

79 ACRE MONEE FLORA MEADOWS FARM

Crete/Monee Road
Monee IL 60449

For more information contact:

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



County:	Will
Township:	Monee
Gross Land Area:	79 Acres
Property Type:	Agricultural
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$687,300.00
Unit Price:	\$8700.00 per acre
Productivity Index (PI):	115.3
Buildings:	This property is free of buildings



This 79 acre farm is gently rolling with good production with a soil PI of 115.3, The farm sits on north and south side of Crete-Monee Road. Approximately 30 acres on the north and 49 on the south. There are approximately 5350 cars passing daily.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 79 Acre Monee Flora Meadows Farm
Tax ID Number/APN: 21-14-23-200-007-0000
21-14-23-400-006-0000
21-14-23-400-002-0000
Possible Uses: Agriculture and Future Development

AREA & LOCATION

School District: Crete Monee Community Unit School District 201-U
Location Description: This 79 acre farm is located north and south of Crete-Monee road 2.5 miles east of Downtown Monee and 35 miles south of Downtown Chicago. The farm is also located 2.5 miles north of the Boundary Agreement with the future Peotone Airport.
Site Description: The 79 acre parcel is gently rolling land with a soil PI of 115.3.
Side of Street: This farm is located on both the north and south side of Crete Monee Road.
Highway Access: The I-57 Interchange is 4 miles to the west. Manhattan Road and Governor's Highway are also nearby.

Road Type: The road is asphalt black top construction.
Property Visibility: The property has frontage along Crete-Monee road with approximately 5300 cars passing daily.
Largest Nearby Street: This 79 acre farm is located on Crete-Monee Road. Governor's Highway is 3 miles to the east.
Transportation: The Metra Electric line is located in University Park, which is 2.0 miles to the north. Residents can also take the Pace Bus 360 route to the Metra station.

LAND RELATED

Lot Frontage (Feet): The north section of the 79 acre farm has 1304 feet of Crete-Monee frontage and the south section has 1578 feet of frontage.
Tillable Acres: This farm's 79 acres is mostly tillable.
Lot Depth: The north section is 945 feet from south to north and the south section is 1288 feet north to south.
Buildings: There are no buildings on the property.
Flood Plain or Wetlands: There is a small section, .69 acres on the far north end of the parcel that has FEMA AE flood zone. See the wetland and FEMA Report for further information.
Topography: This 79 acre parcel is gently rolling. Greater detail can be found on the Topography, Contours and Hillshade maps in the brochure.
Soil Type: Beecher Silt Loam (298B)
Ashkum Silty Clay Loam (232A)
Markham Silt Loam (531C2)
Available Utilities: Utilities are available

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: 21-14-23-200-007-0000 \$785.20
21-14-23-400-006-0000 \$904.34
21-14-23-400-002-0000 \$574.40

For a total of \$2263.94 or \$28.66 per acre.

Investment Amount: The total investment for this property is \$687,300.00 or \$8700.00 per acre.

LOCATION

Address: Crete-Monee Road
Monee, IL 60339

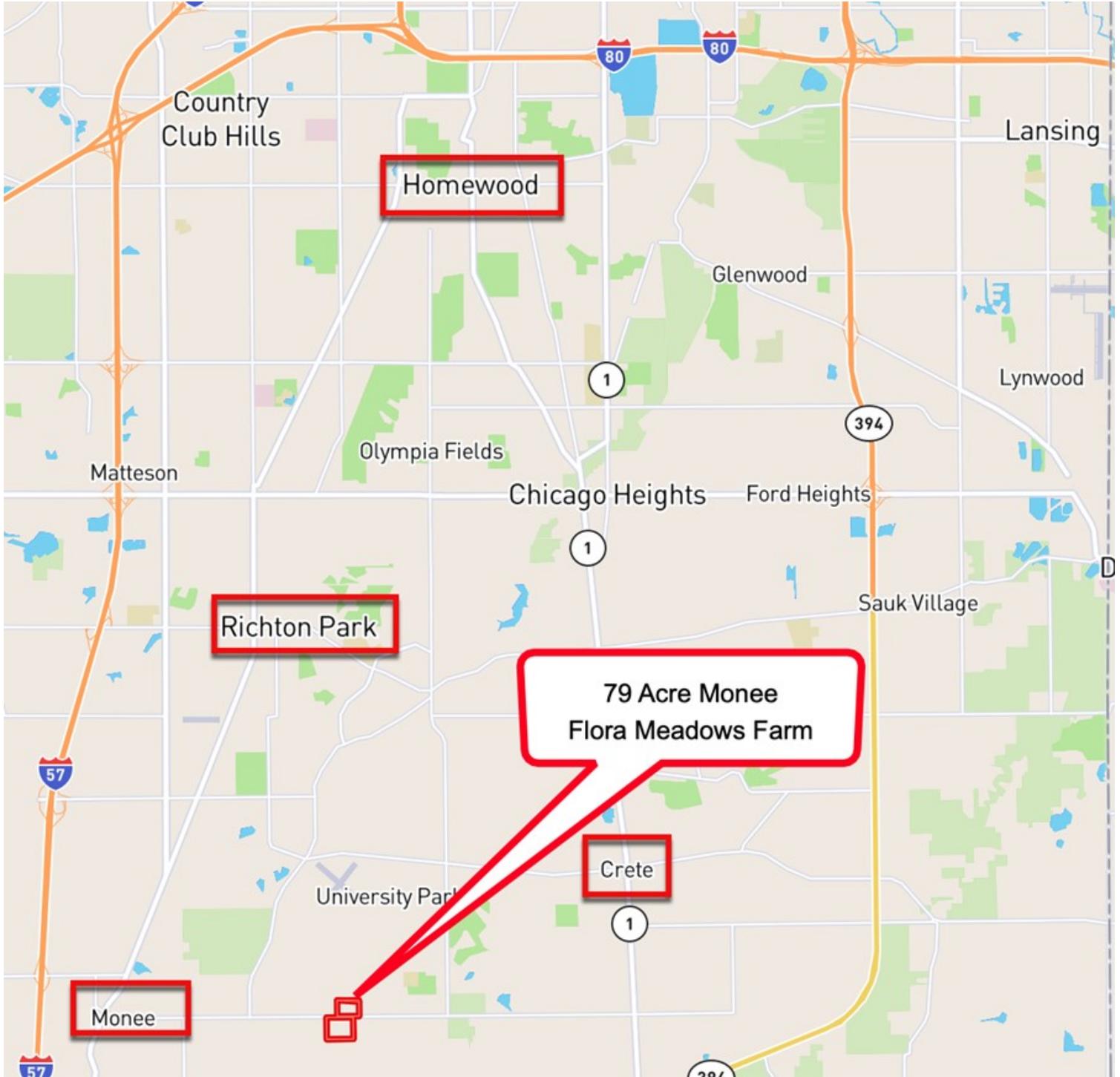
County:

