

**78 AC Seward Twp Farm**  
SE Corner of Ridge Rd. & Bell Rd.  
Minooka IL 60447



# 78 AC SEWARD TWP FARM

**SE Corner of Ridge Rd. & Bell Rd.**  
**Minooka IL 60447**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	Kendall
<b>Township:</b>	Seward
<b>Gross Land Area:</b>	78.66
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$8,566,074.00
<b>Unit Price:</b>	\$2.50 per Square Foot
<b>Productivity Index (PI):</b>	124.3
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



This 78 acre parcel of vacant farmland is located on the southeast corner of Ridge Road and Bell Road, just north of the city limits in Minooka, IL and just west of the city limits of Shorewood. With I-80 being less than 3 miles away, I-55 less than 6 miles, and US Route 52 about 1 mile, this location aids the develop potential of this property.

Minooka and Shorewood, Illinois are prime spots for real estate development. They're right in the Chicago area, which means excellent access to major roads like I-80 and I-55 – a big plus for residents and businesses alike. The local economy is strong, the population is growing, and there are plenty of job opportunities, driving up demand for good homes, stores, and recreational spaces. On top of that, the natural beauty of lakes and parks in the area adds to its appeal, making it a great place for families and folks looking for a calm yet connected community. Minooka and Shorewood offer a fantastic opportunity for straightforward, sustainable real estate projects.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 78 AC Seward Twp Farm  
**Tax ID Number/APN:** 09-24-300-009  
**Possible Uses:** Agricultural Production, Possible Development  
**Zoning:** A-1, Agriculture

### AREA & LOCATION

**School District:** Minooka CCSD 201  
**Location Description:** This property is located north of Minooka and east of Shorewood, between US-52 and IL-80, on the southeast intersection of Ridge Road and Bell Road.  
**Side of Street:** The property is located on the east side of Ridge Road and south side of Bell Road.  
**Highway Access:** The property is 1 mile to US-52, about 2.5 miles to I-80, and less than 5 miles to I-55.  
**Road Type:** Asphalt/Blacktop  
**Property Visibility:** This property is visible from both Ridge Road and Bell Road.  
**Largest Nearby Street:** Ridge Road and US-52  
**Transportation:** The nearest train station is about 15 miles away in Joliet. Midway Airport is about 42 miles away and O'Hare Airport is about 51 miles away.

### LAND RELATED

**Lot Frontage (Feet):** Ridge Road: Approximately 2,643 feet  
Bell Road: Approximately 1,315 feet  
**Tillable Acres:** Approximately 73.55 Tillable Acres  
**Buildings:** No Buildings  
**Zoning Description:** A-1, Agriculture  
**Flood Plain or Wetlands:** Please see included Wetlands Map provided by Surety Maps.  
**Topography:** Please see included Topographical Maps provided by Surety Maps.  
**Soil Type:** Please see included Soil Maps provided by Surety Maps.

### FINANCIALS

**Finance Data Year:** Tax Year 2022, Payable 2023  
**Real Estate Taxes:** 2022 Taxes, Payable 2023: \$2,465.18  
**Investment Amount:** \$8,566,074.00 or \$2.50 per Sq Ft

