

69 ACRES PEOTONE FARM

**W. Kennedy Rd.
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:	69.73 total acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$679,867.00
Unit Price:	\$9,750 per acre
Productivity Index (PI):	PI Index is 121.7
Buildings:	No Buildings
Utilities:	Electric at site, well & septic needed for a new building
Zoning:	Agriculture



69 Acres on the south-side of Peotone. Less than 2 miles to I-57 interchange. Nice long term development potential, priced as farmland. Many potential uses other than agriculture production. Great location for your business. Frontage on Kennedy Rd and at the "T" intersection of Rathje Rd. The farm is parallel to Rt. 50 on the west side of the CN railroad tracks.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 69 Acre Peotone Farm
Tax ID Number/APN: 17-20-35-200-003
17-20-36-100-007
Possible Uses: This is good farmland in the path of growth. Potential for residential, commercial, or business.
Zoning: Currently zoned agriculture.

AREA & LOCATION

School District: Peotone Community School District 207U
Location Description: The farm is found on the south side of Peotone. Easy access to the I-57 expressway, Rt. 50 is along the east boarder.
Site Description: Level to gently rolling farmland with frontage along the CN rail line.
Side of Street: South side of Kennedy road.
Highway Access: I-57 is only two miles northwest of the farm. Rt. 50 is adjacent to the farm.
Road Type: Tar & chip road
Property Visibility: Good frontage on Kennedy road.
Largest Nearby Street: Rt. 50 is along the east side of the farm.

LAND RELATED

Lot Frontage (Feet): 1456 feet of frontage on Kennedy road.
Tillable Acres: Approximately 67.4 tillable acres.
Buildings: No buildings
Zoning Description: Zoned Agriculture
Flood Plain or Wetlands: No acres are showing up as flood plain, but a small area behind the old farmstead is designated as wetland.
Topography: Gently rolling farmland.
FSA Data: Farmland acres are 69.23
Cropland acres are 67.46
Corn base acres are 34.4 acres with a yield of 103 bushels per acre.
Soybean base acres are 32.2 acres with a yield of 36 bushels per acre.
Soil Type: The primary soil types are Elliott silt clay loam (146) and Ashkum silty clay loam (232)

FINANCIALS

Finance Data Year: 2017 Tax Year
Real Estate Taxes: 17-20-36-100-007 3.73 acres \$69
17-20-35-200-003 66.03 acres \$1,108
Total tax bill is \$1177 or \$16.87 per acre on 69.76 total acres
Investment Amount: The asking price is \$9,750 per acre for 69.76 acres for a total investment of \$679,867.00

LOCATION

Address: W. Kennedy road
Peotone, IL 60468
County: Will County Illinois

LOCATION MAP OF 69 ACRE PEOTONE FARM.



