

30 ACRE PEOTONE YOUNKER FARM

S. Center Street
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:	Peotone
Gross Land Area:	30 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$244,500.00
Unit Price:	\$8150.00 per acre
Sold Price:	\$243,000
Productivity Index (PI):	123.7
Buildings:	No Buildings on this Parcel
Utilities:	Electric, Well and Septic required



The 30 acre parcel is located in rural Will County is located on Center Road west of the Village of Peotone and 1.7 miles to the I-57 interchange. All 30 acre are tillable with a Soil PI of 123.7.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Acre Peotone Younker Farm
Tax ID Number/APN: 17-20-22-100-014-0000
Possible Uses: Farming and Estate residential. Close to Expressway. Near the potential 3rd Airport.
Zoning: A-1

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Location Description: The farm is only half a mile north of W. Wilmington-Peotone road in Peotone Township, Will County. Rt. 52/45 is just 2.5 miles southwest. Good roads and easy access to I-57 at Peotone. (about 1.7 miles)
Site Description: This relatively flat 30 acre farm is in rural Will county just west of Peotone, Illinois. With its close proximity to I-57 and Rt 52/45 there is direct access to dining and entertainment.
Side of Street: The 30 acre parcel is located on the east side of S. Center Street.
Highway Access: I-57 is only 1.7 mile to the east at Peotone.
Rt 45/52 is just 2.5 miles to the south and west.
Road Type: Center Street is constructed of asphalt.
Property Visibility: This property has 320 feet of frontage along S. Center Street which has 1700 cars passing by each day.
Largest Nearby Street: S. Center Street

LAND RELATED

Lot Frontage (Feet): This parcel has 320 feet of frontage on S. Center Street.
Tillable Acres: All 30 acres are tillable.
Lot Depth: This parcel is 2635 feet deep from east to west.
Buildings: There are no buildings on this property.
Flood Plain or Wetlands: FEMA map shows 1 acre of flood plain on this parcel. See the FEMA Report and the Wetland map in the brochure for more detail.
Topography: This is a relatively flat parcel. More information can be found on the Contours 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 (146B)
Available Utilities: Electric is available, but a building permit would require be well and septic to construct house on the property.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: Total taxes for this 30 acre farm was \$613.46 or \$20.45 per acre.
Investment Amount: Total investment for the 30 acre farm is \$244,500.00

