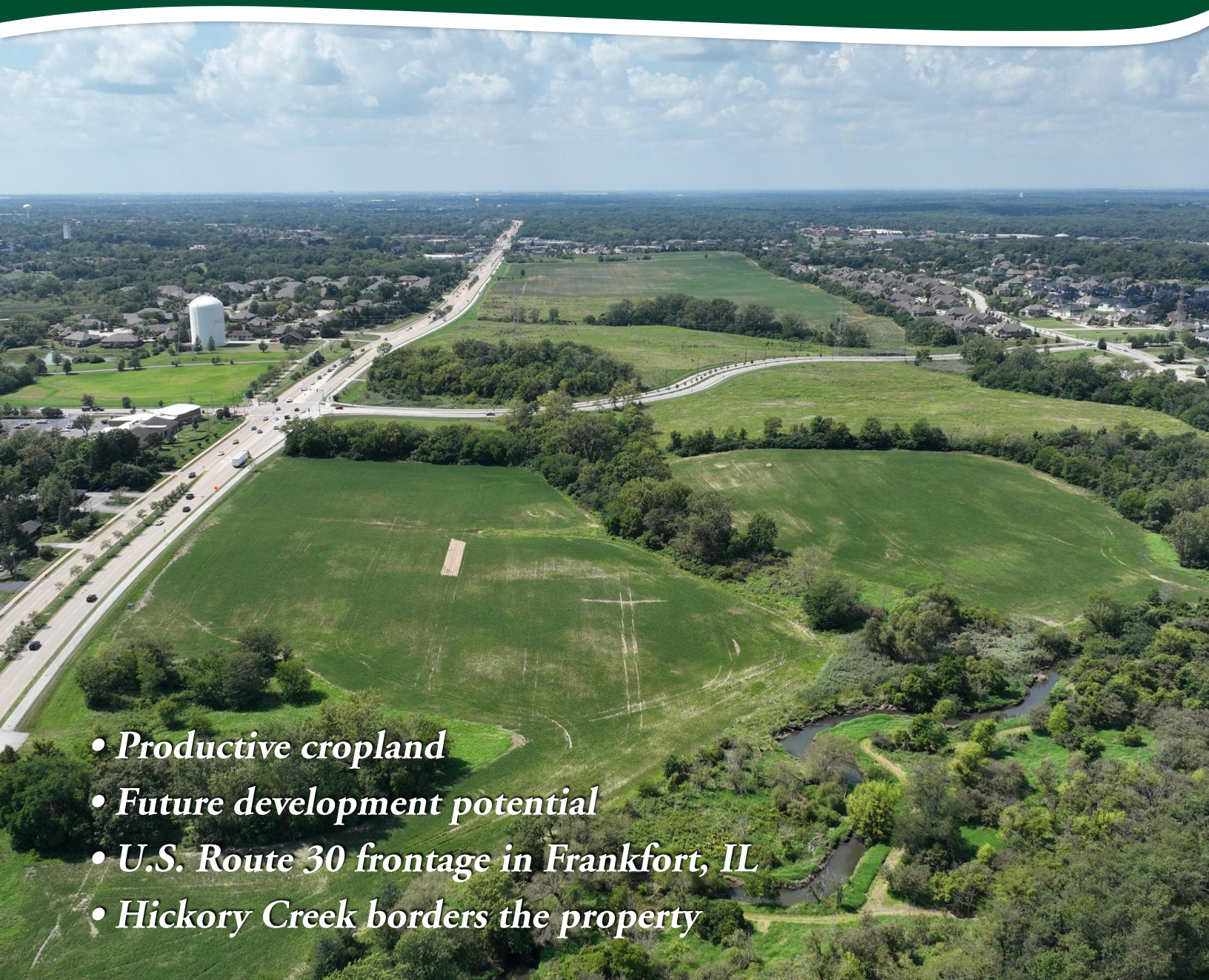


THE FRANKFORT PROPERTY

36[±] ACRES, WILL COUNTY, ILLINOIS



- *Productive cropland*
- *Future development potential*
- *U.S. Route 30 frontage in Frankfort, IL*
- *Hickory Creek borders the property*

