

80 AC New Lenox Twp Farm
22522 S Cedar Road
New Lenox IL 60451



80 AC NEW LENOX TWP FARM

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New Lenox IL 60451

For more information contact:

Mark Goodwin
1-815-741-2226
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Will
Township:	New Lenox
Gross Land Area:	79.59
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$3,581,550.00
Unit Price:	\$45,000 per Acre
Productivity Index (PI):	125.8
Buildings:	No Buildings
Zoning:	A-1, Agriculture



Beautiful flat 80 acres just south of Laraway road in New Lenox. Frontage on S. Cedar road. Great visibility for your residential development project. Metra station approximately 1 mile NE of the site. New Lenox Grade Schools and Lincoln-Way High School.

The south side of New Lenox, IL presents an excellent opportunity for residential development, offering a desirable blend of open space, strong community appeal, and convenient access to major transportation routes like I-80 and I-355. With top-rated schools, expanding local amenities, and a growing demand for new housing, this area is ideal for families and developers alike. Its proximity to parks, shopping, and the historic downtown district enhances its appeal as a vibrant and livable residential destination.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 AC New Lenox Twp Farm
Tax ID Number/APN: 15-08-33-200-002-0000
Possible Uses: Continued Agricultural Use, Possible Development
Zoning: Currently Zoned A-1, Agriculture

AREA & LOCATION

School District: New Lenox SD 122 (P-8)
Lincoln Way CHSD 210 (9-12)

Location Description: This property is located on the west side of S Cedar Road, just south of the E Laraway Road intersection, in New Lenox, IL.

Site Description: This rectangular-shaped parcel runs east-west lengthwise, with the east property line having frontage on S Cedar Road. There are no trees and the property backs up to a residential neighborhood.

Side of Street: This property is located on the west side of S Cedar Road.

Highway Access: Route 30 is located about 2.5 miles to the north.
Route 45 is located about 5 miles to the east.
Route 52 is located about 6.3 miles to the west.
I-80 is located about 4.5 miles to the north.

Road Type: All surrounding roads are of blacktop/asphalt construction.

Legal Description: S1/2 NE1/4 OF SECTION 33, TOWNSHIP 35 NORTH, 11 EAST, WILL COUNTY, ILLINOIS

Property Visibility: This property is visible from S Cedar Road.

Largest Nearby Street: W Laraway Road

Transportation: The New Lenox Metra Train Station is located just 1 mile to the northeast.
Chicago Midway Airport is located about 36 miles to the north.
Chicago O'Hare Airport is located about 45 miles to the north.

LAND RELATED

Lot Frontage (Feet): There is approximately 1,321 square feet of frontage on S Cedar Road.

Tillable Acres: There are approximately 77.1 tillable acres.

Lot Depth: The farm is a typical quarter mile wide and half a mile deep.

Buildings: Old vacant farmhouse is on the property.

Zoning Description: Currently Zoned: A-1, Agriculture

Flood Plain or Wetlands: Please see the FEMA Report and Wetland Map that is included, provided by Surety Maps.

Topography: Please see the topographical maps that are included, provided by Surety Maps.

FSA Data: FSA Map is included with this brochure.

Soil Type: 43.5% Ashkum silty clay loam, 0 to 2 percent slopes (232A)
33.2% Elliott silt loam, 0 to 2 percent slopes (146A)
19.4% Elliott silt loam, 2 to 4 percent slopes (146B)

Available Utilities: For more information, please see the Soil Map that is included, provided by Surety Maps.
Would be available from the village of New Lenox.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024

Real Estate Taxes: \$6,935.96

Investment Amount: Asking price is \$45,000 per acre for a total investment of \$3,581,550.

LOCATION

Address: 22522 S Cedar Road, New Lenox, IL, 60451



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PROPERTY NOTES

[New Lenox, IL Demographics - Census Reporter](#)

[Village of New Lenox, IL - What's New](#)

[Village of New Lenox, IL - Community Redevelopment](#)

[Village of New Lenox, IL - Comprehensive Plan \(PDF\)](#)

