

80 Ac S. Center Rd
S. Center Road,
Monee IL 60449



80 AC S. CENTER RD

S. Center Road,
Monee IL 60449

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:	Will
Township:	Green Garden
Gross Land Area:	80 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$696,000.00
Unit Price:	\$8,700 per acre
Productivity Index (PI):	PI Index is 124.5
Buildings:	No Buildings
Utilities:	Electric
Zoning:	Agriculture



80 acres at the corner of W. Offner road and S. Center road, with a Monee address. Easy access to I-57 at Monee or Peotone. Good soil types with a PI of 124.5. No buildings.



LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 Acres S. Center Rd.
Tax ID Number/APN: 18-13-33-400-002-0000
Possible Uses: Agricultural production with potential residential estate lots.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Unit Community School District 207U
Location Description: Good agricultural area of southern Will County.
Site Description: Corner site at S. Center road and W. Offner road. Gently rolling farmland.
Side of Street: NW corner of W. Offner Rd. & S. Center Rd.
Highway Access: 1.7 miles west to Rt. 45 (LaGrange Rd.)
5.2 miles south to I-57 at Peotone
7.0 miles north to I-57 at Monee
Road Type: County black top road.
Property Visibility: Excellent visibility with 1/4 mile of frontage on W. Offner road and half a mile of frontage on S. Center road.
Largest Nearby Street: Rt. 45 (La Grange Rd.)

LAND RELATED

Lot Frontage (Feet): 2622 feet of frontage on S. Center road
1293 feet of frontage on W. Offner road
Tillable Acres: There are 78.65 tillable acres in this farm according to the Will County FSA office.
Buildings: No Buildings
Topography: Gently rolling
FSA Data: 78.65 Tillable acres
Corn base of 59.0 acres PLC Yield of 126
Soybean base of 19.6 acres PLC Yield of 42
Soil Type: The primary soil types on this farm are:
Elliott silt loam (146A)
Ashkum silty clay loam (232A)
Available Utilities: Electric is available, private well and septic would be required for any residential or commercial use.

FINANCIALS

Finance Data Year: Real-estate taxes for 2017 paid in 2018
Real Estate Taxes: Real-estate taxes for 2017 paid in 2018 were \$1,524 or \$19.05 per acre.
Investment Amount: The total investment for this farm offering is \$696,000 or \$8,700 per acre.

LOCATION

Address: S. Center road
Monee, IL 60449
County: Will County Illinois
MSA: Kankakee-Chicago



