

30 AC PEOTONE KAHN FARM & BUILDINGS

31601 S. 120th Ave
Peotone IL 60468

For more information contact:

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



County:	Will
Township:	Peotone
Gross Land Area:	30 Acres
Property Type:	Agricultural with buildings
Possible Uses:	Farmland with buildings, recreational potential
Total Investment:	\$245,800.00
Productivity Index (PI):	122.3
Buildings:	Ranch home; Silo:Shed; Open Front building
Utilities:	Electric, Well and Septic



Sellers are willing to split this 80 acre farm into a 30 acre parcel with house and farm buildings & 50 acres of mostly tillable farmland. The 30 acres includes the South Branch of the Forked Creek, timber, and tillable land plus the buildings. The 50 acre parcel is mostly tillable farmland with the Forked Creek crossing the farm. Good soil PI of 122.3. There is a ComEd easement along the south boarder of the farm.

On the 30 acre parcel there is a ranch home on the farm with a tenant in place. Other buildings include an old silo and small shed. The is also an open front building formally used as a cattle feedlot. There is some concrete where the old feedlot was located.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Acre Peotone Kahn Farm and Buildings
Tax ID Number/APN: 17-20-30-300-001-0000
Possible Uses: Farming, Recreational or transitional land

Sellers are willing to split the 80 acre farm into a 30 acre parcel with buildings. This would be a great site for country living. The house is a small ranch home on approximately 3 acres. The balance of the 30 acres is mostly tillable farmland. Currently there is a tenant in the house. Rental details available from listing broker.

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Location Description: The farm is only half a mile south of W. Wilmington-Peotone road in Peotone Township, Will County. Rt. 52/45 is just 1.5 miles Northeast. Good roads and easy access to I-57 at Peotone. (about 4.7 miles)
Site Description: This 30 acres is rolling farmland with the Forked Creek crossing through the property. The 14 tillable acres are good quality farmland typical for the area. The 30 acre parcel is mostly creek and timber. The house and buildings sit on 3 acres of the 30 acre parcel. The additional 50 acre parcel is mostly tillable land, with the creek crossing.
Side of Street: The property sits on the east side of 120th Ave.
Highway Access: I-57 is only 4.7 mile at Peotone.
Rt 45/52 is just 1.5 miles.
Road Type: The road is tar & chip pavement
Property Visibility: This 30 acre parcel has 865 feet of frontage along 120th avenue.
Largest Nearby Street: Wilmington-Peotone road is just half a mile north.

LAND RELATED

Lot Frontage (Feet): Approximately 865 feet of frontage along 120th avenue for the 30 acre parcel with buildings.
Tillable Acres: There are approximately 14 tillable acres on this parcel and 63.25 tillable acres out of the 80 total acres.
Lot Depth: The 30 acre farm is 1441 feet deep from east to west.
Buildings: There is a ranch home on the farm with a tenant in place. Other buildings include an old silo and small shed. The is also an open front building formally used as a cattle feedlot. There is some concrete where the old feedlot was located.
Flood Plain or Wetlands: The farm does have flood plain and wetlands along Forked Creek. See the report and map in the brochure for further information.
Topography: The property is gently rolling. More information can be found on the contour and topography maps in the brochure.
Soil Type: The primary soil types on this farm are:
Ashkum Silty Clay Loam (232A)
Elliott Silty Clay loam (146)
Available Utilities: Electric is at the house. Well and septic systems are required for the house.

FINANCIALS

Real Estate Taxes: The total tax bill for all 80 acres and building is \$5,649.70.
Investment Amount: 30 Acre building site is priced at \$245,800
50 Acres of farmland is priced at \$431,200
Total investment for all 80 acres and buildings is \$577,000

LOCATION

Address: 31601 S. 120th Ave



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Phone: 815-741-2226
mgoodwin@bigfarms.com

