

249 Ac LaGrange Rd Farm
NE Corner of LaGrange (Rt. 45) & Manhattan-Monee Rd.
Monee IL 60449

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249 AC LAGRANGE RD FARM

**NE Corner of LaGrange (Rt. 45) &
Manhattan-Monee Rd.
Monee IL 60449**

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:	Green Garden
Gross Land Area:	249 Total Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production, Residential or Commercial
Total Investment:	\$3,112,500.00
Unit Price:	\$12,500 per Acre
Productivity Index (PI):	PI Index is 120.9
Value Per PI Point:	The PI Index for this farm 127.8
Buildings:	No Buildings
Utilities:	Electric is at the site
Zoning:	Agriculture



Excellent location on major arterial roads in Will County. Future development site priced as farmland. 249 total acres with frontage on LaGrange road (Rt.45) & Manhattan-Monee road. It does not include the hard corner. Easy access to I-57 or I-80. The farm is in the USDA prevent plant program for the 2019 crop season.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 249 Acre La Grange Rd. (Rt.45) Farm
Tax ID Number/APN: 18-13-17-100-007
18-13-17-300-010
Possible Uses: Many future potential uses. Residential, Commercial, Industrial are all potential uses for this location.
Zoning: A-1 Agriculture

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Location Description: Great location with frontage on two very busy roads. La Grange road (Rt 45 has a traffic count of 5600 VPD and Manhattan-Monee road has a traffic count of 3800 VPD.
Site Description: Most level to gently sloping farmland with several acres in trees and creek.
Side of Street: The Northeast corner of La Grange Rd. (Rt. 45) and Manhattan-Monee road. The hard corner is not part of this land offering.
Highway Access: The farm has easy access to both I-57 in Monee (6-miles) and Interstate 80 to the north (8.6 miles)
Road Type: Both La Grange Rd. & Manhattan-Monee Rd. are Asphalt.
Property Visibility: The farm has 1730 feet of frontage on Manhattan-Monee road and 3750 feet of frontage on La Grange Rd. (Rt. 45)
Largest Nearby Street: Rt. 45 (La Grange Road)

LAND RELATED

Lot Frontage (Feet): 3750 feet on Rt. 45 (La Grange Rd.)
1730 feet on Manhattan-Monee Rd.
Tillable Acres: FSA tillable acres are 228.1
Buildings: No buildings
Zoning Description: A-1 Agriculture
Flood Plain or Wetlands: Yes the farm does have several acres in the flood zone.
Topography: Gently rolling farmland. A topographical map is included in this brochure.
FSA Data: Totals: 228.1 Tillable acres with base corn acres 143.1 & base soybean acres 84.82.
Two farm numbers:
156.65 Acres with 141.68 Tillable
Corn Base 94.9 Acres PLS Yield 138 bu/ac
Soybean Base 46.6 Acres PLS Yield 42 bu/ac
104.7 Acres with 86.42 Tillable
Corn Base 48.2 Acres PLS Yield 124 Bu/ac
Soybean Base 38.22 Acres PLS Yield 37 bu/ac
Soil Type: The primary soil types on this farm are:
Elliott silt loam (145B)
Ashkum silty clay loam (232A)
Varna silt loam (223C2)
Available Utilities: Electric is available.

FINANCIALS

Finance Data Year: For the 2018 taxes paid in 2019
Real Estate Taxes: 18-13-17-100-007 \$1,472
18-13-17-300-010 \$2,724
Total Real-estate taxes for this farm are \$4,196 or \$17.00 per acre.
Investment Amount: The total investment for this 249 acres is \$3,112,500 or \$12,500 per acre.

