

198 Acre Peotone Farm
S. Ridgeland Ave.
Peotone IL 60468



198 ACRE PEOTONE FARM

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Peotone IL 60468

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:	Will
Gross Land Area:	198 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$1,702,800.00
Unit Price:	\$8600.00 per acre
Productivity Index (PI):	126.9
Buildings:	No Buildings on this Parcel



This 198 acre parcel is located east of downtown Peotone, Will county, Illinois This rolling farmland is immediately east of town on the Beecher Blacktop. Utilities are near the property. The farm sets within the outer boundary of the proposed Peotone Airport.

Peotone is a small rural community south of Chicago, between I-57 and Illinois Route 50. Residents enjoy the tranquility of country life-style. Homes range from turn of the century to new contemporary homes. The Village of Peotone is poised for growth and economic development. with its proximity to the I-57 interchange allows movement of raw materials and product.

Peotone is 20 minutes from a Metra station (Manhattan) which provides a short train ride to downtown Chicago. Shopping centers, restaurants and cultural venues are just a short drive away. A second Metra station is 10 miles north in University Park.

Property Videos Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 198 Acre Peotone Farm
Tax ID Number/APN: 20-21-20-100-005
Possible Uses: Agriculture and Future Development
Zoning: Agriculture A-1

AREA & LOCATION

School District: Peotone School District 207U
Peotone Elementary School
Peotone Junior High
Peotone High School

Location Description: This 198 acre parcel is located east of downtown Peotone, Will county, Illinois a small rural community south of Chicago, between I-57 and Illinois Route 50. Residents enjoy the tranquility of country life-style.

Homes range from turn of the century to new contemporary homes. The Village of Peotone is poised for growth and economic development. with its proximity to the I-57 interchange allows movement of raw materials and product.

Peotone is 20 minutes from a Metra station which provides a short train ride to downtown Chicago. Shopping centers, restaurants and cultural venues are just a short drive away.

Site Description: This property has 198 acres of rolling farm land. The Black Walnut Creek runs through the northwest section of the farm.

Side of Street: This 198 Acre Parcel sits South of Beecher Road and East of Ridgeland Ave.

Highway Access: I-57 interchange is located 3.5 miles to the west and south of the property off of West Wilmington Road.

Road Type: The roads north and west of the property are constructed of asphalt and black top

Property Visibility: The property sits at the intersection of Ridgeland Avenue and Beecher Road which has 3100 cars passing each day.

Largest Nearby Street: Beecher Road is the largest nearby street near this 198 acre parcel. Illinois Rt. 50 is one mile west of the farm.

Transportation: The Metra train station at University Park is approximately 10 miles north on IL Rt. 50. A second station is 20 minutes from west of the farm in Manhattan, IL.

LAND RELATED

Lot Frontage (Feet): 3500 Feet of frontage along Beecher Road and 2500 feet along Ridgeland Ave.

Tillable Acres: This parcel has 187.9 acres of tillable land.

Lot Depth: This parcel is 3500 feet deep east to west and 2500 feet north to south along the west border and is 2650 feet deep along the eastern lot line.

Buildings: There are no buildings on this property.

Flood Plain or Wetlands: There are approximately 65 acres of this parcel that fall into FEMA Zone A, which is a 100 year Flood Zone. See the FEMA report included in the brochure for further information.

A small number of wetland acres are located along the Black Walnut Creek in the north west corner of the parcel.

Topography: The topography on this 198 acre farm is rolling with a variance of 22' from the lowest area to the highest. See the topography and contours maps in the brochure for more information.

FSA Data: DCP Cropland is 187.92 Acres
Corn Base is 94 acres, PLC Yield is 149 bushels per acre
Soybean Base is 92.8 acres, PLC Yield is 46 bushels per acre

Soil Type: Pella Silty Clay Loam (153A)
Varma Silt Loam (223C2)

Elliot Silt Loam (146B)
Elliot Silty Clay Loam (146B2)
Public water and sanitary sewer is available through Aqua Illinois

Available Utilities:

FINANCIALS

Finance Data Year:

2018 taxes paid in 2019 and 2019 taxes are paid in 2020

Real Estate Taxes:

\$4771.22 in taxes were paid in 2019 or \$24.10 per acre.

Investment Amount:

The price to purchase this 198 acre parcel is \$1,623,600.00 or \$8,200 per acre.