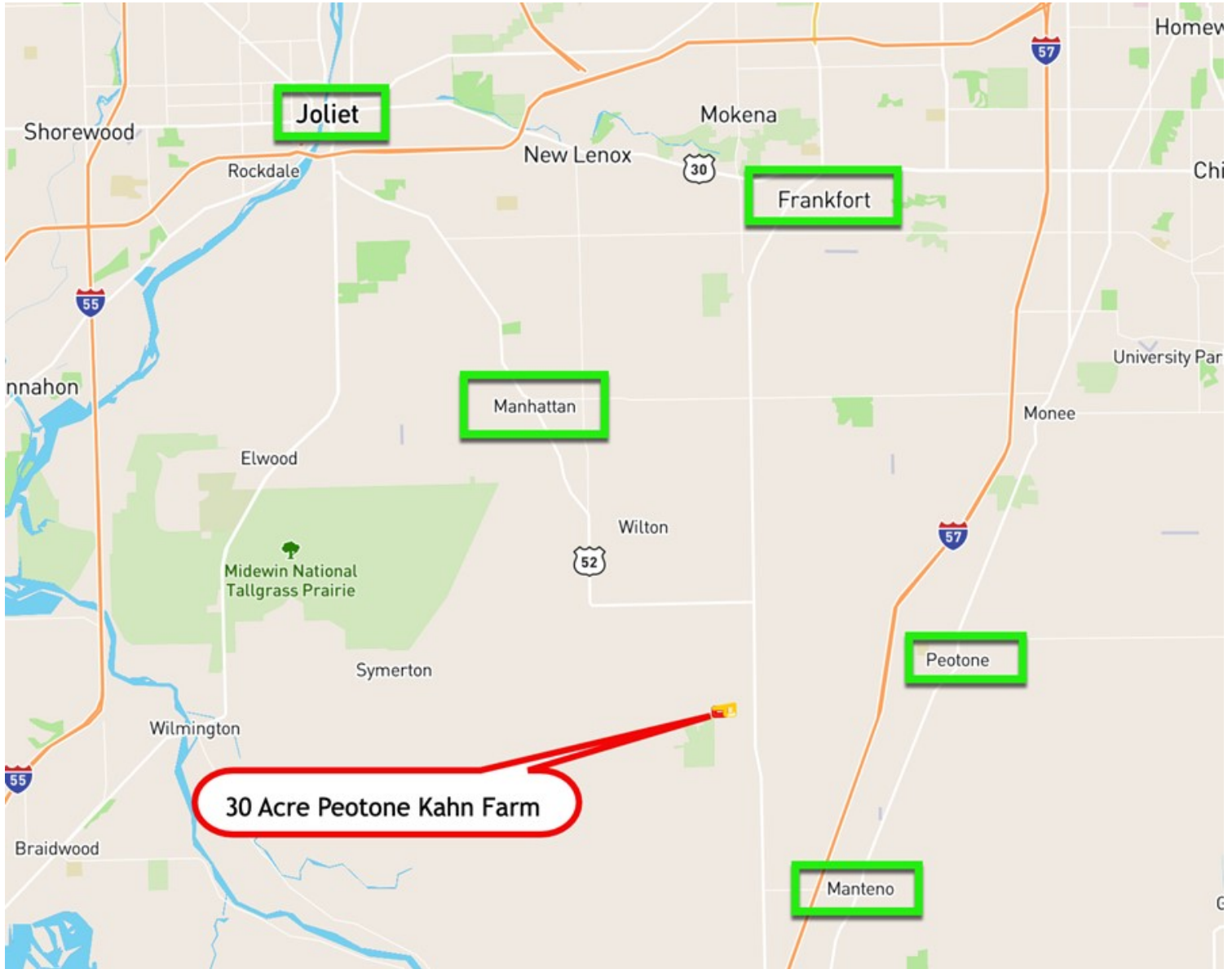
Peotone, IL 60468
Will County

County:



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ROADWAY MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

