

**80 AC New Lenox Twp Farm**  
22522 S Cedar Road  
New Lenox IL 60451

www.bigfarms.com

## 80 AC NEW LENOX TWP FARM

**22522 S Cedar Road**  
**New Lenox IL 60451**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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

**GOODWIN**



<b>County:</b>	Will
<b>Township:</b>	New Lenox
<b>Gross Land Area:</b>	79.59
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$3,581,550.00
<b>Unit Price:</b>	\$45,000 per Acre
<b>Productivity Index (PI):</b>	125.8
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



Beautiful flat 80 acres just south of Laraway road in New Lenox. Frontage on S. Cedar road. Great visibility for your residential development project. Metra station approximately 1 mile NE of the site. New Lenox Grade Schools and Lincoln-Way High School.

The south side of New Lenox, IL presents an excellent opportunity for residential development, offering a desirable blend of open space, strong community appeal, and convenient access to major transportation routes like I-80 and I-355. With top-rated schools, expanding local amenities, and a growing demand for new housing, this area is ideal for families and developers alike. Its proximity to parks, shopping, and the historic downtown district enhances its appeal as a vibrant and livable residential destination.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 80 AC New Lenox Twp Farm  
**Tax ID Number/APN:** 15-08-33-200-002-0000  
**Possible Uses:** Continued Agricultural Use, Possible Development  
**Zoning:** Currently Zoned A-1, Agriculture

### AREA & LOCATION

**School District:** New Lenox SD 122 (P-8)  
Lincoln Way CHSD 210 (9-12)

**Location Description:** This property is located on the west side of S Cedar Road, just south of the E Laraway Road intersection, in New Lenox, IL.

**Site Description:** This rectangular-shaped parcel runs east-west lengthwise, with the east property line having frontage on S Cedar Road. There are no trees and the property backs up to a residential neighborhood. There is a natural gas pipeline easement on the property. See the topographical map.

**Side of Street:** This property is located on the west side of S Cedar Road.

**Highway Access:** Route 30 is located about 2.5 miles to the north.  
Route 45 is located about 5 miles to the east.  
Route 52 is located about 6.3 miles to the west.  
I-80 is located about 4.5 miles to the north.

**Road Type:** All surrounding roads are of blacktop/asphalt construction.

**Legal Description:** S1/2 NE1/4 OF SECTION 33, TOWNSHIP 35 NORTH, 11 EAST, WILL COUNTY, ILLINOIS

**Property Visibility:** This property is visible from S Cedar Road.

**Largest Nearby Street:** W Laraway Road

**Transportation:** The New Lenox Metra Train Station is located just 1 mile to the northeast.  
Chicago Midway Airport is located about 36 miles to the north.  
Chicago O'Hare Airport is located about 45 miles to the north.

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 1,321 square feet of frontage on S Cedar Road.

**Tillable Acres:** There are approximately 77.1 tillable acres.

**Lot Depth:** The farm is a typical quarter mile wide and half a mile deep.

**Buildings:** Old vacant farmhouse is on the property.

**Zoning Description:** Currently Zoned: A-1, Agriculture

**Flood Plain or Wetlands:** Please see the FEMA Report and Wetland Map that is included, provided by Surety Maps.

**Topography:** Please see the topographical maps that are included, provided by Surety Maps. The map shows a natural gas pipeline easement crossing the farm.

**FSA Data:** FSA Map is included with this brochure.

**Soil Type:** 43.5% Ashkum silty clay loam, 0 to 2 percent slopes (232A)  
33.2% Elliott silt loam, 0 to 2 percent slopes (146A)  
19.4% Elliott silt loam, 2 to 4 percent slopes (146B)

**Available Utilities:** For more information, please see the Soil Map that is included, provided by Surety Maps.  
Would be available from the village of New Lenox.

### FINANCIALS

**Finance Data Year:** 2023 Tax Year, Payable 2024

**Real Estate Taxes:** \$6,935.96

**Investment Amount:** Asking price is \$45,000 per acre for a total investment of \$3,581,550.

**LOCATION**

**Address:** 22522 S Cedar Road, New Lenox, IL, 60451

**County:** Will County, IL



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## PROPERTY NOTES

[New Lenox, IL Demographics - Census Reporter](#)

[Village of New Lenox, IL - What's New](#)

[Village of New Lenox, IL - Community Redevelopment](#)

[Village of New Lenox, IL - Comprehensive Plan \(PDF\)](#)

