

120 AC PEOTONE ROUTE 50 FARM

S Ridgeland Avenue
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.



GOODWIN

County:	Will
Township:	Will
Gross Land Area:	120.00
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,800,000.00
Unit Price:	\$15,000 per acre
Productivity Index (PI):	121.7
Buildings:	Farmhouse and buildings are found on S. Ridgeland Ave.
Utilities:	Water Well and Propane Tank on Property
Zoning:	A-1, Agriculture



The 120 acres are located just north of the Peotone city limits with frontage on both S Governor's Highway and S Ridgeland Avenue and has a Soil PI of 121.7 with approximately 115.82 tillable acres. The farm is approximately one mile long from Rt. 50 to Ridgeland Ave. The site is outside the proposed South Suburban Airport. Currently there is a tenant in the farmhouse. The State of Illinois has funded engineering to design the interchange at I-57 and Eagle Lake road for access to the future airport. This 120 acre property is made up of a combined 80 acre and 40 acre parcels of farmland.

Buying land in Peotone, IL, is a great investment due to its small-town charm, proximity to Chicago, and potential for future growth. The area offers a peaceful rural setting while still being close enough to the city for easy access to urban amenities. With plans for infrastructure development, including the proposed South Suburban Airport, Peotone is poised for economic growth, making it an attractive option for those looking to invest in land.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 120 AC Peotone Route 50 Farm
Tax ID Number/APN: 80 Acres: 20-21-18-200-002-0000
40 Acres: 20-21-18-100-003-0000
Possible Uses: The farm has excellent future development potential. Anything from industrial use to commercial to residential. Currently the farm is in Agricultural Production.
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U
Location Description: This property is just north of the city limits of Peotone, IL, located just between S Governors Highway and S Ridgeland Avenue which the property has frontage on both. The farm is approximately one mile long.
Site Description: This property is a combination of two parcels, approximately 80 acres and a connected 40 acres. There is a rectangular-shaped parcel that shares frontage with both S Governors Highway on the west and S Ridgeland Avenue on the east. There is a single family residential lot off of the southeast corner of the property. Off of the southwest corner of the property, there is a multifamily apartment complex and a commercial property.
Side of Street: This property is located on the east side of S Governors Highway and on the west side of S Ridgeland Avenue.
Highway Access: This property has frontage with S Governors Highway and I-57 is located about 3 miles to the south and west.
Road Type: Asphalt/Blacktop
Legal Description: PART OF THE SW1/4 NW1/4; SE1/4 NW1/4; SW1/4 NE1/4; PART OF THE SE1/4 NE1/4 OF SECTION 18, TOWNSHIP 33 NORTH, 13 EAST, WILL COUNTY, ILLINOIS
Property Visibility: The property is visible from both S Governors Highway and S Ridgeland Avenue.
Largest Nearby Street: S Governors Highway
Transportation: The University Park Metra Train Station is located about 8.3 miles the north.
Chicago Midway Airport is located about 33.5 miles away to the north.
Chicago O'Hare Airport is located about 55.4 miles away to the north.

LAND RELATED

Lot Frontage (Feet): There is approximately 713 feet of frontage on S Governors Highway and approximately 1,315 feet of frontage on S Ridgeland Avenue.
Tillable Acres: Approximately 115.82 acres of tillable acreage.
Buildings: The farm has a building site on S. Ridgeland Ave. Farmhouse and old farm buildings. The buildings are currently rented.
Zoning Description: Currently zoned A-1, Agriculture
Flood Plain or Wetlands: Other than an approximate 0.39 acres of Freshwater Emergent Wetland on the northern property line, there are no other wetlands. This property is also outside of the 500 year-floodplain.

Please see the included FEMA and Wetland Maps provided by Surety Maps for more detailed information.
Topography: Please see included topographical maps provided by Surety Maps.
Soil Type: 50.4% Elliot silt loam (146B)
22.7% Elliot silty clay loam (146B2)
13.6% Ashkum silty clay loam (232A)

For more detail, please see the included Soil Map provided by Surety Maps.
Available Utilities: Aqua Illinois is the service provider for Peotone. Utilities are near the site. There is currently a well and propane tank on the property servicing the home on the property.

