

72 ACRE LARAWAY ROAD FARM

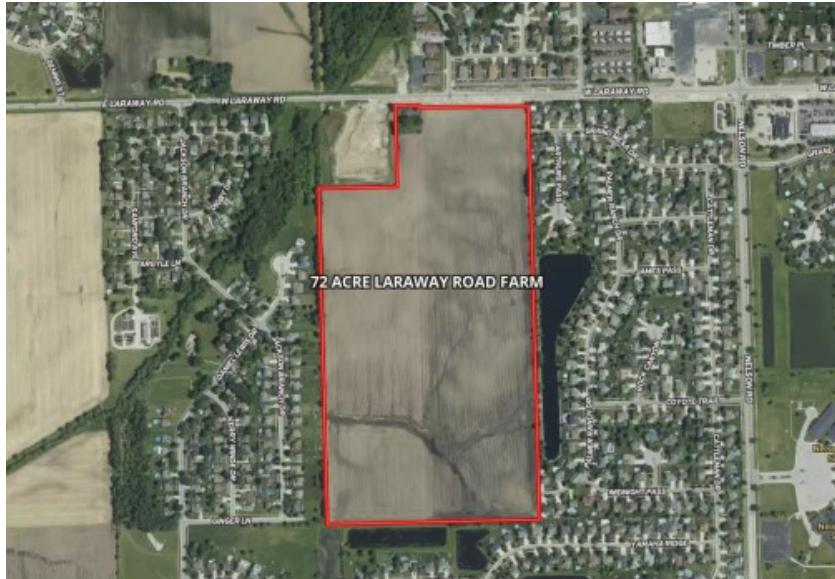
W Laraway Road
New Lenox IL 60451

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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

GOODWIN



County:	Will
Township:	New Lenox
Gross Land Area:	72.48 acres
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$4,276,320.00
Unit Price:	\$59,000/acre
Productivity Index (PI):	124.8
Buildings:	Ranch home on the property
Utilities:	Available in area
Zoning:	Currently zoned A-1, Comprehensive plan will allow residential development



72 acres with frontage on W Laraway Road in New Lenox. Great visibility for your residential development project. The Village of New Lenox Comprehensive Plan designates this corridor for residential growth, and the 2005 Laraway Road Transit Village Plan specifically envisions transit-oriented development in this area. New Lenox Grade Schools (SD 122) and Lincoln-Way High School (CHSD 210).

The south side of New Lenox presents an excellent opportunity for residential development, offering a desirable blend of open space, strong community appeal, and convenient access to major transportation routes like I-80 and I-355. With top-rated schools, expanding local amenities, and a growing demand for new housing, this area is ideal for families and developers alike. There are two New Lenox Metra station. The Laraway road station is approximately 1.5 miles east and the second is near the center of New Lenox at Cedar and Rt. 30 is approximately 3.5 miles to the northeast, providing direct commuter rail service to downtown Chicago.

W Laraway Road carries approximately 8,700 vehicles per day along the property frontage, increasing to 9,700 vehicles per day just east of Nelson Road. Nelson Road, running north-south adjacent to the property, carries approximately 2,950 vehicles per day. The I-80 and I-355 interchange, located approximately 5 miles to the north, handles over 48,000 vehicles per day.

The property features high-quality soils with a productivity index of 124.8, predominantly Elliott and Ashkum soil types, providing strong agricultural income during the planning and entitlement process. Approximately 71.33 tillable acres are currently in row crop production. No wetlands and no flood plain restrictions.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name:

72 Acre Laraway Road Farm

Tax ID Number/APN:

15-08-32-200-004-0000 (farmland)

15-08-32-200-002-0000 (House on half acre)

Possible Uses:

Continued Agricultural Use, Possible Development

Zoning:

Currently Zoned A-1, Agriculture. The New Lenox Comprehensive plan calls for residential development.

AREA & LOCATION

School District:

New Lenox SD 122 (P-8) Lincoln Way CHSD 210 (9-12)

Market Type:

Tapestry Segments:
Professional Pride
Savvy Suburbanites
Workday Drive

Location Description:

This property is located on the south side of W Laraway Road, in New Lenox Township, New Lenox, IL. The site is between two established subdivisions. There is over 800 feet of frontage along Laraway road for excellent exposure to the general public.

Site Description:

This 72-acre parcel runs north and south with frontage on W Laraway Road along the southern boundary. The farm is located between two established residential subdivisions. The land is predominantly level to gently rolling with clean boundaries. Approximately 71.33 tillable acres currently in row crop production. No wetlands with a small area of flood plain. See included maps for soil, topography, and environmental details. There is a pipeline easement along the west boundary line.

Side of Street:

This property is located on the south side of W Laraway Road.

Highway Access:

I-355 is located approximately 6.7 miles to the north.

I-80 is located approximately 4 miles to the north.

Route 30 is located about 2.5 miles to the north.

Route 45 is located about 6 miles to the east.

Route 52 is approximately 2 miles west.

The property benefits from excellent highway connectivity, making it ideal for both agricultural operations and future development.

Daily traffic counts: W Laraway Road carries approximately 8,700 vehicles per day at the property frontage, increasing to 9,700 vehicles per day to the east. Nelson Road carries approximately 2,950 vehicles per day. Please see the Daily Traffic Count Map included in the property gallery.

Road Type:

W Laraway Road is a paved road. All surrounding roads are of blacktop/asphalt construction.