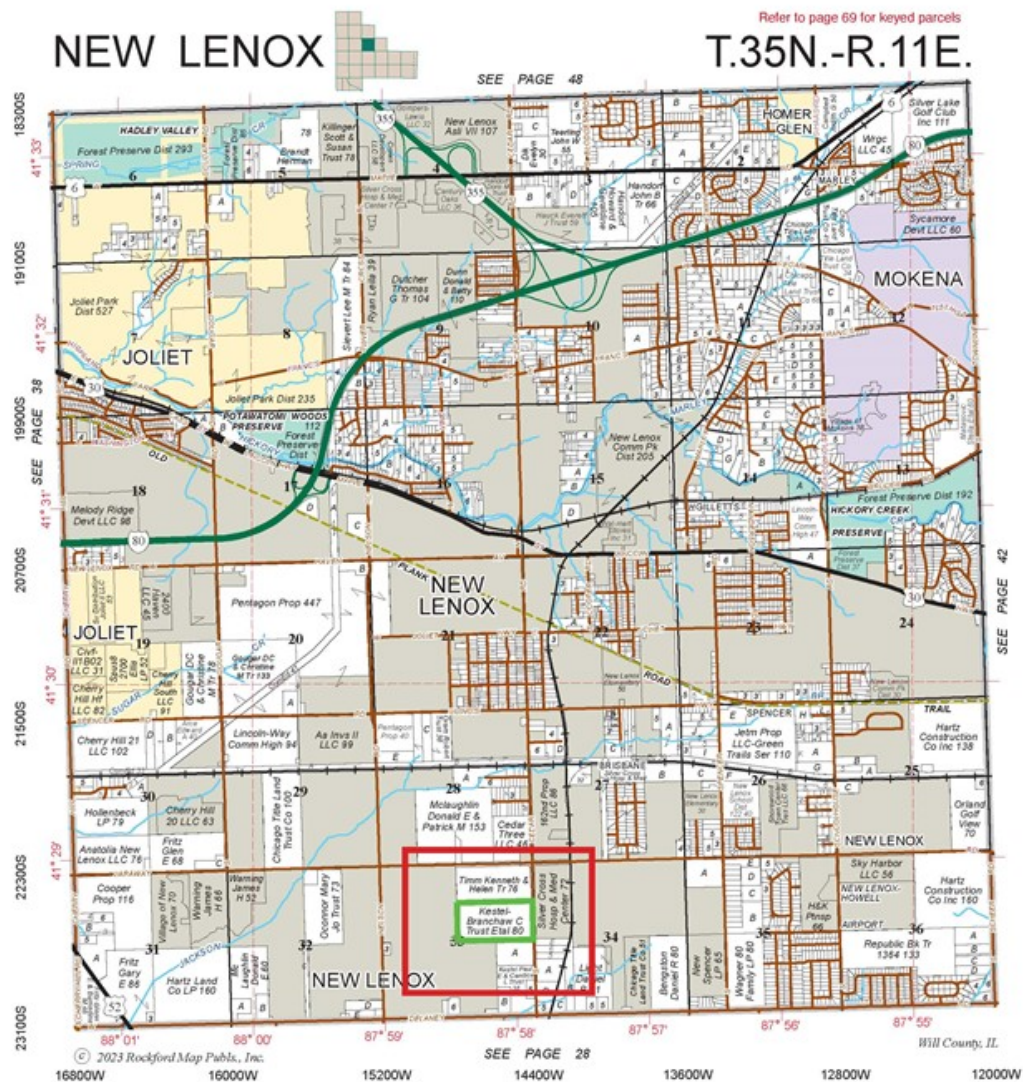
[Village of New Lenox, IL - Zoning Map \(PDF\)](#)

## PROPERTY MAP





PLAT MAP



40

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

FSA AERIAL MAP

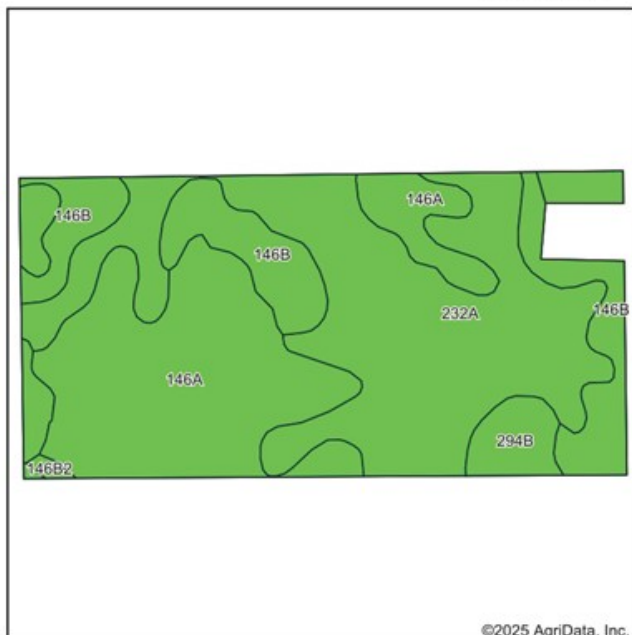
Aerial Map





## SOIL MAP

### Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
County: Will  
Location: 33-35N-11E  
Township: New Lenox  
Acres: 77.1  
Date: 5/1/2025

