

80 AC PEOTONE KAHN FARM & BUILDINGS

31601 S. 120th Ave
Peotone IL 60468

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



County:	Will
Township:	Peotone
Gross Land Area:	80 Acres
Property Type:	Agricultural with buildings
Possible Uses:	Farmland with buildings, recreational potential
Total Investment:	\$664,000.00
Unit Price:	\$8300 per acre
Productivity Index (PI):	122.3
Buildings:	Ranch home; Silo:Shed; Open Front building
Utilities:	Electric, Well and Septic



The 80 acres includes the South Branch of the Forked Creek, timber, and tillable land plus the buildings. The soil PI is 122.3. There is a ComEd easement along the south boarder of the farm. Small ranch house that is livable but need TLC. Tenant has moved out and the house is vacant. There is also an open front building with a outside concrete pad formally used as a cattle feedlot. Nice location for a small cattle, sheep or goat herd if you fence the non-tillable acres and creek. Perfect location for horses.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 Acre Peotone Kahn Farm and Buildings
Tax ID Number/APN: 17-20-30-300-001-0000
Possible Uses: Farming, Recreational or transitional land

This would be a great site for country living. The house is a small ranch home on approximately 3 of the 80 acres. The balance of the the property is mostly tillable farmland.

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Location Description: The farm is only half a mile south of W. Wilmington-Peotone road in Peotone Township, Will County. Rt. 52/45 is just 1.5 miles Northeast. Good roads and easy access to I-57 at Peotone. (about 4.7 miles)
Site Description: This 80 acres is rolling farmland with the Forked Creek crossing through the property. The tillable acres are good quality farmland typical for the area. The house and buildings sit on 3 acres of the 80 acre parcel.
Side of Street: The property sits on the east side of 120th Ave.
Highway Access: I-57 is only 4.7 mile at Peotone.
Rt 45/52 is just 1.5 miles.
Road Type: The road is tar & chip pavement
Property Visibility: This 80 acre parcel has approximately 1335 feet of frontage along 120th avenue.
Largest Nearby Street: Wilmington-Peotone road is just half a mile north.

LAND RELATED

Lot Frontage (Feet): Approximately 1335 feet of frontage along 120th avenue for the 80 acre parcel with buildings.
Tillable Acres: There are approximately 57.38 tillable acres out of the 80 total acres.
Lot Depth: The 80 acre farm is 2671 feet deep from east to west.
Buildings: There is a ranch home on the farm. Other buildings include an old silo and small shed. The is also an open front building formally used as a cattle feedlot. There is some concrete where the old feedlot was located.
Flood Plain or Wetlands: The farm does have flood plain and wetlands along Forked Creek. See the FEMA report and Wetlands map in the brochure for further information.
Topography: The property is gently rolling. More information can be found on the contour, heat shade and topography maps in the brochure.
FSA Data: 80.96 Acres Farmland with 57.38 Acres Cropland, NO CRP Acres.
Corn base acres are 28.8 with PLC yield of 104
Soybean base acres are 25.5 with a PLC yield of 42
Soil Type: The primary soil types on this farm are:
Ashkum Silty Clay Loam (232A)
Elliott Silty Clay loam (146)
Available Utilities: Electric is present at the house along with the well water and septic systems. Well and septic systems are required for the house in this location.

FINANCIALS

Finance Data Year: 2021
Real Estate Taxes: The total tax bill for all 80 acres and building is \$5,649.70.
Investment Amount: Total investment for all 80 acres and buildings is \$664,000 or \$8300 per acre including the buildings. Make an offer.

