151 ACRES STUENKEL & 88TH AVE

Northwest corner of Stuenkel & 88th Avenue
Frankfort IL 60423

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:	Green Garden Township, Will County
Gross Land Area:	151 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	$1,661,000.00
Unit Price:	$11,000 per acre
Productivity Index (PI):	PI Index is 104.4
Buildings:	No Buildings
Utilities:	Utilities are near the site

Rolling farmland with excellent road frontage. Several old residential site plans have been drawn for this farm. Great opportunity for long term growth.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	151 Acres Stuenkel & 88th Ave.
Tax ID Number/APN:	18-13-03-400-003
Possible Uses:	Future residential development site. Annexed and zoned to Frankfort, IL.
Zoning:	R-1 Single Family zoning from the village of Frankfort

AREA & LOCATION

School District:	Peotone Community Unit School District 207U
Location Description:	The farm is positioned for the next wave of residential development.
Site Description:	Corner parcel at Stuenkel and 88th Ave. Rolling farmland.
Side of Street:	North-west corner of Stuenkel & 88th Ave.
Highway Access:	3.5 miles east to I-57 interchange at Stuenkel Road. 1.5 miles north to Laraway road 2.5 miles west to Rt 45 (La Grange Rd.) 7.5 miles north to I-80 & La Grange Rd.
Road Type:	Township road
Property Visibility:	Excellent corner parcel.
Largest Nearby Street:	Laraway road is only 1.5 miles north.

LAND RELATED

Lot Frontage (Feet):	1955 Feet on Stuenkel Road 2619 Feet on S. 88th Ave.
Tillable Acres:	Approximately 145.99 tillable acres.
Buildings:	No Buildings
Flood Plain or Wetlands:	None known.
Topography:	Gently rolling
Available Utilities:	Utilities would be provided by the village of Frankfort.

FINANCIALS

Finance Data Year:	2018 taxes paid in 2019
Real Estate Taxes:	The total tax bill was $1,766 or $11.70/Acre
Investment Amount:	Ownership is asking $11,000 per acre for a total investment of $1,661,000.

LOCATION

Address:	W. Stuenkel Rd. Frankfort, IL 60423
County:	Will County, Illinois

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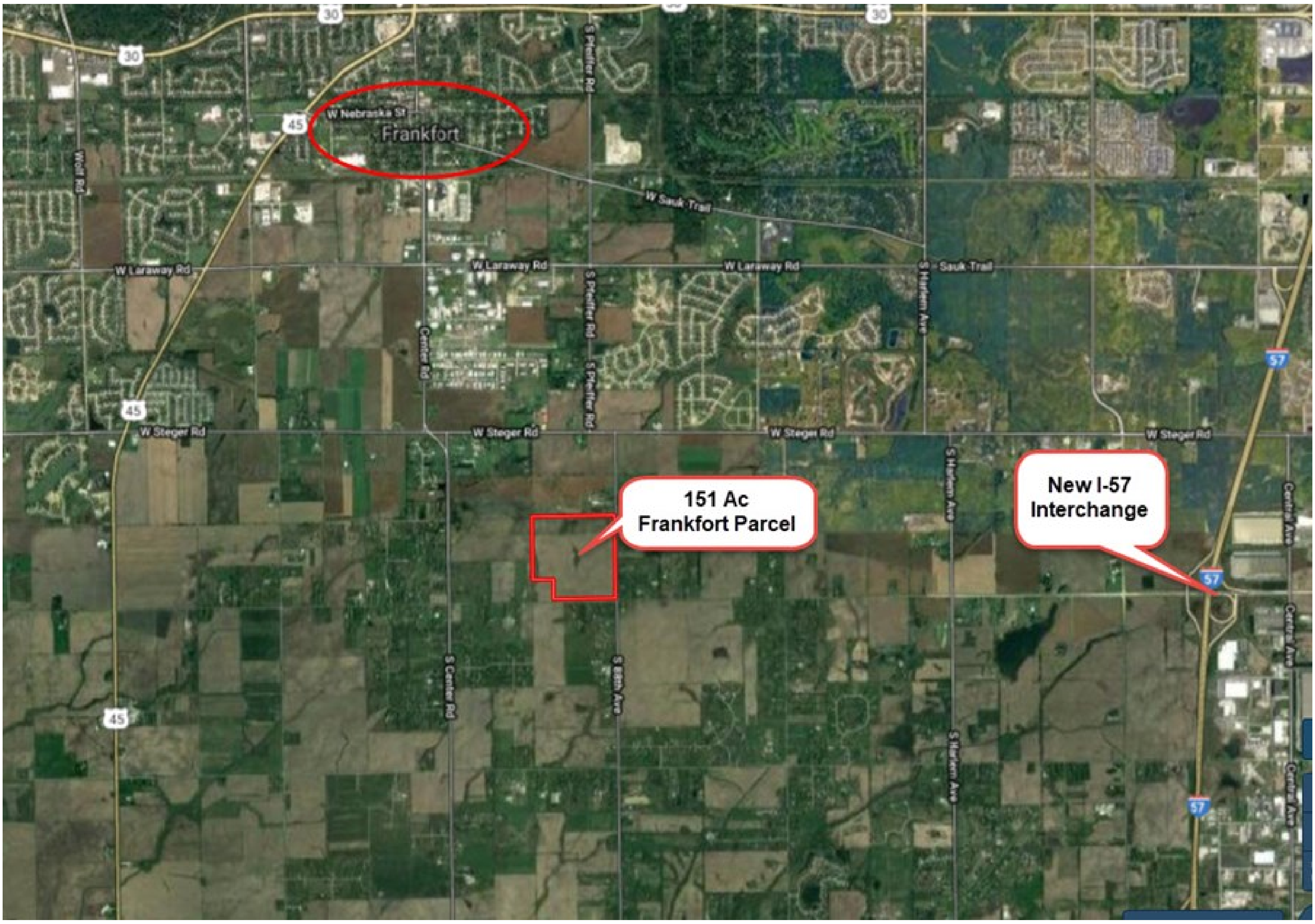
LOCATION MAP OF 151 ACRES, STUENKEL ROAD, GREEN GARDEN TOWNSHIP, WILL COUNTY



