

# 70 AC LARAWAY ROAD FARM

W Laraway Road  
New Lenox IL 60451

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
mgoodwin@bigfarms.com

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



|                                 |   |
|---------------------------------|---|
| <b>County:</b>                  | Will  |
| <b>Township:</b>                | New Lenox                                       |
| <b>Gross Land Area:</b>         | 70.22   |
| <b>Property Type:</b>           | Vacant Farmland                                 |
| <b>Possible Uses:</b>           | Agriculture Production, Residential Development |
| <b>Total Investment:</b>        | \$2,099,578.00                                  |
| <b>Unit Price:</b>              | \$29,900.00 per Acre                            |
| <b>Productivity Index (PI):</b> | 118.6   |
| <b>Buildings:</b>               | None  |
| <b>Zoning:</b>                  | Agriculture                                     |



70 acres of vacant farmland, prime for residential development, for sale in New Lenox, IL. This property in Will County consists of one whole parcel located in between two existing residential neighborhoods. With close access of utilities and situated right off of Laraway Road, this property is zoned and ready for residential development.

Discover the untapped potential of New Lenox, Illinois, a prime location for farmland and development opportunities. Nestled in the heart of Will County, this thriving area combines rural charm with convenient access to urban amenities. With its favorable location just 36 miles southwest of Chicago, New Lenox offers an ideal setting for agricultural ventures and future growth. Boasting vast expanses of fertile land, this area is a haven for farming enthusiasts seeking to cultivate their agricultural aspirations. Moreover, New Lenox presents an attractive landscape for development projects, with its strategic position and a supportive local community. Experience the allure of New Lenox, where farmland and development merge harmoniously, paving the way for prosperous ventures and a prosperous future.

**Property Video Available On Website.**

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 70 AC Laraway Road Farm  
**Tax ID Number/APN:** 15-08-25-400-015-0000  
**Possible Uses:** Agriculture, Possible Residential Development  
**Zoning:** Currently A-1, Agriculture

### AREA & LOCATION

**School District:** New Lenox SD 122: P-8  
Lincoln Way CHSD 210: 9-12

**Location Description:** This property is located in the southeast part of New Lenox, IL at the intersection of Laraway Road and S Elise Boulevard.

**Site Description:** This property is a single parcel totaling 70.22 acres of currently vacant farmland. This property rests between two established residential neighborhoods off of Laraway Road.

**Side of Street:** Property is located on the north side of Laraway Road and the west side of S Elise Boulevard.

**Highway Access:** I-80 is about 6 miles to the northwest from the property, while IL-30 and IL-45 are both about 2 miles from the property both north and east.

**Road Type:** Blacktop/Asphalt

**Property Visibility:** Property is visible from Laraway Road.

**Largest Nearby Street:** Laraway Road

**Transportation:** This property is less than 3 miles from the Laraway Road Metra Station. Midway Airport is about 31 miles from the property while O'Hare International Airport is about 47 miles away.

### LAND RELATED

**Lot Frontage (Feet):** This parcel has 1,295 feet of frontage with Laraway Road.

**Tillable Acres:** This property has approximately 68.8 tillable acres.

**Buildings:** No buildings on the property.

**Zoning Description:** A-1, Agriculture

**Flood Plain or Wetlands:** Please see included wetland map provided by Surety Maps.

**Topography:** Please see included topographical maps provided by Surety Maps.

**Soil Type:** 36.3% Askhum silty clay loam (232A)  
17.4% Markham silt loam (531C2)  
16.8% Beecher silt loam (298B)  
12.6% Elliot silt loam (146B)

Please see included soil map provided by Surety Maps.