LOCATION

Address:

South Ridgeland Avenue
Peotone, IL 60468

County:

Will

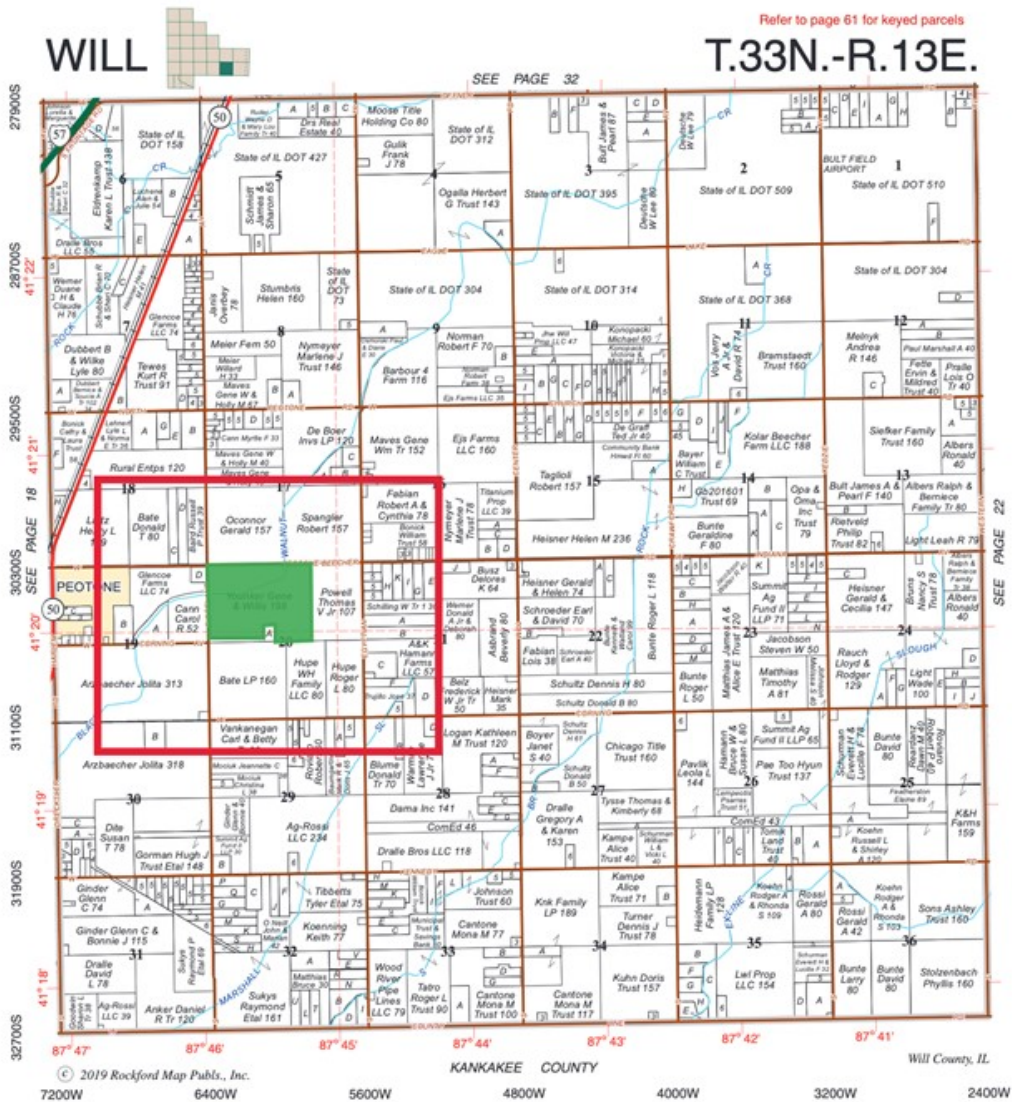


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ROADWAY MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL



PLAT MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL

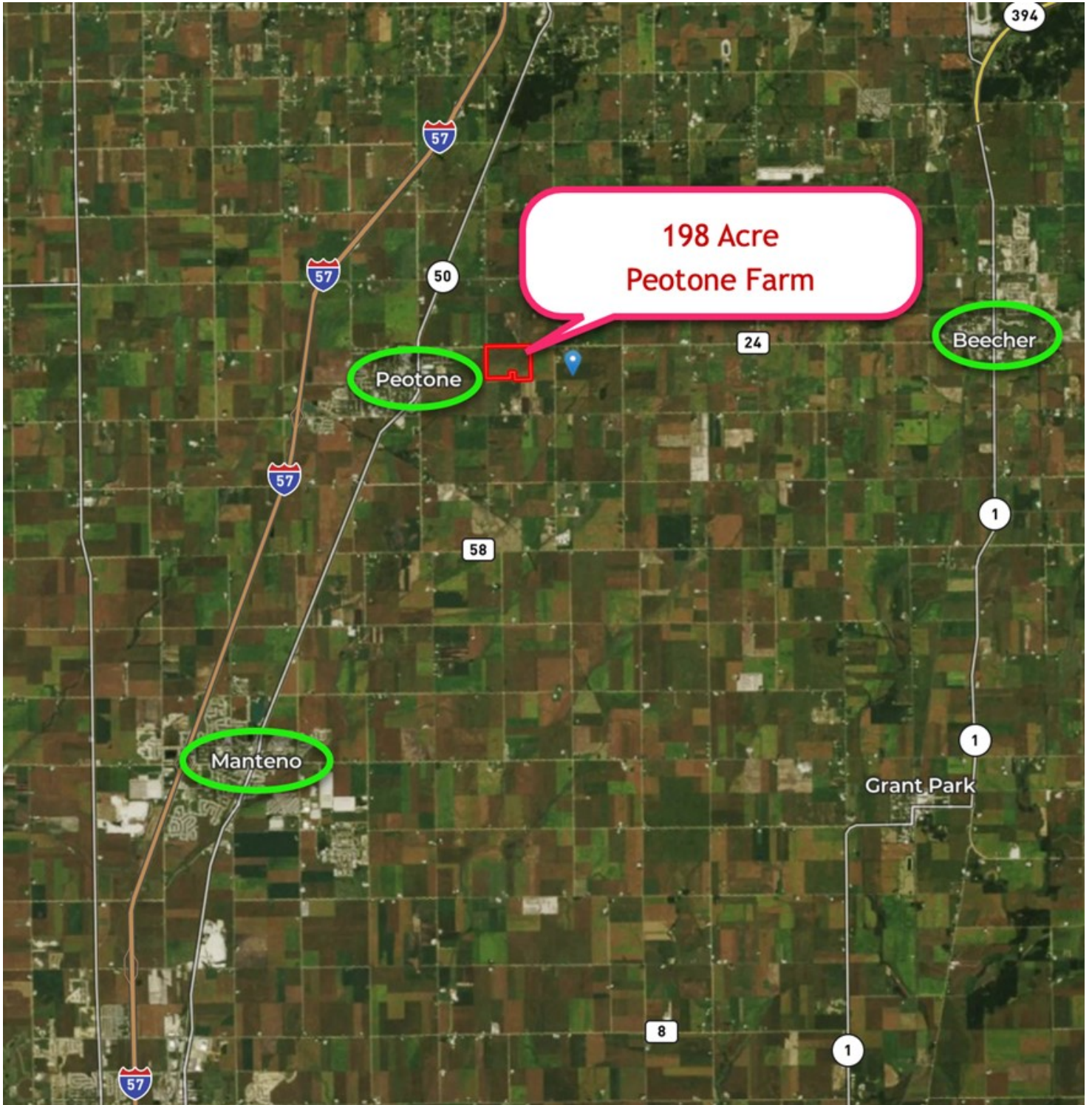


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL

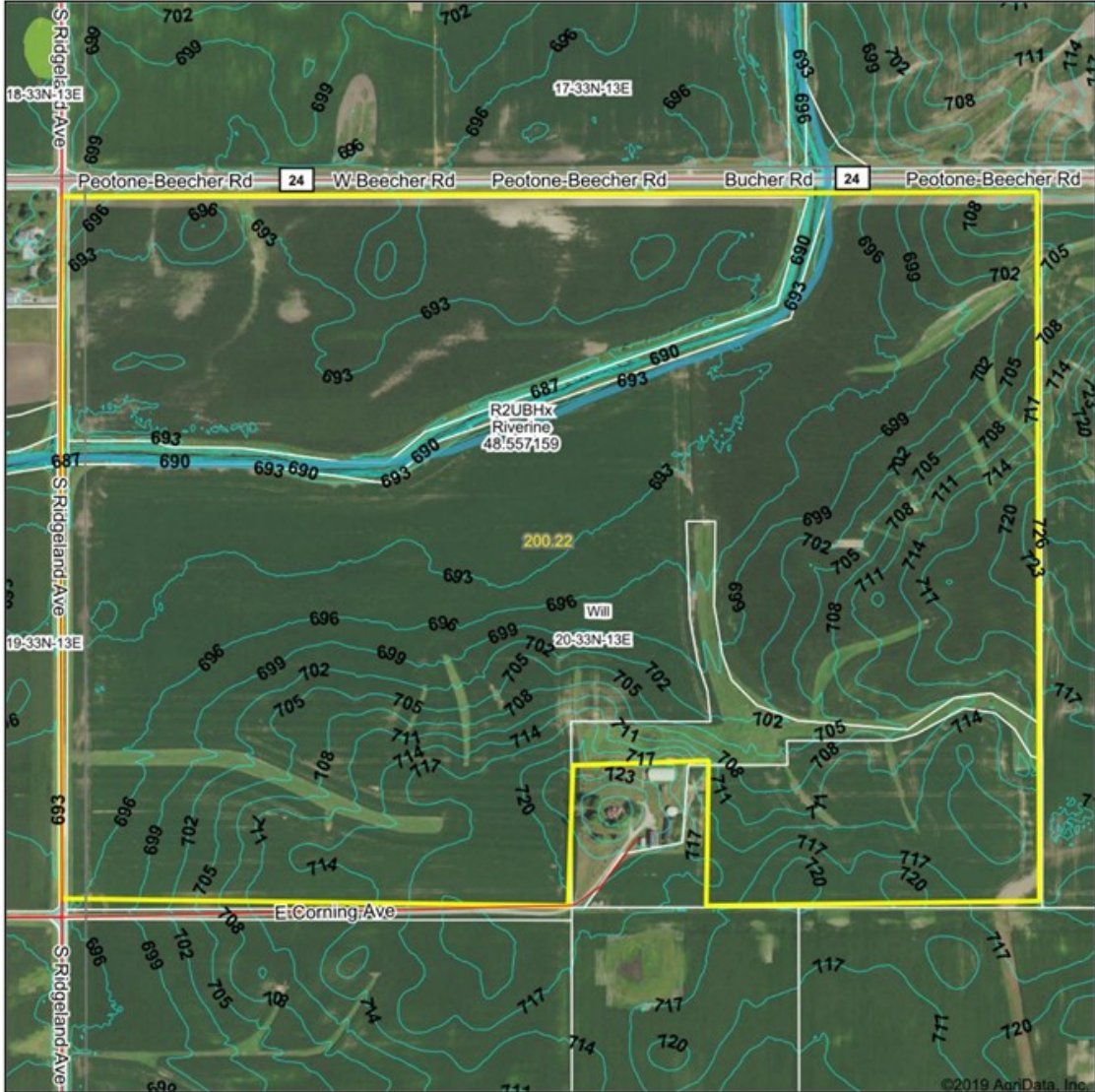


AREA MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL



CONTOURS MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL

Topography Contours



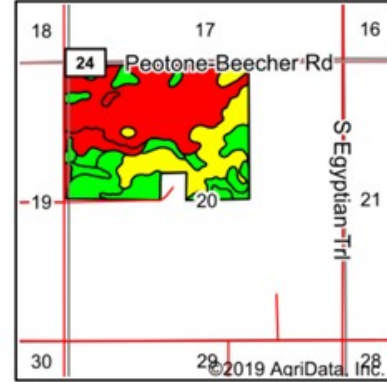
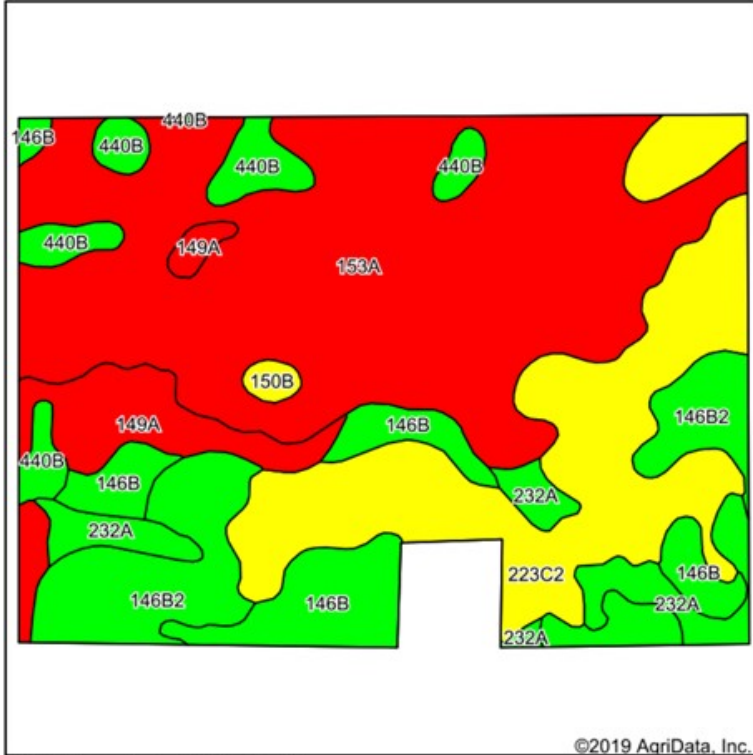
	Source: USGS 3 meter dem	0ft 561ft 1122ft	
	Interval(ft): 3.0		
	Min: 682.5		20-33N-13E Will County Illinois
	Max: 725.4		
	Range: 42.9	6/6/2020	
	Average: 700.8		
	Standard Deviation: 9.61 ft		Map Center: 41° 20' 4.77, -87° 45' 37.48