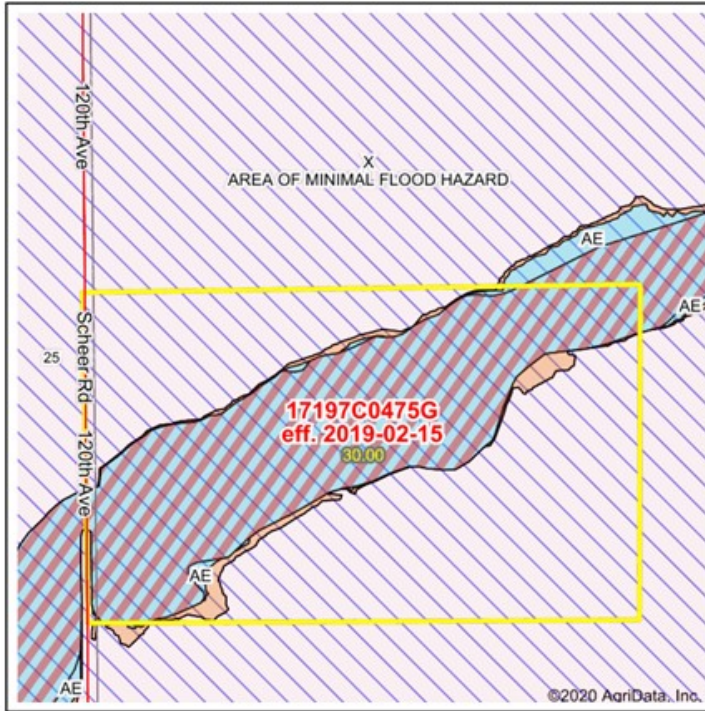


AREA MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



FEMA REPORT 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

FEMA Report



State: IL Acres: 30
 County: Will Date: 9/30/2020
 Location: 30-33N-12E
 Township: Peotone



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	30	100%
Total				30	100%

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

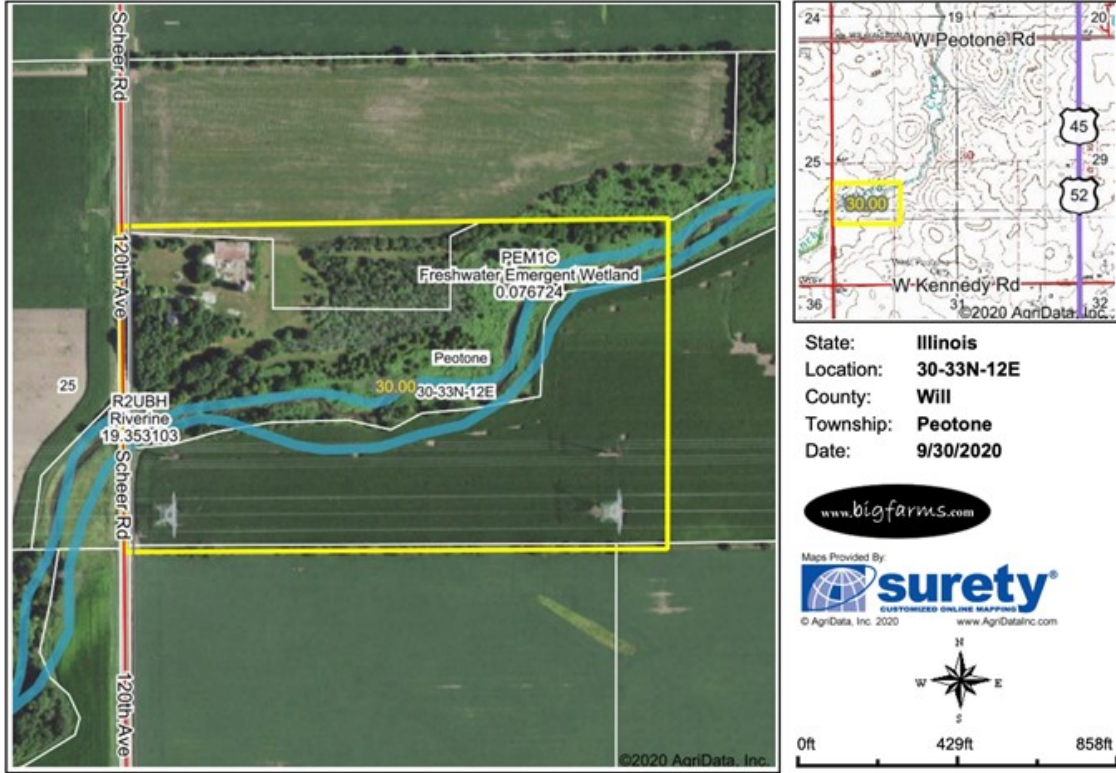
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	17.32	57.8%
AE	FLOODWAY	100-year Floodplain	11.88	39.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.35	1.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.22	0.7%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.16	0.5%
AE		100-year Floodplain	0.07	0.2%
Total			30.00	100%

