

40 AC WHEATLAND TWP FARM

W 119th Street
Plainfield IL 60585

For more information contact:

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



County:	Will
Township:	Wheatland
Gross Land Area:	40.00
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$5,200,000
Unit Price:	\$130,000 per Acre
Productivity Index (PI):	136.8
Buildings:	No Buildings
Zoning:	A-1, Agriculture



40 acres of well located residential development land in Plainfield. Northeast corner of 119th and 248th. The site is across the street from Plainfield North High School. This primarily a single family development parcel with some multi-family potential.

North Plainfield, IL, offers a promising landscape for residential development, presenting a myriad of attractive features for potential investors. The town boasts a vibrant community atmosphere, fostering a sense of belonging among residents. Its strategic location provides convenient access to major transportation hubs, enhancing connectivity for future homeowners. North Plainfield also embraces a mix of urban amenities and natural beauty, with well-maintained parks, recreational spaces, and a welcoming downtown area. The local school system is highly regarded, adding value to the prospect of attracting families seeking quality education. Additionally, the town's commitment to sustainable development aligns with contemporary trends, making it an appealing choice for those looking to create modern and environmentally conscious residential spaces. Overall, North Plainfield stands out as a promising canvas for real estate development, offering a harmonious blend of community, accessibility, and a favorable living environment.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 AC Wheatland Twp Farm
Tax ID Number/APN: 07-01-21-300-002-0000
Possible Uses: Residential Development
Zoning: Current zoning is A-1, Agriculture

AREA & LOCATION

School District: Plainfield SD 202 (P-12)
Location Description: This property is located in north Plainfield, directly across from Plainfield North High School, at the corner of W 119th Street and 248th Avenue.
Site Description: This vacant property is currently made up of mostly tillable acreage.
Side of Street: This property is located on the north side of W 119th Street and east of 248th Avenue.
Highway Access: IL Route 59 is located 1 mile to the east.
US-30 is located 0.9 miles to the west.
I-55 is located 5.6 miles to the southeast.
Road Type: Asphalt/Blacktop
Property Visibility: This property is visible from both W 119th Street and 248th Avenue.
Largest Nearby Street: US-30 that is 0.9 miles to the west.
Transportation: Route 59 Metra Station is 8.9 miles to the north.
Midway Airport is 31.5 miles away.
O'Hare Airport is 39.8 miles away.

LAND RELATED

Lot Frontage (Feet): There is about 1,300 feet of frontage on W 119th Street and 1,305 feet of frontage on 248th Avenue.
Tillable Acres: Approximately 38.22 tillable acres.
Buildings: No buildings.
Zoning Description: A-1, Agriculture
Flood Plain or Wetlands: Please see included wetlands and FEMA maps provided by Surety Maps.
Topography: Please see included topographical maps provided by Surety Maps.
Soil Type: 46.0% Graymont silt loam (541B)
39.9% Elpaso silty clay loam (356A)
14.1% Chenoa silty clay loam (614A)
Available Utilities: Utilities are at the site.

FINANCIALS

Finance Data Year: 2022 Taxes, Payable in 2023
Real Estate Taxes: 2022 Taxes, Payable in 2023: \$1,721.18
Investment Amount: The asking price is \$130,000 per acre for a total investment of \$5,200,000.

LOCATION

Address: W 119th Street, Plainfield, IL 60585
County: Will County

PROPERTY MAP



FSA AERIAL MAP



SOIL MAP



State: **Illinois**
County: **Will**
Location: **21-37N-9E**
Township: **Wheatland**
Acres: **38.22**
Date: **10/12/2023**



Soils data provided by USDA and NRCS.