**Available Utilities:** Both Sewer and Water are available from the village of New Lenox.

### FINANCIALS

**Real Estate Taxes:** 2021 Taxes, Paid in 2022  
\$1,866.68

### LOCATION

**Address:** W Laraway Road, New Lenox, IL 60451  
**County:** Will County

PROPERTY MAP



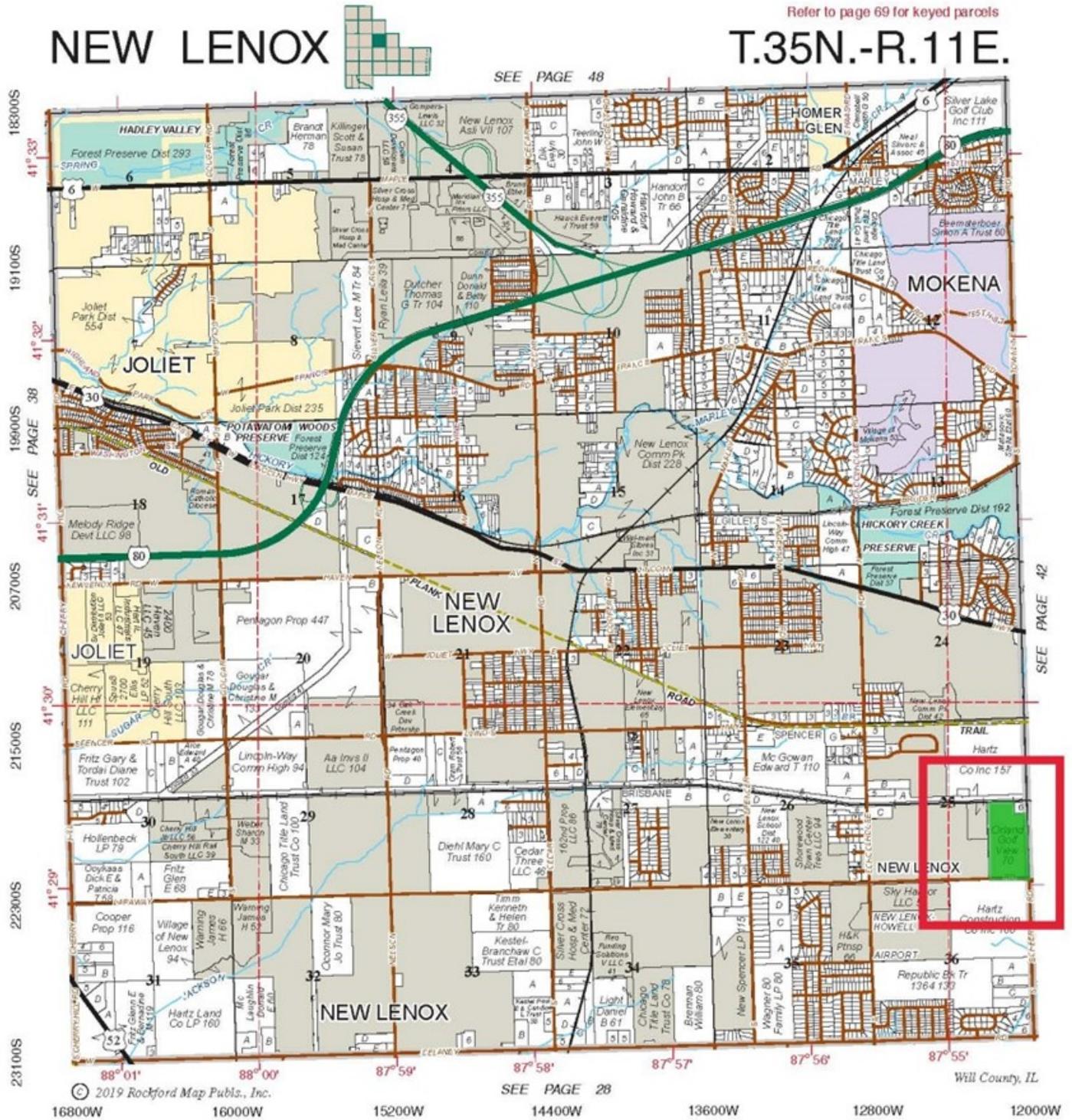
FSA AERIAL MAP OF 70 ACRE LARAWAY ROAD FARM