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REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE FRANKFORT PROPERTY

AERIAL MAP



Hickory Creek

Pfeiffer Road

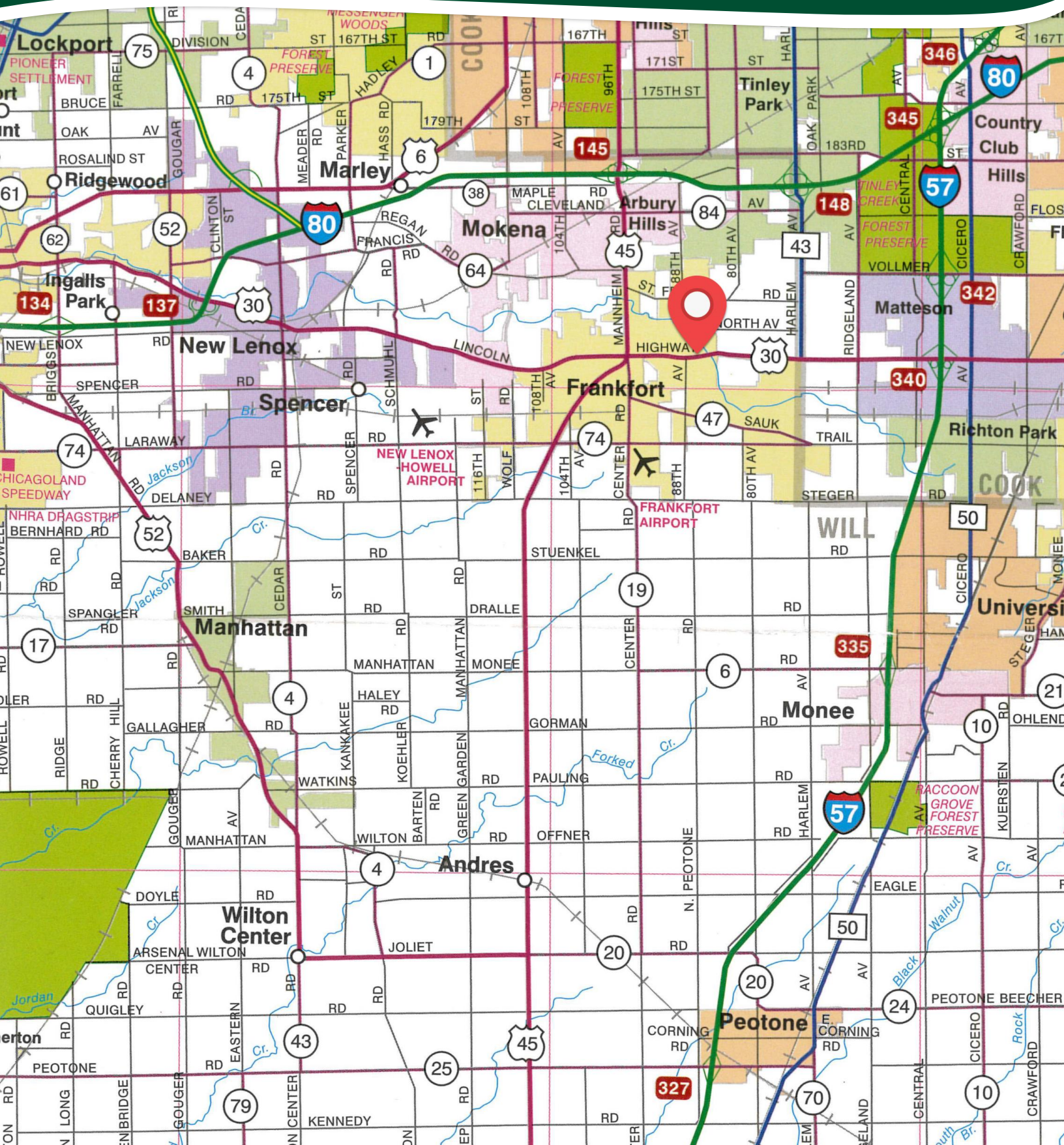
Frankfort

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 located 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 a survey.
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. The weighted average Productivity Index (PI) is 101.6
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 \$52,500 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 Frankfort Property.

