

69± AC FLORENCE TOWNSHIP FARM

0 S Old Chicago Road
Wilmington IL 60481

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:	Florence
Gross Land Area:	68.82± Acres
Property Type:	Agricultural / Farmland
Possible Uses:	Row-crop farmland; investment; recreation
Total Investment:	\$887,778.00
Unit Price:	\$12,900 per acre
Productivity Index (PI):	125.9
Value Per PI Point:	102.46
Buildings:	None
Utilities:	Electric (ComEd) at road; private well & septic for any building site
Zoning:	A-1 Agricultural (unincorporated Will County)



This 68.82±-acre tract in Florence Township is a quality addition for an area grain operation or land investor: a PI ~125.9 soil package, quiet paved-corridor frontage southeast of Wilmington, and quick access to I-55 and the Joliet employment corridor.

- **68.82± acres** (tax record, two parcels; final by survey) in Florence Township, Will County
- **Weighted productivity index ~125.9** (Illinois Bulletin 811) — Elliott, Ashkum & Symerton soils
- Gently rolling ground (avg slope ~1.2%); majority **FEMA Zone X** with a mapped Zone A band along the creek drainage
- **S Old Chicago Road frontage**; ~4 mi to Wilmington and ~9 road mi to **I-55** (Exits 238/240)
- Adjacent to the **Wauponsee Glacial Trail** corridor; Midewin National Tallgrass Prairie ~5 mi; Kankakee River ~4 mi
- Boundary **survey** to be provided; **mineral rights convey** to buyer

The farm. Elliott silt loam (~57% across two phases), Ashkum silty clay loam (~26%) and Symerton silt loam (~17%) combine for a weighted PI of ~125.9 (Illinois Bulletin 811) — comfortably above the county norm for a tract of this size. Elevations run 605–625 ft with an average slope near 1.2%. About 73% of the mapped boundary is FEMA Zone X (minimal flood hazard); the balance is mapped Zone A (100-year) along the Forked Creek drainage corridor, with a small NWI riverine feature (~0.5 ac).

Location & access. The farm fronts S Old Chicago Road — the historic Route 66 corridor — with the Wauponsee Glacial Trail running along the road corridor. Wilmington and IL 53/IL 102 are about four miles northwest, and I-55 access at Exit 238 (IL 129) or Exit 240 (Lorenzo Rd) is

roughly nine road miles, putting the Elion Logistics Park 55 and the greater Joliet intermodal corridor within an easy drive.

Area strength. Florence Township sits in a durable farm neighborhood ringed by long-term demand drivers: the 20,000-acre Midewin National Tallgrass Prairie to the northwest, the Kankakee River to the south, and the I-55 logistics corridor at Wilmington. The proposed South Suburban Airport site lies ~17 miles east — long-horizon context for patient land capital.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 69± AC Florence Township Farm
Tax ID Number/APN: 09-18-28-400-010-0000 & 09-18-28-400-008-0000
Possible Uses: Row-crop agriculture; long-term land investment; recreational complement (trail/river/prairie corridor)
Zoning: A-1 Agricultural (unincorporated Will County)
Sale Terms: Cash at closing; final price based on surveyed acres; seller to provide boundary survey; mineral rights convey to buyer

AREA & LOCATION

School District: Wilmington CUSD 209-U — Bruning Elementary (PreK–1), L.J. Stevens Intermediate (2–5), Wilmington Middle School (6–8), Wilmington High School (9–12)
Market Type: Rural / agricultural
Location Description: Florence Township, Will County — productive grain ground on S Old Chicago Road southeast of Wilmington, along the historic Route 66 / Wauponsee Glacial Trail corridor.
Site Description: 68.82± acres in two adjoining tax parcels; gently rolling, predominantly tillable; creek drainage along one edge with a small NWI riverine feature.
Side of Street: West side of S Old Chicago Road
Highway Access: S Old Chicago Rd frontage; Wilmington-Peotone Rd ~1–2 road mi; IL 53 & IL 102 at Wilmington ~4–5 road mi; I-55 Exit 240 (Lorenzo Rd) & Exit 238 (IL 129) ~9 road mi
Road Type: Paved corridor road — S Old Chicago Road
Legal Description: Part NE1/4 SE1/4; part NW1/4 SE1/4; SW1/4 SE1/4; part SE1/4 SE1/4 of Sec. 28, T33N-R10E, Will County, IL (full legal by survey/title)
Property Visibility: Open farm frontage along S Old Chicago Road
Largest Nearby Street: IL 53 / I-55
Transportation: Joliet Gateway Center ~15 mi (Metra Rock Island & Heritage Corridor; Amtrak Lincoln Service & Texas Eagle); proposed South Suburban Airport ~17 mi; Midway ~37 mi; O'Hare ~47 mi