Will County

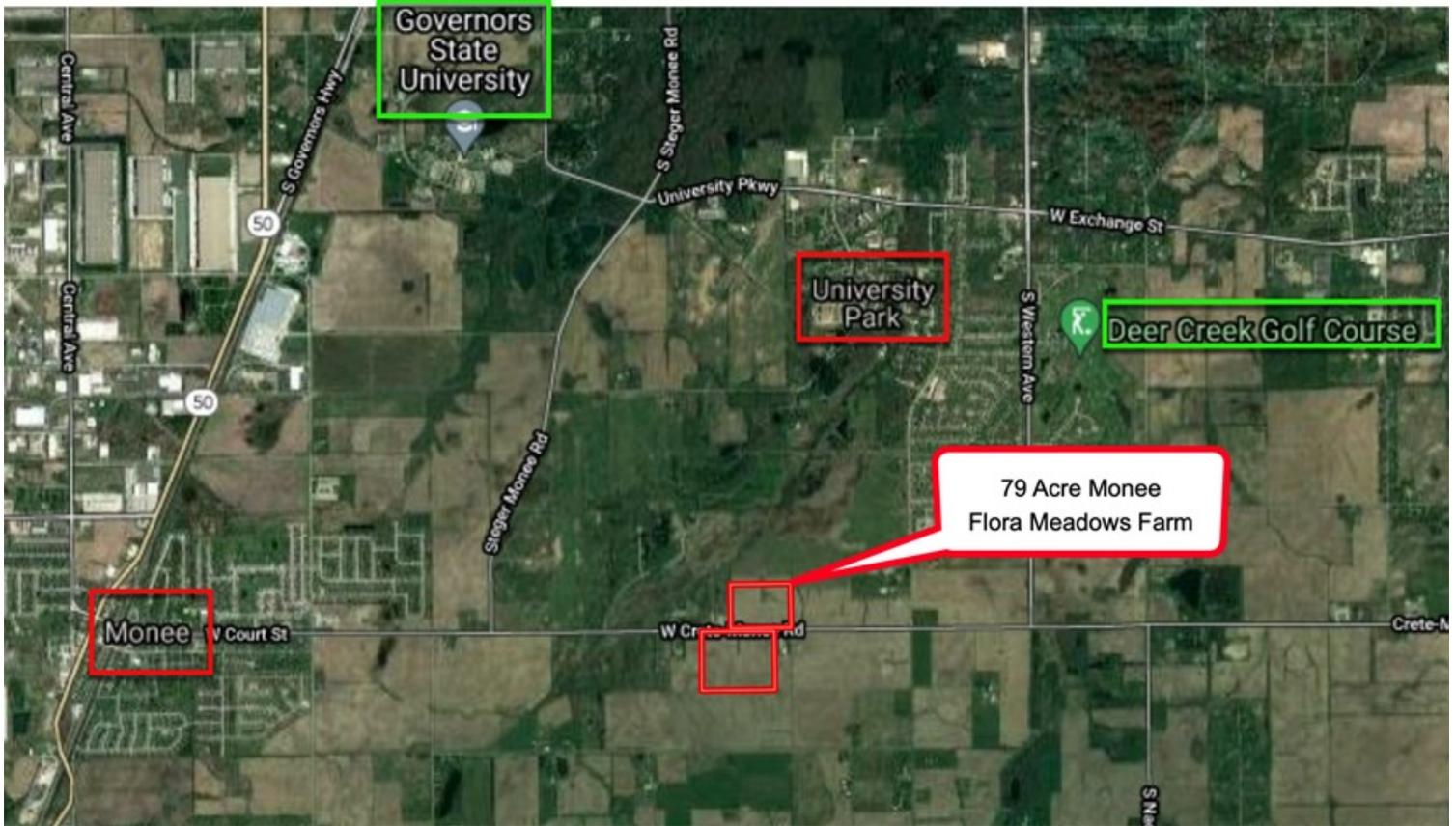


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ROADWAYS MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY



AREA MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

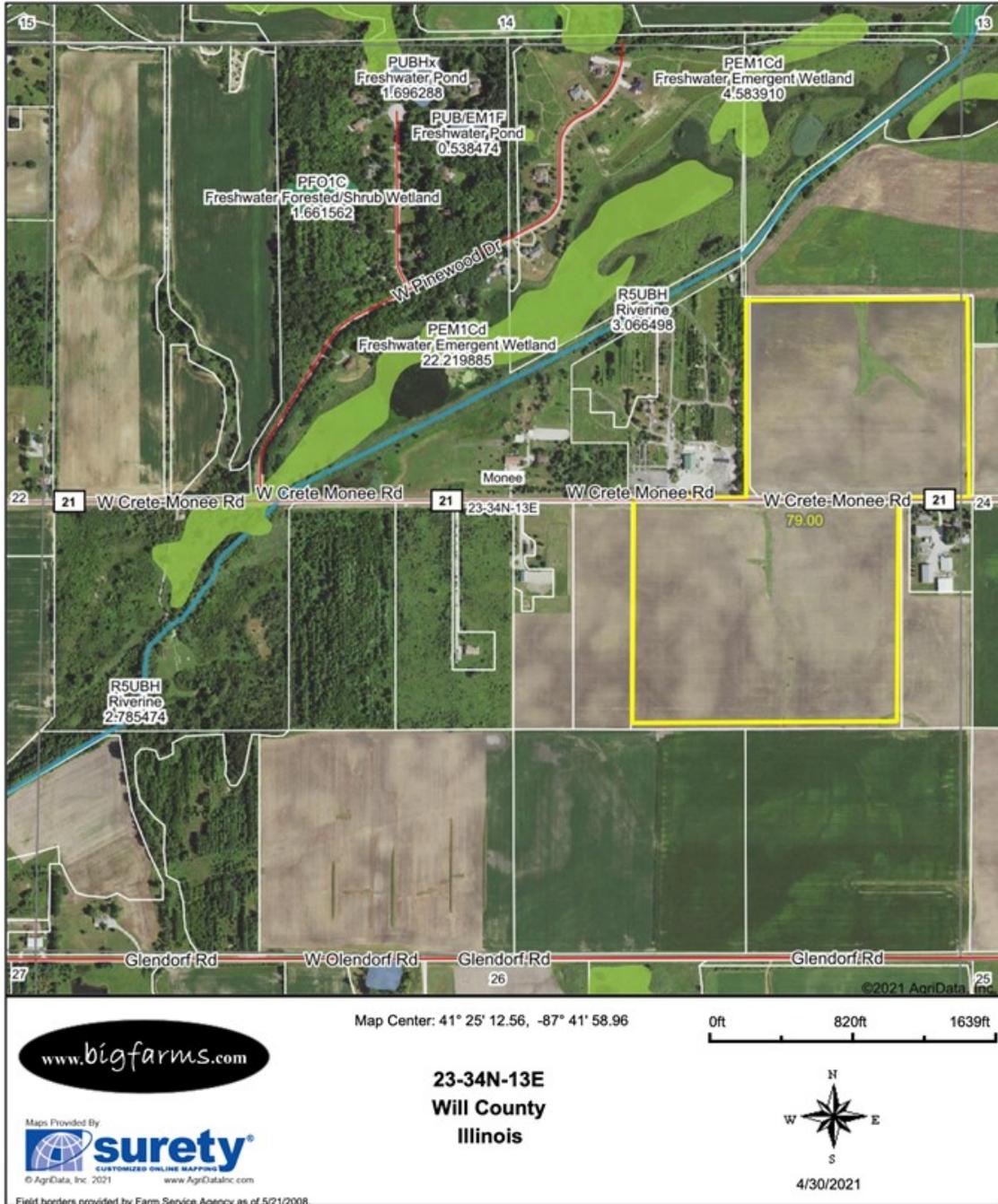


AERIAL MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY



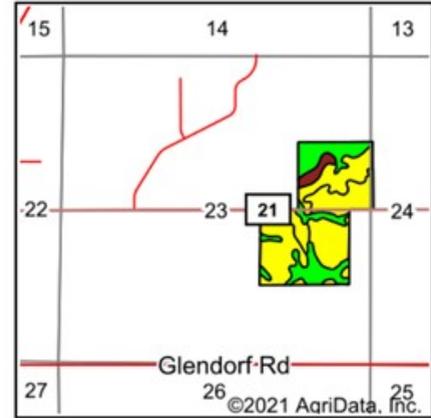
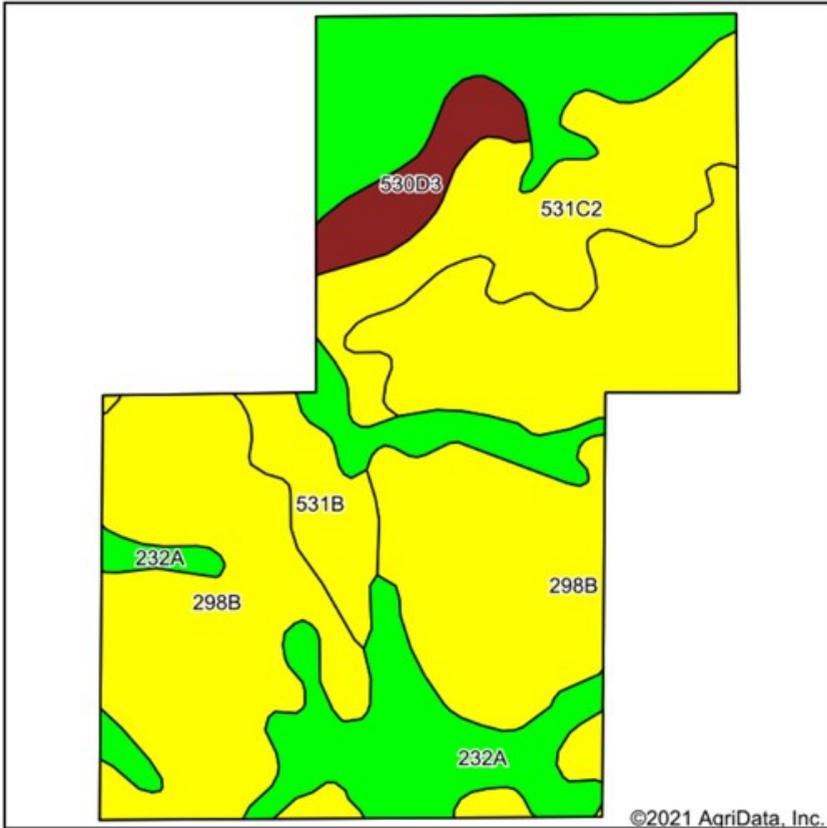
FSA MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
 County: **Will**
 Location: **23-34N-13E**
 Township: **Monee**
 Acres: **79**
 Date: **4/30/2021**



