

131 Acre Laraway Rd Development Site
NE Corner of Laraway Rd. and Pfeffer Rd.
Frankfort IL 60423

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131 ACRE LARAWAY RD DEVELOPMENT SITE

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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.



GOODWIN

County:	Will
Township:	Frankfort Township, Will County IL
Gross Land Area:	131 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$2,161,500.00
Unit Price:	\$16,500 per Acre
Productivity Index (PI):	The PI index for 79.3 tillable acres is 102.1
Buildings:	No Buildings
Utilities:	Utilities are near the site



Rolling farmland and timber land in the planning area of Frankfort, IL. Great frontage at the corner of Laraway road and Pfeffer road. This site is ready for development. Utilities are near the site. Formally planned as Country Crossing Subdivision. Strong demographics. Chelsea Grade School and Commissioners Park are on the east side of this parcel. 131 total acres.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 131 Acre Laraway Rd. Development Site
Tax ID Number/APN: 19-09-26-300-017 (18.18 Acres)
19-09-26-300-021 (25.85 Acres)
19-09-26-400-017 (10.91 Acres)
19-09-26-300-014 (76.38 Acres)
Possible Uses: Ideal location for a residential development project.

AREA & LOCATION

School District: Grade School: Frankfort Community Consolidated School District 157C
High School: Lincoln-Way Community High School District 210
Market Type: Suburban Market area. Tapestry Segmentation report for 1, 3 & 5 miles is included with this brochure package. The three top Segments in one mile are:
Professional Pride 68.7%
Savvy Suburbanites 24.0%
Exurbanites 7.3%
Location Description: Great location in the affluent community of Frankfort. Northeast corner of Pfeffer road and Laraway road. Easy access to I-57 and I-80
Site Description: Rolling farmland with timber and creeks. Some HEL farmland.
Side of Street: Frontage on three roads:
Sauk Trail
Laraway road
Pfeffer road
Highway Access: 3.6 miles east to I-57
5.6 miles north to I-80
Road Type: Laraway road is a Will County Highway and is built with Asphalt pavement.
Property Visibility: Excellent visibility with roads on three sides of the property.
Largest Nearby Street: 1.2 miles north to IL. Rt. 30
Transportation: Metra is available at two locations:
191st Street in Mokena 5.6 mile north
Laraway Rd. & Cedar Rd in New Lenox 6.7 miles east.

LAND RELATED

Lot Frontage (Feet): 3516 feet of frontage on Laraway road
1340 feet of frontage on Pfeffer road
Tillable Acres: Will County USDA FSA office reports 78.69 tillable acres with 66.18 effective cropland acres.
Buildings: No Buildings
Flood Plain or Wetlands: Yes, the site does have acres considered flood plain and wetland.
Topography: Rolling farmland, topographical map is included with this brochure.
FSA Data: 66.18 Effective cropland acres
Corn base is 39.82 Acres
Corn PLC Yield 114 bu/ac
Soybean base is 23.39 Acres
Soybean PLC Yield is 35 bu/ac.
Soil Type: Markham silt loam (531C2)
Bryce silty clay (235)
Ozaukee silty clay loam (530D3)
Average soil PI for this farm is 104.4
Available Utilities: Sewer and water are available from the village of Frankfort.

FINANCIALS

Finance Data Year: The 2019 taxes paid in 2019

Real Estate Taxes:

19-09-26-300-017 (18.18 Acres) Tax amount \$114.00
19-09-26-300-021 (25.85 Acres) Tax amount \$6,537.00
19-09-26-400-017 (10.91 Acres) Tax amount \$4,803.00
19-09-26-300-014 (76.38 Acres) Tax amount \$918.00
Total Real-estate taxes are \$12,372.00

Investment Amount:

The sellers are asking \$16,500 per acre for a total of \$2,161,500

LOCATION

Address:

