

38 AC Jackson Twp Route 53 Farm
23815 S State Route 53
Elwood IL 60421



38 AC JACKSON TWP ROUTE 53 FARM

23815 S State Route 53
Elwood IL 60421

For more information contact:

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



County:	Will
Township:	Jackson
Gross Land Area:	38.26
Property Type:	Agricultural Farmland
Total Investment:	\$2,486,900.00
Unit Price:	\$65,000 per acre
Productivity Index (PI):	135.8
Buildings:	Yes
Utilities:	Near Site
Zoning:	A-1, Agriculture



38 acre parcel located on the northeast corner of Route 53 and W Millsdale Road just south of Joliet, IL in Jackson Township with prime development potential. This is an excellent location with frontage on Rt. 53 and zoned B-3 in the City of Joliet. There are multiple public transportation options, and located only a few miles south from Chicagoland Speedway and Route 66 Raceway. There is a good mix of commercial, industrial, residential, and agriculture in this area, including a Intermodal Terminal for Union Pacific Railroad and the BNSF Intermodal. There is an old farmhouse and buildings on the property.

The vibrant south end of Joliet, IL, offers unparalleled development potential. Boasting a strategic location within a rapidly growing community, the land presents an exceptional opportunity for investors and developers alike. Its proximity to key amenities, including transportation hubs, educational institutions, and commercial centers, makes it an ideal choice for residential, commercial, or mixed-use development projects. With its favorable zoning regulations and ample space, this property provides the canvas for innovative and profitable ventures. Don't miss the chance to capitalize on this promising investment opportunity in one of Joliet's most dynamic areas.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 38 AC Jackson Twp Route 53 Farm
Tax ID Number/APN: 10-11-03-300-005-0000
Possible Uses: Industrial Development
Zoning: Currently zoned B-3 in the City of Joliet.

AREA & LOCATION

School District: Laraway CCSD 70C (P-8)
Joliet Twp HSD 204 (9-12)

Location Description: This property is located on the northeast corner of Route 53 & W Millsdale Road, south of Joliet near the Chicagoland Speedway and Route 66 Raceway.

Site Description: This square-shaped parcel is very flat, and near 100% tillable acres, no wetlands or flood zones.

Side of Street: This property is located on the east side of Route 53 and the north side of W Millsdale Road.

Highway Access: The property is located on Route 53, which connects to I-80 and Route 52.

Road Type: Asphalt/Blacktop

Legal Description: PART OF THE SW1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 3, TOWNSHIP 34 NORTH, 10 EAST, WILL COUNTY, ILLINOIS

Property Visibility: The property is visible from both Route 53 and W Millsdale Road.

Largest Nearby Street: The largest nearby street is Route 53.

Transportation: There is a Pace Bus Stop (Route 511) right at Route 53 & Milldale Road, which this parcel sits on the northeast corner of this intersection. This current bus route goes to PACE Transit Center, located right next to Joliet Metra & Amtrak Station.

Joliet Metra/Amtrak Station is 5.5 miles to the north from the property.
Midway Airport is located 44 miles north and O'Hare International Airport is 52.1 miles.

LAND RELATED

Lot Frontage (Feet): 1,314 feet of frontage on Route 53 and 1,233 feet of frontage on W Millsdale Road.

Lot Depth: Approximately 1226 feet east & west
Approximately 1315 feet north & south

Buildings: There is a house and farm buildings on site.

Zoning Description: Currently zoned B-3 in the City of Joliet.

Flood Plain or Wetlands: No flood plain or wetlands indicated. Please see included FEMA and Wetland Maps provided by Surety Maps.

Topography: The parcel is very flat with only an approximate deviation of 1.71 feet.

Please see included topographical maps provided by Surety Maps.

Soil Type: 42.1% Elpaso silty clay loam (356A)
36.9% Chenoa silty clay loam (614A)
21.0% Graymont silt loam (541B)

Please see included Soil Map provided by Surety Maps.

Available Utilities: Available from the Joliet.