Soils data provided by USDA and NRCS.

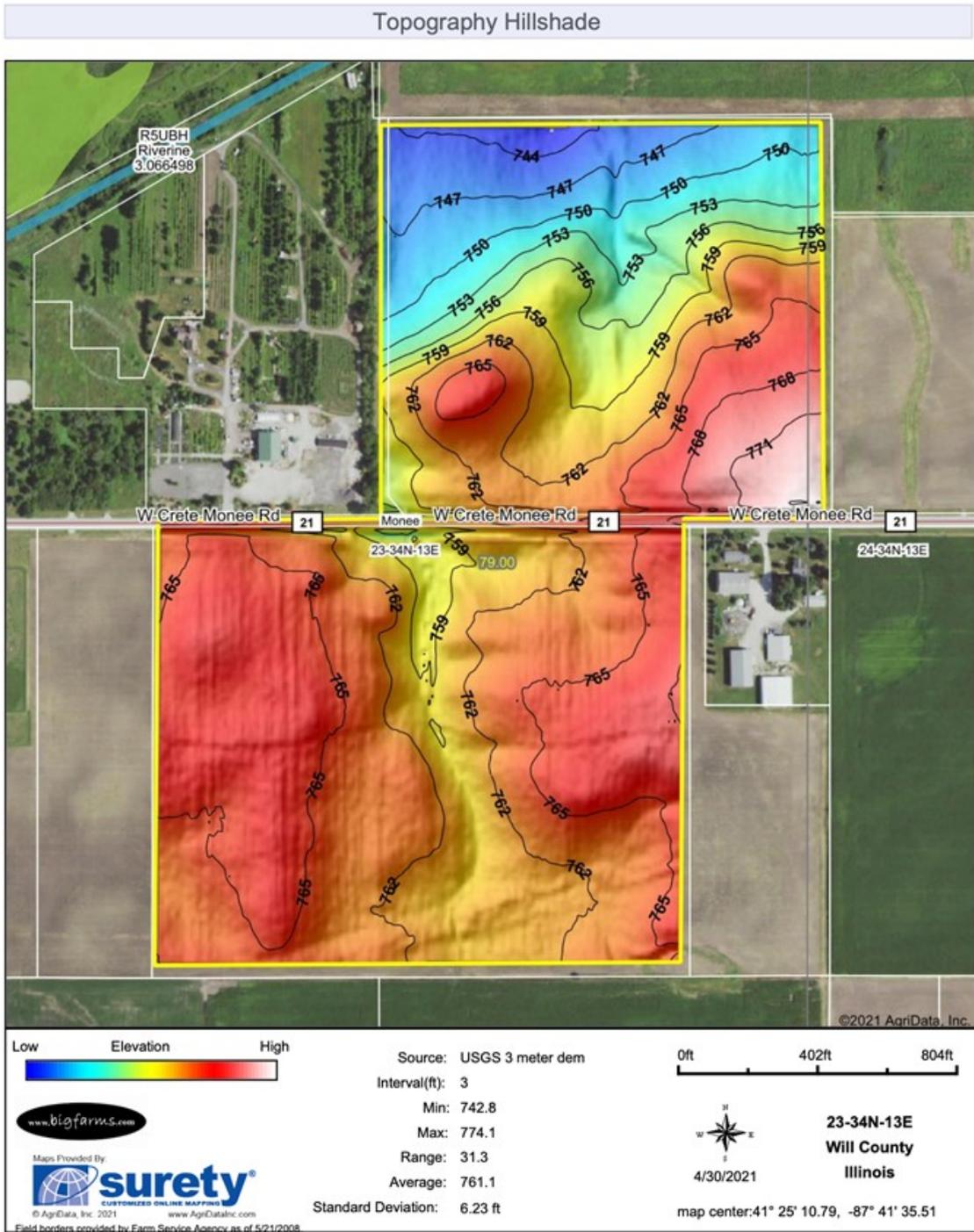
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Area Symbol: IL197, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	39.73	50.3%	Yellow	**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	21.42	27.1%	Green	170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	11.20	14.2%	Yellow	**147	**48	**108
**531B	Markham silt loam, 2 to 4 percent slopes	3.53	4.5%	Yellow	**153	**50	**113
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	3.12	3.9%	Dark Red	**129	**40	**94
Weighted Average					154.3	50.9	115.3