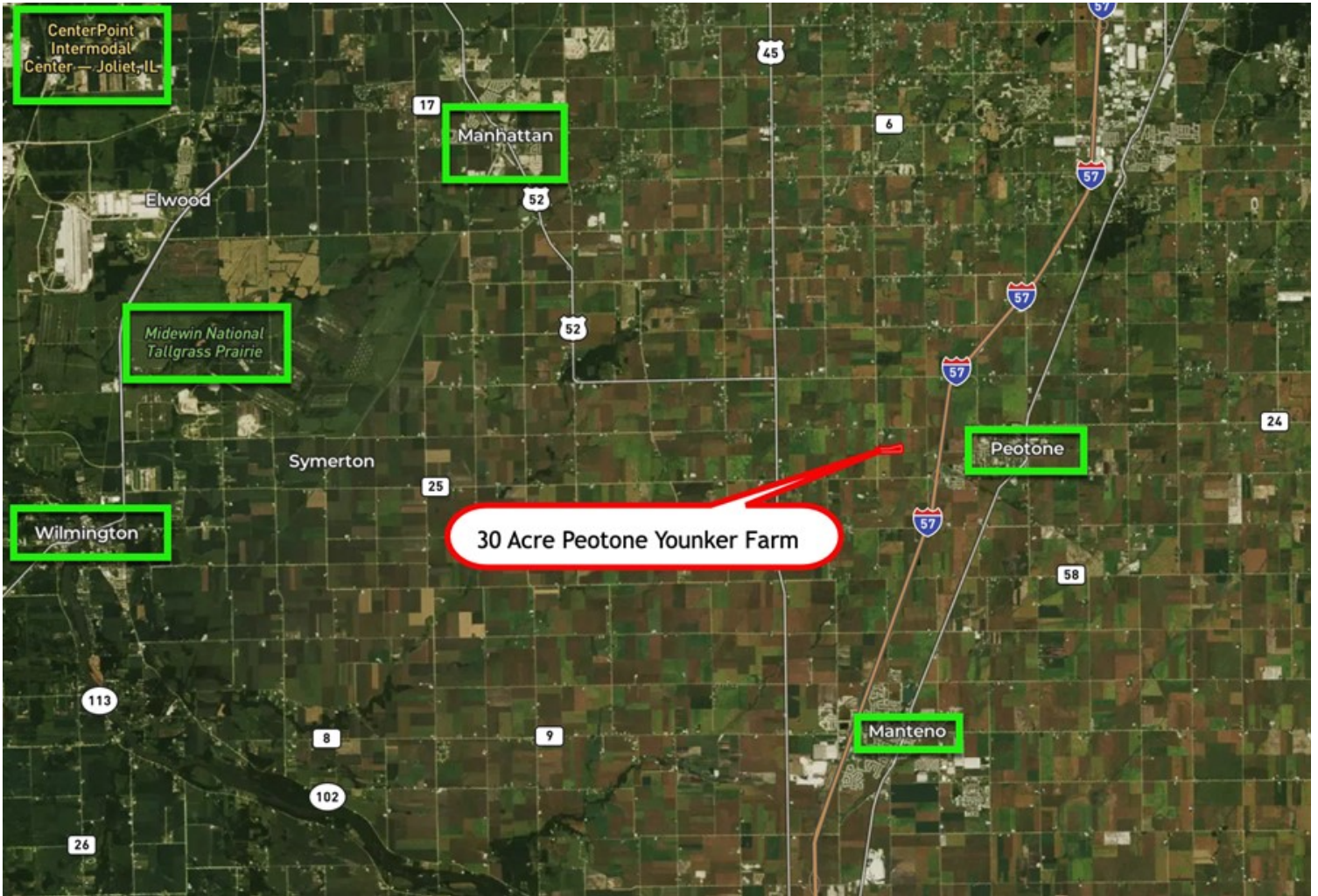
LOCATION

Address: S. Center Street
Peotone, IL 60468
County: Will County

ROADWAY MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL



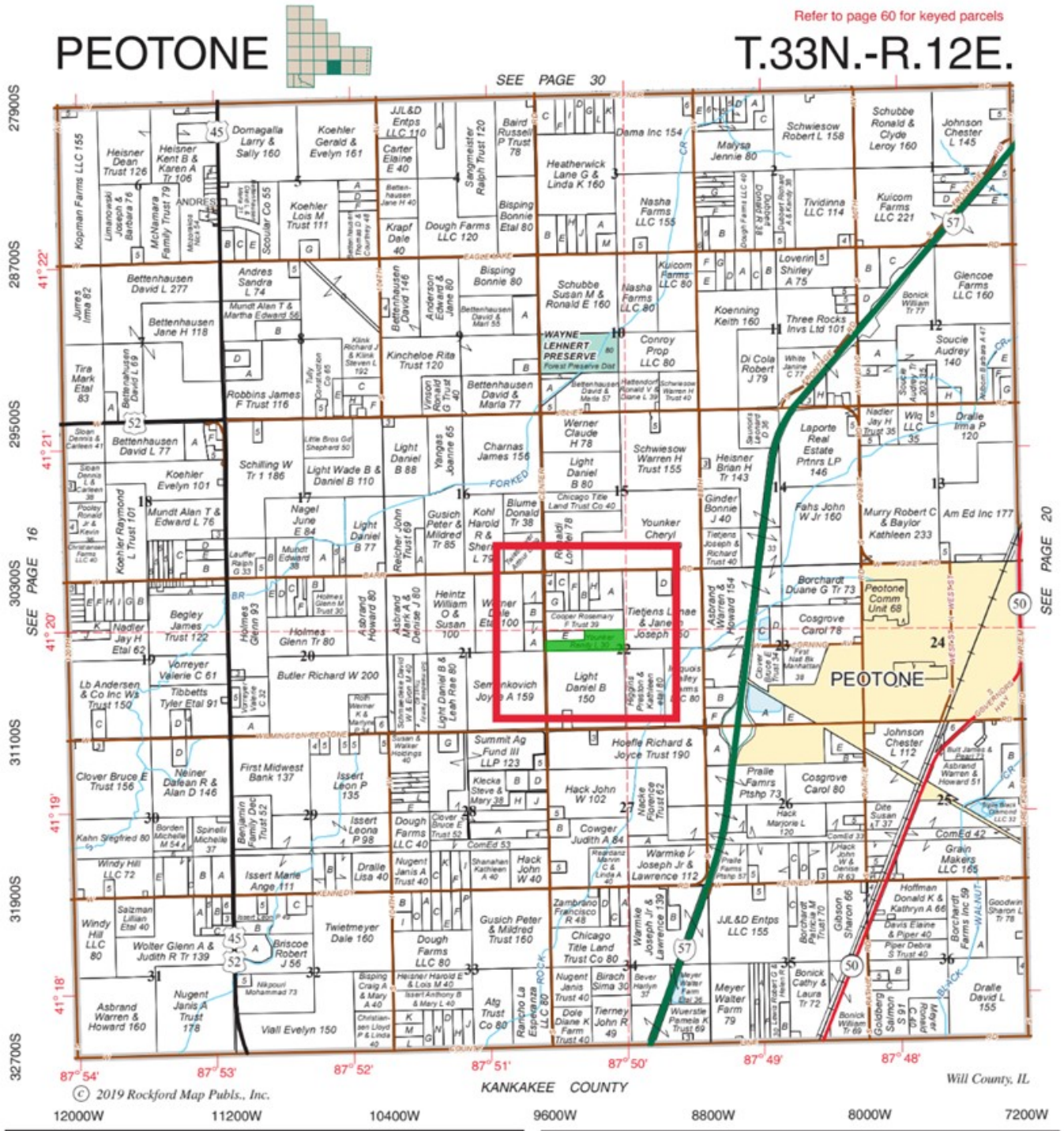
AREA MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL



AERIAL MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL



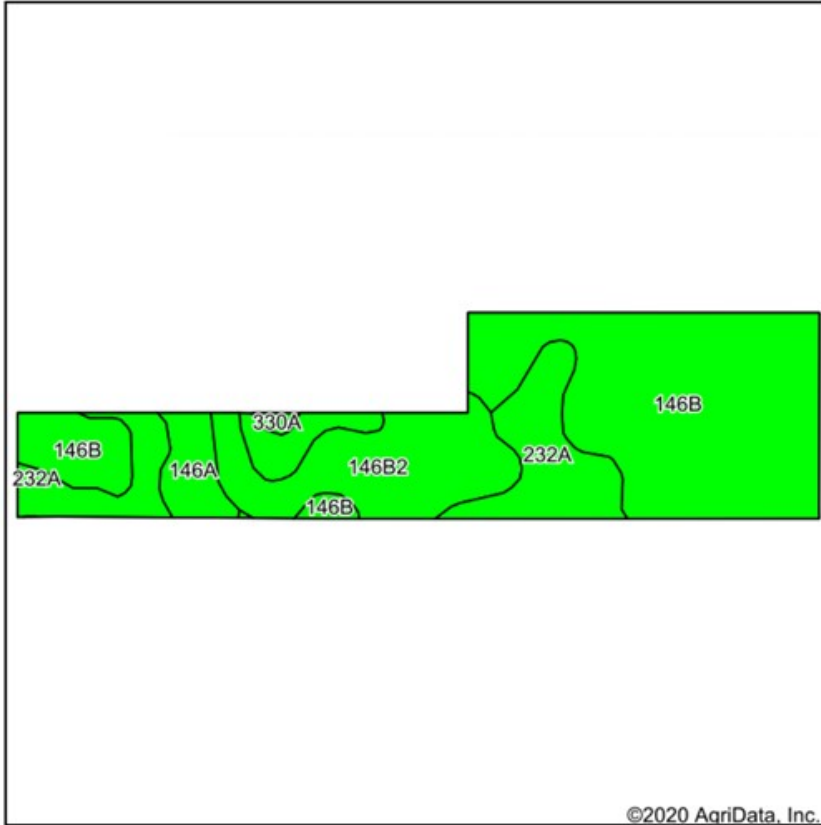
PLAT MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL



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

SOIL MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL

Soils Map



State: **Illinois**
 County: **Will**
 Location: **22-33N-12E**
 Township: **Peotone**
 Acres: **29.47**
 Date: **10/1/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IL 197 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
**146B	Elliott silt loam, 2 to 4 percent slopes	15.67	53.2%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.53	22.2%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.67	19.2%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	1.43	4.9%		168	55	125
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.17	0.6%		164	55	123
Weighted Average					165.8	54.1	123.7

