

## 80 AC NEW LENOX FARM

W Delaney Road  
New Lenox IL 60451

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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

**GOODWIN**



<b>County:</b>	Will
<b>Township:</b>	New Lenox
<b>Gross Land Area:</b>	80.01
<b>Property Type:</b>	Farmland
<b>Possible Uses:</b>	Agriculture
<b>Total Investment:</b>	\$1,800,000.00
<b>Unit Price:</b>	\$22,500 per Acre
<b>Sold Price:</b>	\$1,415,000.00
<b>Productivity Index (PI):</b>	123.3
<b>Buildings:</b>	None
<b>Zoning:</b>	Agriculture

80 Acres in Will County  
Delaney road, New Lenox, IL

- Excellent Single Family Development Site
- New Lenox is one of the "Hot Pockets" of home building activity in the Chicago region.
- Limited amount of site plan and engineering work completed, but never approved
- Zoned Agriculture



- Sewer & Water line extension is required



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 80 AC New Lenox Farm  
**Tax ID Number/APN:** 15-08-34-400-006-0000  
**Zoning:** Agriculture

### AREA & LOCATION

**Side of Street:** North of W Delaney Road  
**Road Type:** Asphalt/blacktop  
**Largest Nearby Street:** W Delaney Road

### LAND RELATED

**Tillable Acres:** 81.2  
**Buildings:** None  
**Zoning Description:** Agriculture

### LOCATION

**Address:** W Delaney Rd, New Lenox, IL 60451  
**County:** Will County

**80 AC New Lenox Farm**  
W Delaney Road  
New Lenox IL 60451



## PROPERTY MAP



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

# Aerial Map



**GOODWIN**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2013 www.AgriDataInc.com

**34-35N-11E**  
**Will County**  
**Illinois**

map center: 41° 28' 17.11, 87° 56' 52.22

scale: 7476



1/28/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

**80 AC New Lenox Farm**  
W Delaney Road  
New Lenox IL 60451



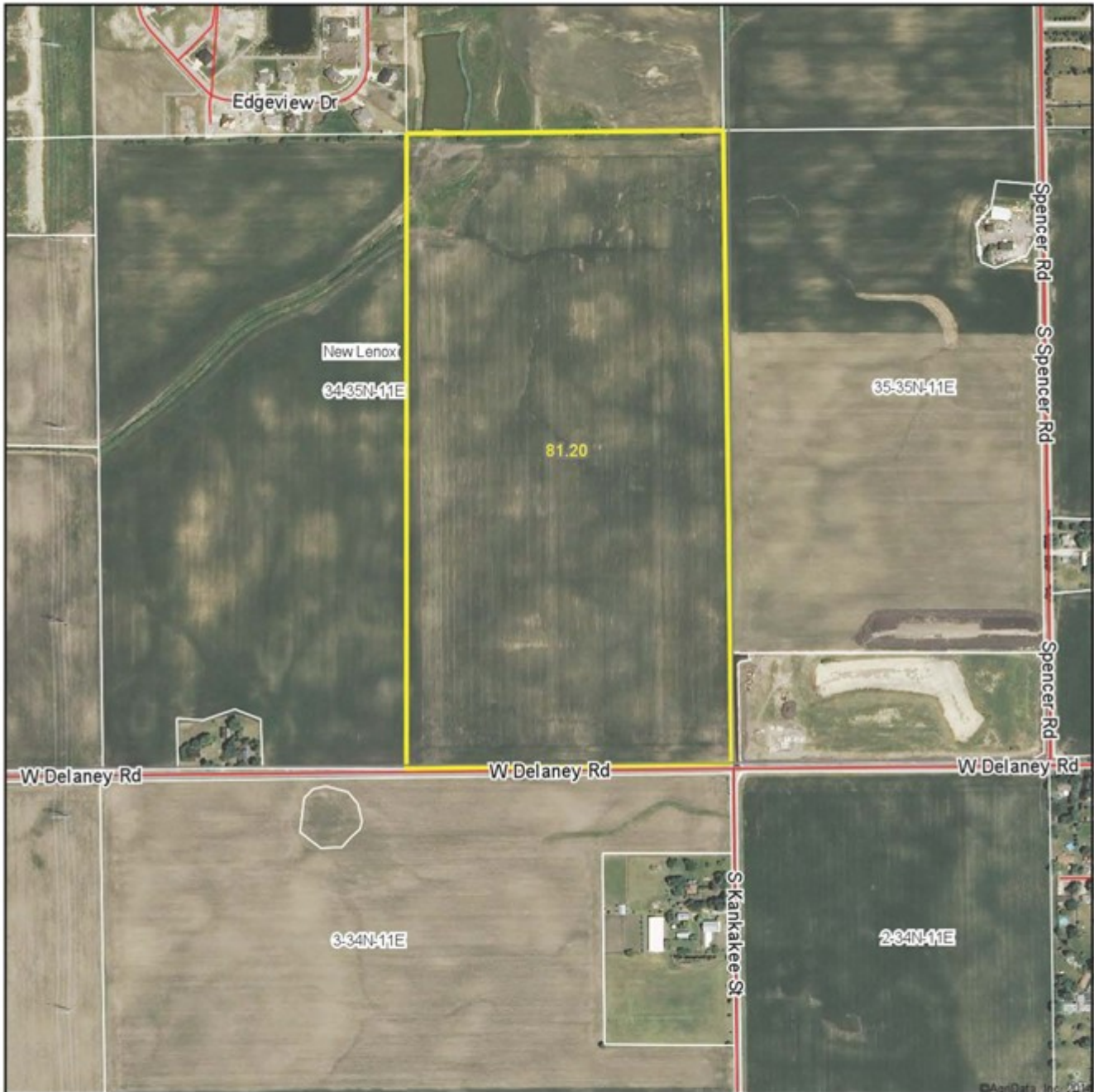
## FSA AERIAL MAP OF 80 AC NEW LENOX FARM



