

60 AC GREEN GARDEN TWP FARM

**W Manhattan-Monee Road
Frankfort IL 60423**

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



County:	Will
Township:	Green Garden
Gross Land Area:	60.3 Acres
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$829,125.00
Unit Price:	\$13,750.00 per acre
Productivity Index (PI):	120.5
Buildings:	No Buildings
Zoning:	A-1, Agriculture



This 60 acre parcel of vacant farmland is located across the street from the Green Garden Country Club off of Manhattan-Monee Road, between S Center Road and S 88th Avenue, in Frankfort, IL. With this property being mostly tillable acreage, it is prime farmland but the location also gives it development potential. This property is also located next door to the Peotone Intermediate Center (Grades 4 & 5).

Frankfort, Illinois, is a charming locale that offers the perfect blend of suburban tranquility and rural beauty. Nestled in the heart of the Midwest, Frankfort boasts lush, picturesque landscapes that are ideal for farming. The area's rich, fertile soil provides an excellent foundation for agricultural endeavors. Additionally, Frankfort is renowned for its tight-knit community, excellent schools, and a thriving local economy, creating a wonderful environment for families and individuals alike. With its close proximity to Chicago and its scenic countryside, Frankfort strikes a harmonious balance between the convenience of urban living and the serenity of rural life, making it an exceptional place to call home.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 60 AC Green Garden Twp Farm
Tax ID Number/APN: 18-13-15-300-017-0000
Possible Uses: Agricultural Production, Possible Development for residential estate type lots through Will County land use department.
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U (P-12)
Location Description: This property is located between Manhattan and Monee, just south of Frankfort, in Will County, IL. With frontage on Manhattan-Monee road, between S Center Road and S 88th Avenue, the property is located near the Peotone Intermediate Grade School.
Site Description: This 60.3 acre property is currently vacant farmland with no buildings. There is a tree line that helps to separate most of the property line from the neighboring parcels.
Side of Street: This property is located on the north side of Manhattan-Monee Road.
Highway Access: The property has frontage Manhattan-Monee road, but I-57 is about 4.3 miles to the east and US Highway 45 is about 2.1 miles to the west.
Road Type: All surrounding roads are asphalt/blacktop.
Property Visibility: The property is visible from Manhattan-Monee Road. Excellent exposure to passing traffic and the Green Garden Country Club.
Largest Nearby Street: Manhattan-Monee road which this property has frontage on, is the largest nearby street. IL Rt 45 is only 2.25 miles west of the farm.
Transportation: University Park Metra Station is about 7.8 miles northeast, while the Manhattan Metra Station is about 8.1 miles directly west. Midway Airport is about 32 miles away and O'Hare Airport is about 55 miles away.

LAND RELATED

Lot Frontage (Feet): The property has approximately 1,304 feet of frontage with US Route 6.
Tillable Acres: This property is 98% tillable with 59.08 tillable acres.
Buildings: There are no buildings on this property.
Flood Plain or Wetlands: Please see wetland and FEMA maps provided by Surety Maps.
Topography: Please see topographical maps provided by Surety Maps.
FSA Data: 59.08 Acres of Crop Land
Corn base of 36.23 acres with a PLC Yield of 108
Soybean base of 21.88 acres with a PLC Yield of 32
Soil Type: The primary soils on this farm are:
Elliott silty clay loam (146B2)
Ashkum silty clay loam (232A)
Please see soil map provided by Surety Maps.
Available Utilities: Utilities would be provided by individual land owners if developed into residential lots. Well and Septic systems would be needed.