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Maps Provided By:  
**surety**  
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Area Symbol: IL197, Soil Area Version: 19

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	33.59	43.5%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	25.62	33.2%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	14.95	19.4%		**166	**54	**124
**294B	Symerton silt loam, 2 to 5 percent slopes	2.66	3.5%		**177	**55	**130
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.28	0.4%		**158	**51	**118
Weighted Average					168.8	55.2	125.8

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: 01-28-2025

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>

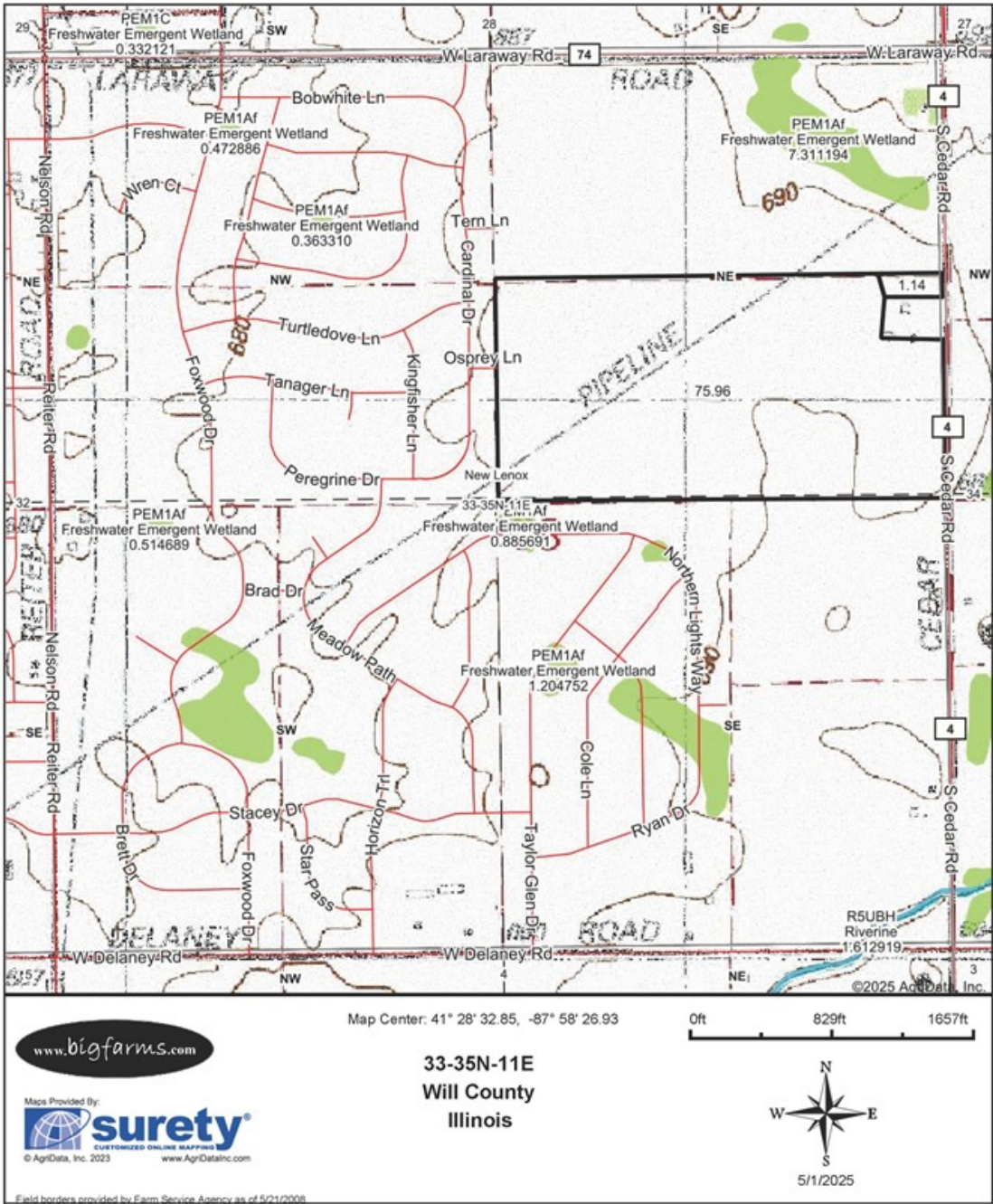
\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