FINANCIALS

Finance Data Year: 2022 Taxes, Payable 2023
Real Estate Taxes: 2022 Tax Year: \$8,315.60
Investment Amount: \$2,486,900 or \$65,000 per acre

LOCATION



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Address:
County:

23815 S State Route 53, Elwood, IL 60421
Will County

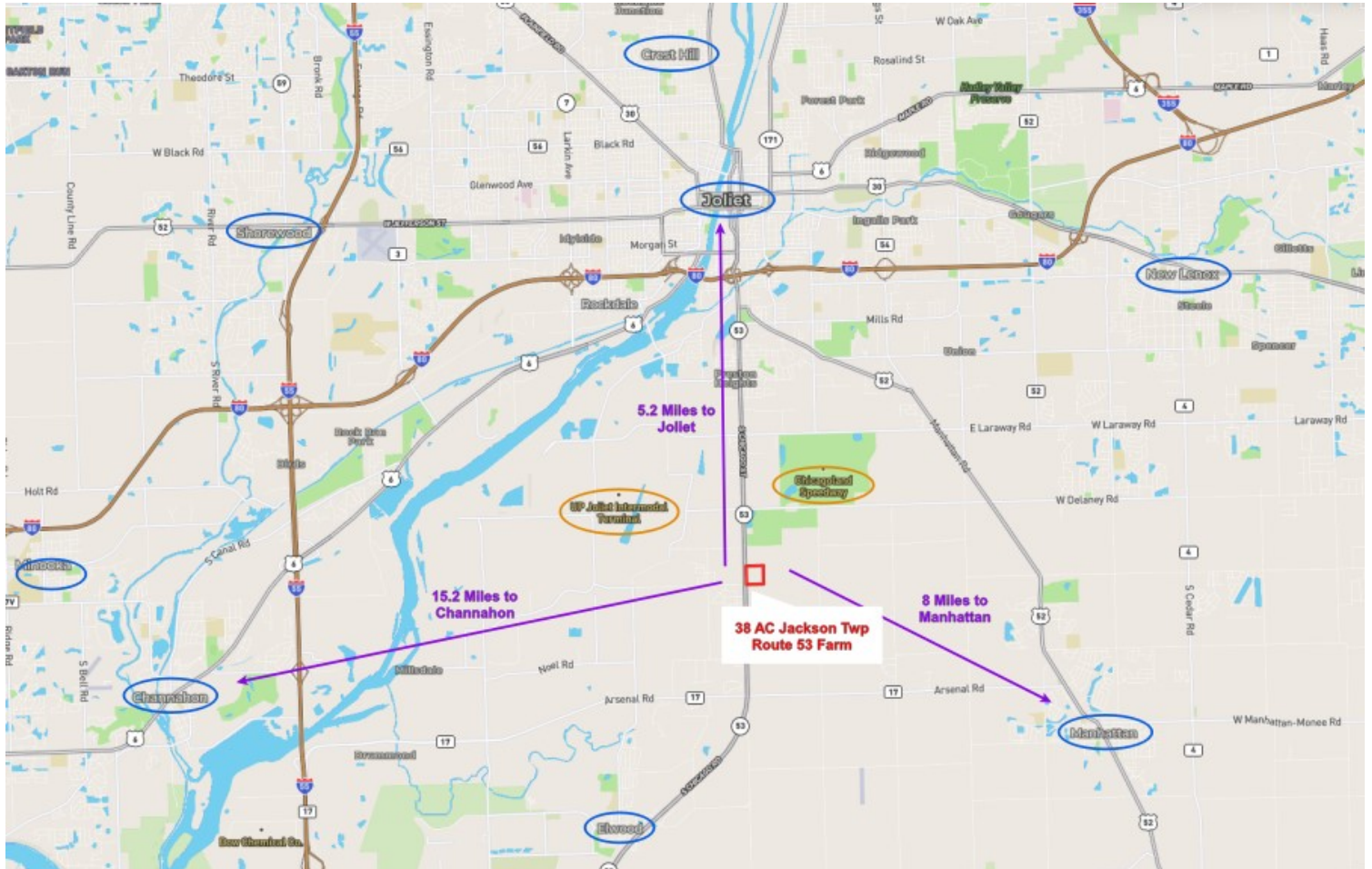


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PROPERTY MAP



SURROUNDING AREA ROAD MAP

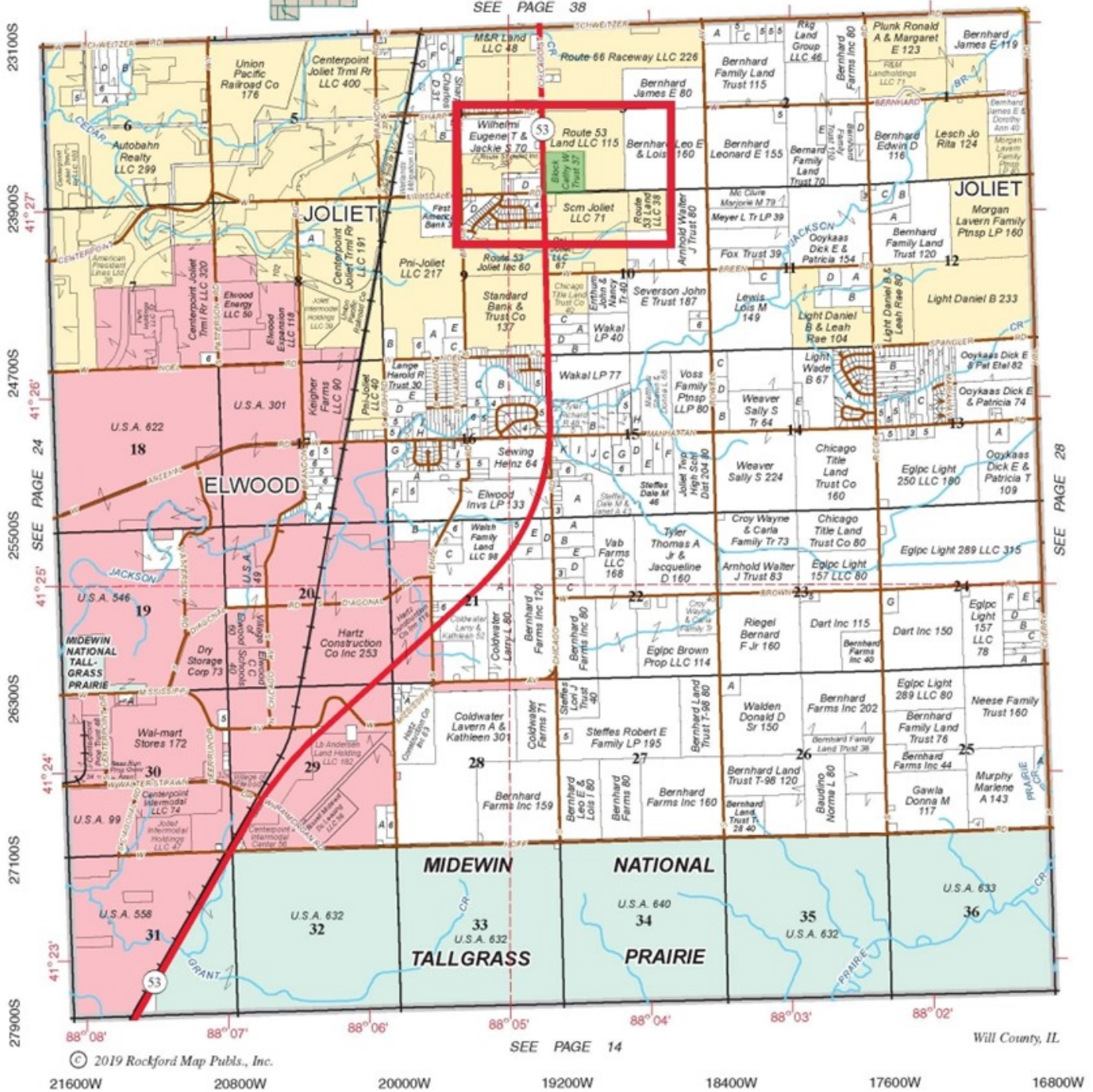


PLAT MAP

Refer to page 64 for keyed parcels

JACKSON

T.34N.-R.10E.

