

17 Acre Cedar Road Farm
2400 N. Cedar Road
New Lenox IL 60451

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17 ACRE CEDAR ROAD FARM

2400 N. Cedar Road
New Lenox IL 60451

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:	New Lenox Township
Gross Land Area:	17 Acres
Property Type:	Vacant Farm Land with Development potential
Total Investment:	\$680,000.00
Unit Price:	\$40,000 per Acre
Productivity Index (PI):	113.7
Buildings:	Old house of no value.
Utilities:	Well & Septic



The 17.7 acre parcel, is slightly hilly and has a soil PI of 113.7, but has not been farmed in 20 plus years. This parcel is on Cedar road just off of I-355. This is a prime location for development. Located in New Lenox there are plenty of shops, restaurants and a great school system.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 17 Acre Cedar Road Farm
Tax ID Number/APN: 15-08-03-300-006-0000
Possible Uses: Recreation and future development
Zoning: The parcel is not zoned. The Comprehensive plan for New Lenox suggests single family or Mixes Use type development.

AREA & LOCATION

School District: New Lenox School District 102
Lincoln Way Community High School District 210
Location Description: This property is located off of Maple road at Cedar road .4 miles from the I-355 interchange.
Site Description: This is a slightly hilly lot with a soil PI of 113.7 and great potential for development. The property has not been farmed in 20 years.
Side of Street: The 17.7 acre parcel sits on the east side of Cedar road just south of Maple road (Rt 6)
Highway Access: I-355 is located .4 miles to the west of this 17.7 acre parcel.
Road Type: The road that this 17.7 acre parcel is on is asphalt blacktop construction.
Property Visibility: 12,300 cars pass by this location daily.
Largest Nearby Street: Rt 6 (Maple Road) is located less than .15 miles to the north.

LAND RELATED

Lot Frontage (Feet): This 17.7 acre parcel is 655 feet from north to south along Cedar Road.
Lot Depth: The 17.7 acre parcel is 1061 feet from west to east.
Buildings: No buildings
Flood Plain or Wetlands: This parcel is clear of Wetlands and FEMA Flood zones.
Topography: The property is slightly hilly. More detail can be found in the brochure on the Contours, Topography and Hillshade maps.
Soil Type: Markham Silt Loam (531C2)
Ashkum Silty Clay Loam (232A)
Markham Silt Loam (531D2)
Available Utilities: Water is at the corner of Cedar and Rt. 6. Sewer is currently economically unavailable. New Lenox is open to other waste management systems to develop this parcel.