25-35N-11E  
Will County  
Illinois

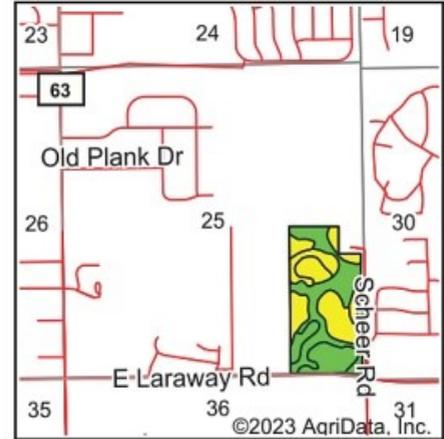
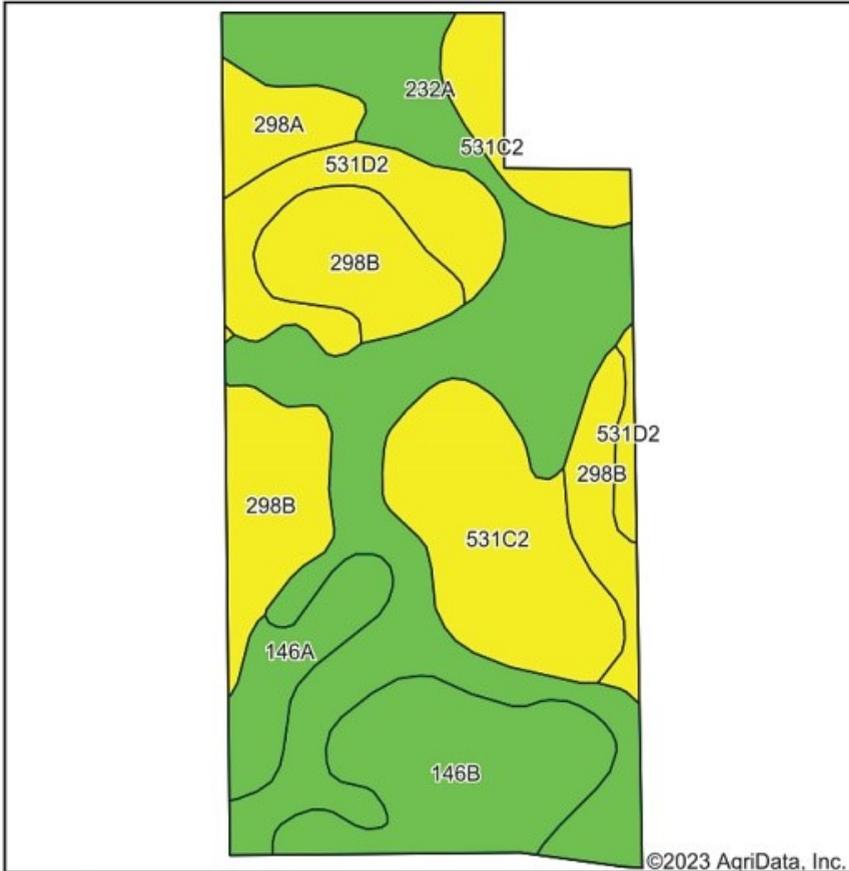


PLAT MAP OF 70 ACRE LARAWAY ROAD FARM



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

SOIL MAP OF 70 ACRE LARAWAY ROAD FARM



State: **Illinois**  
County: **Will**  
Location: **25-35N-11E**  
Township: **New Lenox**  
Acres: **68.8**  
Date: **4/19/2023**



