

135 ACRE BLACK ROAD FARM

25920 Black Rd.
Shorewood IL 60404

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Will
Township:	Troy
Gross Land Area:	135 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$2,011,500.00 Additional 10 Acres with home \$350,000.00
Unit Price:	\$14,900.00 per acre
Productivity Index (PI):	132.4
Buildings:	No Buildings on this Parcel



135 acres of high quality farmland on Black road just north and west of Shorewood Towne Center. Only 6.5 miles to I-80 interchange and 3.5 miles to the I-55 Interchange. Water and sewer are available from the Village of Shorewood. The Village of Shorewood comprehensive plan allows for residential development and provides a major gateway feature just west of the property. (see the Comprehensive maps in the brochure. This is a great site on Black road, with excellent visibility.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 135 Acre Black Road Farm
Tax ID Number/APN: 05-06-07-200-004-0000 for the full 148 Acres
Possible Uses: This property can be currently agriculture, but in the Village of Shorewood's Comprehensive plan it can be residential.
Zoning: Agricultural

AREA & LOCATION

School District: Troy Community Consolidated School District 30C
Joliet High School District 204
Site Description: This 135 Acre Parcel is relatively flat with great visibility from Black road and some visibility from County Line Road.
Side of Street: This 135 acre property is located on the south side of Black Road 3300 feet from County Line Road.
Highway Access: The I-80 interchange is 6.5 miles to the south and west off of Ridge Road. I-55 interchange is 3.5 miles to the south and east off of Rt. 52/Jefferson Road.
Road Type: Black road is asphalt construction.
Property Visibility: This property has visibility from Black road and County Line road with frontage on Black Road.
Largest Nearby Street: This 135 acre parcel sits on Black road with County line 3300 feet to the west and River Road is 1.2 miles to the east.
Transportation: The Joliet Metra station is 9.6 miles from this property. The I-80 interchange is 6.5 miles to the south and west off of Ridge Road. I-55 interchange is 3.5 miles to the south and east off of Rt. 52/Jefferson Road.

LAND RELATED

Lot Frontage (Feet): This property has 1300 feet of Black Road frontage.
Tillable Acres: There are 135 tillable acres on this parcel.
Lot Depth: the property is 2587 feet deep from north to south and 2650 feet from east to west.
Buildings: There are not any buildings on this parcel, but there is a house and buildings with an additional 10 acres adjacent to the property that is being sold for \$350,000.00
Zoning Description: This property is zoned agricultural
Flood Plain or Wetlands: There are not any wetlands or FEMA flood zones on this property.
Topography: This 135 acre property is relatively flat. The contours can be seen in the topography map and contours map included in the brochure.
Soil Type: Symerton Silt Loam (294B)
Elpaso Silty Clay Loam (256A)
Ashkum Silty Clay Loam (232A)
Available Utilities: Natural gas and electric are available through local utilities and water and sewer are available from the Village of Shorewood.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: Tax bill for entire 145 acres with ranch house is \$12,337.52.
Investment Amount: Ownership is offering this property for \$14,900.00 per acre for a total investment of \$2,011,500.00. There is an adjacent 10 acre parcel that has a house and additional building that is available for \$350,000.00