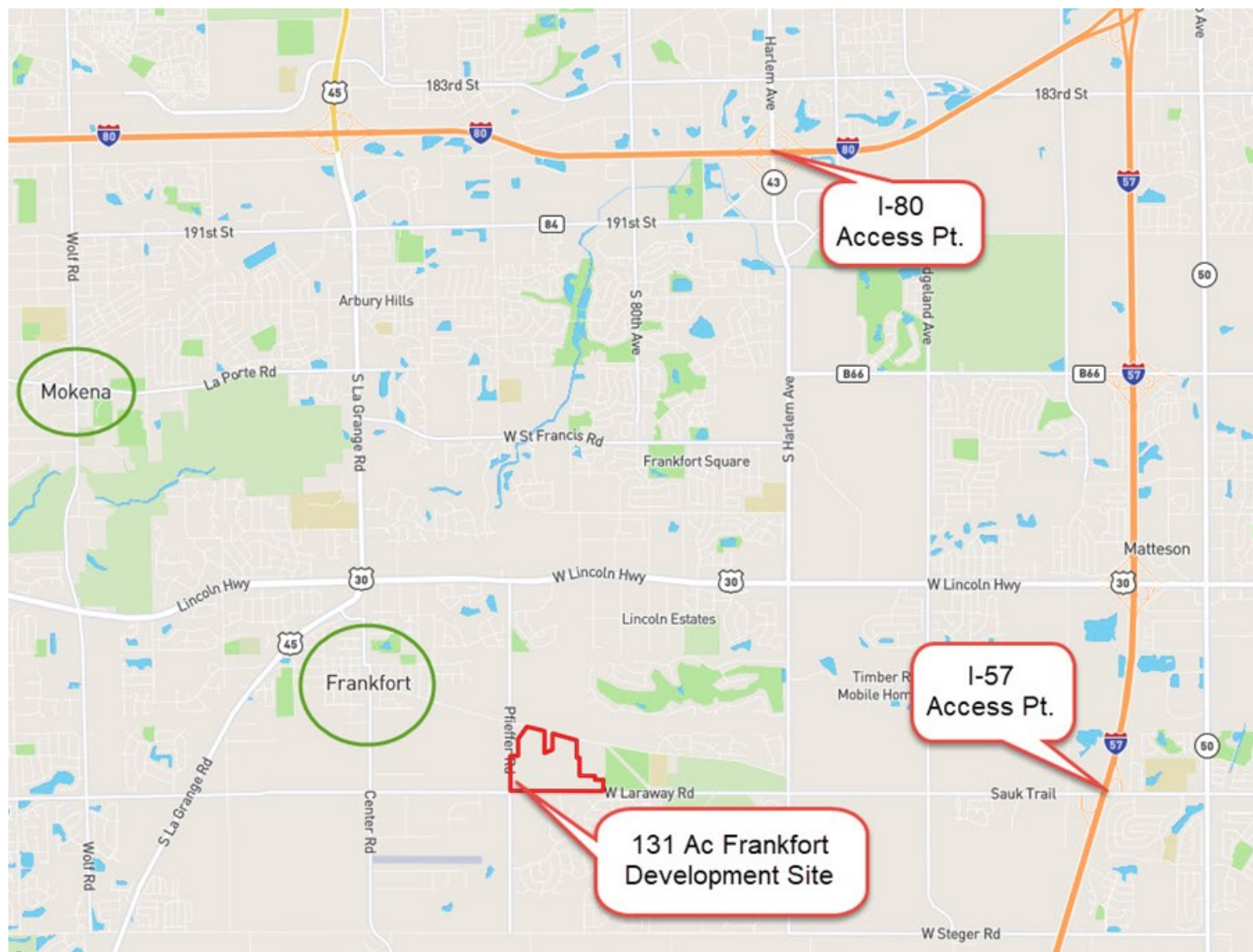
8431 W. Sauk Trail
Frankfort, IL 60423

County:

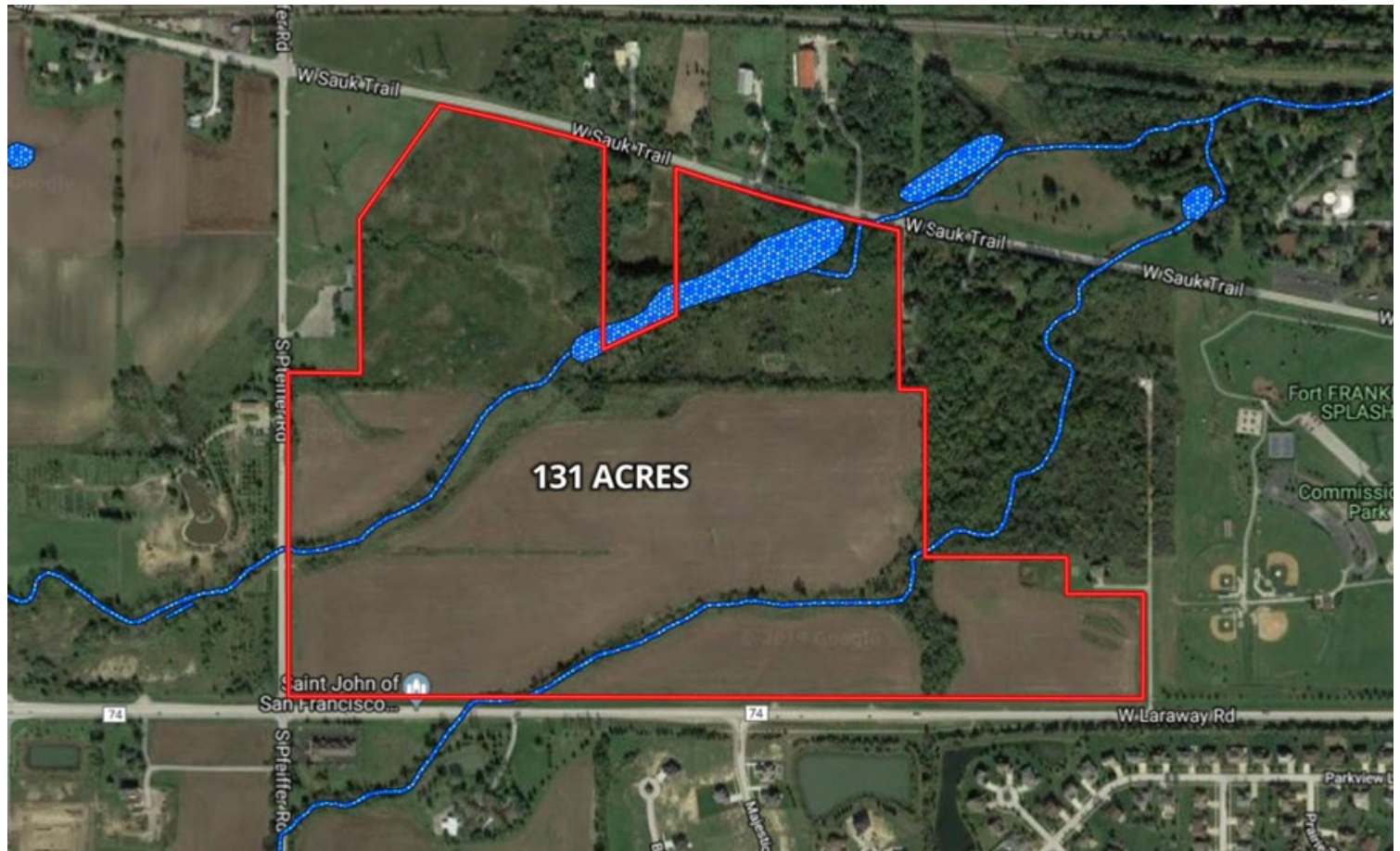
Northeast corner of Pfeiffer road and Laraway road.
Will County, Illinois



