

45 AC SHOREWOOD FARM

W Seil Road
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:	45.71 Acres
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$2,056,950.00
Unit Price:	\$45,000 per Acre
Productivity Index (PI):	128.8
Buildings:	No Buildings
Zoning:	A-1, Agriculture



An approximate 45 acres of vacant farmland available now just outside the western city limits of Shorewood, IL, and just down the road from Four Seasons Park. With 44.07 tillable acres, a soil PI of 128.8, and with close access to highways like Route 52, I-80, and I-55. Local amenities include shopping, restaurants, recreational opportunities and excellent schools. Lake Michigan water will be available in 2027. This site has townhome or duplex home potential. Excellent location on Seil road across from Minooka Grade school owned land.

Shorewood, IL presents a compelling case for real estate development due to its strategic location, burgeoning community, and robust economic prospects. Situated within proximity to major transportation routes like Interstate 55 and Illinois Route 59, Shorewood offers easy accessibility to urban centers while maintaining a tranquil suburban atmosphere. The town boasts a strong local economy supported by diverse industries, providing a stable foundation for residential and commercial projects alike. Additionally, Shorewood benefits from excellent schools, recreational facilities, and a thriving cultural scene, making it highly attractive to families and professionals seeking a balanced lifestyle. With a proactive approach to growth and development, Shorewood exemplifies a promising investment opportunity in the vibrant heart of Will County.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 45 AC Shorewood Farm
Tax ID Number/APN: 05-06-18-400-009-0000
Possible Uses: Residential development potential including townhomes or duplexes. Currently being used for Agricultural Production.
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Minooka CCSD 201 (P-8)
Minooka CCSD 111 (9-12)
Location Description: This property is located in Will County, Troy Township, right outside the western city limits of Shorewood, IL on W Seil Road. Minooka Grade School District has property on the south side of Seil road for a future grade school.
Site Description: This mostly flat parcel is of an elongated, rectangular shape running north and south. The property is surrounded by farmland on three sides with the south side being frontage on W Seil Road. There are two residential lots bordered on the south side of the property with access/frontage between the two lots.
Side of Street: This property is located on the north side of W Seil Road.
Highway Access: Route 52 is located 1.4 miles away to the north.
I-55 is located 4.3 miles to the northeast.
I-80 is located 4.8 miles to the southwest.
Road Type: Asphalt/Blacktop
Legal Description: PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4; PART OF THE SW1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 18, TOWNSHIP 35 NORTH, 9 EAST, WILL COUNTY, ILLINOIS
Property Visibility: This property is visible from W Seil Road.
Largest Nearby Street: Route 52 is located just to the north of this property.
Transportation: Joliet Amtrak/Metra Train Station is located 9.3 miles to the east.
Chicago Midway Airport is located 38.9 miles to the northeast.
Chicago O'Hare Airport is located 46.6 miles to the north.

LAND RELATED

Lot Frontage (Feet): There is approximately 302 feet of frontage on W Seil Road.
Tillable Acres: There are approximately 44.07 tillable acres.
Buildings: There are no buildings on this property.
Zoning Description: Currently zoned A-1, Agriculture
Flood Plain or Wetlands: Please see included FEMA Map and Wetland Map provided by Surety Maps.
Topography: Please see included topographical maps provided by Surety Maps.
FSA Data: 44.07 Farmland acres.
43.76 Cropland acres.
Corn base of 31.4 acres with a PLC Yield of 146 bushels per acre.
Soybean base of 12.1 acres with a PLC Yield of 47 bushels per acre.
Soil Type: 50.4% Symerton silt loam (294B)
45.5% Ashkum silty clay loam (232A)
4.1% Andres silt loam (293B)

Please see included Soil Map provided by Surety Maps.
Available Utilities: Utilities are available from the Village of Shorewood.

