

60 AC PEOTONE KAHN FARM

31601 S 120th Ave
Peotone IL 60468

For more information contact:

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



GOODWIN

County:	Will
Township:	Peotone
Gross Land Area:	60 acres with buildings
Property Type:	Farmland with buildings
Possible Uses:	Agricultural Production
Total Investment:	\$499,000.00
Productivity Index (PI):	119.3
Buildings:	Buildings include House and open front shed
Zoning:	Agriculture



This 60 acre farm with house and farm buildings has a nice combination of tillable and non-tillable acres. The farm includes the South Branch of the Forked Creek. This farm has good soil with a PI of 119.3. There is a ComEd easement along the south boarder of the farm.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 60 Acre Peotone Kahn Farm
Tax ID Number/APN: 17-20-30-300-001
Possible Uses: Farming, Recreational or transitional land

This would be a great site for country living. The house is a small ranch home on approximately 3 acres. The balance of the 60 acres is mostly tillable farmland. The home has a lockbox for viewing.

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 is rolling farmland with the South Branch of the Forked Creek crossing through the farm. Good quality farmland typical for the area. The 60 acres is mostly tillable with some timber. The house and buildings sit on 3 acres of the 60 acres. The house is being sold "AS IS".
Side of Street: The 60 acre parcel sits on the east side of 120th Ave.
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.
Largest Nearby Street: Wilmington-Peotone road is just half a mile north.

LAND RELATED

Lot Frontage (Feet): This 60 acre parcel has 856 feet of frontage along 120th Avenue.
Tillable Acres: The farm has approximately 45 tillable acres out of the 60 total acres.
Lot Depth: The 60 acre farm is 2640 feet deep or half a mile east to west..
Buildings: There is a ranch home on the farm with a tenant in place. Other buildings include an old silo and small shed. There is also an open front building formally used as a cattle feedlot. There is some concrete where the old feedlot was located.
Flood Plain or Wetlands: The farm does have flood plain and wetlands along South Branch of 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:
Varma Silt Loam (223C2)
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.