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)



# Aerial Map



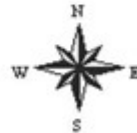
**GOODWIN**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2013 www.AgriDataInc.com

**34-35N-11E**  
**Will County**  
**Illinois**

map center: 41° 28' 17.11, 87° 56' 52.22

scale: 7476



1/28/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

**80 AC New Lenox Farm**  
W Delaney Road  
New Lenox IL 60451



## PLAT MAP OF 80 AC NEW LENOX FARM

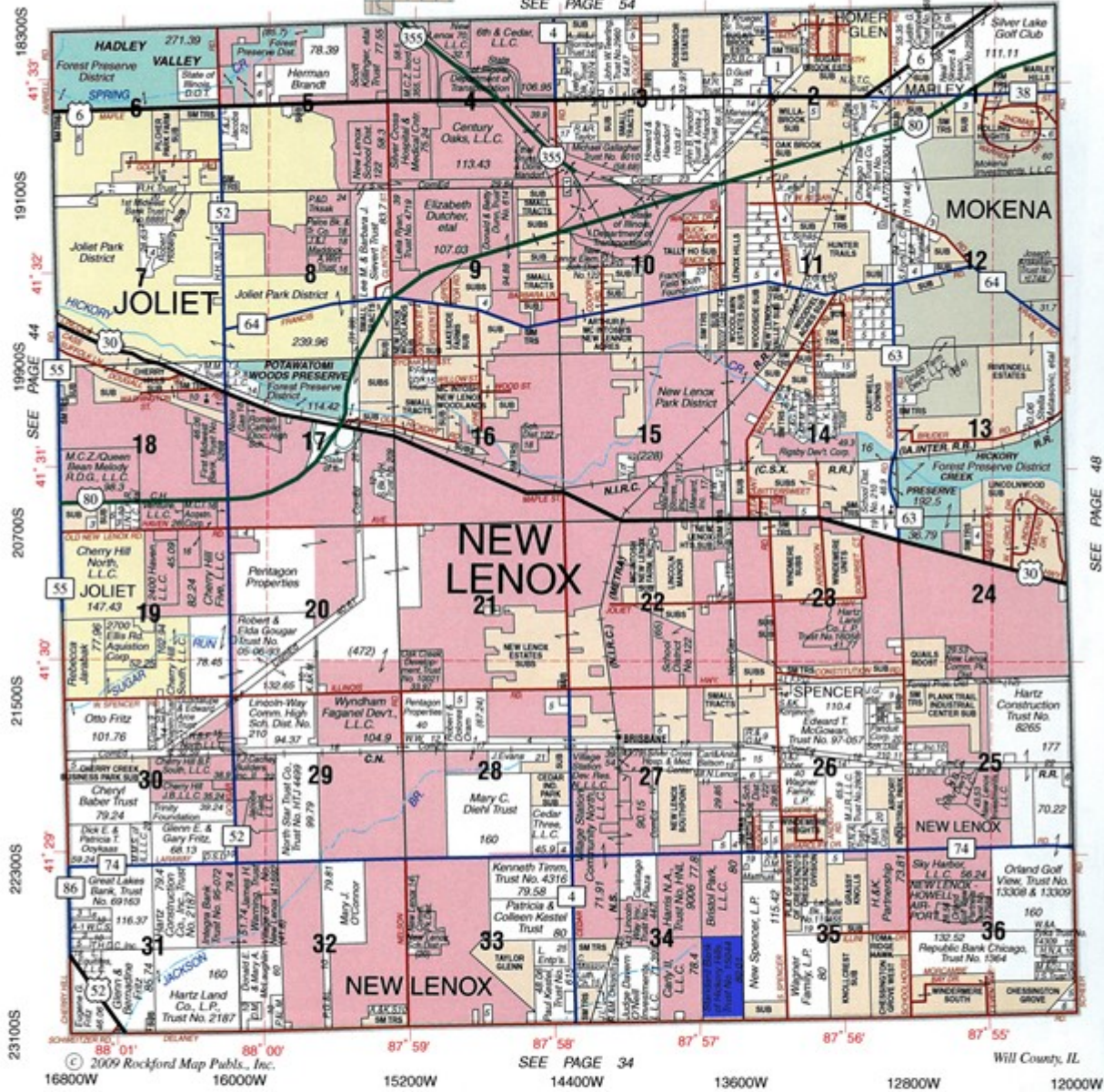


Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)



# NEW LENOX

T.35N.-R.11E.



**PLANNING  
RESOURCES INC.**

PLANNERS •  
ECOLOGISTS •  
LANDSCAPE ARCHITECTS •

*Celebrating 25 Years of Serving Illinois*

- Comprehensive Planning