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/>

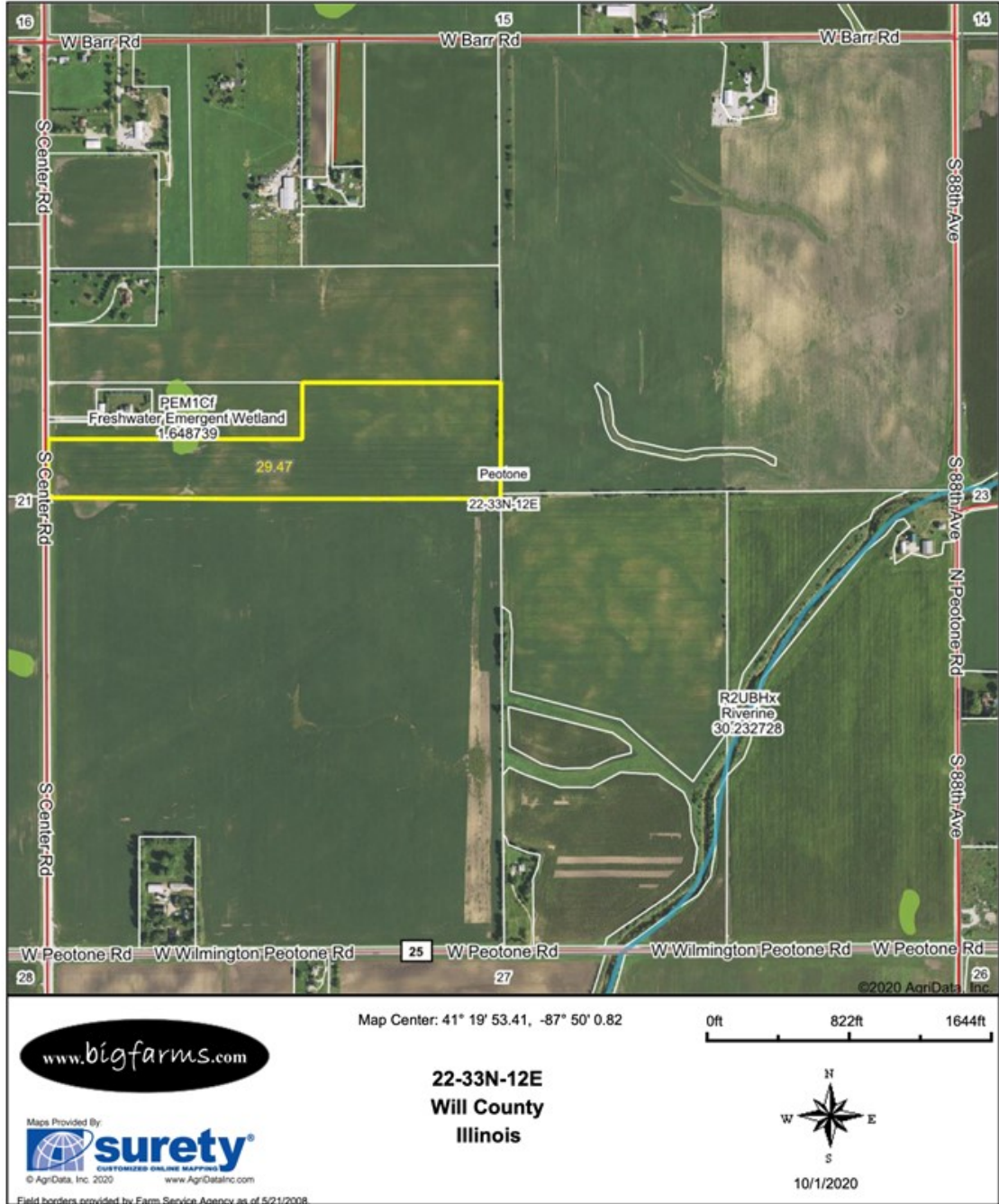
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*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.

