

# THE FRANKFORT PROPERTY

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



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
info@mgw.us.com  
(815) 756-3606

[Real Estate](#) • [Farm Management](#) • [Appraisals](#) • [Consulting](#)



# THE FRANKFORT PROPERTY

AERIAL MAP



S 84th Avenue

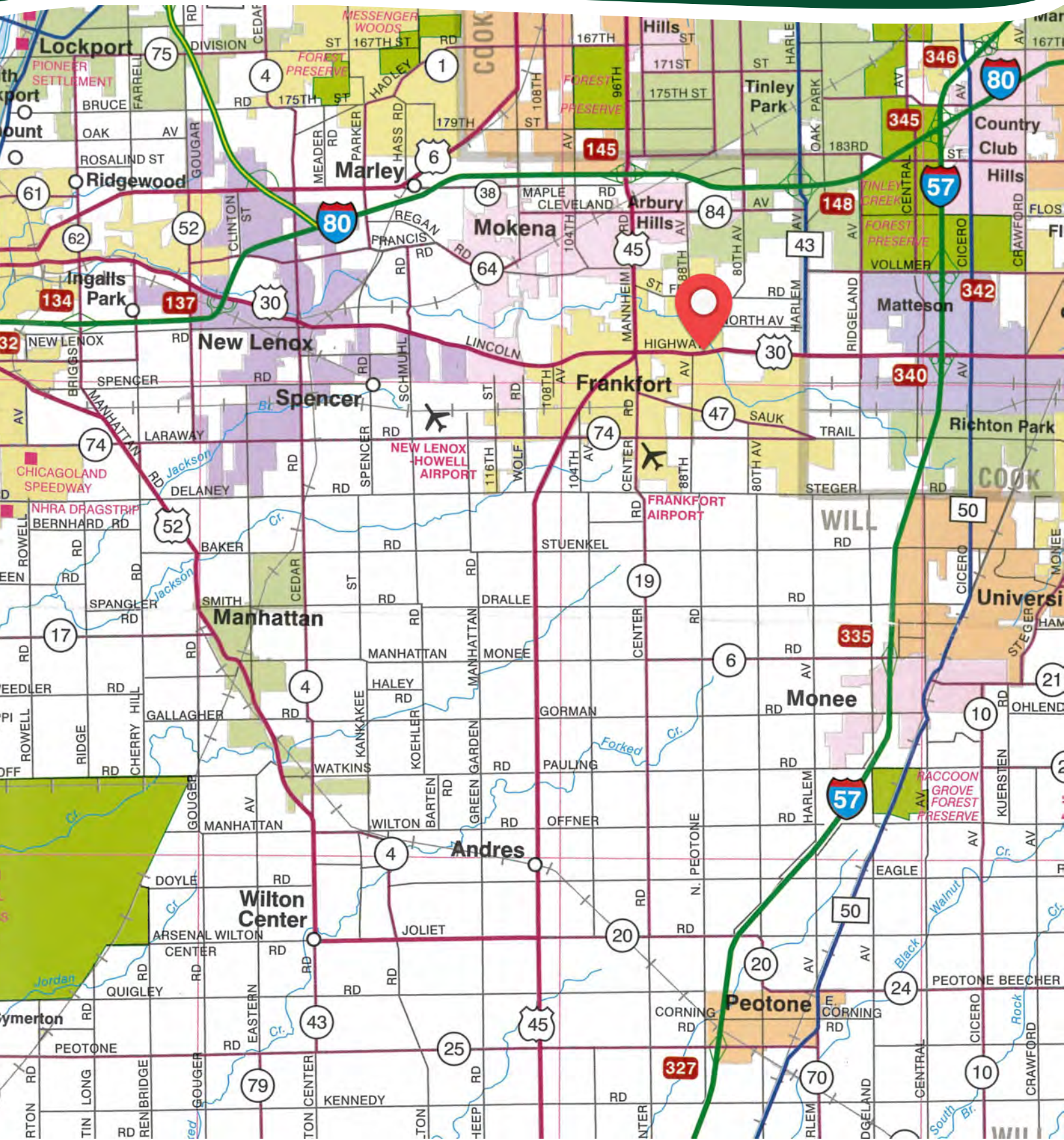
Lincoln Highway





# THE FRANKFORT PROPERTY

## HIGHWAY MAP



# THE FRANKFORT PROPERTY

## PROPERTY DETAILS

|                   |  |
|-------------------|--|
| LOCATION          | The subject property is located approximately 32 miles south of Chicago O'Hare International Airport and is within the village of Frankfort. Nearby cities include: Tinley Park (1 1/4 miles north), Matteson (1 5/8 miles east), and Joliet (8 1/2 miles west). |
| FRONTAGE          | There is approximately 5/16 mile of road frontage on U.S. Route 30.  |
| MAJOR HIGHWAYS    | U.S. Route 30 is the south border of the property, U.S. Route 45 is 1 1/8 miles west, Illinois Route 43 is 1 5/8 miles east, and Interstate 80 is 2 3/4 miles north of the property.   |
| LEGAL DESCRIPTION | A brief legal description indicates The Frankfort Property is located in Part of the Northwest Quarter of Section 23, Township 35 North - Range 12 East (Frankfort Township), Will County, Illinois.   |
| TOTAL ACRES       | There are a total of 35.964 acres according to recent surveys.   |
| TILLABLE ACRES    | There are approximately 20.61 tillable acres according to the Will County FSA.   |
| SOIL TYPES        | Major soil types found on this farm include Frankfort silty clay loam, Markham silt loam, and Ozaukee silty clay loam.   |
| TOPOGRAPHY        | The topography of the subject property is level to gently rolling.   |
