

## 63 AC NEW LENOX FARM

W Francis Road  
New Lenox IL 60451

For more information contact:

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



GOODWIN

County:	Will
Township:	New Lenox
Gross Land Area:	63.00
Property Type:	Vacant Farm Land with Development Potential
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$3,471,050
Unit Price:	\$55,000 for 57 acres and \$65,000 for the 5 acre strip
Productivity Index (PI):	119.4
Buildings:	No Buildings
Utilities:	Natural Gas, Electric, Water and Sewer Are Available
Zoning:	Currently Zoned A-1, Agriculture



63 acre parcel currently being farmed but adjacent to Silver Cross Hospital in New Lenox. The recently opened Crossroads Sports Complex is just north of this parcel. Additional acreage is available up to 200 acres. Utilities, natural gas, electric, water, and sewer are available from the Village of New Lenox. Key highlights include 1,504 feet of I-80 frontage for added visibility, plus direct access to Cedar Road. Rt. 6 (Maple St.) is just 1/2 of a mile North and I-355 is just 3/4 of a mile North. The area is exploding with new growth.

This property sits in the heart of **New Lenox Township**, a rapidly growing area that balances rural charm with metropolitan accessibility. Located just seconds from I-80, I-355, and US Route 6—plus within 2.2 miles of US Route 30 and near both Metra rail and Pace bus stations—the farm offers unbeatable transportation links for commuters, residents, and businesses alike. Students benefit from the excellent New Lenox SD 122 school system (elementary–middle) and Lincoln Way High School District 210, both highly regarded for academics and community support. The region's stable farmland values, pro-growth environment, and proximity to one of Chicagoland's strongest suburban markets make this farm a smart investment—whether for immediate farming income, land banking, or future residential or commercial development opportunities.



## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 63 AC New Lenox Dunn Farm  
**Tax ID Number/APN:** 5.17 Acres: 15-08-09-202-015-0000  
56.57 Acres: 15-08-09-200-004-0000 North side of I-80.  
(56.57 acre parcel is subdivided from larger 94.88 acre parcel)  
**Possible Uses:** Continued Agricultural Production, Possible Residential or Commercial Development  
**Zoning:** Currently Zoned A-1, Agriculture. This parcel will need to be annexed into the Village of New Lenox to access utilities.

### AREA & LOCATION

**School District:** New Lenox SD 122 (P-8)  
Lincoln Way CHSD 210 (9-12)  
**Location Description:** This property is located in the City of New Lenox, New Lenox Township, in Will County, IL, just southeast from Silver Cross Hospital, along the north side of I-80, just west of the I-80/I-355 interchange and south of the I-355 access at Rt. 6 (Maple St.)  
**Site Description:** This site is the rectangular parcel located on the north side of I-80. It has no buildings, a riverine that forks through the middle of the property, a tree line on the south and east property lines, and some electrical transmission towers located on the north side of the property running east and west. There is also a small five acre section to the east of the larger parcel that runs through an older residential development giving you access to Cedar road.  
**Side of Street:** This property is located on the north side of I-80 and on the west side of N Cedar Road.  
**Highway Access:** This property has a great location for highway access, with nearly immediate access to I-80, I-355, and US Route 6/Maple Road. US Route 30 is located about 2.2 miles to the southwest of the property.  
**Road Type:** All surrounding roads are constructed from asphalt/blacktop.  
**Legal Description:** NW 1/4 NE 1/4; PART OF THE NE 1/4 NE 1/4; PART OF THE SW 1/4 NE 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, 11 EAST, WILL COUNTY, ILLINOIS  
**Property Visibility:** This property is visible from I-80.  
**Largest Nearby Street:** The largest street is US Route 6/Maple Road.  
**Transportation:** The Metra Train Station is located 1.8 miles to the south.  
There is a Pace Bus Station located about 2.2 miles away at the Silver Cross Medical Office Building.  
Midway Airport is located about 31.5 miles to the northeast.  
O'Hare Airport is located about 40 miles to the north.