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AERIAL MAP OF FRANKFORT DEVELOPMENT SITE ON LARAWAY ROAD



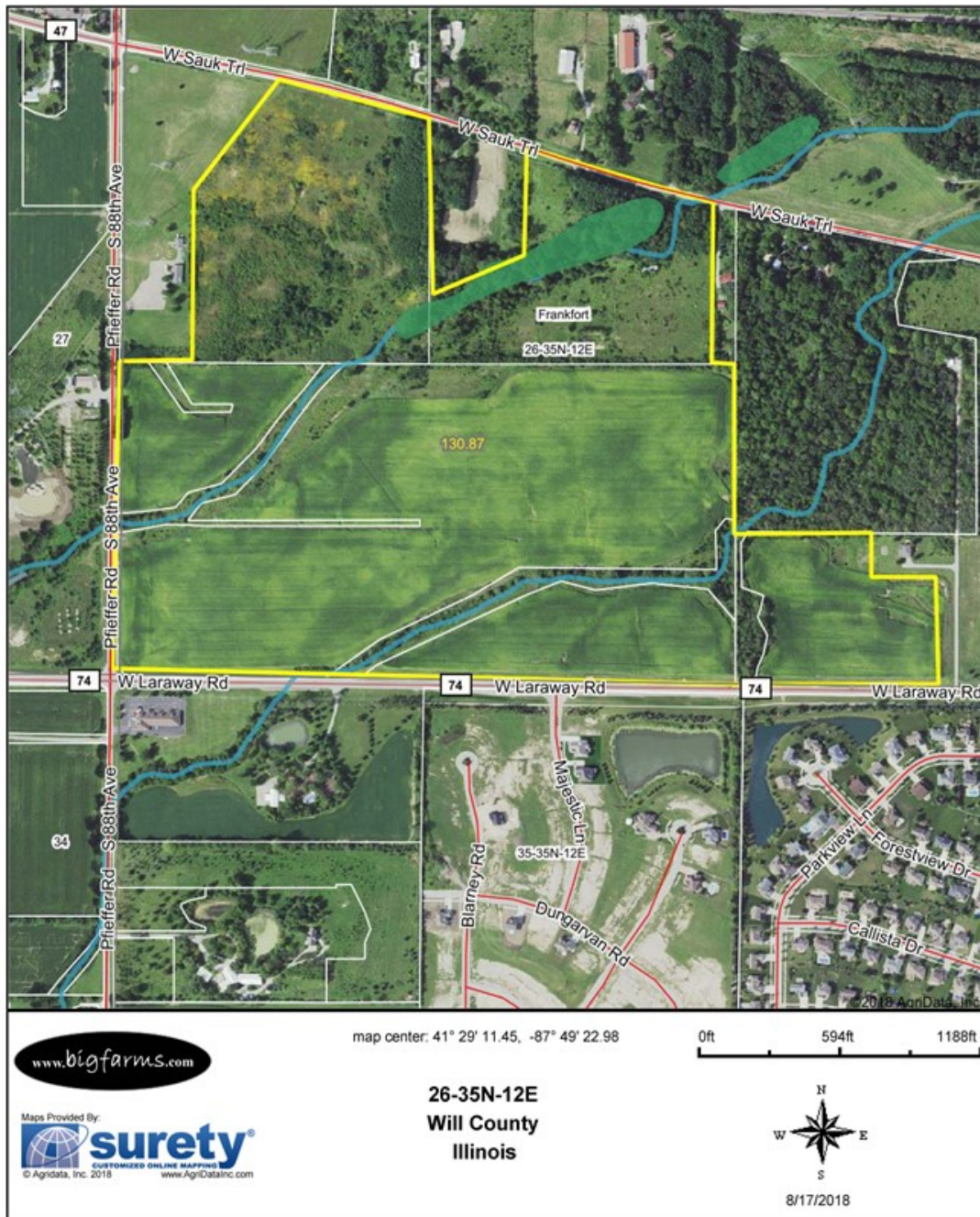
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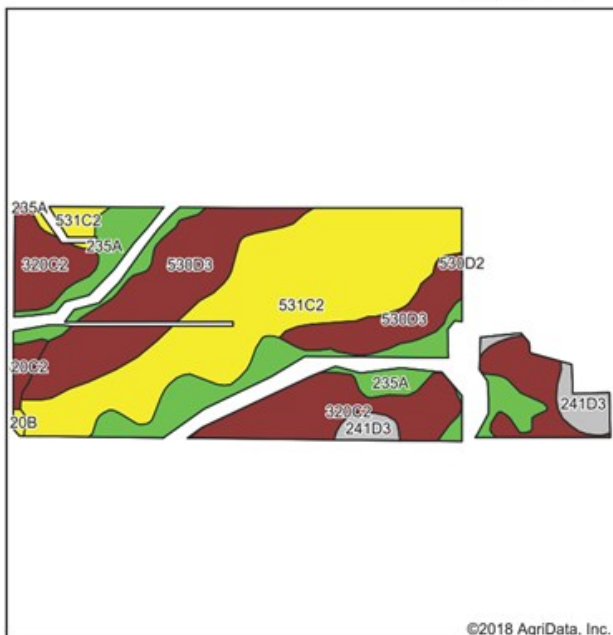
FSA MAP OF FRANKFORT 131 ACRE DEVELOPMENT SITE