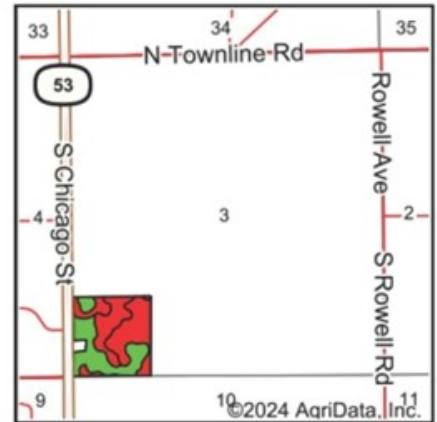
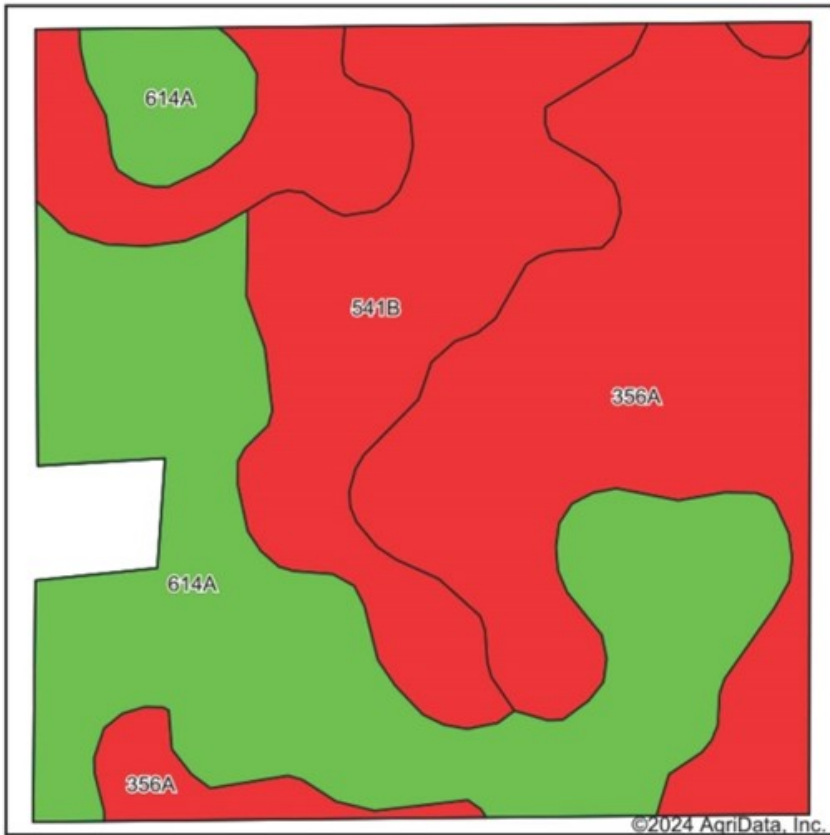


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: **Illinois**
 County: **Will**
 Location: **3-34N-10E**
 Township: **Jackson**
 Acres: **38.45**
 Date: **5/9/2024**