LOCATION

Address:

S. La Grange Rd.
Monee, IL 60449

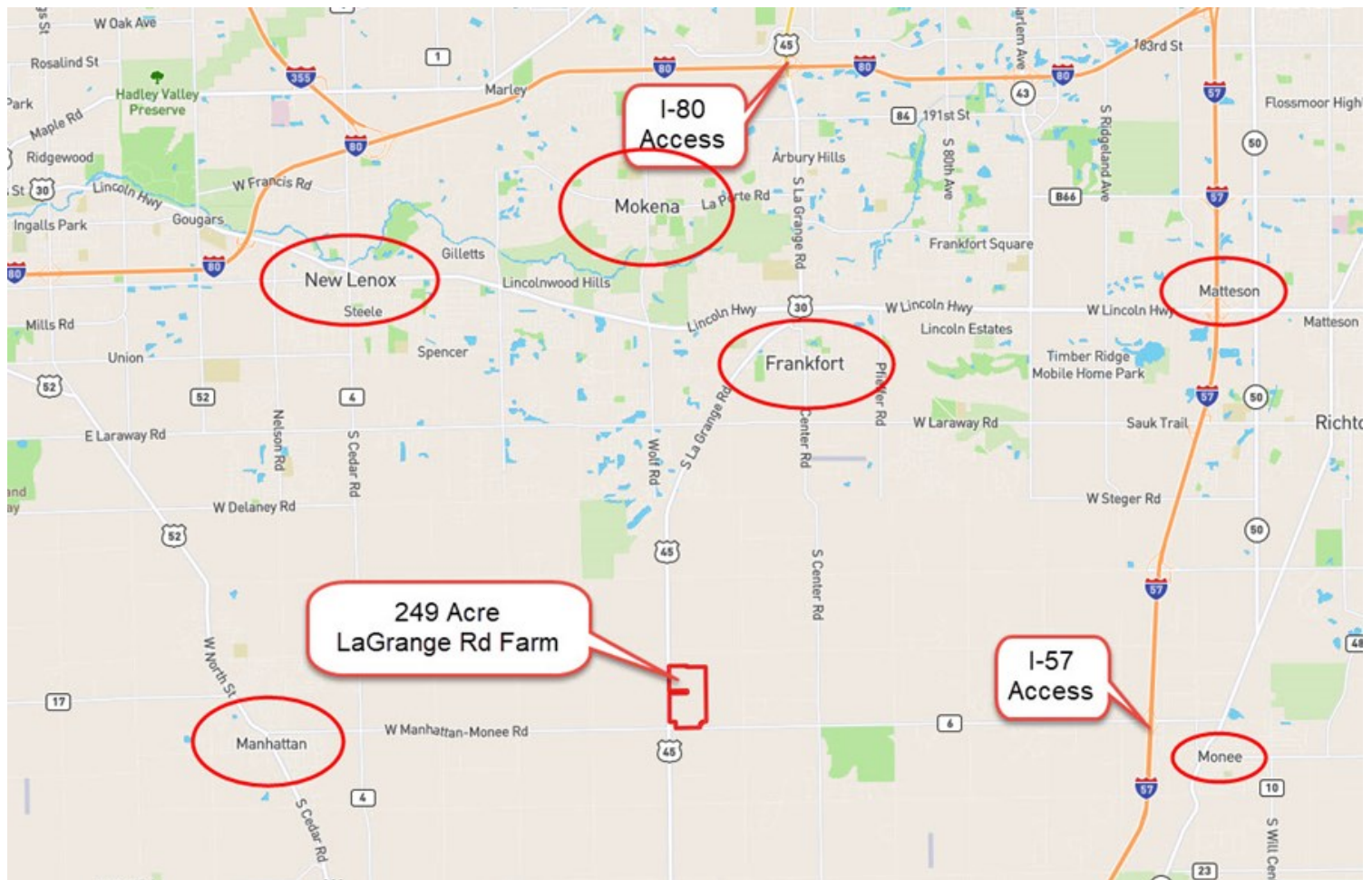
County:

Will County Illinois



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LOCATION MAP OF THE 249 ACRES ON LAGRANGE ROAD AND MANHATTAN-MONEE ROAD



AERIAL MAP OF 249 ACRES ON LAGRANGE RD. & MANHATTAN-MONEE RD. WILL COUNTY, IL.