Aerial Map

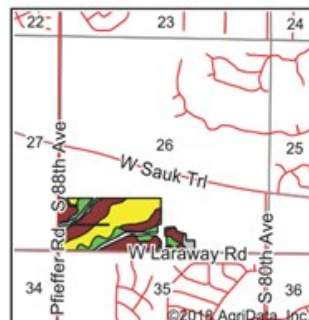


SOIL MAP OF LARAWAY ROAD DEVELOPMENT SITE

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **26-35N-12E**
Township: **Frankfort**
Acres: **79.29**
Date: **8/17/2018**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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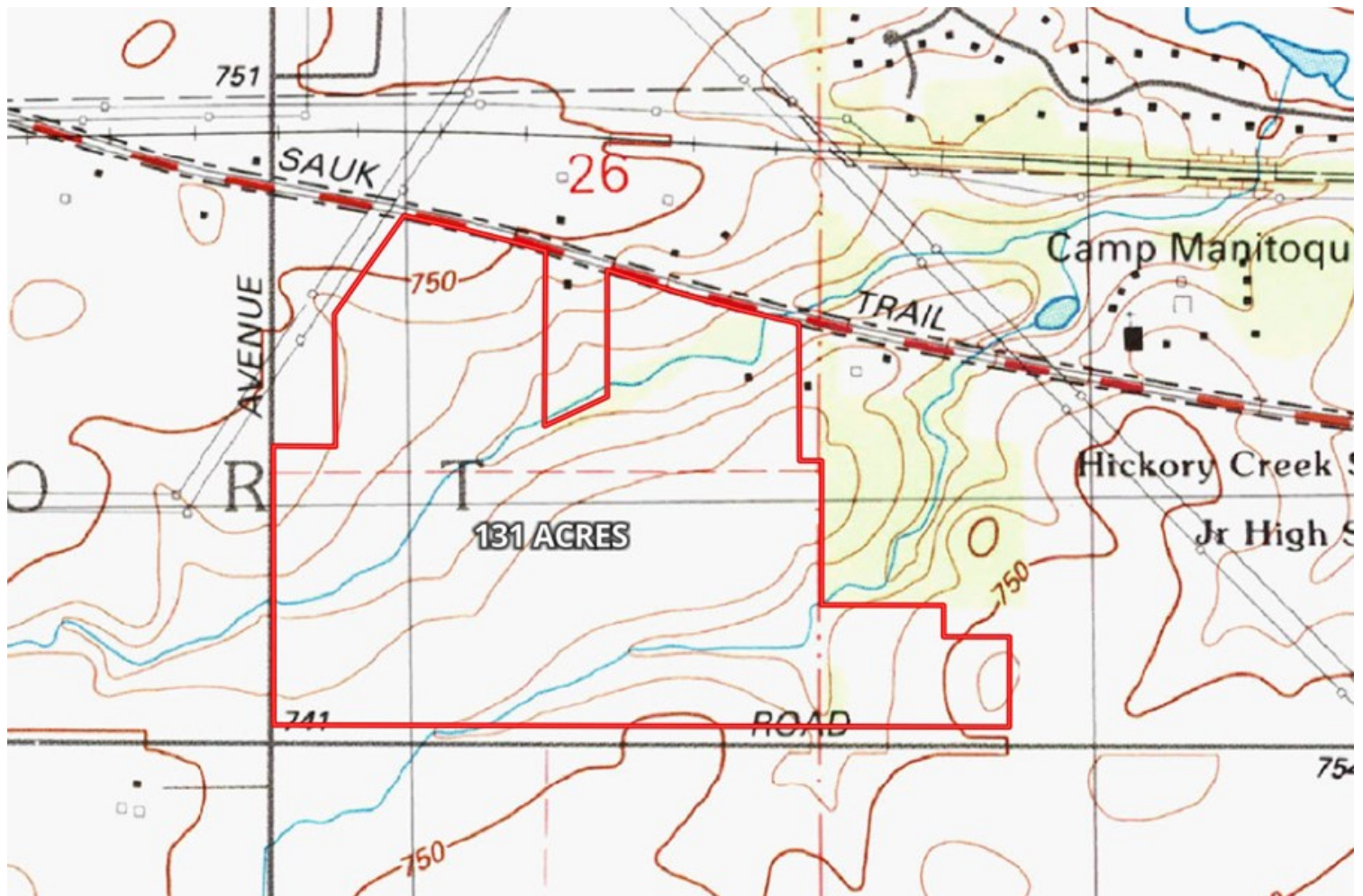
Area Symbol: IL197, Soil Area Version: 12							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	27.77	35.0%		**147	**48	**108
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	17.73	22.4%		**129	**40	**94
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	16.92	21.3%		**125	**43	**94
235A	Bryce silty clay, 0 to 2 percent slopes	13.55	17.1%		162	54	121
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	3.11	3.9%		**75	**27	**57
**320B	Frankfort silt loam, 2 to 4 percent slopes	0.21	0.3%		**133	**46	**100
Weighted Average					138	45.3	102.1