Panel	Effective Date	Acres	Percent
17197C0475G	2/15/2019	30	100%
Total		30	100%

Flood related information provided by FEMA

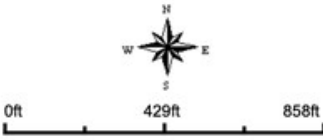
WETLAND MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

Wetlands Map



State: **Illinois**
 Location: **30-33N-12E**
 County: **Will**
 Township: **Peotone**
 Date: **9/30/2020**

Maps Provided By:
surety
 CUSTOMERIZED ONLINE MAPPING TOOL
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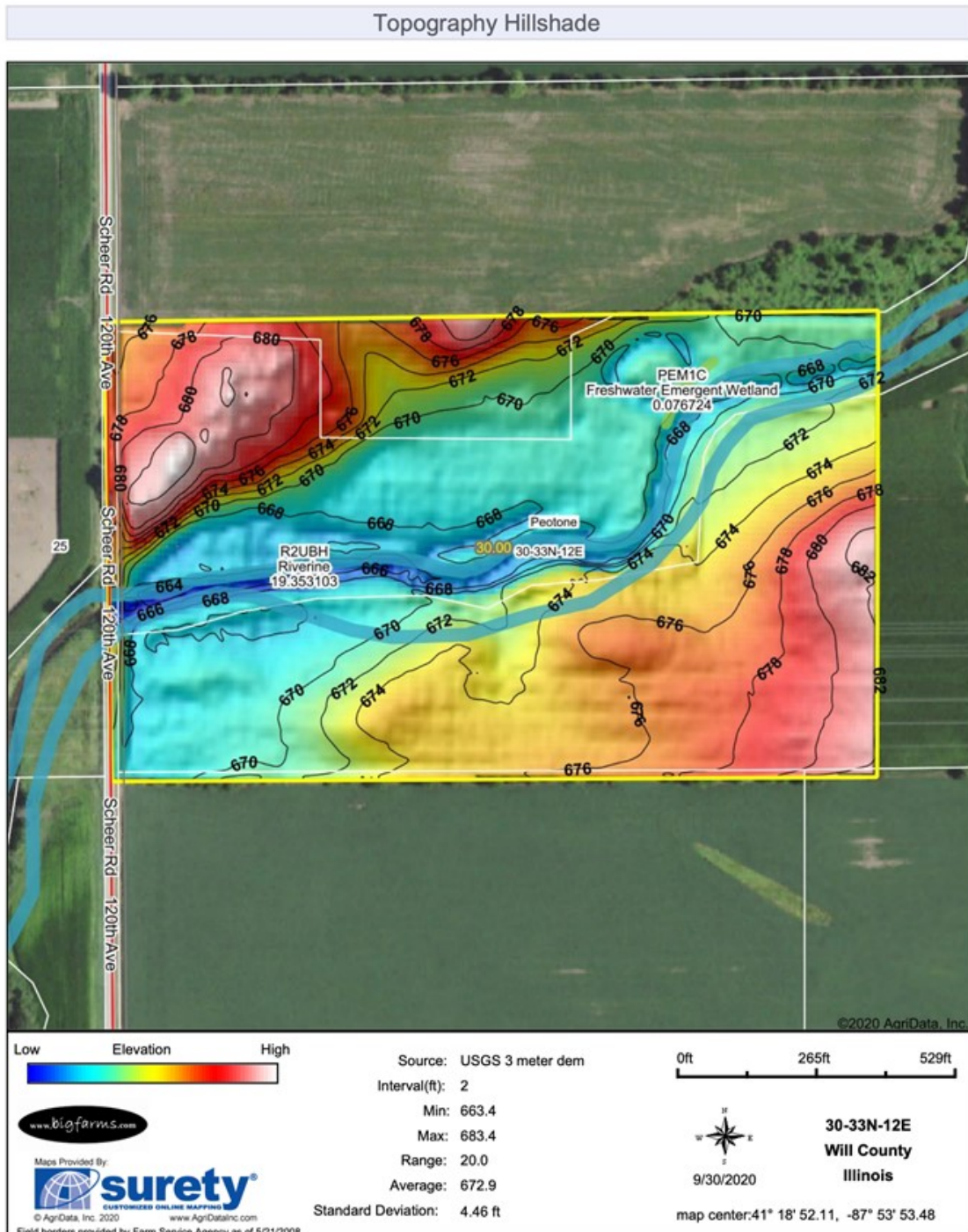


