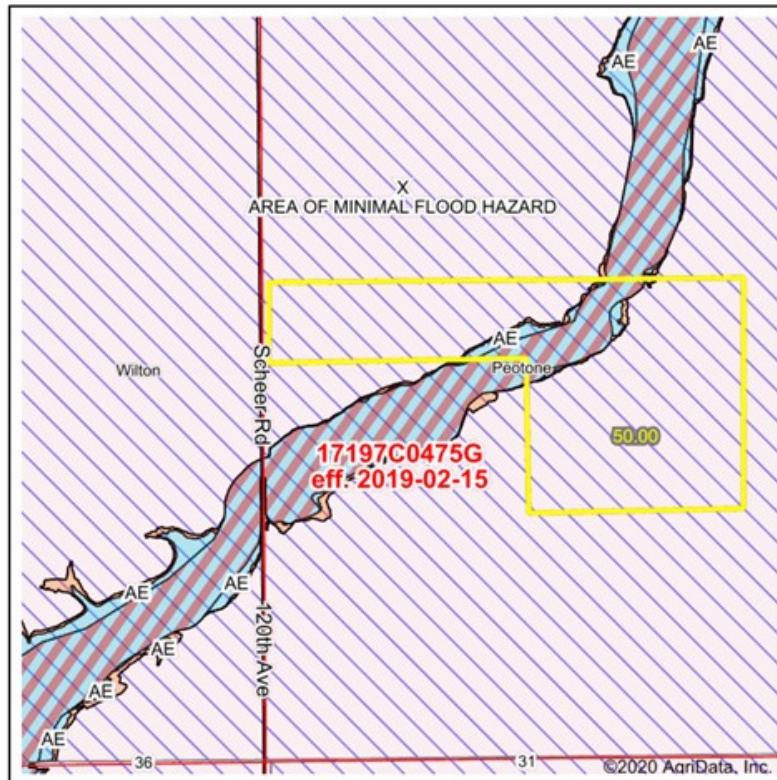
WETLAND MAP 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY



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

FEMA REPORT 50 ACRE PEOTONE KAHN FARM, PEOTONE TOWNSHIP, WILL COUNTY

FEMA Report



State: IL Acres: 50
County: Will Date: 9/30/2020
Location: 30-33N-12E
Township: Peotone

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	50	100%
Total				50	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	44.55	89.1%
AE	FLOODWAY	100-year Floodplain	3.98	8.0%
AE		100-year Floodplain	0.62	1.2%
AE		100-year Floodplain	0.24	0.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.22	0.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.13	0.3%
AE		100-year Floodplain	0.08	0.2%
AE		100-year Floodplain	0.06	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.06	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.06	0.1%
Total			50.00	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.



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