LAND RELATED

Lot Frontage (Feet): ~453 ft along S Old Chicago Road (Land ID measurement; final by survey)
Tillable Acres: Predominantly tillable (final by survey/FSA)
Lot Depth: Irregular tract — ~2,580 ft east–west along the north line; ~1,218 ft north–south on the west line (Land ID measurements; final by survey)
Buildings: None
Zoning Description: A-1 Agricultural District, Will County Zoning Ordinance Ch. 155 (10-ac minimum lot area); existing farm operations protected under the Illinois Farm Nuisance Act
Flood Plain or Wetlands: ~73% FEMA Zone X (minimal hazard); ~27% Zone A (100-yr) along the Forked Creek drainage — panel 17197C0440G (eff. 2/15/2019); ~0.47-ac NWI riverine feature (R4SBC)
Topography: Gently rolling; 605–625 ft; avg slope ~1.2% (max ~5%)
Soil Type: Elliott silt loam (146B) 43.2%; Ashkum silty clay loam (232A) 26.0%; Symerton silt loam (294B) 16.6%; Elliott silt loam (146A) 13.9%; Symerton silt loam (294C2) 0.3%
Soil Fertility: Weighted productivity index ~125.9 (Illinois Bulletin 811)
Available Utilities: Electric (ComEd) at road; propane typical (no natural gas main confirmed); private well & septic for building site

FINANCIALS

Finance Data Year: 2024
Real Estate Taxes: \$2,376.32 (2024, payable 2025). Estimated real estate taxes ~ \$34.53 per acre (based on 68.82± acres).
Investment Amount: \$887,778.00 (\$12,900.00 per acre)

LOCATION

Address:

0 S Old Chicago Road, Wilmington, IL 60481

County:

Will, IL

MSA:

Chicago–Naperville–Elgin, IL-IN-WI



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PROPERTY NOTES

Property facts

- Acreage: 68.82± ac total — two tax parcels (33.2 ac + 35.62 ac); final by survey
- PINs / Tax IDs: 09-18-28-400-010-0000 & 09-18-28-400-008-0000 (Will County)
- Township / Section: Florence Township — Sec. 28, T33N-R10E
- Soils (weighted PI ~125.9): Elliott silt loam 43.2% + 13.9% (two phases), Ashkum silty clay loam 26.0%, Symerton silt loam 16.9% (two phases)
- Topography: gently rolling; 605–625 ft; avg slope ~1.2%
- Flood: ~73% FEMA Zone X; ~27% Zone A (100-yr) along the creek drainage — panel 17197C0440G (eff. 2/15/2019)
- Wetlands (NWI): ~0.5 ac riverine feature (R4SBC)
- Zoning: A-1 Agricultural, unincorporated Will County
- Utilities: electric (ComEd) at road; private well & septic for any building site
- Survey to be provided; mineral rights convey to buyer

Location & distances (approx., straight-line unless noted)

- Wilmington (IL 53/IL 102): ~4 mi · I-55 Exit 240 (Lorenzo Rd): ~9 road mi · Exit 238 (IL 129): ~9 road mi
- Joliet Gateway Center (Metra Rock Island & Heritage Corridor; Amtrak): ~15 mi
- Midewin National Tallgrass Prairie: ~5 mi · Kankakee River: ~4 mi · Wauponsee Glacial Trail: adjacent corridor
- Proposed South Suburban Airport: ~17 mi · Midway: ~37 mi · O'Hare: ~47 mi
- Schools: Wilmington CUSD 209-U — Bruning Elementary (PreK–1), L.J. Stevens Intermediate (2–5), Wilmington Middle (6–8), Wilmington High (9–12)

Local resources

- [Will County GIS](#)
- [Will County Supervisor of Assessments](#)
- [Will County Land Use / Zoning](#)
- [USDA Web Soil Survey](#)
- [FEMA Map Service Center](#)
- [Wilmington CUSD 209-U](#)
- [Wauponsee Glacial Trail \(FPDWC\)](#)
- [City of Wilmington](#)
- [Metra — Joliet](#)