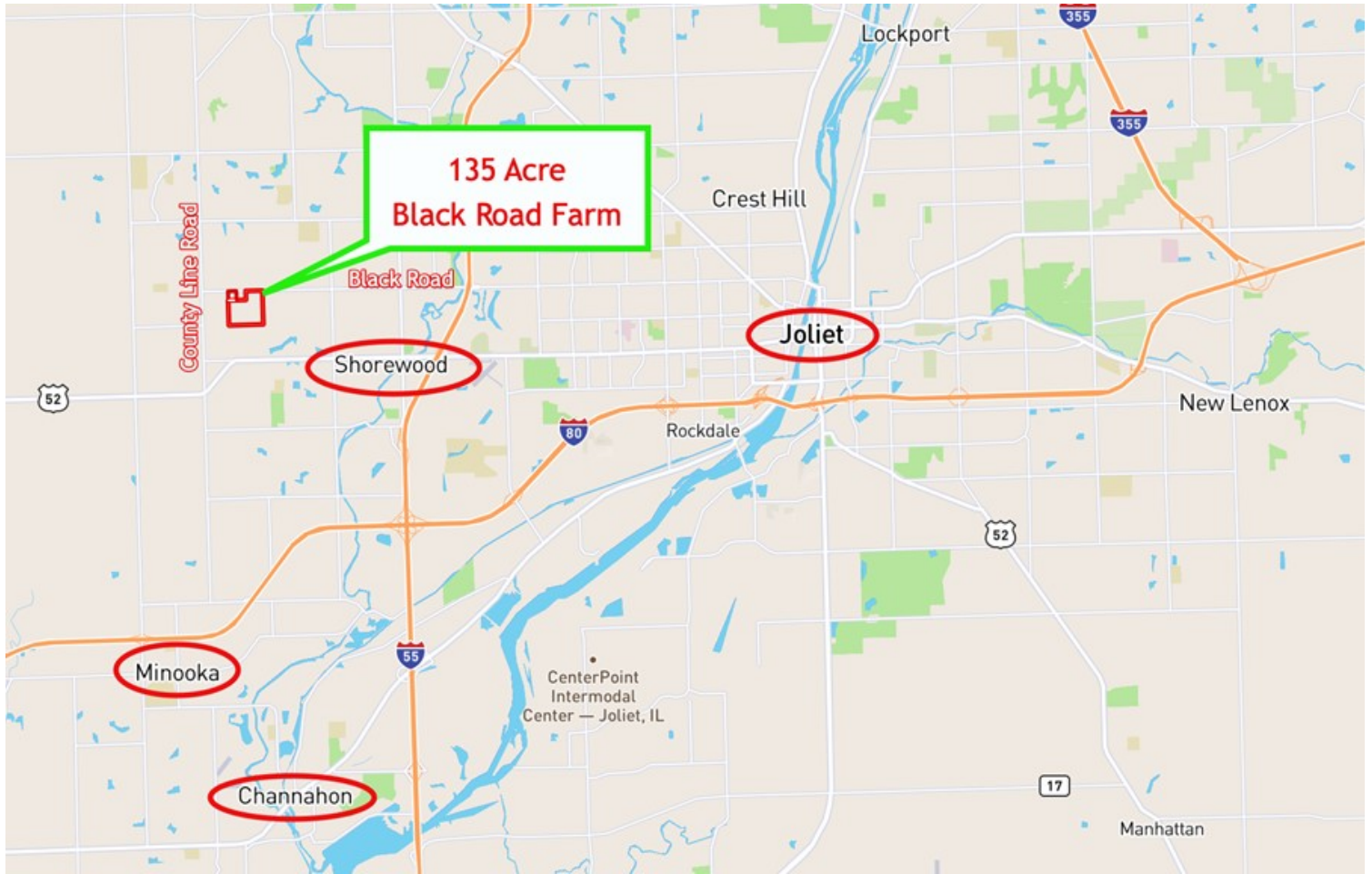
LOCATION

Address: 25920 W. Black Road Shorewood, IL 60404
County: Will County



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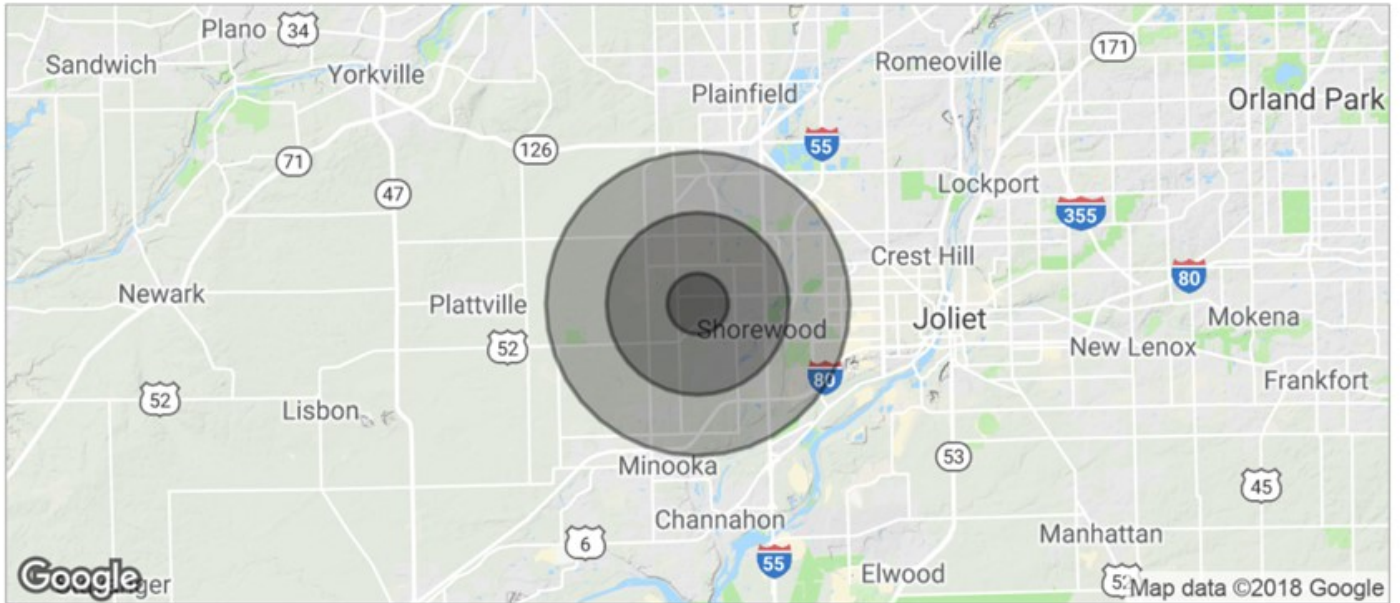
AREA ROADS MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL



AREA MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL



DEMOGRAPHIC RADIUS MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

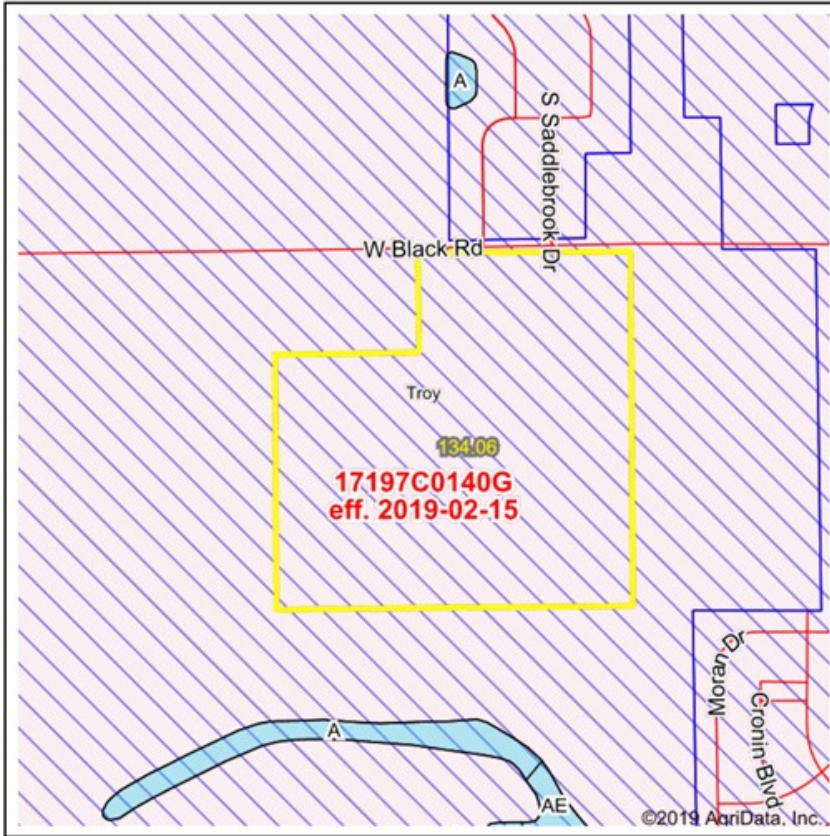


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,504	46,513	88,064
MEDIAN AGE	31.5	32.9	33.9
MEDIAN AGE (MALE)	31.4	32.6	33.4
MEDIAN AGE (FEMALE)	31.8	33.4	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,718	14,009	27,289
# OF PERSONS PER HH	3.2	3.3	3.2
AVERAGE HH INCOME	\$86,204	\$92,555	\$91,450
AVERAGE HOUSE VALUE	\$248,857	\$244,402	\$248,573