151 ACRE AERIAL MAP ON STUENKEL ROAD.

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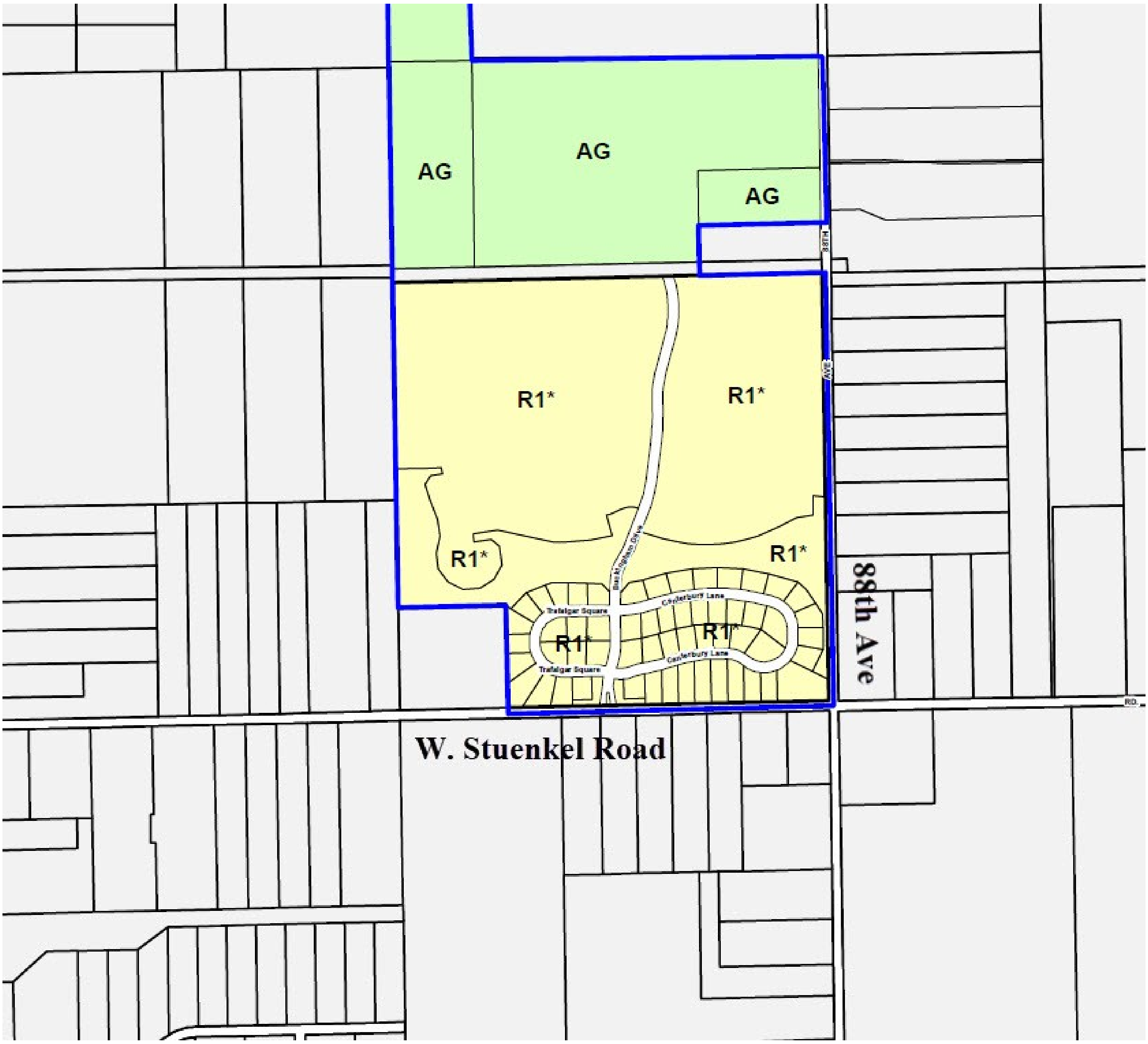
ZONING MAP FOR FRANKFORT 151 ACRES