FINANCIALS

Finance Data Year: 2022 Taxes, Paid 2023
Real Estate Taxes: \$1,318.82
Investment Amount: The farm is being offered at \$13,750 per acre for a total investment amount of \$829,125.00

LOCATION

Address: W Manhattan-Monee Road

Frankfort, IL 60423
Will County

County:

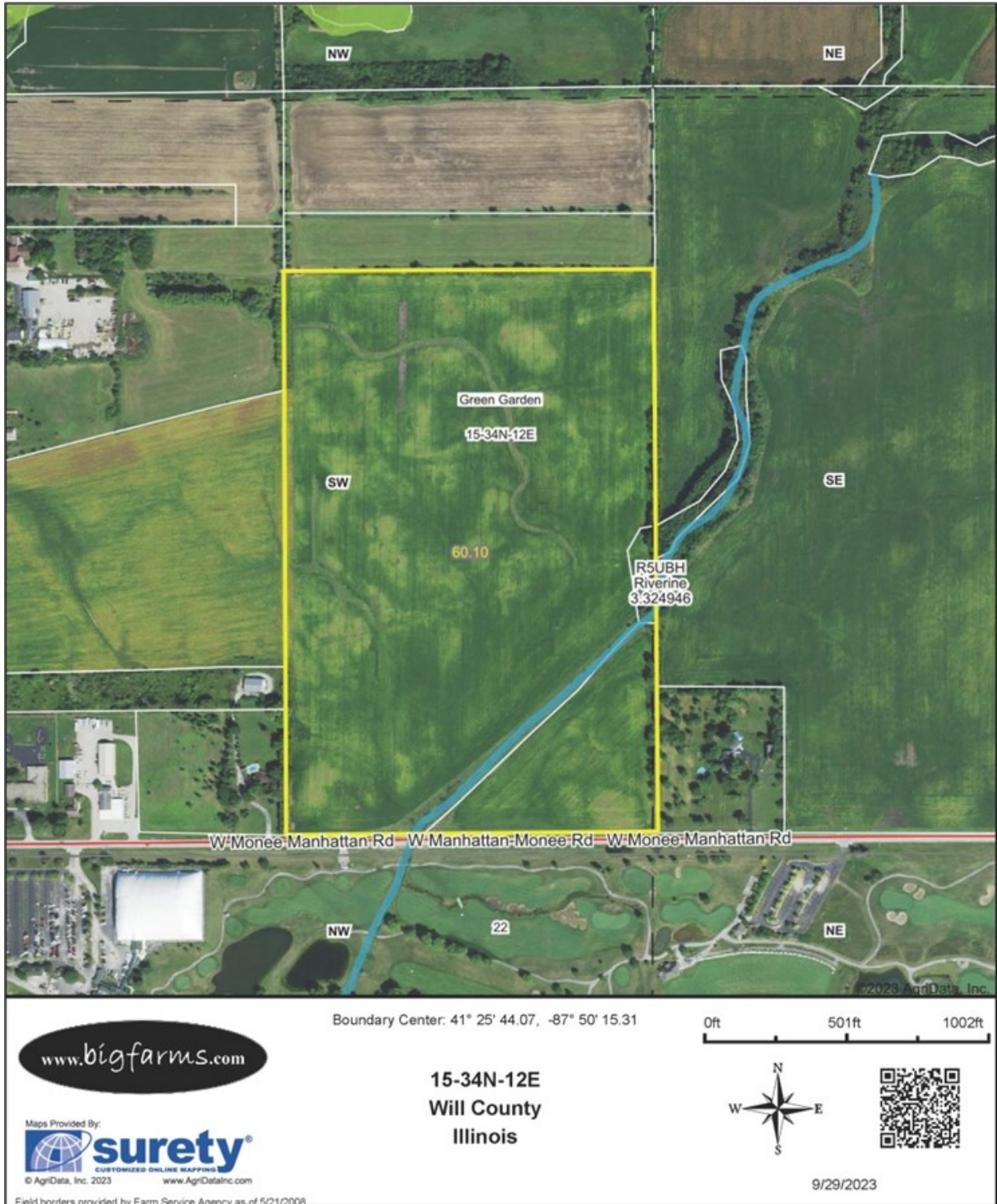


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PROPERTY MAP



FSA AERIAL MAP



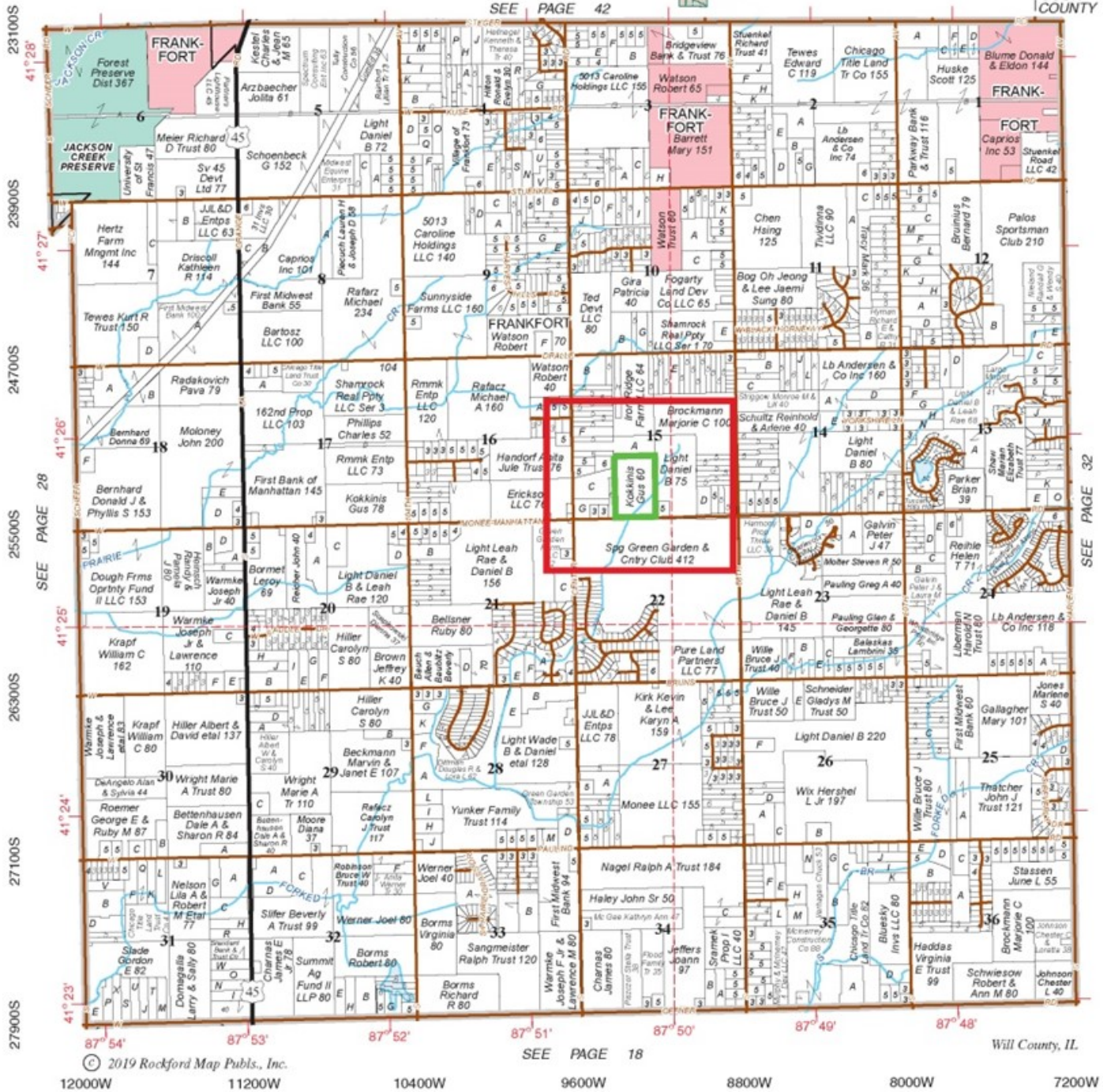
PLAT MAP

Refer to page 65 for keyed parcels

GREEN GARDEN

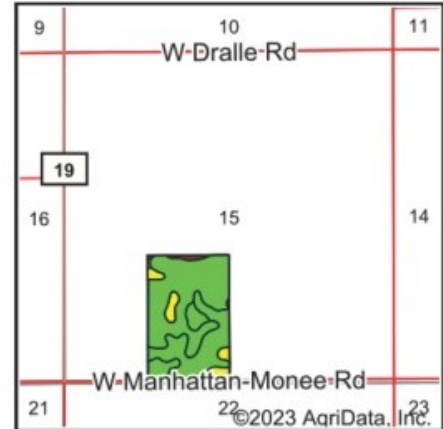