* Demographic data derived from 2010 US Census

FEMA REPORT FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

FEMA Report



State: IL Acres: 134.06
 County: Will Date: 2/13/2020
 Location: 7-35N-9E
 Township: Troy



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	134.06	100%
Total				134.06	100%

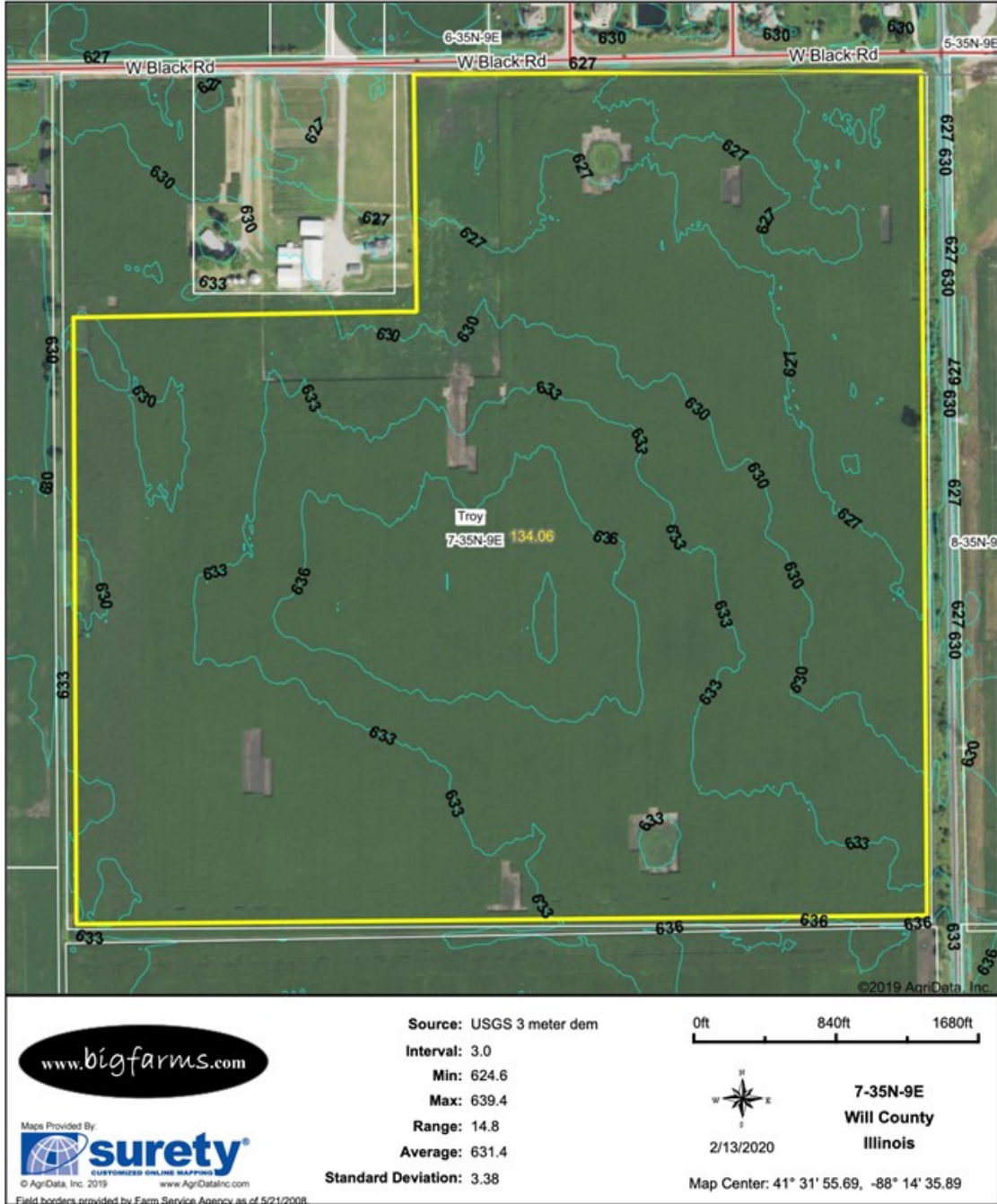
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	134.06	100%
Total			134.06	100%

Panel	Effective Date	Acres	Percent
17197C0140G	2/15/2019	134.06	100%
Total		134.06	100%