LOCATION

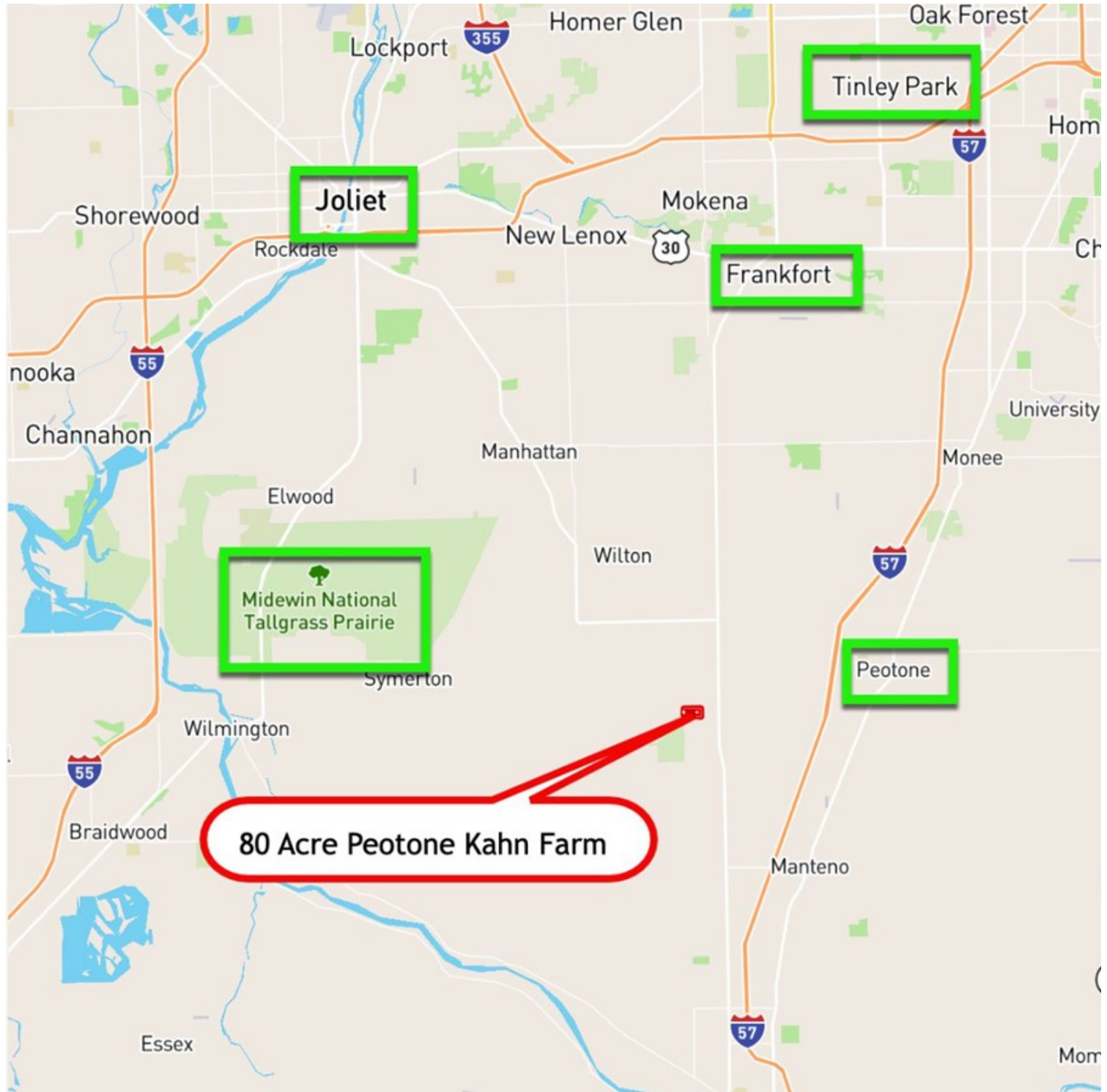
Address: 31601 S. 120th Ave

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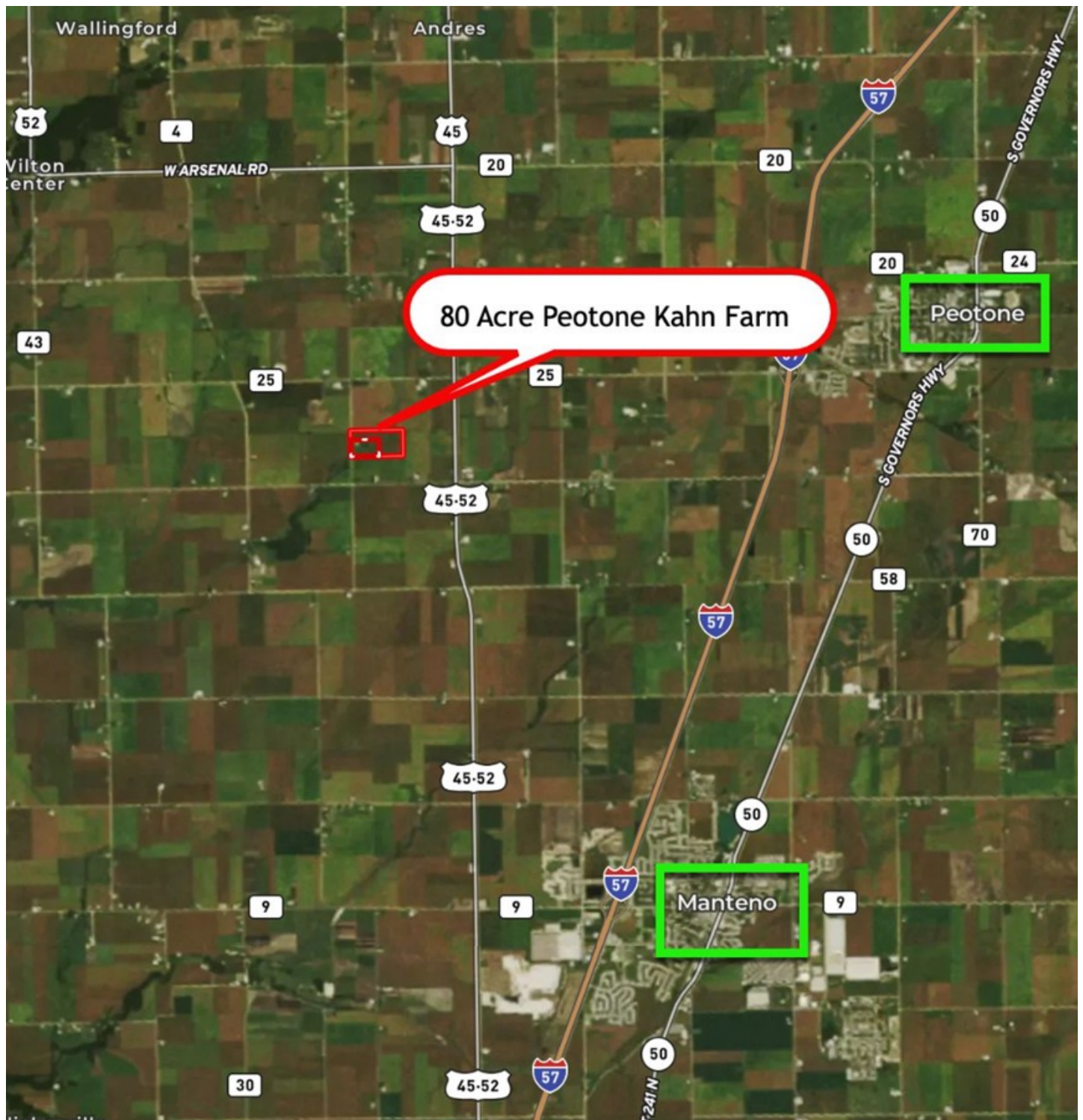
County:

Peotone, IL 60468
Will County

ROADWAY MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



AREA MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

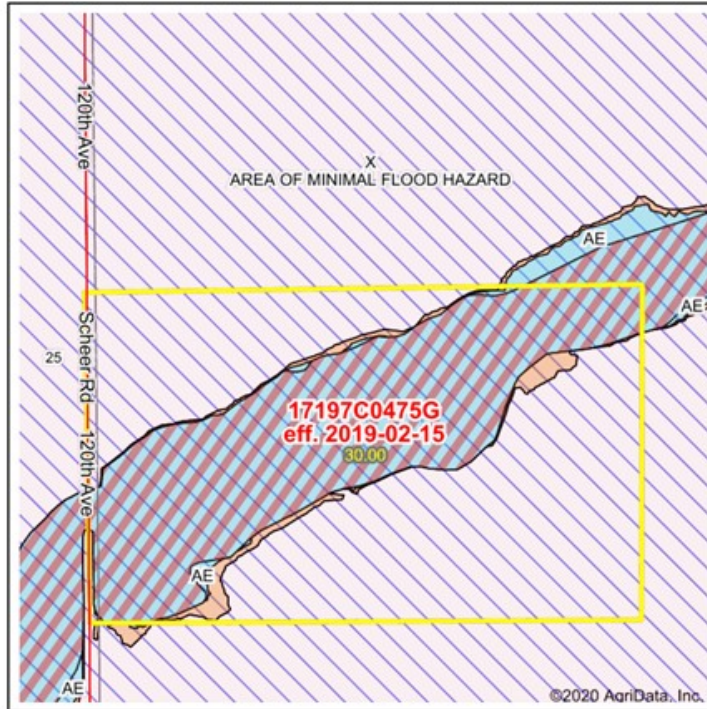


AERIAL MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



FEMA REPORT 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

FEMA Report



State: IL Acres: 30
County: Will Date: 9/30/2020
Location: 30-33N-12E
Township: Peotone

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPS
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	30	100%
Total				30	100%