Classification Code	Type	Acres
R2UBH	Riverine	2.04
PEM1C	Freshwater Emergent Wetland	0.08
Total Acres		2.12

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.

TOPOGRAPHY MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



CONTOURS MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP, WILL COUNTY

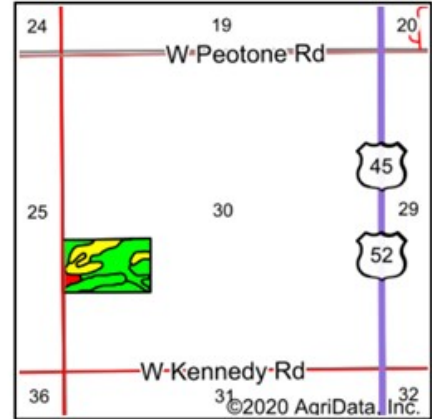
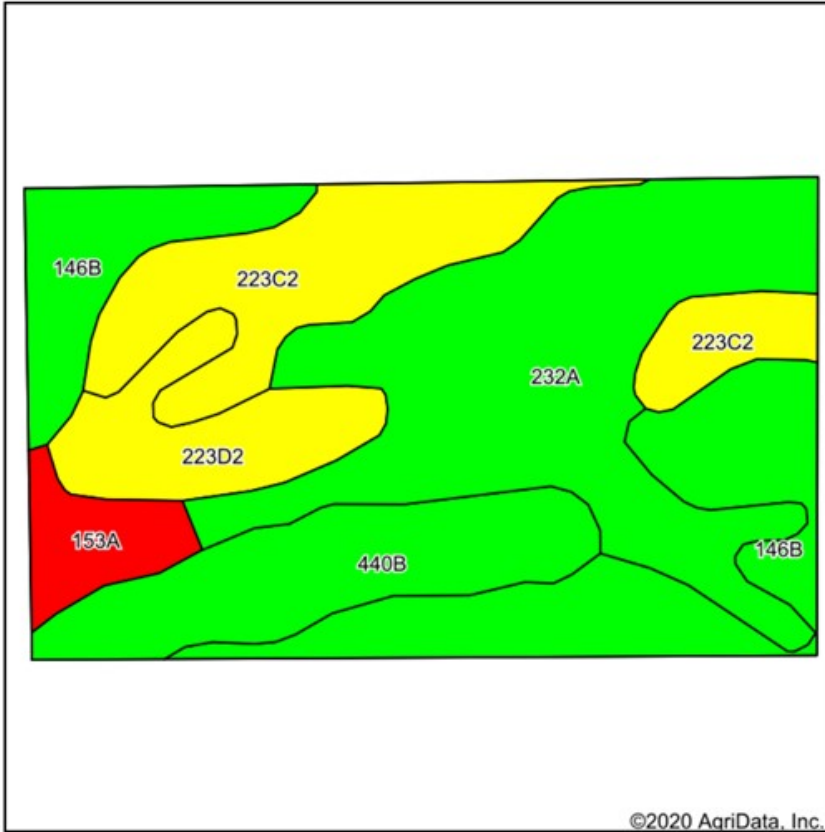
Topography Contours



	Source: USGS 3 meter dem Interval(ft): 2.0 Min: 663.4 Max: 683.4 Range: 20.0 Average: 672.9 Standard Deviation: 4.46 ft	0ft 265ft 529ft
	<p>Maps Provided By: © AgriData, Inc. 2020 www.AgrIDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008.</p>	<p>30-33N-12E Will County Illinois 9/30/2020 Map Center: 41° 18' 52.11, -87° 53' 53.48</p>