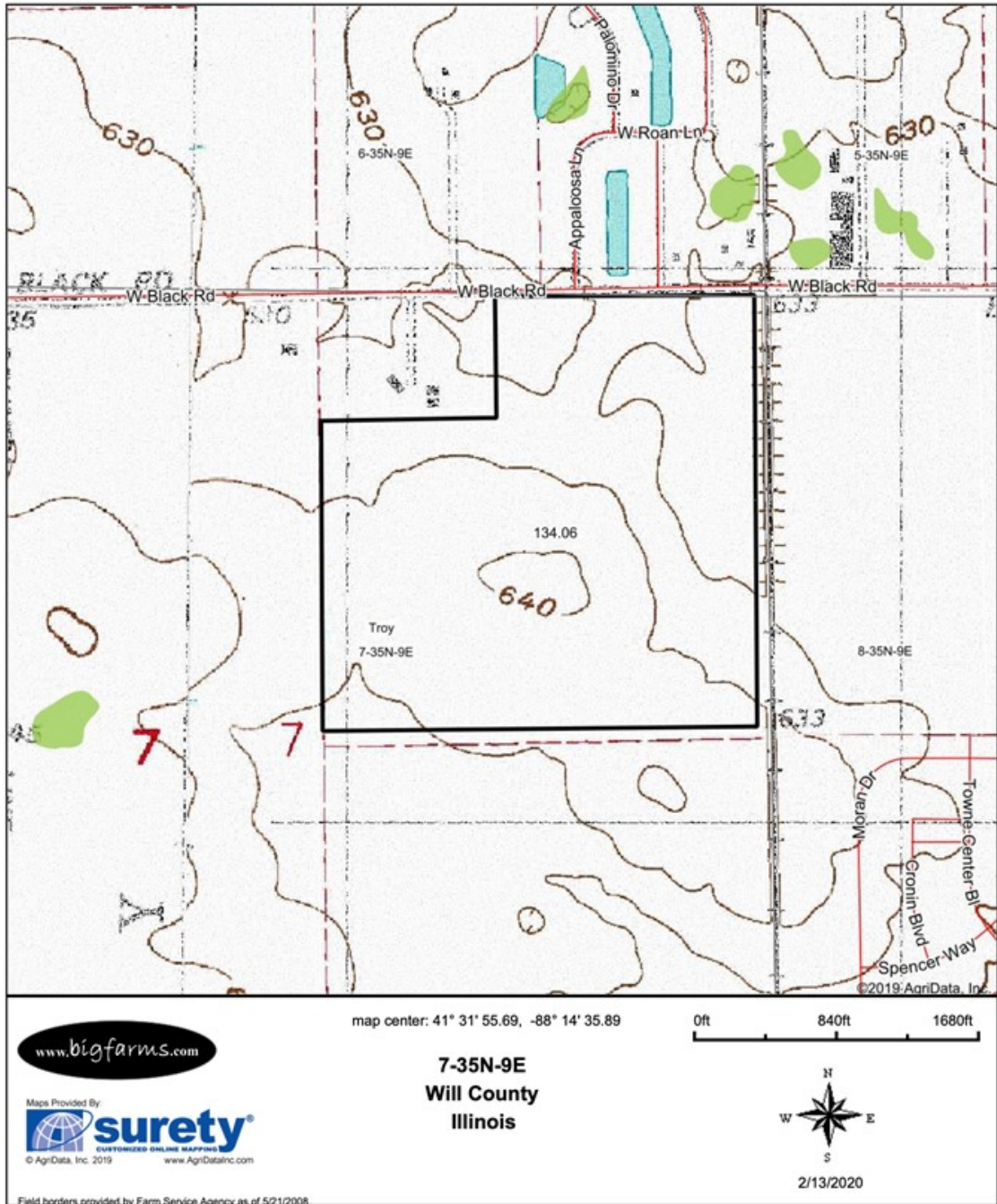
CONTOURS MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

Topography Contours



TOPOGRAPHY MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

Topography Map



SOIL TEST RESULTS 135 ACRE BLACK ROAD FARM TROY TWP., WILL COUNTY, SHOREWOOD, IL



Soil Test Results

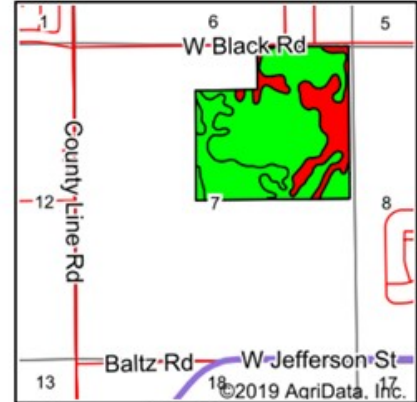
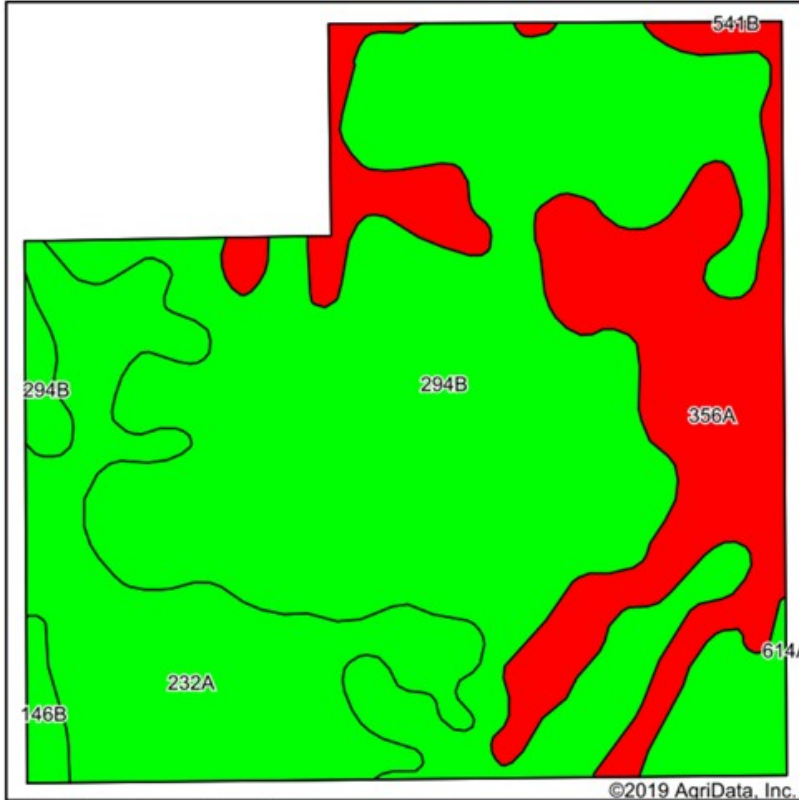
Location: Non-Registered
Customer: Fecht, Mark
Dates: 2019-04-10

Farm: All
Field: Craughwell
Acres:
Sub-Field:

ID	pH	P (lb/ac)	K (lb/ac)	om	CEC	bpH	Ca (lb/ac)	Mg (lb/ac)	S (lb/ac)	B (lb/ac)	Cu (lb/ac)	Zn (lb/ac)	Mn (lb/ac)	Fe (lb/ac)	PerCa	PerK	PerMg	PerH
Avg.	5.8	74	339	3.2	22.4	6.4	5160	931	17	1.7	2.1	1.8	13	168	56.1	2.0	17.2	26.9

SOIL MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

Soils Map



State: **Illinois**
 County: **Will**
 Location: **7-35N-9E**
 Township: **Troy**
 Acres: **134.06**
 Date: **2/13/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL 197, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**294B	Symerton silt loam, 2 to 5 percent slopes	79.23	59.1%		**177	**55	**130
356A	Elpaso silty clay loam, 0 to 2 percent slopes	27.88	20.8%		195	63	144
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.59	19.1%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	1.36	1.0%		**166	**54	**124
Weighted Average					179.3	56.8	132.3