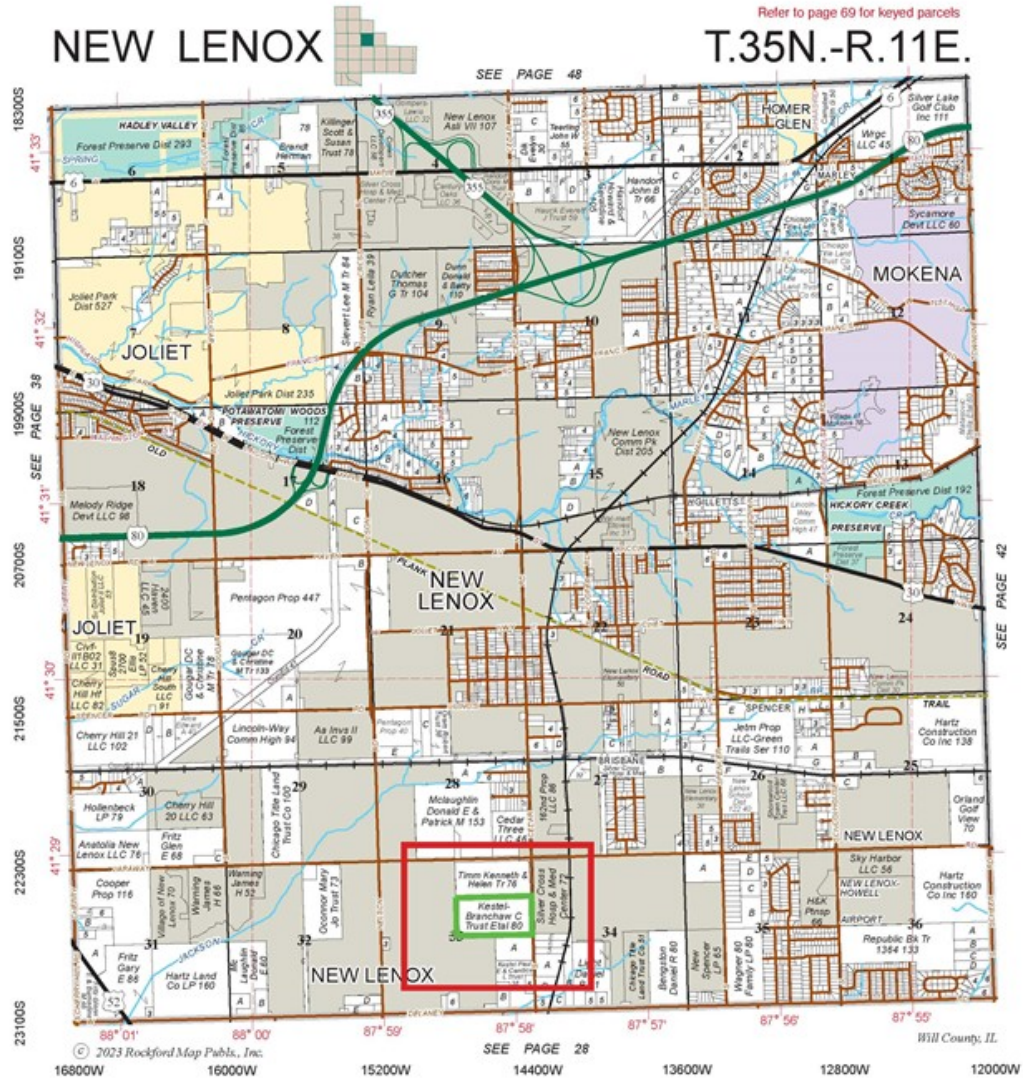
[Village of New Lenox, IL - Zoning Map \(PDF\)](#)