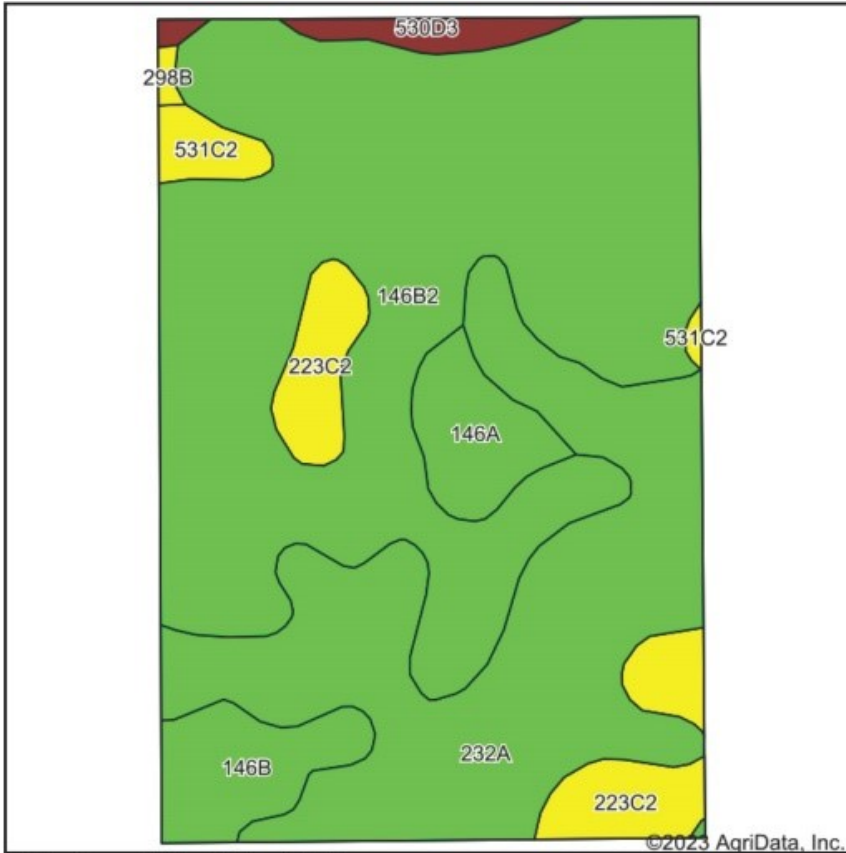
T.34N.-R.12E.

COOK COUNTY



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

SOIL MAP



State: **Illinois**
County: **Will**
Location: **15-34N-12E**
Township: **Green Garden**
Acres: **60.1**
Date: **9/29/2023**