| 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 \$42,500 per acre. The owners are seeking a cash sale. 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 Frankfort Property.   |



# THE FRANKFORT PROPERTY

## PROPERTY DETAILS

|                 |   |
|-----------------|---|
| <b>TAXES</b>    | The 2023 real estate taxes totaled \$745.44. The tax parcel numbers are #19-09-23-100-016-0000 & #19-09-23-100-020-0000.  |
| <b>ZONING</b>   | The property is zoned ER - Estate Residential District (Village of Frankfort).  |
| <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 815-751-0439. |

# THE FRANKFORT PROPERTY

## PROPERTY PHOTOS





# THE FRANKFORT PROPERTY

## PROPERTY PHOTOS





# THE FRANKFORT PROPERTY

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA

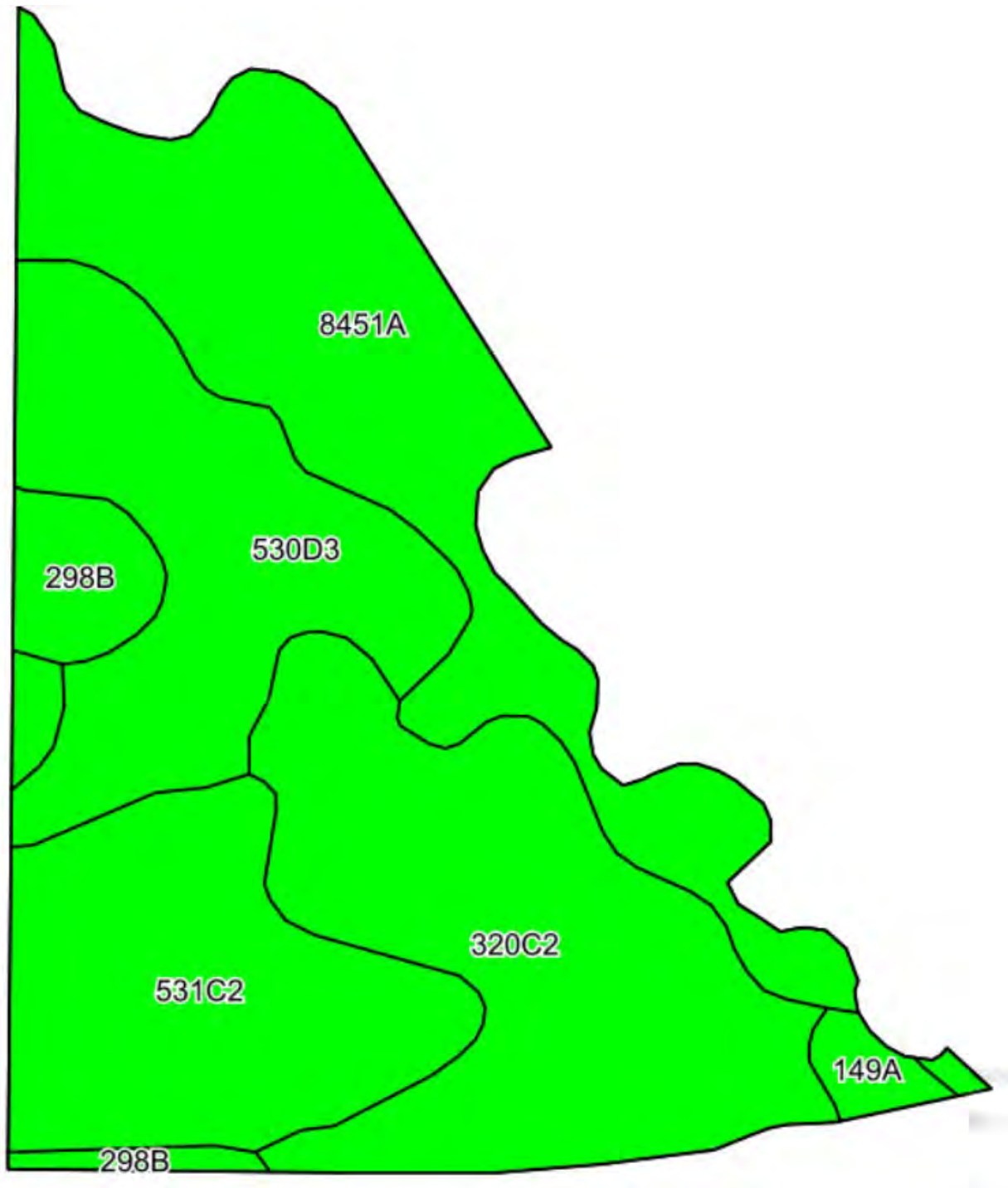
| SOIL #            | SOIL NAME                 | APPROX.<br>ACRES | PRODUCTIVITY INDEX<br>(PI)* |
|-------------------|---------------------------|------------------|-----------------------------|
| 320C2             | Frankfort silty clay loam | 7.19             | 92                          |
| 531C2             | Markham silt loam         | 5.55             | 113                         |
| 530D3             | Ozaukee silty clay loam   | 5.15             | 92                          |
| 298B              | Beecher silt loam         | 1.39             | 113                         |
| 8451A             | Lawson silt loam          | 0.93             | 140                         |
| 149A              | Brenton silt loam         | 0.40             | 141                         |
| WEIGHTED AVERAGE: |                           |                  | 102.2                       |