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

Area Symbol: IL197, Soil Area Version: 18

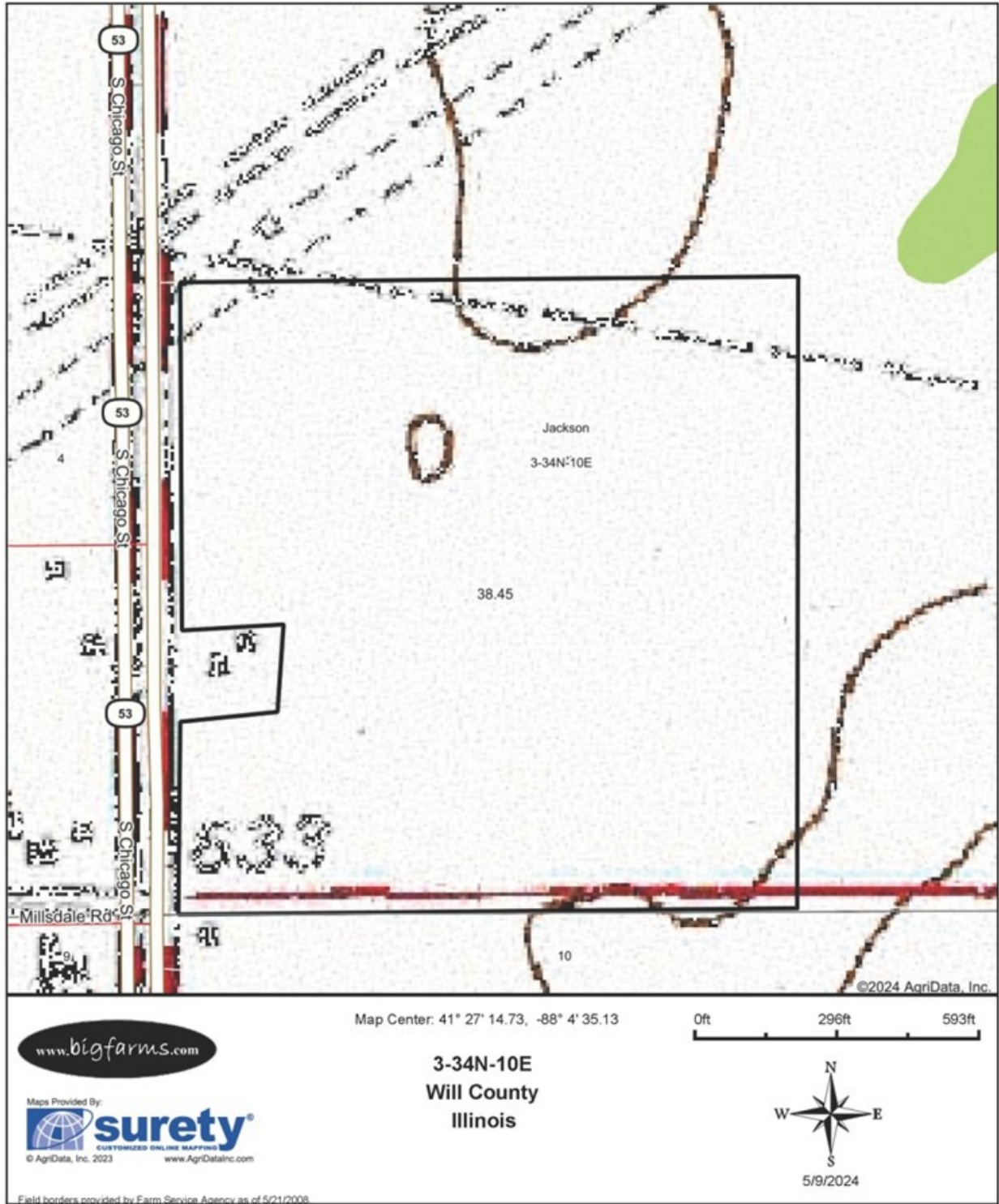
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	16.18	42.1%		**195	**63	**144
**614A	Chenoa silty clay loam, 0 to 2 percent slopes	14.19	36.9%		**172	**56	**128
**541B	Graymont silt loam, 2 to 5 percent slopes	8.08	21.0%		**181	**56	**133
Weighted Average					183.6	58.9	135.8

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: 02-08-2023

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

TOPO MAP



TOPO CONTOURS MAP



WETLAND MAP



State: **Illinois**
 Location: **3-34N-10E**
 County: **Will**
 Township: **Jackson**
 Date: **5/9/2024**



Maps Provided By:
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0ft 395ft 791ft

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/>

FEMA MAP



Map Center: 41° 27' 14.73, -88° 4' 35.13
 State: IL Acres: 38.45
 County: Will Date: 5/9/2024
 Location: 3-34N-10E
 Township: Jackson



Name	Number	County	NFIP Participation	Acres	Percent
CITY OF JOLIET	170702	Will	Regular	38.45	100%
Total				38.45	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	38.45	100%
Total			38.45	100%

Panel	Effective Date	Acres	Percent
17197C0280G	2/15/2019	38.45	100%
Total		38.45	100%

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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.