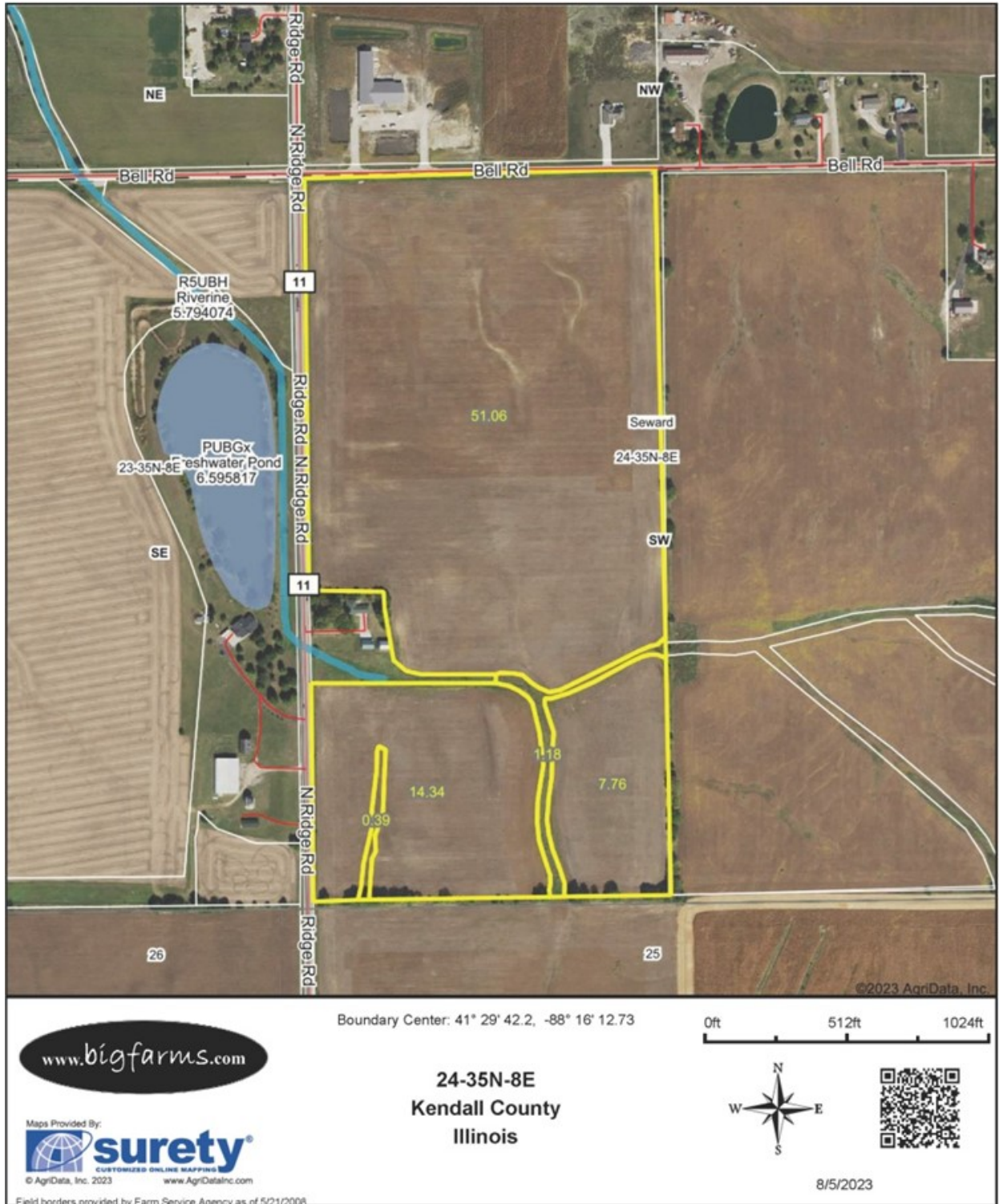
### LOCATION

**Address:** Minooka, IL 60447  
**County:** Kendall County, IL

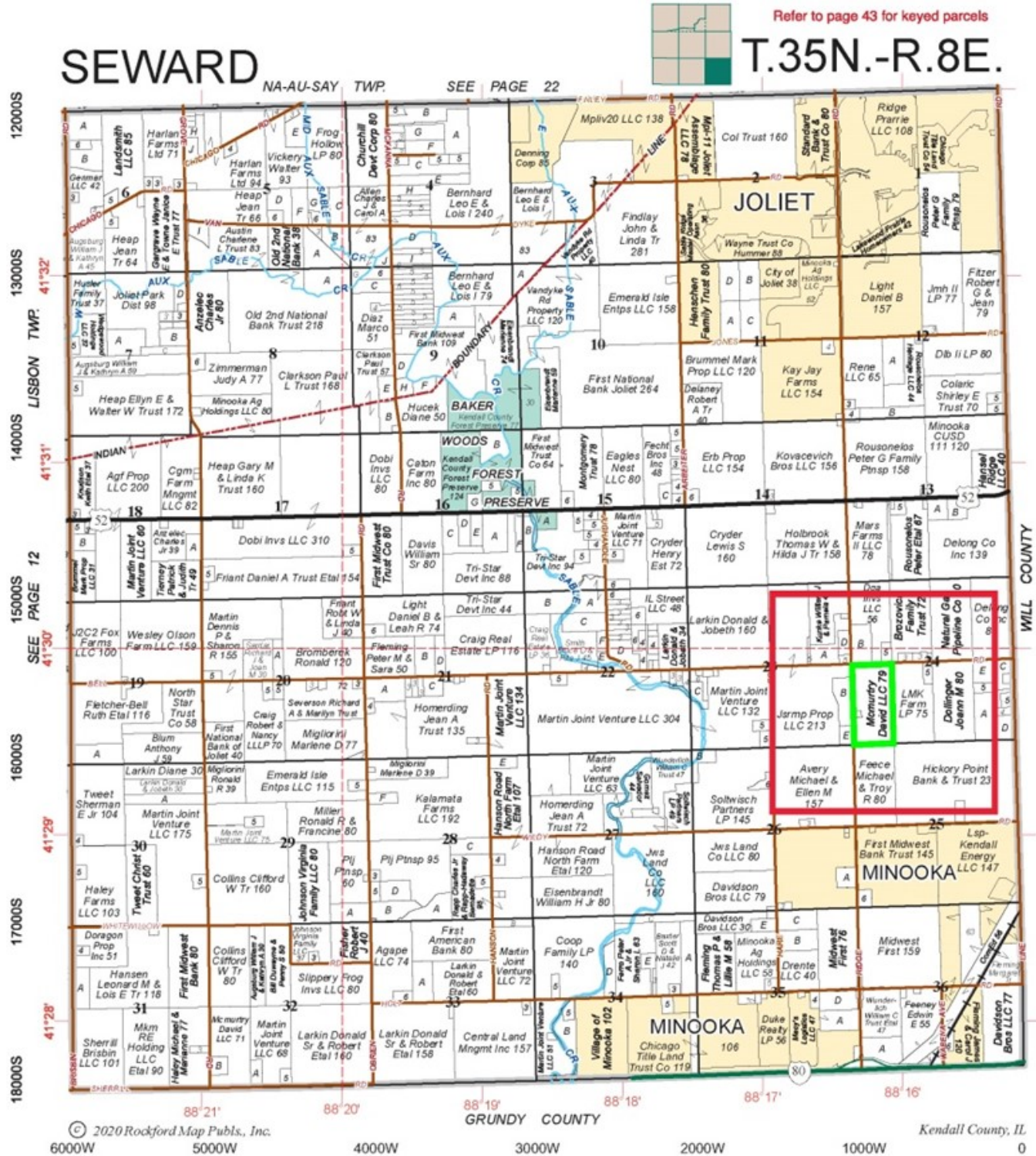
PROPERTY MAP



FSA AERIAL MAP OF 78 AC SEWARD TWP FARM

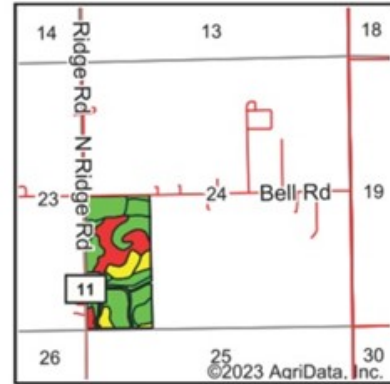
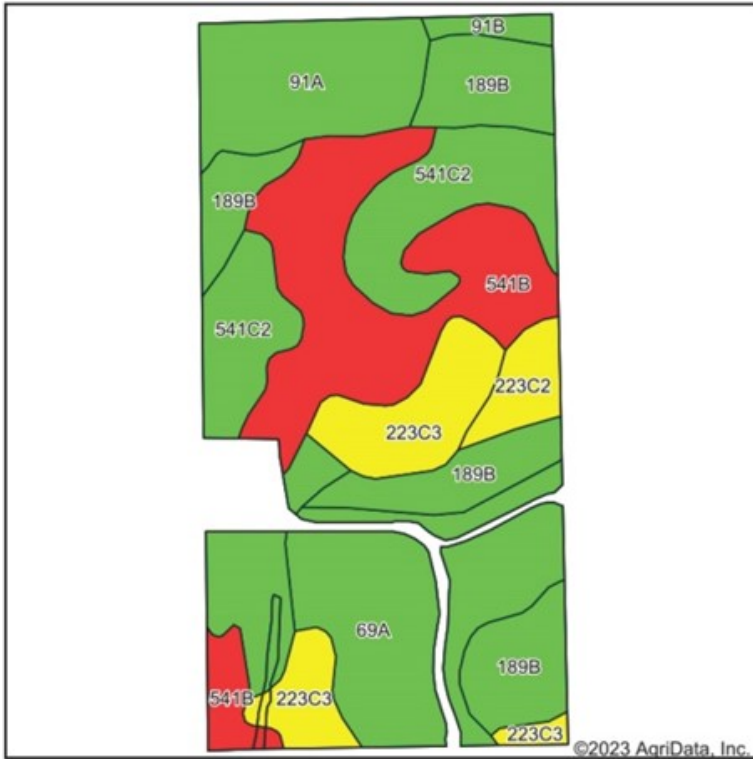


PLAT MAP OF 78 AC SEWARD TWP FARM



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

SOIL MAP OF 78 AC SEWARD TWP FARM



State: Illinois  
 County: Kendall  
 Location: 24-35N-8E  
 Township: Seward  
 Acres: 73.55  
 Date: 8/5/2023



Soils data provided by USDA and NRCS.

Area Symbol: IL093, 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
**541B	Graymont silt loam, 2 to 5 percent slopes	15.65	21.3%		**181	**56	**133
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	14.34	19.5%		**170	**53	**125
69A	Milford silty clay loam, 0 to 2 percent slopes	12.95	17.6%		171	57	128
**189B	Martinton silt loam, 2 to 4 percent slopes	12.15	16.5%		**171	**56	**129
91A	Swygart silty clay loam, 0 to 2 percent slopes	8.09	11.0%		158	52	118
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	7.45	10.1%		**139	**44	**102
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	2.05	2.8%		**150	**48	**110
**91B	Swygart silty clay loam, 2 to 4 percent slopes	0.87	1.2%		**156	**51	**117
Weighted Average					167.5	53.7	124.3