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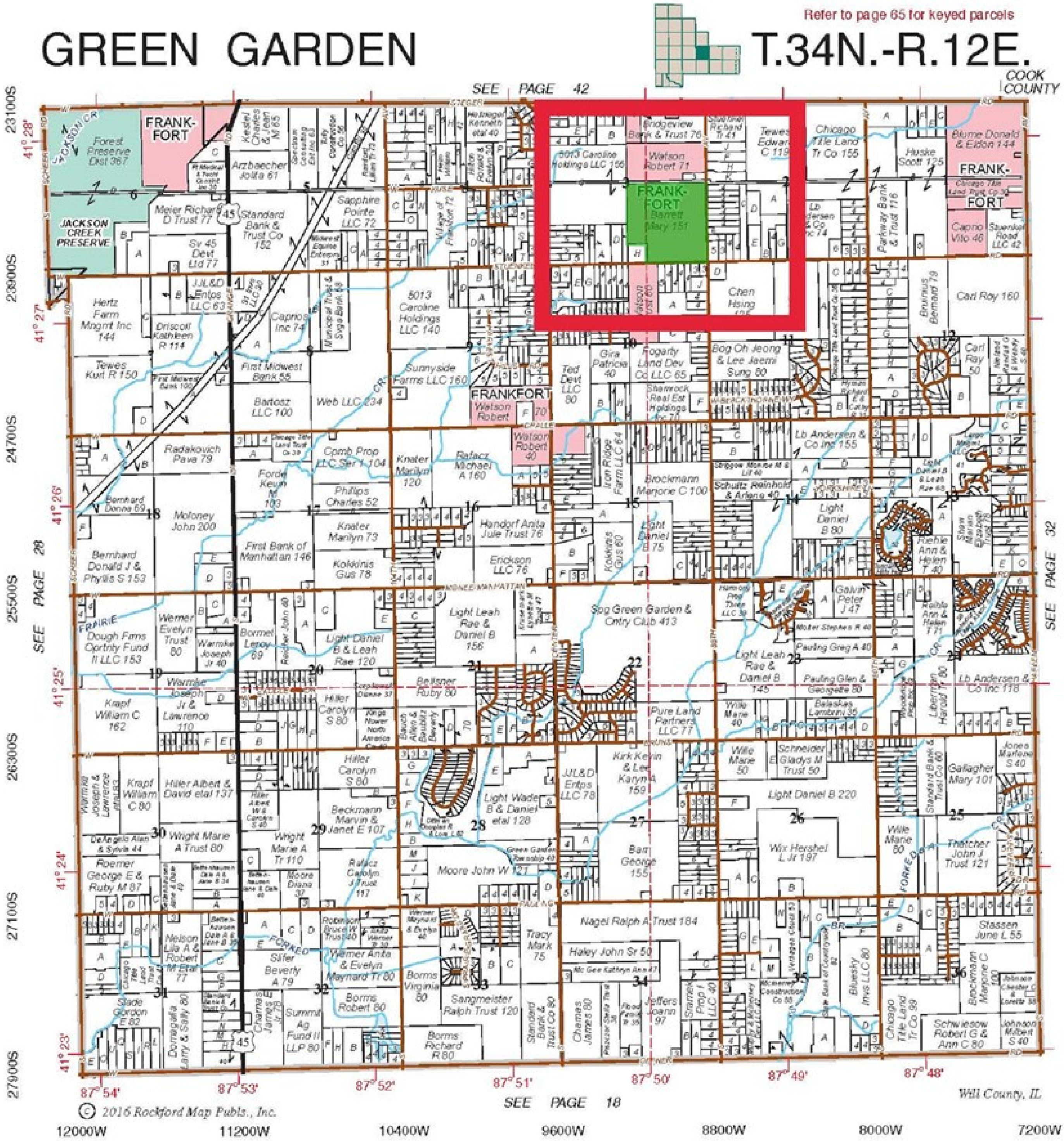
PLAT MAP FOR 151 ACRES IN GREEN GARDEN TOWNSHIP, WILL COUNTY