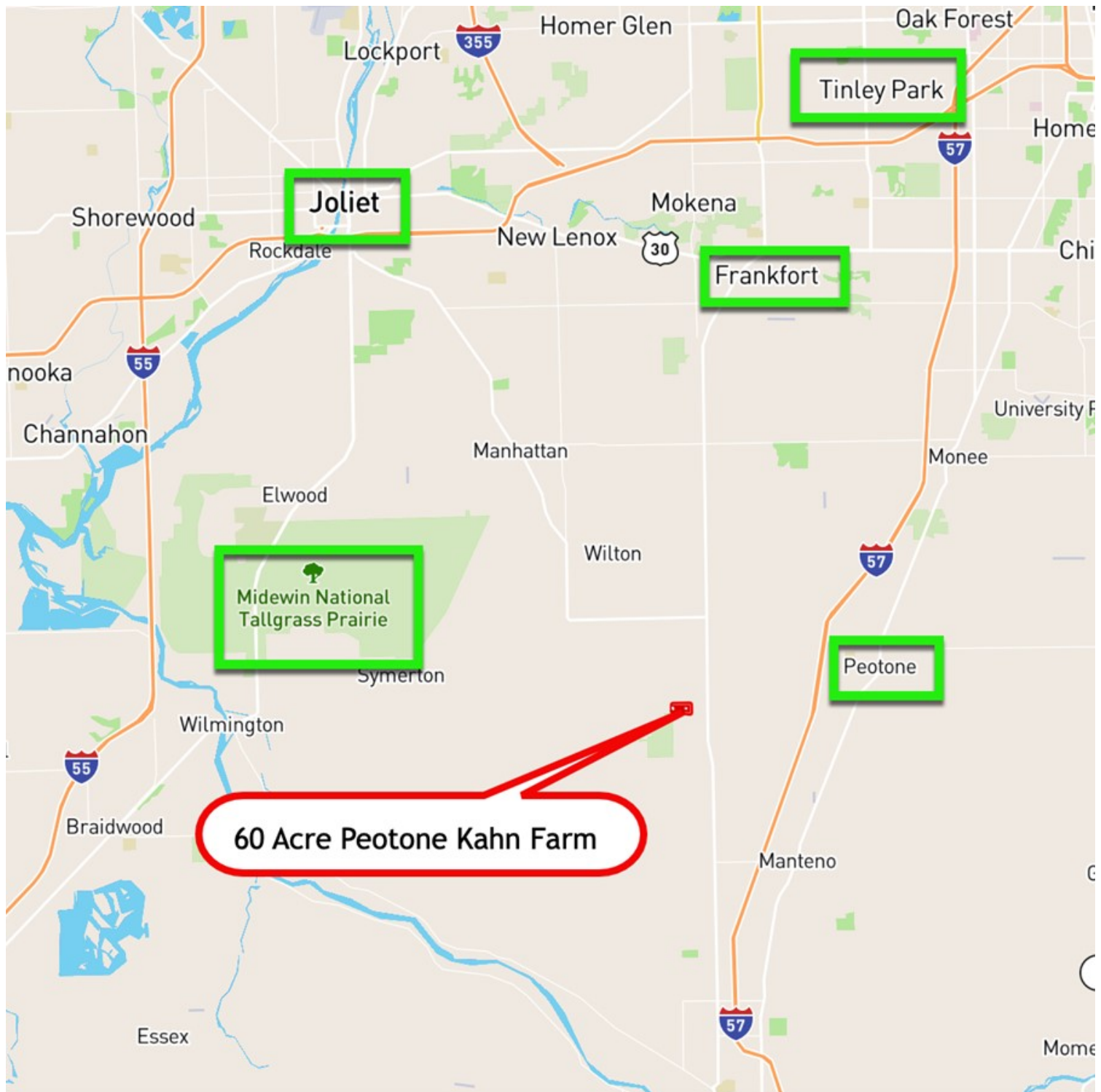
FINANCIALS

Finance Data Year: 2018 paid in 2019
Real Estate Taxes: The total tax bill for the original 80 acres and buildings is \$5,649.70.
Investment Amount: 60 Acres with buildings is priced at \$499,000.00

LOCATION

Address: 31601 S. 120th Ave
Peotone, IL 60468
County: Will County

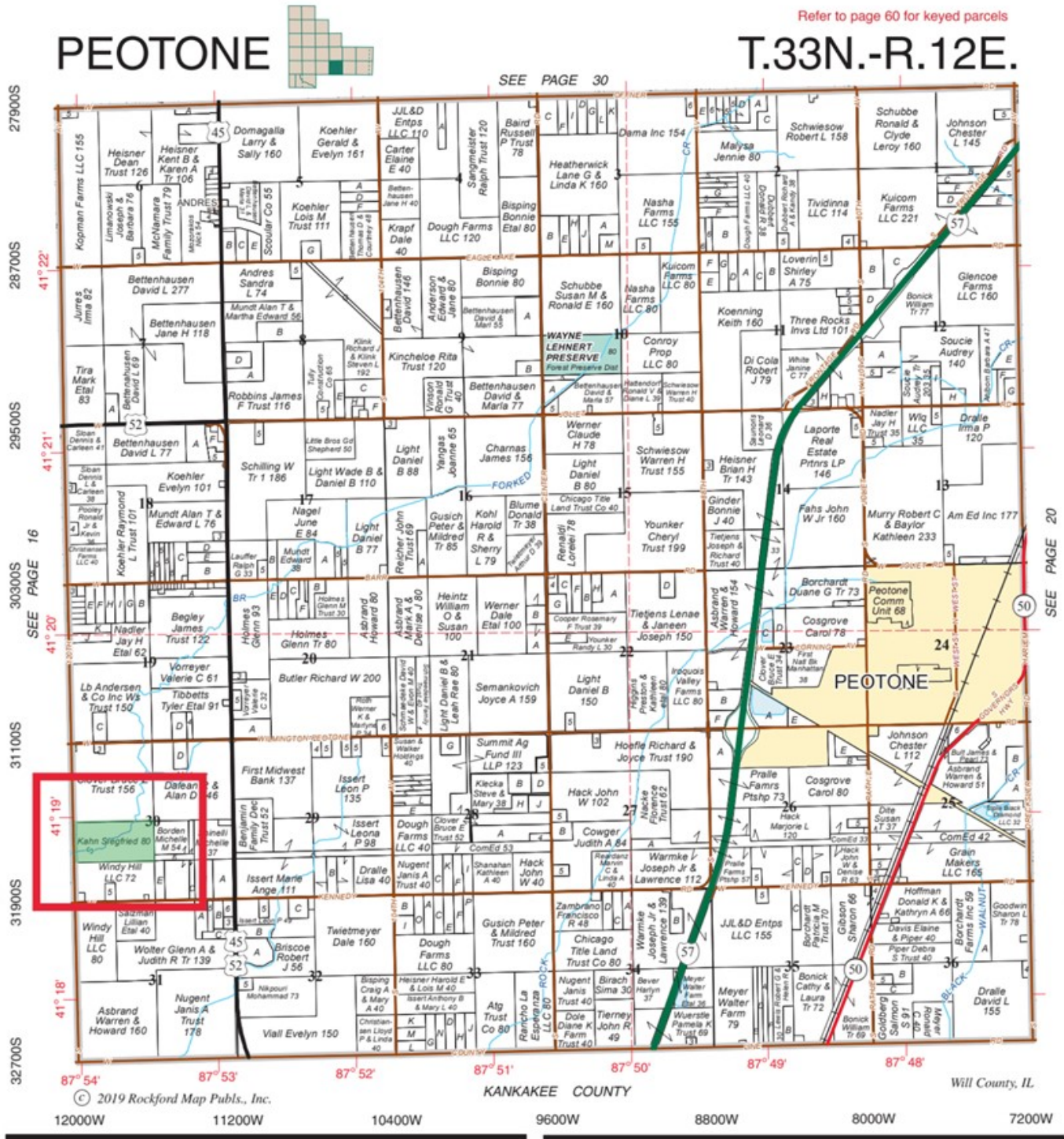
ROADWAY MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNT6