PROPERTY MAP



AREA LOCATION MAP

69± AC Florence Twp Farm

S Old Chicago Road · Florence Township · Will County, Illinois

AREA LOCATION MAP

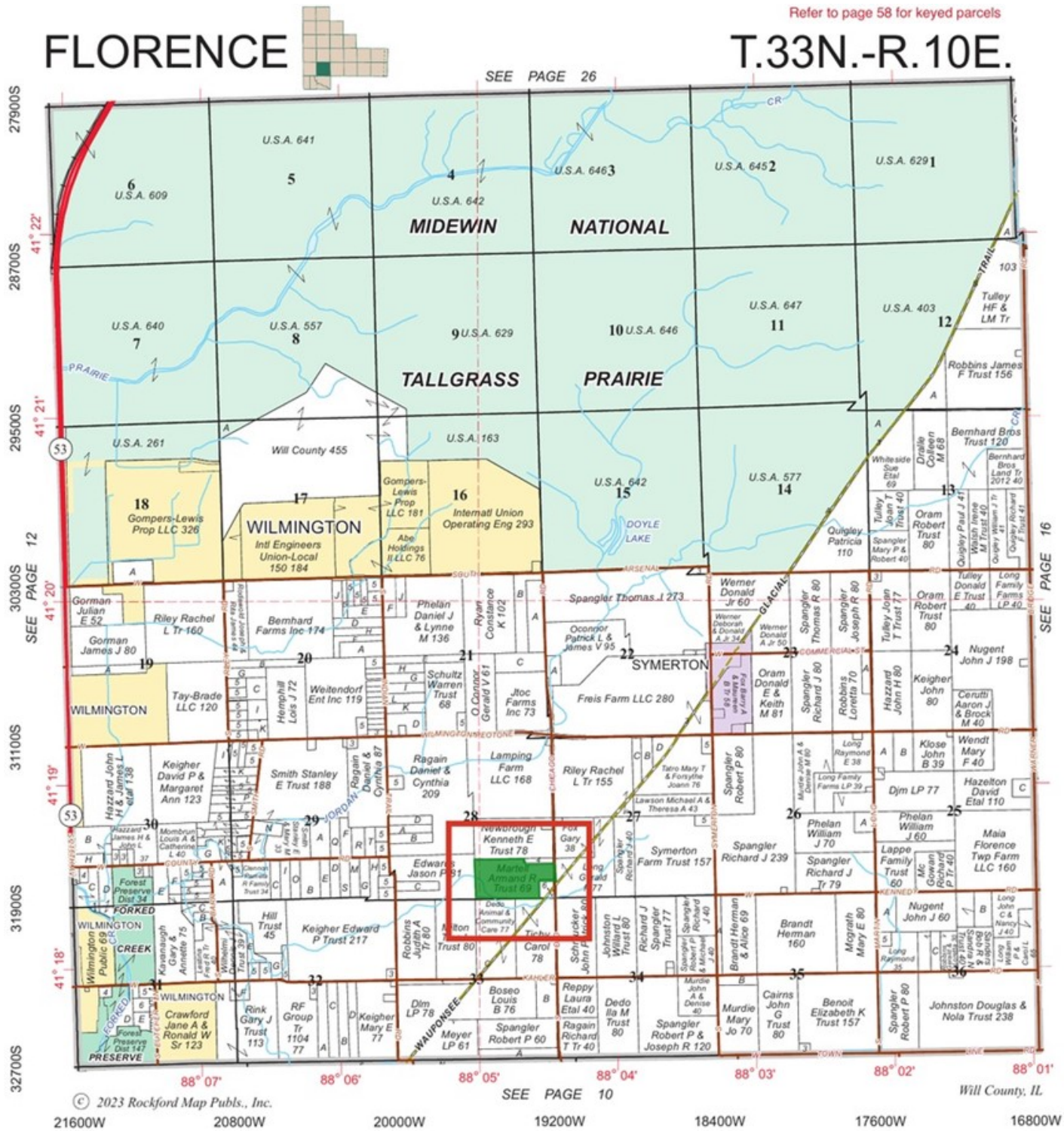
PROPERTY		LOCATION & ACCESS		AREA NOTES	
Acreage	68.82± acres (2 tax parcels)	1	Wilmington (IL-53/102)	4 mi	453 ft frontage on S Old Chicago Road. - Two I-55 interchanges within 9 miles (Lorenzo Rd & IL-129). - Minutes to Midewin National Tallgrass Prairie and the Kankakee River.
Location	Sec 28, T33N-R10E	2	Kankakee River	4 mi	
County	Will County, Illinois	3	Midewin Tallgrass Prairie	5 mi	
PIN 1	09-18-28-400-010-0000	4	I-55 (Exit 240, Lorenzo Rd)	9 mi	
PIN 2	09-18-28-400-008-0000	5	I-55 (Exit 238, IL-129)	9 mi	
Productivity	PI 125.9	6	Joliet	15 mi	
Chicago Loop — approx. 55 miles via I-55					