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

3D NORTH TO SOUTH AERIAL MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

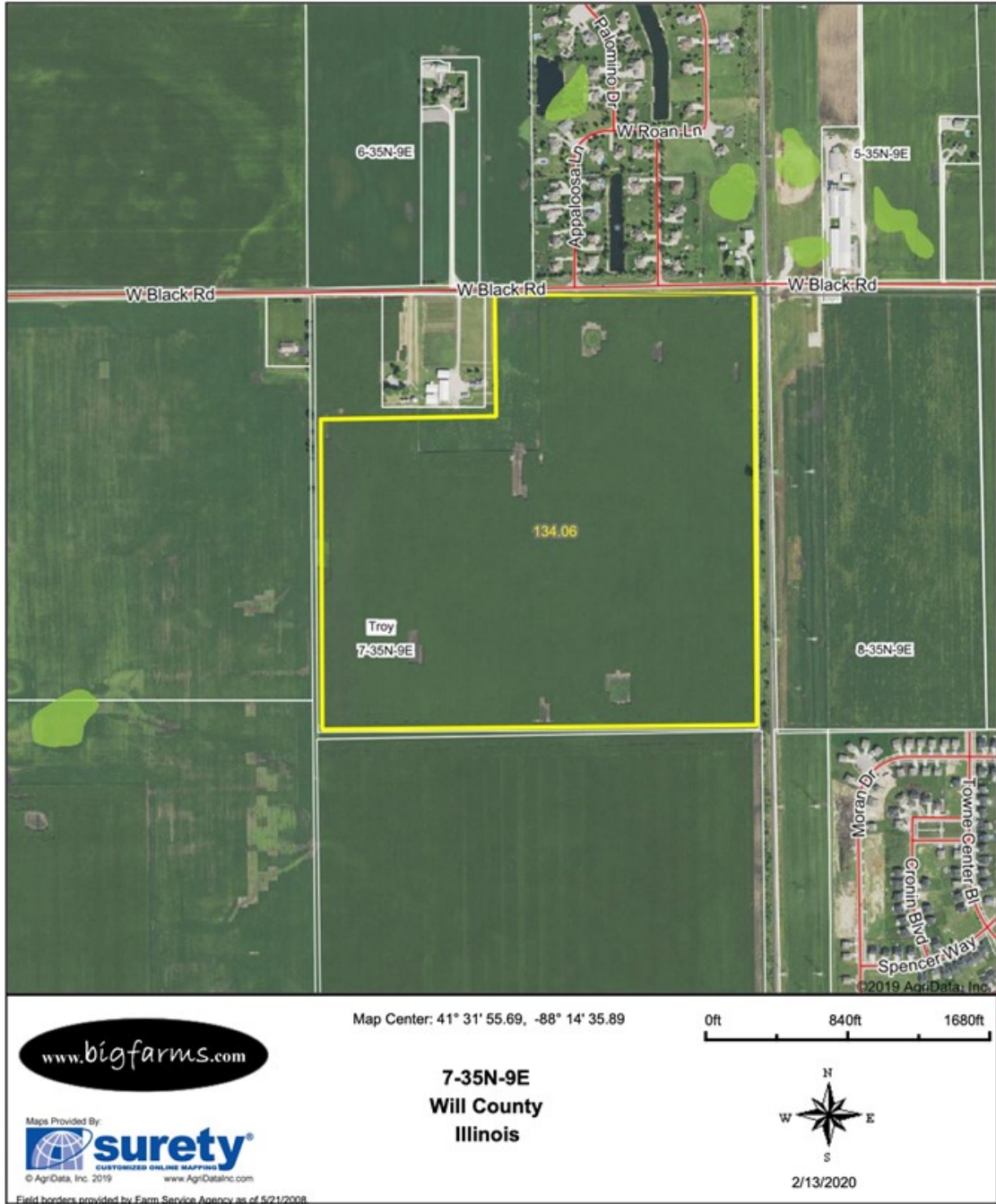


AERIAL MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

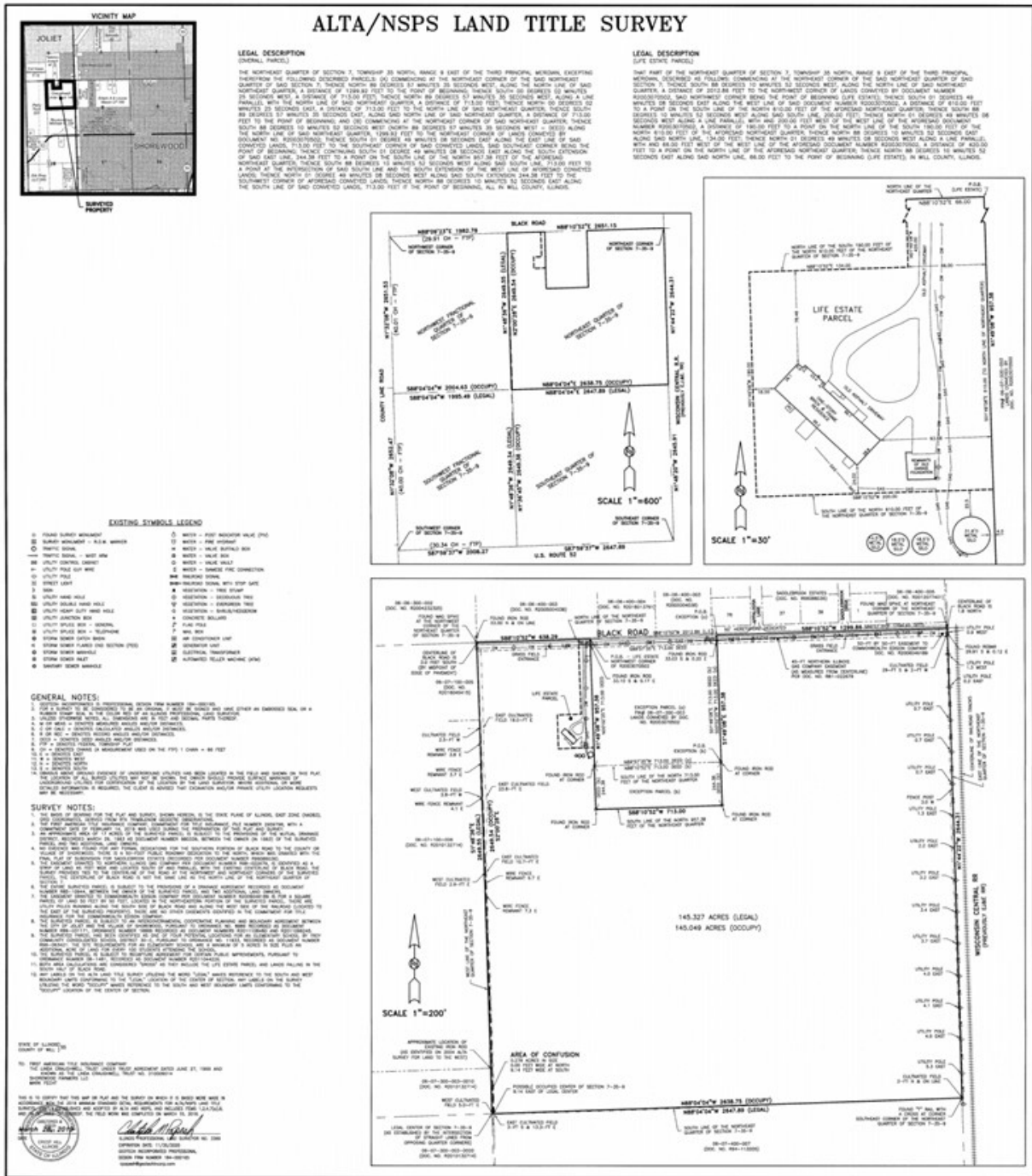


FSA MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