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

SOIL MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL

Soils Map



State: Illinois
 County: Will
 Location: 20-33N-13E
 Township: Will
 Acres: 200.22
 Date: 6/6/2020

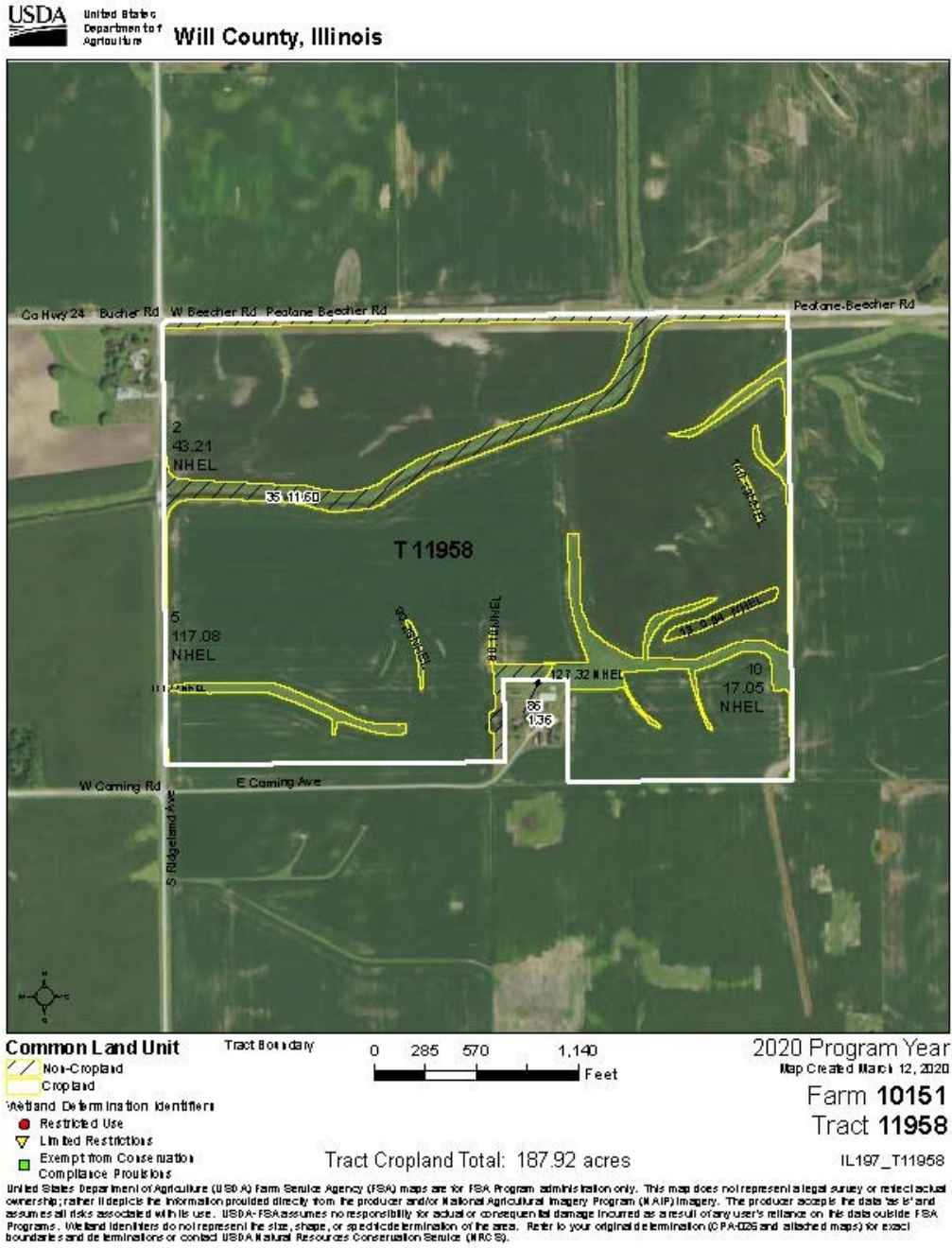


Soils data provided by USDA and NRCS.