SOIL MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

Soils Map



State: **Illinois**
 County: **Will**
 Location: **30-33N-12E**
 Township: **Peotone**
 Acres: **30**
 Date: **9/30/2020**

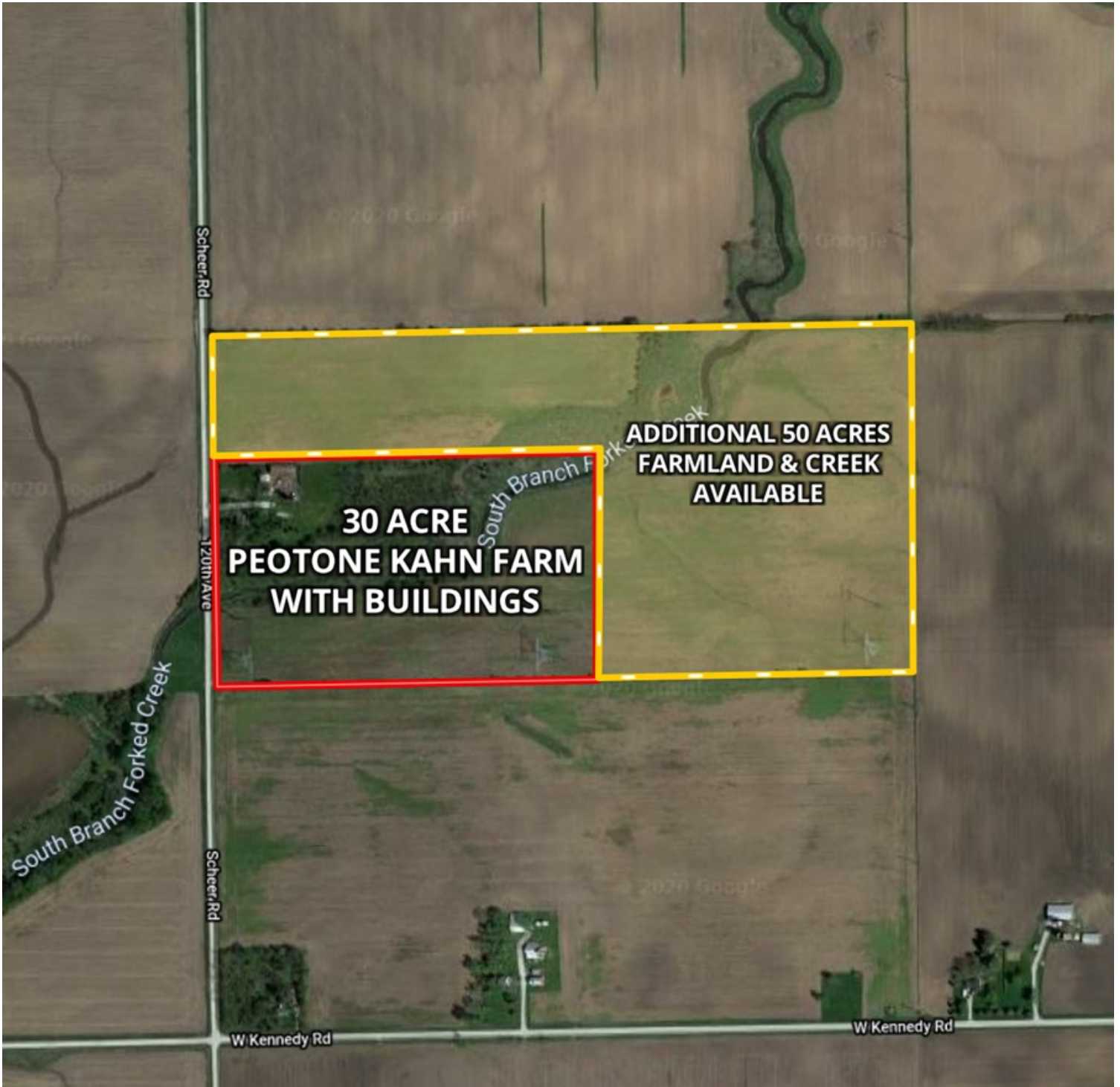


Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 15							
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	9.71	32.4%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	7.08	23.6%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	5.25	17.5%		**150	**48	**110
**440B	Jasper loam, 2 to 5 percent slopes	4.07	13.6%		**173	**56	**129
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	2.60	8.7%		**147	**47	**108
153A	Pella silty clay loam, 0 to 2 percent slopes	1.29	4.3%		183	60	136
Weighted Average					164.5	53.5	122.3