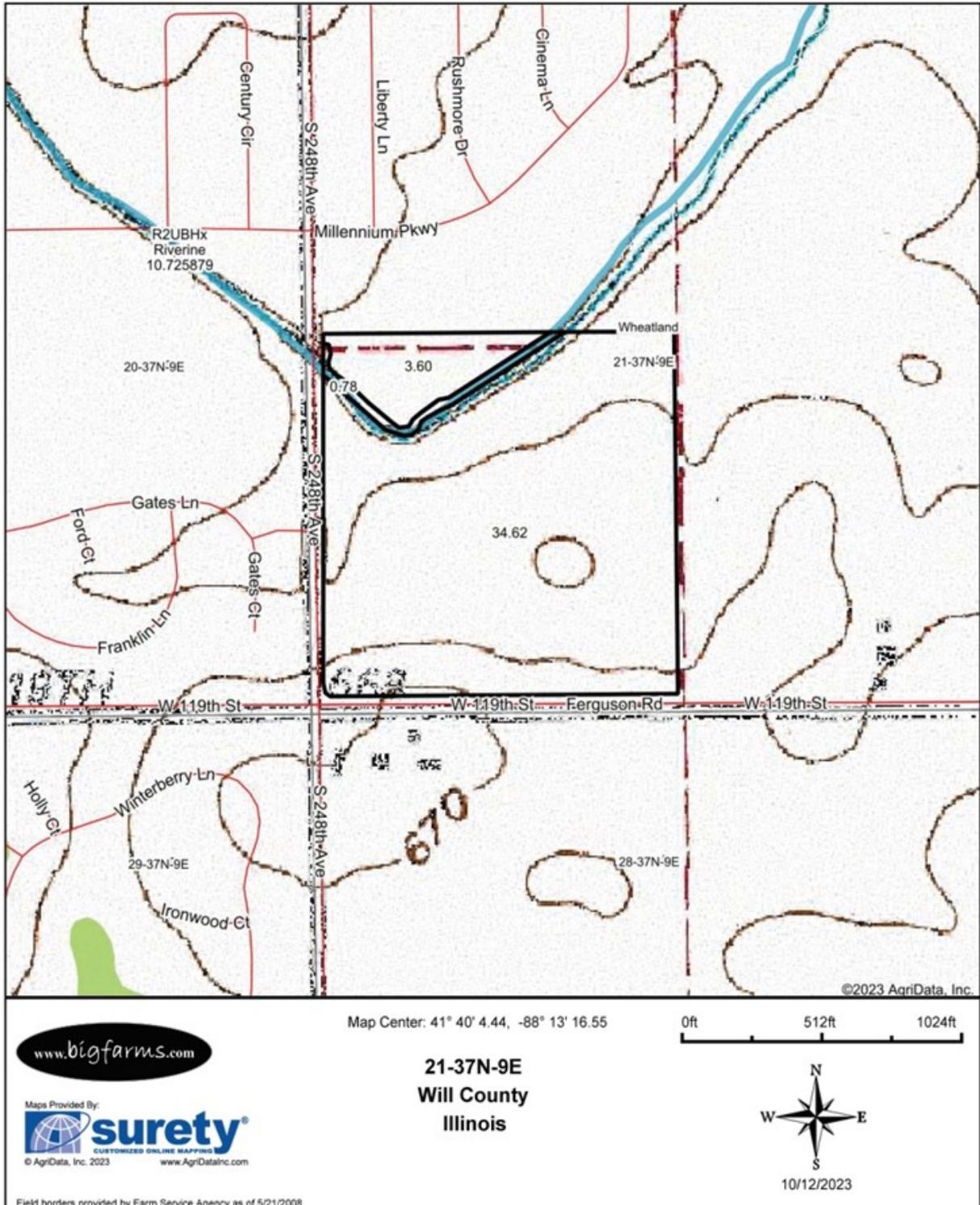
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Area Symbol: IL197, Soil Area Version: 17