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



# THE FRANKFORT PROPERTY

## SOILS MAP





# THE FRANKFORT PROPERTY

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. VILLAGE OF FRANKFORT ZONING MAP (CLICK FOR LINK)
5. FUTURE LAND USE MAP (CLICK FOR LINK)

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


or contact:

Josh Waddell (815) 751-0439 | [Josh.Waddell@mgw.us.com](mailto:Josh.Waddell@mgw.us.com)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



 Non-Cropland  
 Cropland

Tract Boundary

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Map Created December 15, 2022

IL197\_T13528

Tract Cropland Total: 20.61 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



ILLINOIS

WILL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 12358

Prepared : 2/2/24 1:09 PM CST

Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-197-2021-50  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

## Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 37.79              | 20.61              | 20.61                  | 0.00           | 0.00 | 0.00 | 0.00 | 0.0       | Active               | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      |      | CRP  | MPL       | DCP Ag.Rel. Activity | SOD              |
| 0.00               | 0.00               | 20.61                  | 0.00           |      |      | 0.00 | 0.00      | 0.00                 | 0.00             |

## Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | SOYBN      | WHEAT, CORN         |

## DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 GRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Wheat        | 0.61         | 0.00                        | 56        |     |
| Corn         | 8.99         | 0.00                        | 97        |     |
| Soybeans     | 10.97        | 0.00                        | 35        | 0   |
| <b>TOTAL</b> | <b>20.57</b> | <b>0.00</b>                 |           |     |

## NOTES

Tract Number : 13528

Description : FRANKFORT TWP SEC 23  
FSA Physical Location : ILLINOIS/WILL  
ANSI Physical Location : ILLINOIS/WILL  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : 17-197-2021-53

## Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 37.79     | 20.61    | 20.61        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



ILLINOIS  
WILL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12358

Prepared : 2/2/24 1:09 PM CST

Crop Year : 2024

Tract 13528 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 20.61                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat        | 0.61         | 0.00                        | 56        |
| Corn         | 8.99         | 0.00                        | 97        |
| Soybeans     | 10.97        | 0.00                        | 35        |
| <b>TOTAL</b> | <b>20.57</b> | <b>0.00</b>                 |           |