- Zoning Analysis
- Environmental Design
- Development Site Planning
- Wetland Permitting
- Landscape Architecture

402 West Liberty Drive • Wheaton, IL 60187 • (630) 668-3788 • www.planres.com

**BILL GRABINSKI**

Specializing in Vacant Land Sales for Over 30 Years

**SOUTHVIEW  
PROPERTIES, INC.**  
**708-460-7725**

Email: svpland@aol.com



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

**80 AC New Lenox Farm**  
W Delaney Road  
New Lenox IL 60451

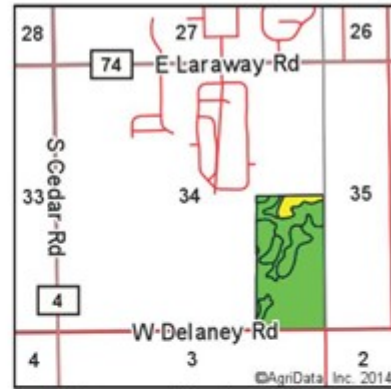
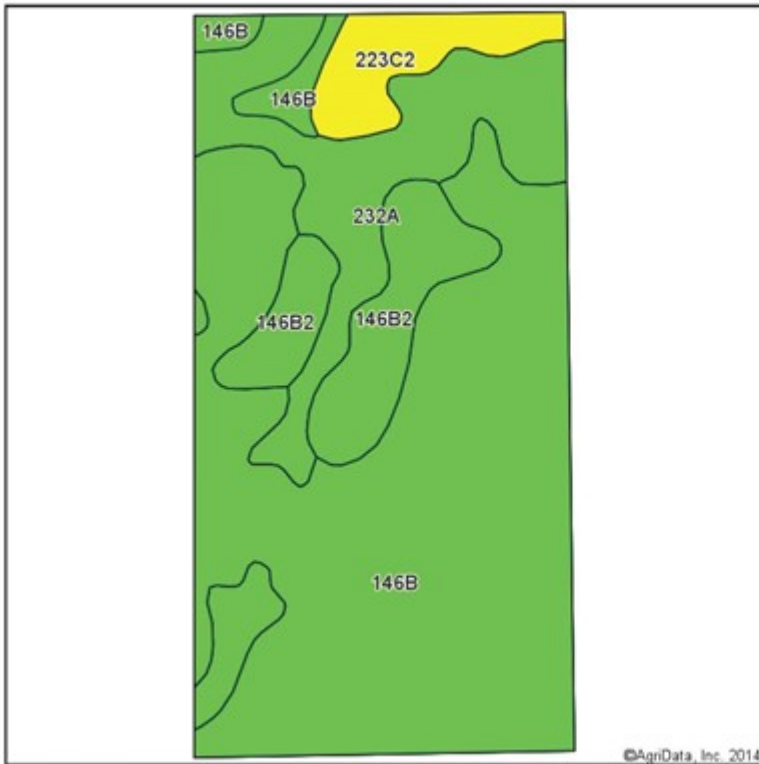


## SOIL MAP OF 80 AC NEW LENOX FARM



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

# Soil Map



State: Illinois  
 County: Will  
 Location: 34-35N-11E  
 Township: New Lenox  
 Acres: 81.2  
 Date: 1/28/2014