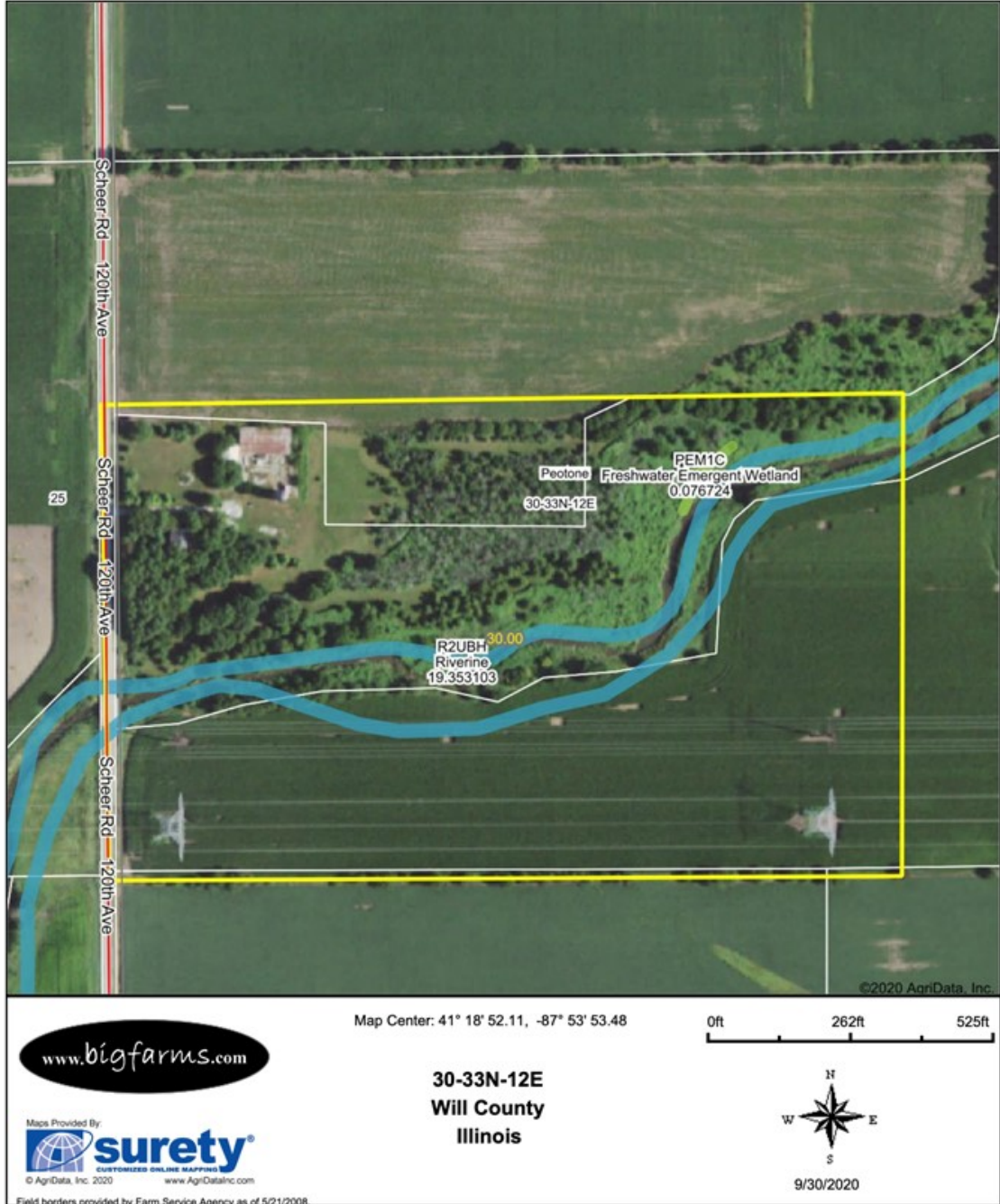
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

