

60 Ac Stuenkel Rd Farm
9200 W. Stuenkel Rd
Frankfort IL 60423



60 AC STUENKEL RD FARM

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Frankfort IL 60423

For more information contact:

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



County:	Will
Township:	Green Garden
Gross Land Area:	60 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Residential Development
Total Investment:	\$660,000
Unit Price:	\$11,000 per acre
Productivity Index (PI):	The PI index is 105.6
Buildings:	No Buildings
Utilities:	Electric
Zoning:	Annexed to the Village of Frankfort



Great long term investment parcel priced near farmland value. The 60 acres and additional 151 acres are annexed to the village of Frankfort. Easy access to I-57 to the east and I-80 at Harlem to the north.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 60 Acre Stuenkel Road Farm
Tax ID Number/APN: 18-13-10-200-001
Possible Uses: Future residential development site. Currently in grain crop production.
Zoning: Annexed to the village of Frankfort.
Sale Terms: Seller is looking for a cash sale.

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Location Description: On the south side of Frankfort in Green Garden Township. Annexed into the village of Frankfort. The farm is near the corner of Stuenkel and 88th Ave.
Site Description: Gently rolling farmland with development potential.
Side of Street: The farm is on the south side of Stuenkel Ave.
Highway Access: 3.5 miles east to I-57 interchange at Stuenkel Road.
1.5 miles north to Laraway road
2.5 miles west to Rt 45 (La Grange Rd.)
7.5 miles north to I-80 & La Grange Rd.
Road Type: Township road with a tar and chip surface.
Largest Nearby Street: I-57 is only 3.5 miles east and Rt. 45 (LaGrange Rd.) is only 2.5 miles west.

LAND RELATED

Lot Frontage (Feet): 983 feet of frontage on W. Stuenkel road, Frankfort, IL.
Tillable Acres: Will County USDA Farm Service Office shows 58.9 tillable acres.
Lot Depth: The farm is 2626 feet deep.
Buildings: No buildings
Zoning Description: Annexed to Frankfort for future residential development.
Flood Plain or Wetlands: None known.
Topography: Gently rolling farmland.
FSA Data: The USDA office in Will County shows:
58.9 tillable acres
Corn base of 31.4 acres, PLC Yield of 131
Soybean base of 27,5 acres, PLC Yield of 39
Soil Type: The primary soil types found on this 60 acre parcel are:
Frankfort silty clay loam (320C2)
Bryce silty clay loam (235A)
Available Utilities: Electricity is currently available. Sewer and water must be provided by the village of Frankfort.

FINANCIALS

Finance Data Year: The 2018 taxes paid in 2019.
Real Estate Taxes: 18-13-10-200-001 are \$743 or \$12.40 per acre.
Investment Amount: The total investment for this future development site is \$660,000 or \$11,000 per acre.