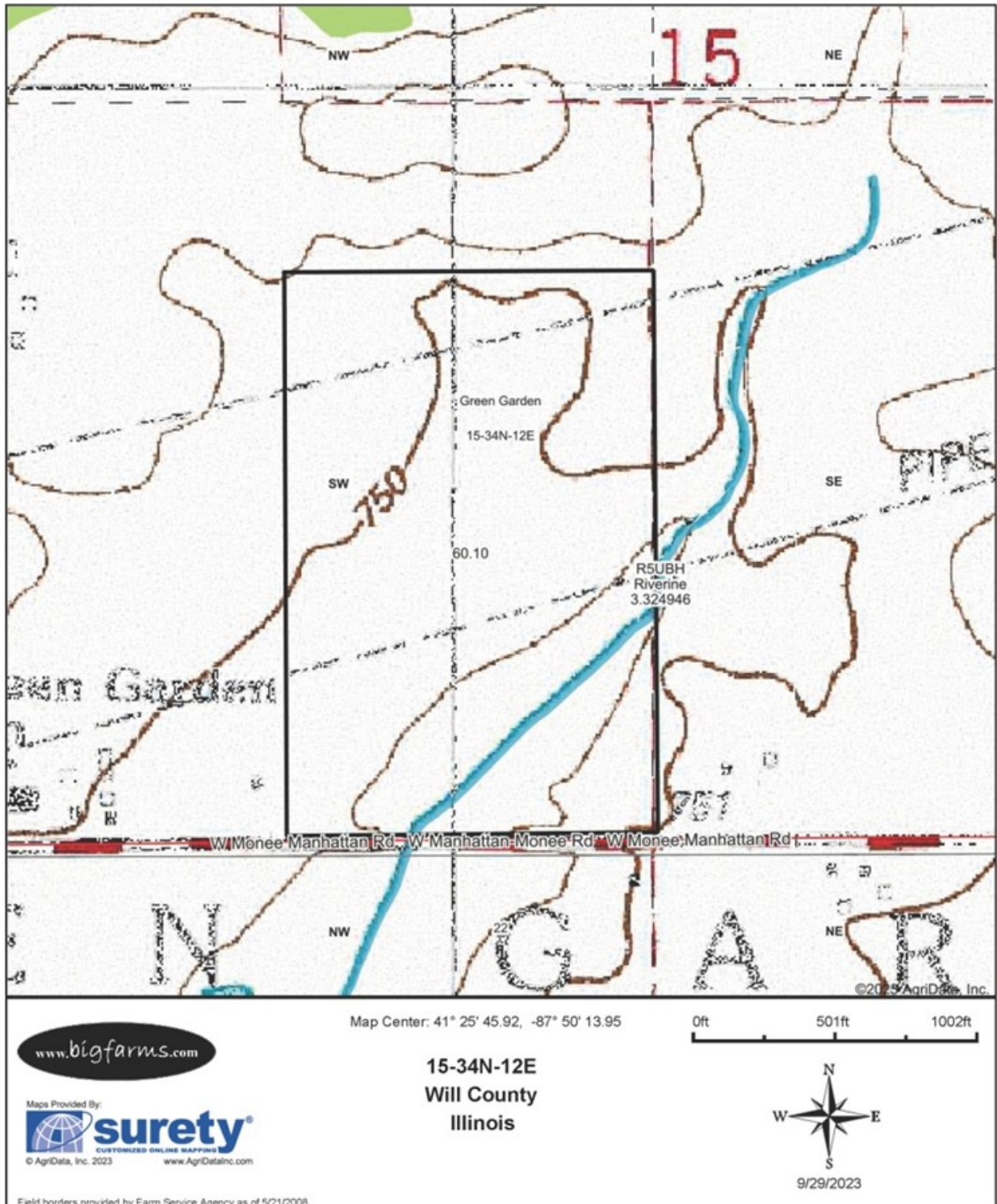
Soils data provided by USDA and NRCS.

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
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	31.68	52.7%	Green	**160	**52	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.13	28.5%	Green	170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	4.02	6.7%	Yellow	**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	2.73	4.5%	Green	**166	**54	**124
146A	Elliott silt loam, 0 to 2 percent slopes	2.32	3.9%	Green	168	55	125
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.10	1.8%	Red	**129	**40	**94
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.97	1.6%	Yellow	**147	**48	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	0.15	0.2%	Yellow	**150	**50	**113
Weighted Average					162	52.8	120.5