Aerial Map

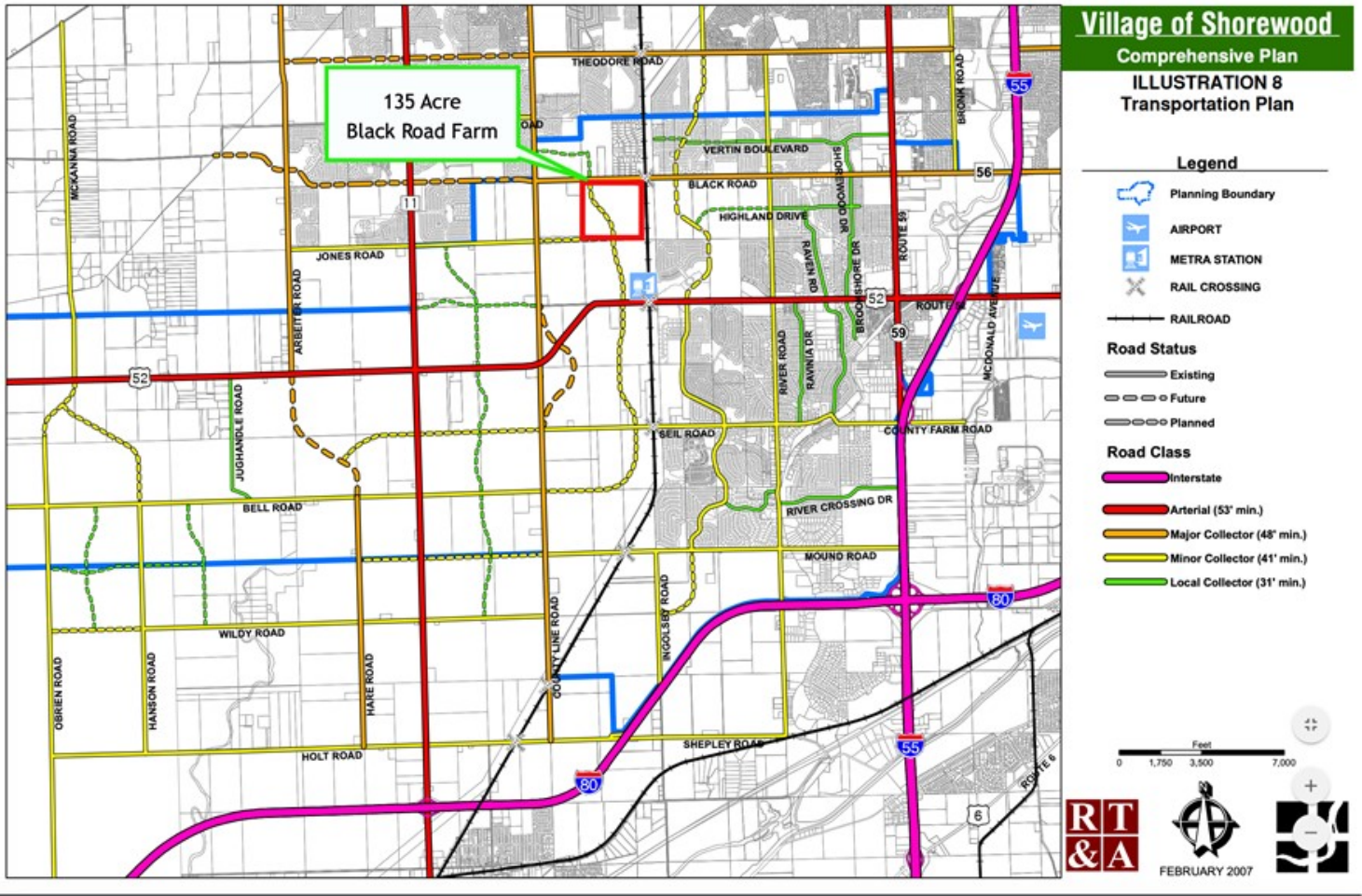


LAND SURVEY FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL

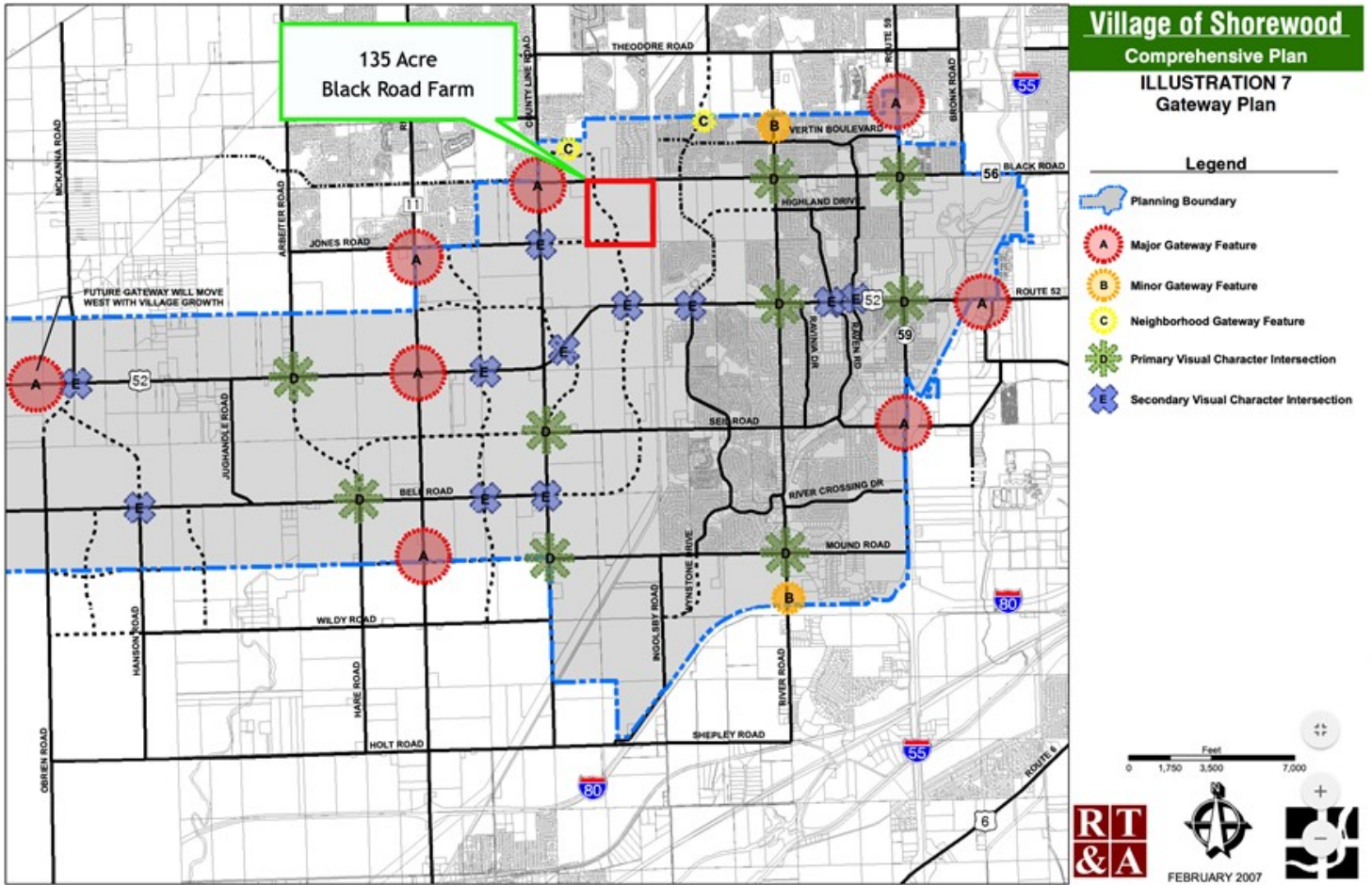


GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS 1207 CEDARHURST DRIVE CREST HILL, ILLINOIS 60433 815/730-1510	CRAUGHWELL TRUST FIRST