LOCATION

Address: 9200 W. Stuenkel Road
Frankfort, IL 60423
County: Will

LOCATION OF 60 ACRES, FRANKFORT, IL



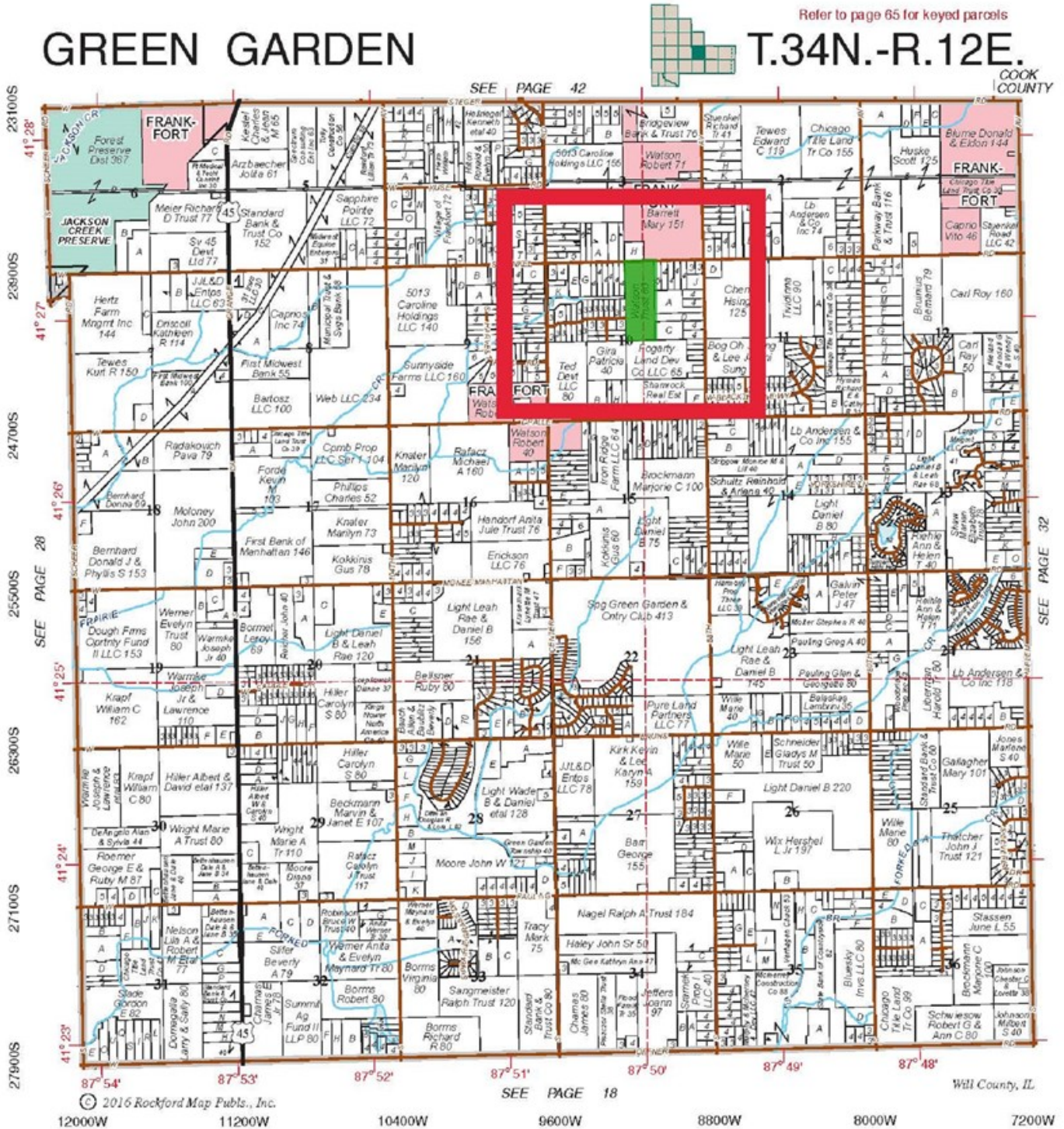
AERIAL MAP OF 60 ACRE IN GREEN GARDEN TOWNSHIP, FRANKFORT, IL



AERIAL MAP SHOWING BOTH 60 AC AND 151 AC FARMS IN GREEN GARDEN TWP. FRANKFORT, IL



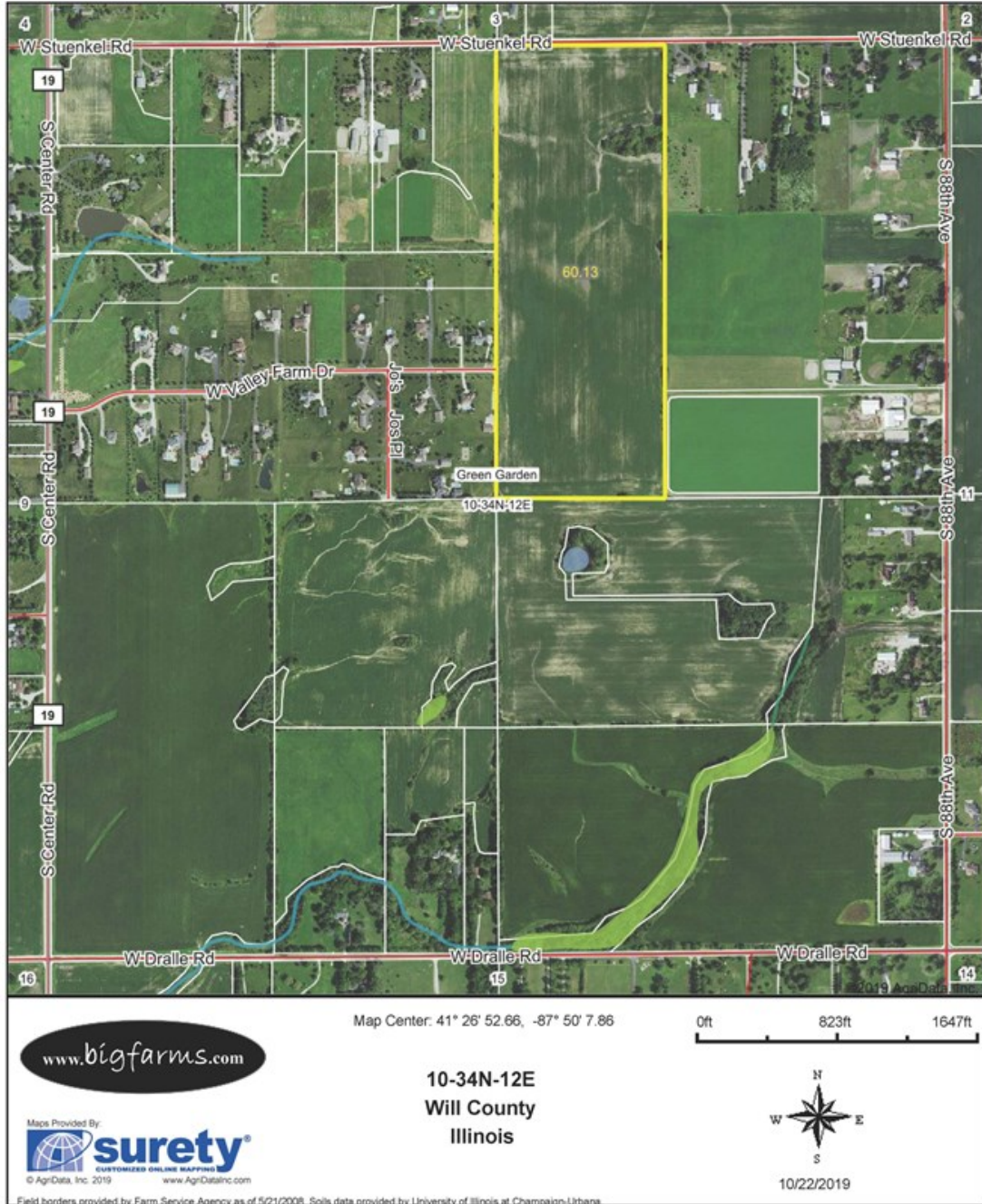
60 AC PLAT MAP OF GREEN GARDEN TOWNSHIP, FRANKFORT, IL