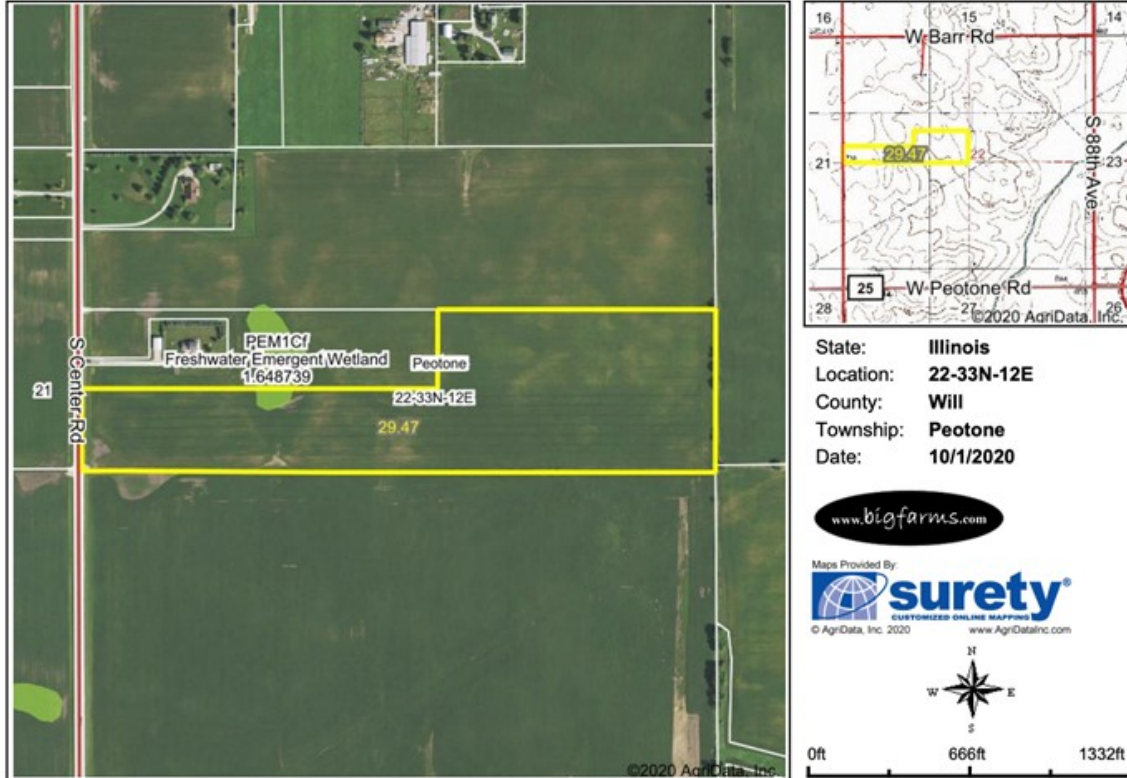
FSA MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL

Aerial Map



WETLAND MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL

Wetlands Map

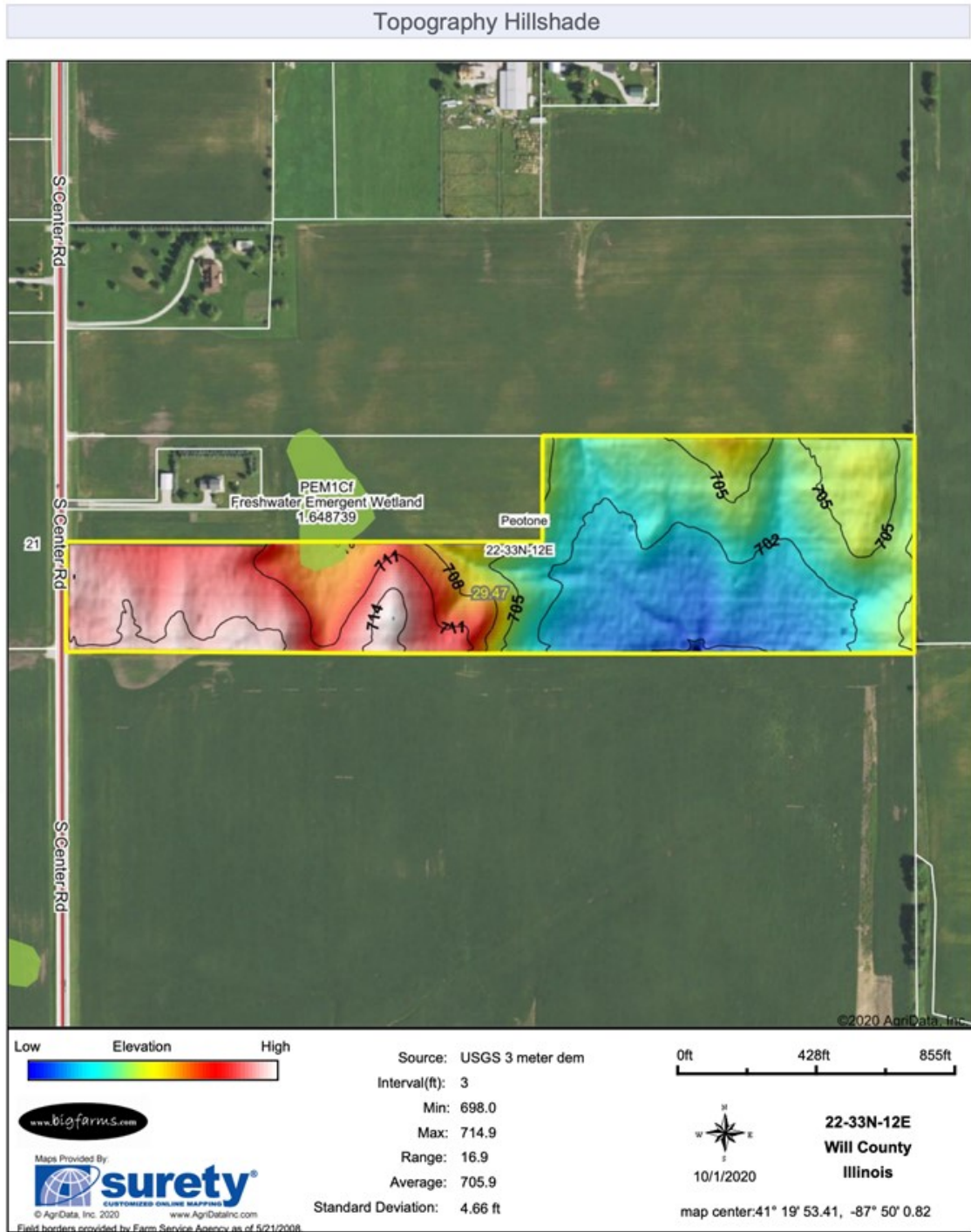


Classification Code	Type	Acres
PEM1Cf	Freshwater Emergent Wetland	0.25
Total Acres		0.25