FINANCIALS

Finance Data Year:

2022 Taxes, Paid 2023

Real Estate Taxes:

80 Acre Parcel: \$4,485.52

40 Acre Parcel: \$1,076.32

Total Taxes: \$5,561.84 (\$46.35 per acre)

Investment Amount:

\$1,800,000 or \$15,000 per acre

LOCATION

Address:

S Ridgeland Avenue, Peotone, IL 60468

County:

Will County



Mark Goodwin
Phone: 815-741-2226
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PROPERTY NOTES

Area Amenities:

[Peotone Park District](#)
[Will County Fairgrounds](#)

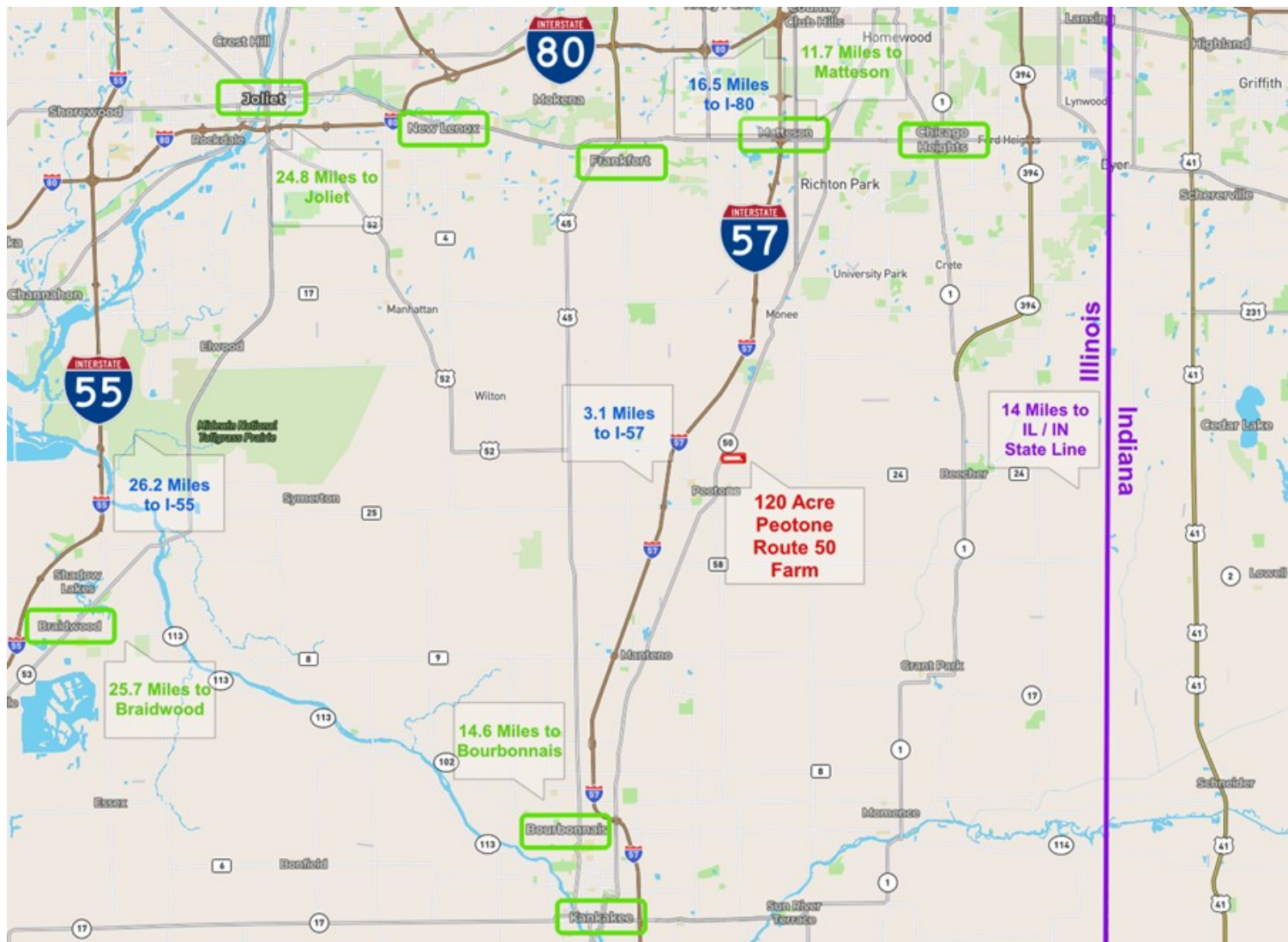
Other Notable Links & Resources:

[2022 Village of Peotone Zoning Map](#)
[Village of Peotone Comprehensive Plan](#)
[South Suburban Airport Interactive Map](#)
[South Suburban Airport Future Airport Property Map](#)
[South Suburban Airport Status Map](#)

PROPERTY MAP



SURROUNDING AREA ROAD MAP



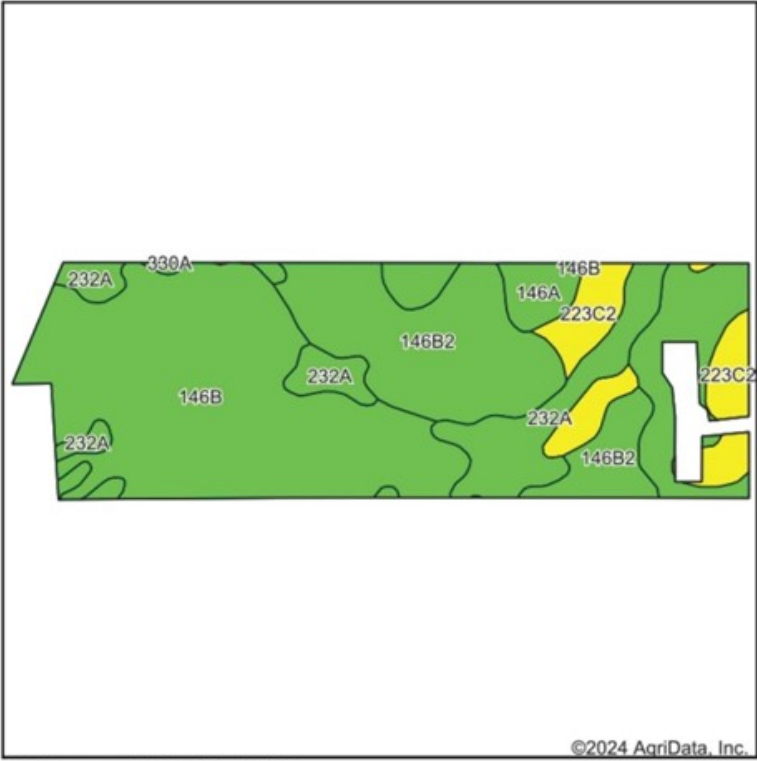
Refer to page 61 for keyed parcels



FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Will
Location: 18-33N-13E
Township: Will
Acres: 115.82
Date: 8/23/2024