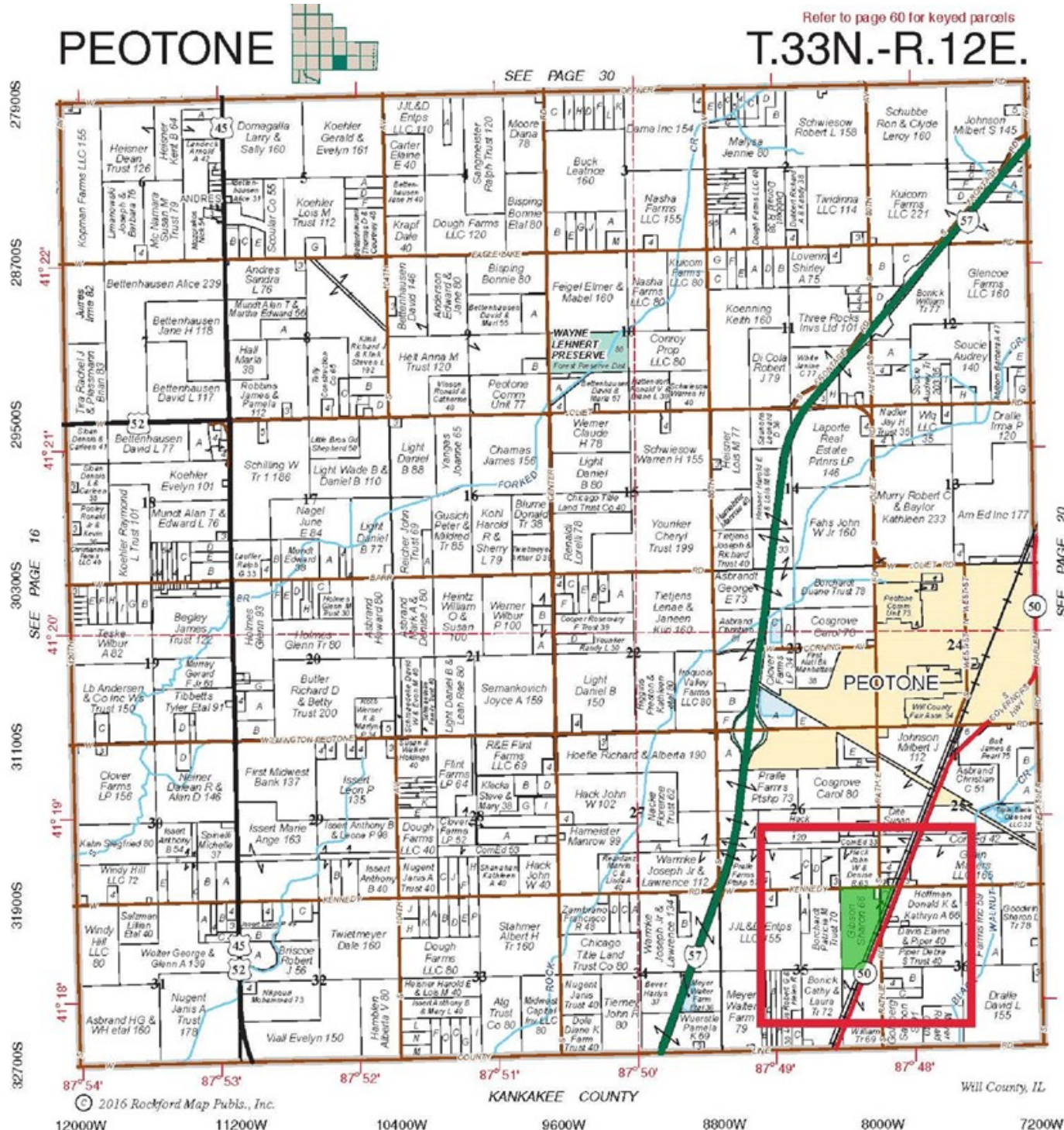
69 ACRE AERIAL MAP, PEOTONE TOWNSHIP, WILL COUNTY



AERIAL MAP OF PEOTONE , IL

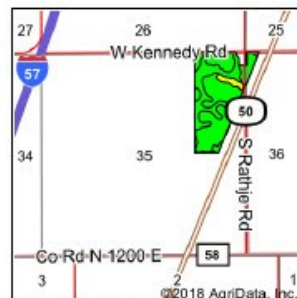
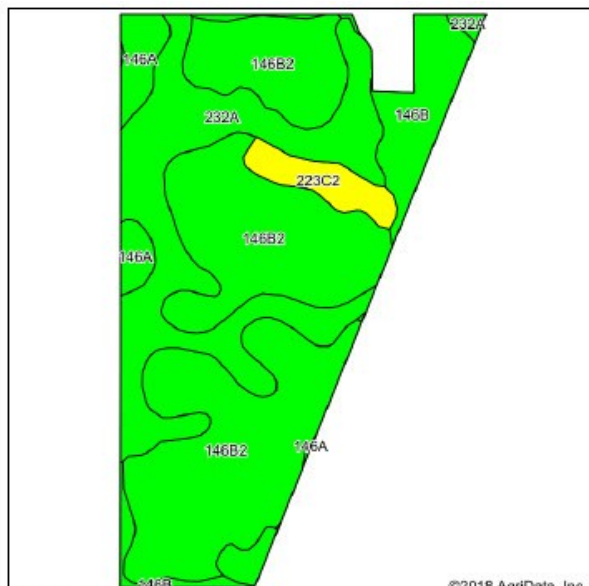


PLAT MAP OF 69 ACRES IN PEOTONE TOWNSHIP, WILL COUNTY ILLINOIS



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

69 ACRE SOIL MAP FOR PEOTONE FARM



State: Illinois
County: Will
Location: 35-33N-12E
Township: Peotone
Acres: 67.46
Date: 7/18/2018

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Area Symbol: IL197, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
***146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	36.66	54.3%		***160	***52	***119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	19.39	28.7%		170	56	127
***146B	Elliott silt loam, 2 to 4 percent slopes	6.01	8.9%		***166	***54	***124
146A	Elliott silt loam, 0 to 2 percent slopes	2.83	4.2%		168	55	125
***223C2	Varna silt loam, 4 to 6 percent slopes, eroded	2.57	3.8%		***150	***48	***110
Weighted Average					163.4	53.3	121.7

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 B511
Crop yields and productivity indices for optimum management (B511) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 511 Table S3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