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
153A	Pella silty clay loam, 0 to 2 percent slopes	89.64	44.8%		183	60	136
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	42.64	21.3%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	19.66	9.8%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	18.32	9.1%		**160	**52	**119
149A	Brenton silt loam, 0 to 2 percent slopes	10.31	5.1%		195	60	141
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.64	4.8%		170	56	127
**440B	Jasper loam, 2 to 5 percent slopes	9.00	4.5%		**173	**56	**129
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	1.01	0.5%		**147	**48	**109
Weighted Average					171.6	55.7	127.1

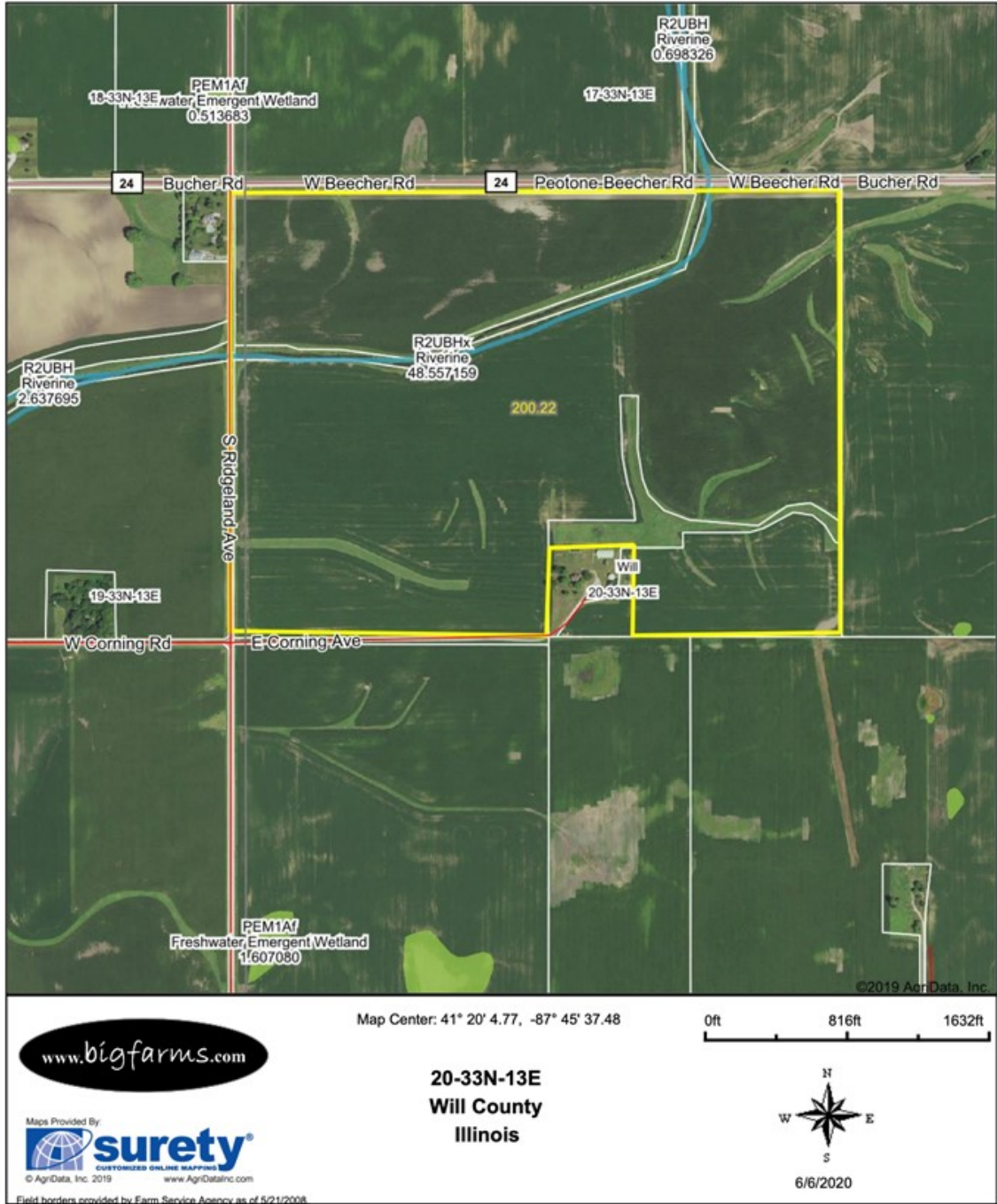
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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.