TOPO MAP

Topography Map



TOPO CONTOURS MAP

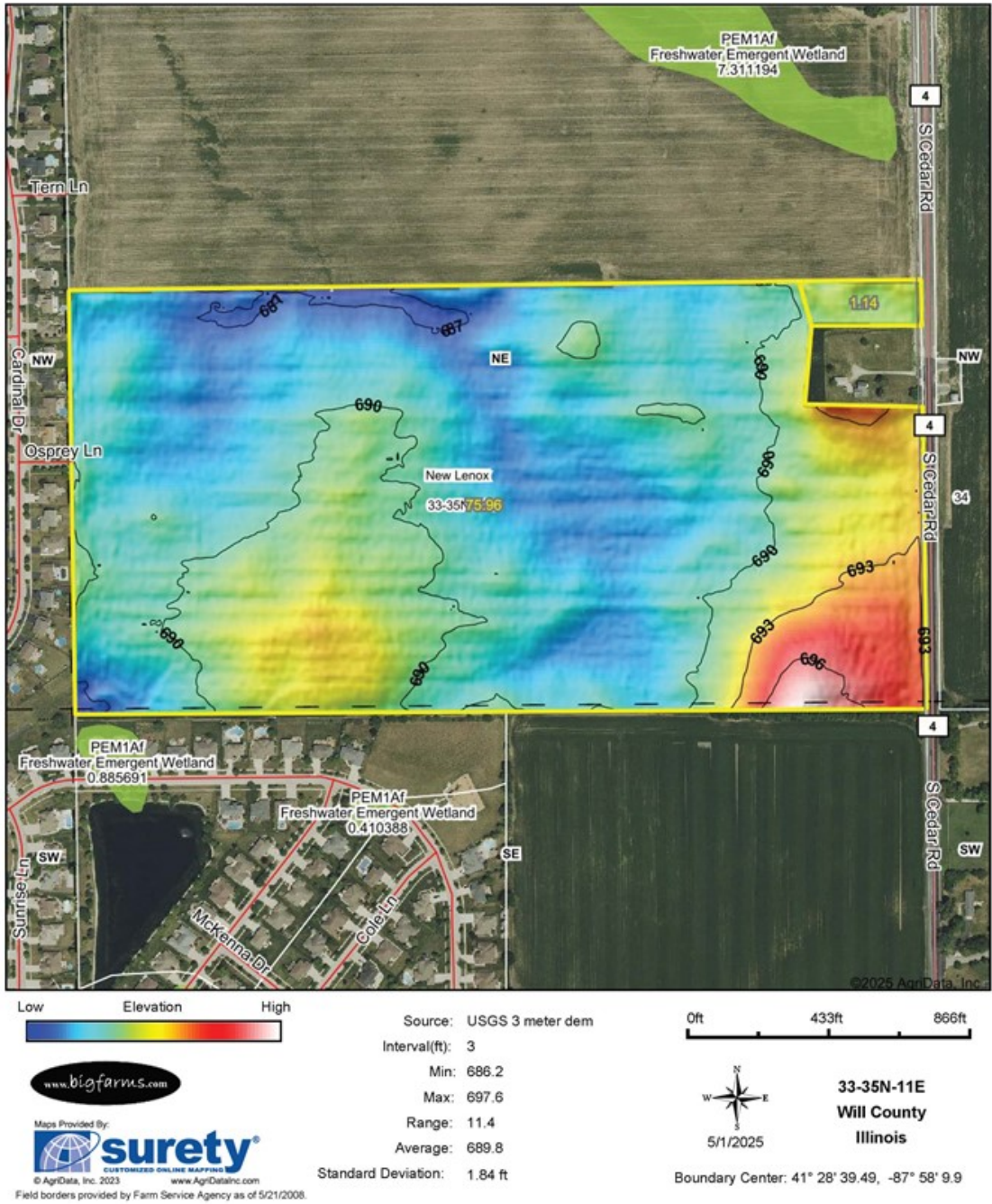
Topography Contours





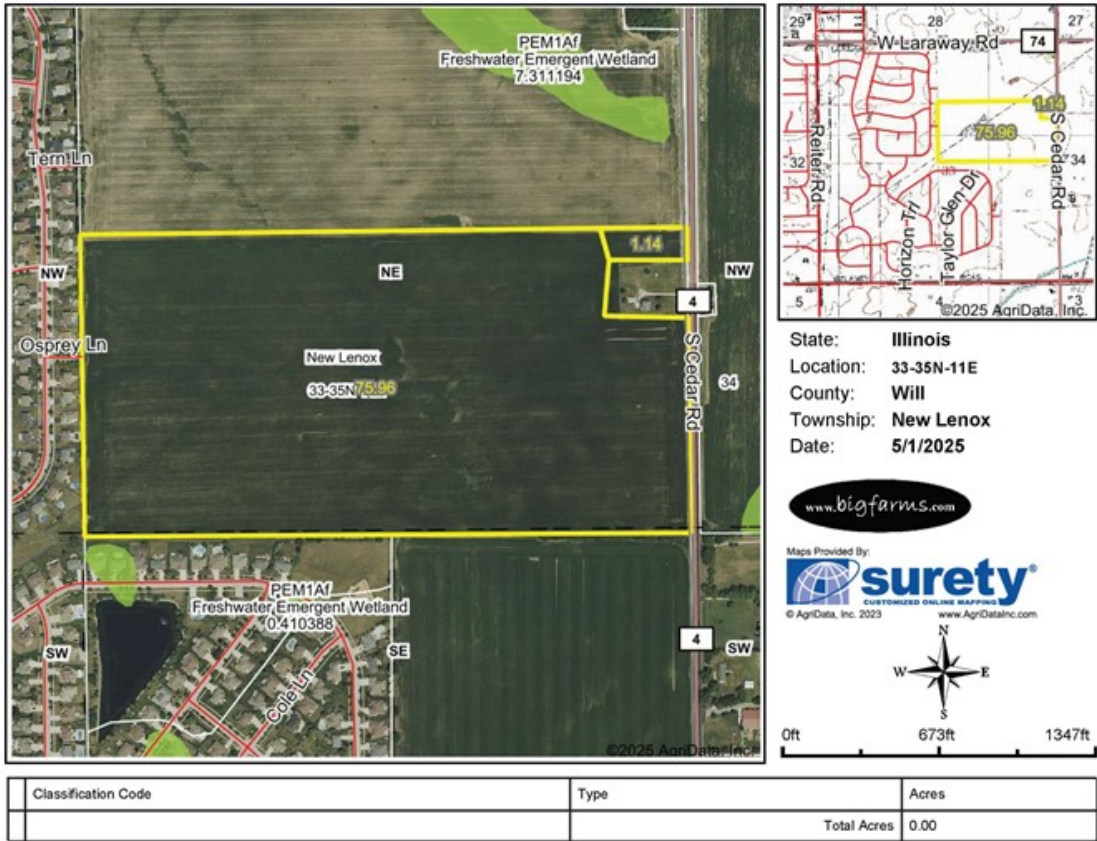
TOPO HILLSHADE MAP

Topography Hillshade