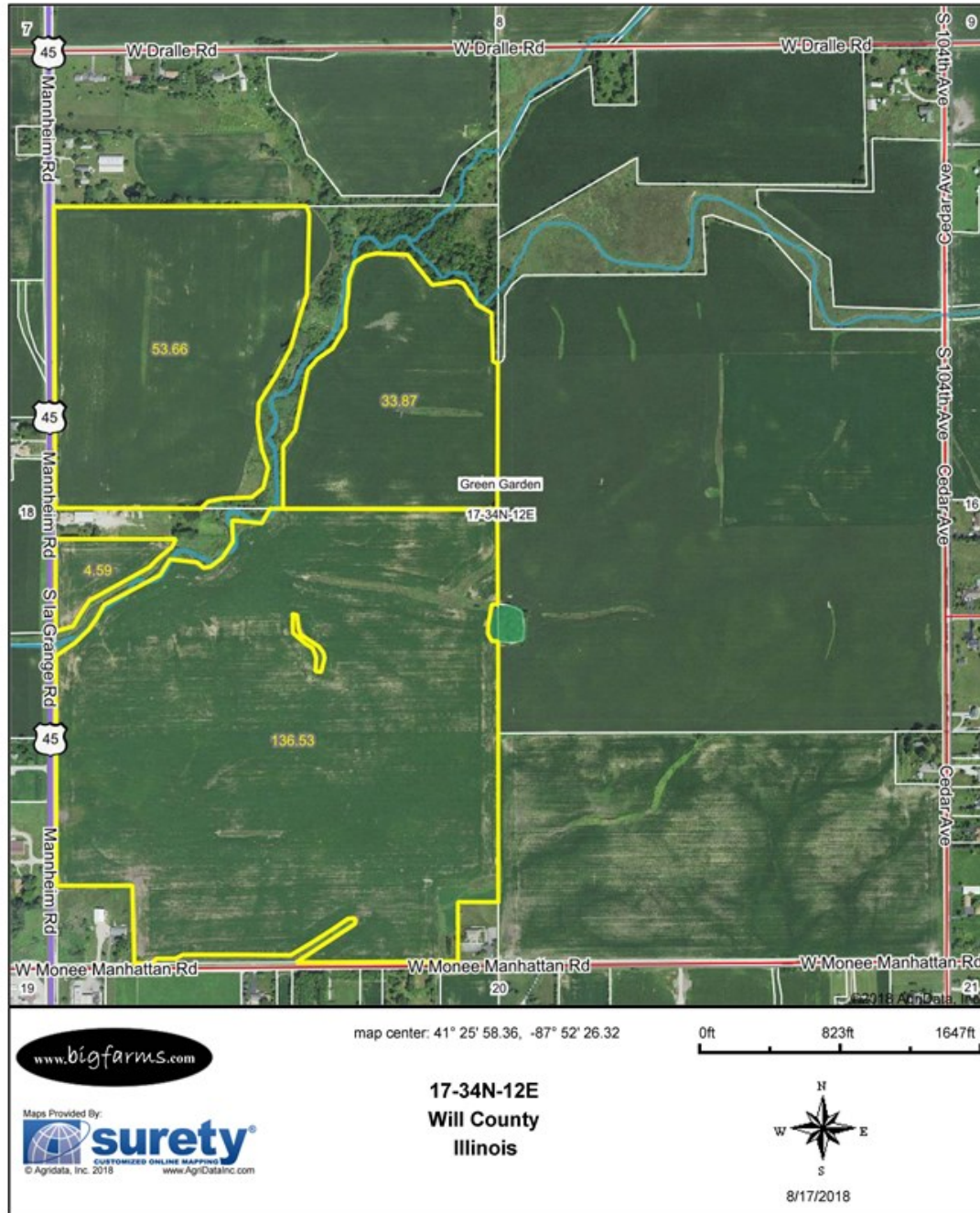


T.34N.-R.12E.