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2013 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. 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	51.15	63.0%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.52	20.3%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	8.86	10.9%		**160	**52	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	4.67	5.8%		**150	**48	**110
Weighted Average					165.2	53.8	123.3

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 (Updated 1/10/2012)  
 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

Area Symbol: IL197, Soil Area Version: 7, Established: 1/20/2012 7:45:38 PM

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

**80 AC New Lenox Farm**  
W Delaney Road  
New Lenox IL 60451



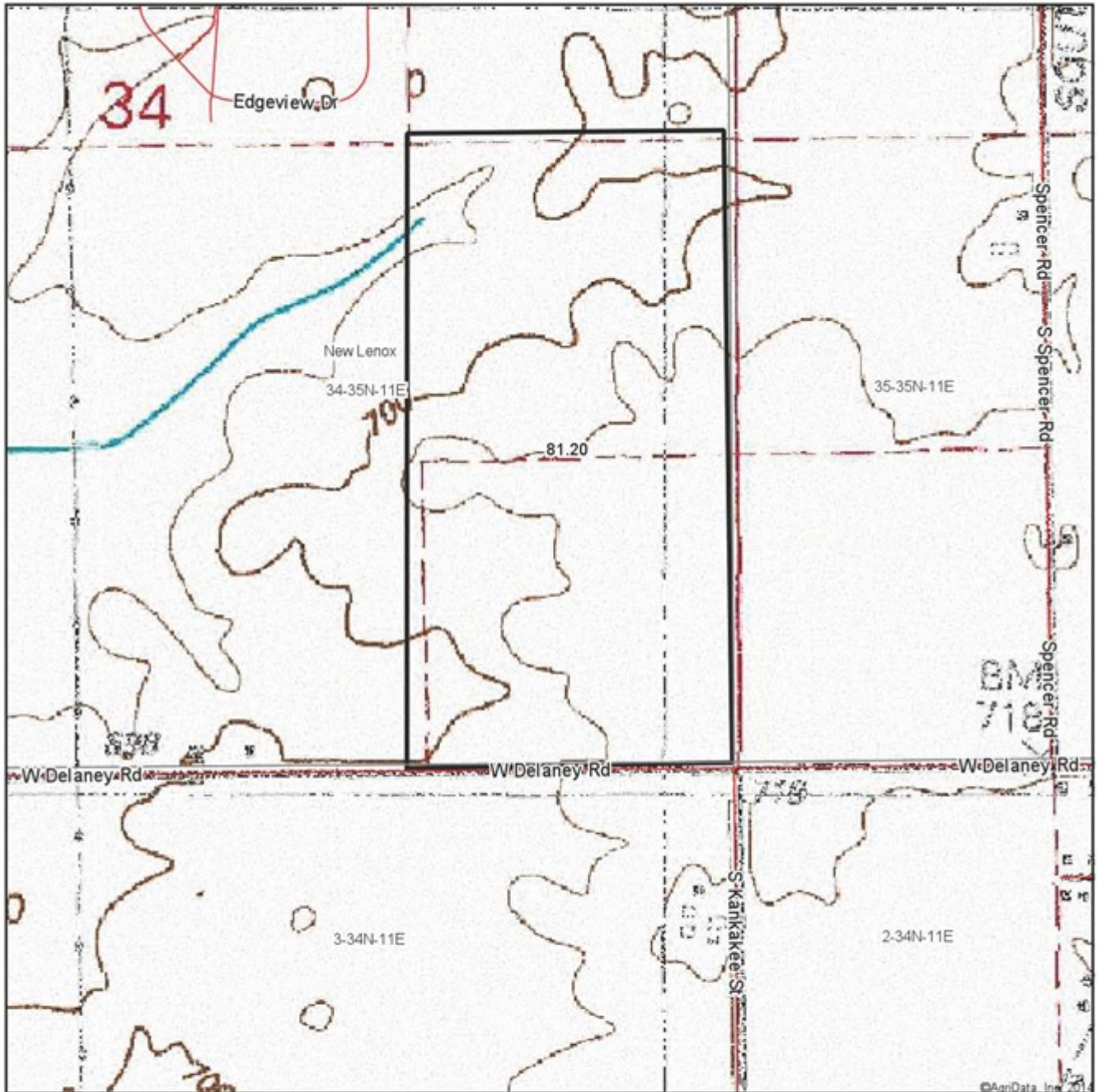
## TOPO MAP OF 80 AC NEW LENOX FARM



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)



# Topography Map



© AgriData, Inc. 2013



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2013 www.AgriDataInc.com

**34-35N-11E**  
**Will County**  
**Illinois**

map center: 41° 28' 17.11, 87° 56' 52.22  
 scale: 7455



1/28/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

## 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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.