AREA MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY



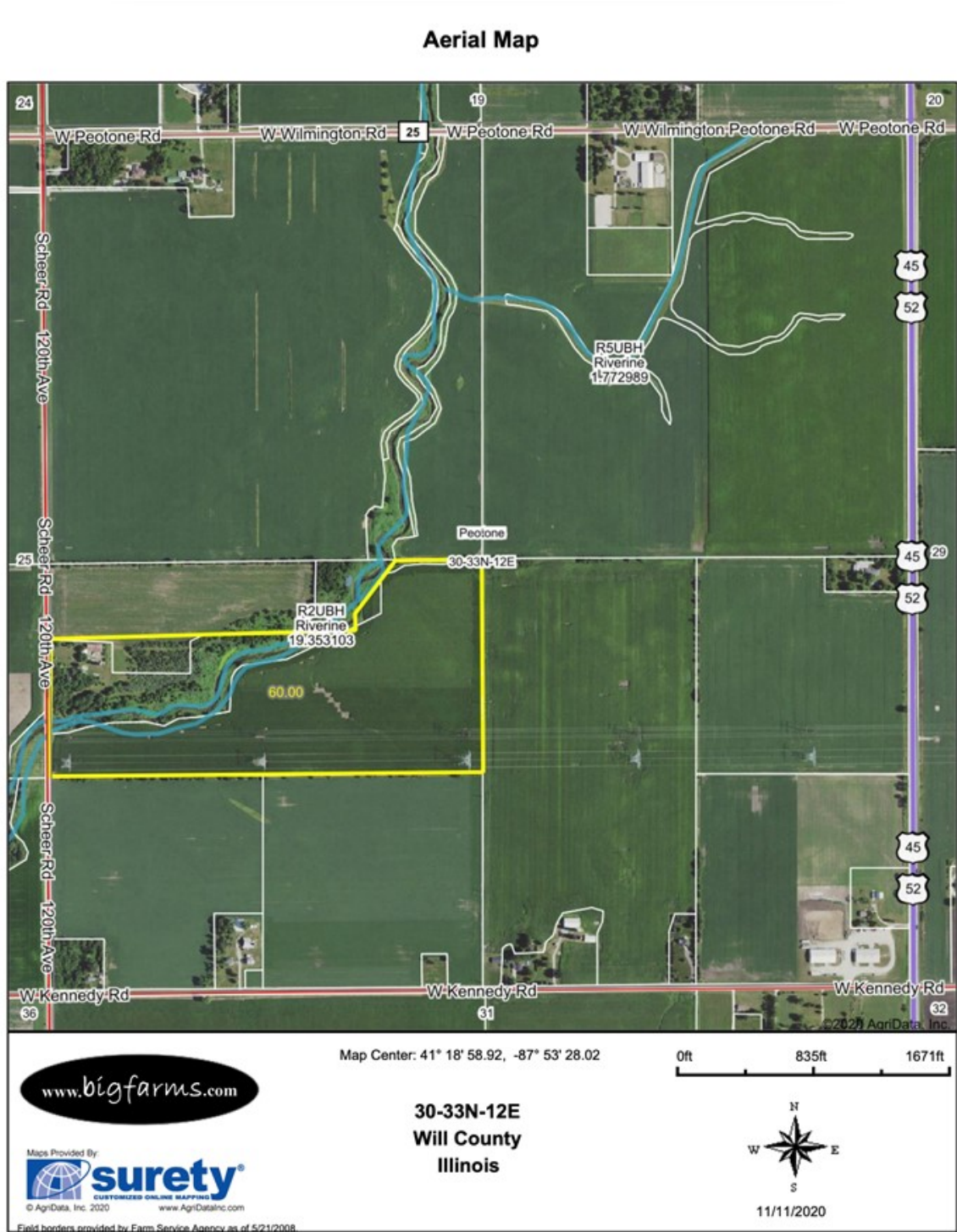
PLAT MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY



AERIAL MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY

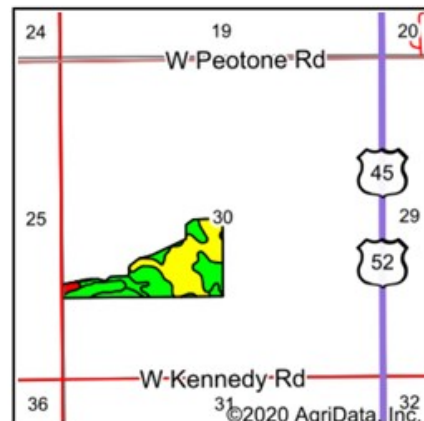
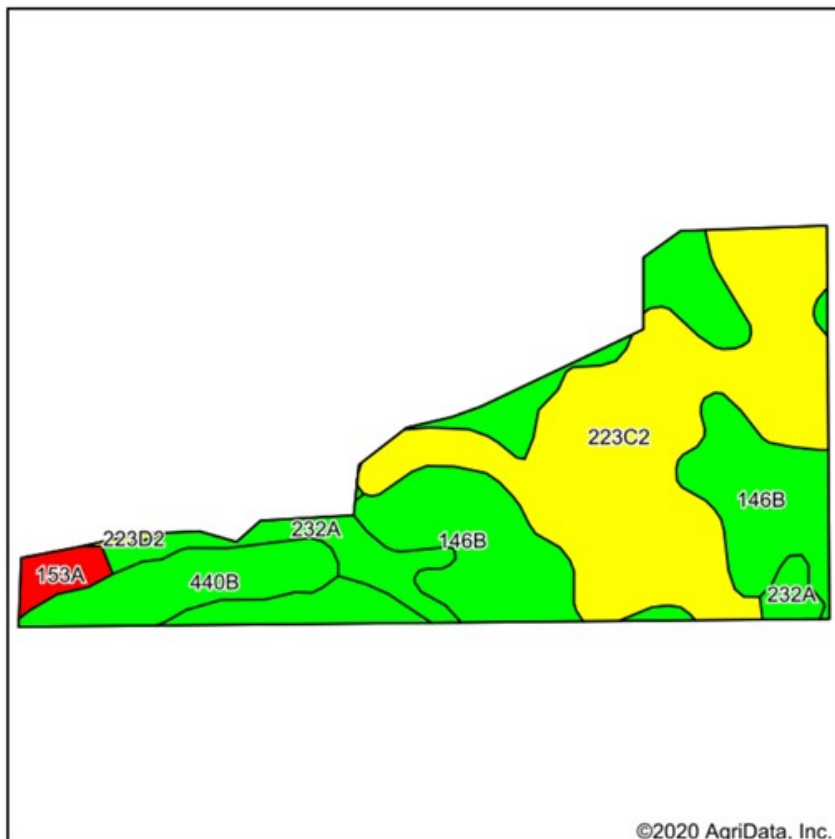


FSA MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY



SOIL MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **30-33N-12E**
Township: **Peotone**
Acres: **41.94**
Date: **11/12/2020**