All distances and details are estimated to the best of our ability and should be independently verified.

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Distances are approximate driving miles

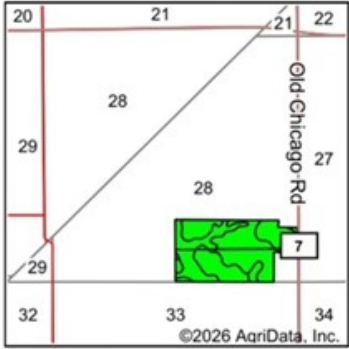
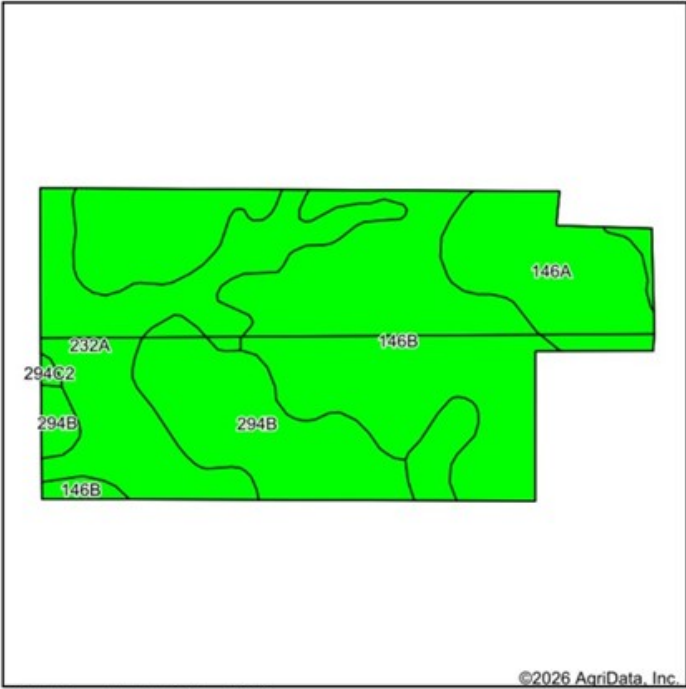
PLAT MAP



FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Will
Location: 28-33N-10E
Township: Florence
Acres: 71.07
Date: 7/25/2026