MIDWEST BANK	ALTA/NSPS LAND TITLE SURVEY SECTION 7-35-9 DRAWN BY: GJM JOB # 2008 CHECKED BY: GJM DATE: 05/1/2018	DATE BY: REVISION	
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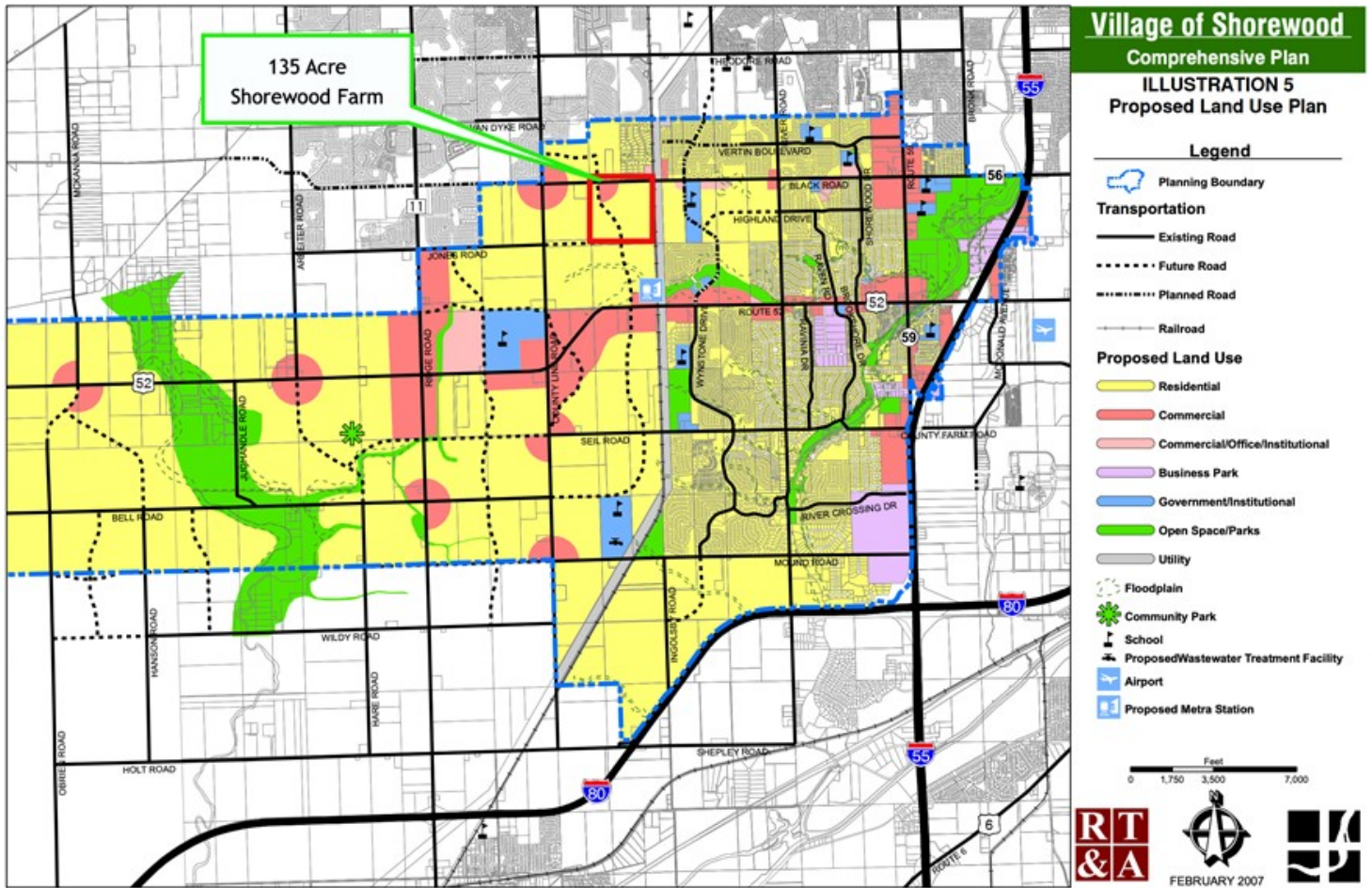
SHOREWOOD COMPREHENSIVE TRANSPORTATION MAP FOR 135 ACRE BLACK ROAD FARM, WILL COUNTY, SHOREWOOD, IL



