

# THE MONEE FARM

94<sup>±</sup> ACRES, WILL COUNTY, ILLINOIS



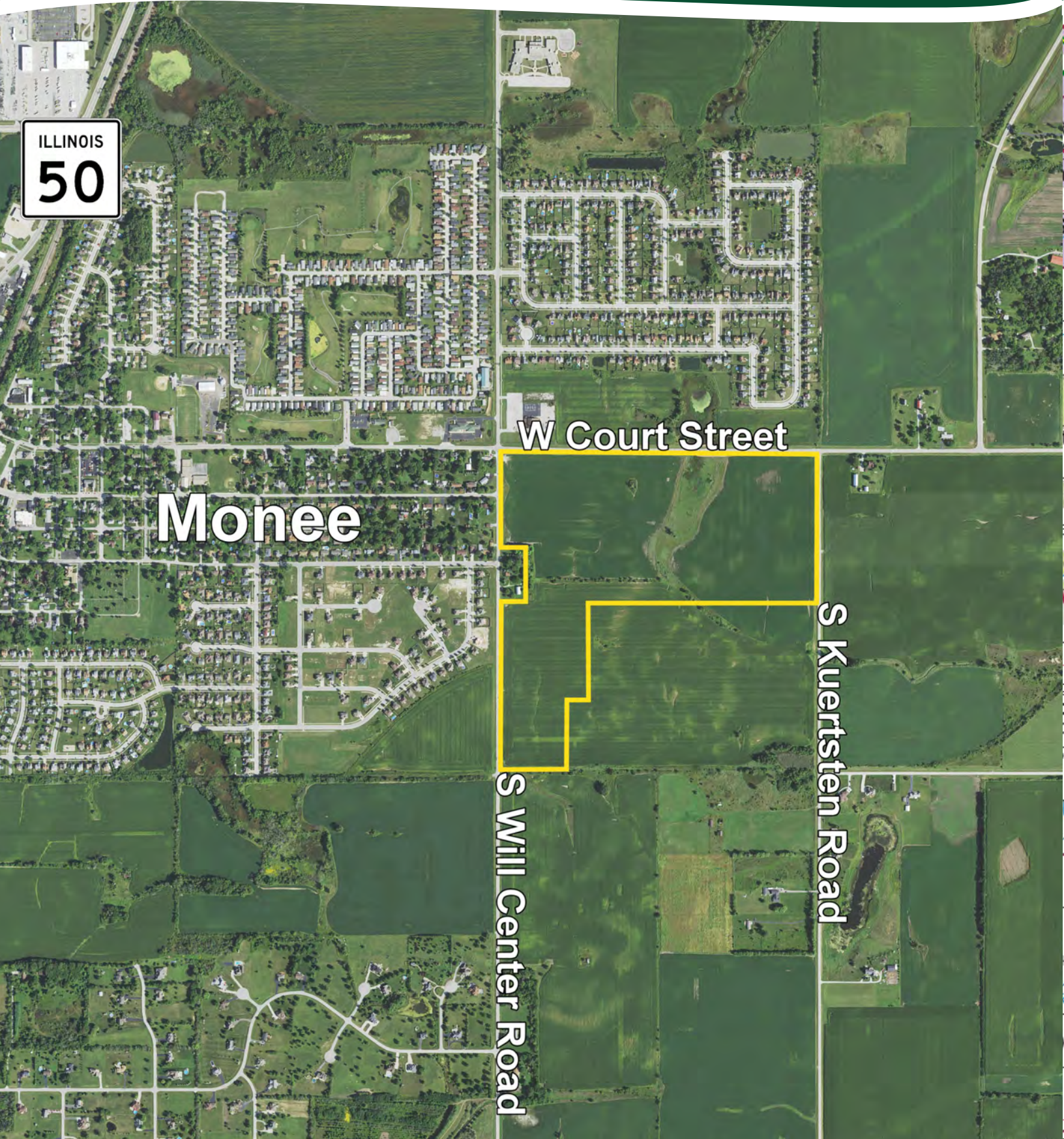
MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