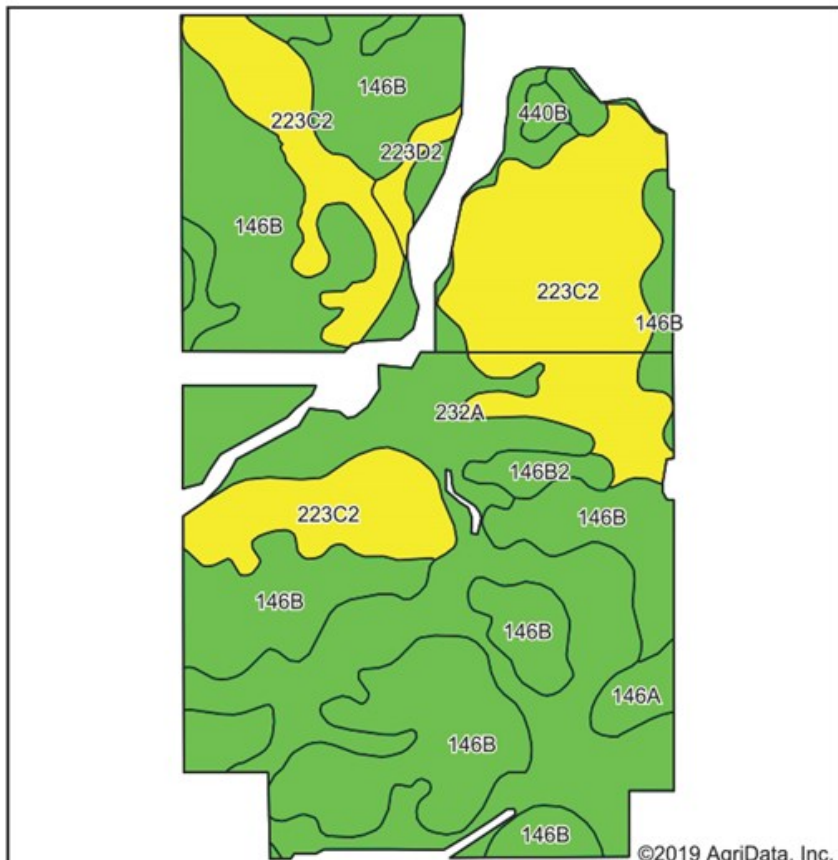


FSA MAP FOR 249 ACRES IN GREEN GARDEN TOWNSHIP, WILL COUNTY

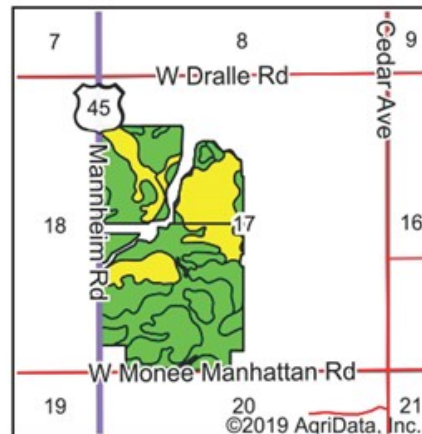
Aerial Map



SOIL MAP FOR 249 ACRE LAGRANGE RD. FARM IN GREEN GARDEN TWP, WILL COUNTY IL.