Legal Description:

PART OF THE NW1/4 NE1/4; SW1/4 NE1/4 OF SECTION 32, TOWNSHIP 35 NORTH, 11 EAST, WILL COUNTY, ILLINOIS

Property Visibility:

Excellent visibility from W Laraway Road. The property's prime frontage location along this well-traveled road provides high visibility to passing traffic.

Excellent visibility from W Laraway Road, which carries approximately 8,700 vehicles per day along the property's 2,640 feet of frontage. Traffic volume increases to 9,700 vehicles per day east of Nelson Road. The property's prime frontage location along this well-traveled road provides high visibility to passing traffic and strong exposure for future residential development.

W Laraway Road. Laraway road is being improve to four lane from Rt. 52 to Frankfort.

The New Lenox Metra Train Station is located approximately 3.5 miles to the northeast at Cedar and Rt. 30. The second Metra station is 1.5 mile east on Laraway road. Chicago Midway Airport is located about 36 miles to the north. Chicago O'Hare Airport is located about 45 miles to the north.

LAND RELATED

Lot Frontage (Feet):

Approximately 823 feet of frontage on W Laraway Road.

Yield History:

Strong historical yields consistent with high-quality farmland. Property has been well-managed for row crop production with corn and soybean rotation.

Tillable Acres:

Approximately 71.33 acres tillable

Lot Depth:

Approximately 2,570 feet

Buildings:

Ranch home on the property.

Zoning Description:

Currently Zoned: A-1, Agriculture

New Lenox Comprehensive Plan allows future residential development opportunity.

Flood Plain or Wetlands:

There is a small area of flood plain near the south end of the parcel. Please see the FEMA Report and Wetland Map that is included, provided by Surety Maps.

Topography:

Please see the topographical maps that are included, provided by Surety Maps.

FSA Data:

FSA Map is included with this brochure.

Soil Type:

53.5% Elliott silt loam, 2 to 4 percent slopes (146B)

37.1% Ashkum silty clay loam, 0 to 2 percent slopes (232A)

4.4% Elliott silty clay loam, 2 to 4 percent slopes, eroded (146B2)

2.2% Symerton silt loam, 2 to 5 percent slopes (294B)

1.9% Symerton silt loam, 5 to 10 percent slopes, eroded (294C2)

0.9% Varna silt loam, 4 to 6 percent slopes, eroded (223C2)

For more information, please see the Soil Map that is included, provided by Surety Maps.

Available Utilities:

Would be available from the Village of New Lenox.

FINANCIALS**Finance Data Year:**

2024 Tax Year, Payable 2025

Real Estate Taxes:

2024 Real Estate Taxes:

PIN 15-08-32-200-004-0000: \$4,062.42 (farmland)

PIN 15-08-32-200-002-0000: \$3,838.82 (house on half acre)

Total Annual Taxes: \$7,901.24

Investment Amount:

Asking price is \$59,000 per acre for a total investment of \$4,276,320.

LOCATION**Address:**

W Laraway Road, New Lenox, IL 60451

County:

Will

MSA:

Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area



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PROPERTY NOTES

[New Lenox, IL Demographics - Census Reporter](#)

[Village of New Lenox, IL - What's New](#)

[Village of New Lenox, IL - Community Redevelopment](#)

[Village of New Lenox, IL - Comprehensive Plan \(PDF\)](#)

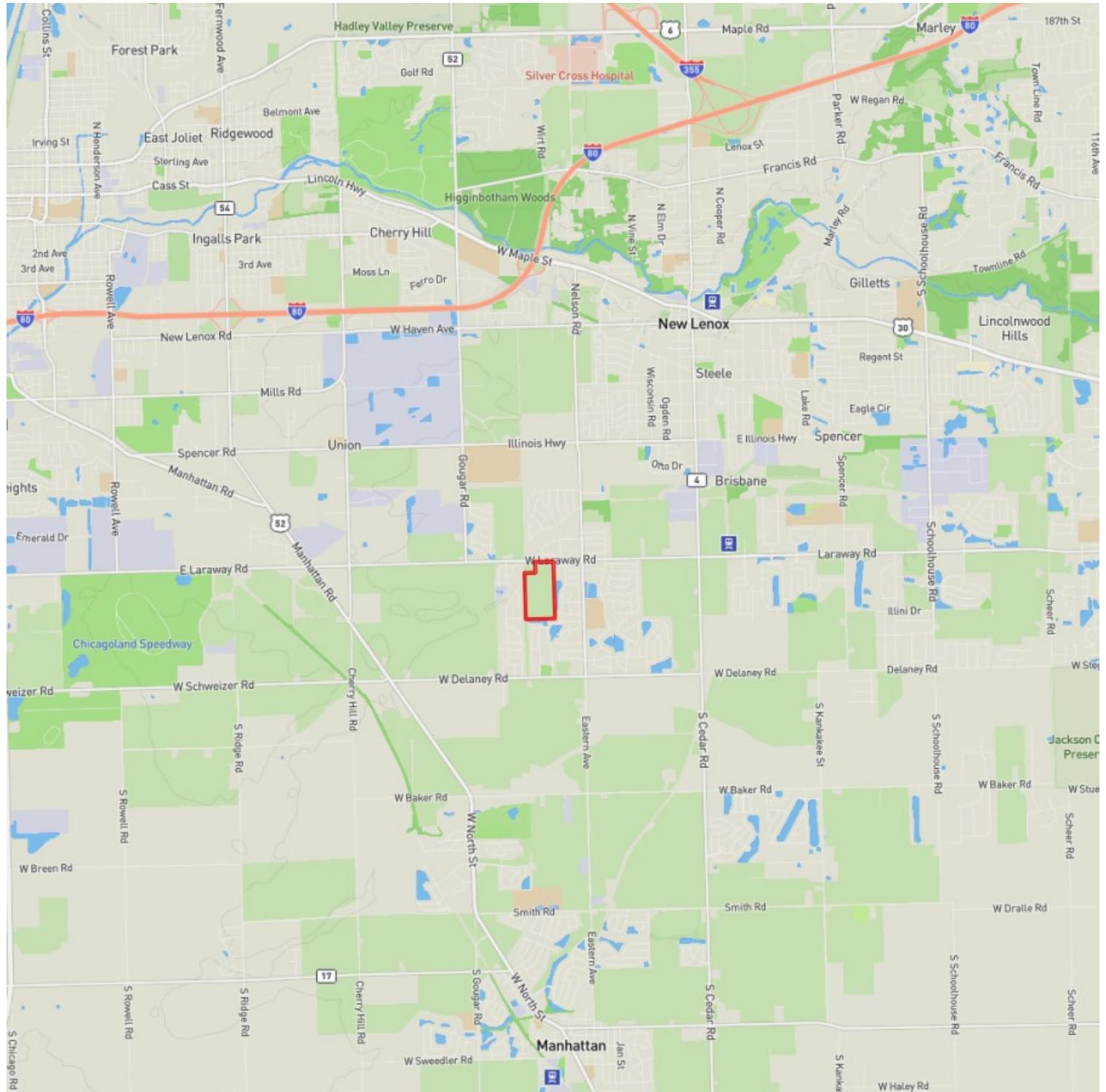
[Village of New Lenox, IL - Zoning Map \(PDF\)](#)