# THE MONEE FARM

AERIAL MAP



ILLINOIS

50

Monee

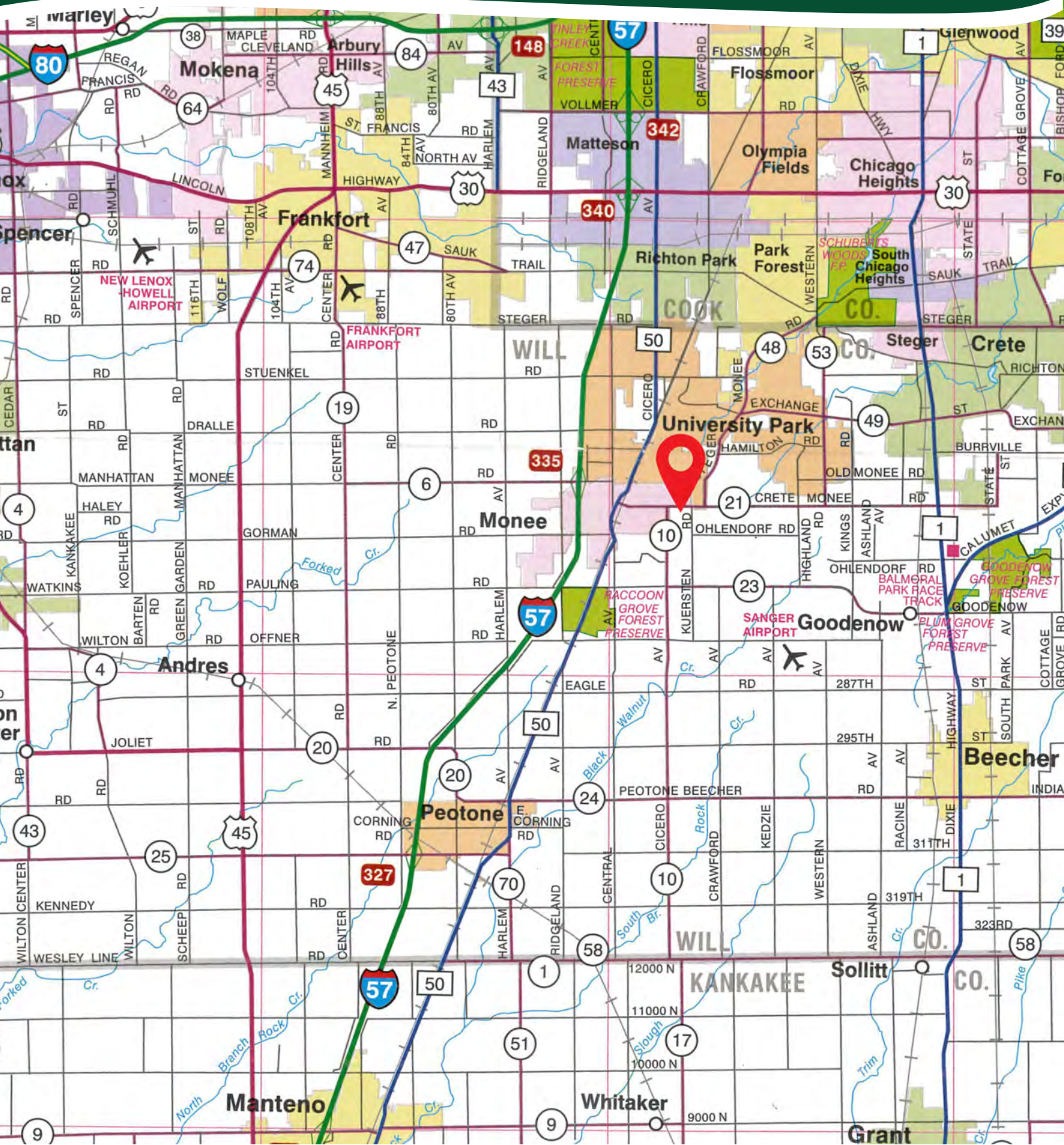
W Court Street

S Kuertsten Road

S Will Center Road

# THE MONEE FARM

## HIGHWAY MAP



# THE MONEE FARM

## PROPERTY DETAILS

|                   |                                                                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION          | The subject farm is located approximately 39 miles south of Chicago O'Hare International Airport and is contiguous to Monee. Nearby cities include: University Park (1/2 mile north), Frankfort (2 1/2 miles northwest), and Peotone (5 1/2 miles southwest). |
| FRONTAGE          | There is approximately 1/2 mile of road frontage on W Court Street, 3/8 mile on Will Center Road, and 1/4 mile on S Kuersten Road.                                                                                                                            |
| MAJOR HIGHWAYS    | Illinois Route 50 is 1 mile west, Interstate 57 is 1 5/8 miles west, Illinois Route 1 is 4 5/8 miles east, and U.S. Route 30 is 6 miles north of the property.                                                                                                |
| LEGAL DESCRIPTION | A brief legal description indicates the Monee Farm is located in Part of the Southwest Quarter of Section 22, Township 34 North – Range 13 East (Monee Township), Will County, Illinois.                                                                      |
| TOTAL ACRES       | There are a total of approximately 94 acres, estimated.                                                                                                                                                                                                       |
| TILLABLE ACRES    | There are approximately 80 tillable acres, estimated.                                                                                                                                                                                                         |
| SOIL TYPES        | Major soil types found on this farm include Frankfort silt loam and Ashkum silty clay loam.                                                                                                                                                                   |
| TOPOGRAPHY        | The topography of the subject farm is level to nearly level.                                                                                                                                                                                                  |
| MINERAL RIGHTS    | All mineral rights owned by the seller will be transferred in their entirety to the new owner.                                                                                                                                                                |
| POSSESSION        | Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.                                                                                                                                                    |
| PRICE & TERMS     | The asking price is \$39,500 per acre. A 10% earnest money deposit should accompany any offer to purchase.                                                                                                                                                    |
| FINANCING         | Mortgage financing is available from several sources. Names and addresses will be provided upon request.                                                                                                                                                      |
| GRAIN MARKETS     | There are a number of grain markets located within 15 miles of The Monee Farm.                                                                                                                                                                                |

# THE MONEE FARM

## PROPERTY DETAILS

|                 |                                                                                                                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TAXES</b>    | The 2024 real estate taxes are to be determined pending a parcel split. The property is currently part of tax parcel number #21-14-22-300-004-0000.                                                               |
| <b>ZONING</b>   | The property is zoned A-1, Agricultural.                                                                                                                                                                          |
| <b>COMMENTS</b> | The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-901-4269. |

