

78 AC GREEN GARDEN TWP FARM

**W Monee Manhattan Road
Monee IL 60449**

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Will
Township:	Green Garden
Gross Land Area:	78.00
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$1,677,000.00
Unit Price:	\$21,500.00 per acre
Productivity Index (PI):	122.9
Buildings:	No Buildings
Zoning:	A-1, Agriculture



This property is a combination of three connected parcels (38 acres, 20 acres, and 20 acres) to make 78 acres that sits on the northwest corner of W Monee-Manhattan Road and S 104th Avenue. With a Soil PI of 122.9 and 77.16 tillable acres, this current vacant farmland is suitable for continued agricultural production or possible development with no wetlands or floodplains, a slight rolling grade to the southwest corner, and around 2,600 feet of frontage on W Monee-Manhattan Road.

Monee, IL offers a unique opportunity for farming and property development with its picturesque rural charm and strategic location. Situated just 35 miles south of Chicago, Monee combines the tranquility of country living with easy access to urban amenities and markets. Its fertile soil and favorable climate make it ideal for agricultural pursuits, while its growing infrastructure and proximity to major highways enhance its appeal for future development. Investing in Monee means embracing a community with a strong sense of tradition and potential for growth, making it a smart choice for both agricultural and developmental ventures.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 78 AC Green Garden Twp Farm
Tax ID Number/APN: 38.00 Acre Parcel: 18-13-17-400-007-0000
20.00 Acre Parcel: 18-13-17-400-008-0000
20.00 Acre Parcel: 18-13-17-400-006-0000
Possible Uses: Agriculture Production, Possible Development
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U (P-12)
Location Description: This property is located between Manhattan, IL and Monee, IL, just east of US 45/S La Grange Road, in Green Garden Township, Will County, IL. The property sits on the northwest corner of the W Manhattan-Monee Road and S 104th Avenue intersection.
Site Description: This property is a combination of three connected parcels: 20, 20, and 38 acres respectively. The property is currently vacant farmland with no buildings.
Side of Street: The property is located on the North side of W Manhattan-Monee Road and the West side of S 104th Avenue.
Highway Access: US-45 is located less than 1 mile to the west.
US-52 is located just over 6 miles to the west.
I-57 is located about 5.5 miles to the east.
US-30 is located 7 miles to the north.
I-80 is located 10 miles to the north.
Road Type: Asphalt/Blacktop
Legal Description: SW1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 17, TOWNSHIP 34 NORTH, 12 EAST, WILL COUNTY, ILLINOIS
Property Visibility: This property is visible from both W Manhattan-Monee Road and S 104th Avenue.
Largest Nearby Street: W Manhattan-Monee Road which will connect you with Route 45, I-57, and I-80.
Transportation: The Manhattan Metra Train Station is located 7.2 miles to the west.
The University Park Metra Train Station is located 9 miles to the north east.
Chicago Midway Airport is located 32.7 miles to the north.
Chicago O'Hare Airport is located 54.6 miles to the north.

LAND RELATED

Lot Frontage (Feet): The property has approximately 2,609 feet of frontage on W Manhattan-Monee Road and approximately 1,000 feet of frontage on S 104th Avenue.
Tillable Acres: Approximately 77.16 acres are tillable.
Lot Depth: The Lot Depth at the center point of the combined parcels is 1,293 feet.
Buildings: No buildings.
Zoning Description: Currently zoned A-1, Agriculture
Flood Plain or Wetlands: The property does not have any Wetlands or Flood Plains.
Topography: Please see the included Wetland and FEMA Maps provided by Surety Maps.
Soil Type: Please see the included topographical maps provided by Surety Maps.
35.3% Ashkum silty clay loam, 0 to 2 percent slopes (232A)
33.0% Elliott silt loam, 2 to 4 percent slopes (146B)
24.1% Elliott silty clay loam, 2 to 4 percent slopes, eroded (146B2)

Available Utilities: For a complete report, please see the included Soil Map provided by Surety Maps.
Well & Septic required at this time for any future buildings.