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

TOPO MAP

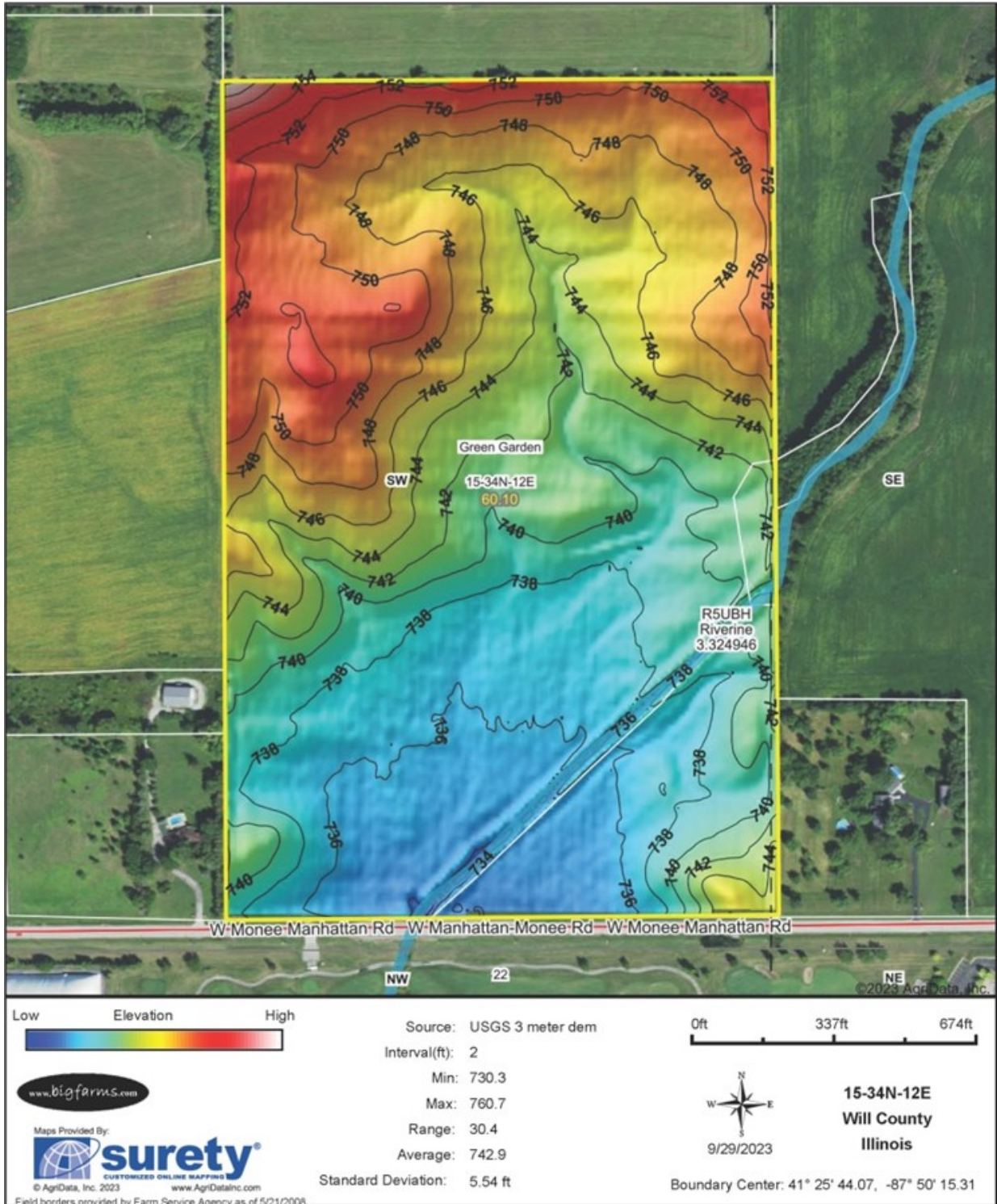


TOPO CONTOURS MAP



	Source: USGS 3 meter dem	0ft	367ft	734ft
	Interval(ft): 3.0			
	Min: 730.3		15-34N-12E Will County Illinois	
	Max: 760.7			
© AgriData, Inc. 2023	Range: 30.4	9/29/2023	Boundary Center: 41° 25' 44.07, -87° 50' 15.31	
www.AgrDataInc.com	Average: 742.9			
Field borders provided by Farm Service Agency as of 5/21/2008	Standard Deviation: 5.54 ft			