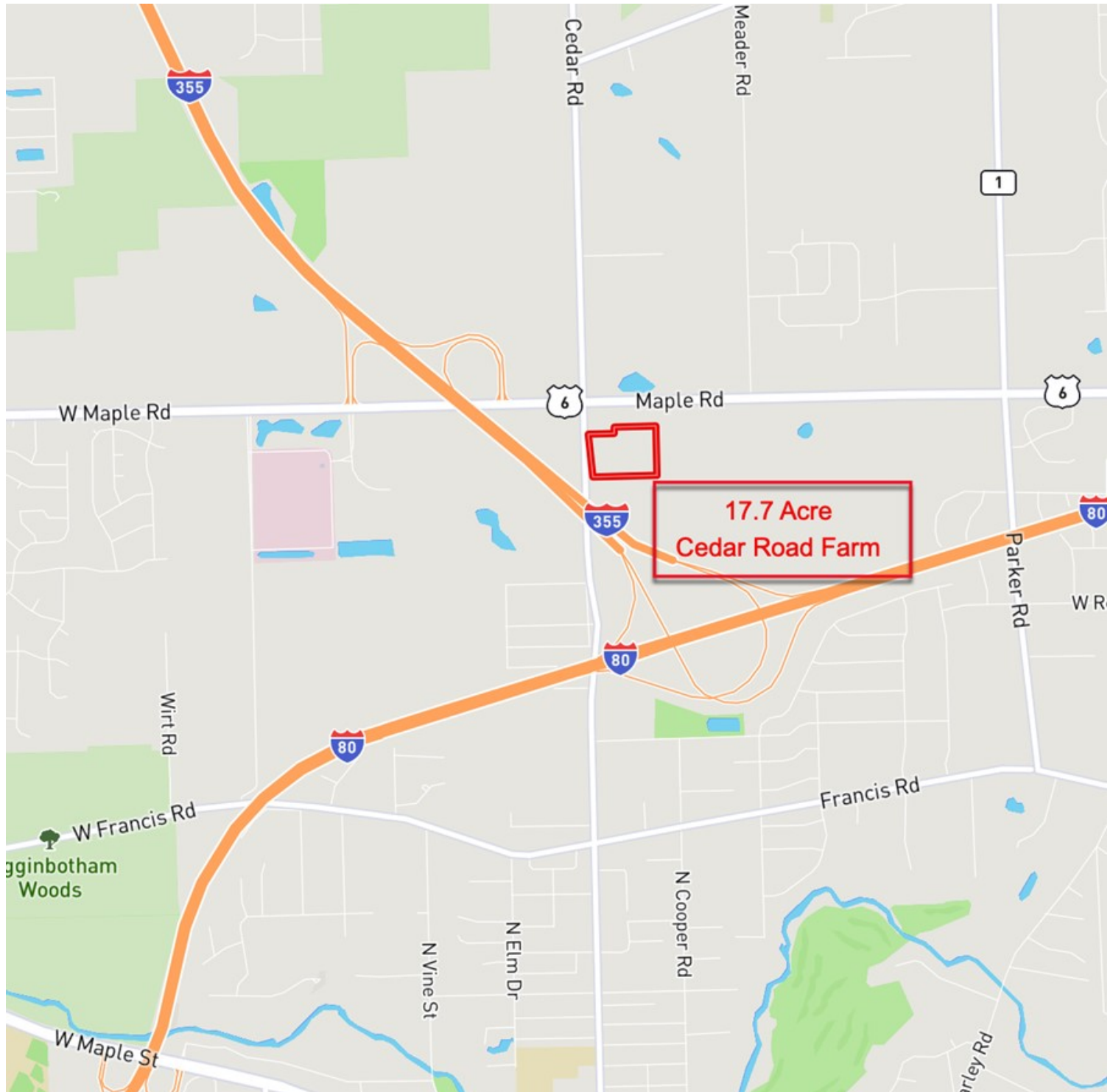
FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: \$5400.04 in taxes was paid in 2021 or \$305.09 per acre.
Investment Amount: The asking price for this prime development property is \$40,000 per acre for a total investment of \$680,000.00