### LAND RELATED

**Lot Frontage (Feet):** This property has approximately 1,504 feet of frontage on the westbound side of I-80. There is a small portion of frontage, 163 feet, on N Cedar Road on the five acre parcel.  
**Tillable Acres:** There are approximately 57.55 tillable acres between both parcels.  
**Buildings:** There are no buildings on this property.  
**Zoning Description:** Currently Zoned A-1, Agriculture  
**Flood Plain or Wetlands:** There is a Riverine on approximately 1.1 acres of the main parcel. For more details, please see the included Wetland Map and FEMA Report provided by Surety Maps.  
**Topography:** For topography details, please see the multiple included topographical maps provided by Surety Maps.  
**Soil Type:** 38.4% Markham silt loam, 4 to 6 percent slopes, eroded (531C2)  
32.7% Ashkum silty clay loam, 0 to 2 percent slopes (232A)  
16.9% Elliott silt loam, 2 to 4 percent slopes (146B)  
12.0% Beecher silt loam, 2 to 4 percent slopes (298B)  
For more details, please see the included Soil Map provided by Surety Maps.  
**Available Utilities:** Natural Gas, Electric, Water and Sewer Are Available



## **FINANCIALS**

**Finance Data Year:**

2023 Tax Year, Payable 2024

**Real Estate Taxes:**

56.57 Acre Parcel: \$32.38 per acre -or- \$1,831.86 (estimated)

5.17 Acre Parcel: \$176.90

Estimated Combined Total: \$2,008.76

**Investment Amount:**

\$3,471,050.00 or \$55,000 per acre for the 57 acres and \$65,000 for the 5 acre access strip.