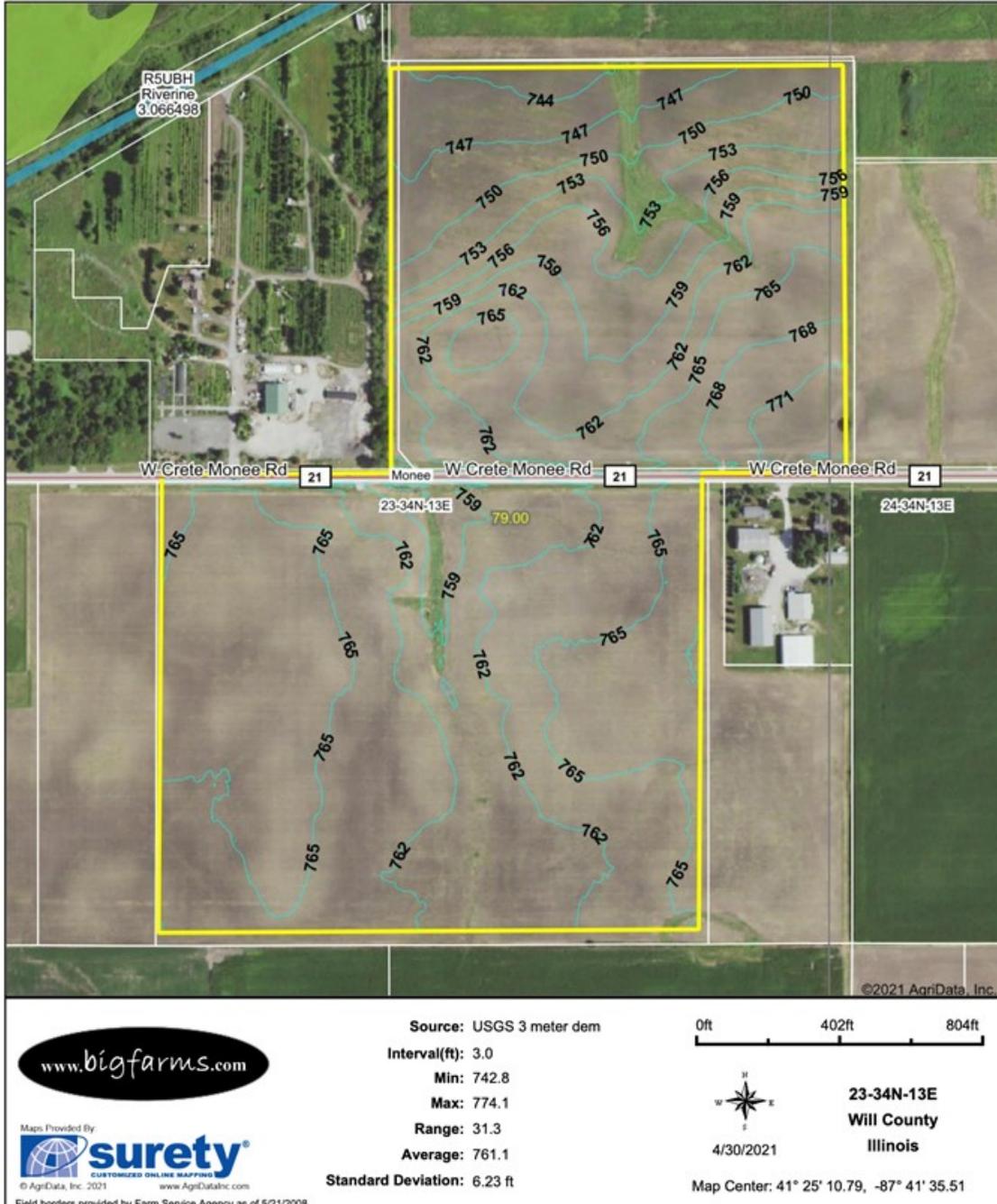
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