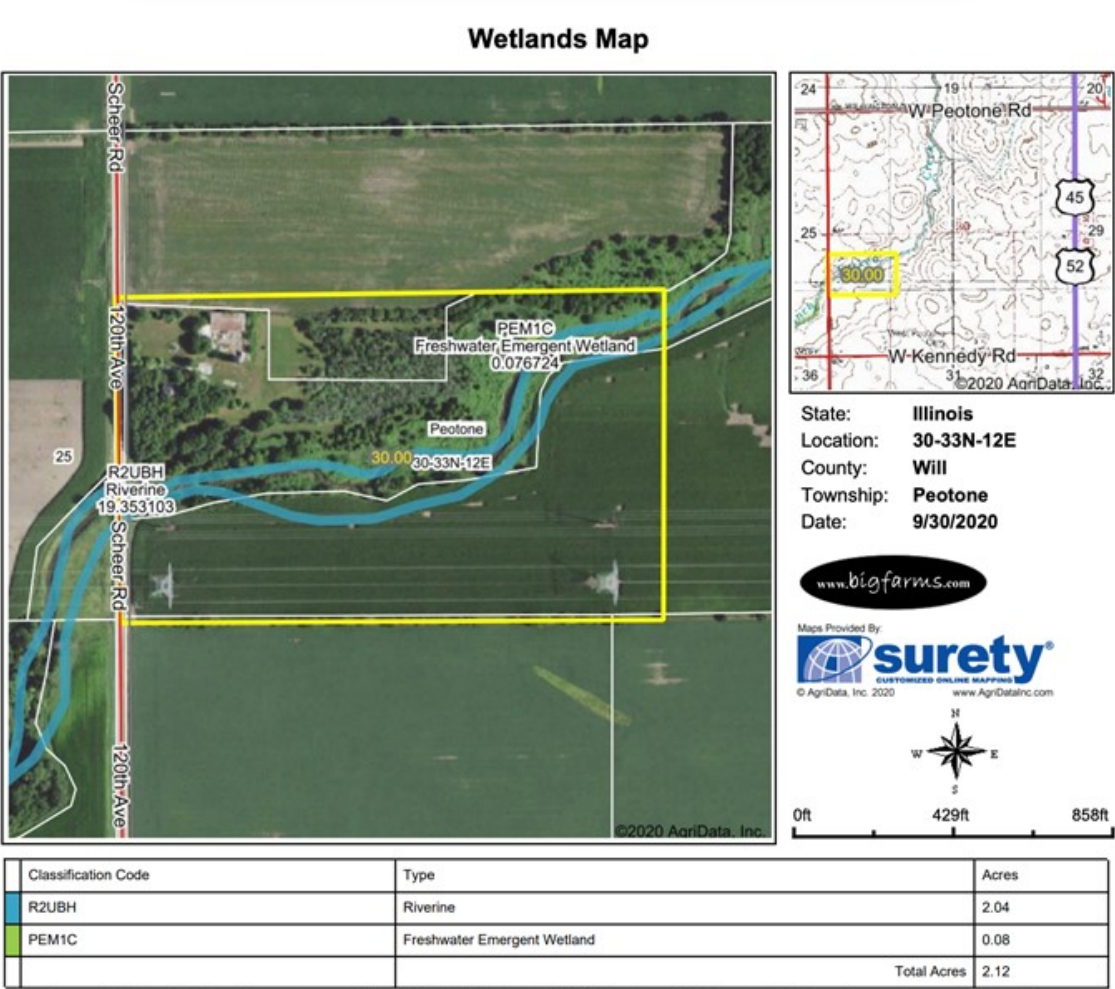
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	17.32	57.8%
AE	FLOODWAY	100-year Floodplain	11.88	39.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.35	1.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.22	0.7%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.16	0.5%
AE		100-year Floodplain	0.07	0.2%
Total			30.00	100%