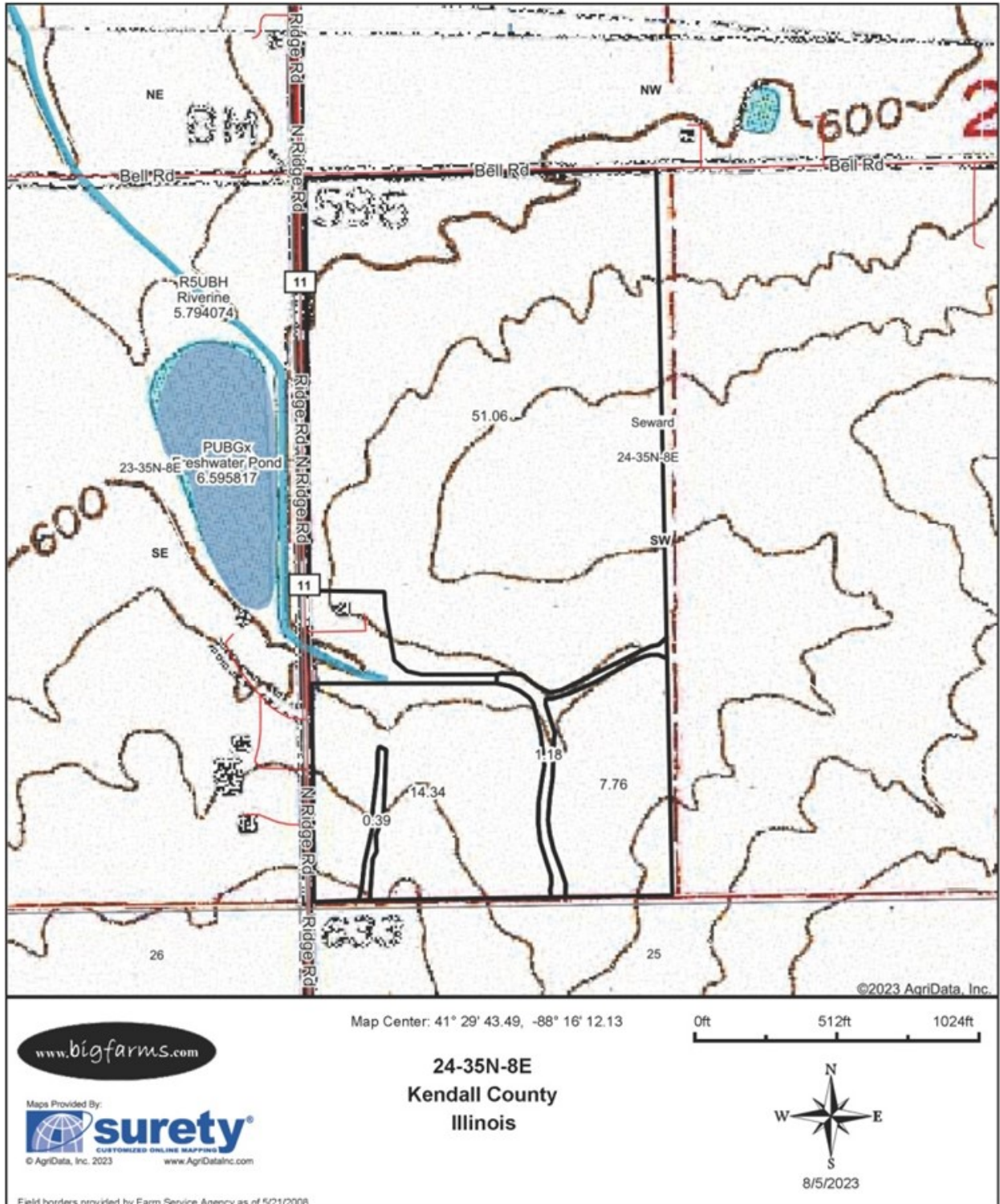
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