[Village of New Lenox, IL - Maps & Resources](#)

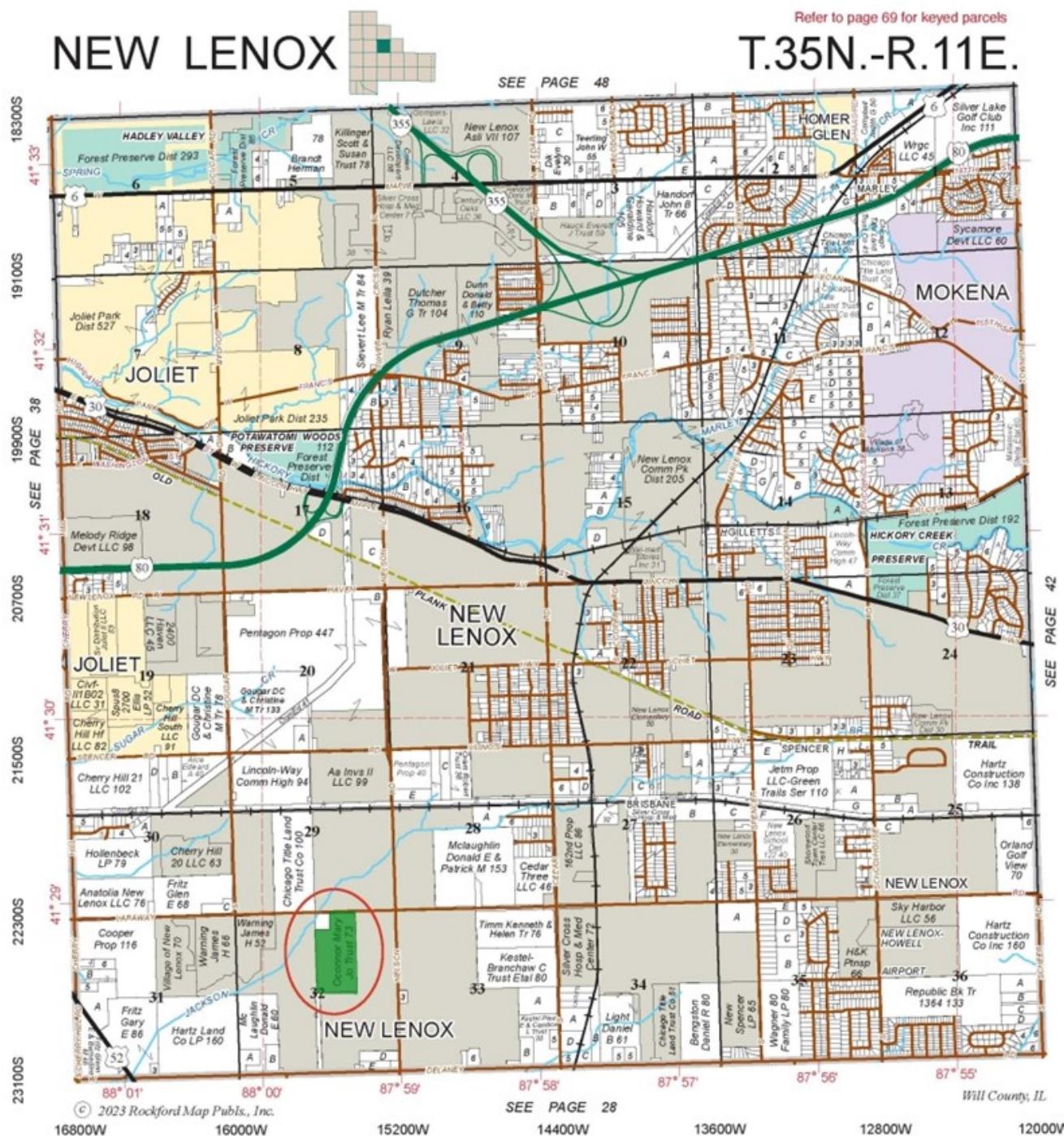
PROPERTY MAP



SURROUNDING AREA MAP



PLAT MAP



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

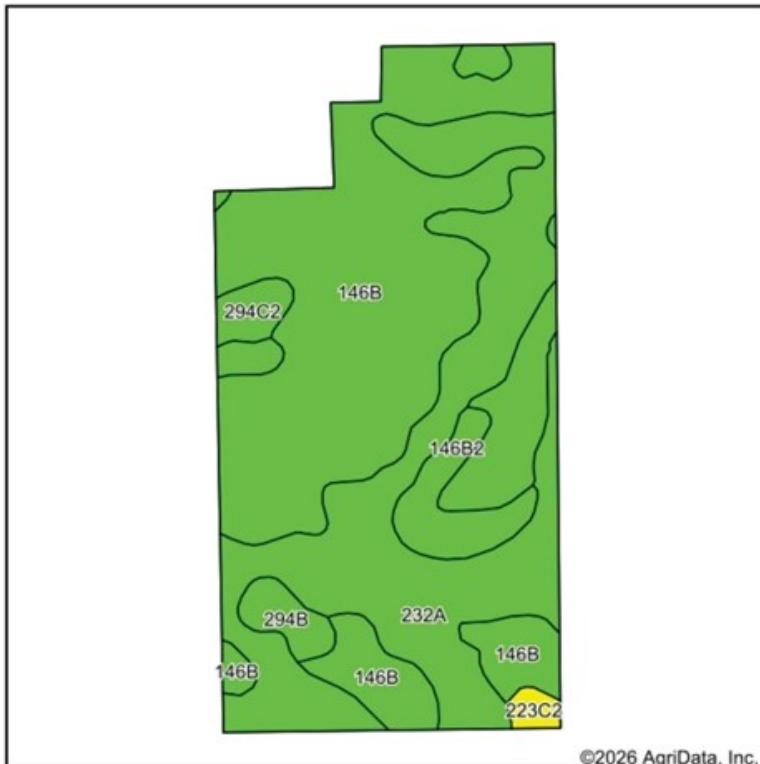
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Page 8 of 19

FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 32-35N-11E
Township: New Lenox
Acres: 71.33
Date: 1/10/2026

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Maps Provided By:
surety®
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Code	Soil Description	Acres	Percent of field	II. 