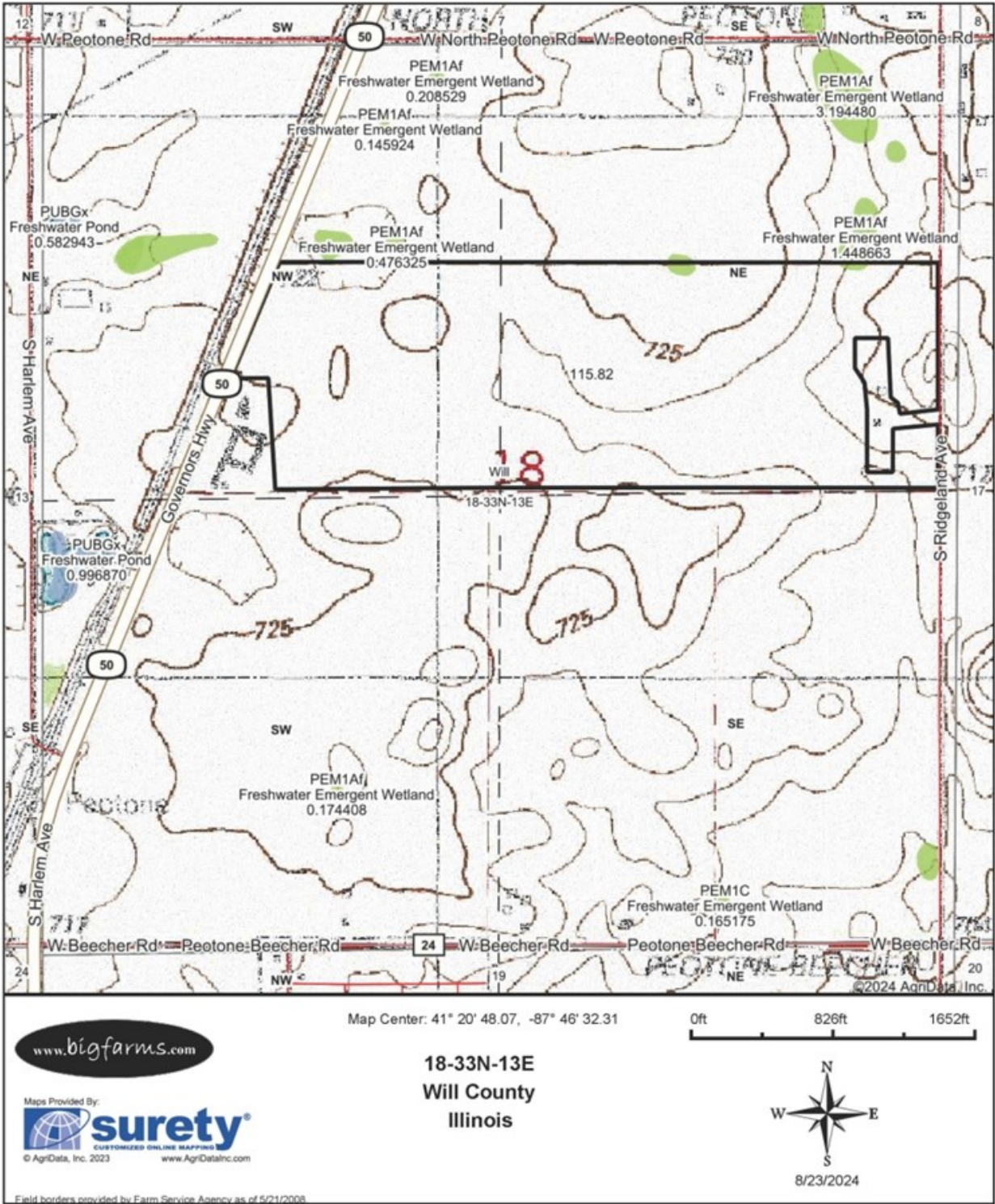


Soils data provided by USDA and NRCS.