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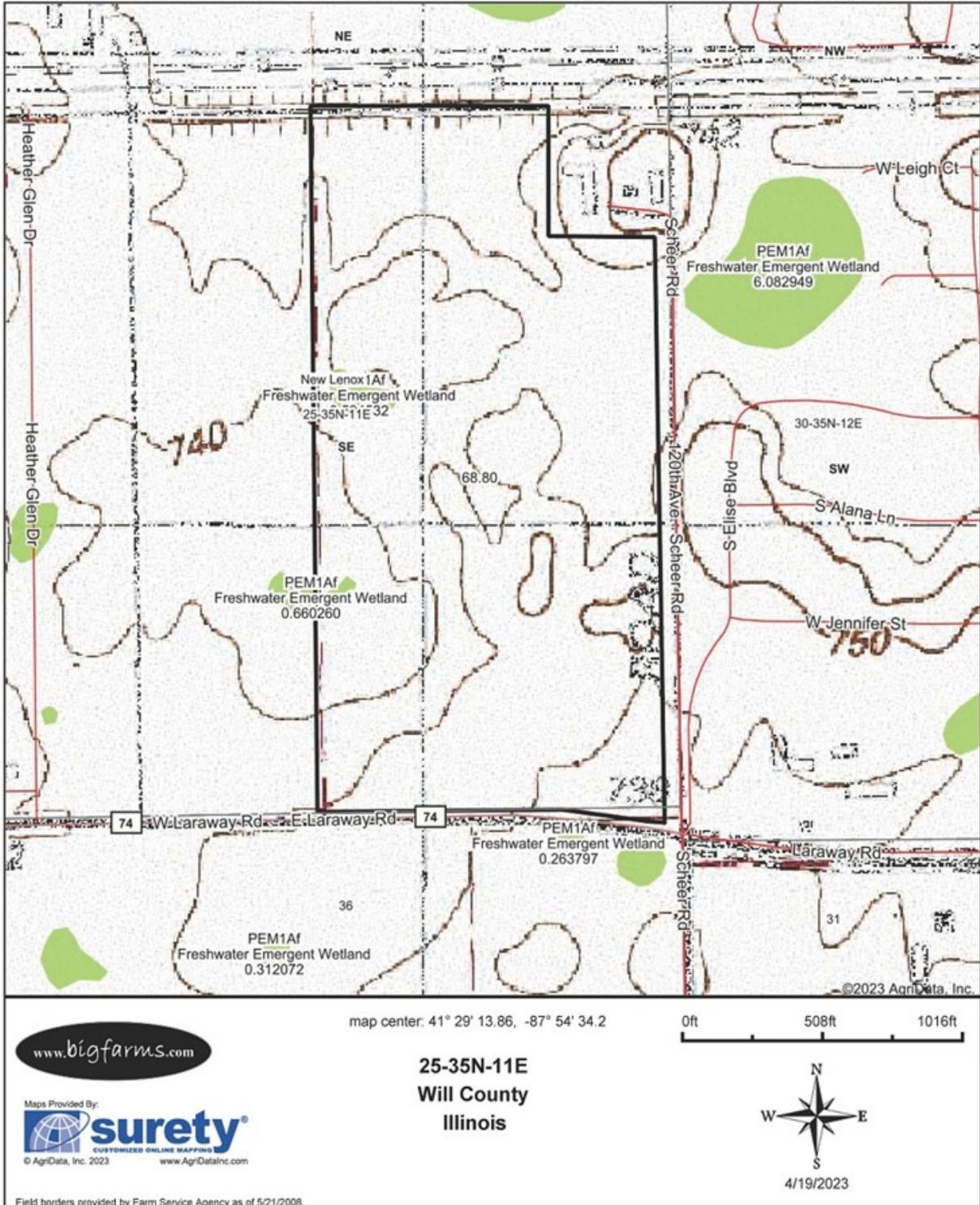
Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 17