FINANCIALS

Finance Data Year: 2022 Taxes, Paid 2023

Real Estate Taxes:
Investment Amount:

2022 Taxes: \$1,574.18 or approximately \$35 per acre.
\$2,056,950.00 or \$45,000 per acre

LOCATION

Address:

W Seil Road, Shorewood, IL 60404

County:

Will County



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PROPERTY MAP



DRONE PHOTO 1



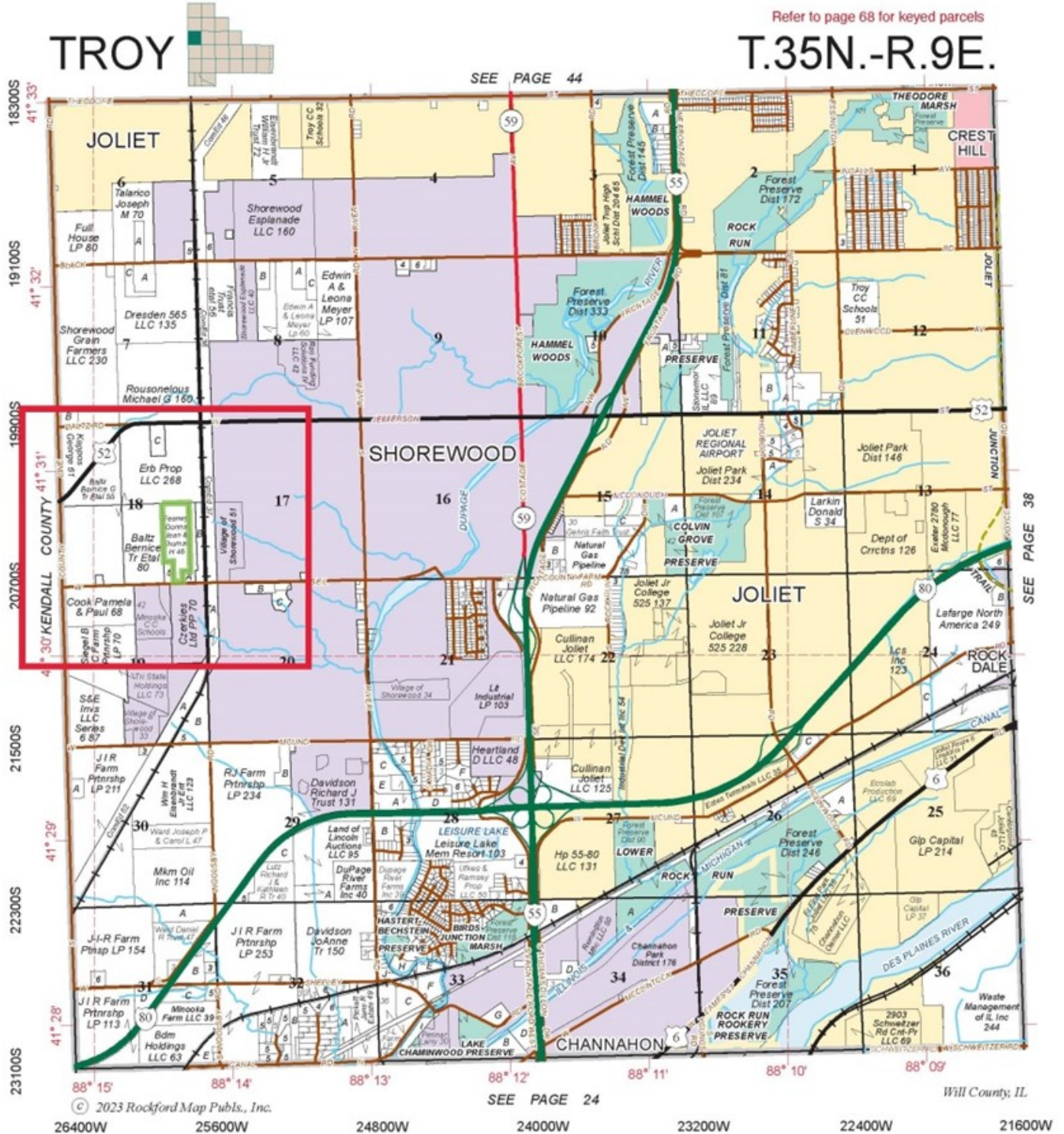
DRONE PHOTO 2



AERIAL ROAD MAP



PLAT MAP



FSA AERIAL MAP



Boundary Center: 41° 30' 36.86, -88° 14' 24.49