# THE MONEE FARM

## PROPERTY PHOTOS



# THE MONEE FARM

## PROPERTY PHOTOS



# THE MONEE FARM

## SOILS INFORMATION

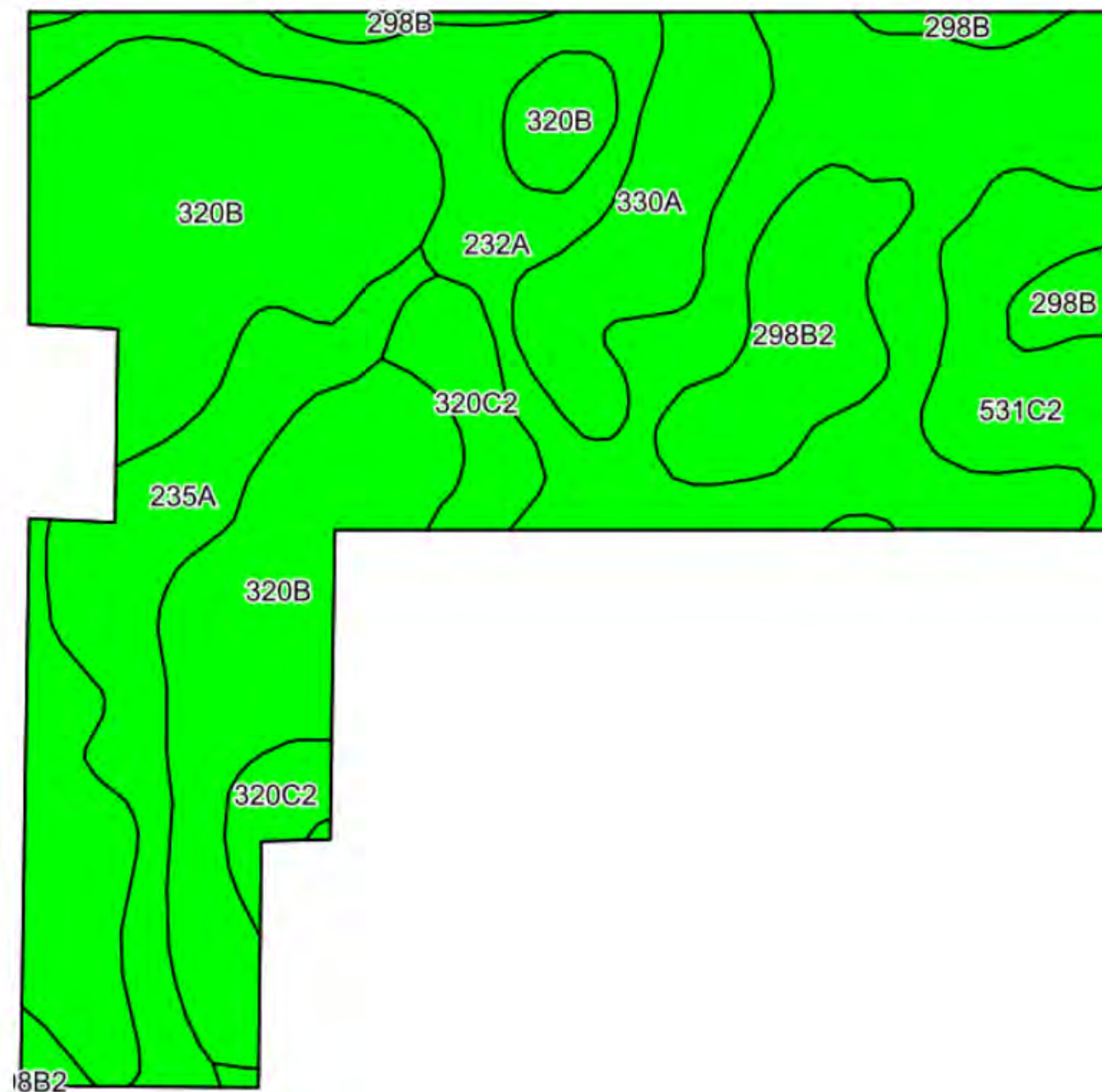
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

| SOIL #            | SOIL NAME                 | APPROX.<br>ACRES | PRODUCTIVITY INDEX<br>(PI) |
|-------------------|---------------------------|------------------|----------------------------|
| 320B              | Frankfort silt loam       | 30.67            | 100                        |
| 232A              | Ashkum silty clay loam    | 21.91            | 127                        |
| 235A              | Bryce silty clay          | 9.08             | 120                        |
| 298B2             | Beecher silt loam         | 5.73             | 108                        |
| 531C2             | Markham silt loam         | 5.43             | 113                        |
| 320C2             | Frankfort silty clay loam | 4.01             | 92                         |
| 298B              | Beecher silt loam         | 1.69             | 113                        |
| 330A              | Peotone silty clay loam   | 1.48             | 123                        |
| WEIGHTED AVERAGE: |                           |                  | 111.4                      |