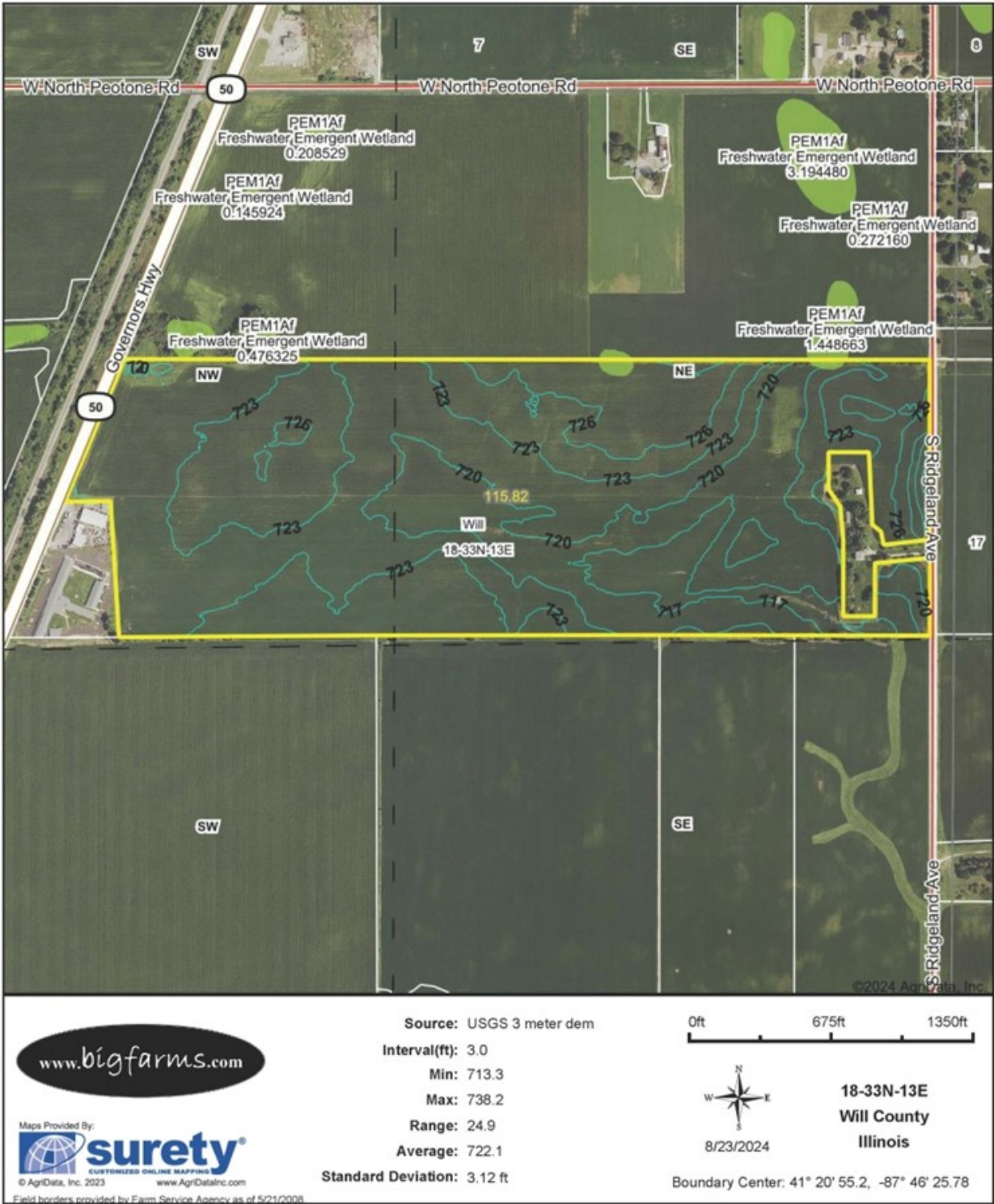
Area Symbol: IL197, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	58.31	50.4%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	26.30	22.7%		**158	**51	**118
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.80	13.6%		**170	**56	**127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	10.49	9.1%		**149	**47	**109
146A	Elliott silt loam, 0 to 2 percent slopes	4.92	4.2%		168	55	125
Weighted Average					163.3	53	121.7