Panel	Effective Date	Acres	Percent
17197C0475G	2/15/2019	30	100%
Total		30	100%

Flood related information provided by FEMA

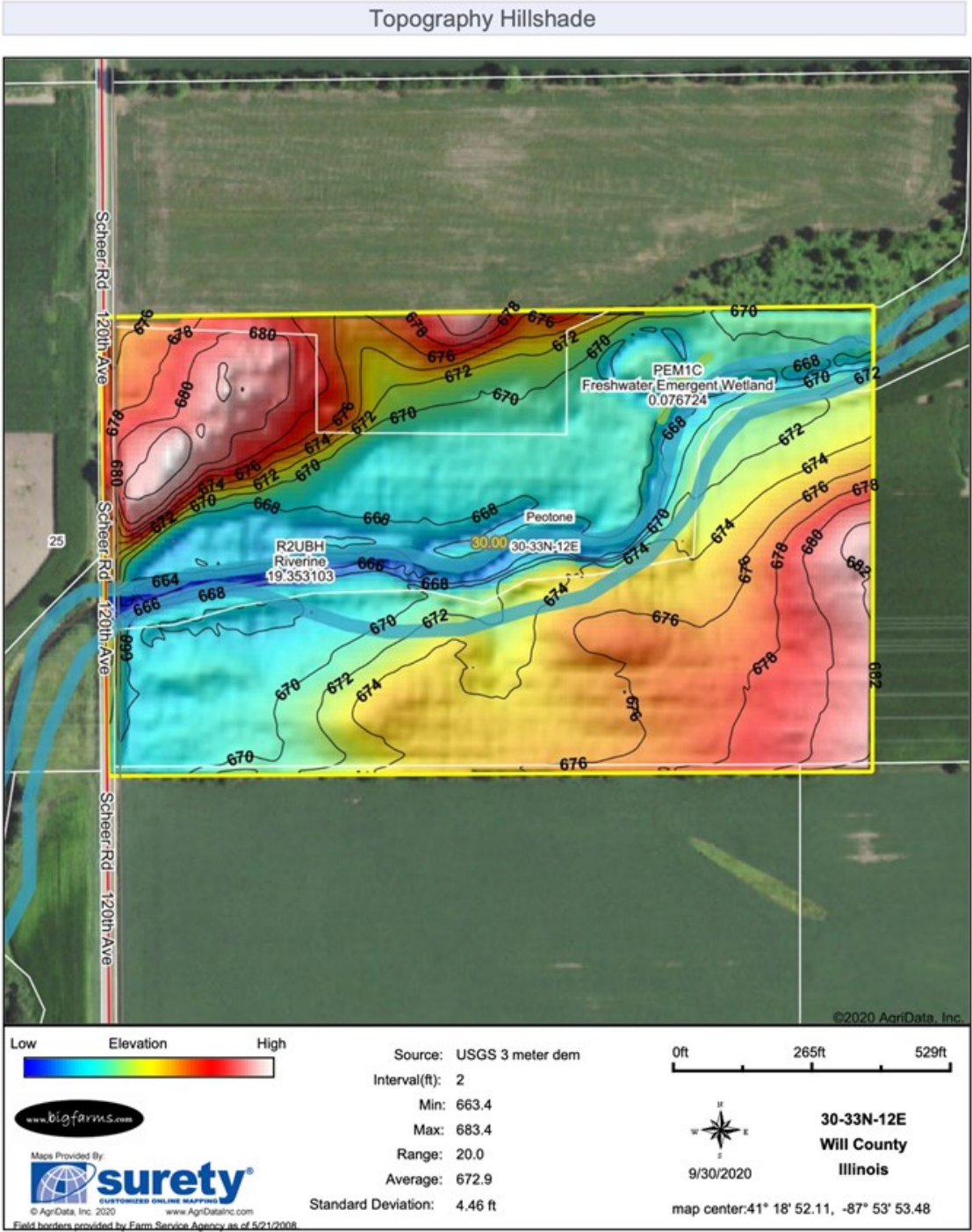
WETLAND MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