0ft 637ft 1274ft

7/2/2024

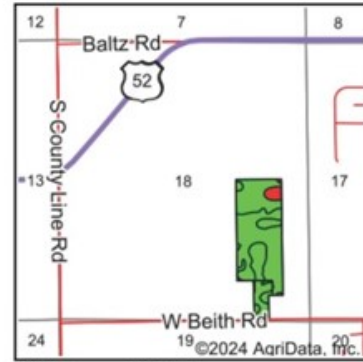
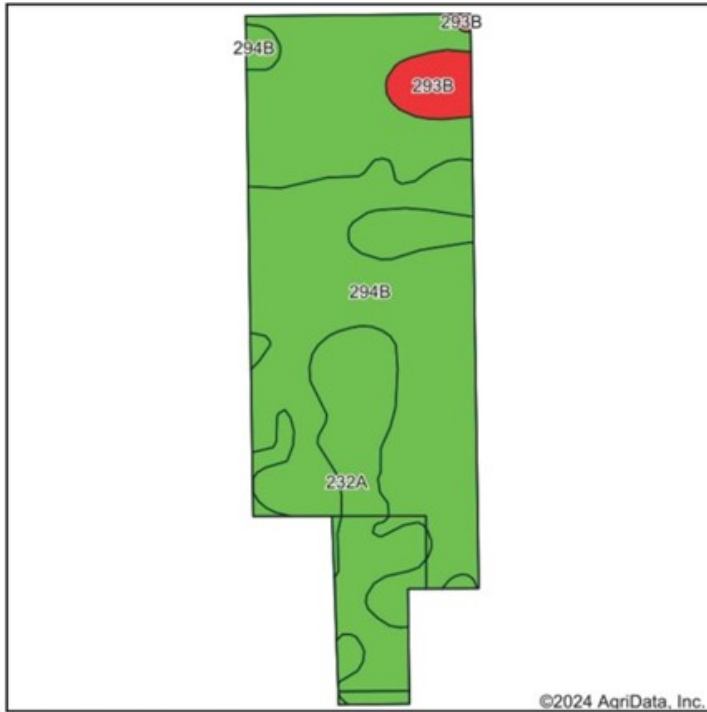
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Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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18-35N-9E
Will County
Illinois

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

SOIL MAP



State: Illinois
County: Will
Location: 18-35N-9E
Township: Troy
Acres: 44.07
Date: 7/2/2024



Soils data provided by USDA and NRCS.