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	38.23	53.5%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	26.43	37.1%		**170	**56	**127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.16	4.4%		**158	**52	**118
**294B	Symerton silt loam, 2 to 5 percent slopes	1.54	2.2%		**177	**55	**130
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	1.35	1.9%		**166	**52	**122
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.62	0.9%		**149	**47	**109
Weighted Average				167.2	54.6		124.8

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, flooding, 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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

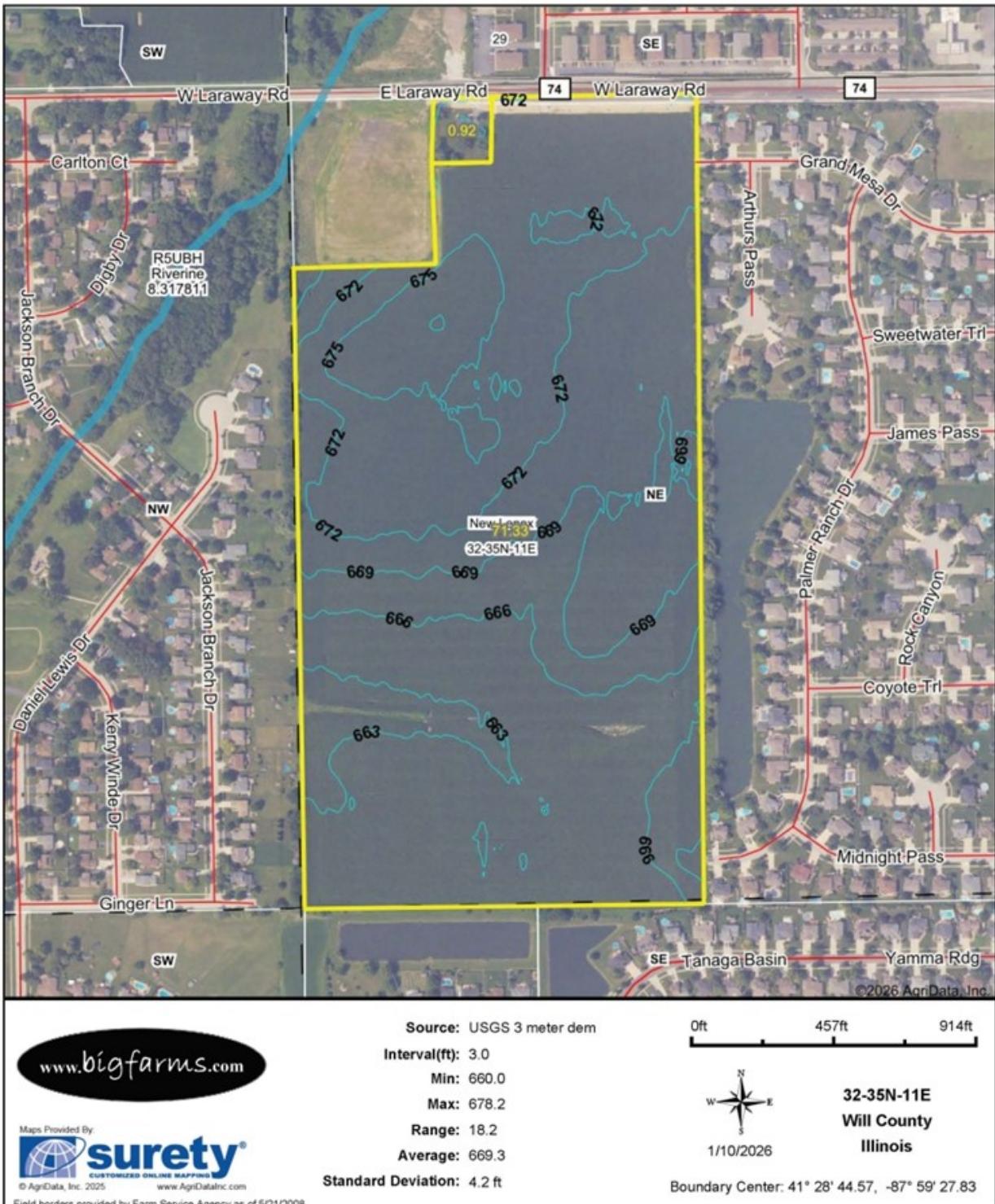
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TOPO MAP