HILLSHADE MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY



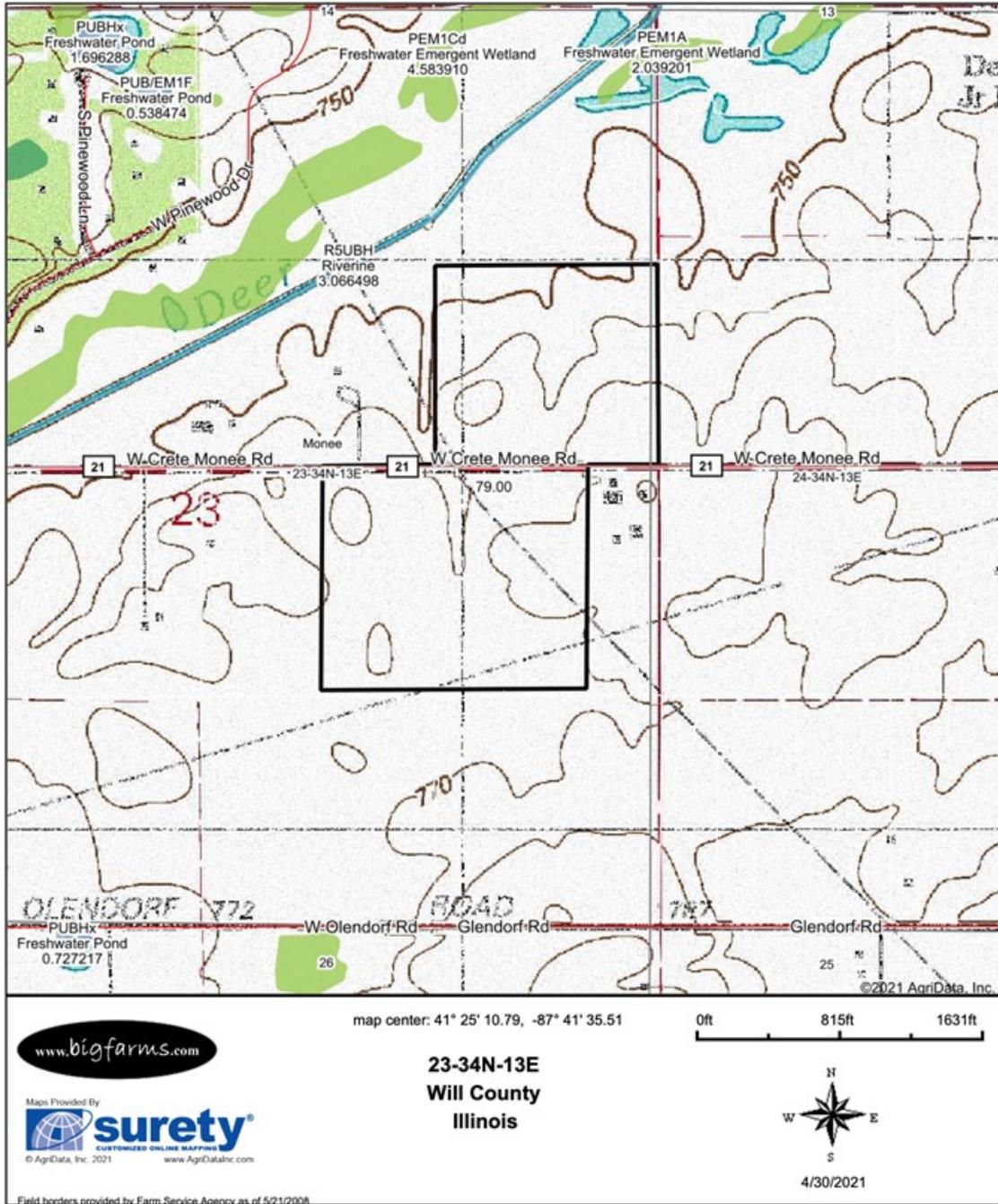
CONTOURS MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Topography Contours



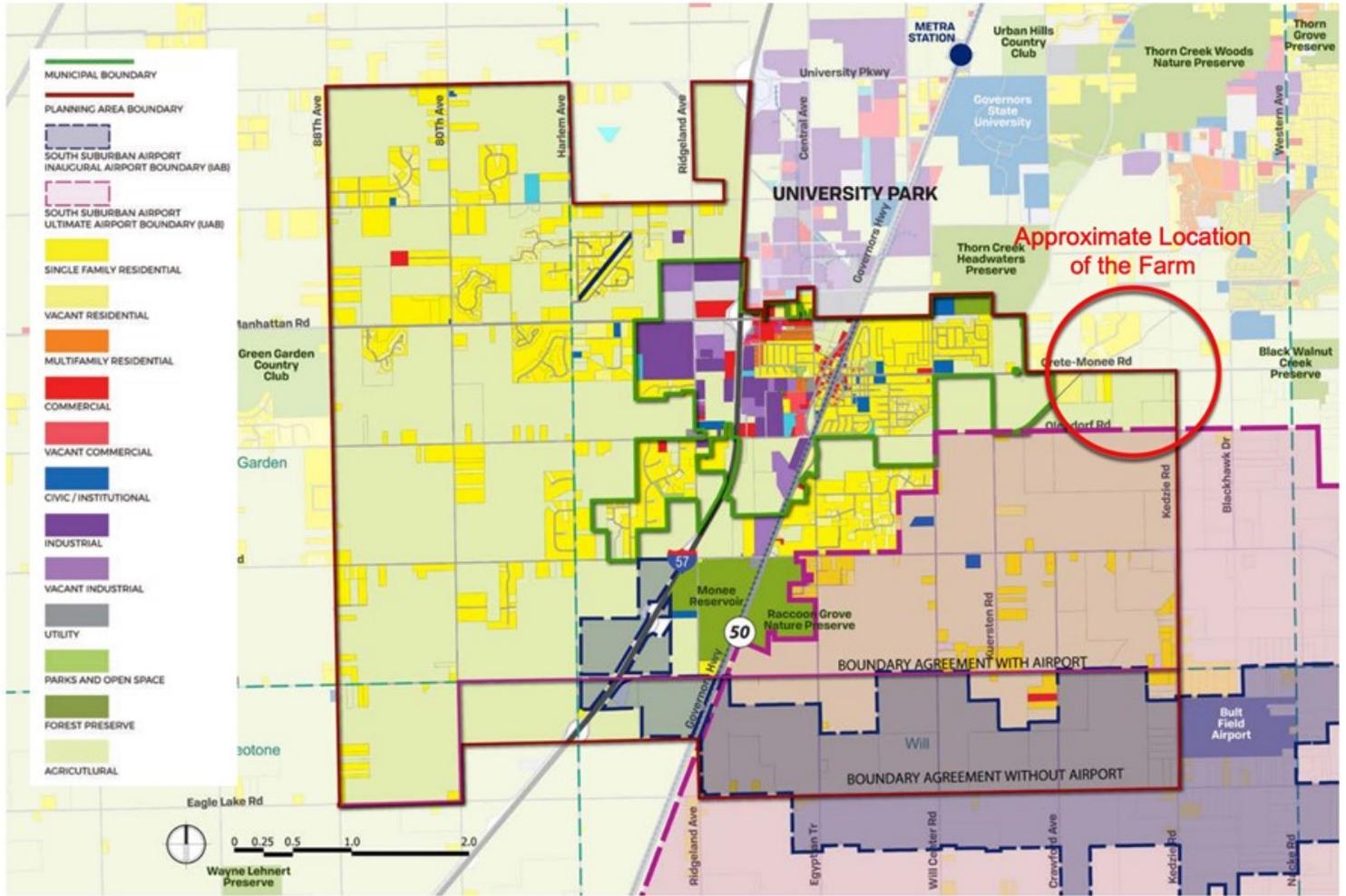
TOPOGRAPHY MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Topography Map