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 Il. Soils EFOTG

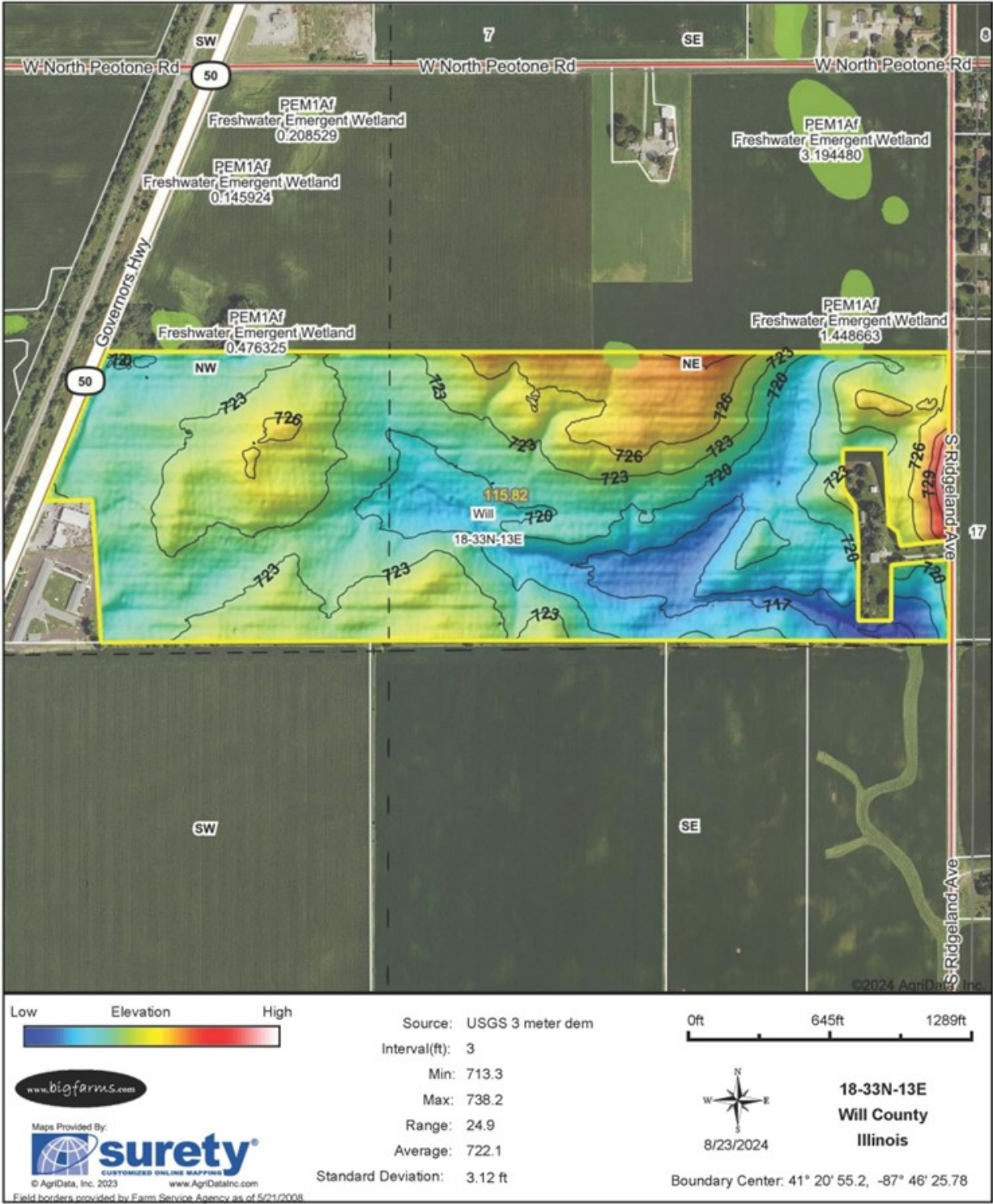
TOPO MAP



TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois
Location: 18-33N-13E
County: Will
Township: Will
Date: 8/23/2024