*\*Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

# THE MONEE FARM

## SOILS MAP



# THE MONEE FARM

## AERIAL MAP



University  
Park

ILLINOIS  
50

INTERSTATE  
57

W Court Street

Monee

S Kuersten Road

S Will Center Road

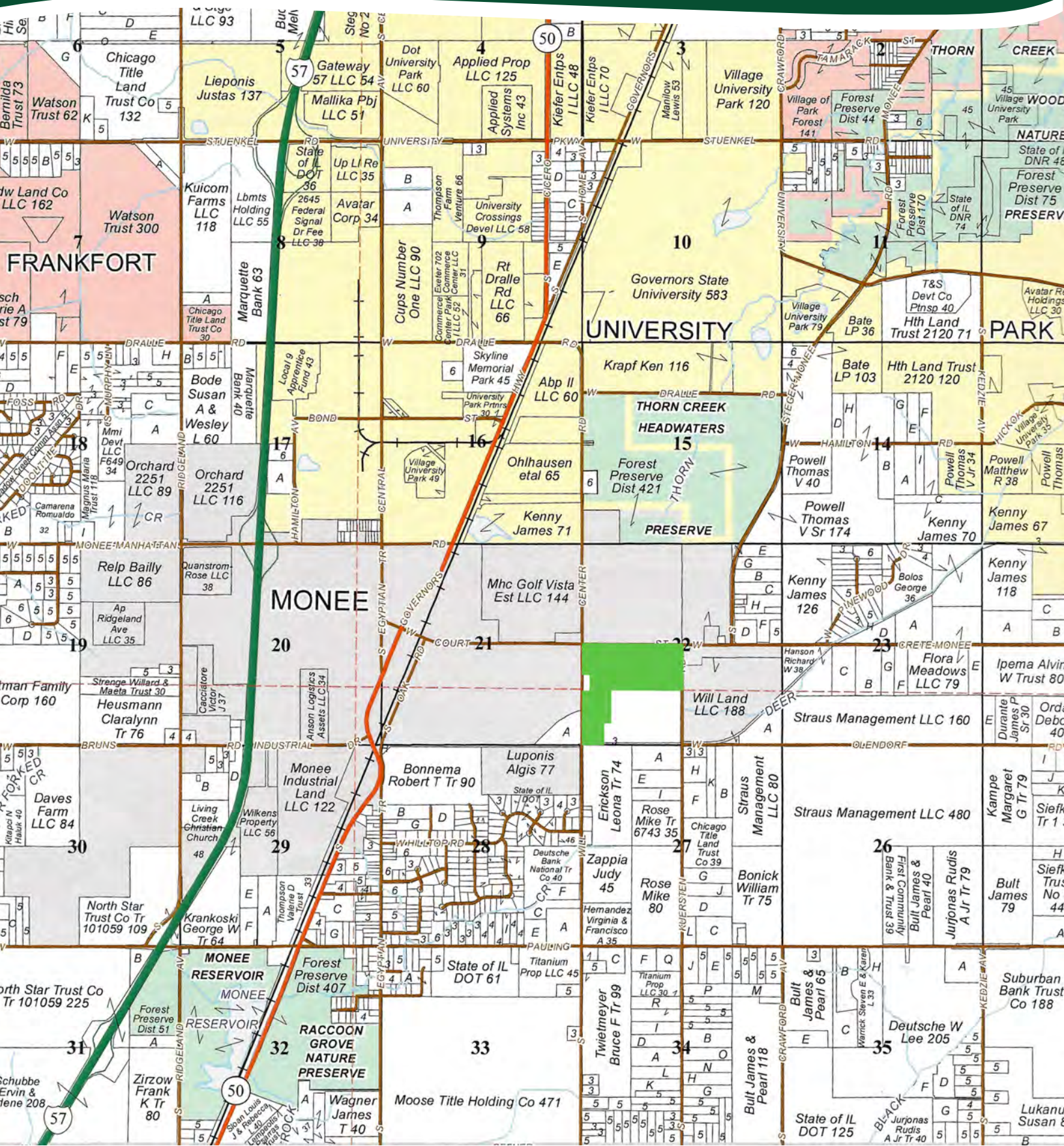
Mobil Culver's



DOLLAR GENERAL



# PLAT MAP



# THE MONEE FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP
2. FLOODPLAIN MAP

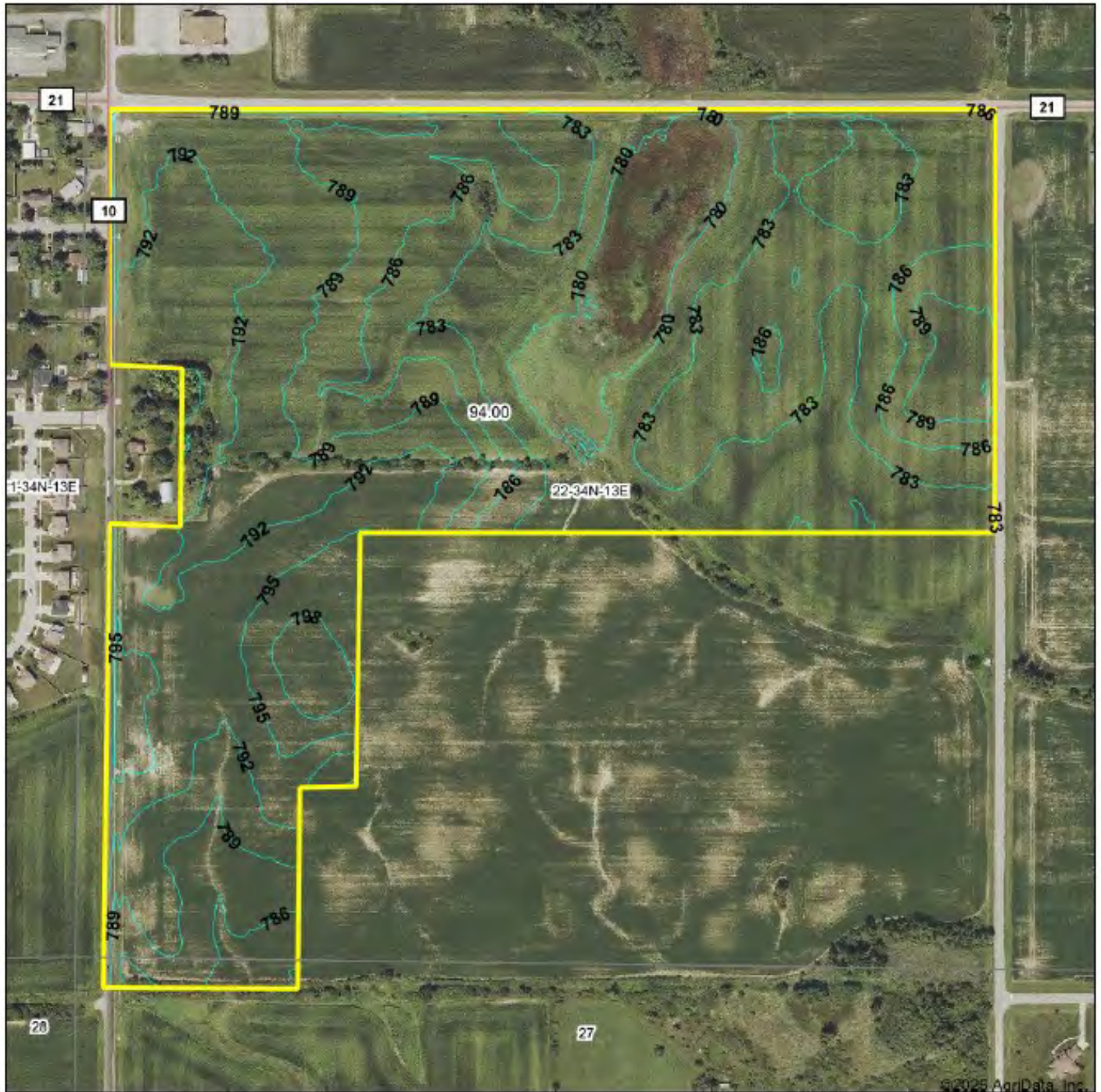
For more information, please visit [MGW.us.com](http://MGW.us.com)  
or contact:

Josh Waddell (815) 901-4269 | [Josh.Waddell@mgw.us.com](mailto:Josh.Waddell@mgw.us.com)



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# TOPOGRAPHY MAP



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Map Provided By:



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Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 775.9  
Max: 800.7  
Range: 24.8  
Average: 787.2  
Standard Deviation: 5.02 ft

