

80 ACRE BRENNAN FARM

West Delaney Road
New Lenox IL 60451

For more information contact:

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



County:	Will
Township:	New Lenox Township
Gross Land Area:	80 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Productivity Index (PI):	123.3
Buildings:	There are no buildings on this parcel
Utilities:	Natural Gas, Electric, Water and Sewer are available



This slightly sloped 80 acre lot has a soil PI of 123.3. It is located on the south end of New Lenox along Delaney road. This lot is being farmed, but does have potential for residential development.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 Acre Brennan Farm
Tax ID Number/APN: 15-08-34-400-006-0000
Possible Uses: Agriculture and residential development

AREA & LOCATION

School District: Lincoln Way Community High School District 210
ELEMENTARY DISTRICT New Lenox School District 122
Location Description: This 80 acre farm is located on the north side of Delaney road just west of Spencer road and less than a mile from the Jackson Creek Preserve in the south end of New Lenox.
Site Description: This 80 acre parcel is slightly sloping.
Side of Street: The 80 acre farm is located on the North side of Delaney road.
Highway Access: I-80, Route 30 interchange is 5.6 miles to the north and west.
Road Type: The road is asphalt/blacktop construction.
Property Visibility: This 80 acre parcel is highly visible with 2800 cars passing daily.
Largest Nearby Street: The property is on Delaney Road. Rt 52 is 3.5 miles to the west and Rt 45 is 3.2 miles to the east.
Transportation: The New Lenox Laraway Metra Station is located 2 miles to the north. Midway Airport is located 46 minutes to the north.

LAND RELATED

Lot Frontage (Feet): This property has 1325 feet of frontage along Delaney Road
Tillable Acres: There are 80 tillable acres on this farm.
Lot Depth: The lot is 2618 feet deep from south to north.
Buildings: There are no buildings on this property
Flood Plain or Wetlands: This parcel does have some FEMA Flood Zone in the northwest corner, but there are no wetland areas.
Topography: The lot is slightly sloped. You can see the detail in the Topography map included in the brochure.
Soil Type: Elliot Silt Loam 146B
Ashkum Silty Clay Loam 232A
Elliot Silty Clay Loam 146B2
Available Utilities: There are utilities available close by.

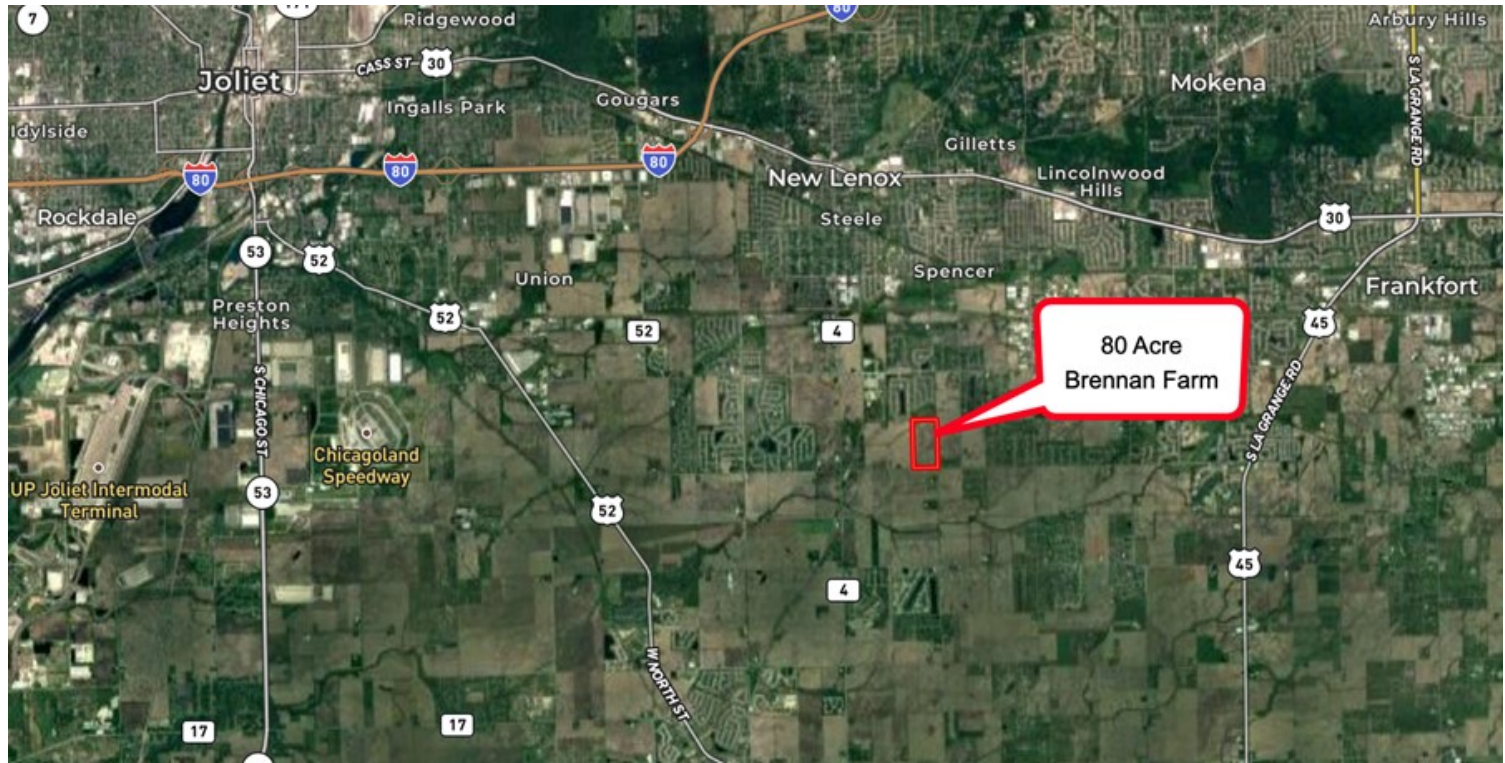
FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: Taxes in the amount of \$2295.34 or \$28.69 per acre were paid in 2021 for the 2020 taxes