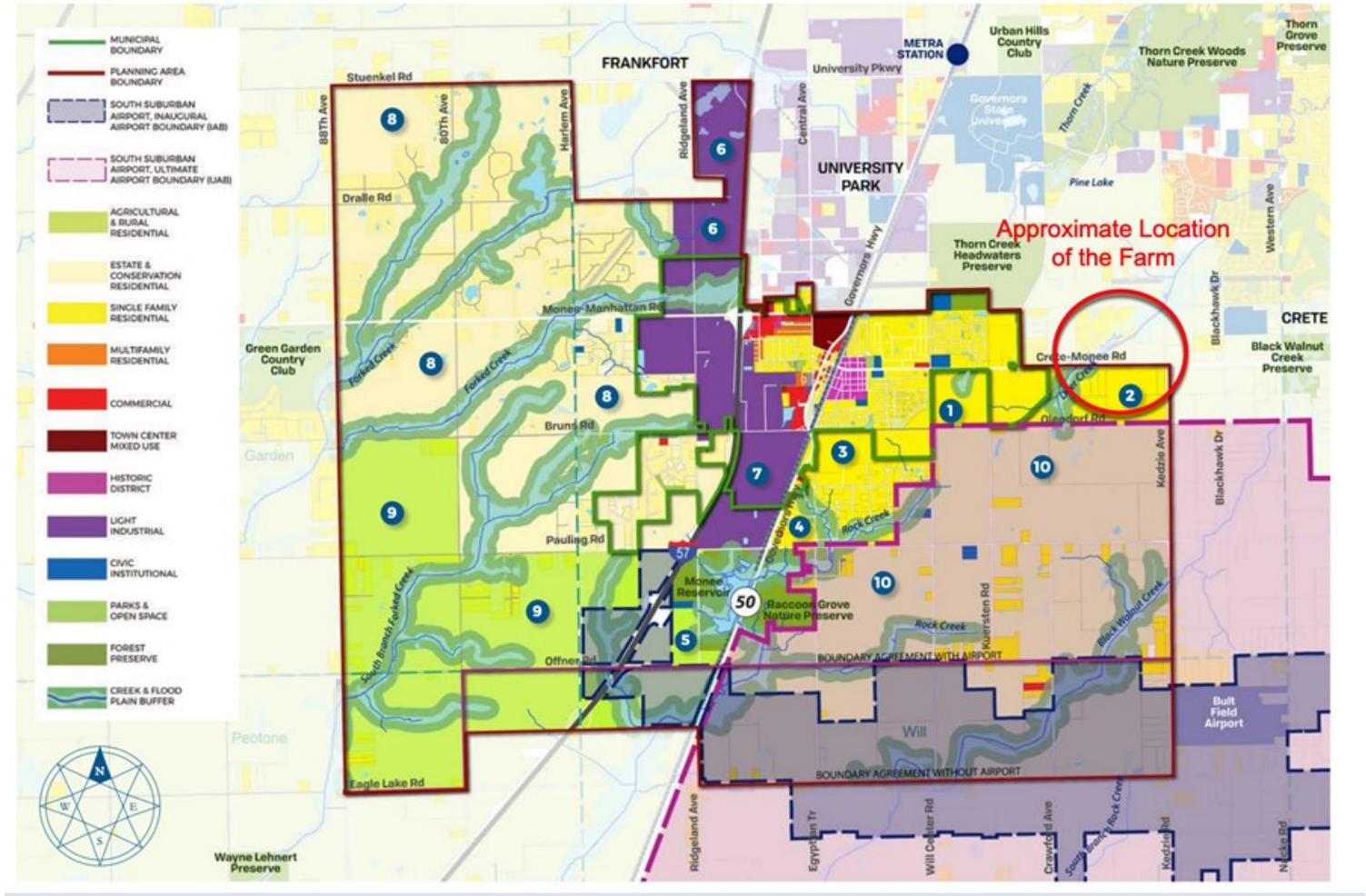


CURRENT LAND USE MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Existing Land Use Map