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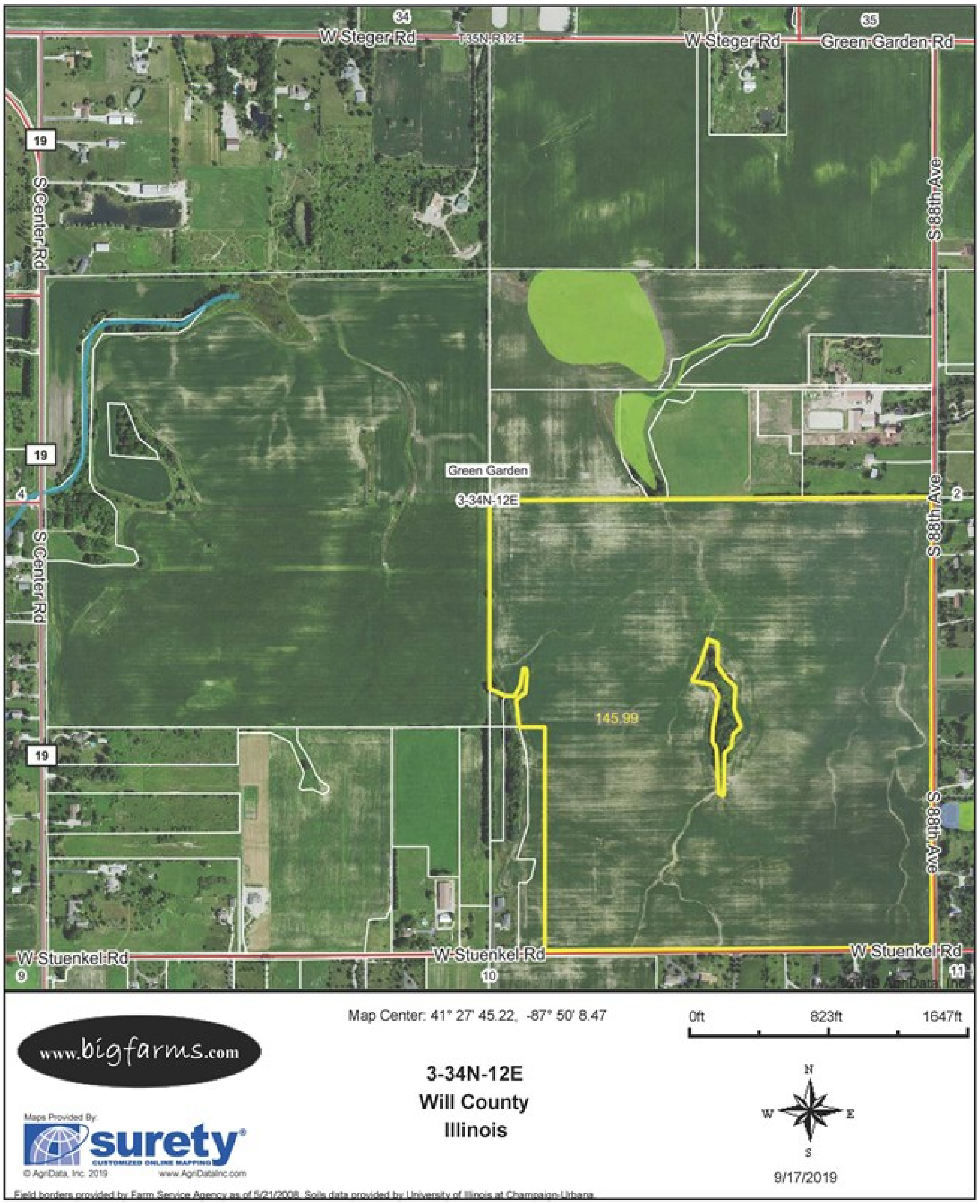