## **LOCATION**

**Address:**

New Lenox, IL 60451

**County:**

Will County, IL



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

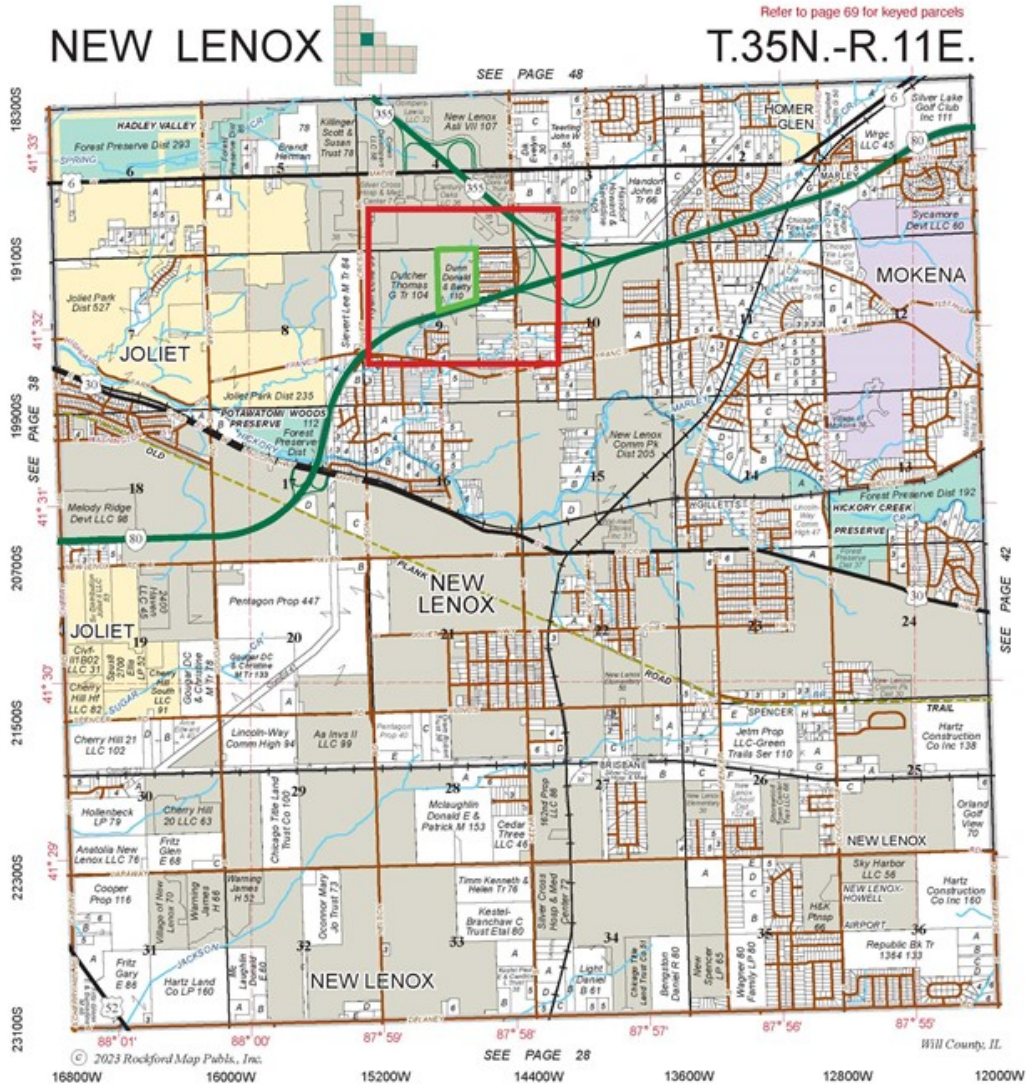


PROPERTY MAP