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

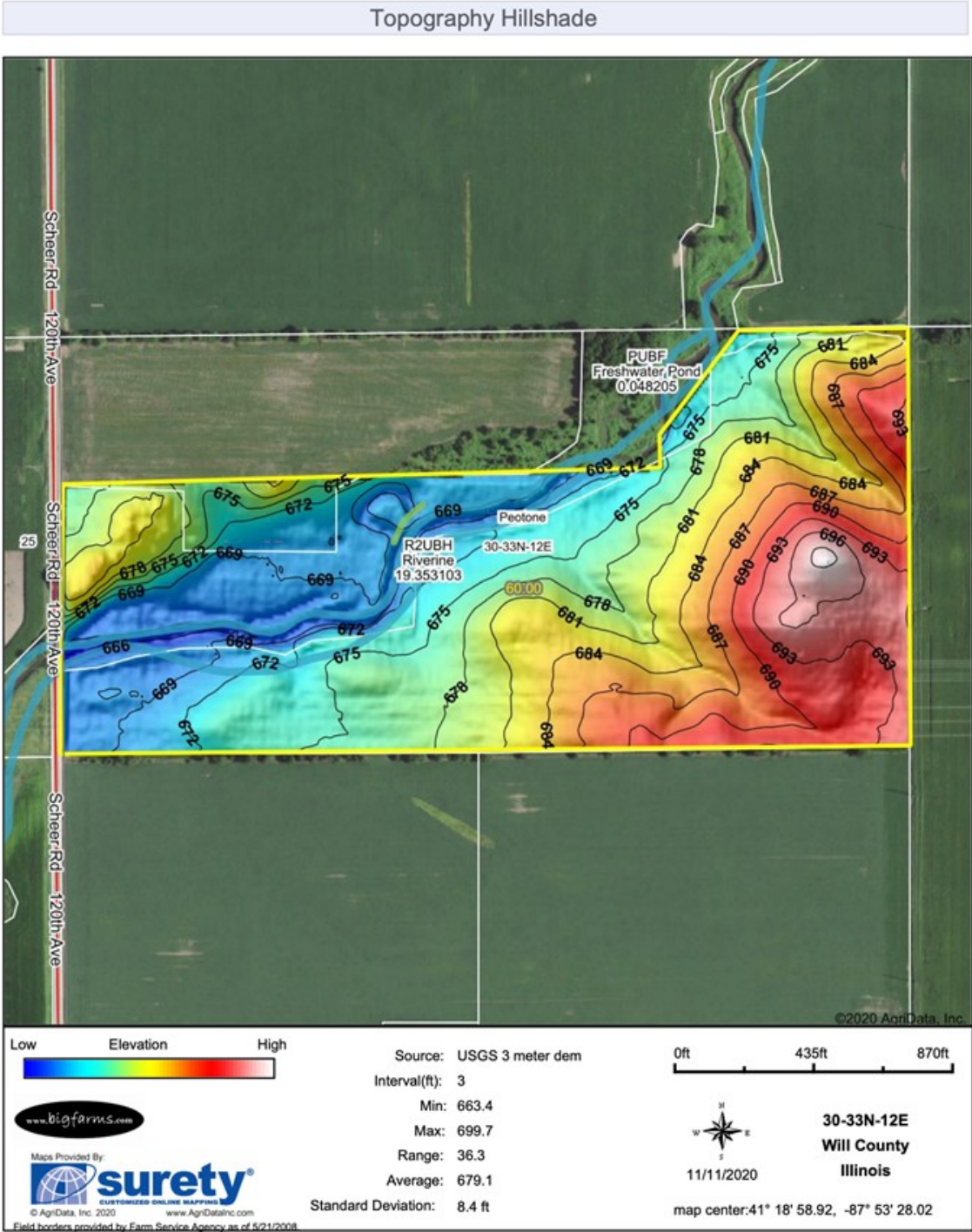
Area Symbol: IL197, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	18.28	43.6%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	12.16	29.0%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.57	15.7%		170	56	127
**440B	Jasper loam, 2 to 5 percent slopes	3.86	9.2%		**173	**56	**129
153A	Pella silty clay loam, 0 to 2 percent slopes	0.98	2.3%		183	60	136
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	0.09	0.2%		**147	**47	**108
Weighted Average					160.7	52	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