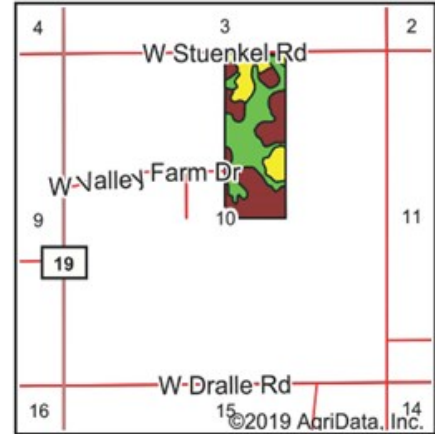
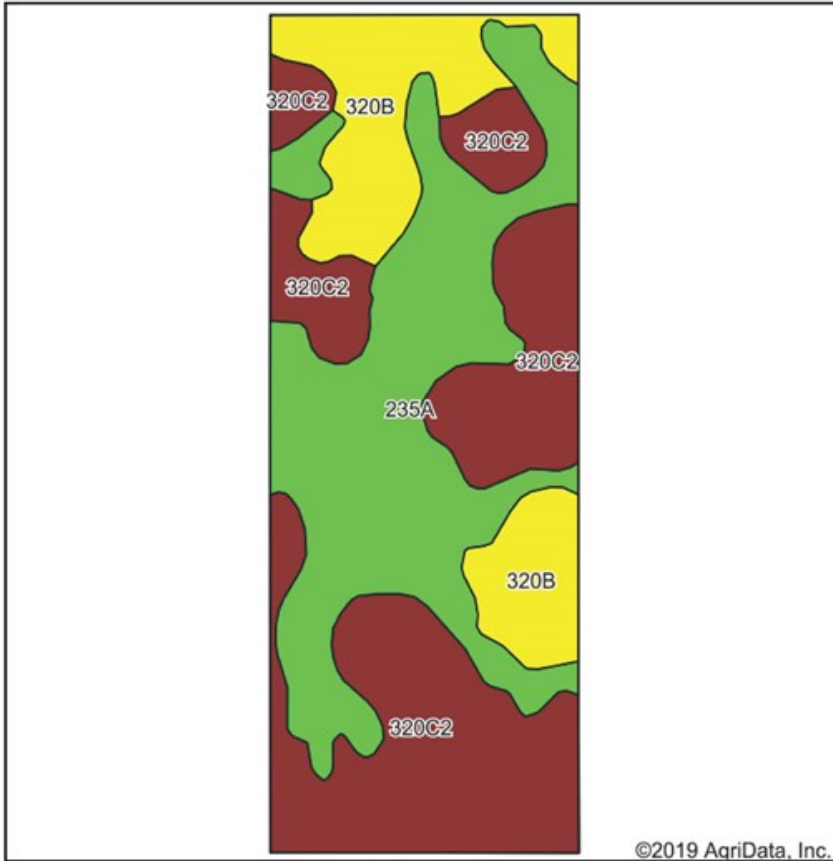
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP FOR FRANKFORT 60 ACRES ON STUENKEL ROAD