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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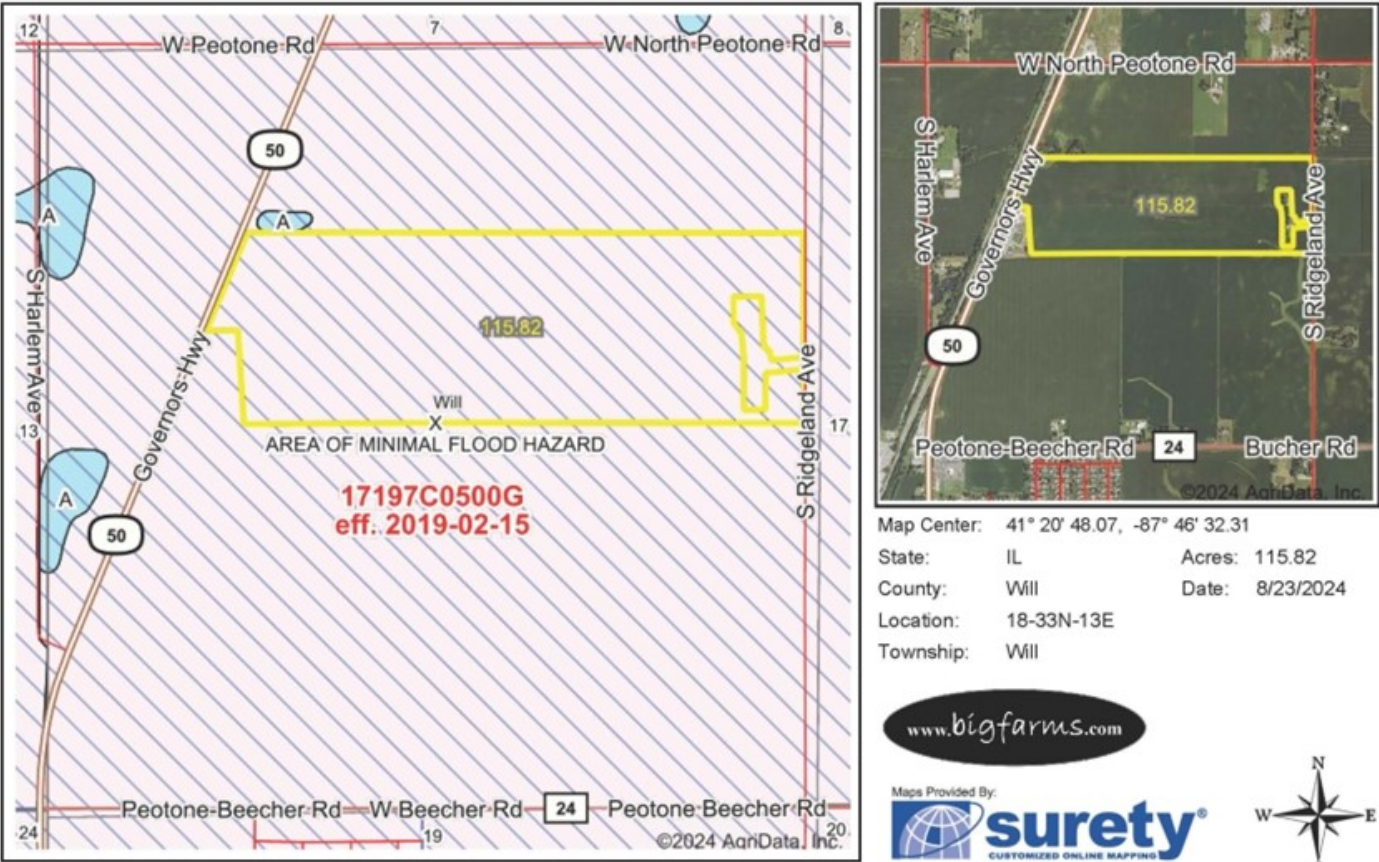


0ft 981ft 1963ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	0.39
Total Acres		0.39