WETLAND MAP

Wetlands Map



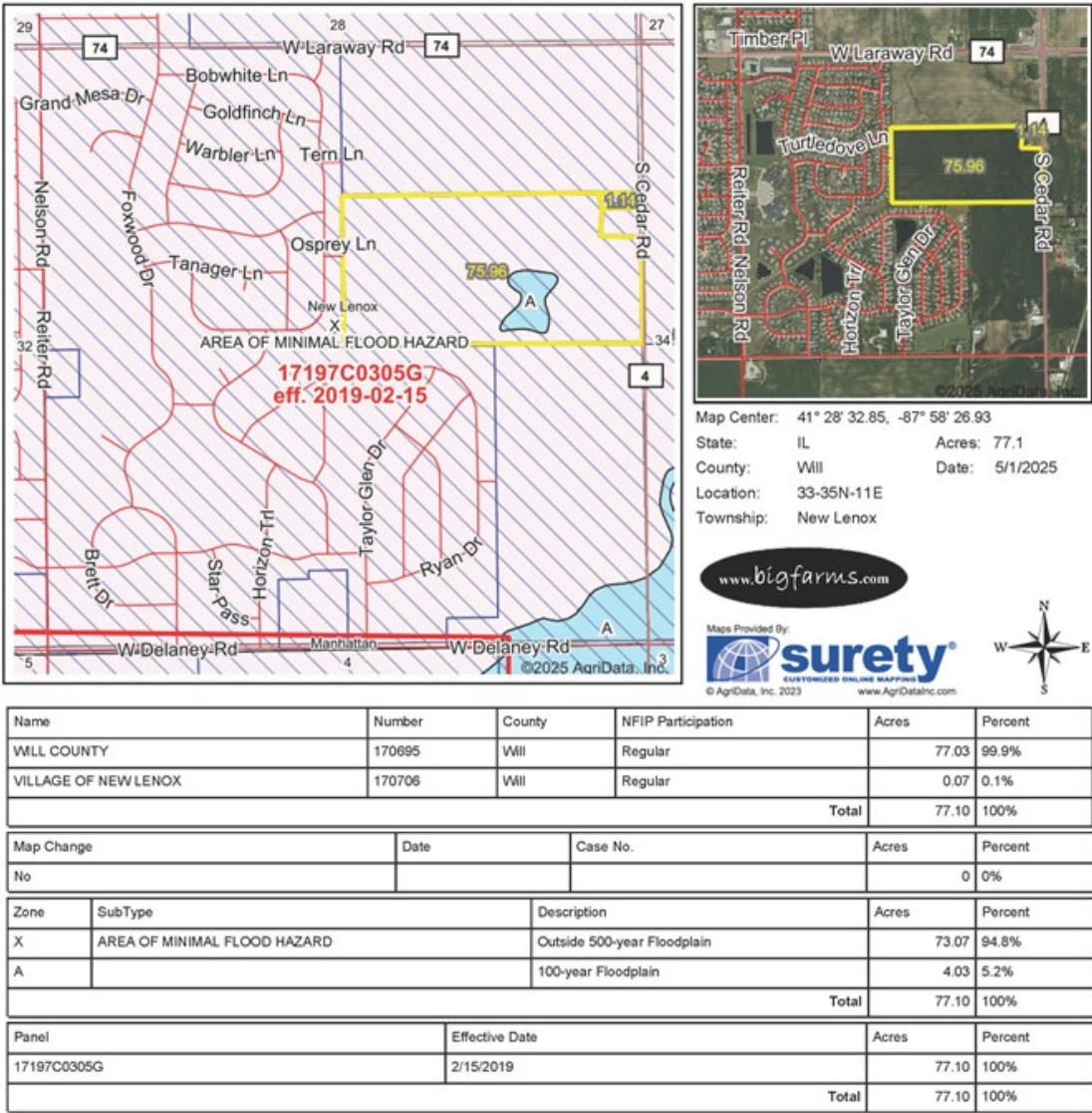
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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