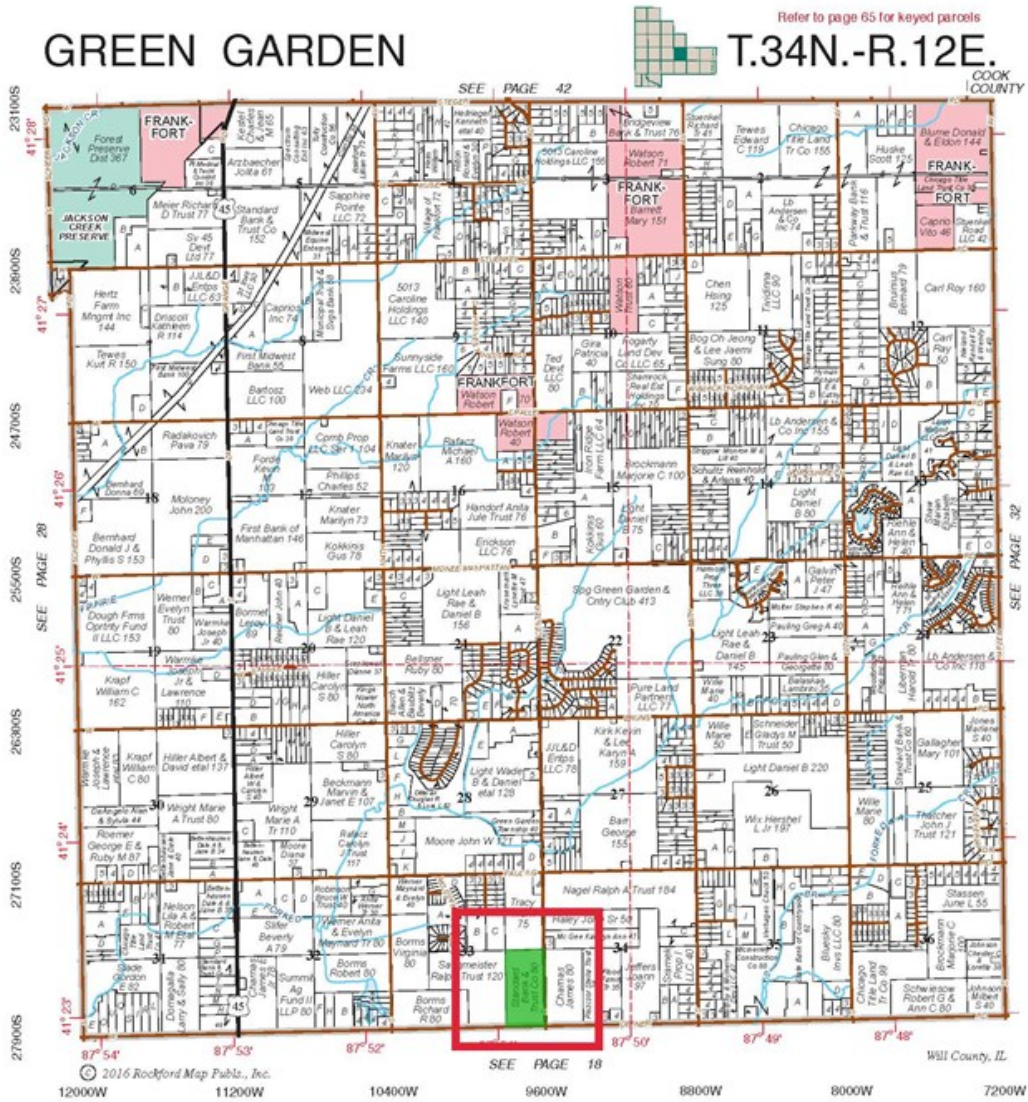
LOCATION MAP OF 80 AC CENTER RD IN GREEN GARDEN TOWNSHIP



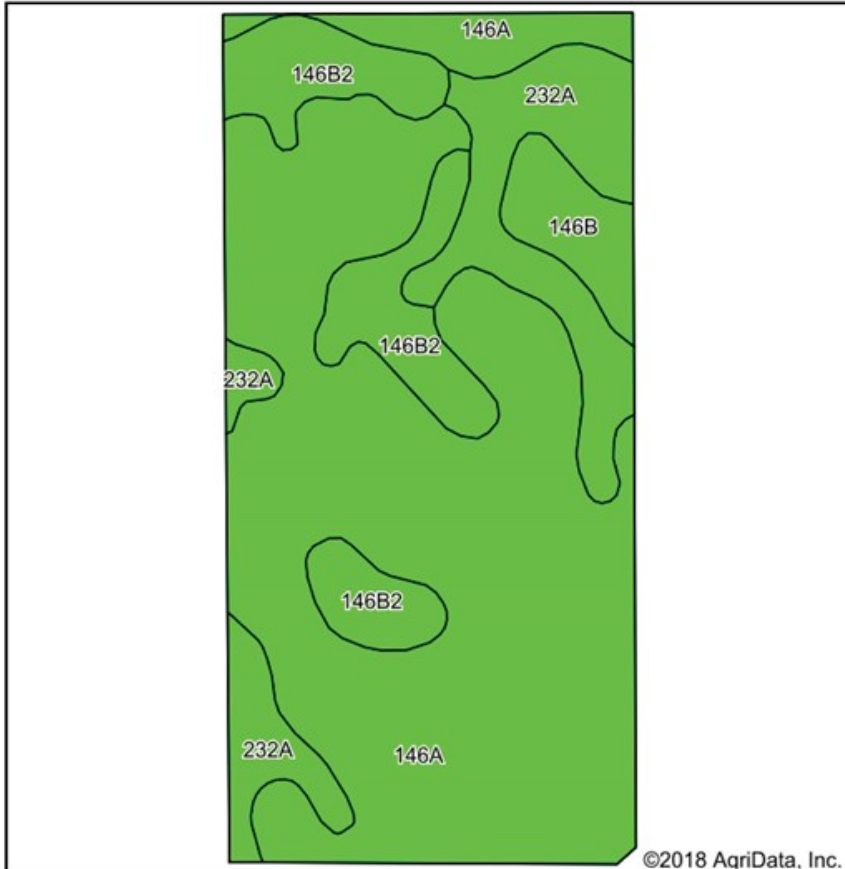
CLOSE AERIAL OF 80 AC CENTER RD GREEN GARDEN TOWNSHIP



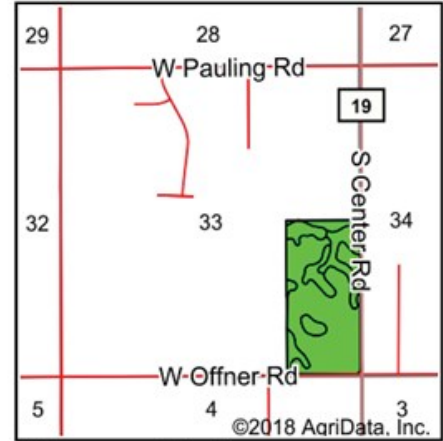
PLAT MAP OF 80 AC CENTER RD IN WILL COUNTY