# PLAT MAP



40

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



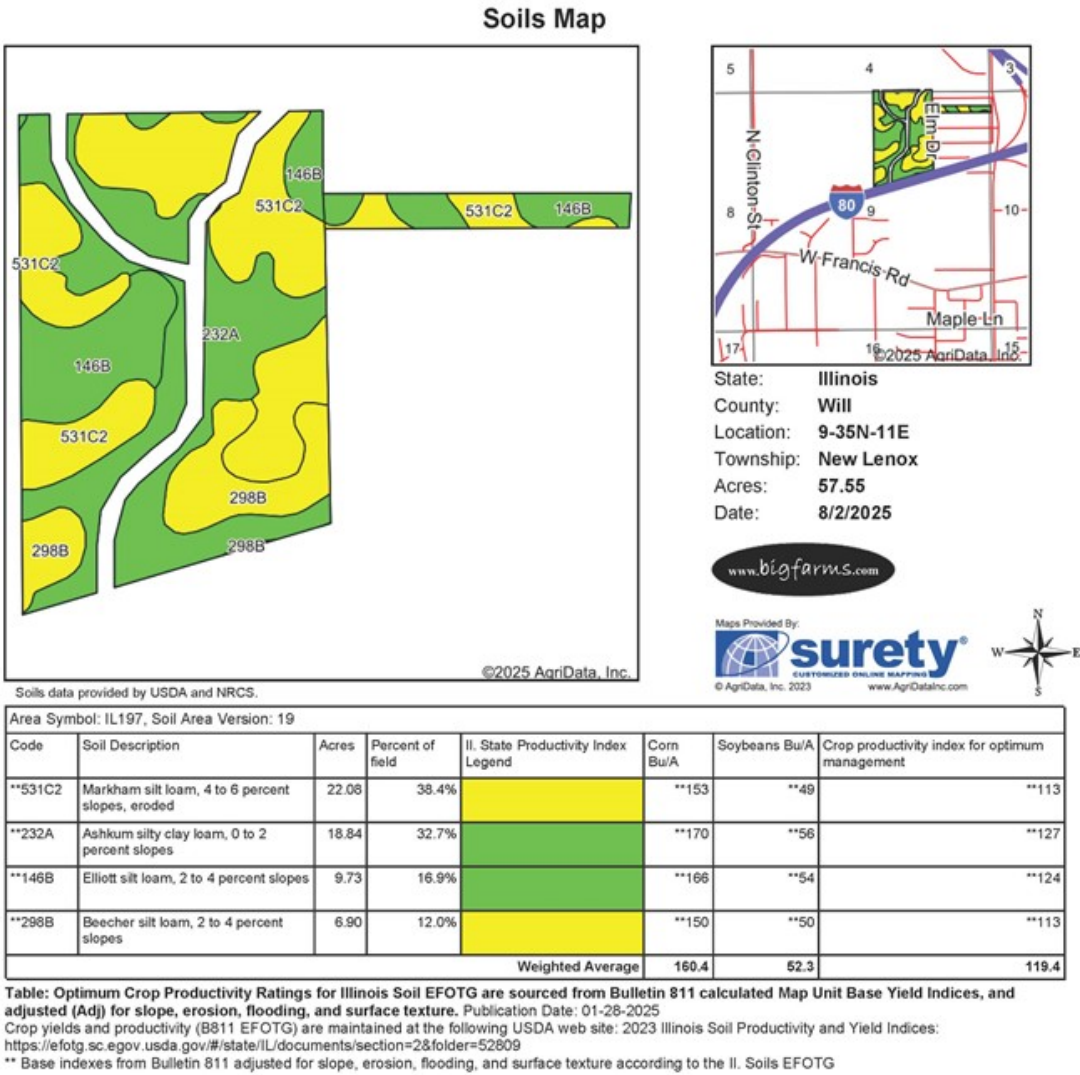
FSA AERIAL MAP

Aerial Map





SOIL MAP

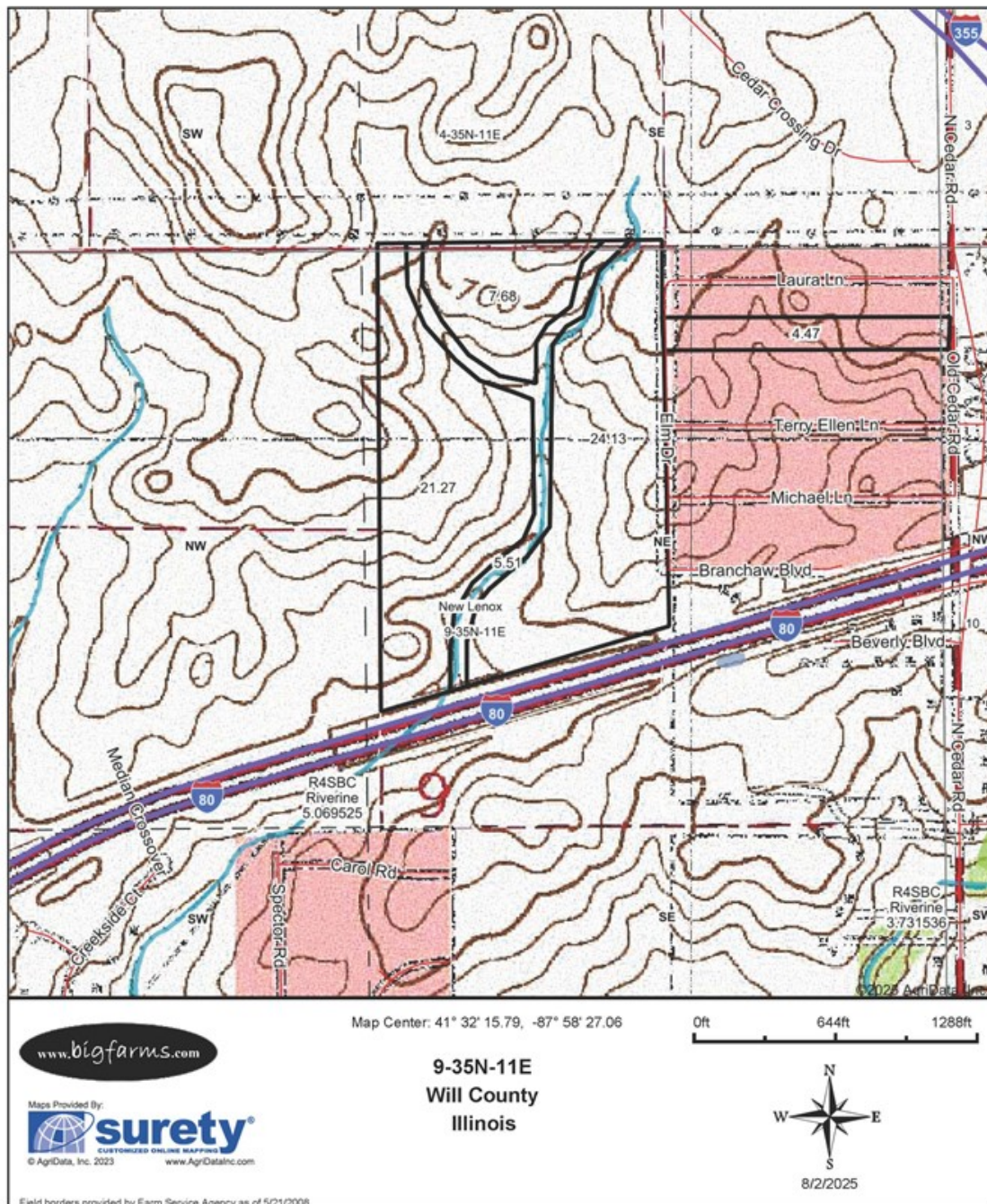


Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



## TOPO MAP

### Topography Map





TOPO CONTOURS MAP

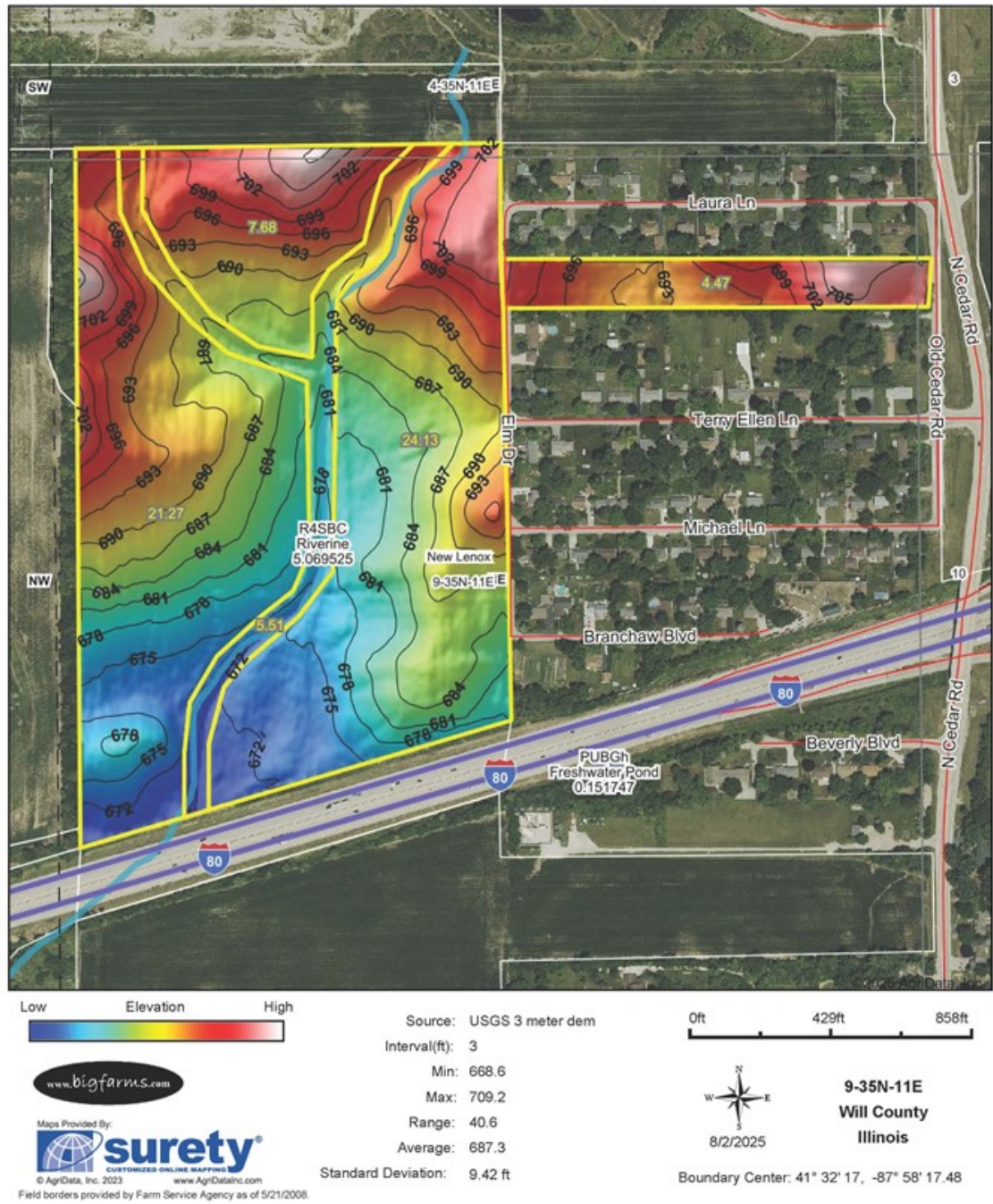
Topography Contours





TOPO HILLSHADE MAP