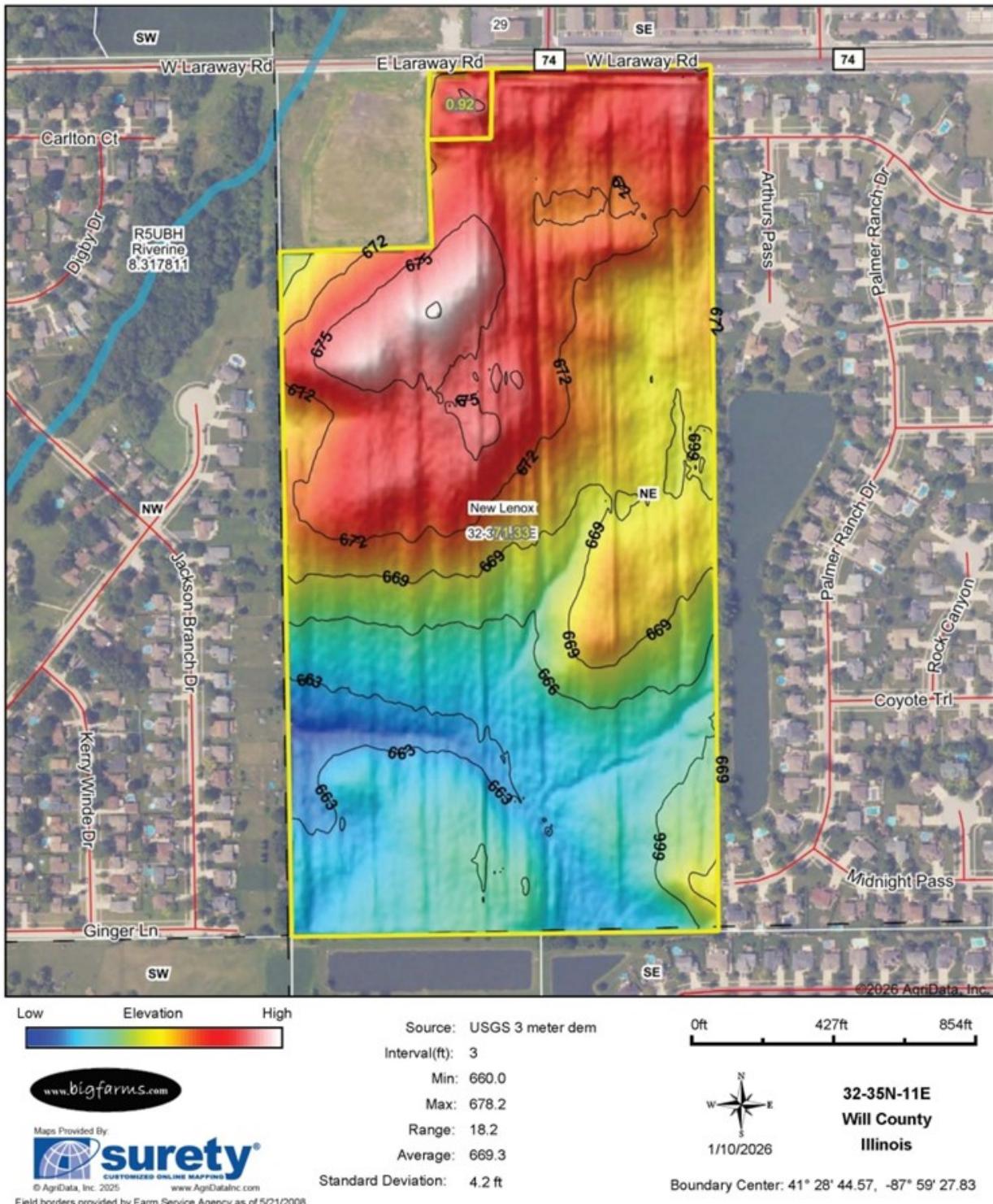


TOPO CONTOURS MAP

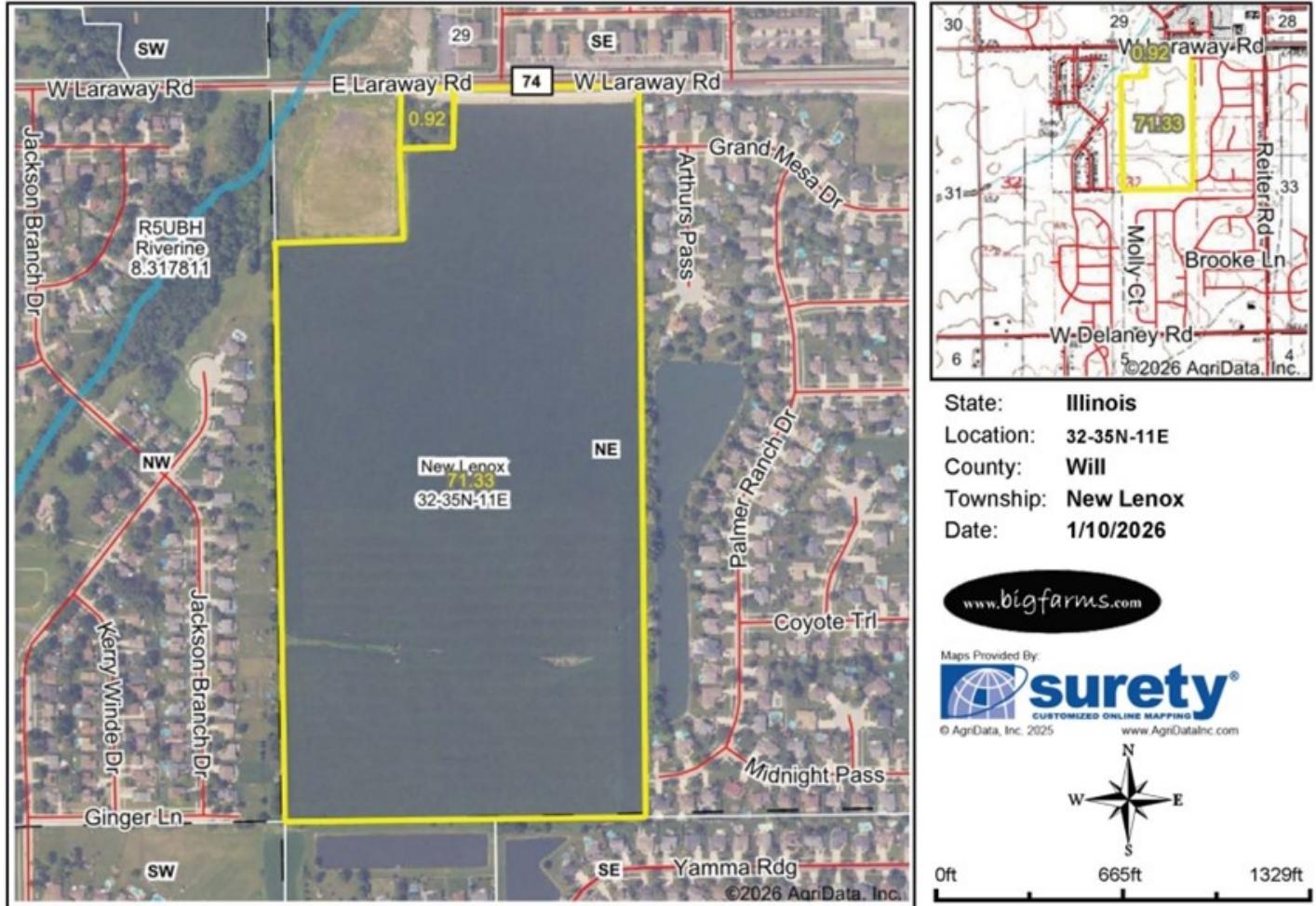