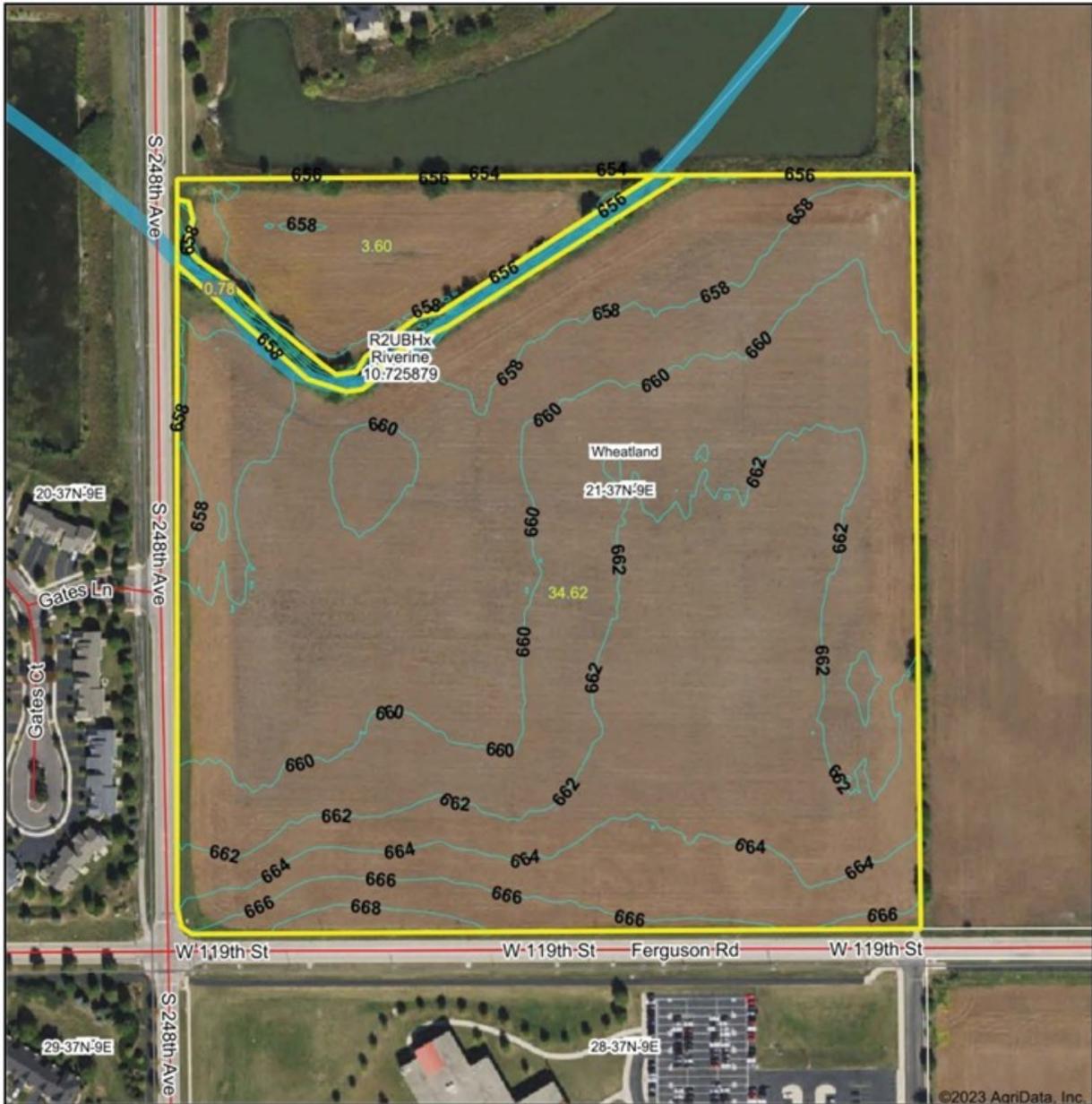
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541B	Graymont silt loam, 2 to 5 percent slopes	17.59	46.0%		**181	**56	**133
356A	Elpaso silty clay loam, 0 to 2 percent slopes	15.24	39.9%		195	63	144
614A	Chenoa silty clay loam, 0 to 2 percent slopes	5.39	14.1%		174	57	129
Weighted Average					185.6	58.9	136.8

