

## 80 AC CATON FARM ROAD FARM

Caton Farm Road Joliet IL 60447

#### For more information contact:

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

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





County: Kendall
Township: Na-Au-Say
Gross Land Area: 80.00

Property Type: Vacant Farm Land

Possible Uses: Agricultural Production, Possible Development

**Total Investment:** \$4,400,000.00 **Unit Price:** \$55,000 per acre

Productivity Index (PI): 137.2

Buildings: No Buildings

Zoning: A-1, Agriculture



Goodwin & Associates Real Estate, LLC is pleased to present this exceptional 80-acre farm located in Na-Au-Say Township Kendall County. With frontage on both Caton Farm Road and S Arbeiter Road, this property provides excellent access and visibility in a rapidly growing market area. Utilities, both sewer and water, are found at the southeast corner of Arbeiter and Caton Farm Road. Located just miles from Minooka, Plainfield, Oswego and Yorkville and is annexed into the City of Joliet. The farm is in the Oswego school district. This highly productive farm offers outstanding soil quality with a weighted average Productivity Index of 137.2 and features predominantly level topography ideal for efficient farming operations.

The farm consists of approximately 75+ acres of highly productive tillable ground, predominantly in row crop production. The property boasts premium Drummer and Martinton soils covering over 82% of the farm, with minimal flood risk and clean, rectangular field layouts.



Caton Farm Road



#### LISTING DETAILS

**GENERAL INFORMATION** 

**Listing Name:** 80 AC Caton Farm Road Farm

**Tax ID Number/APN:** 06-27-400-001

Possible Uses: Currently in Agricultural Production. The farm is in the path of residential development and

annexed into the City of Joliet.

**Zoning:** A-1, Agriculture

**AREA & LOCATION** 

School District: Oswego Community Unit School District 308 (Preschool - 12th Grade)

**Location Description:** This property is strategically located in southeastern Kendall County in Na-Au-Say Township,

approximately 2 miles northeast of Minooka, Illinois and 8 miles southwest of Joliet.

Site Description: This 80-acre farm presents an ideal configuration for modern row crop operations with clean

boundaries, efficient field layouts, and exceptional natural drainage characteristics. The property consists of two primary field tracts separated by a small natural drainage creek in the northwest corner, offering flexible cropping and management options for experienced farm operators.

Side of Street: The property is situated along Caton Farm Road, a well-maintained county road providing excellent

year-round access. The eastern boundary fronts S Arbeiter Road, offering additional access

options and excellent visibility.

Highway Access: Interstate & Highway Access:

I-80: 6 miles south - major east-west interstate corridor I-55: 10 miles east - connects Chicago to St. Louis U.S. Route 52: 3.5 miles south - principal east-west arterial Illinois Route 47: 8 miles west - north-south state highway

IL Rt. 126 is only 2.8 miles north.

Caton Farm Road: Direct paved access along southern boundary

Road Type: Caton Farm Road: Paved, county-maintained rural collector road along southern boundary

S Arbeiter Road: Paved road along eastern boundary

**Legal Description:** S1/2 SE1/4 of Section 27, Township 36 North, Range 8 East, Kendall County, Illinois

Property Visibility: With frontage on both Caton Farm Road and S Abeiter Road, this property provides excellent

access and visibility in a rapidly growing market area.

Largest Nearby Street: Caton Farm Road - principal east-west corridor through Na-Au-Say Township

Connects to major state highways and interstate access Primary corridor for agricultural product transportation

**Transportation:** Closest Metra and Amtrack Stations:

Joliet Gateway Center (Rock Island District and Heritage Corridor lines) - approximately 13 miles

Pace Bus Depot Plainfield 8 miles. (Chicago to Plainfield)

Airport Distances:

Chicago Midway International Airport (MDW) - approximately 42-43 miles (45-minute drive)

Chicago O'Hare International Airport (ORD) - approximately 53 miles (1 hour drive)

**LAND RELATED** 

Lot Frontage (Feet): Caton Farm Road: 2,658.92 feet

Arbeiter Road: 1,321.76 feet Total Frontage: 3,980.68 feet

This corner property has substantial road frontage on both streets, which provides excellent

visibility and multiple access points.