PROPERTY MAP



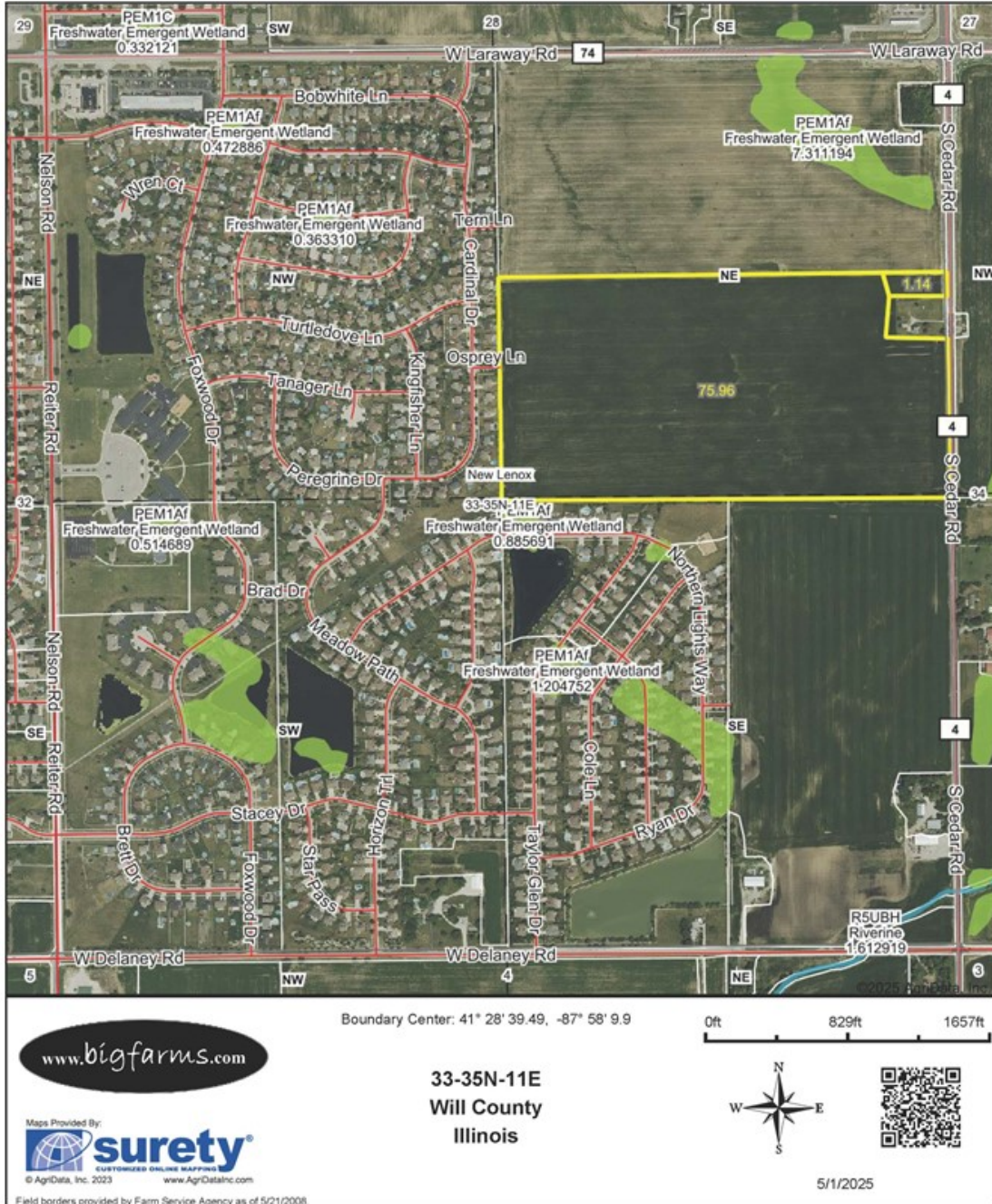
80 AC NEW LENOX TWP FARM

PLAT MAP



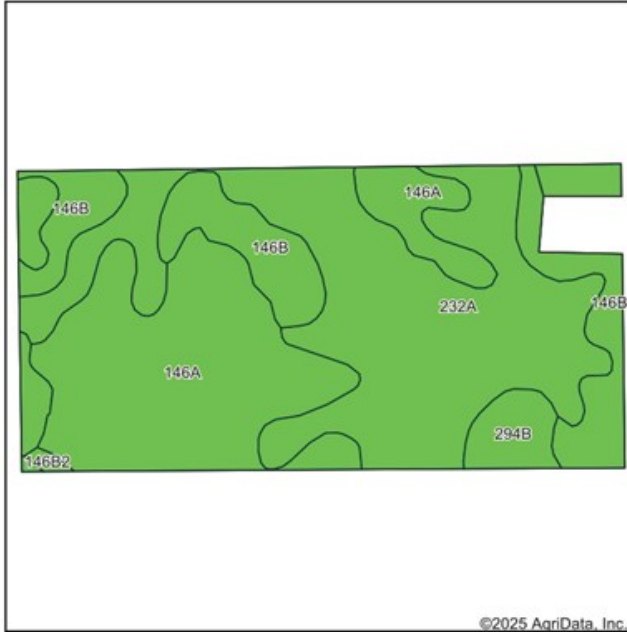
FSA AERIAL MAP

Aerial Map



SOIL MAP

Soils Map



State: **Illinois**
 County: **Will**
 Location: **33-35N-11E**
 Township: **New Lenox**
 Acres: **77.1**
 Date: **5/1/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 19