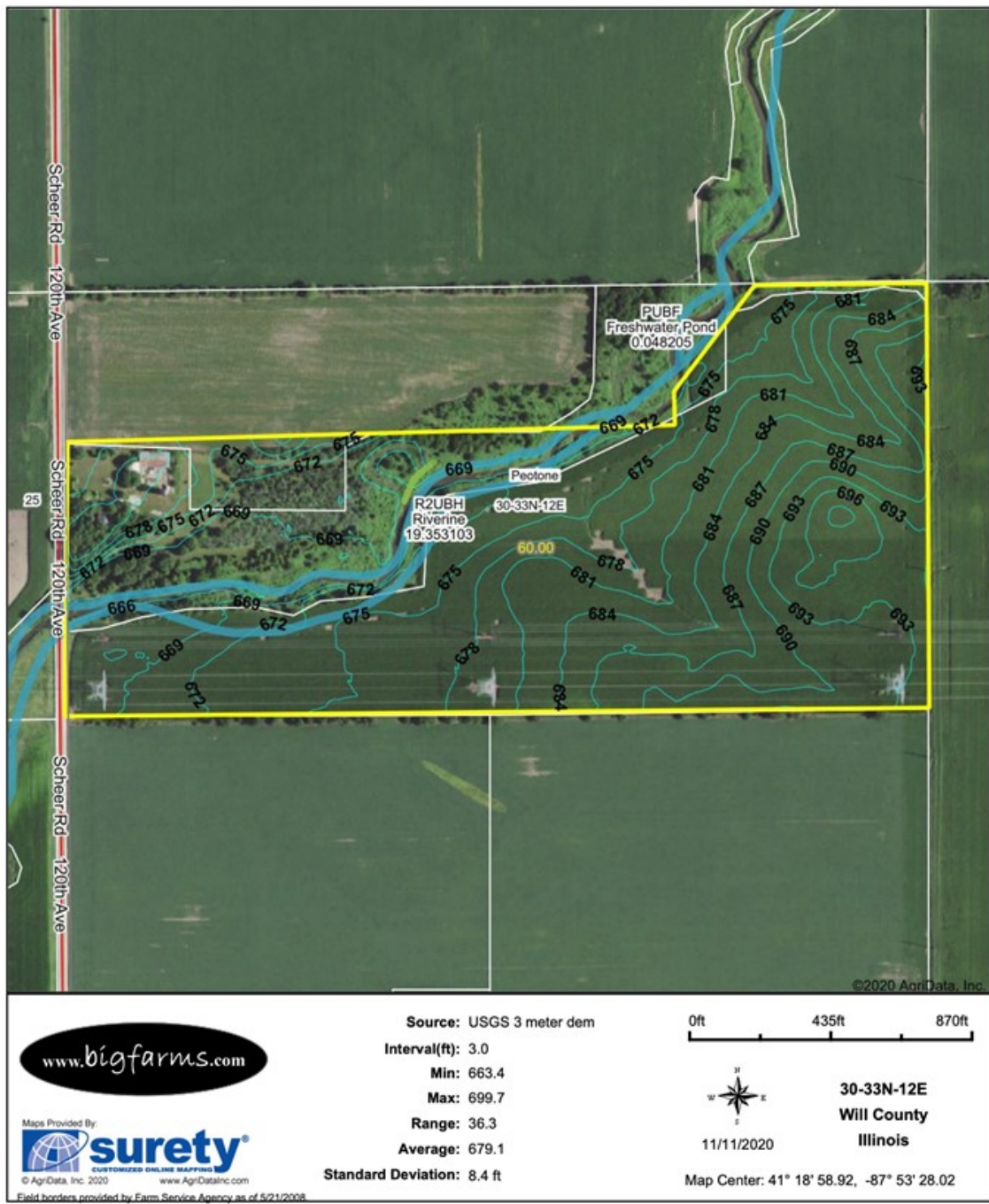
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