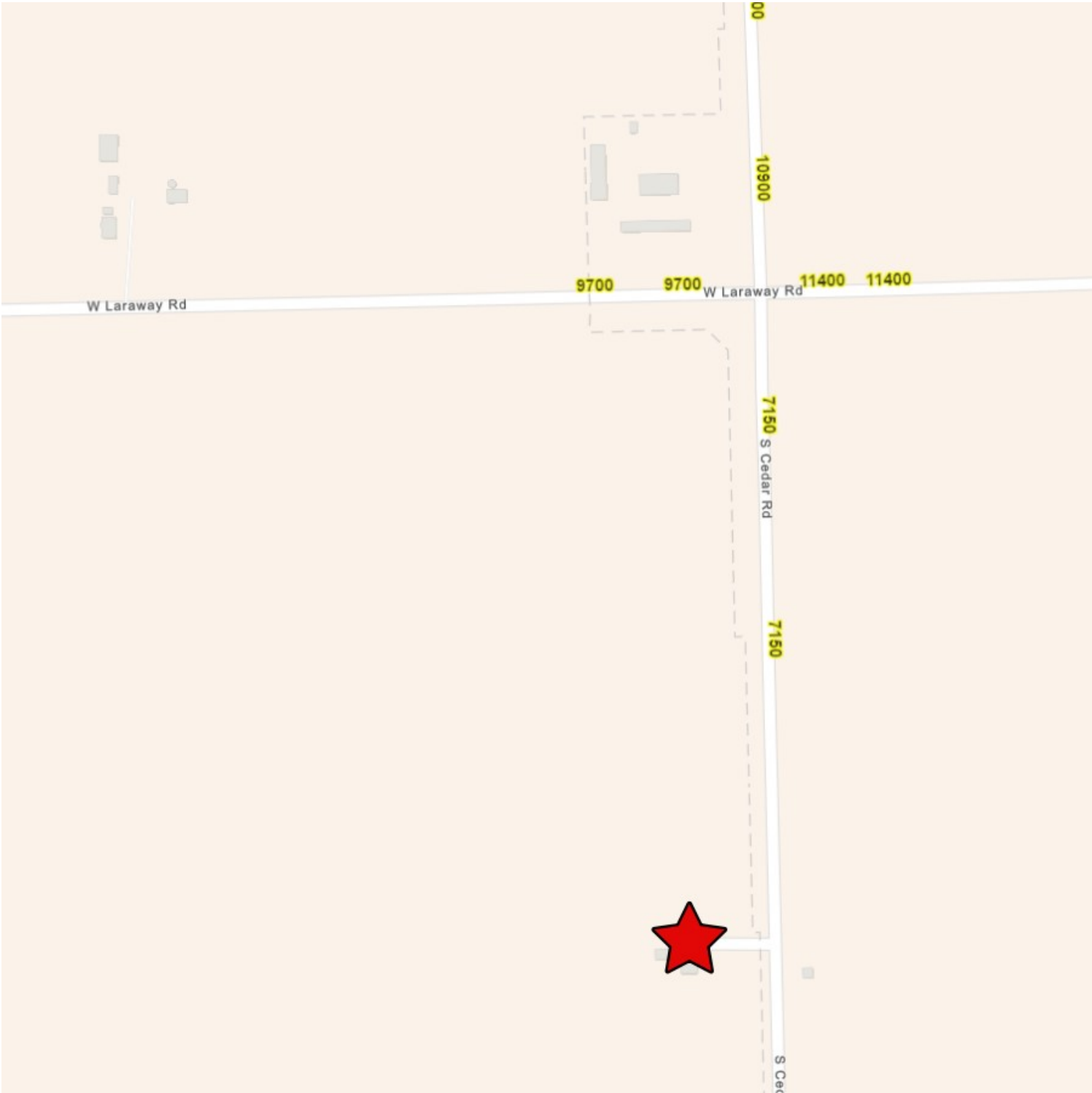
FEMA REPORT

FEMA Report