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

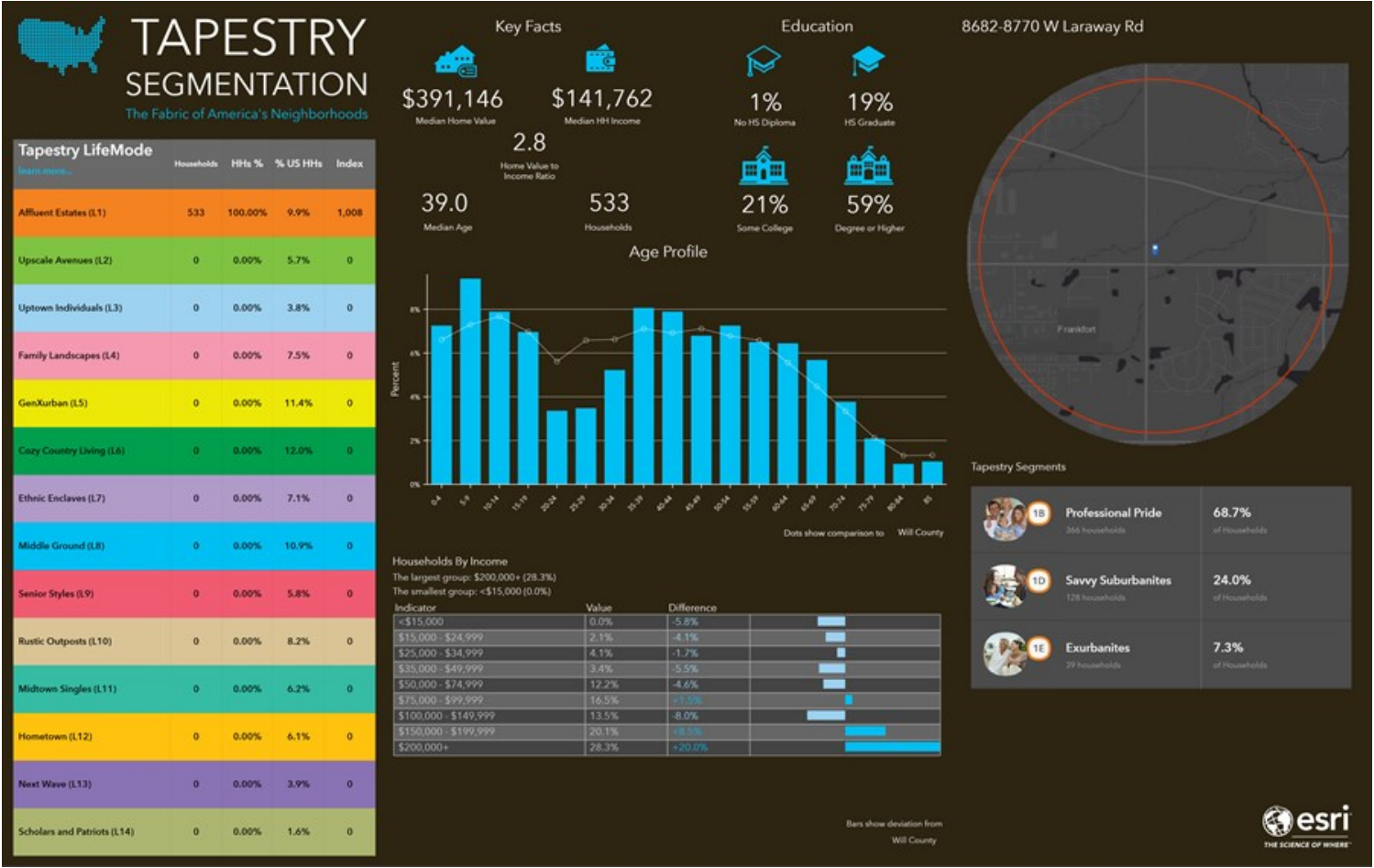
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