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TOPO HILLSHADE MAP



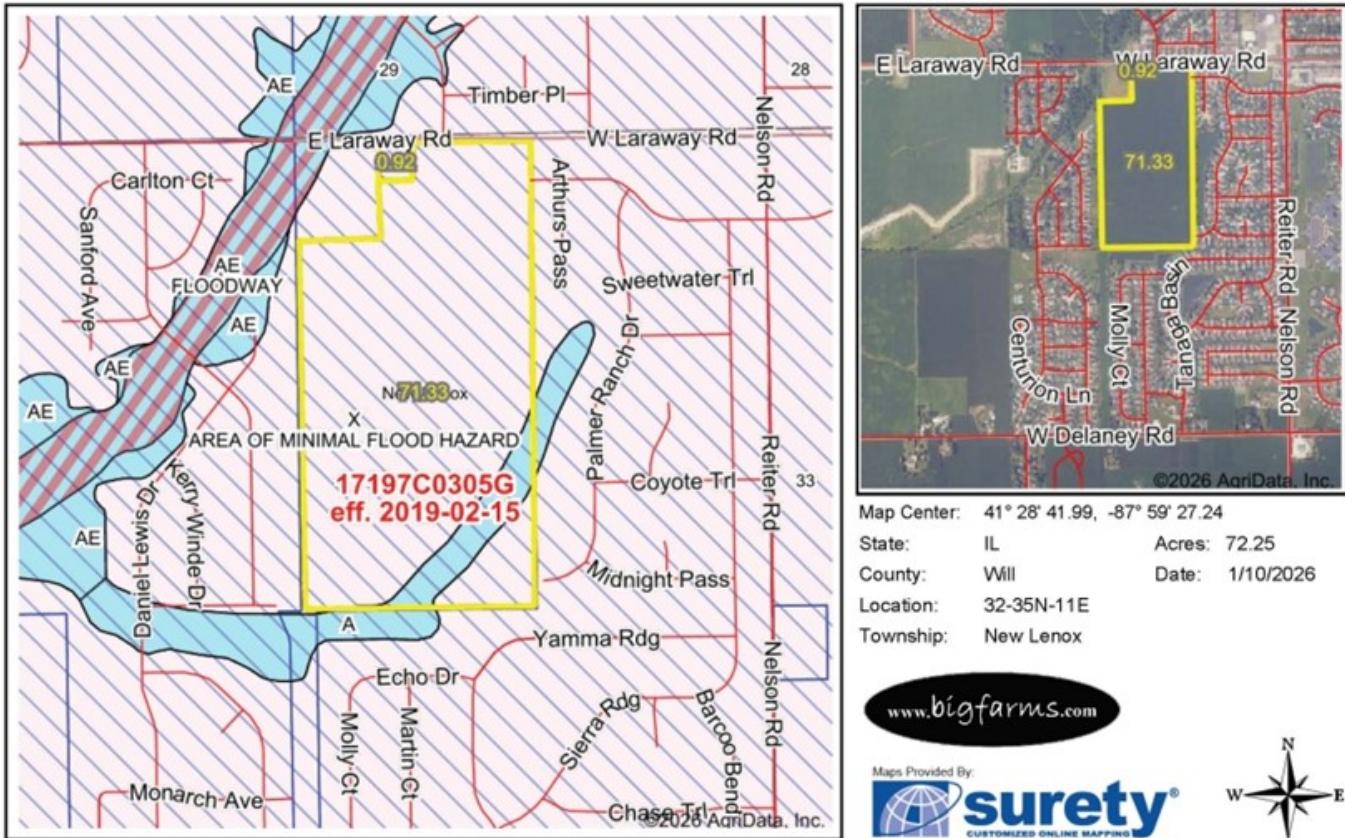
WETLAND MAP



Classification Code	Type	Acres