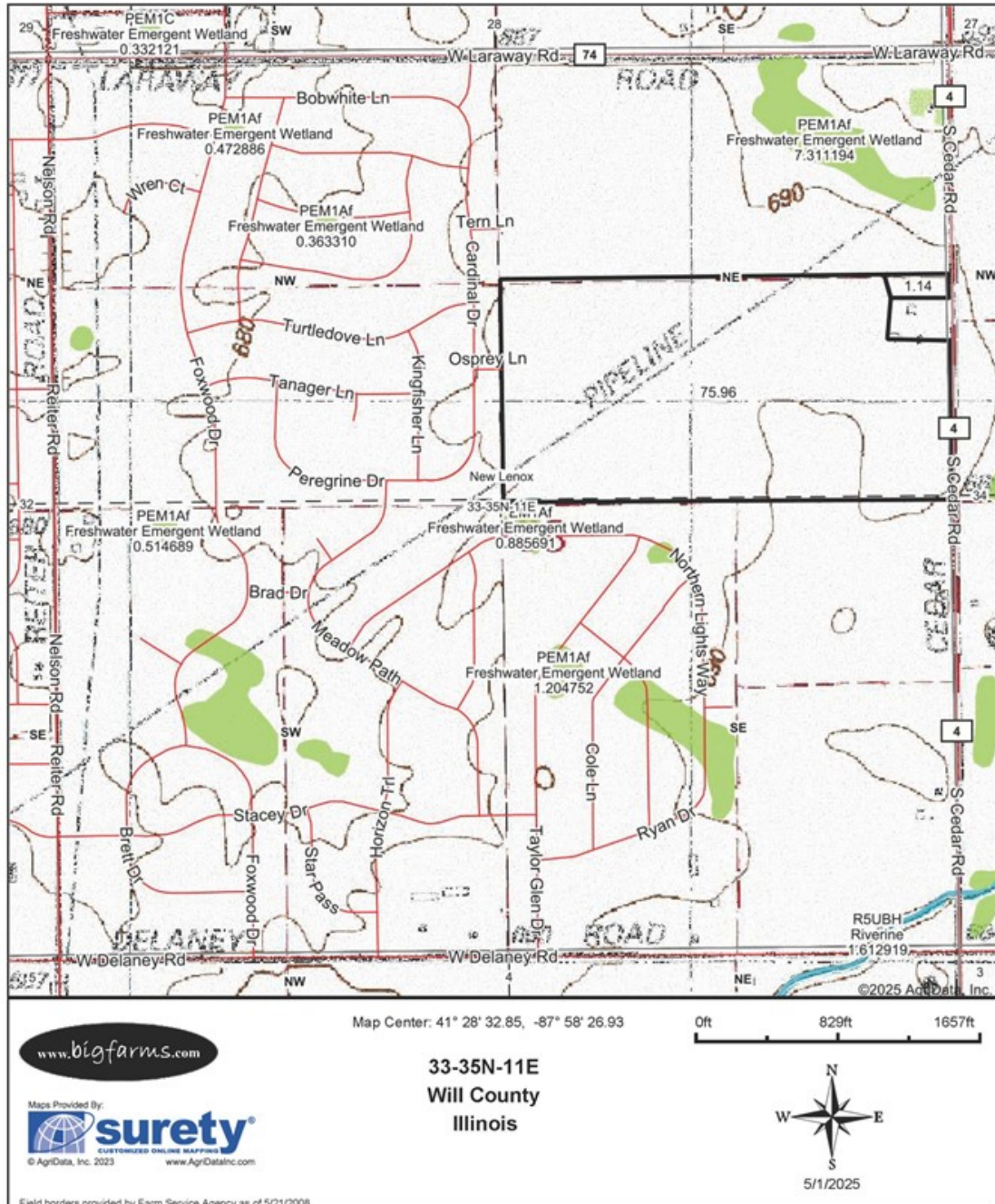
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	33.59	43.5%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	25.62	33.2%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	14.95	19.4%		**166	**54	**124
**294B	Symerton silt loam, 2 to 5 percent slopes	2.66	3.5%		**177	**55	**130
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.28	0.4%		**158	**51	**118
Weighted Average					168.8	55.2	125.8