FINANCIALS

Finance Data Year: 2022 Tax Year, Payable 2023

Real Estate Taxes: 38.00 Acre Parcel: \$915.54
20.00 Acre Parcel: \$474.16
20.00 Acre Parcel: \$493.26

Combined Taxes: \$1,882.96

Investment Amount: \$1,677,000.00 or \$21,500.00 per acre

LOCATION

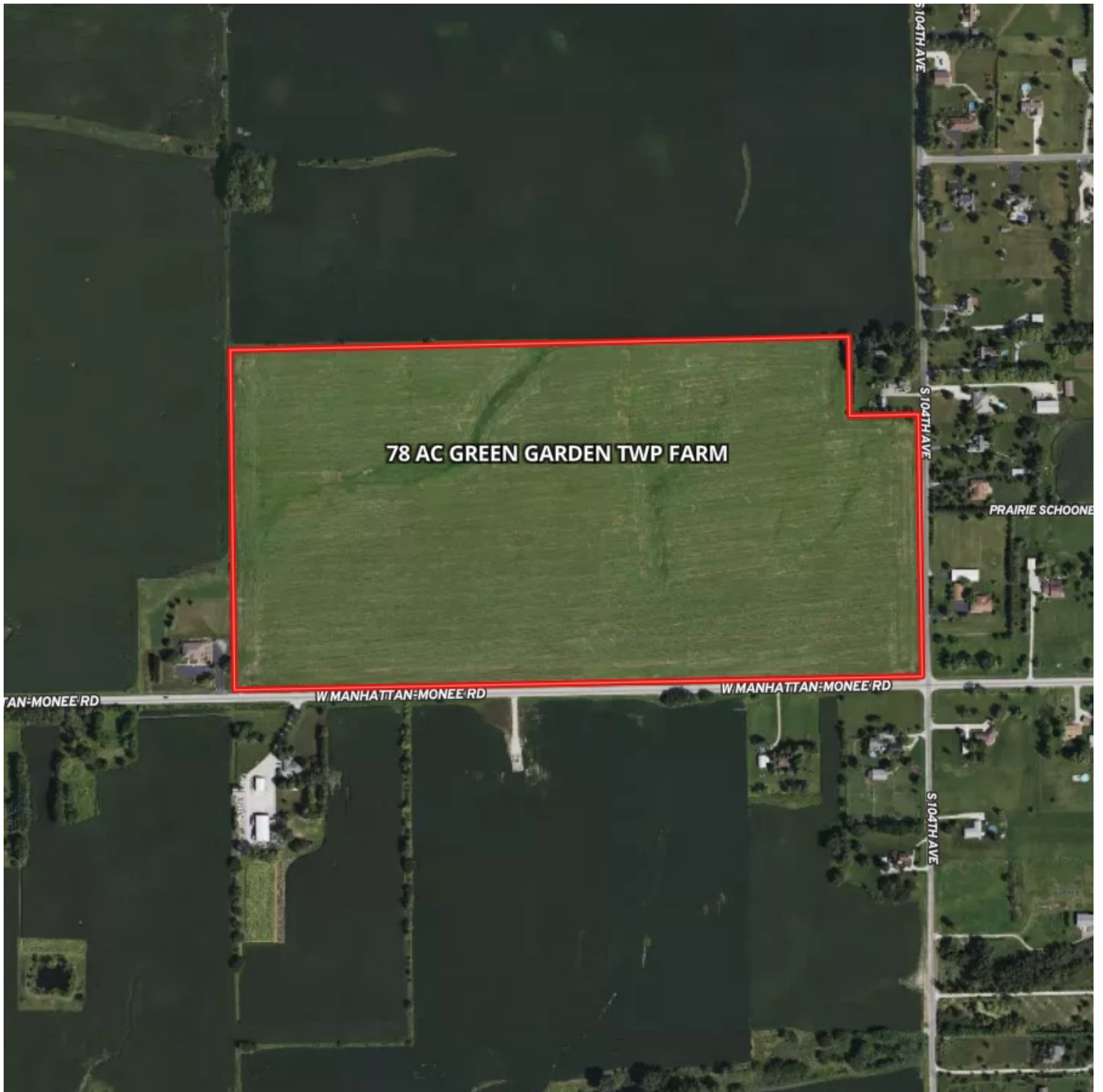
Address: W Monee Manhattan Road, Monee, IL 60449