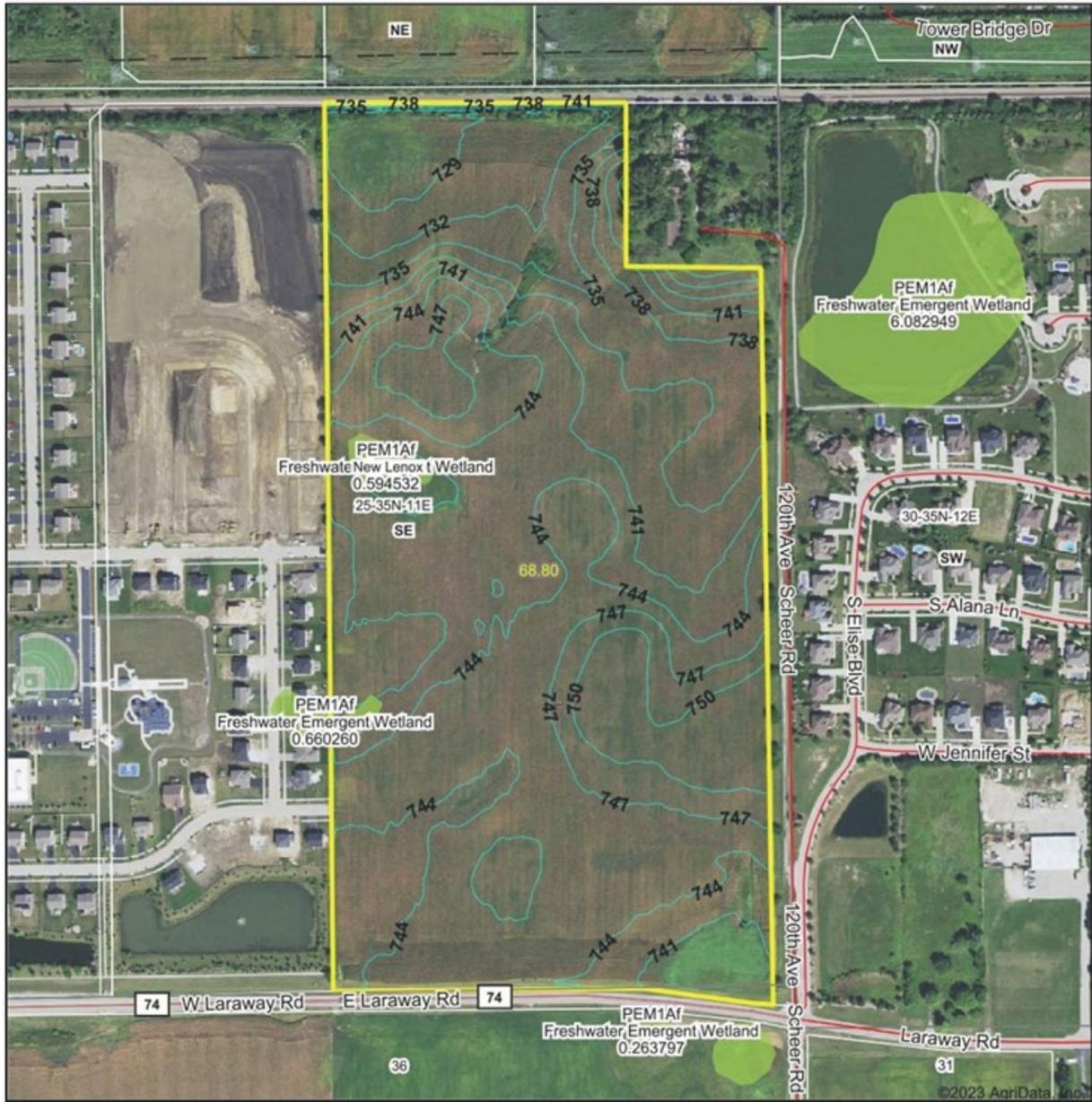
| Code                    | Soil Description                                  | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|---|-------|------------------|-------------------------------------|--------------|---------------|--|
| 232A                    | Ashkum silty clay loam, 0 to 2 percent slopes     | 24.96 | 36.3%            |                                     | 170          | 56            | 127  |
| **531C2                 | Markham silt loam, 4 to 6 percent slopes, eroded  | 11.99 | 17.4%            |                                     | **147        | **48          | **108  |
| **298B                  | Beecher silt loam, 2 to 4 percent slopes          | 11.59 | 16.8%            |                                     | **150        | **50          | **113  |
| **146B                  | Elliott silt loam, 2 to 4 percent slopes          | 8.65  | 12.6%            |                                     | **166        | **54          | **124  |
| **531D2                 | Markham silt loam, 6 to 12 percent slopes, eroded | 5.98  | 8.7%             |                                     | **144        | **47          | **106  |
| 146A                    | Elliott silt loam, 0 to 2 percent slopes          | 3.31  | 4.8%             |                                     | 168          | 55            | 125  |
| 298A                    | Beecher silt loam, 0 to 2 percent slopes          | 2.32  | 3.4%             |                                     | 152          | 51            | 114  |
| <b>Weighted Average</b> |   |       |                  |                                     | <b>159.2</b> | <b>52.3</b>   | <b>118.6</b>                                   |

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/>  
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

### TOPO MAP OF 70 ACRE LARAWAY ROAD FARM



TOPO CONTOURS MAP OF 70 ACRE LARAWAY ROAD FARM



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

Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 727.7  
 Max: 752.9  
 Range: 25.2  
 Average: 742.1  
 Standard Deviation: 5.38 ft