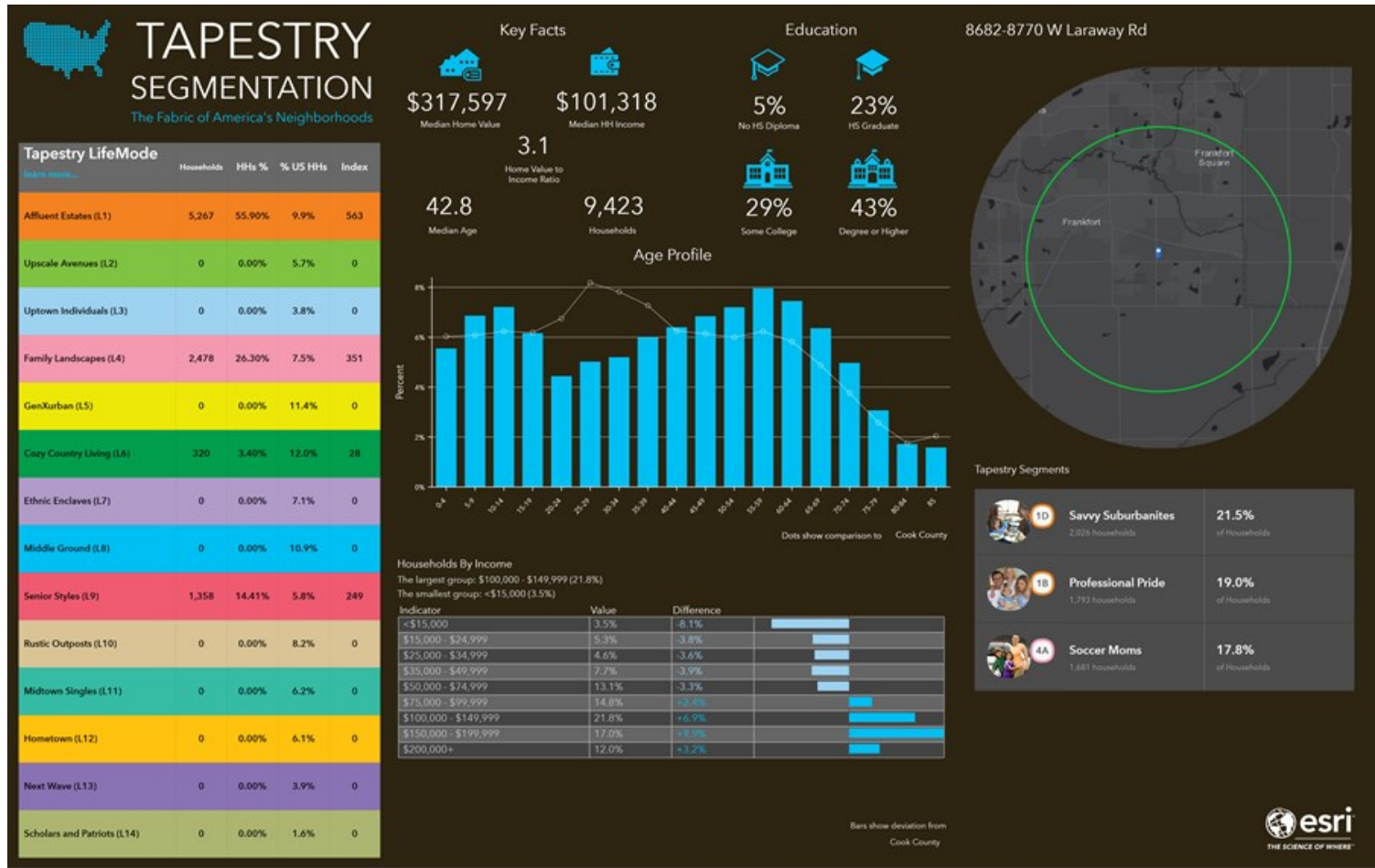
131 ACRE TOPOGRAPHICAL MAP IN FRANKFORT, IL