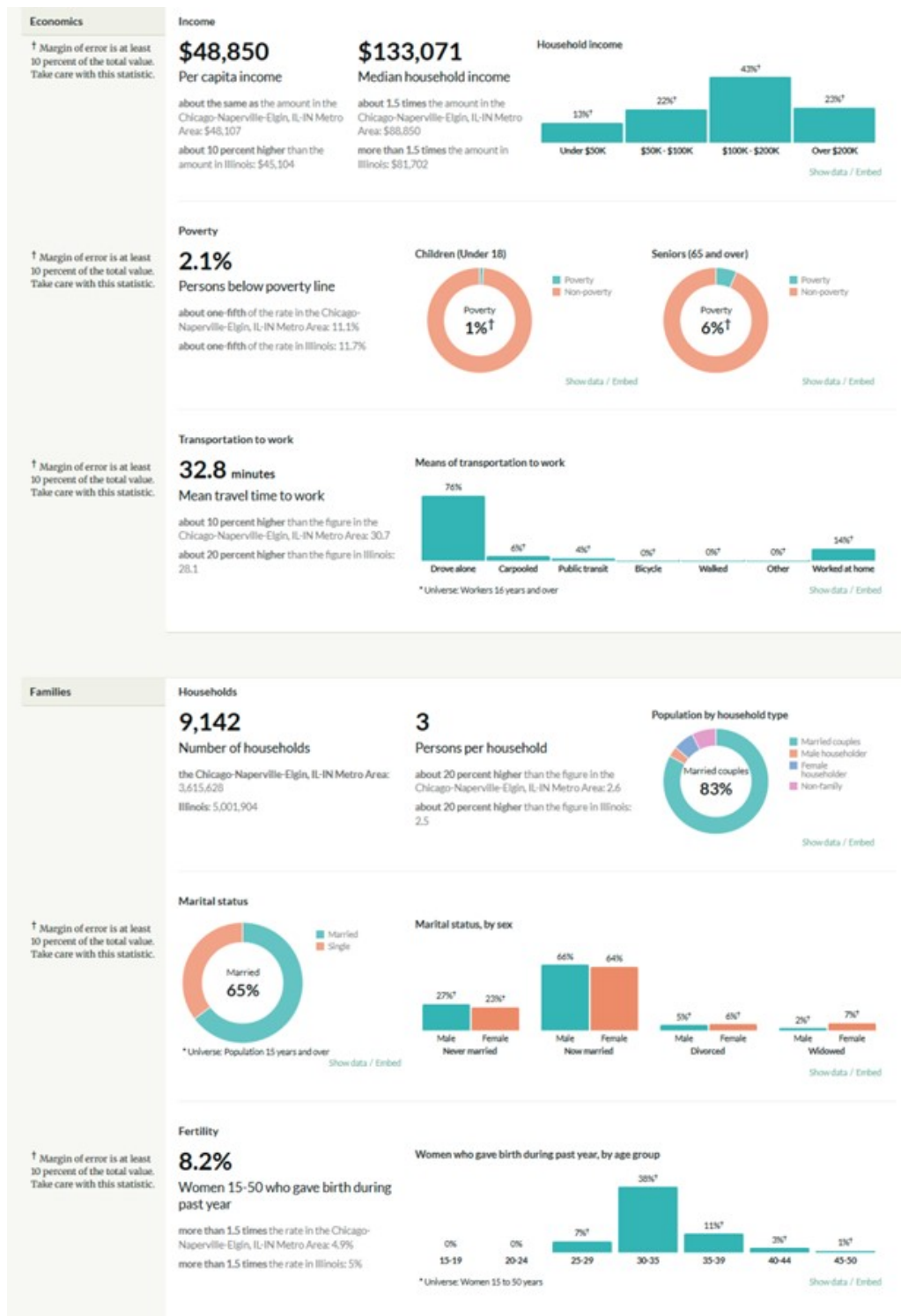
Flood related information provided by FEMA