		Total Acres 0.00

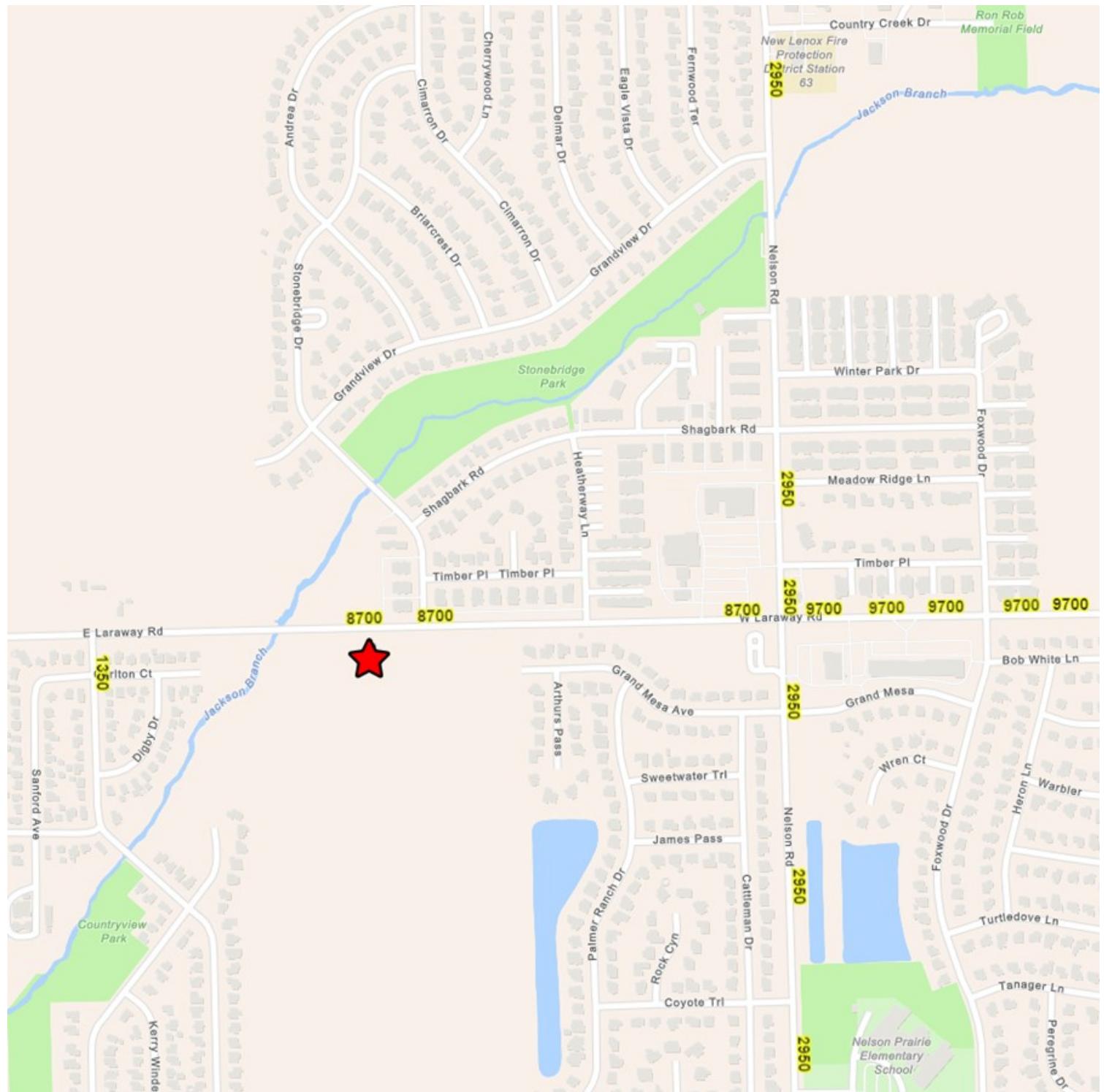
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA REPORT