USDA MAP FOR 198 ACRES IN WILL TOWNSHIP, WILL COUNTY ILLINOIS



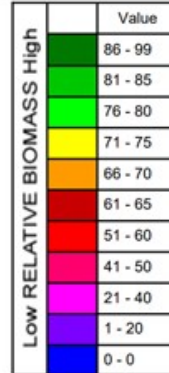
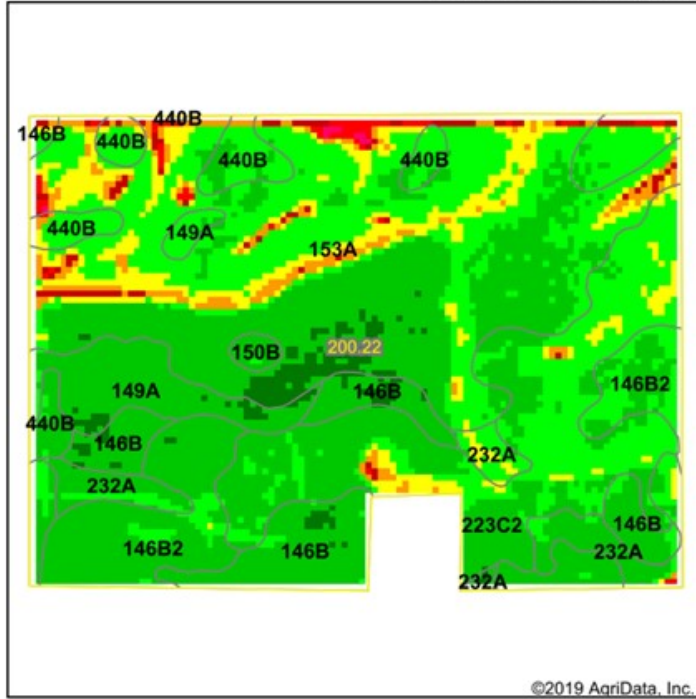
FSA MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL

Aerial Map



NVDI SOIL MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL

Max NDVI(2019) with Soils



State: Illinois
 County: Will
 Location: 20-33N-13E
 Township: Will
 Acres: 200.22
 Date: 6/6/2020

Crop:

Soybeans - 51%
 Corn - 43%

*USDA CropScape



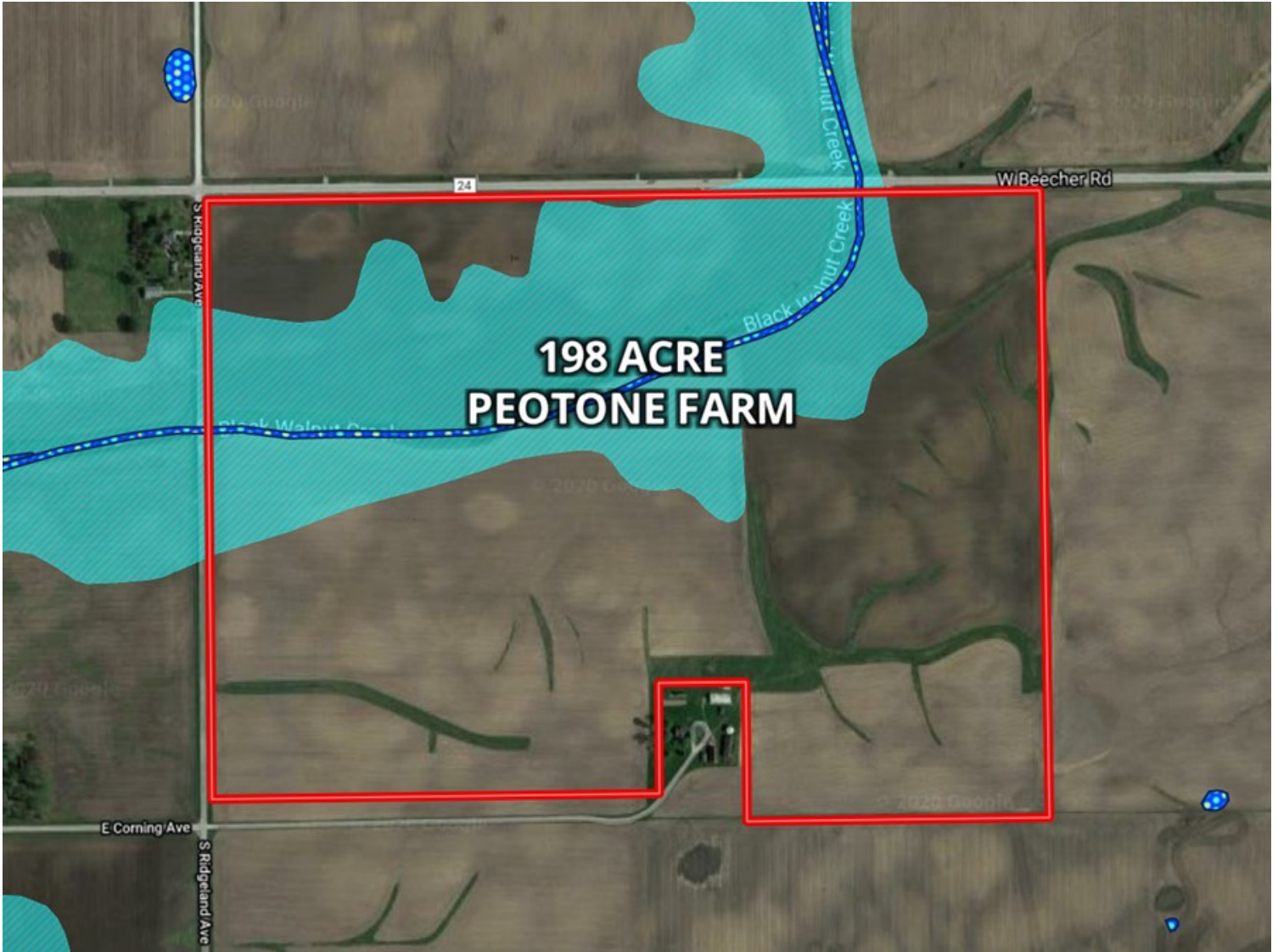
Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 14						
Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2019
153A	Pella silty clay loam, 0 to 2 percent slopes	89.64	44.8%	Poorly drained		78.2
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	42.64	21.3%	Moderately well drained	**110	79.5
**146B	Elliott silt loam, 2 to 4 percent slopes	19.66	9.8%	Somewhat poorly drained	**124	83.6
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	18.32	9.1%	Somewhat poorly drained	**119	82.2
149A	Brenton silt loam, 0 to 2 percent slopes	10.31	5.1%	Somewhat poorly drained	141	83.9
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.64	4.8%	Poorly drained	127	80.7
**440B	Jasper loam, 2 to 5 percent slopes	9.00	4.5%	Well drained	**129	79.3
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	1.01	0.5%	Well drained	**109	83
Weighted Average						127.1