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **17-34N-12E**
Township: **Green Garden**
Acres: **228.65**
Date: **7/23/2019**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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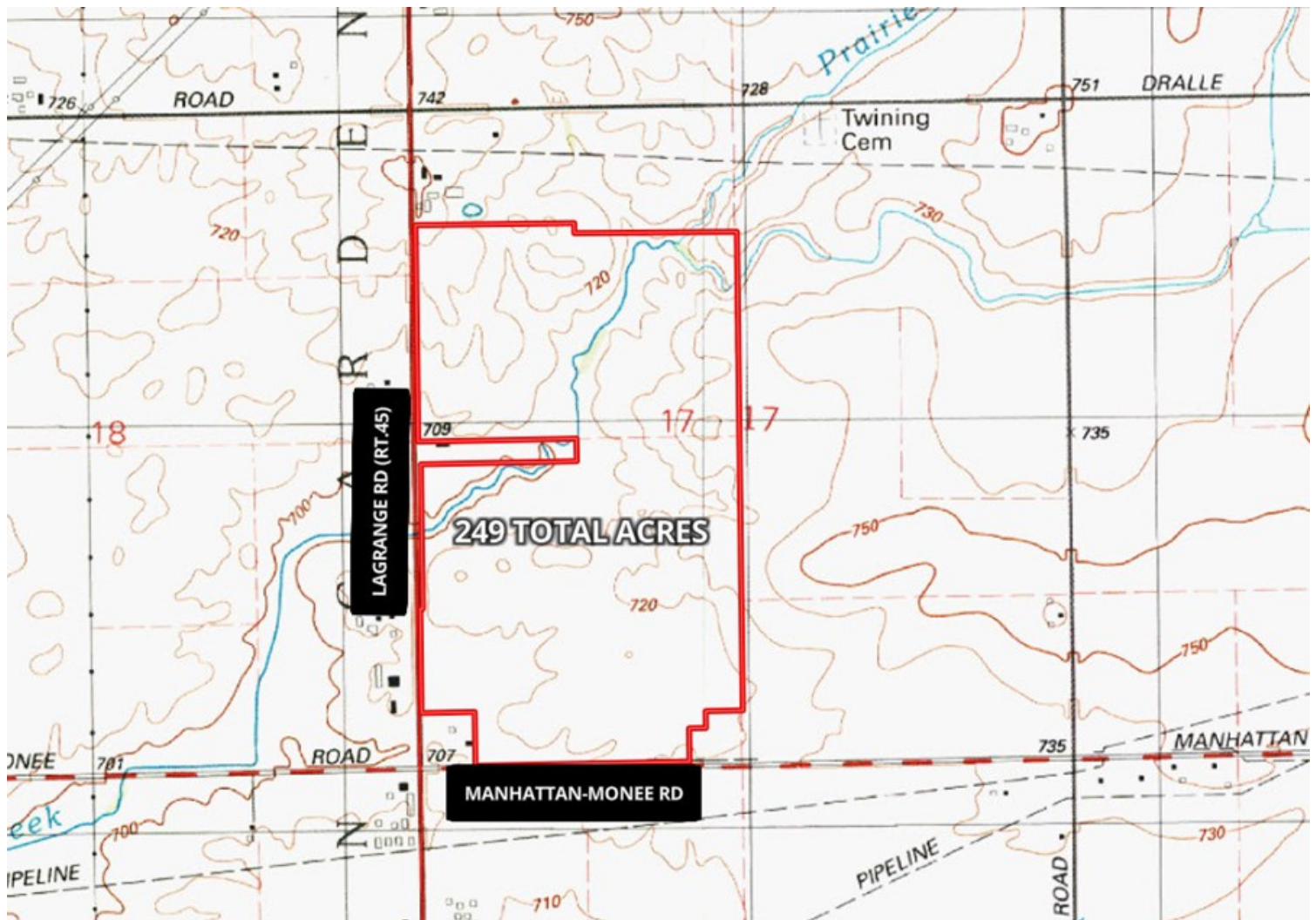


Area Symbol: IL 197. Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	88.29	38.6%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	68.06	29.8%		170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	61.58	26.9%		**150	**48	**110
146A	Elliott silt loam, 0 to 2 percent slopes	3.05	1.3%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.94	1.3%		**160	**52	**119
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	2.18	1.0%		**147	**47	**108
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	1.37	0.6%		**163	**53	**121
**440B	Jasper loam, 2 to 5 percent slopes	1.18	0.5%		**173	**56	**129
Weighted Average					162.7	52.9	120.9

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

TOPOGRAPHICAL MAP OF LAGRANGE RD. 249 ACRES IN GREEN GARDEN TWP, WILL COUNTY



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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