AERIAL MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

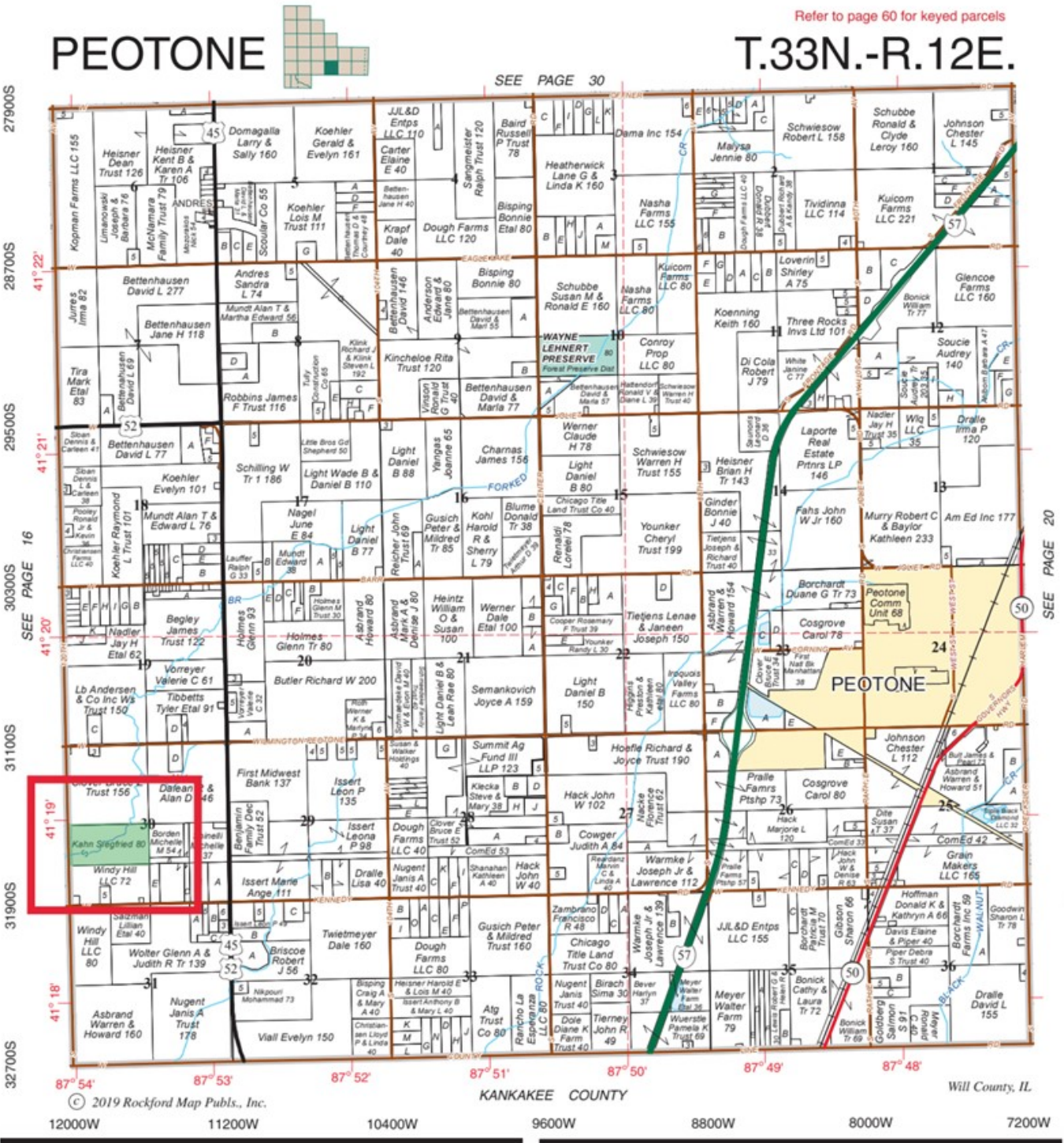


FSA MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY

Aerial Map



PLAT MAP 30 ACRE PEOTONE KAHN FARM AND BUILDINGS PEOTONE TWP WILL COUNTY



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

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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