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: 01-28-2025
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.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

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

TOPO MAP

Topography Map



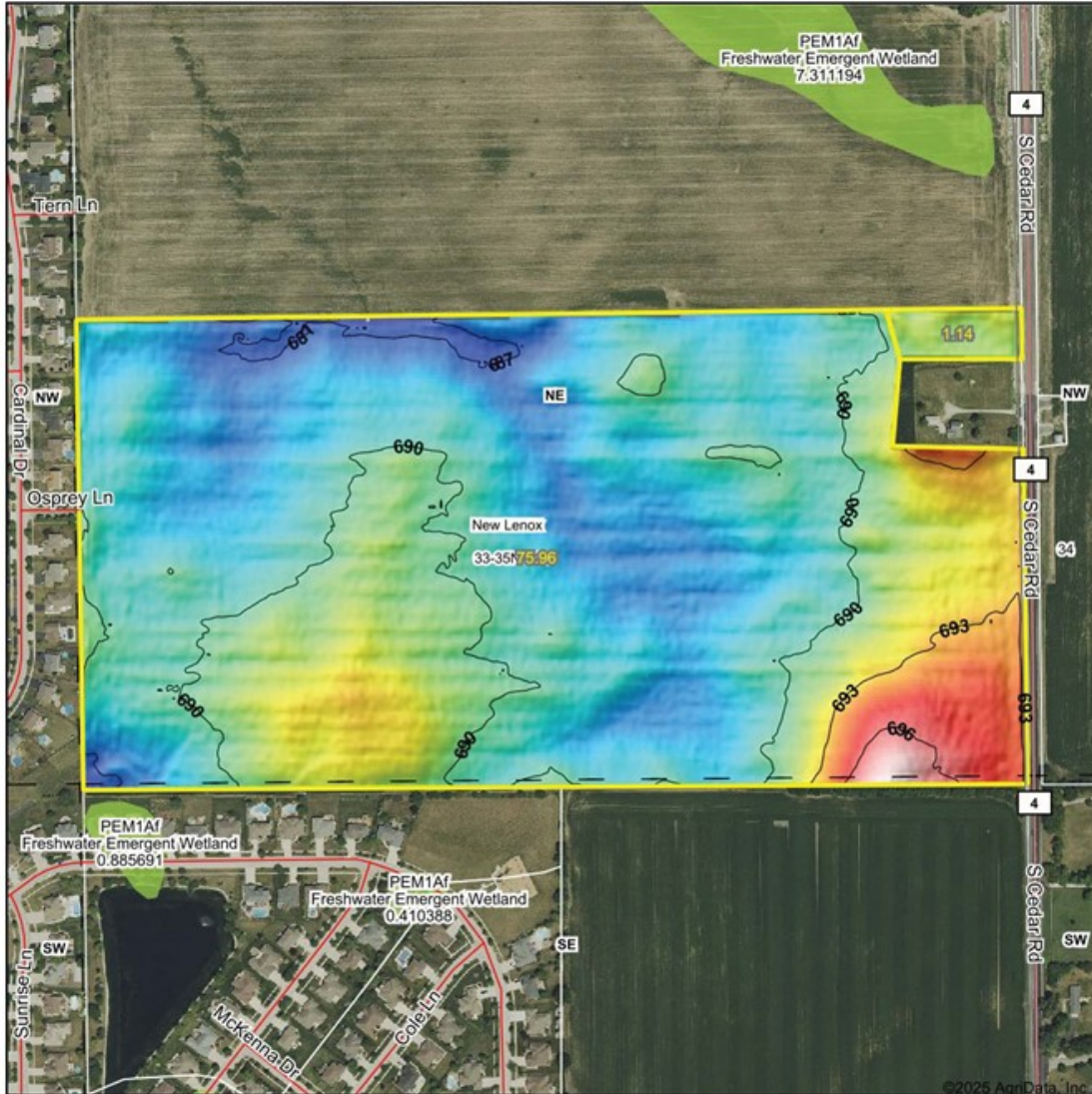
TOPO CONTOURS MAP

Topography Contours



TOPO HILLSHADE MAP

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 686.2
 Max: 697.6
 Range: 11.4
 Average: 689.8
 Standard Deviation: 1.84 ft



33-35N-11E
 Will County
 Illinois

Boundary Center: 41° 28' 39.49, -87° 58' 9.9



Field borders provided by Farm Service Agency as of 5/21/2008.