TOPOGRAPHY MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY



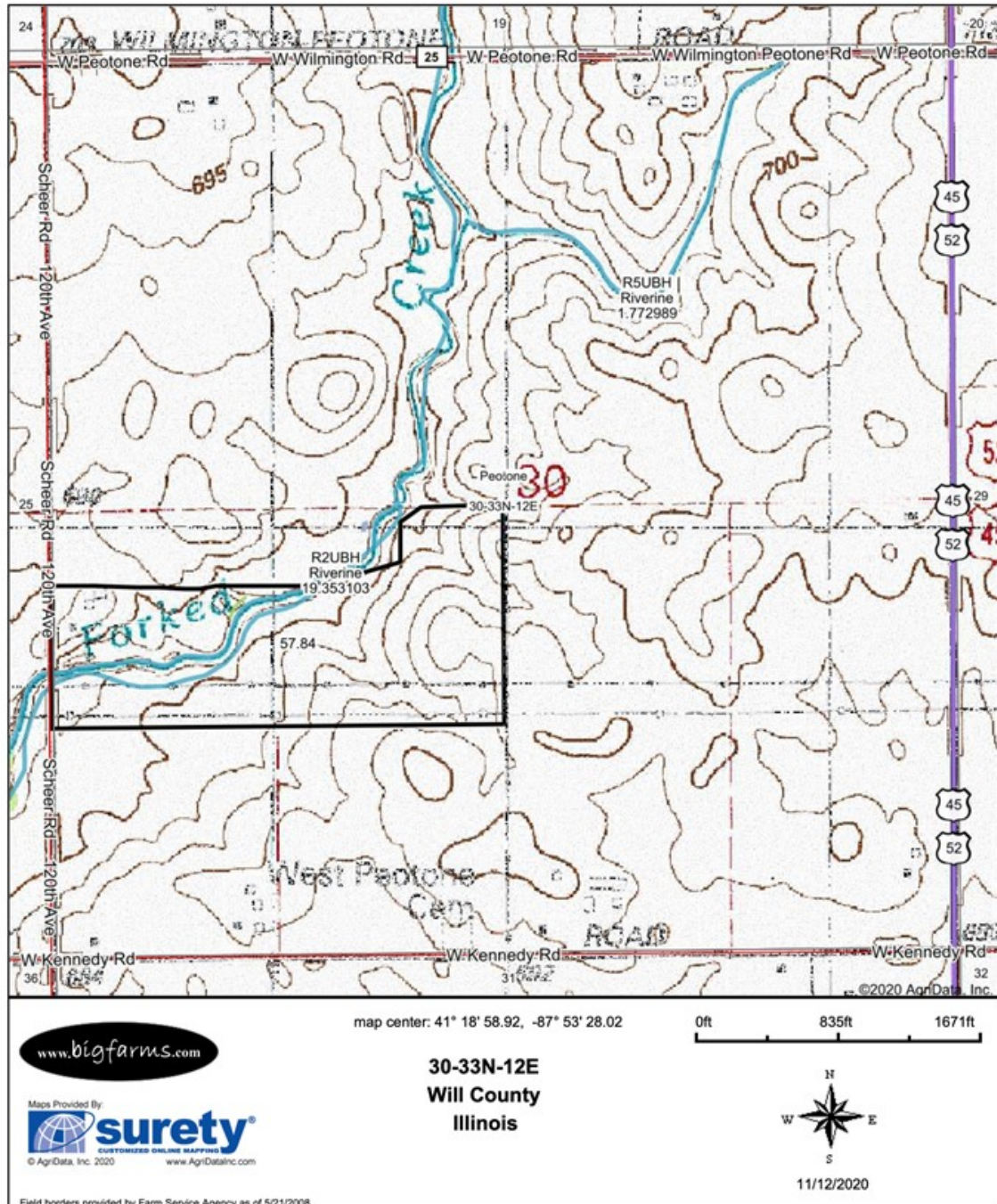
CONTOURS MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY

Topography Contours



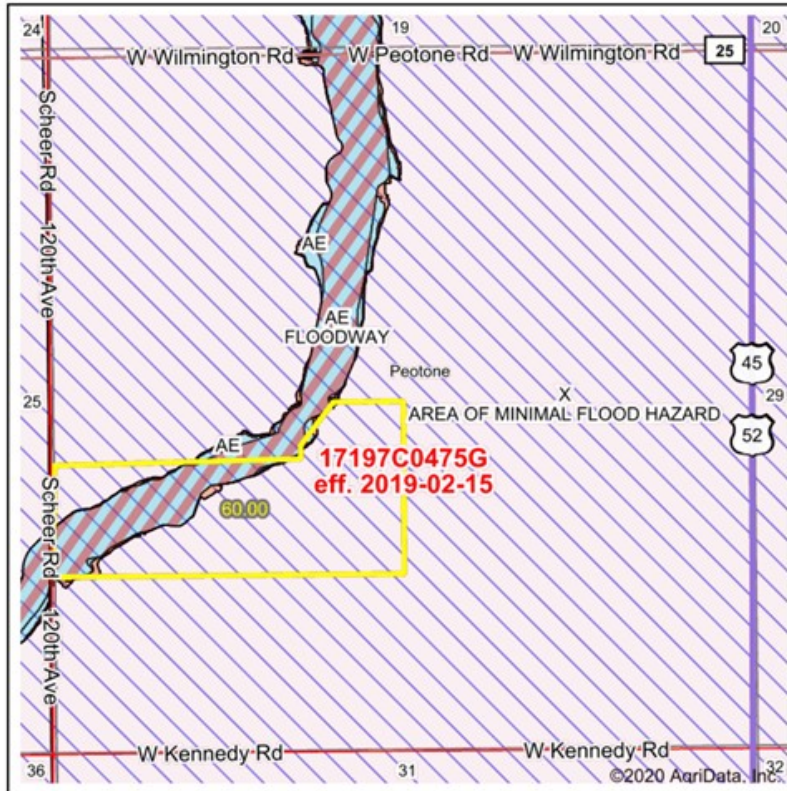
TOPOGRAPHY MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY

Topography Map



FEMA REPORT 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY

FEMA Report



State: IL Acres: 60
County: Will Date: 11/11/2020
Location: 30-33N-12E
Township: Peotone