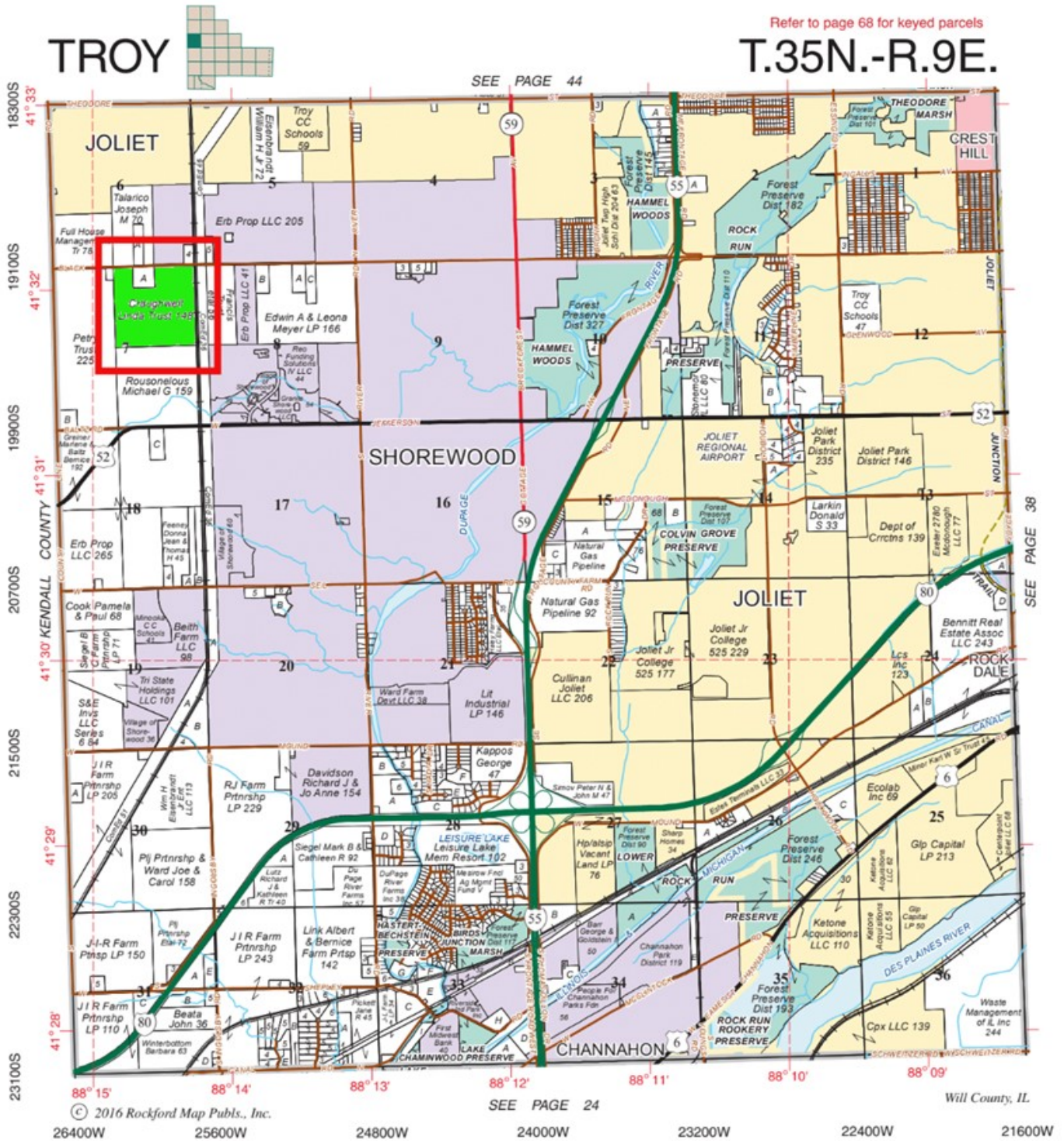
SHOREWOOD COMPREHENSIVE GATEWAY MAP FOR 135 ACRE BLACK ROAD FARM, WILL COUNTY, SHOREWOOD, IL



SHOREWOOD COMPREHENSIVE MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL



PLAT MAP FOR 135 ACRE BLACK ROAD FARM TROY TOWNSHIP, WILL COUNTY, SHOREWOOD, IL



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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