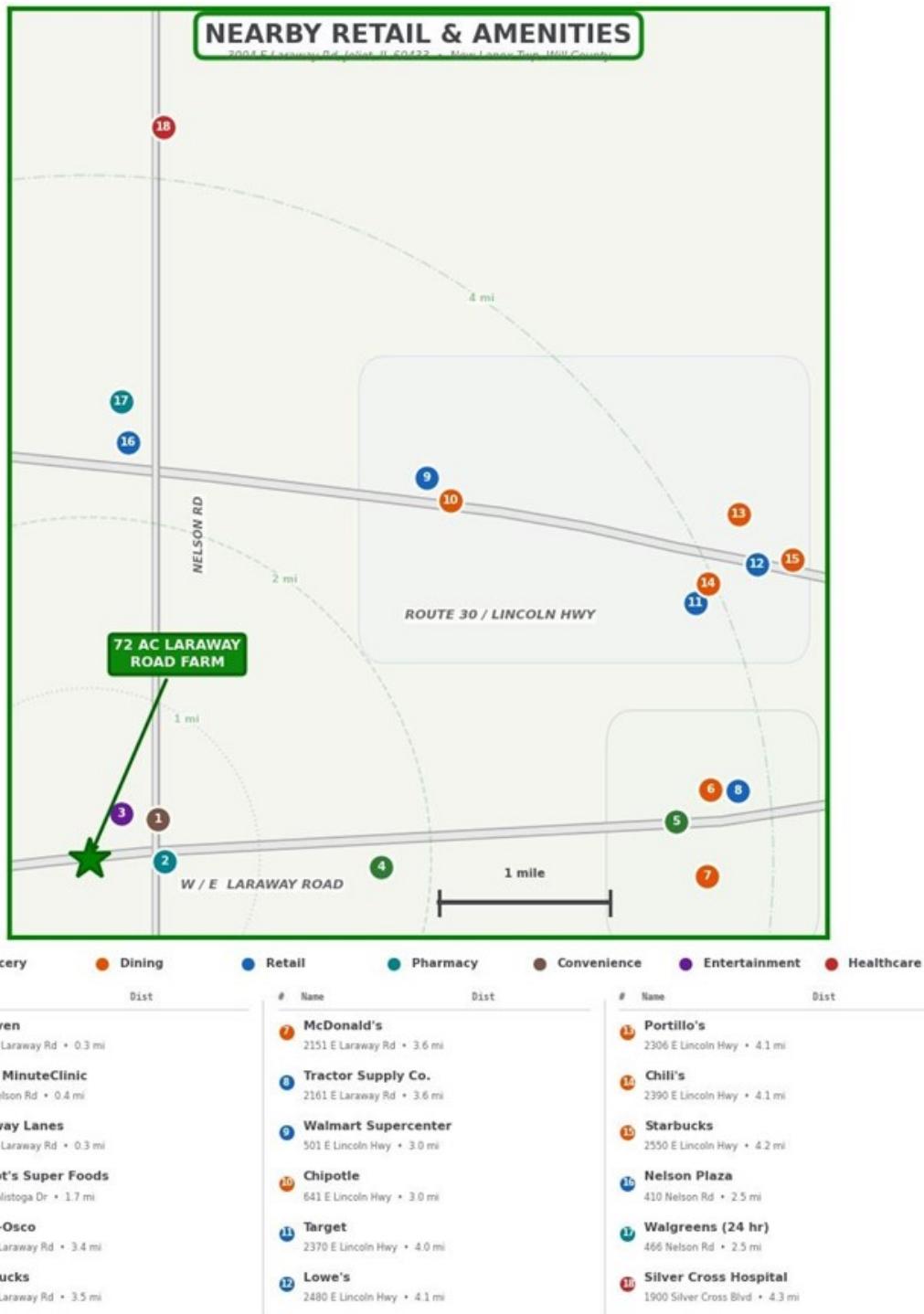


Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	72.25	100%
				Total	72.25 100%
Map Change	Date	Case No.		Acres	Percent
No				0	0%
Zone	SubType	Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain		67.18	93.0%
A		100-year Floodplain		5.07	7.0%
				Total	72.25 100%
Panel	Effective Date		Acres	Percent	
17197C0305G	2/15/2019		72.25	100%	
			Total	72.25 100%	

TRAFFIC COUNT MAP



NEARBY RETAIL & AMENITIES MAP



LOCAL AREA BUSINESSES MAP



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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