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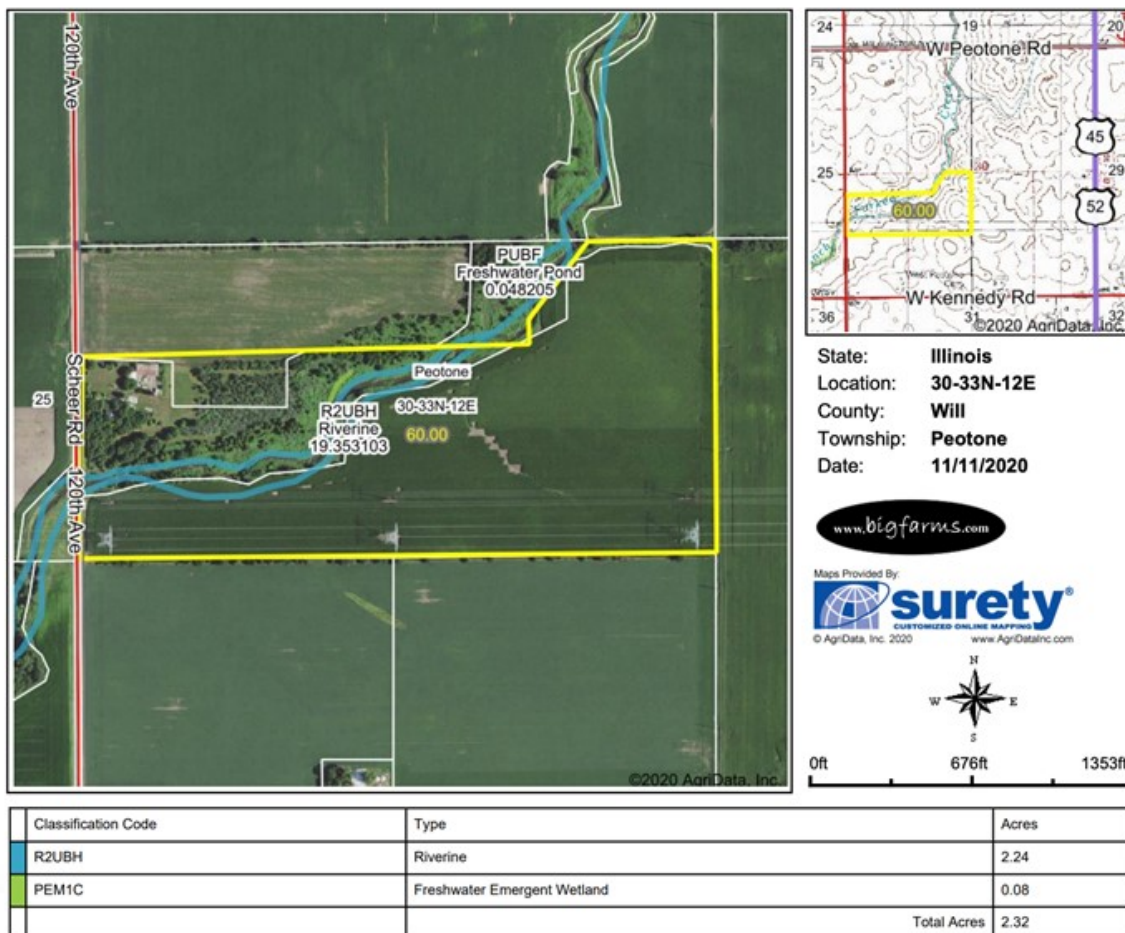
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	60	100%
Total				60	100%

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	46.66	77.8%
AE	FLOODWAY	100-year Floodplain	12.29	20.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.32	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	0.16	0.3%
AE		100-year Floodplain	0.08	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.08	0.1%
AE		100-year Floodplain	0.07	0.1%
AE		100-year Floodplain	0.06	0.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.06	0.1%
Total			60.00	100%

WETLAND MAP 60 ACRE PEOTONE KAHN FARM PEOTONE TOWNSHIP, WILL COUNTY

Wetlands Map



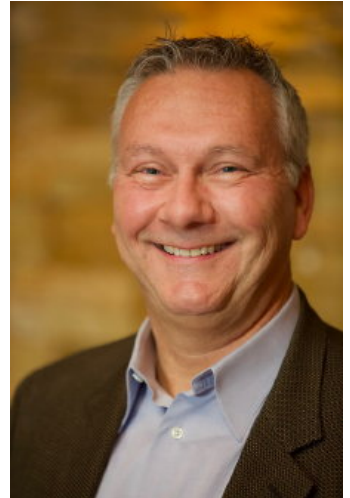
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

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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