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
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPO MAP

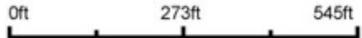


TOPO CONTOURS MAP



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

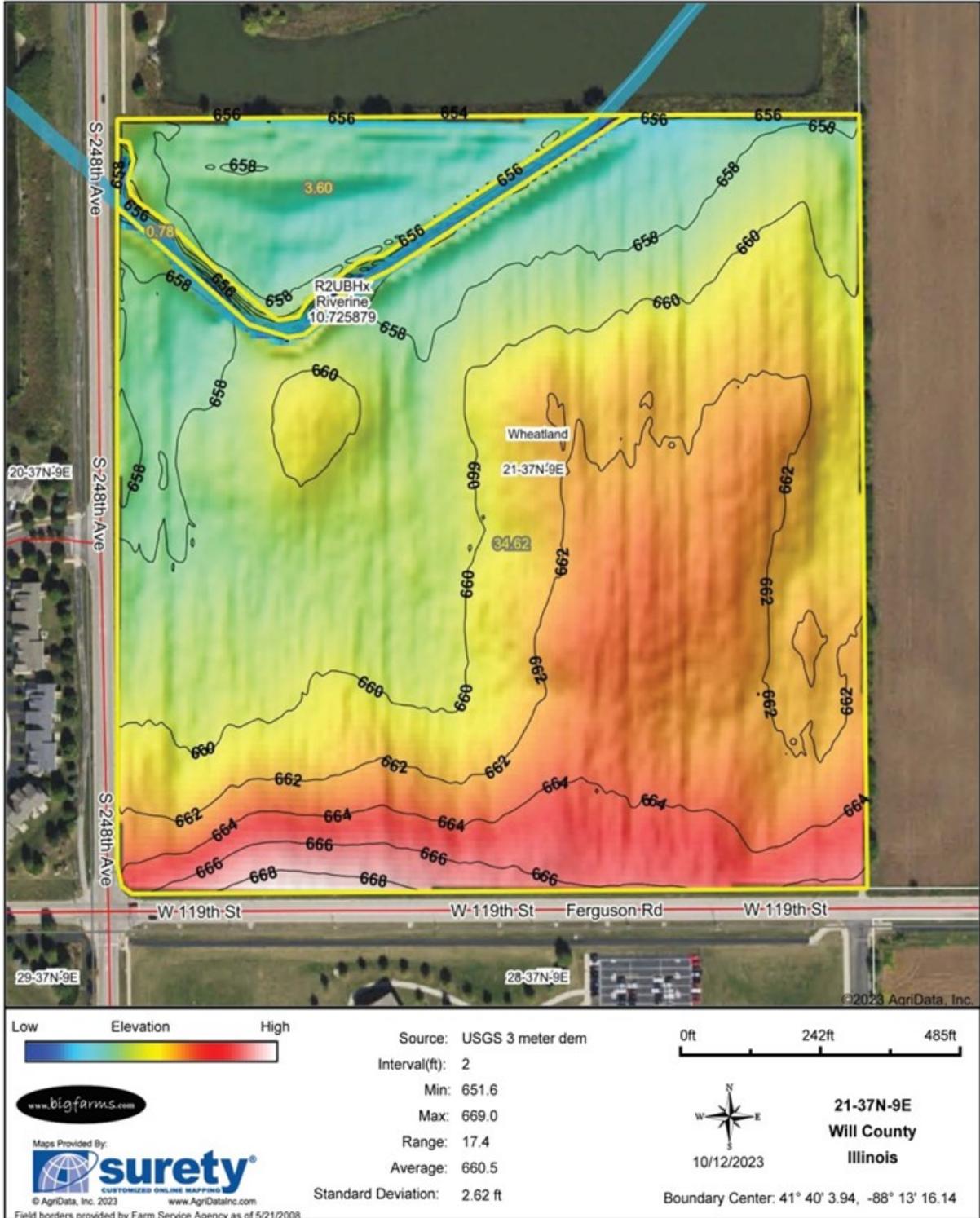
Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 651.6
Max: 669.0
Range: 17.4
Average: 660.5
Standard Deviation: 2.62 ft