TOPO MAP OF 78 AC SEWARD TWP FARM

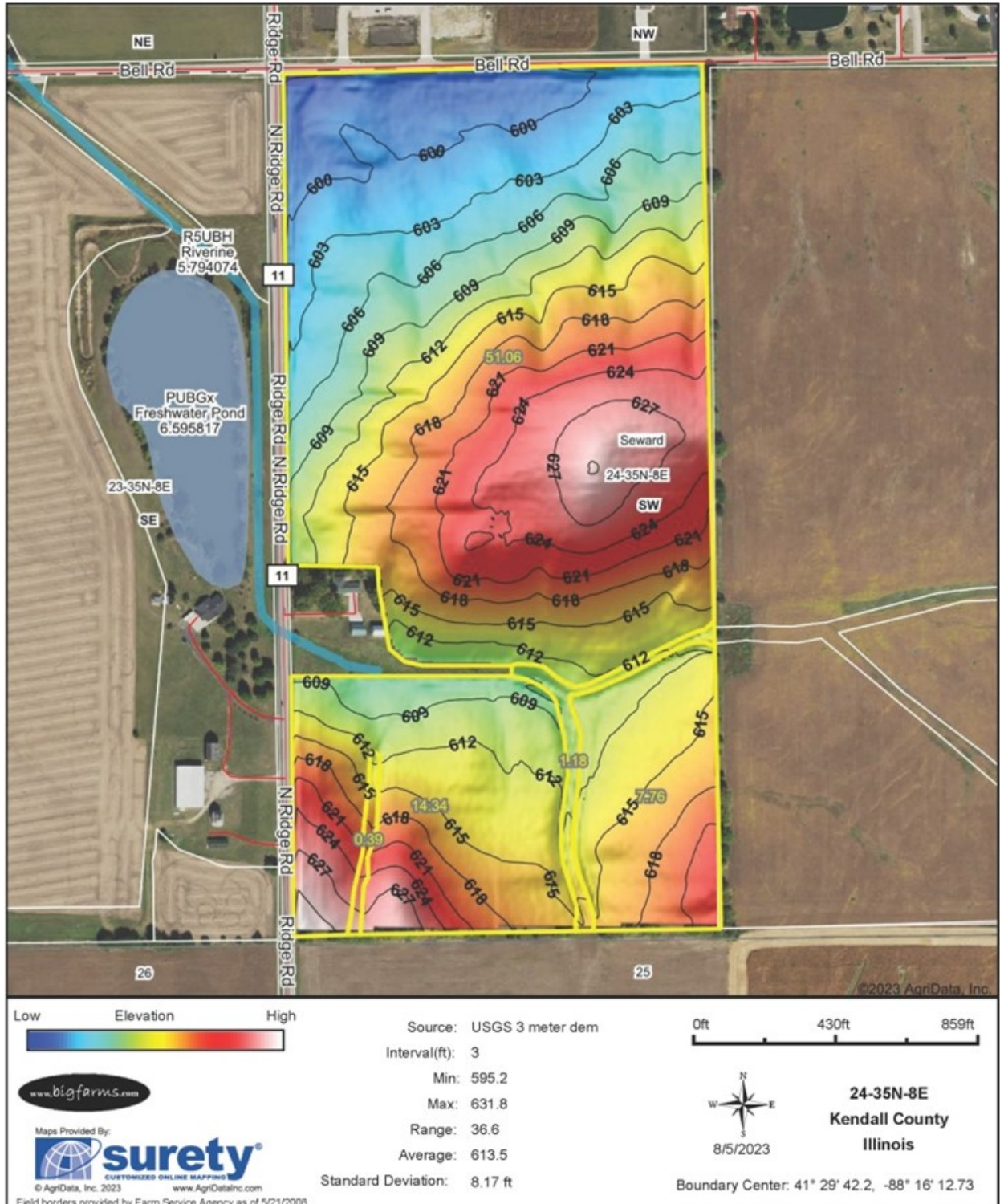


TOPO CONTOURS MAP OF 78 AC SEWARD TWP FARM

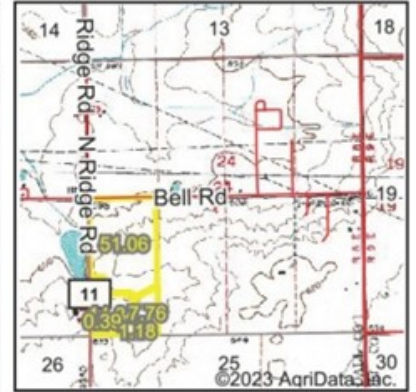




TOPO HILLSHADE MAP OF 78 AC SEWARD TWP FARM



WETLANDS MAP OF 78 AC SEWARD TWP FARM



State: Illinois  
 Location: 24-35N-8E  
 County: Kendall  
 Township: Seward  
 Date: 8/5/2023



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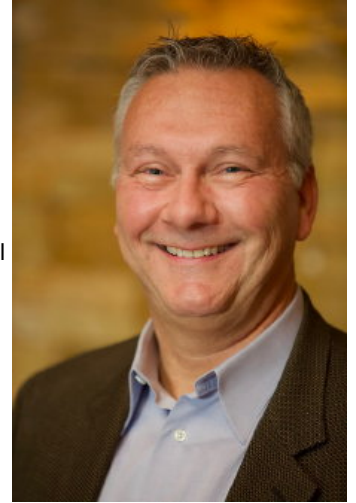
Classification Code	Type	Acres
Total Acres		0.00

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

## 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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