Tillable Acres:There is approximately 75.38 tillable acres.Buildings:There are no buildings on this property.

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



Flood Plain or Wetlands: WETLANDS:

Classification: R4SBC - Riverine

Total Wetland Area: 0.76 acres (less than 1%)

Location: Limited to natural drainage creek in northwest corner

Data Source: USDA National Wetlands Inventory

FEMA FLOOD INFORMATION:

Zone AE (100-year Floodplain + Floodway): 10.75 acres (13.7%) - Limited to creek corridor

Zone X (500-year Floodplain): 0.73 acres (0.9%)

**Topography:** Elevation Range: 585.8 to 604.9 feet above sea level

Average Elevation: 596.8 feet Total Relief: 19.1 feet

Terrain: Predominantly flat to gently sloping (0-2% slopes) Drainage: Natural drainage creek through northwest corner Contour Pattern: Gentle slope from northwest to southeast

Soil Breakdown:

Drummer Silty Clay Loam (152A) - 34.93 acres (46.3%) Martinton Silt Loam (189A) - 27.13 acres (36.0%) Mundelein Silt Loam (442A) - 7.76 acres (10.3%) Milford Silty Clay Loam (69A) - 5.56 acres (7.4%)

Available Utilities: Both sewer and water are near the site at the southeast corner and available from the city of Joliet.

**FINANCIALS** 

Soil Type:

**Finance Data Year:** 2024 Tax Year, Payable 2025 **Real Estate Taxes:** Annual Property Taxes: \$4,408.66

Tax Per Acre: Approximately \$55.00 per acre

**Investment Amount:** \$4,400,000.00

-or-

\$55,000 per acre

**LOCATION** 

Address: Caton Farm Road, Minooka, Illinois 60447

County: Kendall County, IL





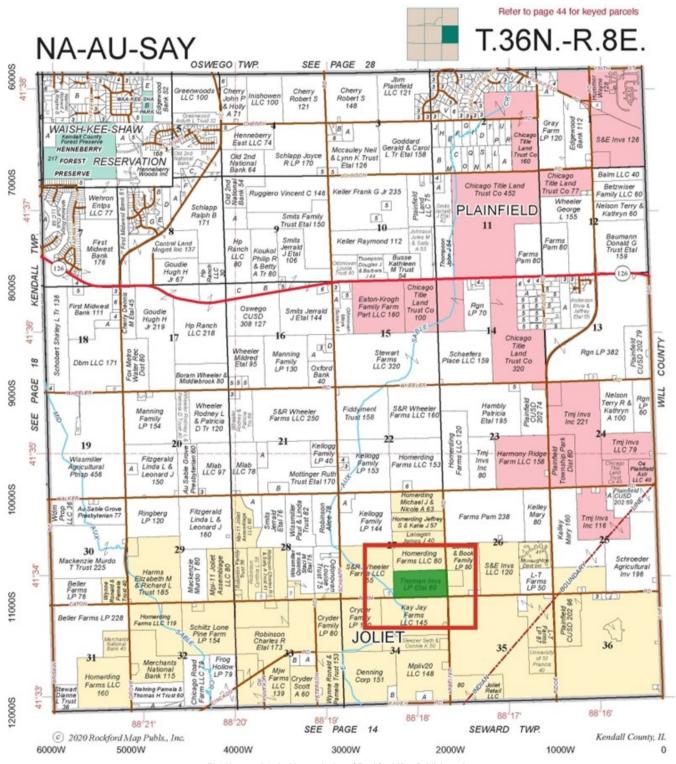
## PROPERTY MAP

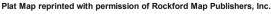




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#### PLAT MAP

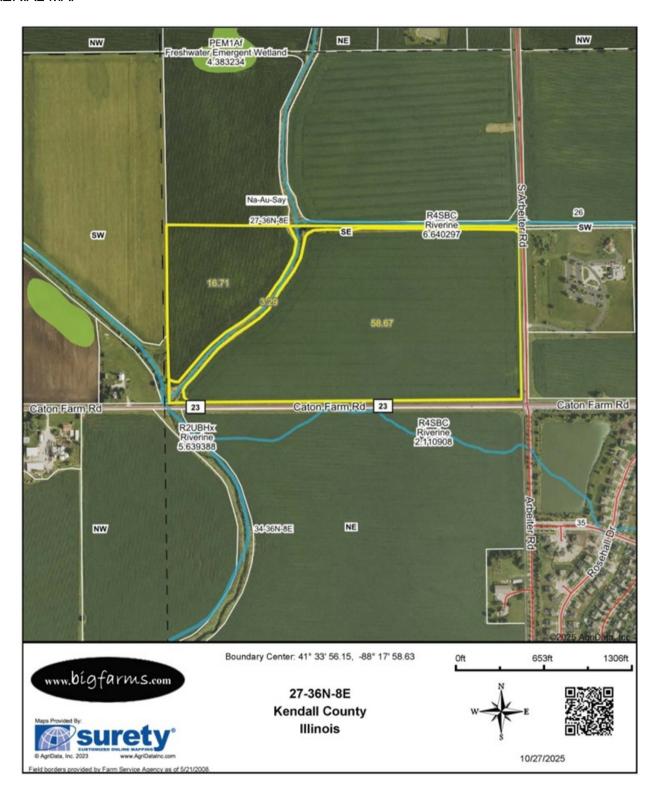








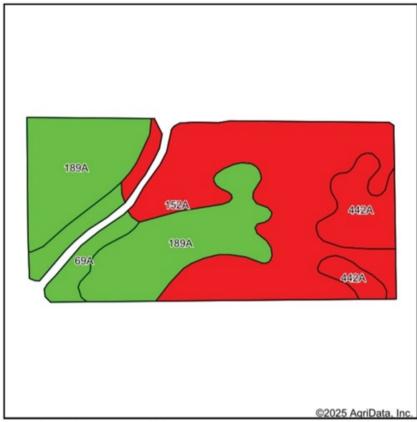
## **FSA AERIAL MAP**

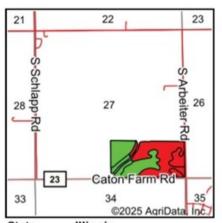