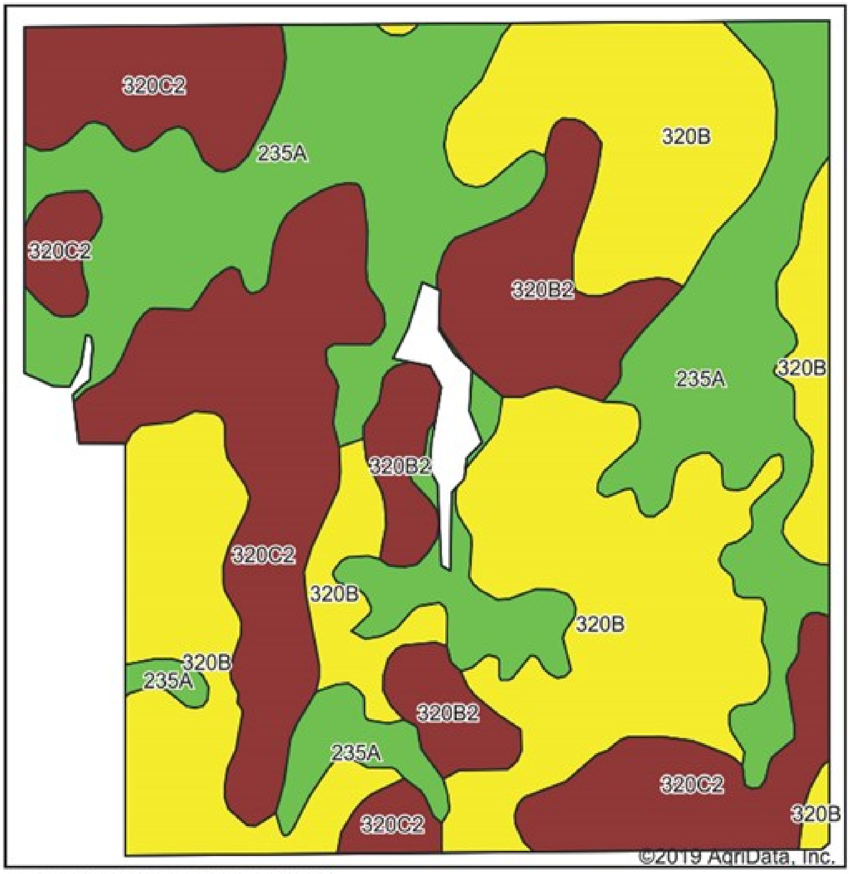
FSA MAP FOR 151 ACRES GREEN GARDEN TOWNSHIP, WILL COUNTY