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

FEMA MAP



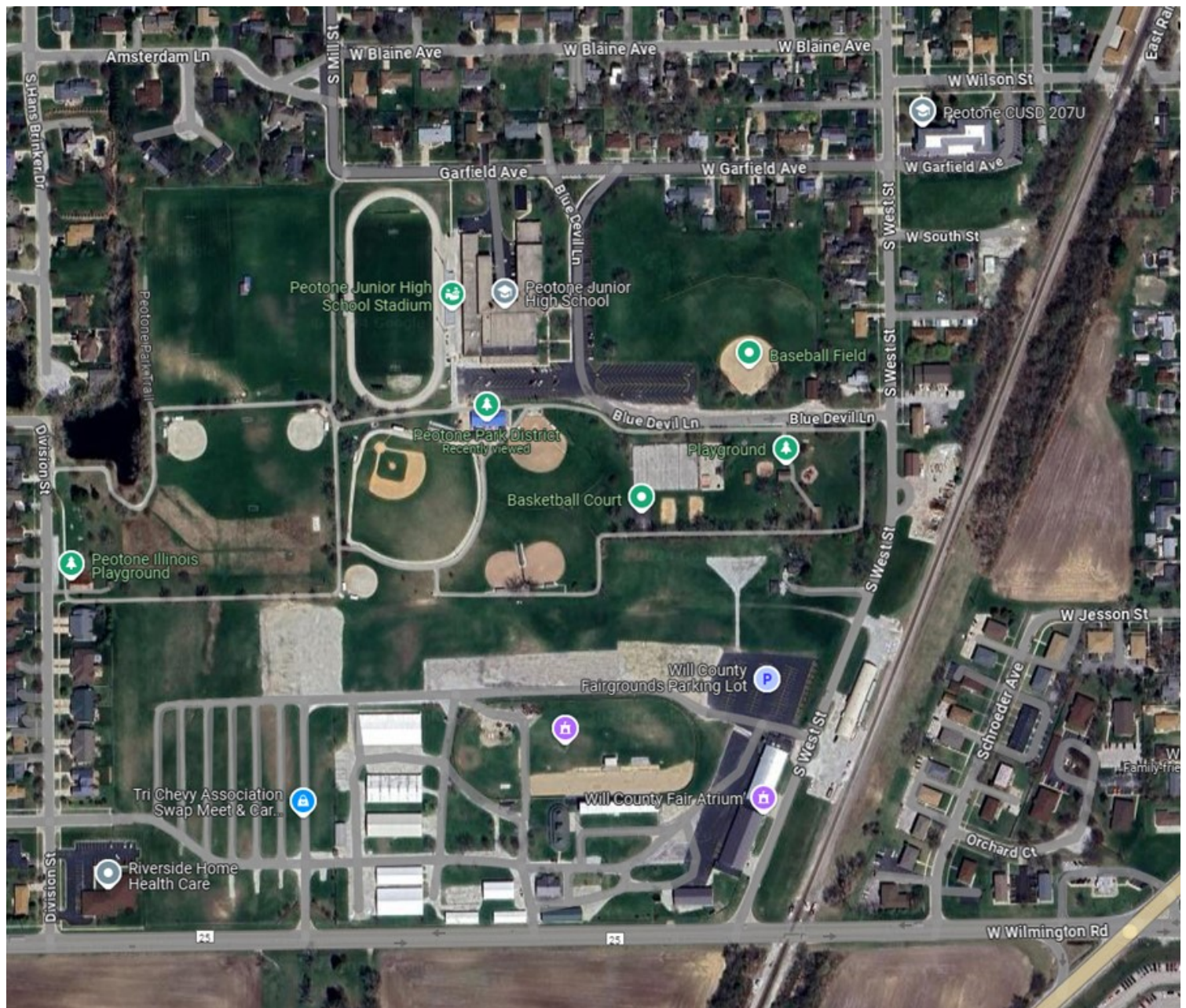
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	115.82	100%
Total				115.82	100%

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	115.82	100%
Total			115.82	100%

Panel	Effective Date	Acres	Percent
17197C0500G	2/15/2019	115.82	100%
Total		115.82	100%

SATELLITE CAPTURE OF PEOTONE PARK DISTRICT & WILL COUNTY FAIRGROUNDS



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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