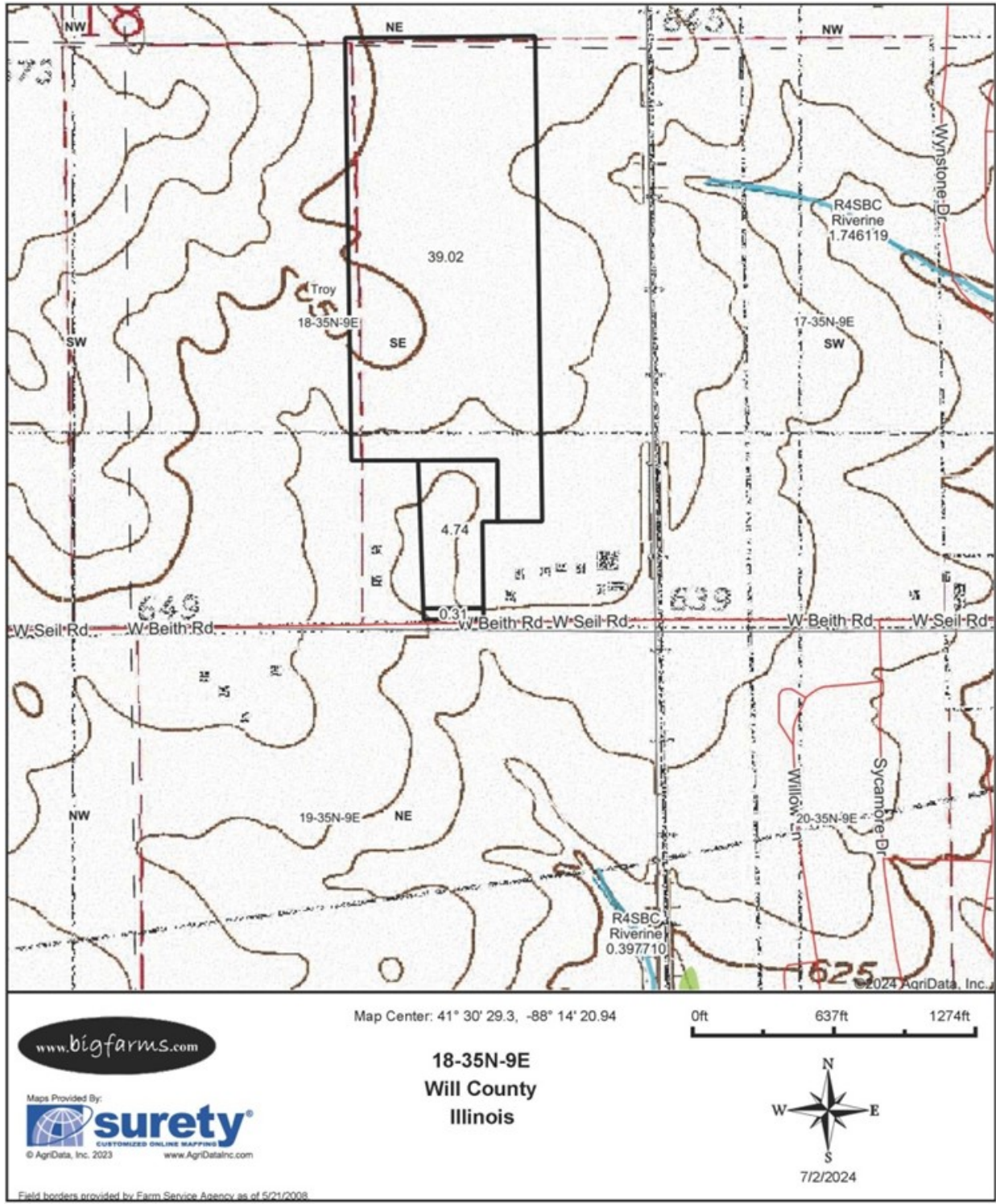
Area Symbol: IL197, Soil Area Version: 18

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	22.23	50.4%		**177	**55	**130
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	20.05	45.5%		**170	**56	**127
**293B	Andres silt loam, 2 to 5 percent slopes	1.79	4.1%		**182	**58	**134
Weighted Average					174	55.6	128.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52609>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP

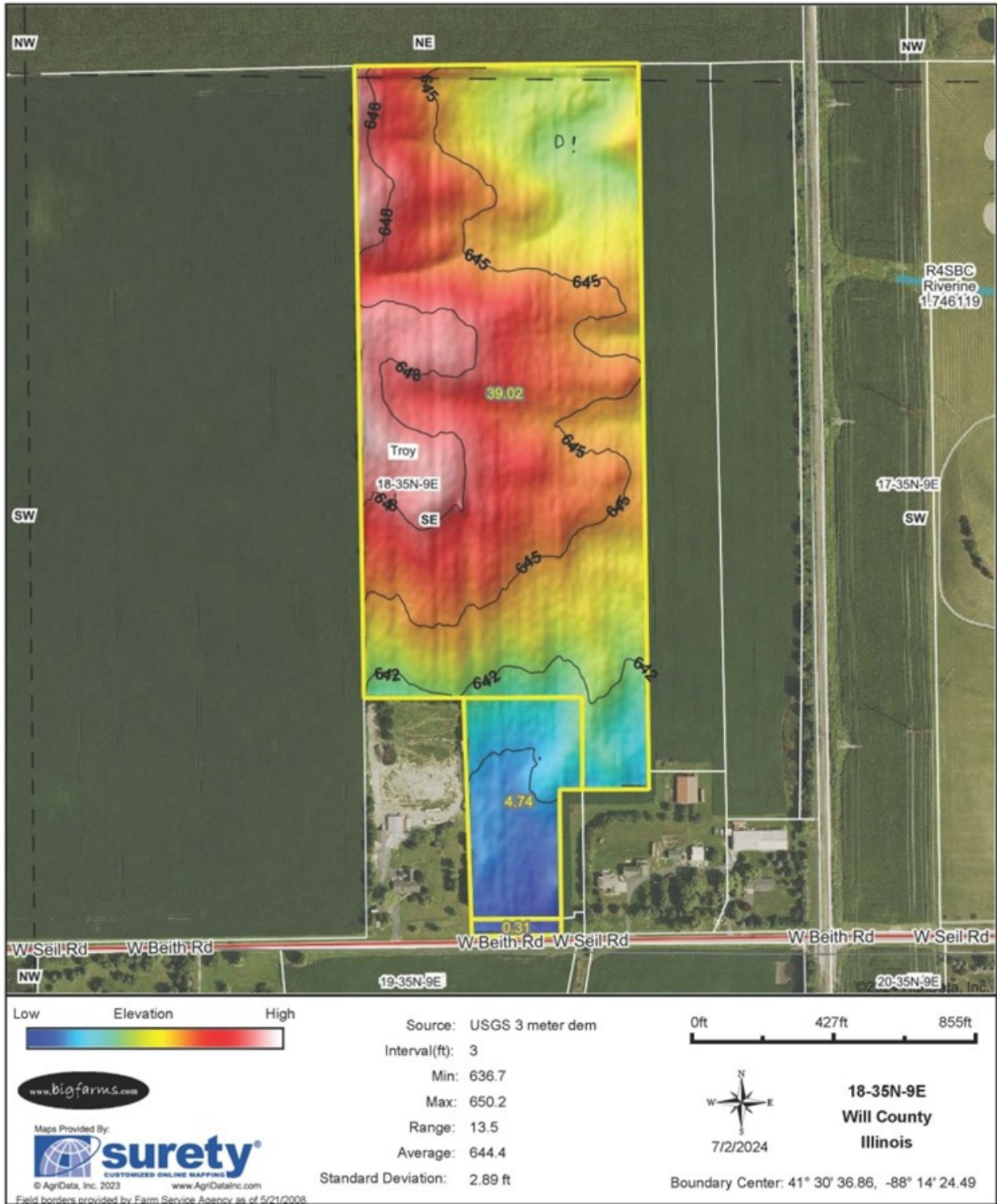


TOPO CONTOURS MAP

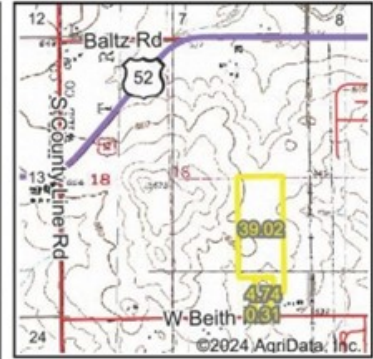


	Source: USGS 3 meter dem	0ft	458ft	915ft
	Interval(ft): 3.0			
Maps Provided By: 	Min: 636.7		18-35N-9E	Will County
	Max: 650.2			
© AgriData, Inc. 2023	Range: 13.5	7/2/2024	Illinois	Boundary Center: 41° 30' 36.86, -88° 14' 24.49
www.AgrDataInc.com	Average: 644.4			
Field borders provided by Farm Service Agency as of 5/21/2008	Standard Deviation: 2.89 ft			

TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois
 Location: 18-35N-9E
 County: Will
 Township: Troy
 Date: 7/2/2024

Maps Provided By:

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Classification Code	Type	Acres
		Total Acres 0.00

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° 30' 29.3, -88° 14' 20.94
State: IL Acres: 44.07
County: Will Date: 7/2/2024
Location: 18-35N-9E
Township: Troy



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	44.07	100%
Total				44.07	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	44.07	100%	
Total			44.07	100%	
Panel	Effective Date	Acres	Percent		
17197C0140G	2/15/2019	44.07	100%		
Total		44.07	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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