Aerial Map



STUENKEL ROAD 60 ACRE SOIL MAP



State: **Illinois**
 County: **Will**
 Location: **10-34N-12E**
 Township: **Green Garden**
 Acres: **60.13**
 Date: **10/22/2019**

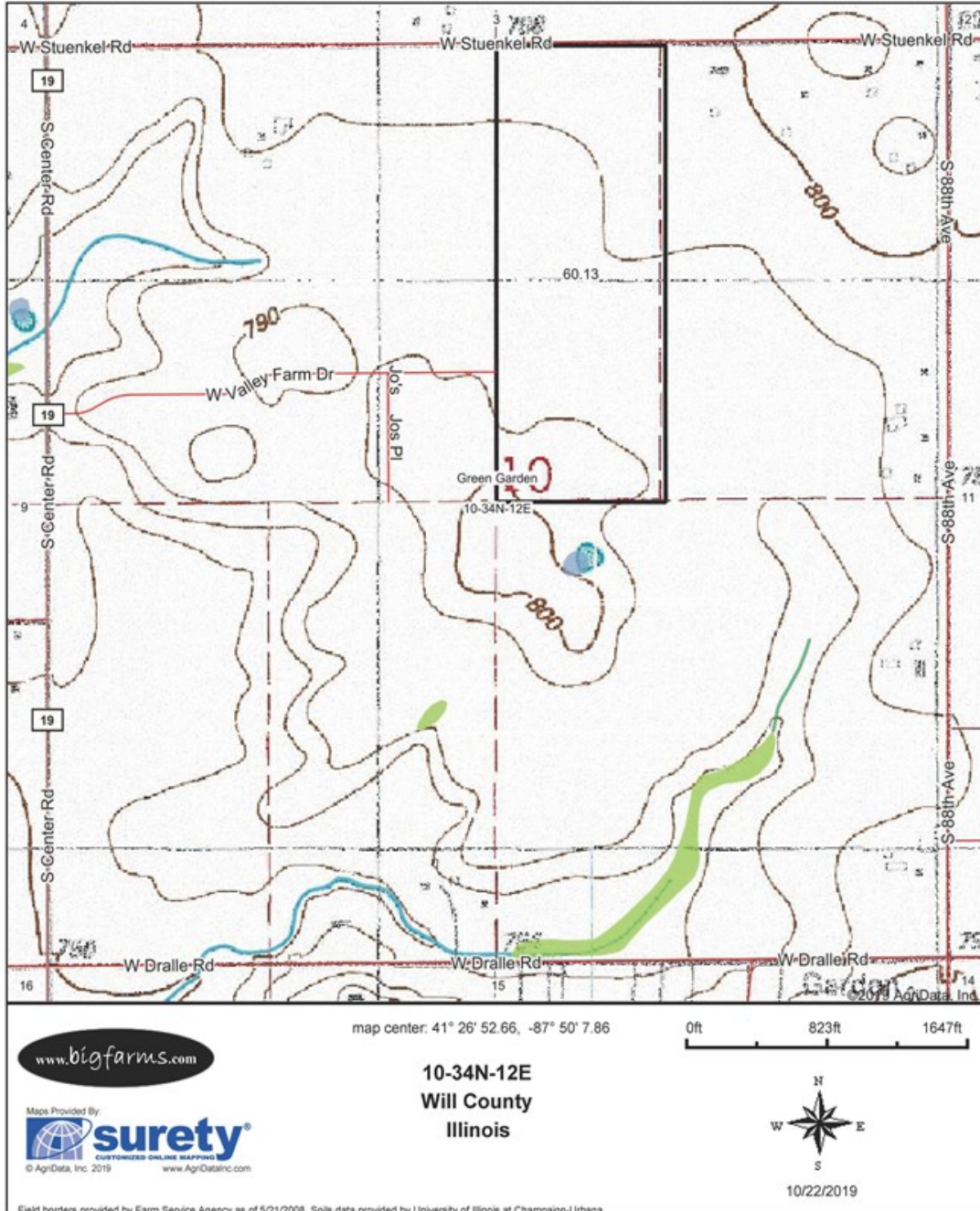


Area Symbol: IL197, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	25.36	42.2%		**125	**43	**94
235A	Bryce silty clay, 0 to 2 percent slopes	23.38	38.9%		162	54	121
**320B	Frankfort silt loam, 2 to 4 percent slopes	11.39	18.9%		**133	**46	**100
Weighted Average					140.9	47.8	105.6

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

60 ACRE STUENKEL ROAD TOPOGRAPHICAL MAP

Topography Map



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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