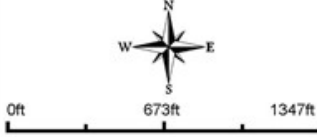
WETLAND MAP

Wetlands Map



State: Illinois
 Location: 33-35N-11E
 County: Will
 Township: New Lenox
 Date: 5/1/2025

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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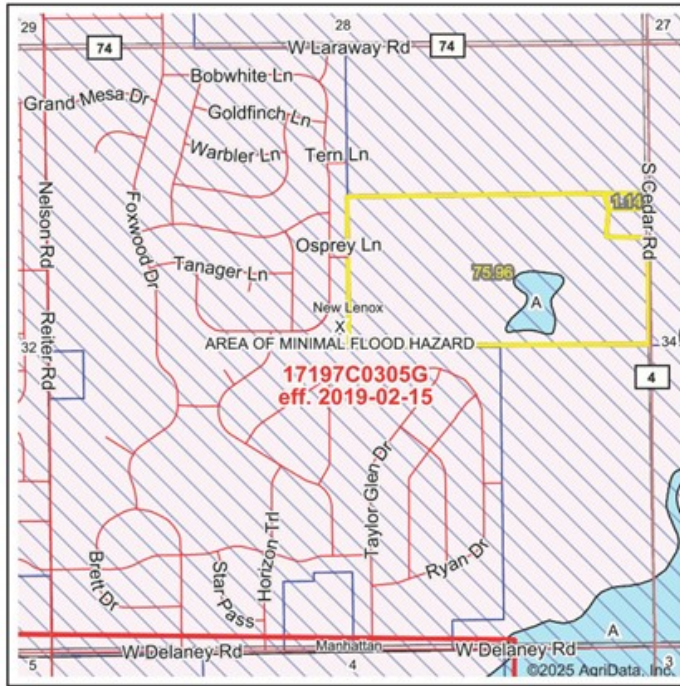
Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT

FEMA Report



Map Center: 41° 28' 32.85, -87° 58' 26.93
 State: IL Acres: 77.1
 County: Will Date: 5/1/2025
 Location: 33-35N-11E
 Township: New Lenox



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	77.03	99.9%
VILLAGE OF NEW LENOX	170706	Will	Regular	0.07	0.1%
Total				77.10	100%