0ft 445ft 891ft



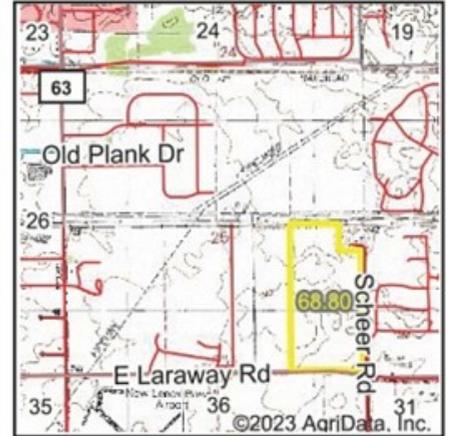
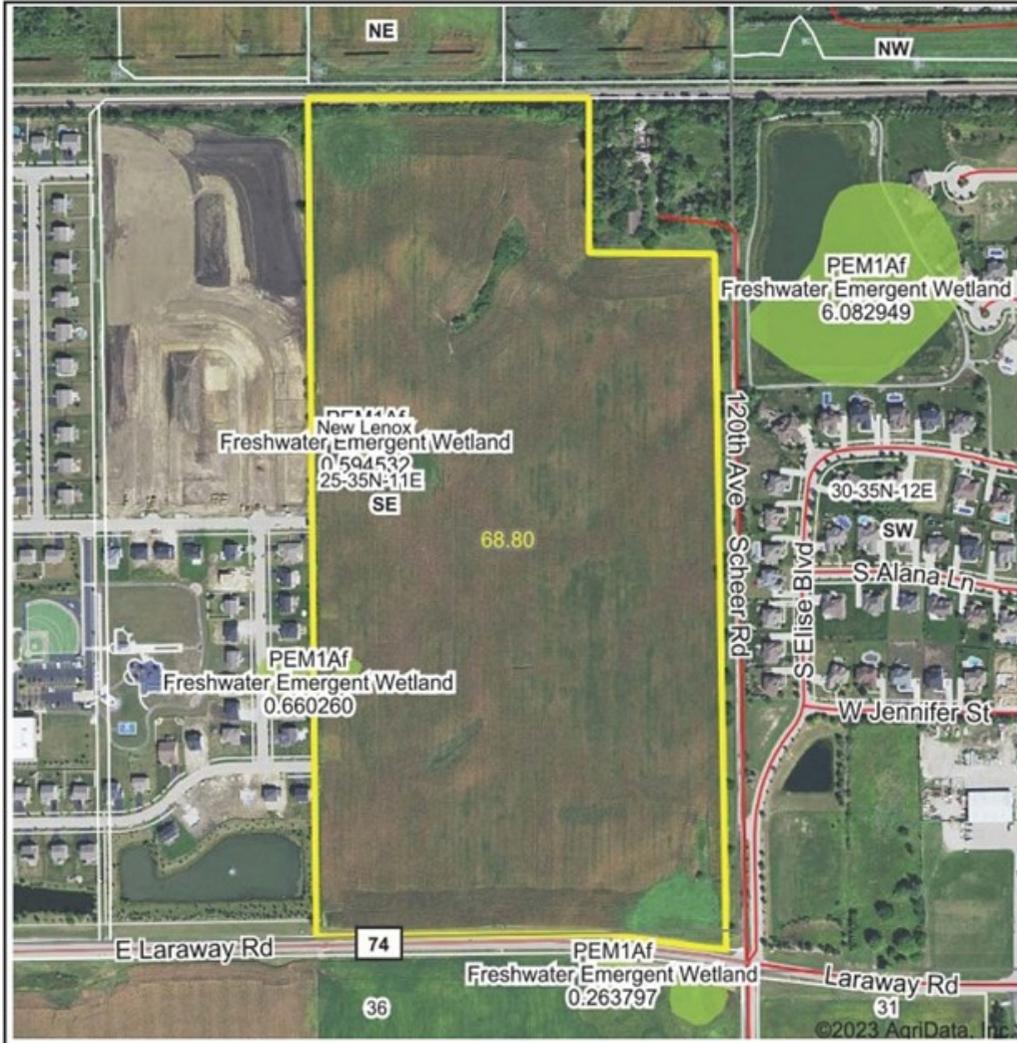
4/19/2023

25-35N-11E  
 Will County  
 Illinois

Map Center: 41° 29' 13.86, -87° 54' 34.2



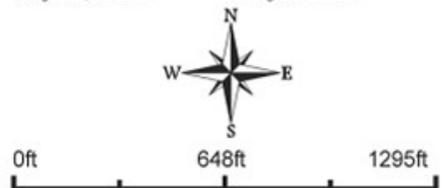
WETLANDS MAP OF 70 ACRE LARAWAY ROAD FARM



State: **Illinois**  
Location: **25-35N-11E**  
County: **Will**  
Township: **New Lenox**  
Date: **4/19/2023**



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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| Classification Code | Type                        | Acres |
|---------------------|-----------------------------|-------|
| PEM1Af              | Freshwater Emergent Wetland | 0.85  |
| Total Acres         |                             | 0.85  |

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

## 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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