TOPO HILLSHADE MAP



WETLAND MAP



State: **Illinois**
 Location: **15-34N-12E**
 County: **Will**
 Township: **Green Garden**
 Date: **9/29/2023**



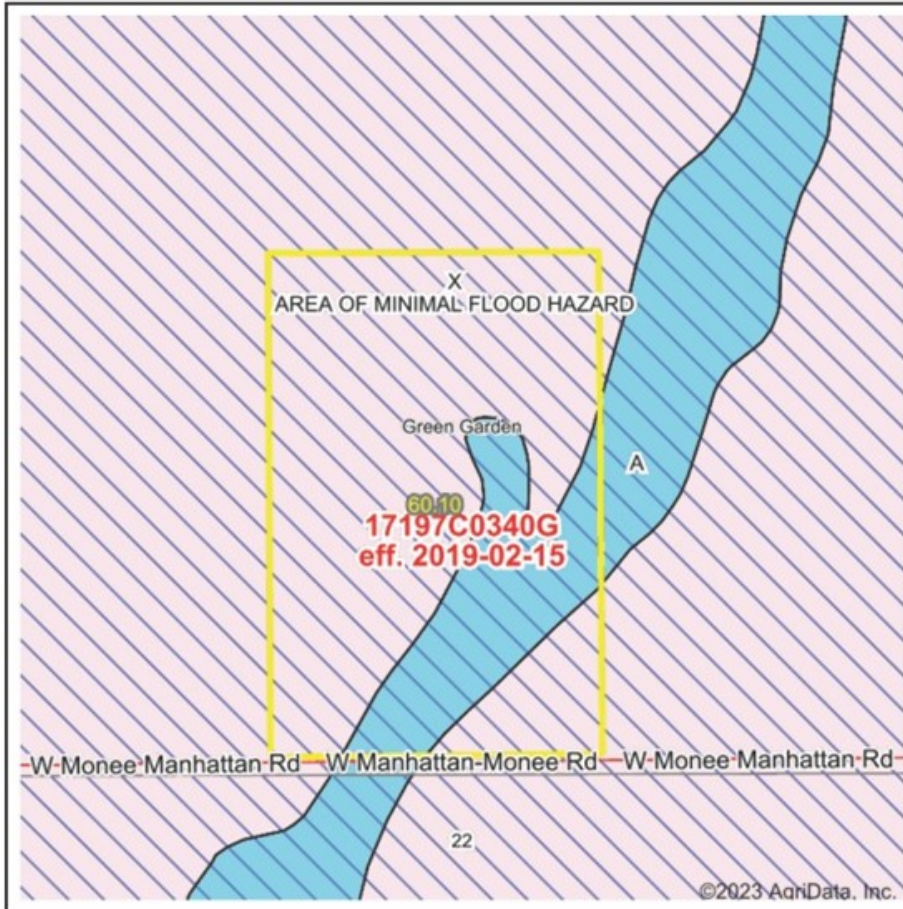
Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R5UBH	Riverine	0.71
Total Acres		0.71

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° 25' 45.92, -87° 50' 13.95
State: IL Acres: 60.1
County: Will Date: 9/29/2023
Location: 15-34N-12E
Township: Green Garden



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	60.1	100%
Total				60.1	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	47.07	78.3%
A		100-year Floodplain	13.03	21.7%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.00	0%
Total			60.10	100%

Panel	Effective Date	Acres	Percent
17197C0340G	2/15/2019	60.1	100%
Total		60.1	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.**

DISCLAIMER

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