LOCATION

Address: 2400 N. Cedar
New Lenox, IL 60451
County: Will

ROADWAY MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY



AREA MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY



AERIAL MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY

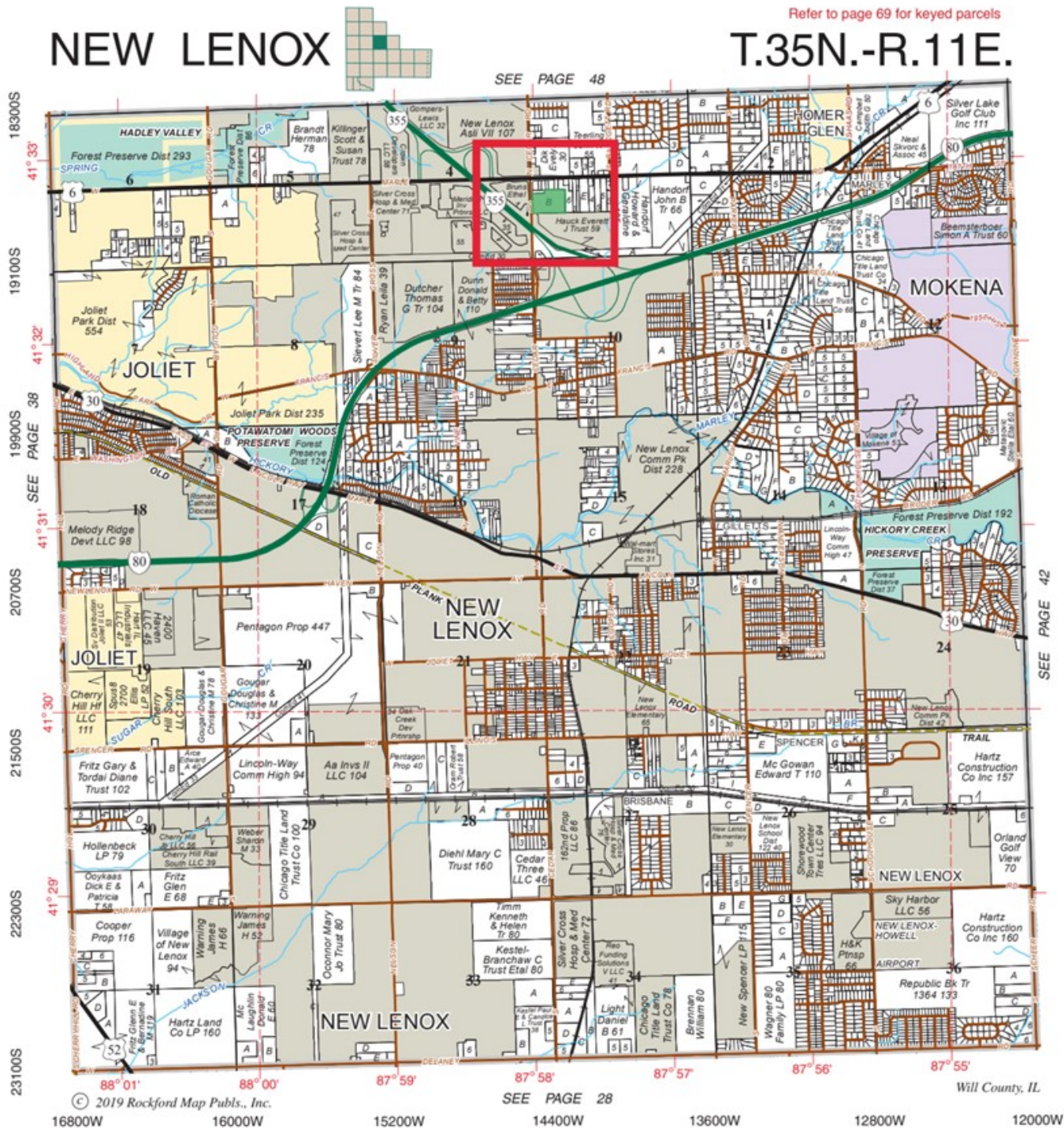


FSA MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY

Aerial Map



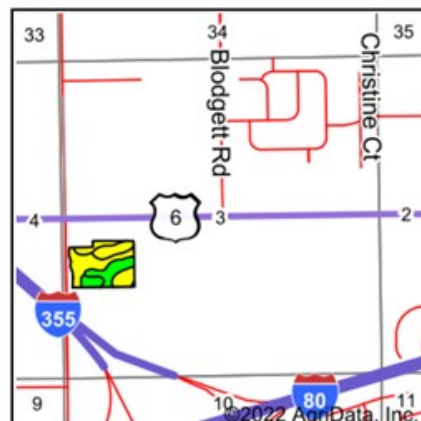
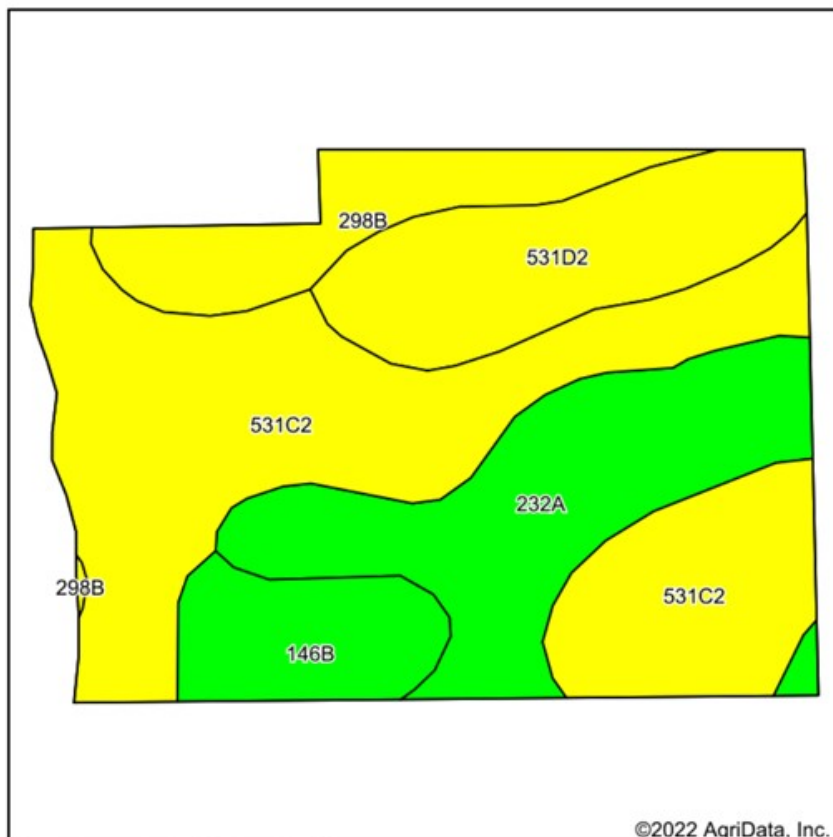
PLAT MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY



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

SOIL MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **3-35N-11E**
Township: **New Lenox**
Acres: **17.7**
Date: **4/21/2022**

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Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

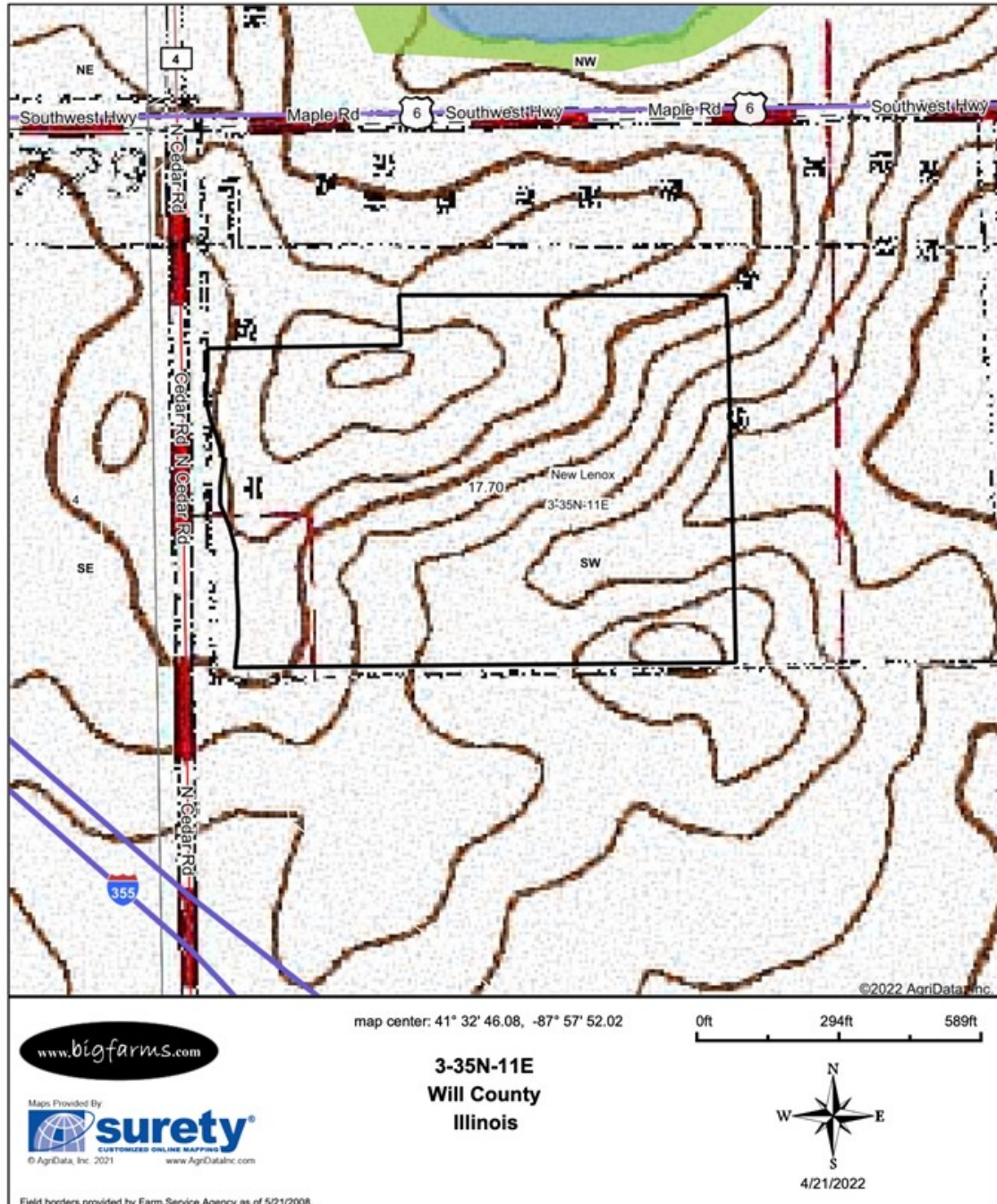
Area Symbol: IL197, Soil Area Version: 16