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

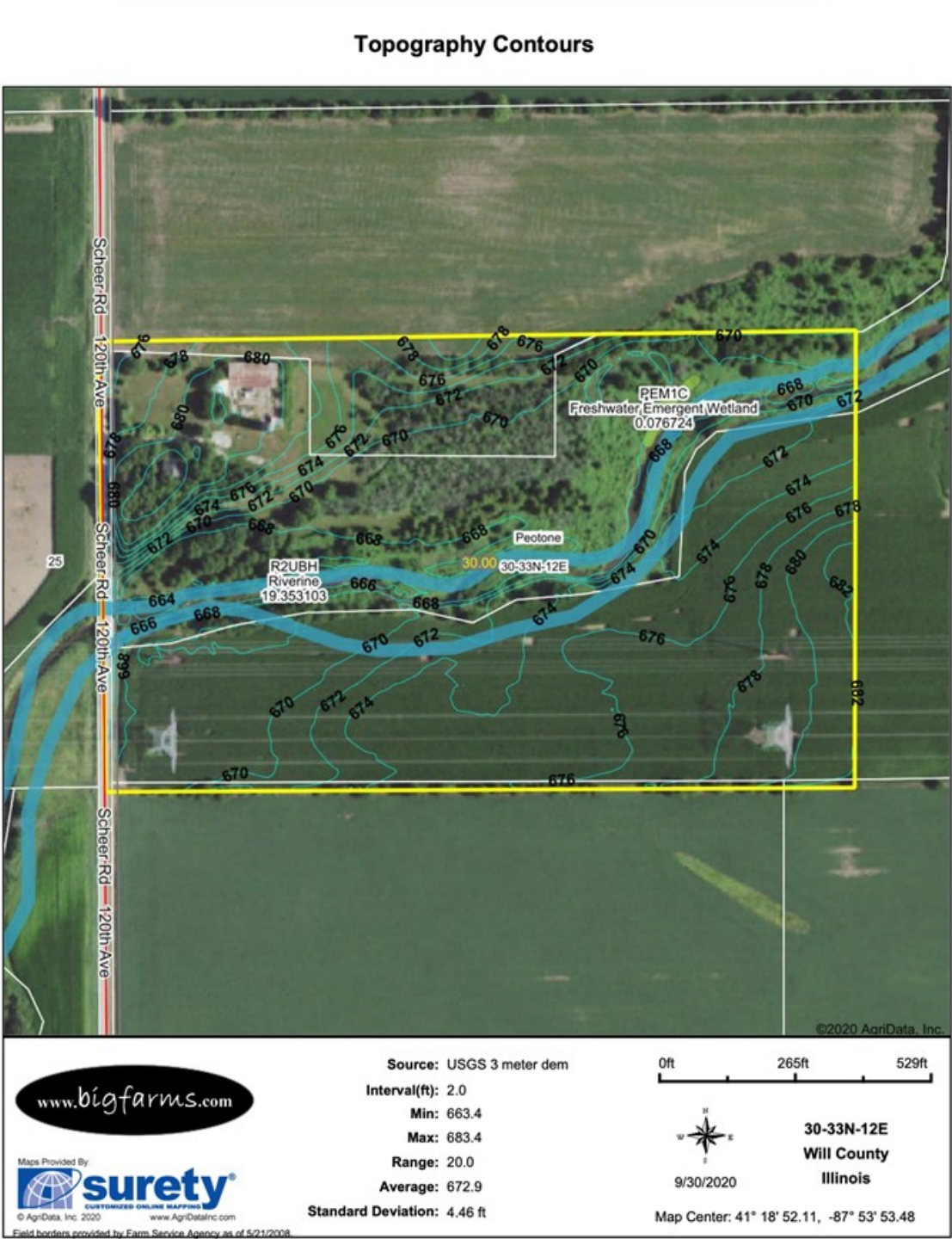
Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



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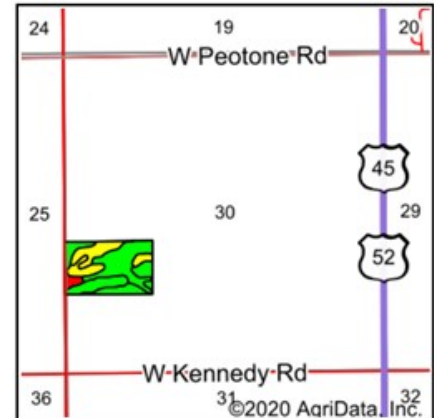
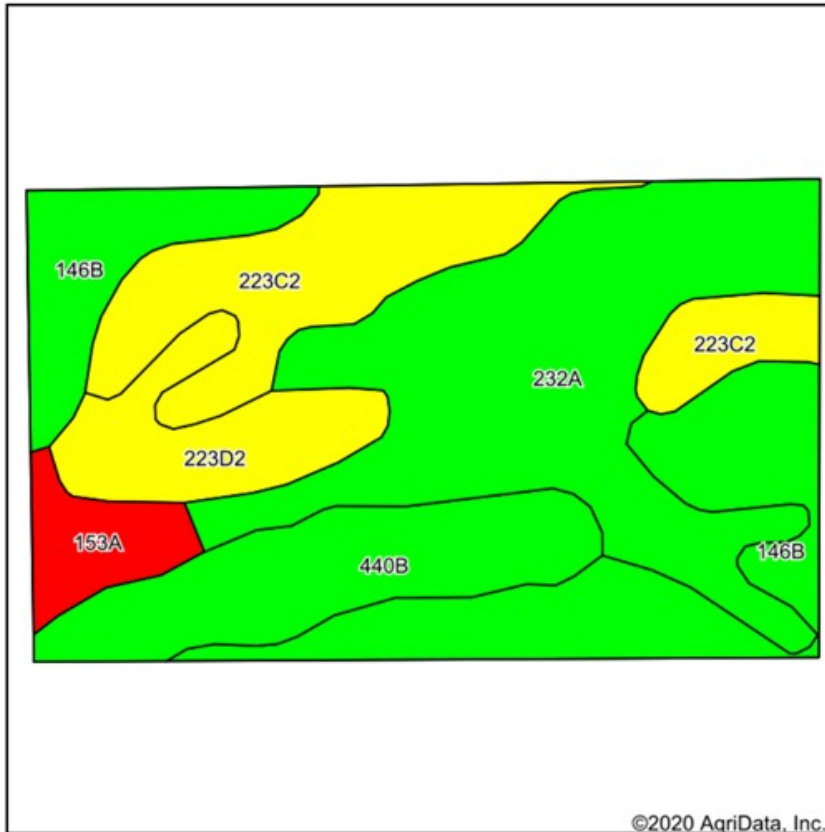
CONTOURS MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP, WILL COUNTY