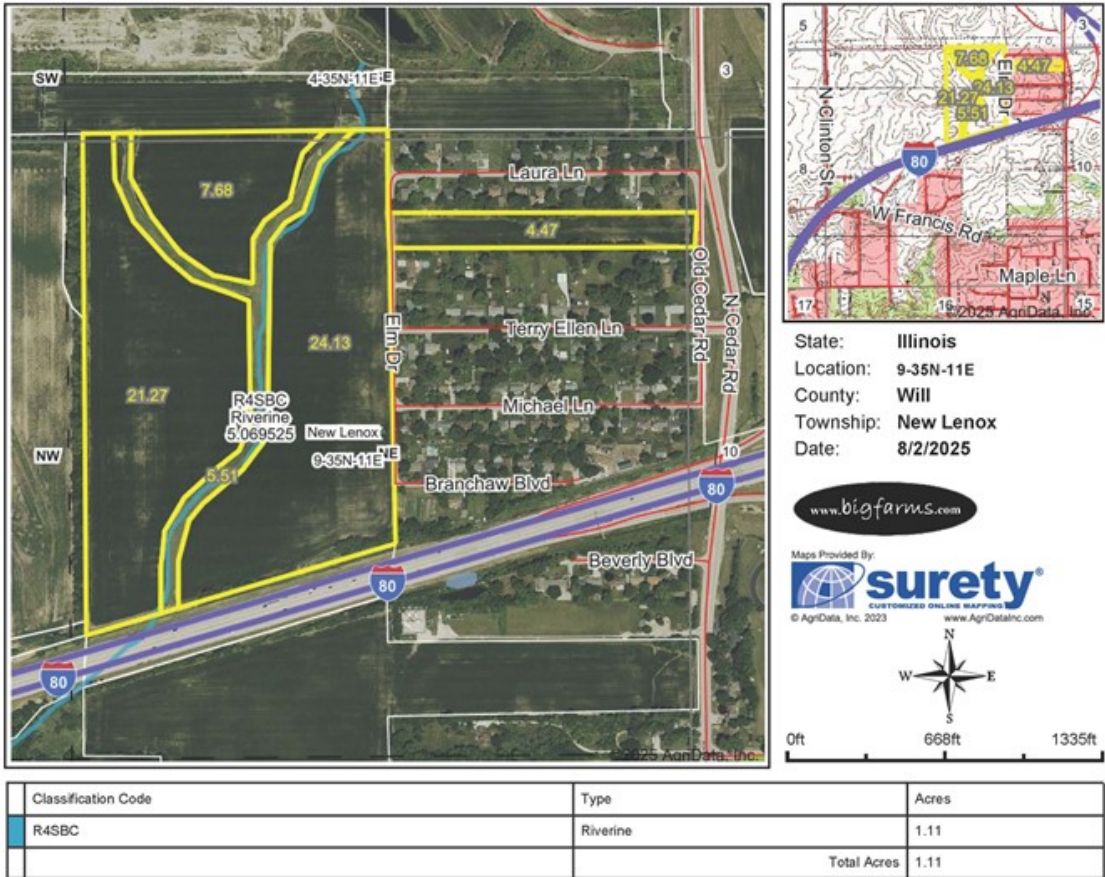
Topography Hillshade





WETLAND MAP

Wetlands Map



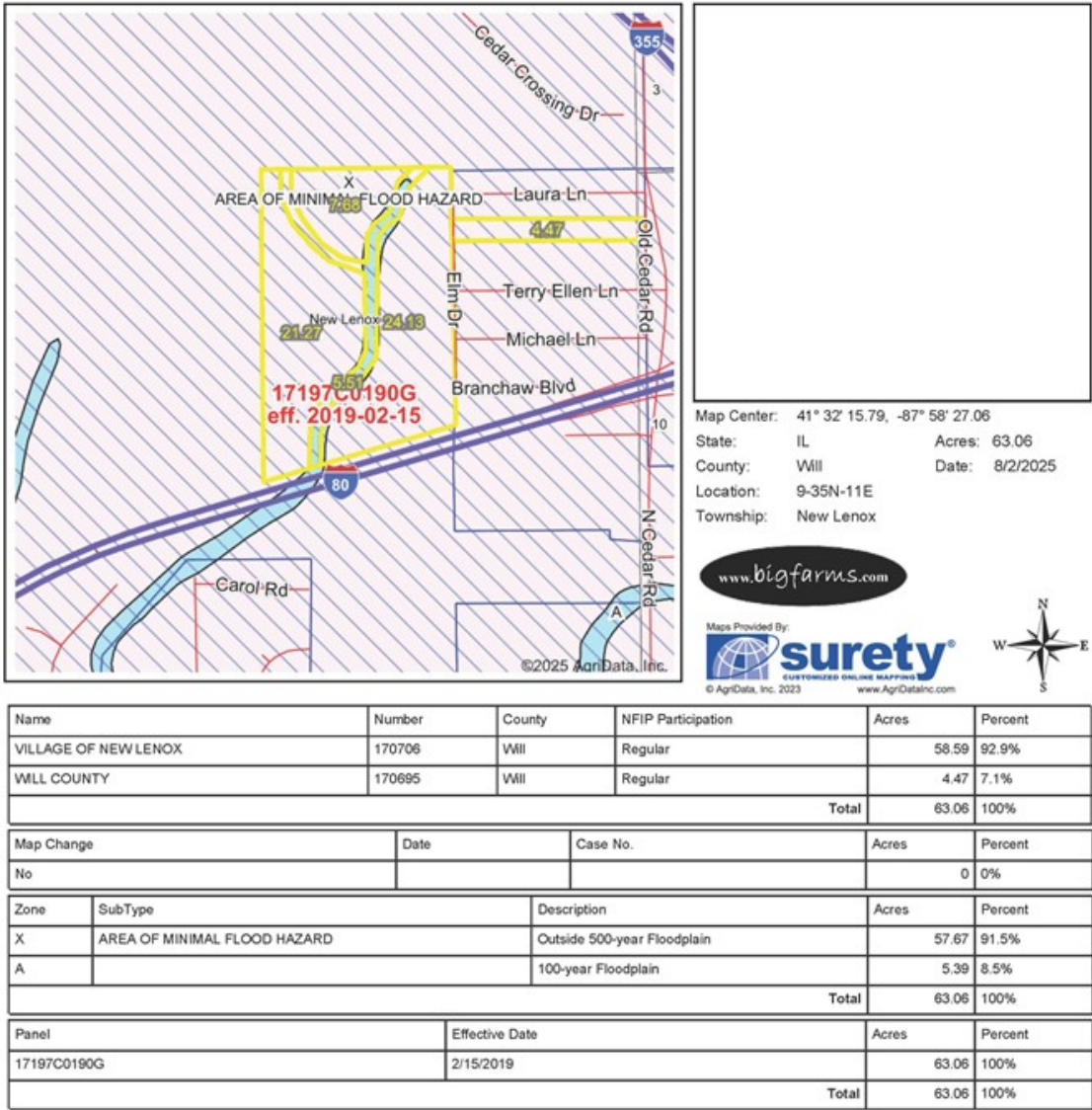
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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



FEMA REPORT

FEMA Report



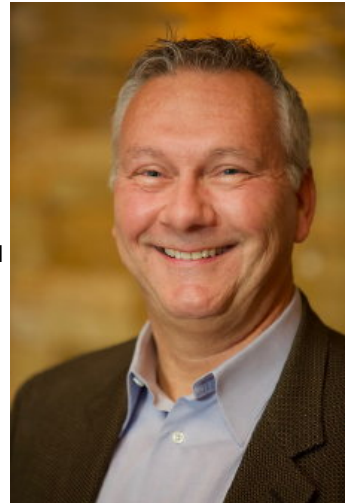
Flood related information provided by FEMA



## 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.