21-37N-9E
Will County
Illinois

Boundary Center: 41° 40' 3.94, -88° 13' 16.14

TOPO HILLSHADE MAP



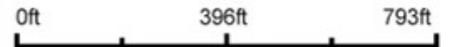
WETLAND MAP



State: **Illinois**
Location: **21-37N-9E**
County: **Will**
Township: **Wheatland**
Date: **10/12/2023**



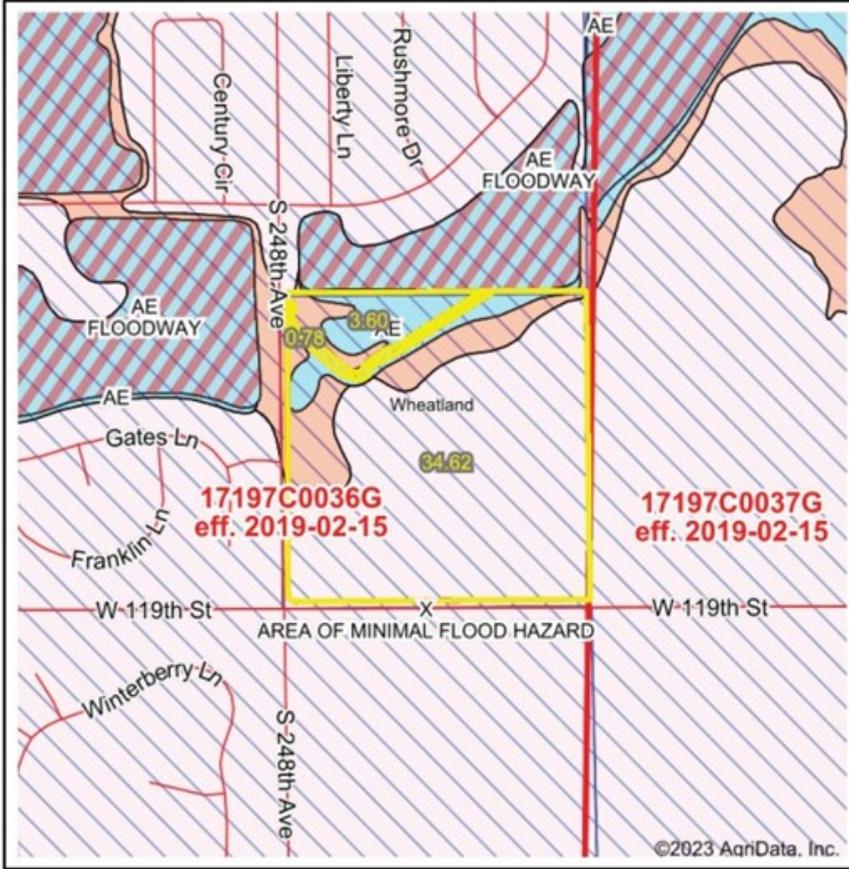
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R2UBHx	Riverine	0.63
Total Acres		0.63

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

FEMA MAP



Map Center: 41° 40' 4.44, -88° 13' 16.55
State: IL Acres: 39
County: Will Date: 10/12/2023
Location: 21-37N-9E
Township: Wheatland



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	38.59	98.9%
VILLAGE OF PLAINFIELD	170771	Will	Regular	0.41	1.1%
Total				39.00	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	27.94	71.7%
AE		100-year Floodplain	5.19	13.3%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	3.64	9.3%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	2.23	5.7%
Total			39.00	100%

Panel	Effective Date	Acres	Percent
17197C0036G	2/15/2019	39.00	100%
Total		39.00	100%

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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