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SOIL MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **30-33N-12E**
Township: **Peotone**
Acres: **30**
Date: **9/30/2020**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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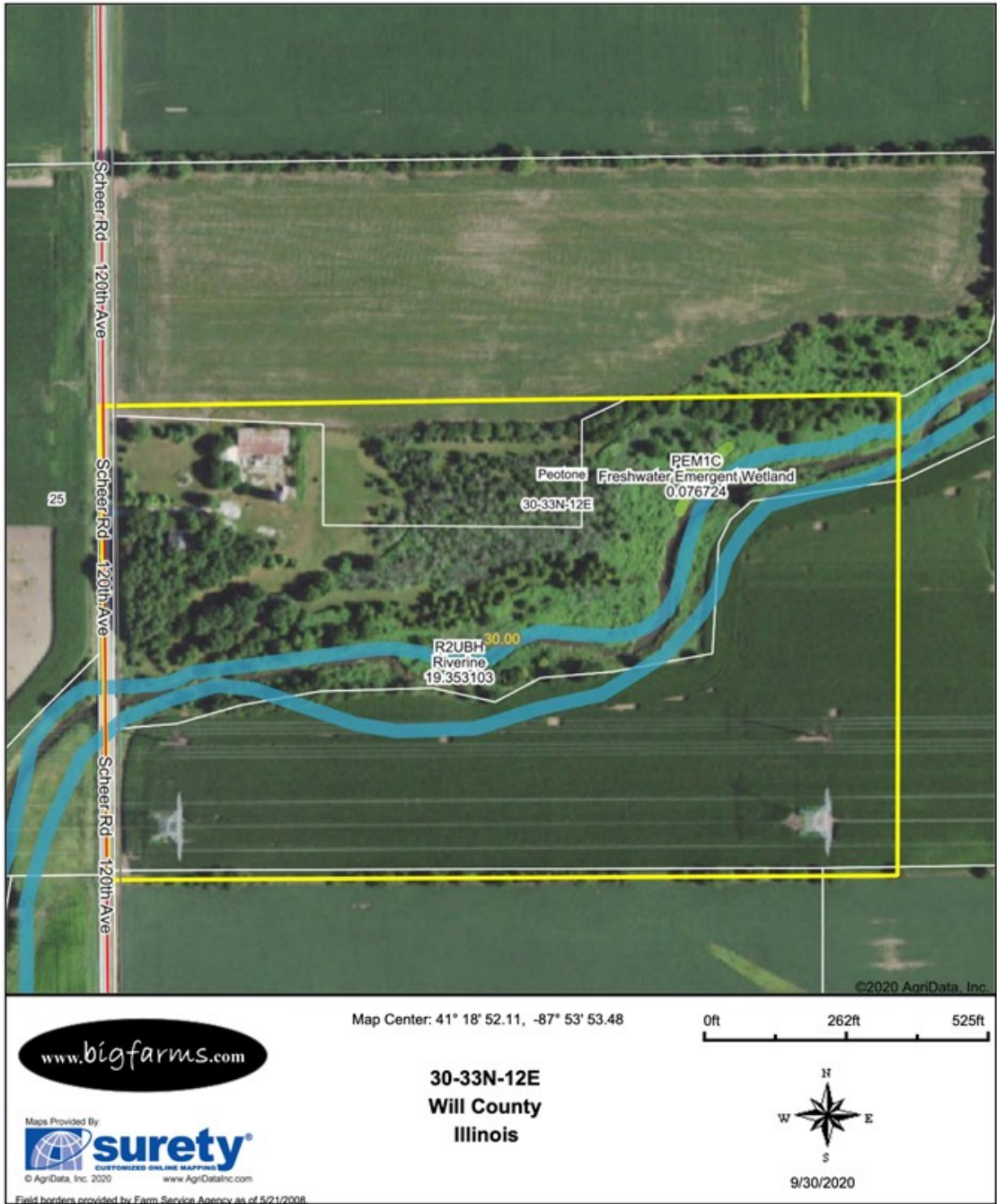


Area Symbol: IL197, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.71	32.4%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	7.08	23.6%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	5.25	17.5%		**150	**48	**110
**440B	Jasper loam, 2 to 5 percent slopes	4.07	13.6%		**173	**56	**129
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	2.60	8.7%		**147	**47	**108
153A	Pella silty clay loam, 0 to 2 percent slopes	1.29	4.3%		183	60	136
Weighted Average					164.5	53.5	122.3