County: Will County



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PROPERTY MAP



AERIAL SATELLITE CAPTURE



AERIAL ROAD MAP



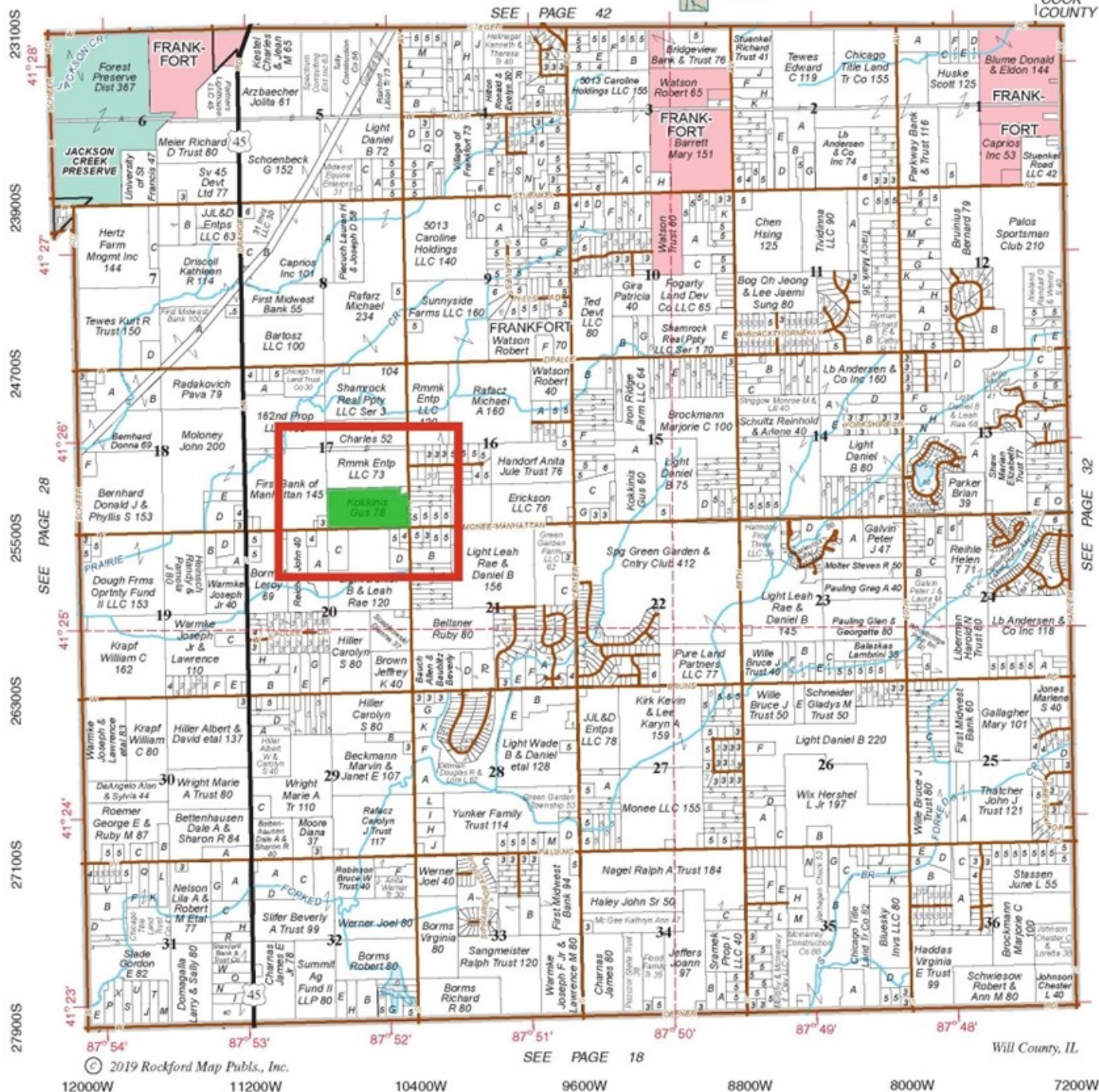
PLAT MAP

Refer to page 65 for keyed parcels

GREEN GARDEN

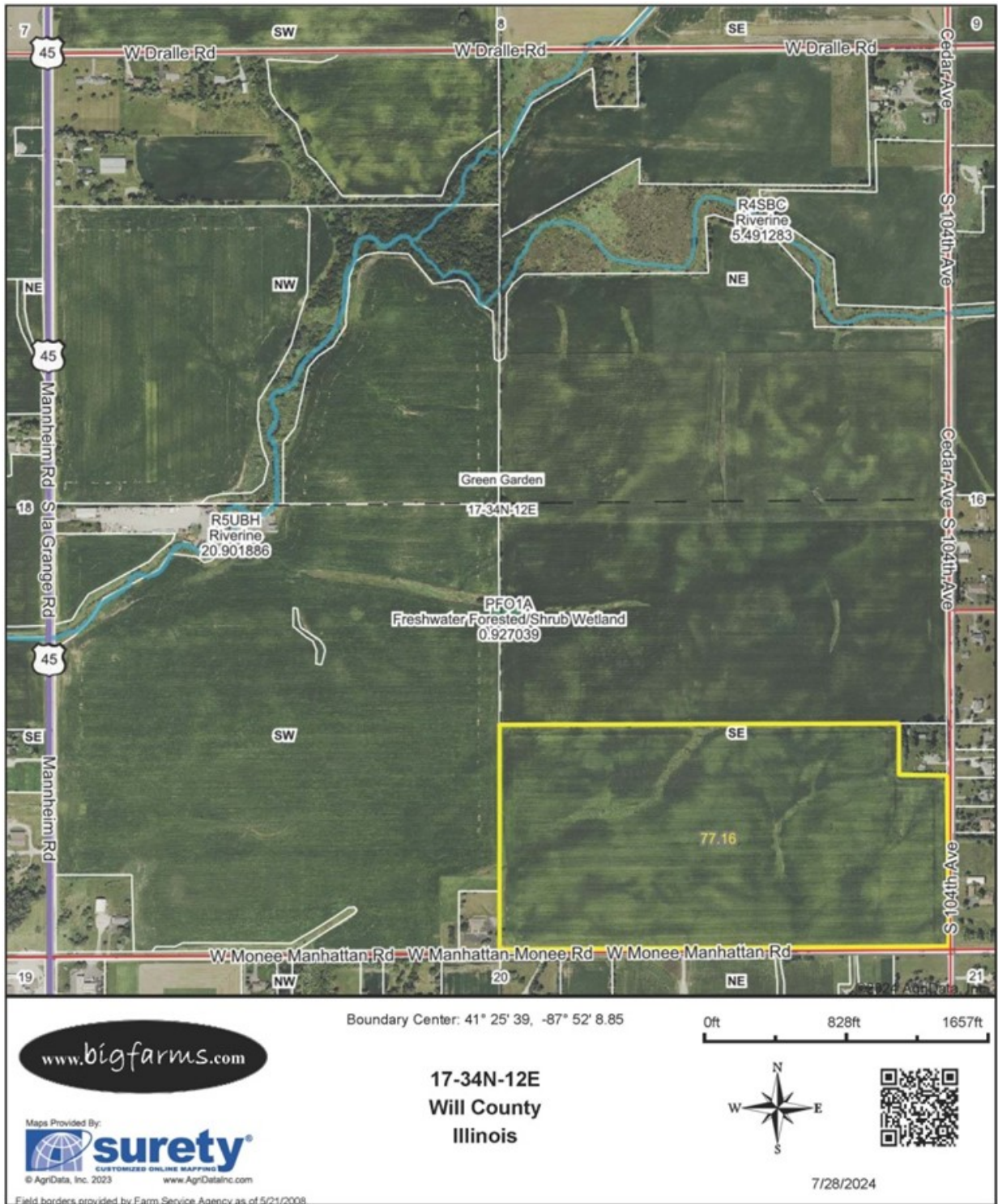
T.34N.-R.12E.