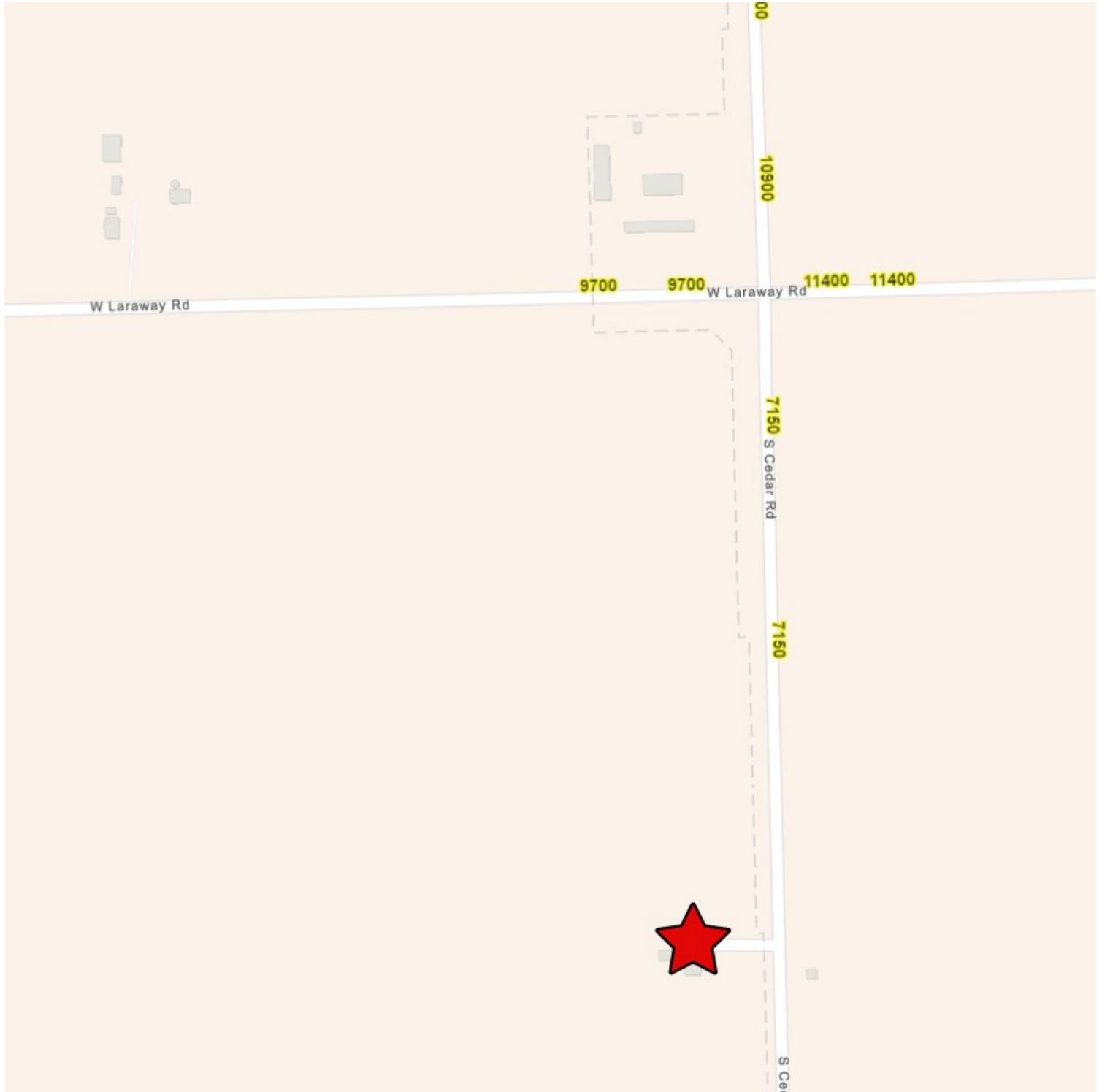
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	73.07	94.8%
A		100-year Floodplain	4.03	5.2%
Total			77.10	100%

Panel	Effective Date	Acres	Percent
17197C0305G	2/15/2019	77.10	100%
Total		77.10	100%

Flood related information provided by FEMA

DAILY TRAFFIC COUNT MAP



AREA DEMOGRAPHICS - PAGE 1

Census Reporter
Search for places, tables, topics, or glossaries

New Lenox, IL

Place in: Will County, IL, Chicago-Naperville-Elgin, IL-IN Metro Area, Illinois, United States

27,456

Population

15.8 square miles

1,742.6 people per square mile

Census data: ACS 2023 5-year unless noted

Find data for this place

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

37.3

Median age

a little less than the figure in the Chicago-Naperville-Elgin, IL-IN Metro Area: 38.4

a little less than the figure in Illinois: 38.9

Population by age range

Population by age category

Sex

Race & Ethnicity

* Hispanic includes respondents of any race. Other categories are non-Hispanic.

AREA DEMOGRAPHICS - PAGE 2

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$48,850
Per capita income

about the same as the amount in the Chicago-Naperville-Elgin, IL-IN Metro Area: \$48,107
 about 10 percent higher than the amount in Illinois: \$45,104

\$133,071
Median household income

about 1.5 times the amount in the Chicago-Naperville-Elgin, IL-IN Metro Area: \$88,850
 more than 1.5 times the amount in Illinois: \$81,702

Household income

13%†
22%†
43%†
22%†

Under \$50K \$50K-\$100K \$100K-\$200K Over \$200K

Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Poverty

2.1%
Persons below poverty line

about one-fifth of the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 11.1%
 about one-fifth of the rate in Illinois: 11.7%

Children (Under 18)

Poverty 1%†

Poverty Non-poverty

Show data / Embed

Seniors (65 and over)

Poverty 6%†

Poverty Non-poverty

Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Transportation to work

32.8 minutes
Mean travel time to work

about 10 percent higher than the figure in the Chicago-Naperville-Elgin, IL-IN Metro Area: 30.7
 about 20 percent higher than the figure in Illinois: 28.1