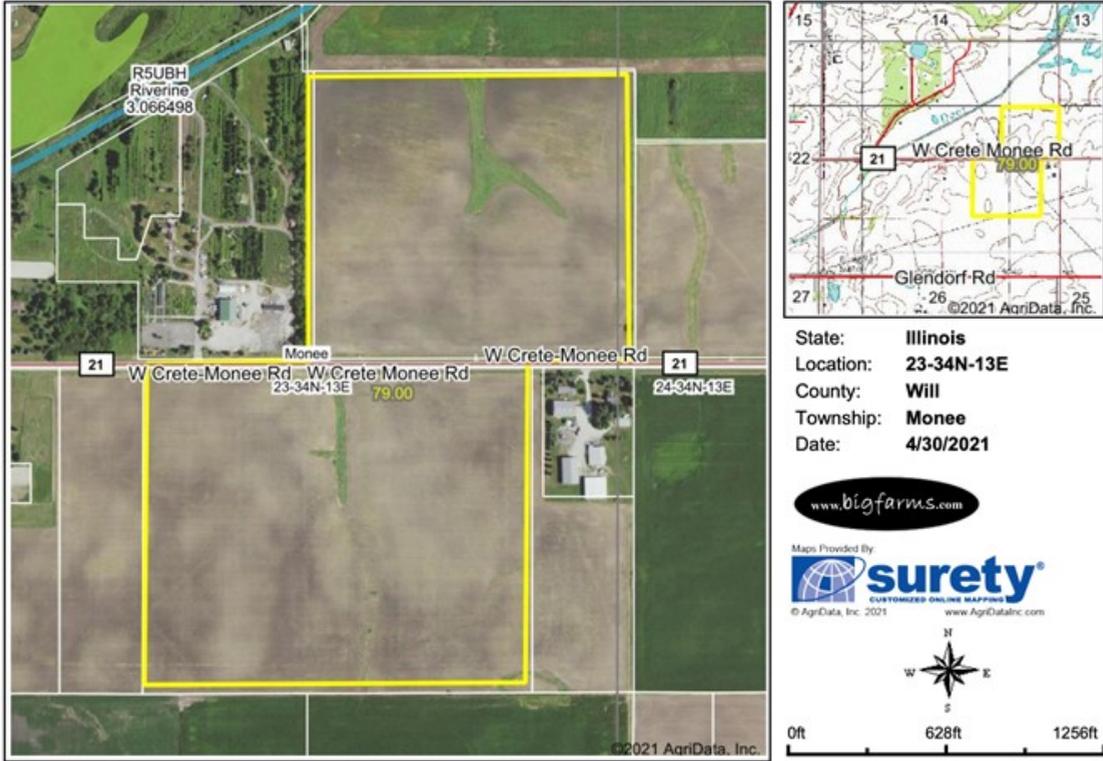


FUTURE LAND USE MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY



WETLAND MAP 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

Wetlands Map



State: **Illinois**
 Location: **23-34N-13E**
 County: **Will**
 Township: **Monee**
 Date: **4/30/2021**

Map Provided by
surety
CUSTOMER ONLINE MAPPING TOOL
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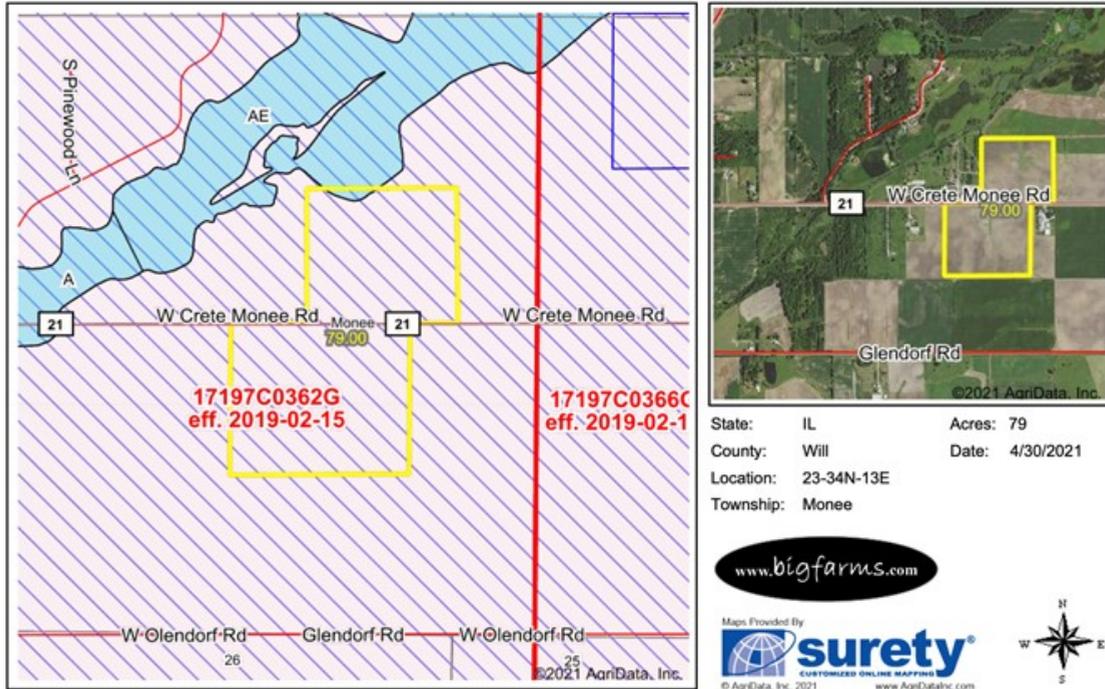
Classification Code	Type	Acres
		Total Acres 0.00

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 79 ACRE MONEE FLORA MEADOWS FARM, MONEE TOWNSHIP, WILL COUNTY

FEMA Report



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	79	100%
Total				79	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	78.31	99.1%	
AE		100-year Floodplain	0.69	0.9%	
Total			79.00	100%	
Panel	Effective Date	Acres	Percent		
17197C0362G	2/15/2019	79	100%		
Total			79	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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