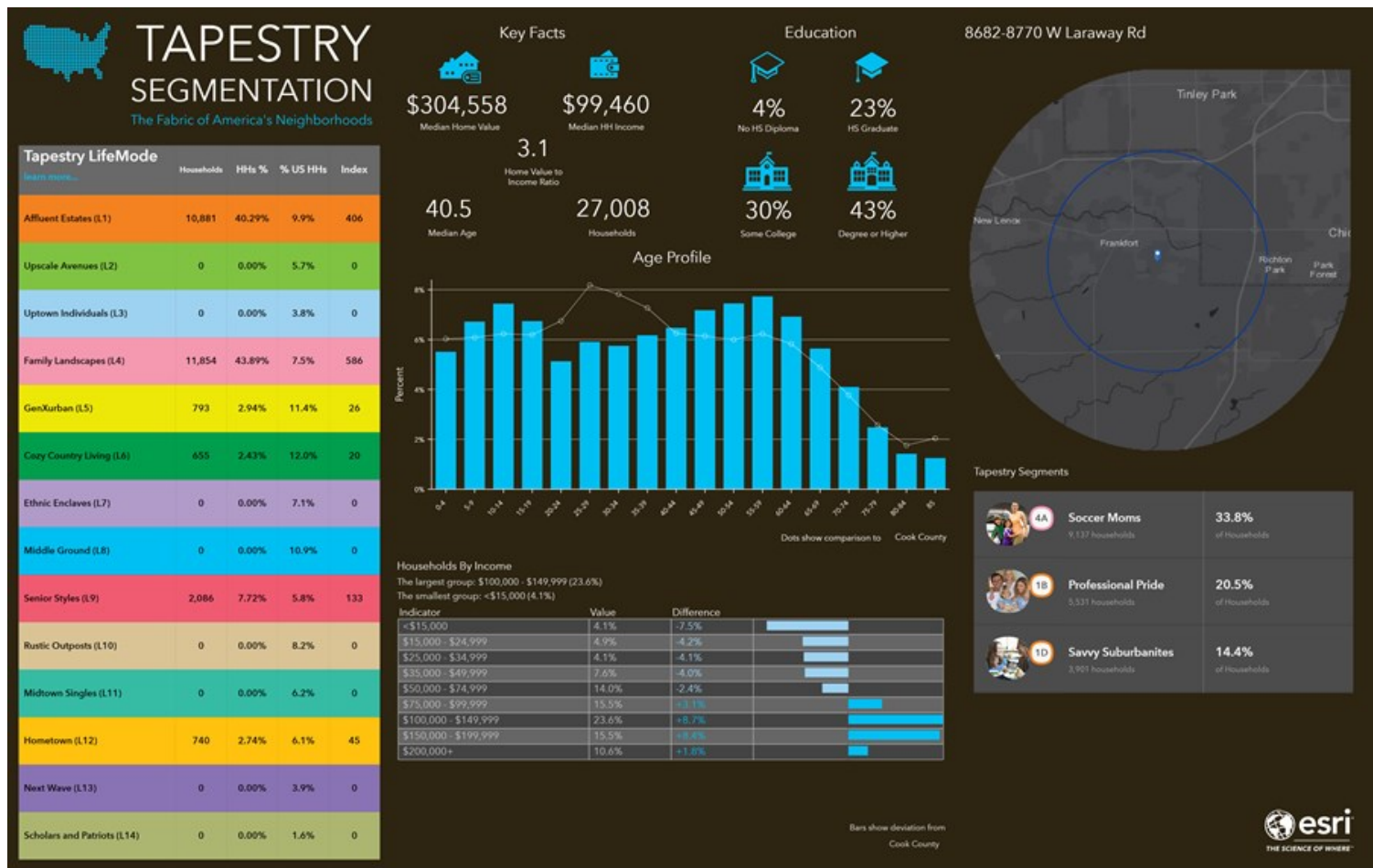
DEMOGRAPHIC PROFILE OF FRANKFORT IN A ONE MILE RADIUS



DEMOGRAPHIC PROFILE OF FRANKFORT IN A THREE MILE RADIUS



DEMOGRAPHIC PROFILE OF FRANKFORT IN A FIVE MILE RADIUS



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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