LOCATION

Address: W. Delaney Road
New Lenox, IL 60451
County: Will County

AREA MAP 80 ACRE BRENNAN FARM, NEW LENOX TOWNSHIP, WILL COUNTY



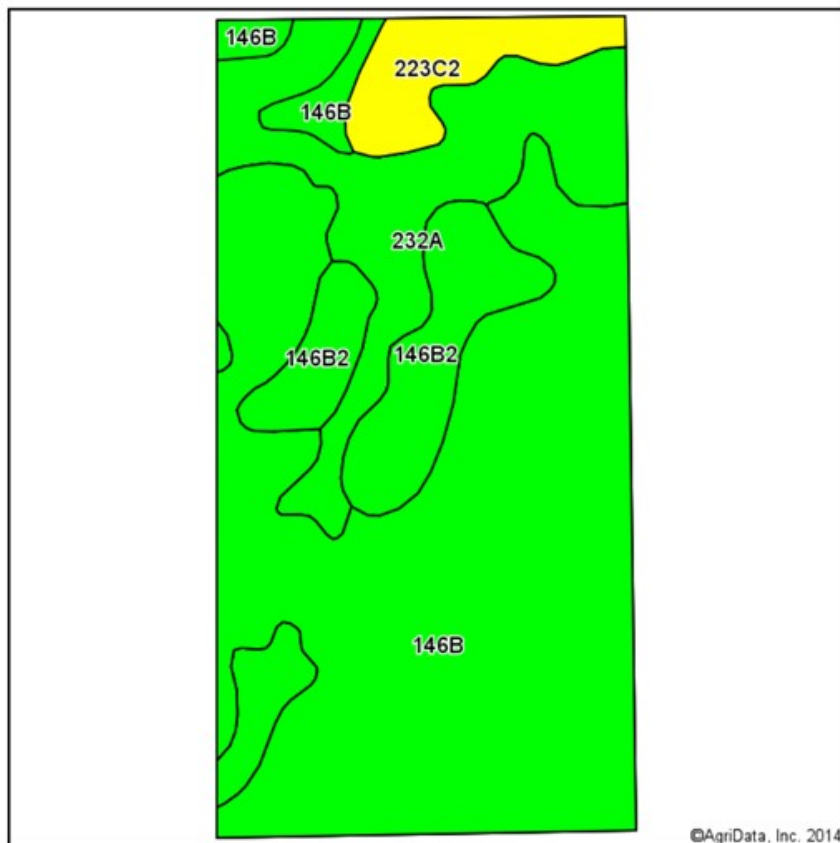
FSA MAP 80 ACRE BRENNAN FARM, NEW LENOX TOWNSHIP, WILL COUNTY

Aerial Map



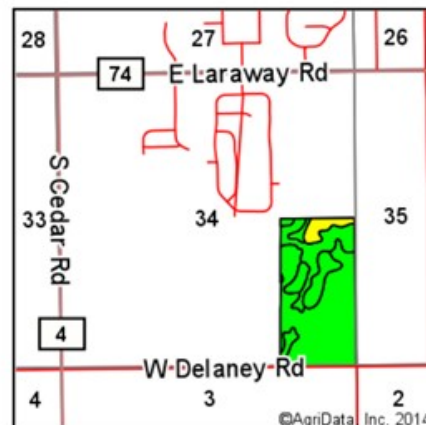
SOIL MAP 80 ACRE BRENNAN FARM, NEW LENOX TOWNSHIP, WILL COUNTY

Soil Map



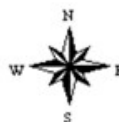
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Soils data provided by USDA and NRCS.



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

GOODWIN



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Il. 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)

T.35N.-R.11E.