COOK COUNTY

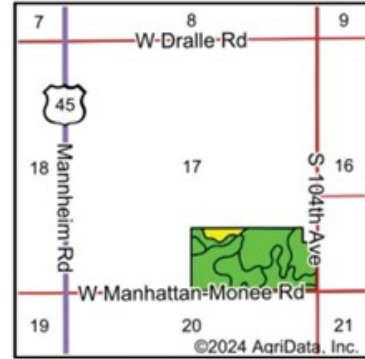
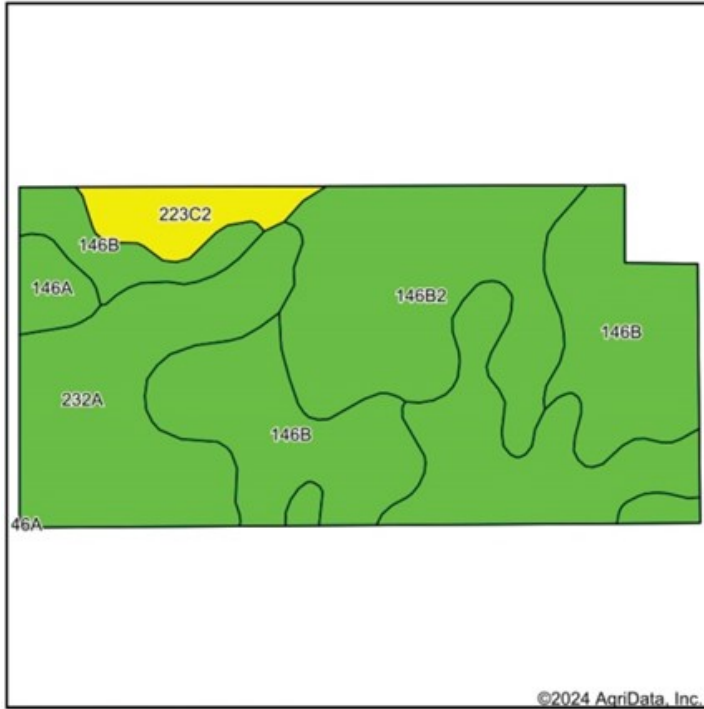


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: **Illinois**
County: **Will**
Location: **17-34N-12E**
Township: **Green Garden**
Acres: **77.16**
Date: **7/28/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 18

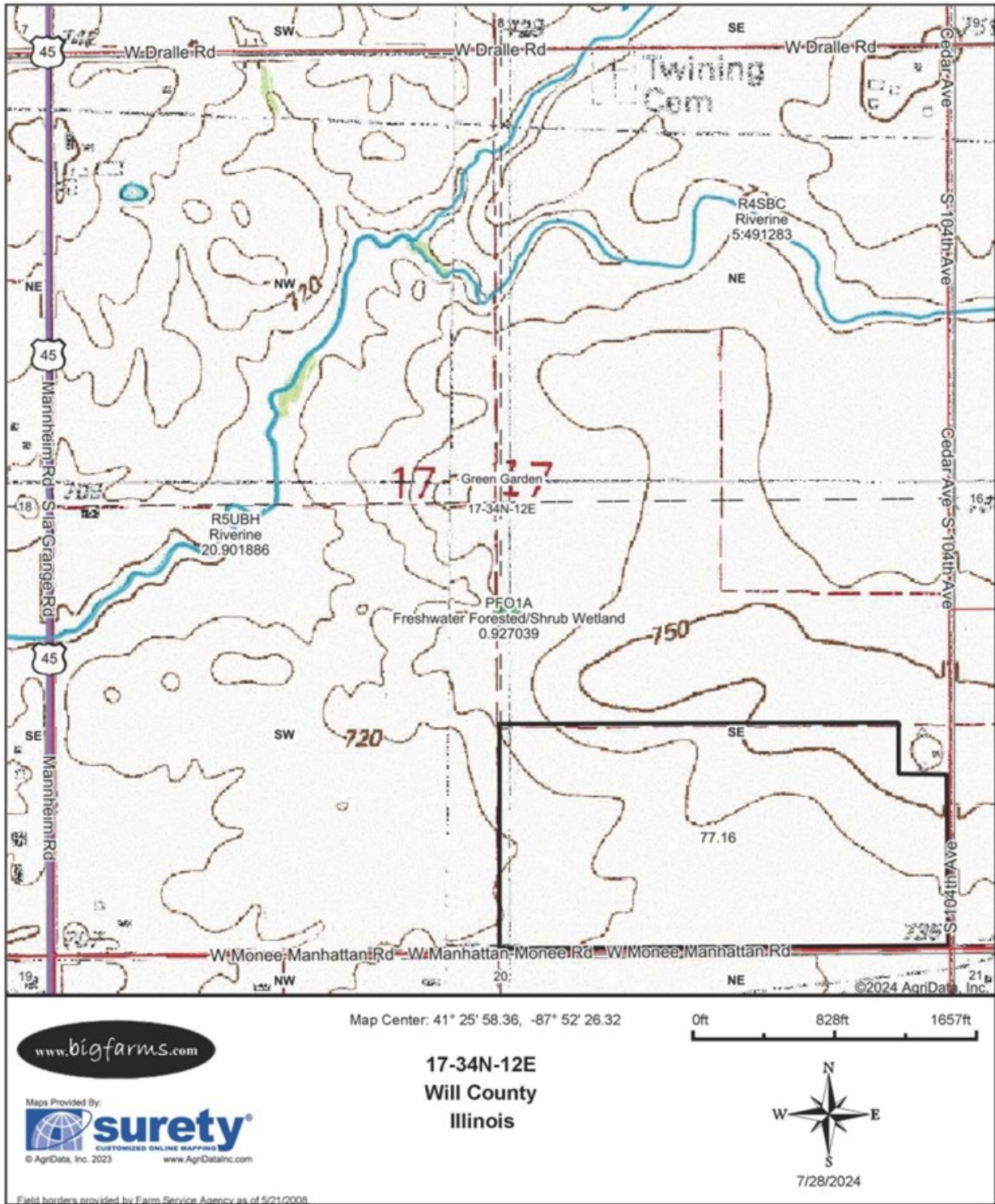
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	27.27	35.3%		**170	**56	**127
**146B	Elliott silt loam, 2 to 4 percent slopes	25.46	33.0%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	18.58	24.1%		**158	**51	**118
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	3.83	5.0%		**149	**47	**109
146A	Elliott silt loam, 0 to 2 percent slopes	2.02	2.6%		168	55	125
Weighted Average					164.7	53.7	122.9