#### SOIL MAP





State: Illinois County: Kendall 27-36N-8E Location: Township: Na-Au-Say Acres: 75.38

10/27/2025 Date:







Soils data provided by USDA and NRCS.

Area Sy	mbol: IL093, Soil Area Version: 22	89 :	2	77	225	50	
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	34.93	46.3%		**195	**63	**144
189A	Martinton silt loam, 0 to 2 percent slopes	27.13	36.0%		173	57	130
442A	Mundelein silt loam, 0 to 2 percent slopes	7.76	10.3%		188	60	138
**69A	Milford silty clay loam, 0 to 2 percent slopes	5.56	7.4%		**171	**57	**128
	•			Weighted Average	184.6	60.1	137.2

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

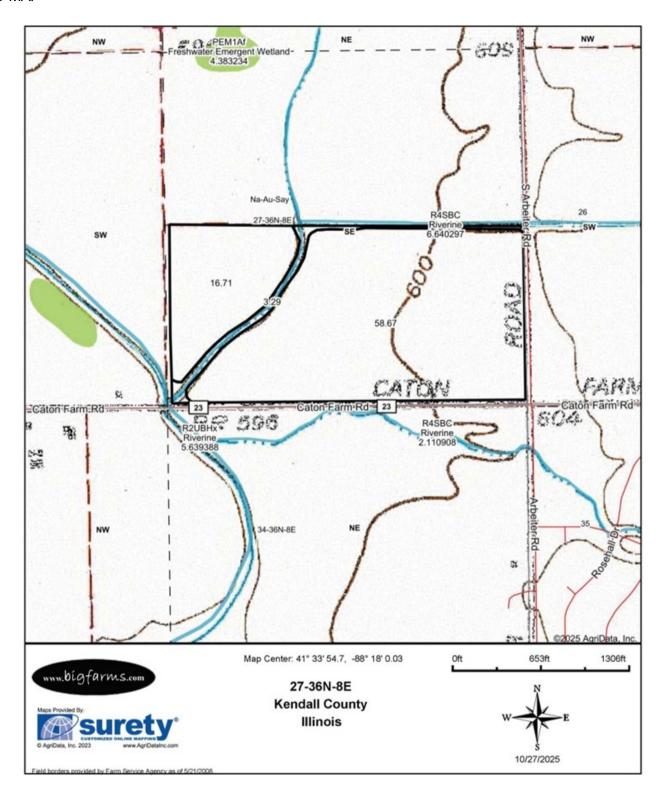
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809