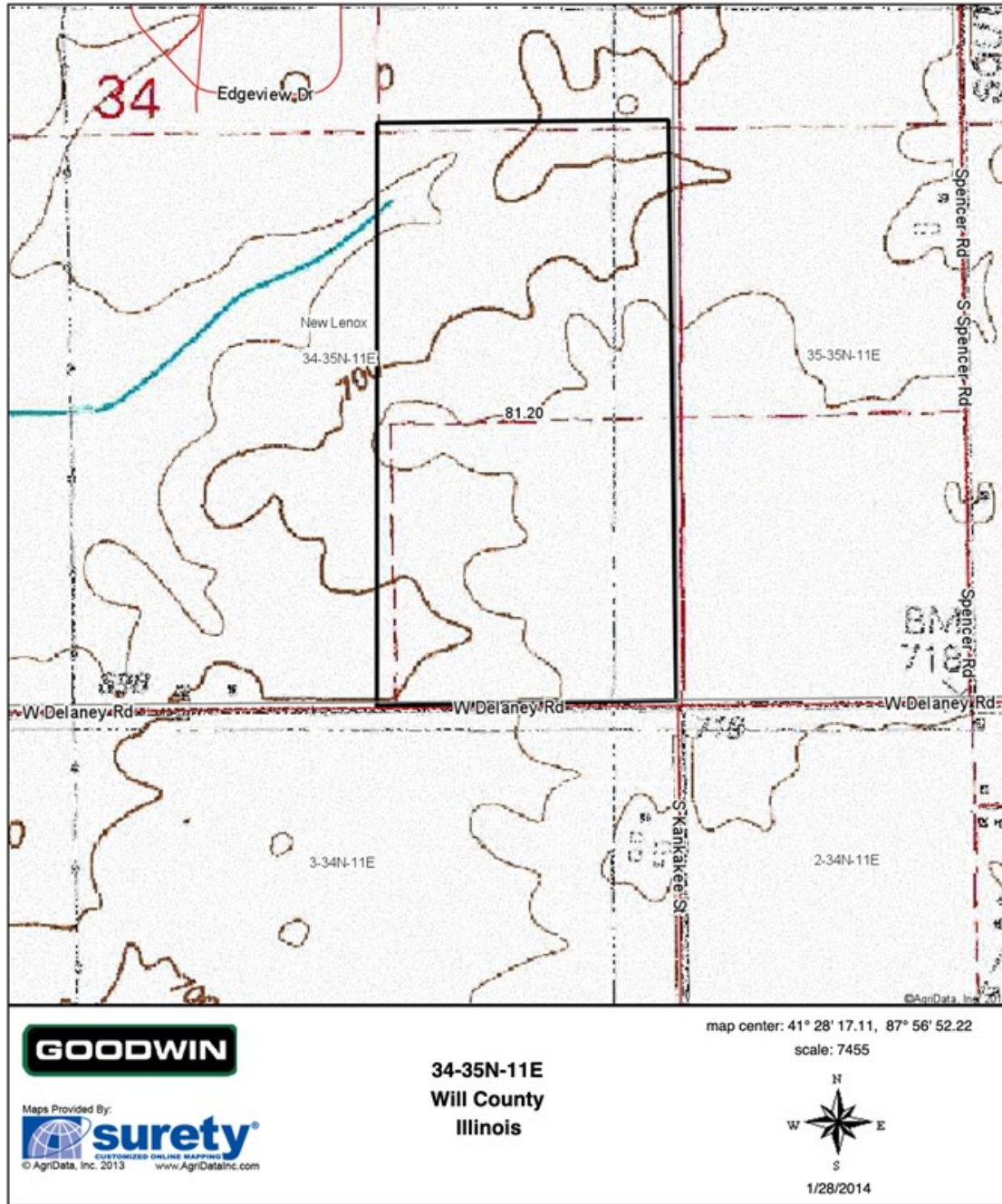


AERIAL MAP 80 ACRE BRENNAN FARM, NEW LENOX TOWNSHIP, WILL COUNTY



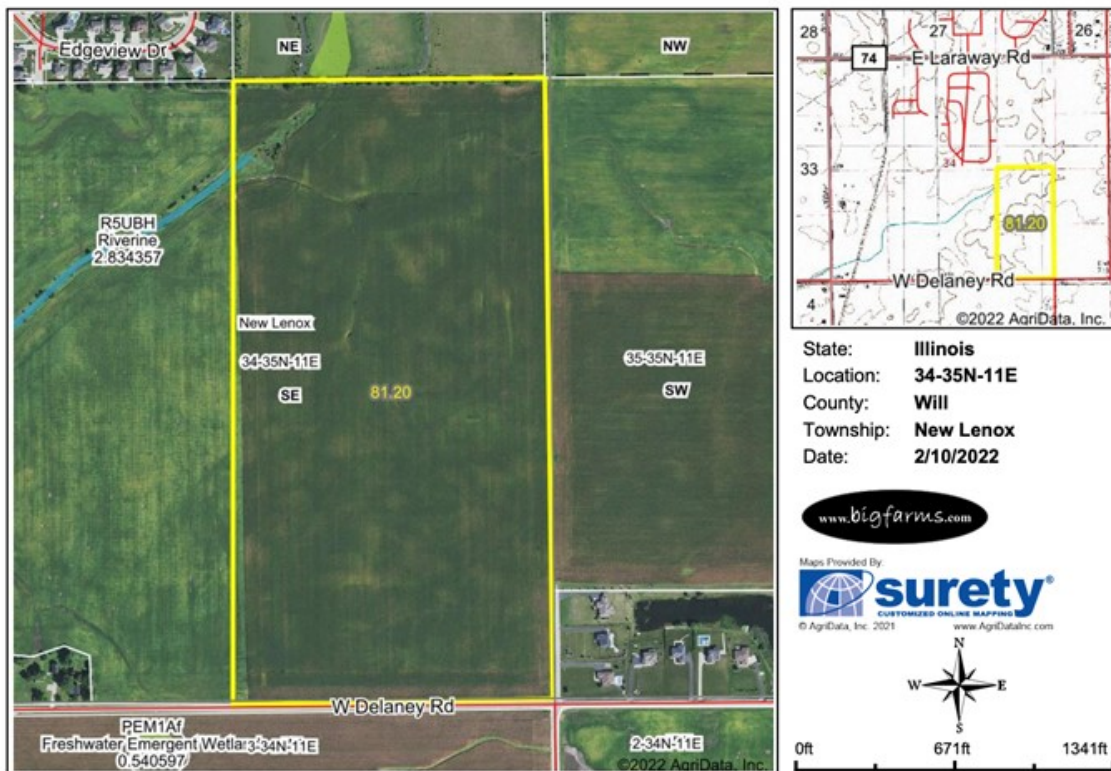
TOPOGRAPHY MAP 80 ACRE BRENNAN FARM, NEW LENOX TOWNSHIP, WILL COUNTY

Topography Map



WETLANDS MAP 80 ACRE BRENNAN FARM, NEW LENOX TOWNSHIP, WILL COUNTY

Wetlands Map



Classification Code	Type	Acres
R5UBH	Riverine	0.06
PEM1C	Freshwater Emergent Wetland	0.01
		Total Acres
		0.07

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.

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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