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/>
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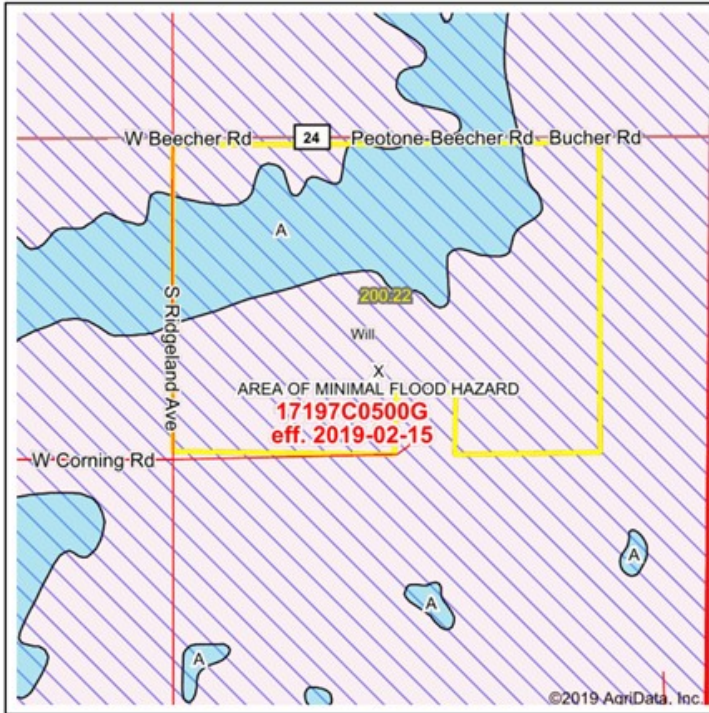
*c: Using Capabilities Class Dominant Condition Aggregation Method

WETLANDS AND FLOOD ZONE MAP 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL



FEMA REPORT 198 ACRE PEOTONE FARM, PEOTONE, WILL TOWNSHIP, WILL COUNTY, IL

FEMA Report



State: IL Acres: 200.22
 County: Will Date: 6/6/2020
 Location: 20-33N-13E
 Township: Will



Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	200.22	100%
Total				200.22	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	135	67.4%
A		100-year Floodplain	65.22	32.6%
Total			200.22	100%

Panel	Effective Date	Acres	Percent
17197C0500G	2/15/2019	200.22	100%
Total		200.22	100%

Flood related information provided by FEMA

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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