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

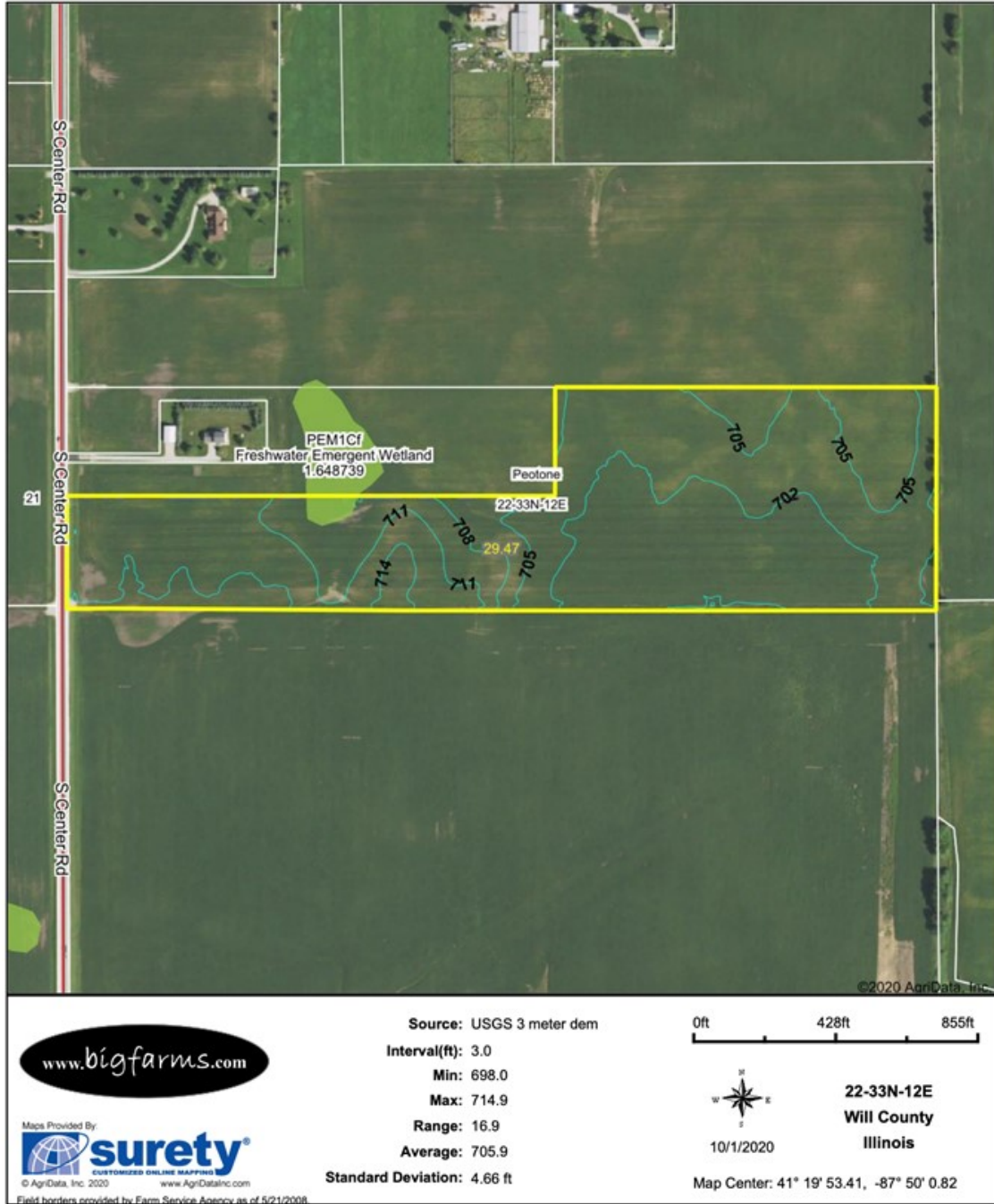
Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL



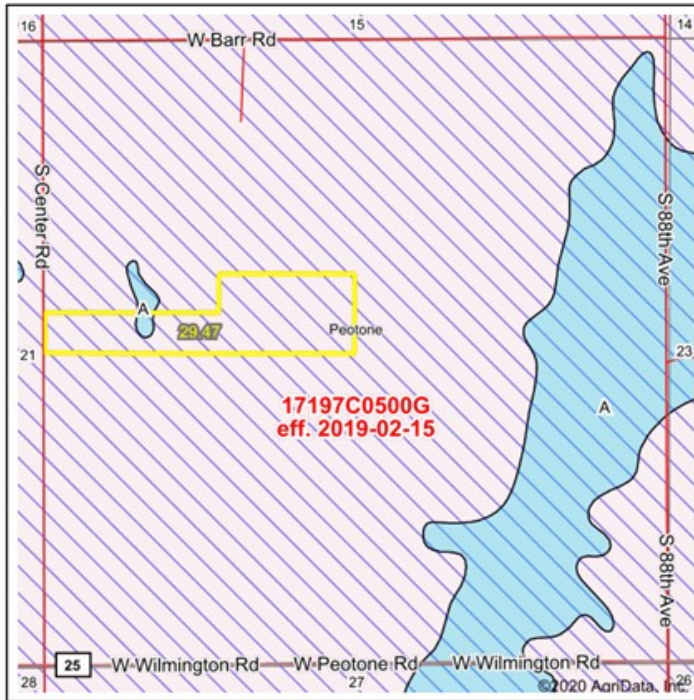
CONTOUR MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL

Topography Contours



FEMA REPORT MAP 30 ACRE PEOTONE YOUNKER FARM PEOTONE TOWNSHIP WILL COUNTY, IL

FEMA Report



State: IL Acres: 29.47
 County: Will Date: 10/1/2020
 Location: 22-33N-12E
 Township: Peotone



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	29.47	100%
Total				29.47	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	28.84	97.9%
A		100-year Floodplain	0.63	2.1%
Total			29.47	100%

Panel	Effective Date	Acres	Percent
17197C0500G	2/15/2019	29.47	100%
Total		29.47	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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