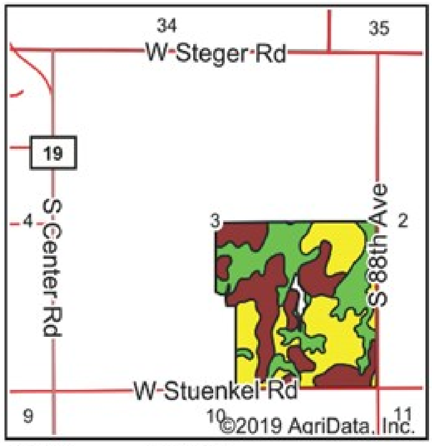
Aerial Map



SOIL MAP FOR 151 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **3-34N-12E**
Township: **Green Garden**
Acres: **145.99**
Date: **9/17/2019**

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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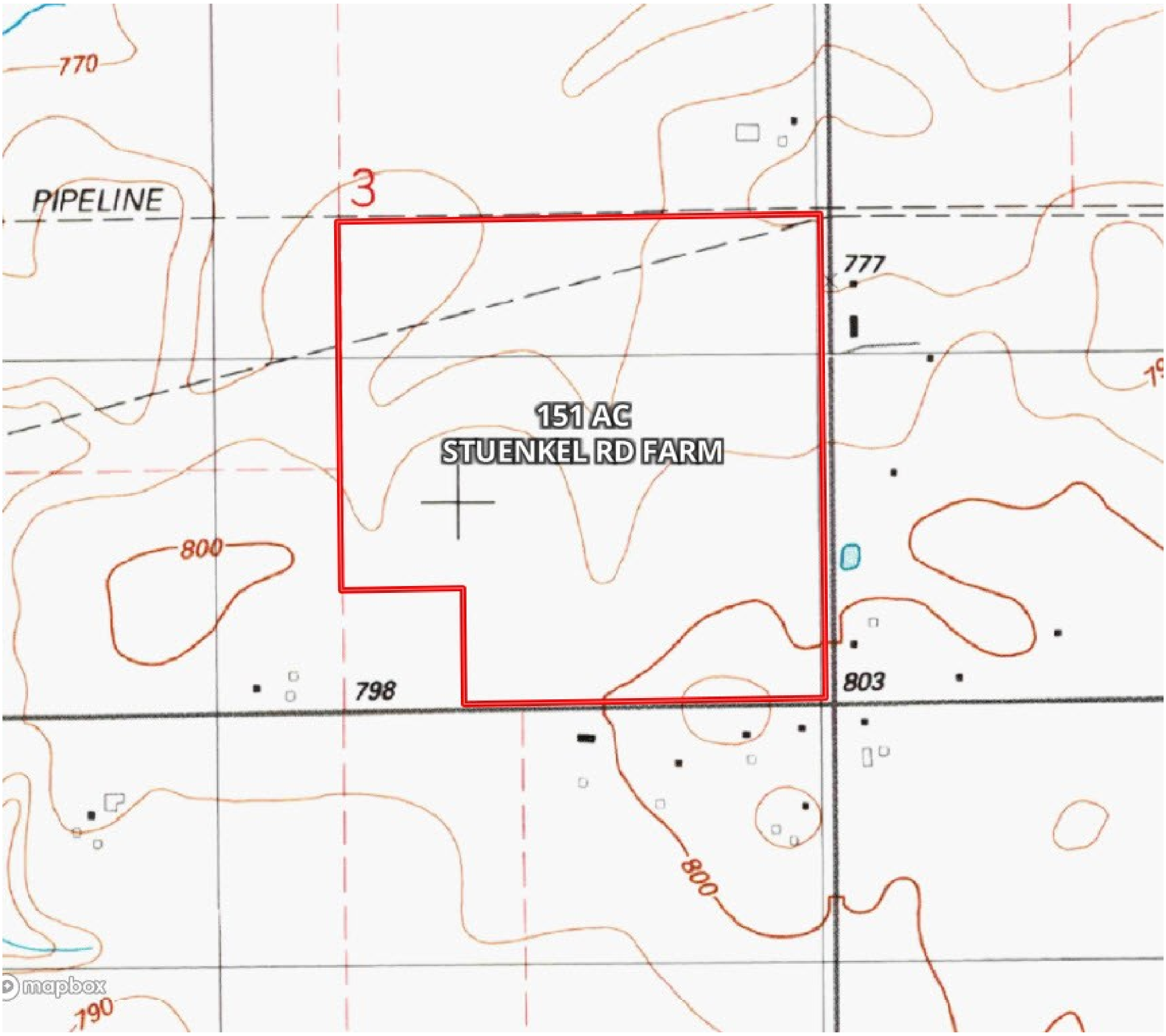
Area Symbol: IL197, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**320B	Frankfort silt loam, 2 to 4 percent slopes	53.90	36.9%		**133	**46	**100
235A	Bryce silty clay, 0 to 2 percent slopes	44.40	30.4%		162	54	121
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	34.66	23.7%		**125	**43	**94
**320B2	Frankfort silty clay loam, 2 to 4 percent slopes, eroded	13.03	8.9%		**125	**43	**94
				Weighted Average	**139.2**	**47.5**	**104.4**

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

TOPOGRAPHICAL MAP FOR 151 ACRES GREEN GARDEN TOWNSHIP, WILL CO.



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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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