80 AC GREEN GARDEN SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **33-34N-12E**
Township: **Green Garden**
Acres: **78.58**
Date: **8/10/2018**



Area Symbol: IL197, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	52.54	66.9%		168	55	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	12.23	15.6%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	10.54	13.4%		**160	**52	**119
**146B	Elliott silt loam, 2 to 4 percent slopes	3.27	4.2%		**166	**54	**124
Weighted Average					167.2	54.7	124.5

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
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



FSA MAP FOR 80 AC CENTER RD GREEN GARDEN TOWNSHIP

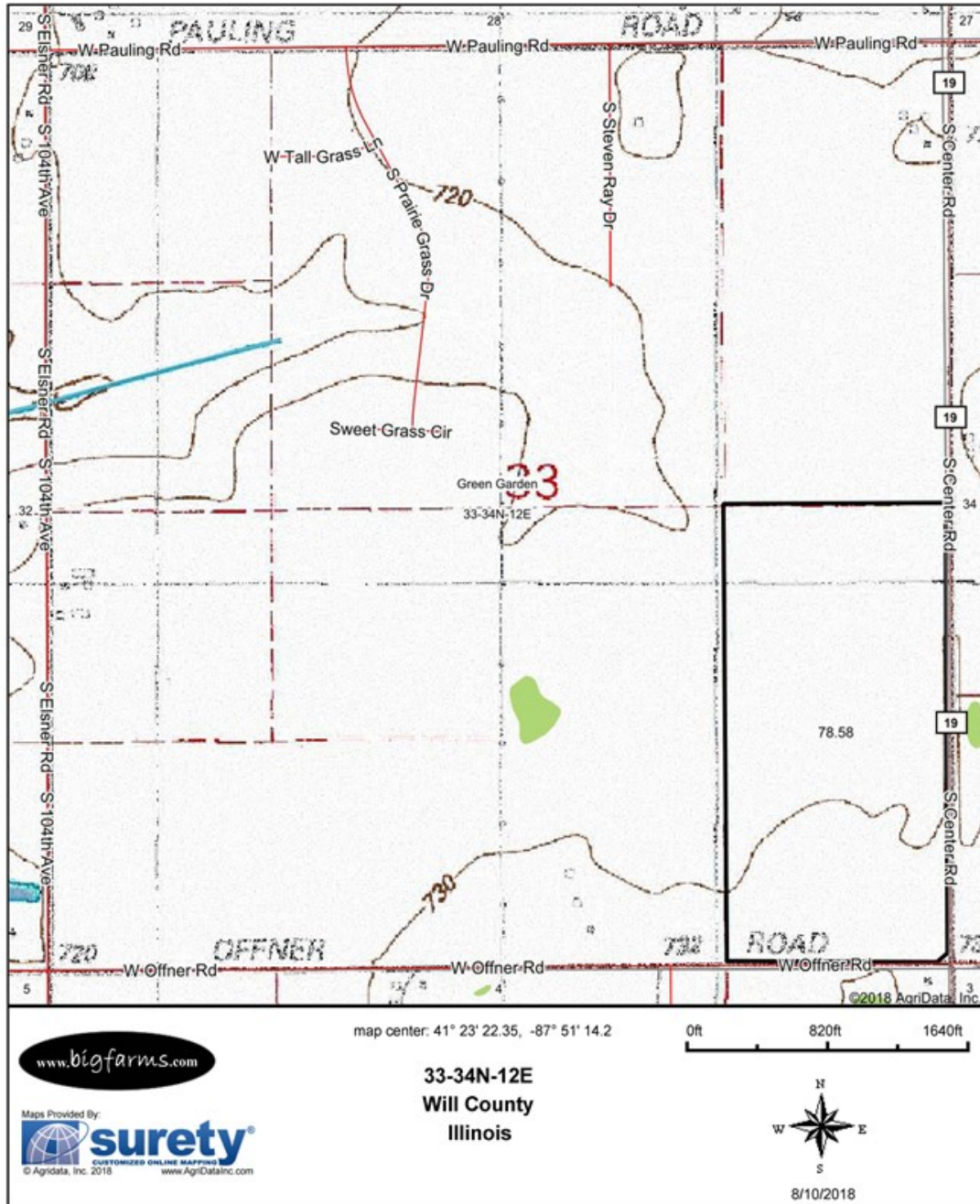
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

80 AC CENTER RD TOPO MAP

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

80 Ac S. Center Rd
S. Center Road,
Monee IL 60449



DISTANT AERIAL OF 80 AC CENTER RD GREEN GARDEN TOWNSHIP, WILL COUNTY



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.