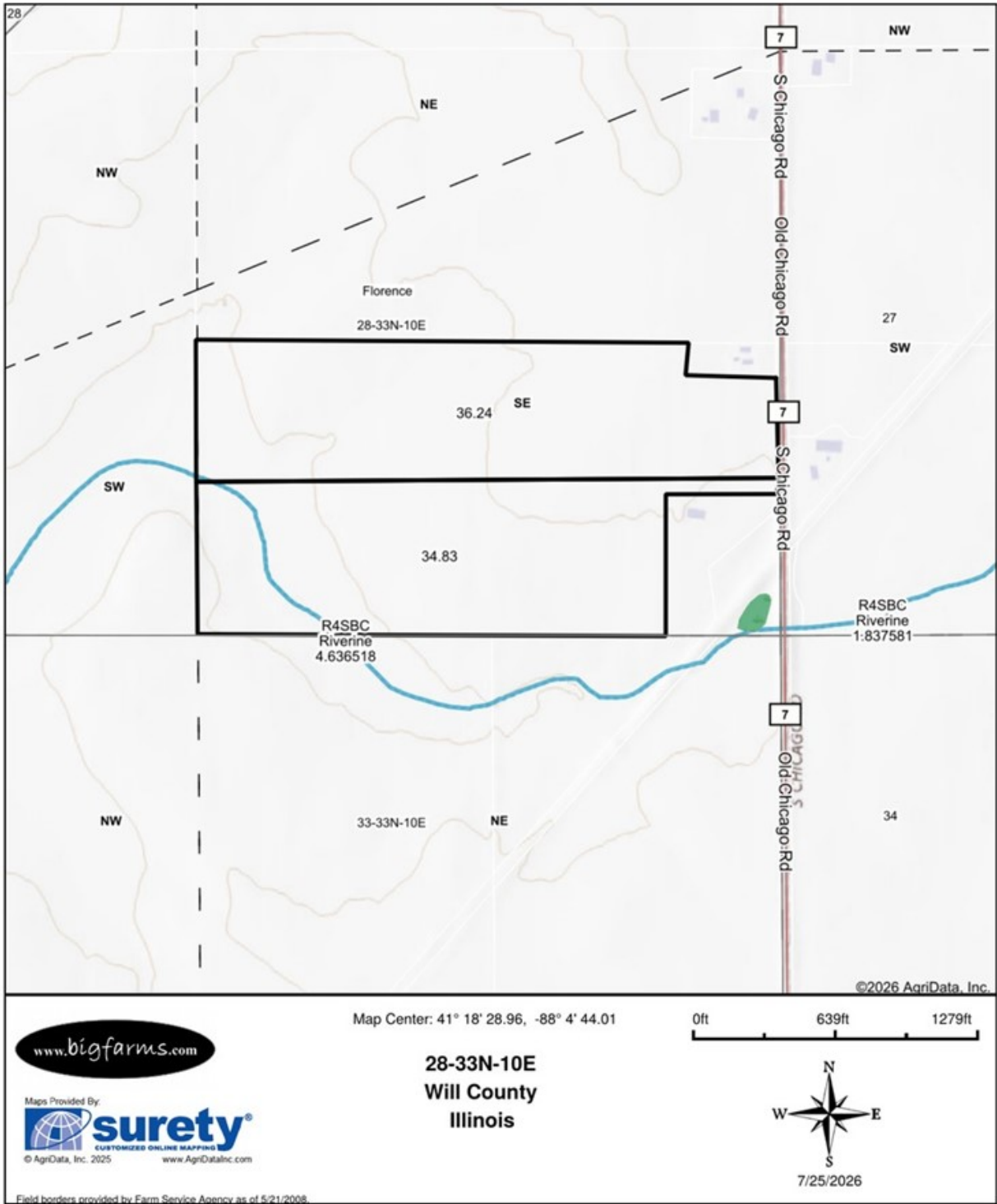


Area Symbol: IL197, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	30.72	43.2%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.45	26.0%		**170	**56	**127
**294B	Symerton silt loam, 2 to 5 percent slopes	11.83	16.6%		**177	**55	**130
146A	Elliott silt loam, 0 to 2 percent slopes	9.87	13.9%		168	55	125
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	0.20	0.3%		**166	**52	**122
Weighted Average					169.1	54.8	125.9