DAILY TRAFFIC COUNT MAP





## AREA DEMOGRAPHICS - PAGE 2



### Families

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

#### Households

**9,142**  
Number of households

the Chicago-Naperville-Elgin, IL-IN Metro Area: 3,615,628

Illinois: 5,001,904

#### Persons per household

**3**

about 20 percent higher than the figure in the Chicago-Naperville-Elgin, IL-IN Metro Area: 2.6

about 20 percent higher than the figure in Illinois: 2.5

#### Population by household type

Married couples 83%

Show data / Embed

### Marital status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

#### Marital status

Married 65%

\* Universe: Population 15 years and over

Show data / Embed

#### Marital status, by sex

Show data / Embed

### Fertility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

**8.2%**  
Women 15-50 who gave birth during past year

more than 1.5 times the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 4.9%

more than 1.5 times the rate in Illinois: 5%

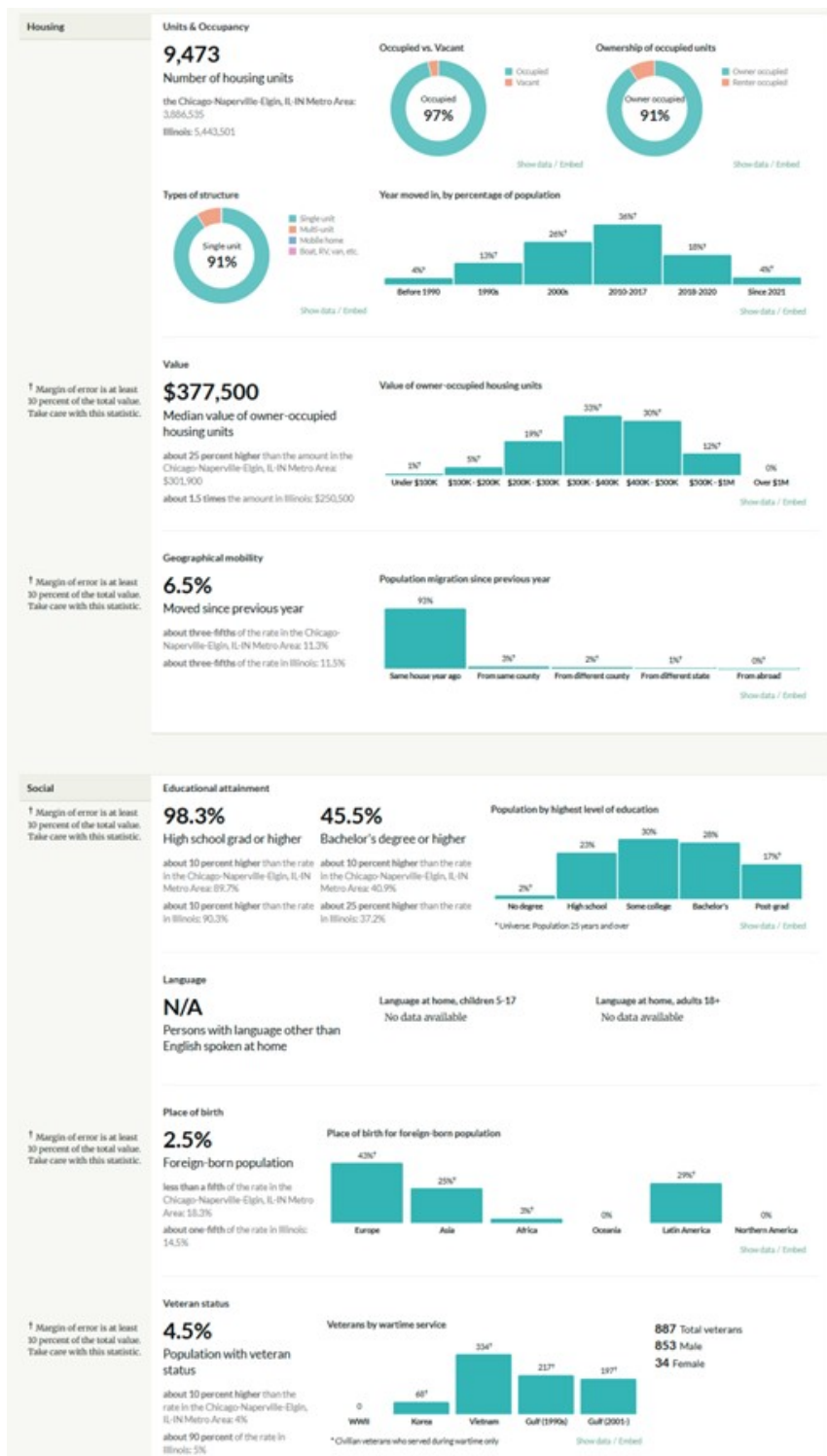
#### Women who gave birth during past year, by age group

\* Universe: Women 15 to 50 years

Show data / Embed



## AREA DEMOGRAPHICS - PAGE 3



## 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

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