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.gov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

TOPO MAP

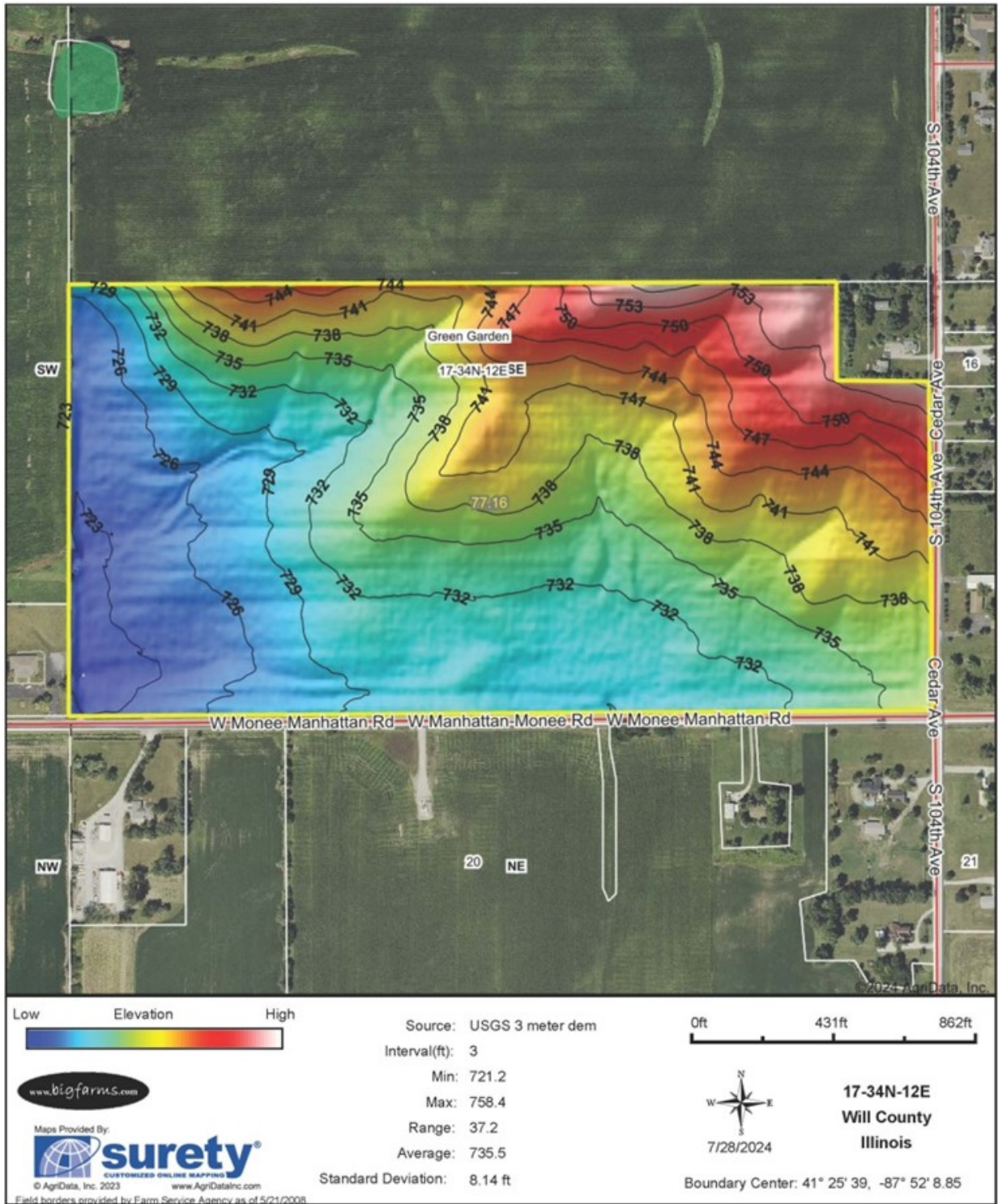


TOPO CONTOURS MAP

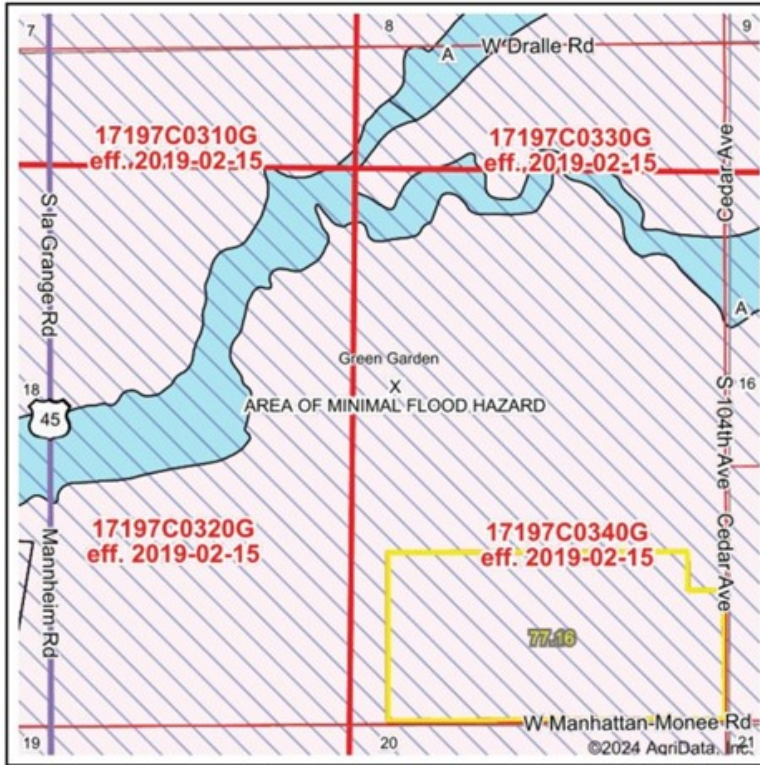


	Source: USGS 3 meter dem	0ft	461ft	922ft
	Interval(ft): 3.0			
<p>Maps Provided by:</p> <p>© AgriData, Inc. 2023 www.AgrDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008</p>	Min: 721.2	<p>7/28/2024</p>	<p>17-34N-12E Will County Illinois</p>	
	Max: 758.4			
	Range: 37.2			
	Average: 735.5			
Standard Deviation: 8.14 ft	Boundary Center: 41° 25' 39", -87° 52' 8.85"			

TOPO HILLSHADE MAP



FEMA MAP



Map Center: 41° 25' 58.36, -87° 52' 26.32
State: IL Acres: 77.16
County: Will Date: 7/28/2024
Location: 17-34N-12E
Township: Green Garden



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	77.16	100%
Total				77.16	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	77.16	100%	
Total			77.16	100%	
Panel	Effective Date	Acres	Percent		
17197C0340G	2/15/2019	77.16	100%		
Total		77.16	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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