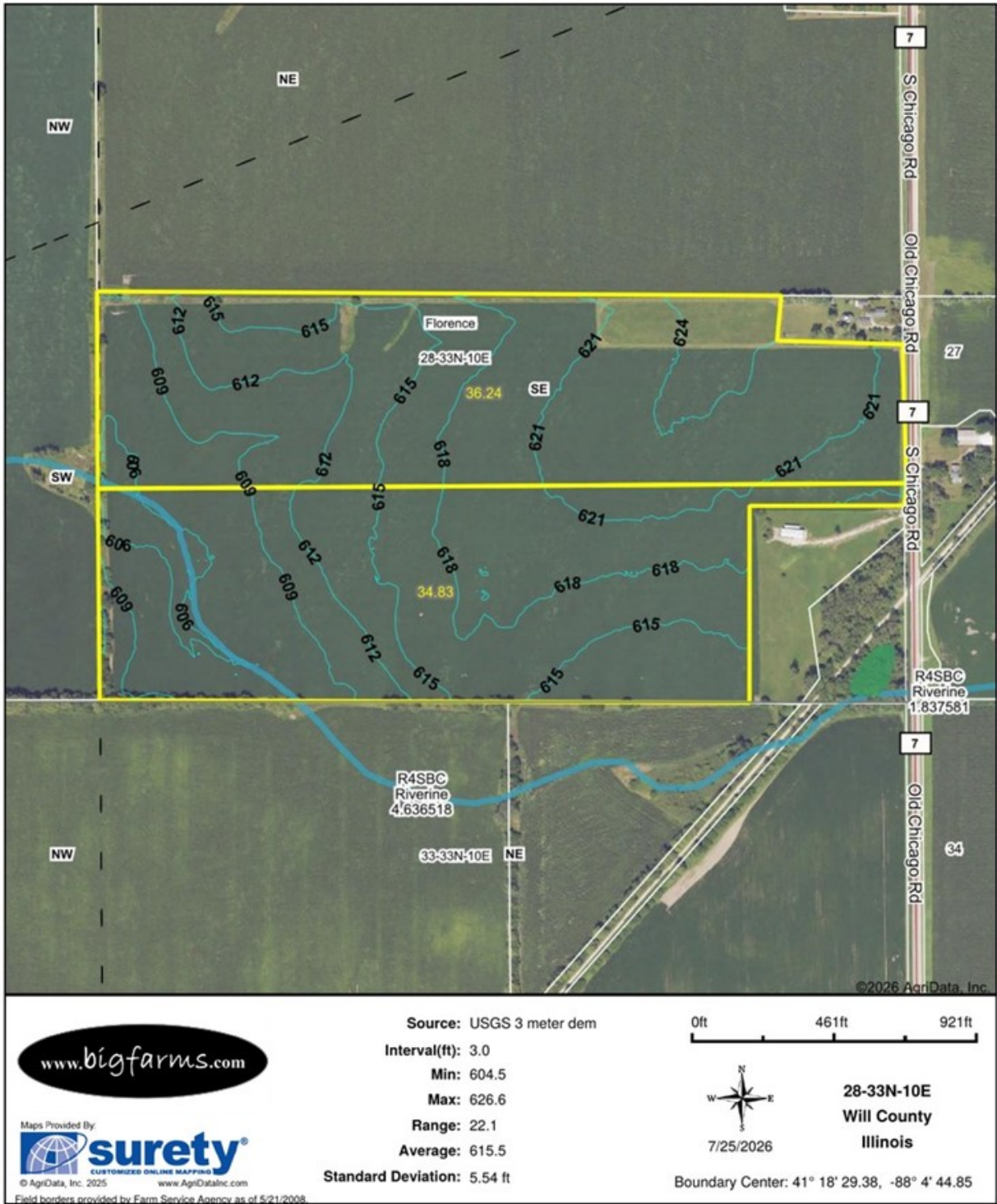
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>
* The flood/pond factor has been removed for B811 indexes and yields.
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