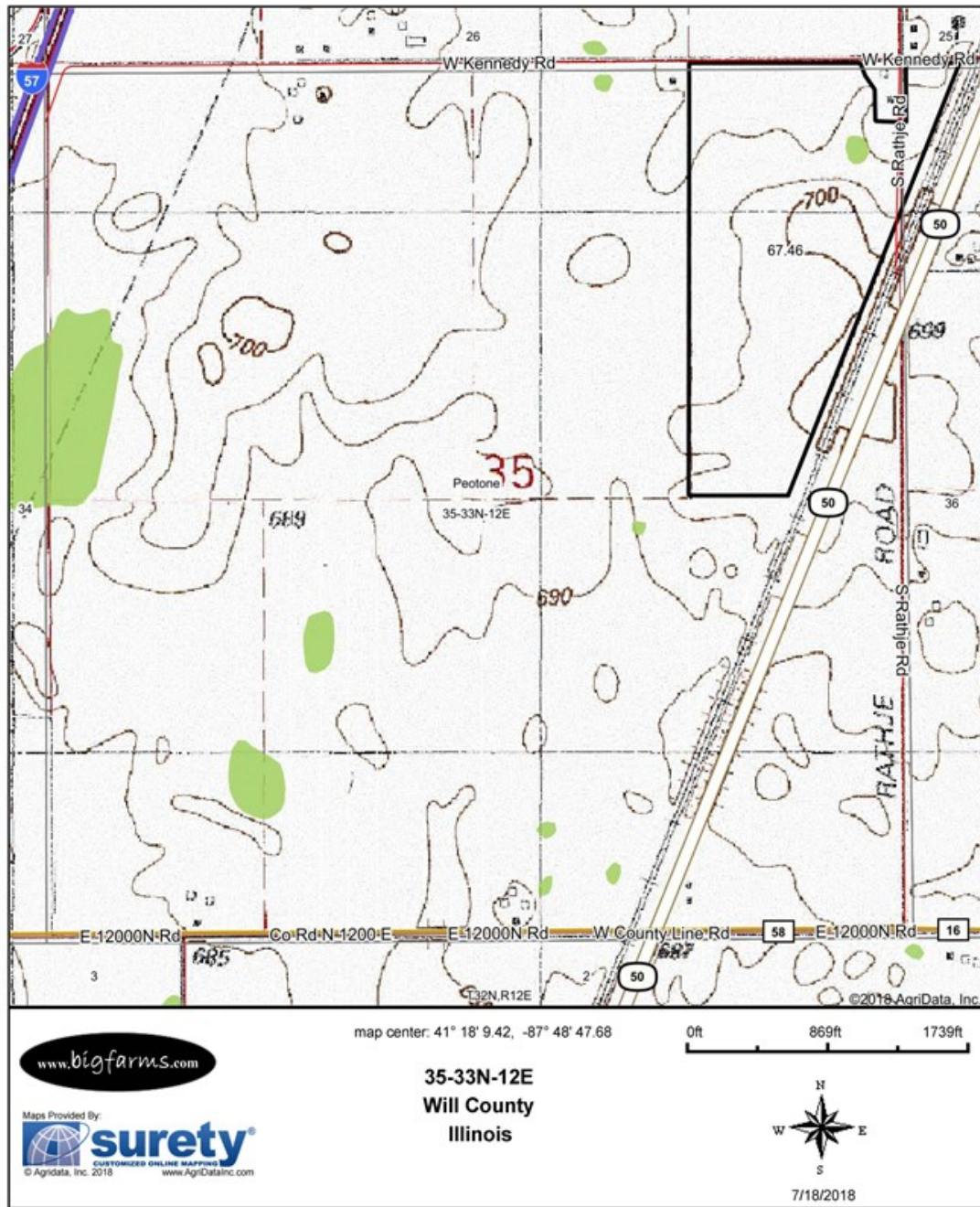
FSA MAP OF 69 ACRES PEOTONE TOWNSHIP, WILL COUNTY

Aerial Map



TOPOGRAPHICAL MAP FOR 69 ACRES, PEOTONE TOWNSHIP, WILL COUNTY

Topography Map

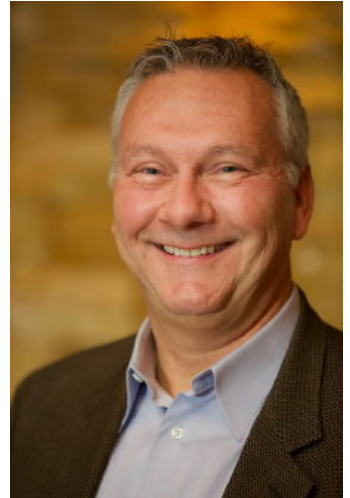


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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.**

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