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	7.89	44.6%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.83	21.6%		170	56	127
**531D2	Markham silt loam, 6 to 12 percent slopes, eroded	2.71	15.3%		**144	**47	**106
**298B	Beecher silt loam, 2 to 4 percent slopes	1.74	9.8%		**150	**50	**113
**146B	Elliott silt loam, 2 to 4 percent slopes	1.53	8.6%		**166	**54	**124
Weighted Average					153.5	50.3	113.7

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

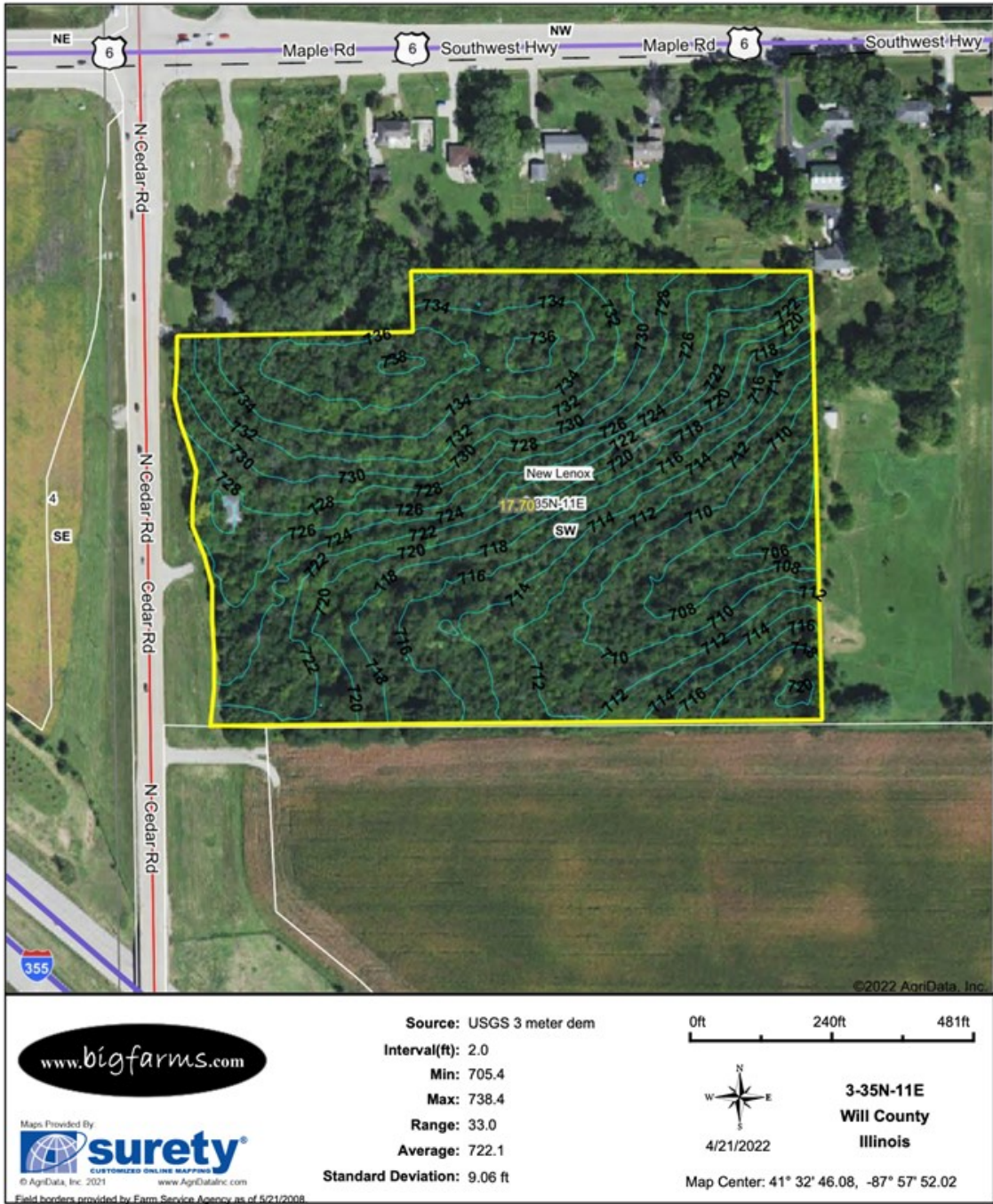
TOPOGRAPHY MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY

Topography Map



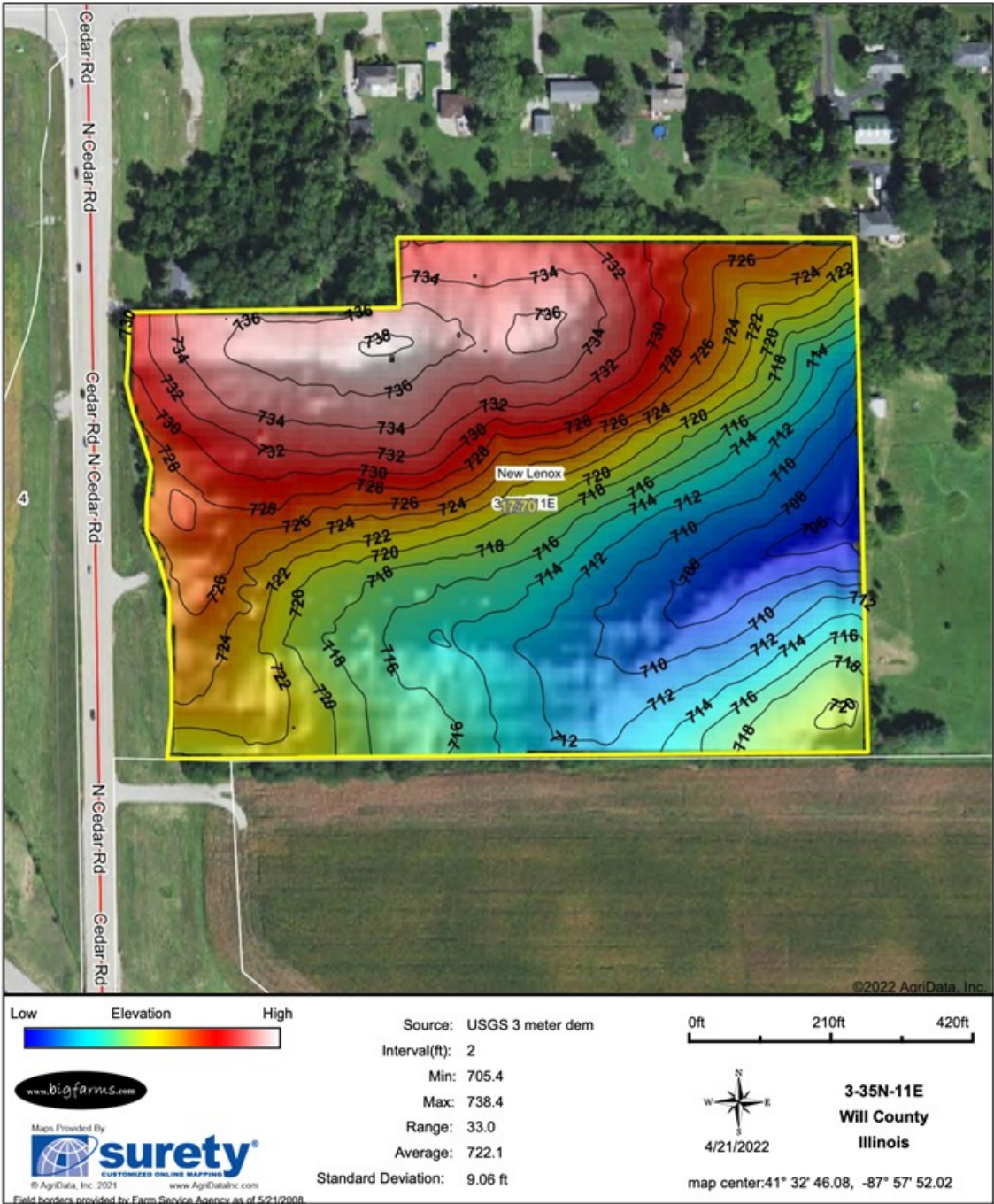
CONTOUR MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY

Topography Contours



HILLSHADE MAP 17 ACRE CEDAR ROAD MAP, NEW LENOX TOWNSHIP, WILL COUNTY

Topography Hillshade



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.**

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