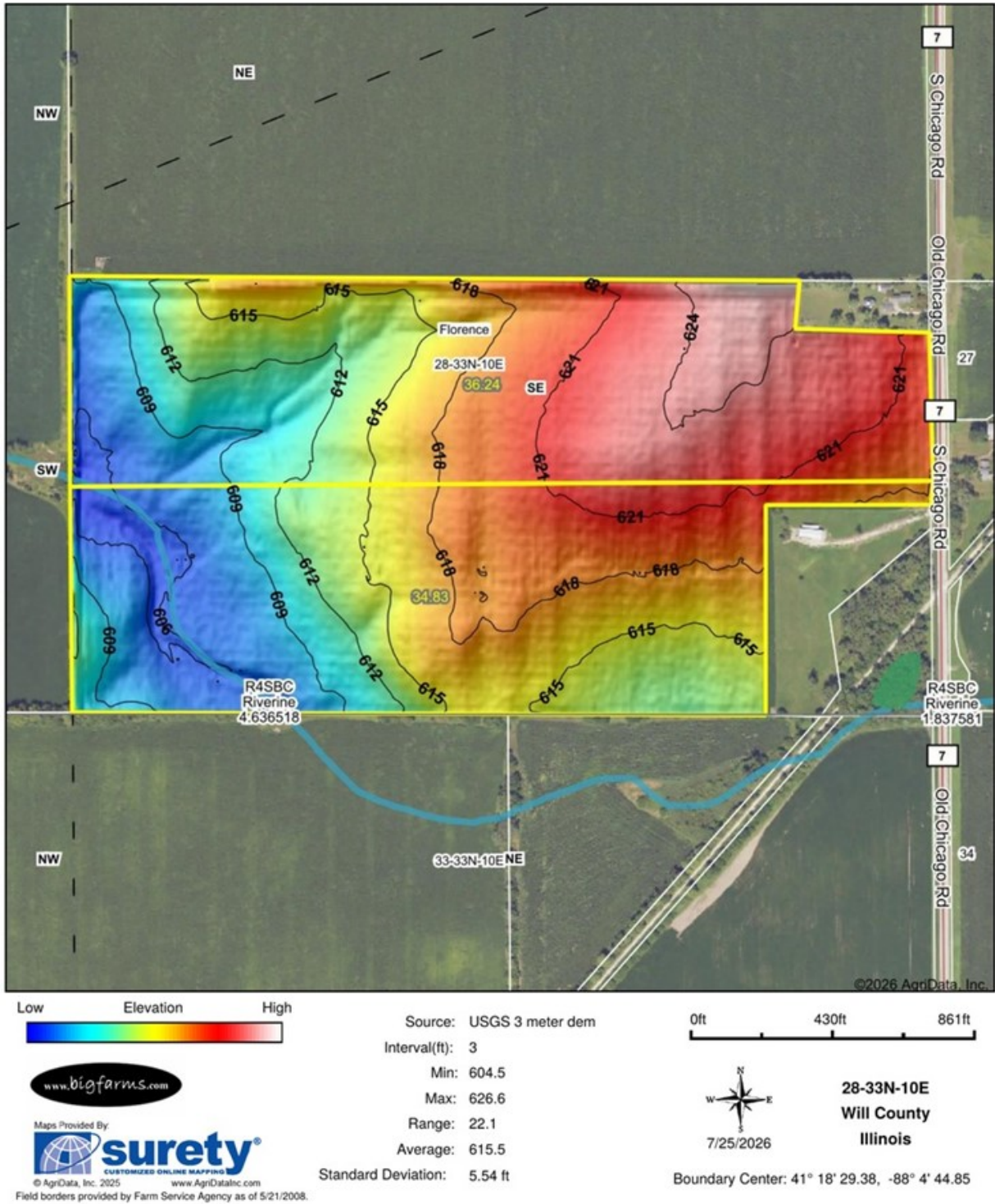
TOPO MAP



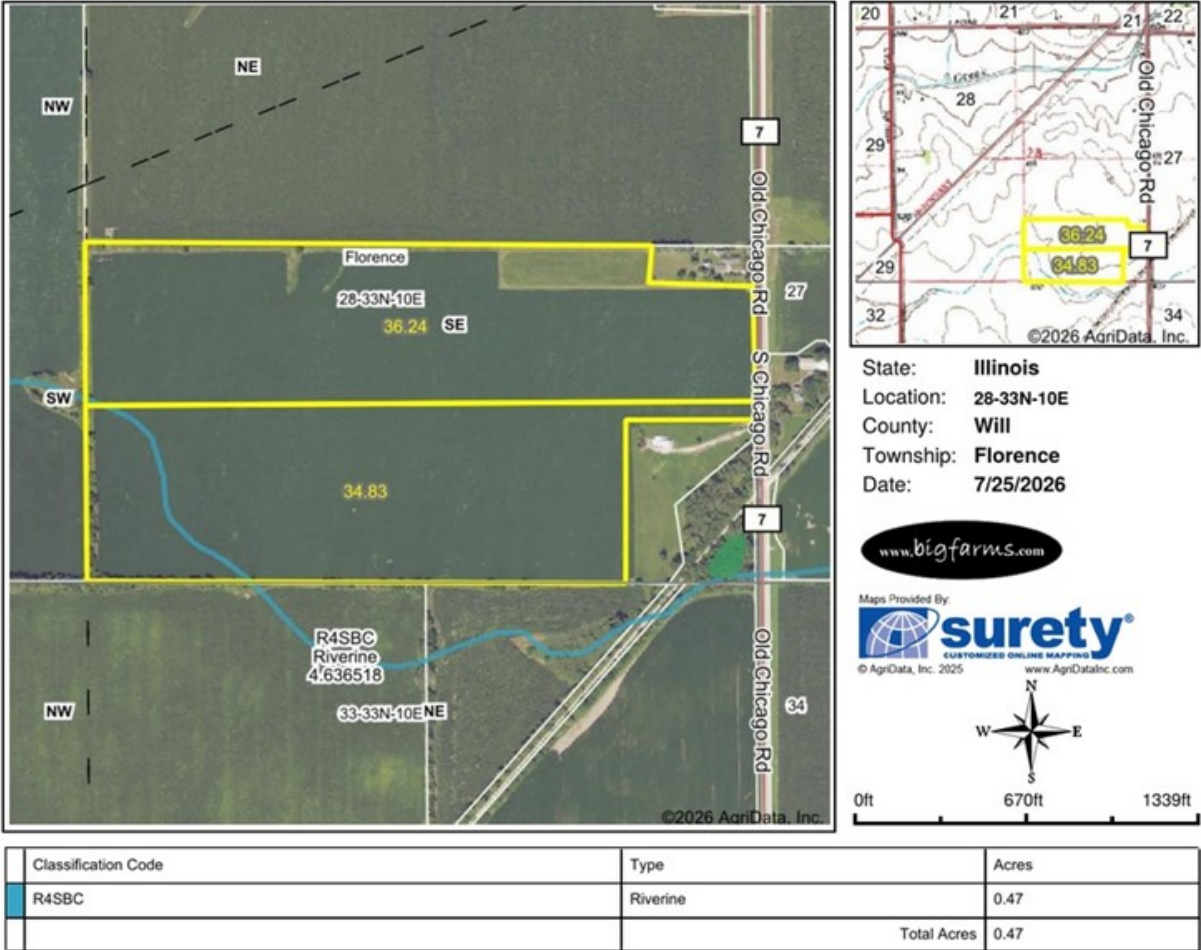
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