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





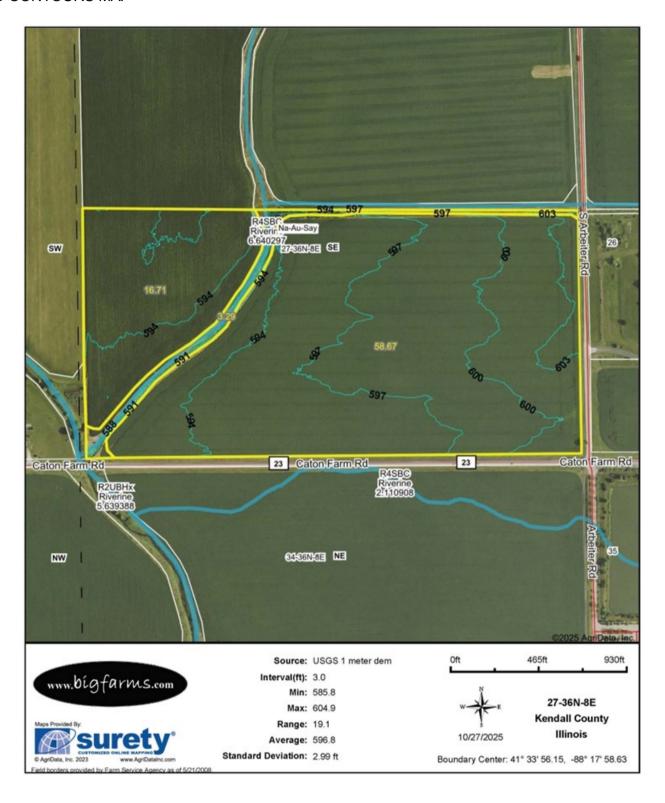
## **TOPO MAP**







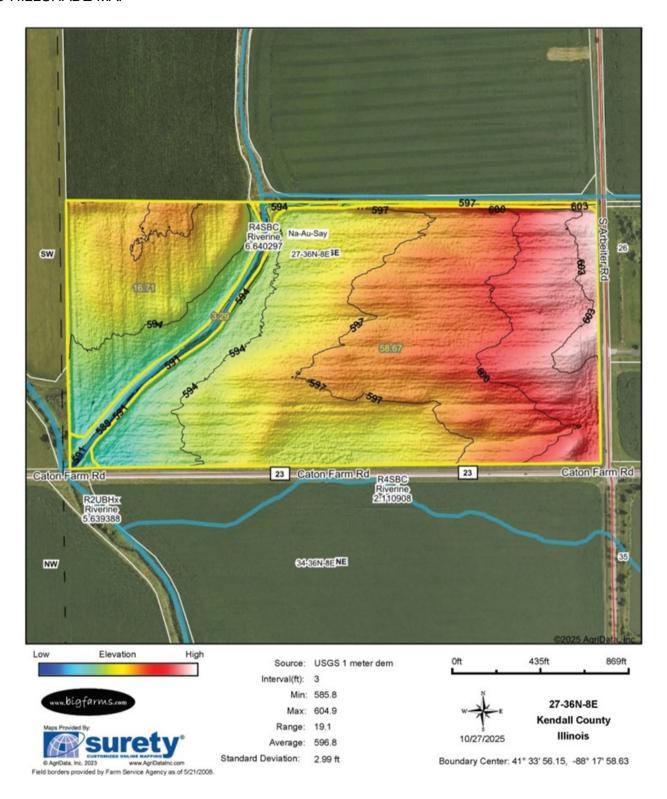
## TOPO CONTOURS MAP







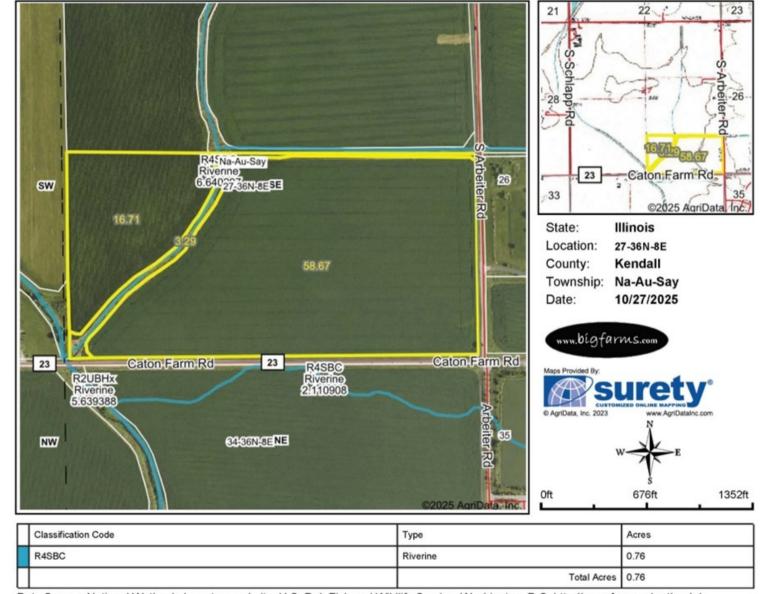
## TOPO HILLSHADE MAP







# **WETLAND MAP**

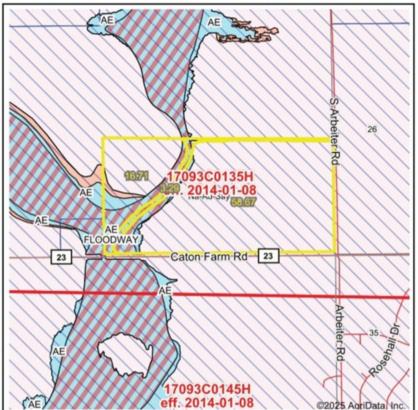


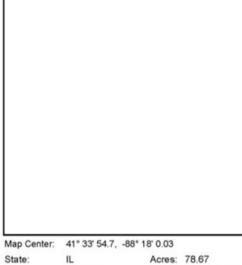
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/





## **FEMA REPORT**





County: Kendall Date: 10/27/2025

Location: 27-36N-8E Township: Na-Au-Say





Name		Number		County	NFIP Participation	Acres	Percent
CITY OF JOLIET 1707		170702		Kendall	Regular	78.67	100%
					Total	78.67	100%
Map Change Date					Case No.	Acres	Percent
No						0	0%
Zone	SubType				Description	Acres	Percent
Х	AREA OF MINIMAL FLOOD HA	AZARD			Outside 500-year Floodplain	67.19	85.4%
AE	FLOODWAY				100-year Floodplain	8.55	10.9%
AE					100-year Floodplain	1.23	1.6%
Х	0.2 PCT ANNUAL CHANCE FL	OOD HAZARD			500-year floodplain	0.73	0.9%
AE					100-year Floodplain	0.53	0.7%
AE					100-year Floodplain	0.33	0.4%
AE					100-year Floodplain	0.11	0.1%
	588	78.67	100%				
Panel Effective Date						Acres	Percent
17093C0135H 1/8/2014						78.67	100%
		78.67	100%				





#### 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**.

#### **DISCLAIMER**

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