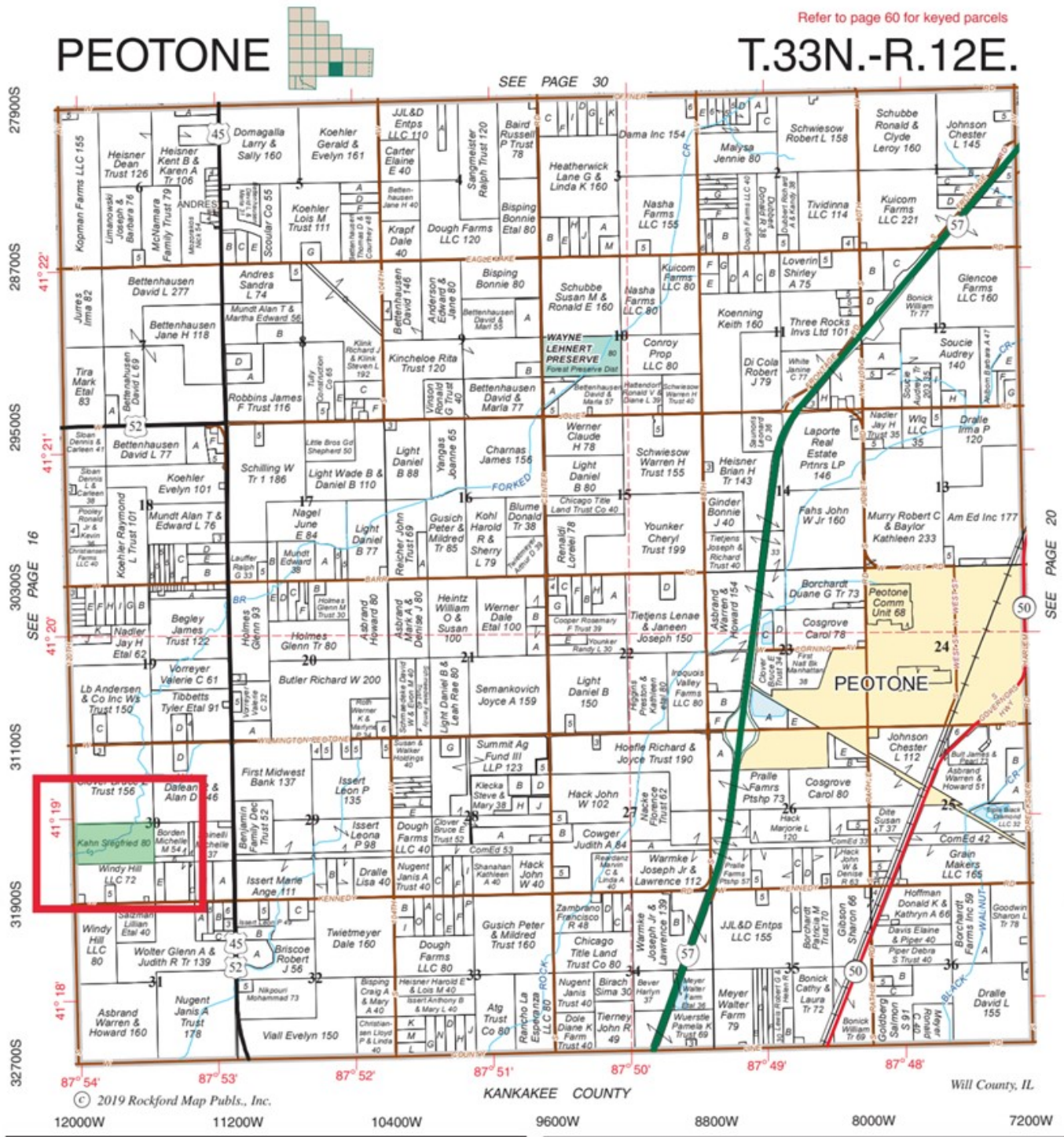
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

FSA MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

Aerial Map



PLAT MAP 80 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



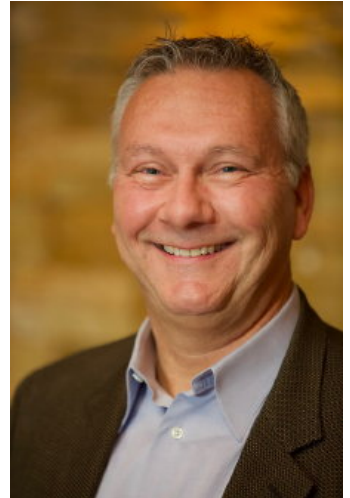
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

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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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