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 676.6

Max: 724.4

Range: 47.8

Average: 697.2

Standard Deviation: 12.43 ft

0ft 345ft 691ft



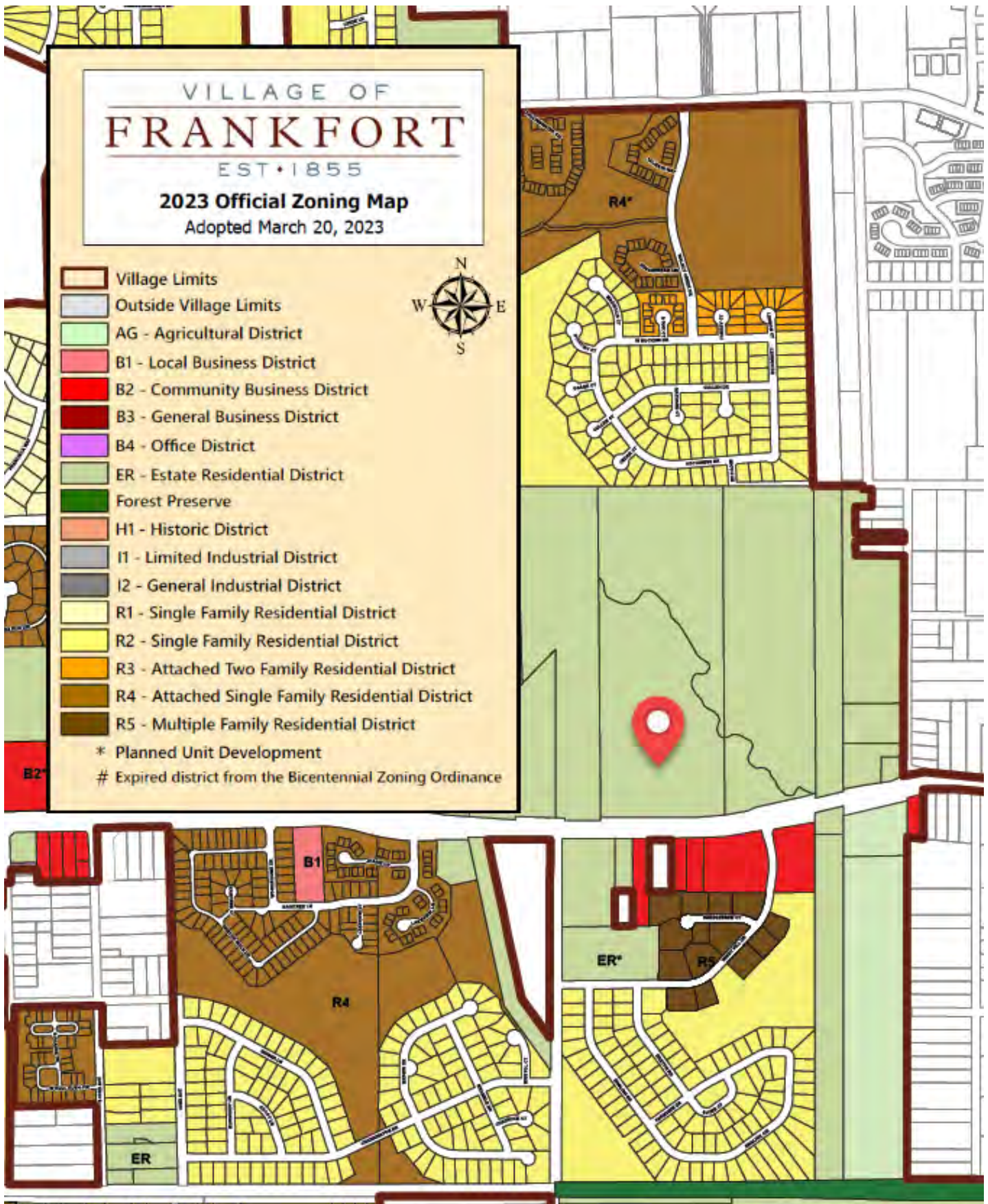
2/2/2024

23-35N-12E  
Will County  
Illinois

Boundary Center: 41.509188, -87.825152

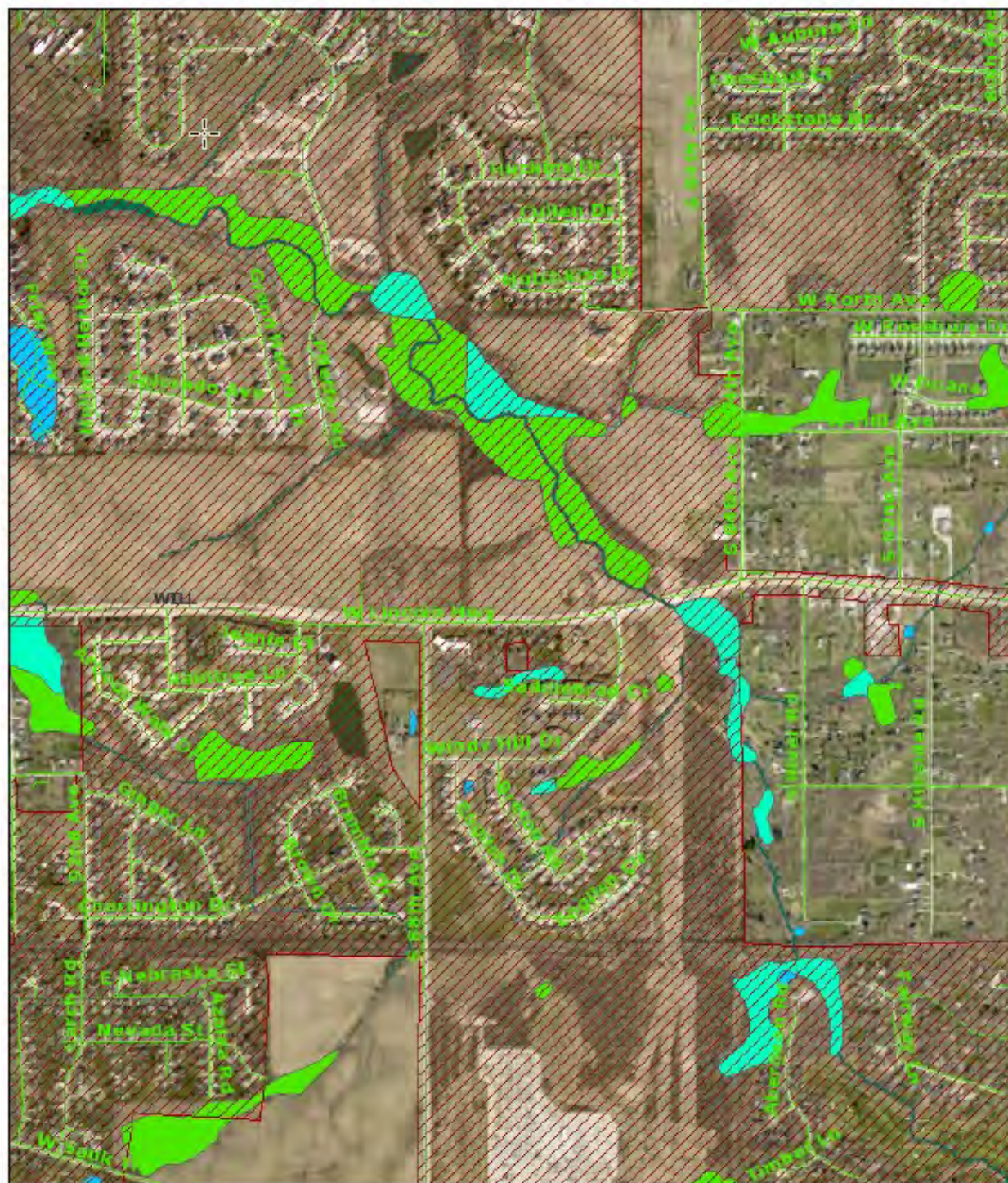


# ZONING MAP





# WETLANDS & FLOODPLAIN MAP



February 2, 2024

National Wetland Inventory 2018

 Freshwater Emergent Wetland

 Freshwater Forested/Shrub Wetland

 Freshwater Pond

Lake

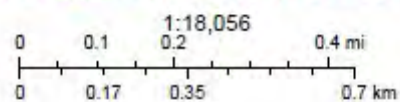
 Riverine

☐ Other

FEMA Floodzones

 100 500

— FEMA Floodzone Elevation



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Resource Management Mapping Service (<https://www.rmmis.iitnol.edu>)





MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)

MGW.us.com

Josh Waddell

Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565

[info@mgw.us.com](mailto:info@mgw.us.com)