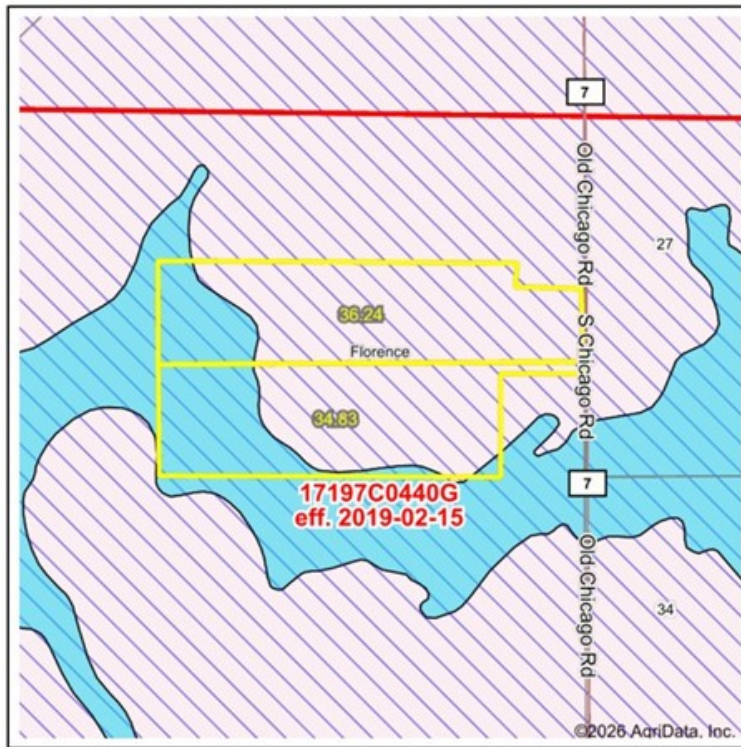
WETLAND MAP



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



Map Center: 41° 18' 28.96, -88° 4' 44.01
State: IL Acres: 71.07
County: Will Date: 7/25/2026
Location: 28-33N-10E
Township: Florence

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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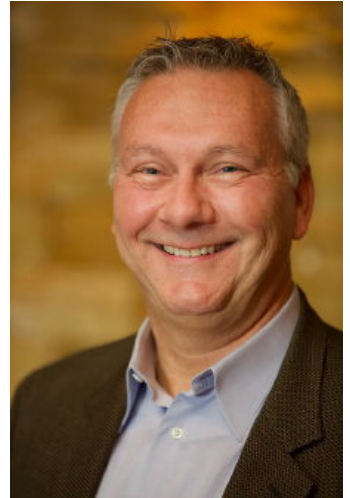
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	71.07	100%
Total				71.07	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	51.82	72.9%
A			100-year Floodplain	19.25	27.1%
Total				71.07	100%
Panel		Effective Date		Acres	Percent
17197C0440G		2/15/2019		71.07	100%
Total				71.07	100%

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.**

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