0ft 480ft 921ft

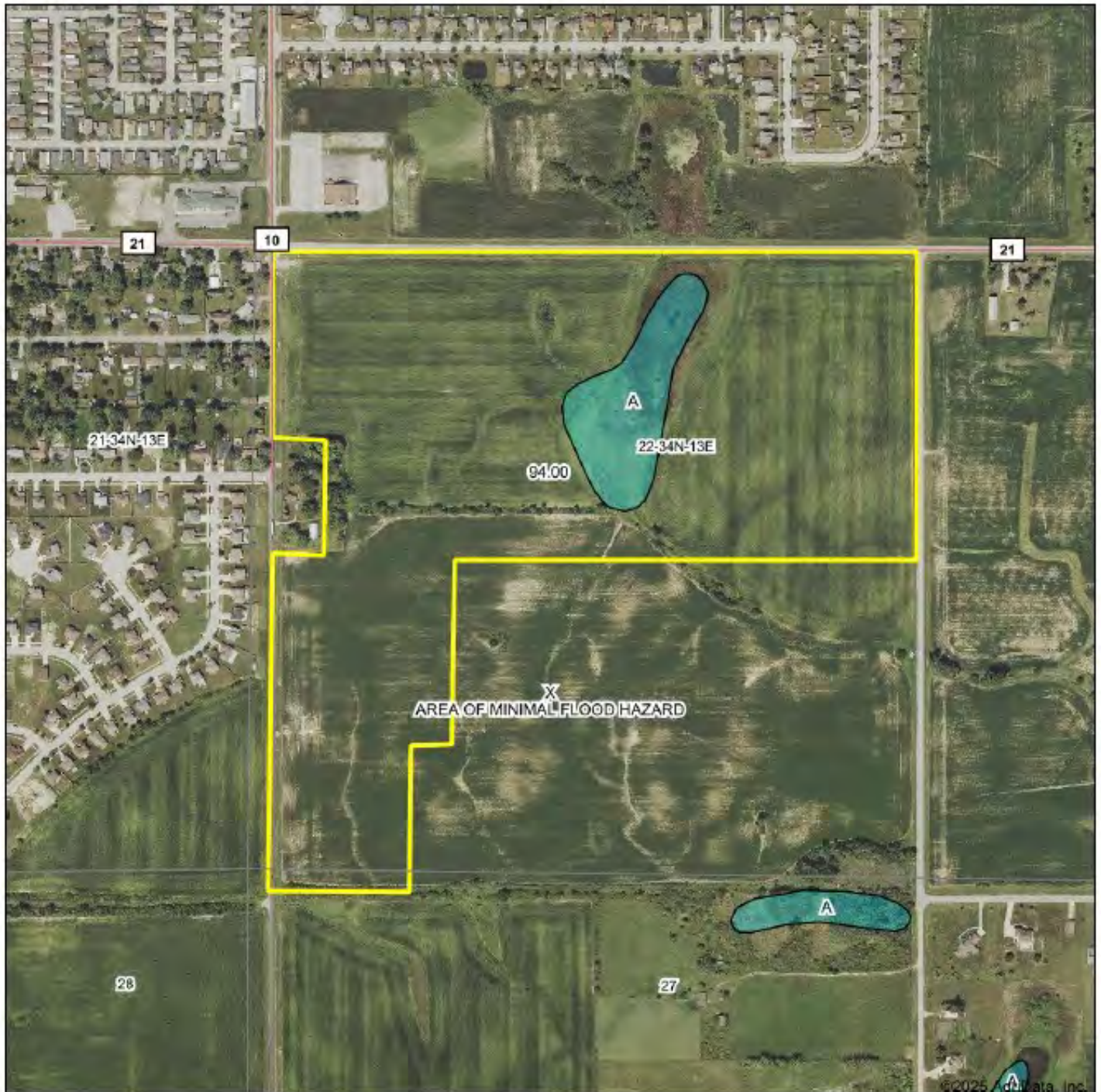


7/31/2025

22-34N-13E  
Will County  
Illinois

Boundary Center: 41.416348, -87.723568

# FLOODPLAIN MAP



Boundary Center: 41.416348, -87.723588

0ft 633ft 1266ft

22-34N-13E  
Will County  
Illinois



Map Provided By:  
**surety**  
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7/31/2025

Flood related information provided by FEMA



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