Means of transportation to work

76%†
4%†
4%†
0%†
0%†
0%†
5%†

Drove alone Carpooled Public transit Bicycle Walked Other Worked at home

* Universe: Workers 16 years and over

Show data / Embed

Families

Households

9,142
Number of households

the Chicago-Naperville-Elgin, IL-IN Metro Area: 3,615,628
 Illinois: 5,001,904

3
Persons per household

about 20 percent higher than the figure in the Chicago-Naperville-Elgin, IL-IN Metro Area: 2.6
 about 20 percent higher than the figure in Illinois: 2.5

Population by household type

Married couples 83%

Married couples Male householder Female householder Non-family

Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Marital status

Married 65%

Married Single

* Universe: Population 15 years and over

Show data / Embed

Marital status, by sex

27%†
22%†
66%†
64%†
5%†
4%†
2%†
7%†

Male Female Male Female Male Female Male Female

Never married Now married Divorced Widowed

Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Fertility

8.2%
Women 15-50 who gave birth during past year

more than 1.5 times the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 4.9%
 more than 1.5 times the rate in Illinois: 5%

Women who gave birth during past year, by age group

0%†
0%†
7%†
38%†
11%†
2%†
1%†

15-19 20-24 25-29 30-35 35-39 40-44 45-50

* Universe: Women 15 to 50 years

Show data / Embed

AREA DEMOGRAPHICS - PAGE 3

Housing

† Margin of error is at least 30 percent of the total value. Take care with this statistic.

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Units & Occupancy

9,473
 Number of housing units
 the Chicago-Naperville-Elgin, IL-IN Metro Area: 3,866,535
 Illinois: 5,443,501

Occupied vs. Vacant
 Occupied: 97%
 Vacant: 3%

Ownership of occupied units
 Owner occupied: 91%
 Renter occupied: 9%

Types of structure
 Single unit: 91%
 Multi-unit, Mobile home, Boat, RV, van, etc.

Year moved in, by percentage of population

Year	Percentage
Before 1990	4%
1990s	13%
2000s	26%
2010-2017	36%
2018-2020	15%
Since 2021	4%

Value

\$377,500
 Median value of owner-occupied housing units
 about 25 percent higher than the amount in the Chicago-Naperville-Elgin, IL-IN Metro Area: \$301,900
 about 1.5 times the amount in Illinois: \$250,500

Value of owner-occupied housing units

Value Range	Percentage
Under \$100K	1%
\$100K - \$200K	5%
\$200K - \$300K	19%
\$300K - \$400K	32%
\$400K - \$500K	30%
\$500K - \$1M	12%
Over \$1M	0%

Geographical mobility

6.5%
 Moved since previous year
 about three-fifths of the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 11.2%
 about three-fifths of the rate in Illinois: 11.5%

Population migration since previous year

Migration Type	Percentage
Same house year ago	93%
From same county	2%
From different county	2%
From different state	1%
From abroad	0%

Social

† Margin of error is at least 30 percent of the total value. Take care with this statistic.

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Educational attainment

98.3% High school grad or higher
 about 10 percent higher than the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 89.2%
 about 10 percent higher than the rate in Illinois: 90.3%

45.5% Bachelor's degree or higher
 about 10 percent higher than the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 40.9%
 about 25 percent higher than the rate in Illinois: 37.2%

Population by highest level of education

Education Level	Percentage
No degree	2%
High school	23%
Some college	30%
Bachelor's	28%
Post grad	17%

Language

N/A Persons with language other than English spoken at home
 Language at home, children 5-17: No data available
 Language at home, adults 18+: No data available

Place of birth

2.5% Foreign-born population
 less than a fifth of the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 18.3%
 about one-fifth of the rate in Illinois: 14.5%

Place of birth for foreign-born population

Region	Percentage
Europe	42%
Asia	25%
Africa	2%
Oceania	0%
Latin America	29%
Northern America	0%

Veteran status

4.5% Population with veteran status
 about 10 percent higher than the rate in the Chicago-Naperville-Elgin, IL-IN Metro Area: 4%
 about 90 percent of the rate in Illinois: 5%

Veterans by wartime service

Wartime Service	Count
WWII	687
Korea	334
Vietnam	217
Gulf (1990)	197
Gulf (2001)	197

887 Total veterans
 853 Male
 34 Female

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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