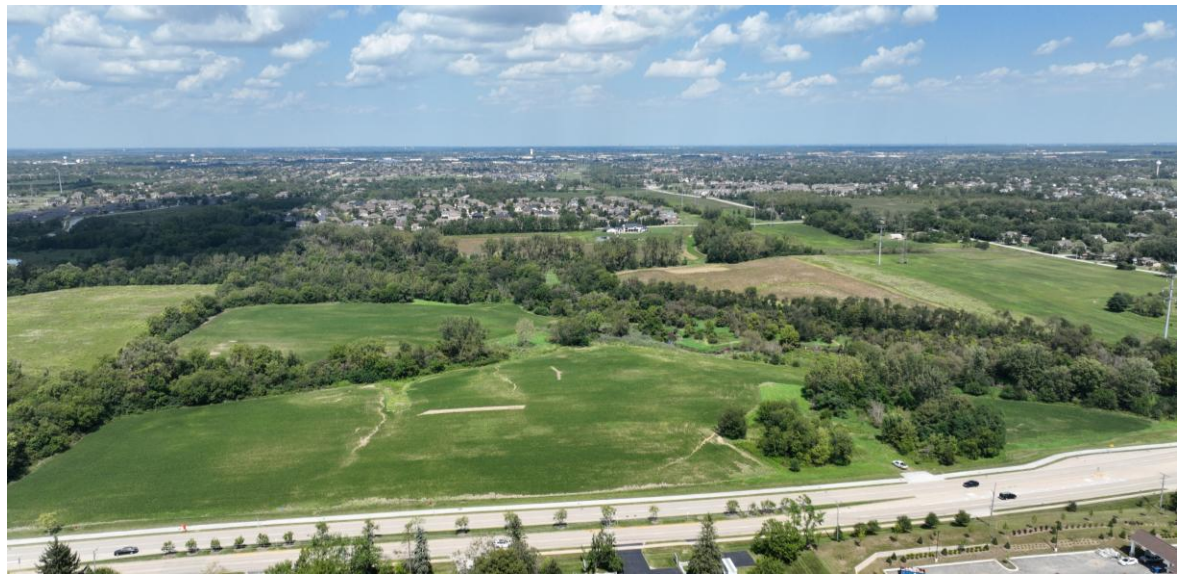
THE FRANKFORT PROPERTY

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$860.10. The tax parcel numbers are #19-09-23-100-016-0000 & #19-09-23-100-020-0000.
ZONING	The property is zoned ER - Estate Residential District (Village of Frankfort).
COMMENTS	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.

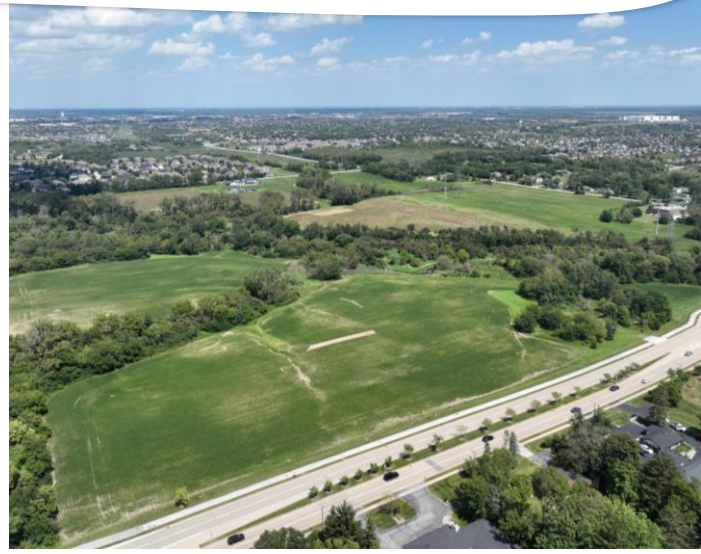
THE FRANKFORT PROPERTY

PROPERTY PHOTOS



THE FRANKFORT PROPERTY

PROPERTY PHOTOS



THE FRANKFORT PROPERTY

SOILS INFORMATION

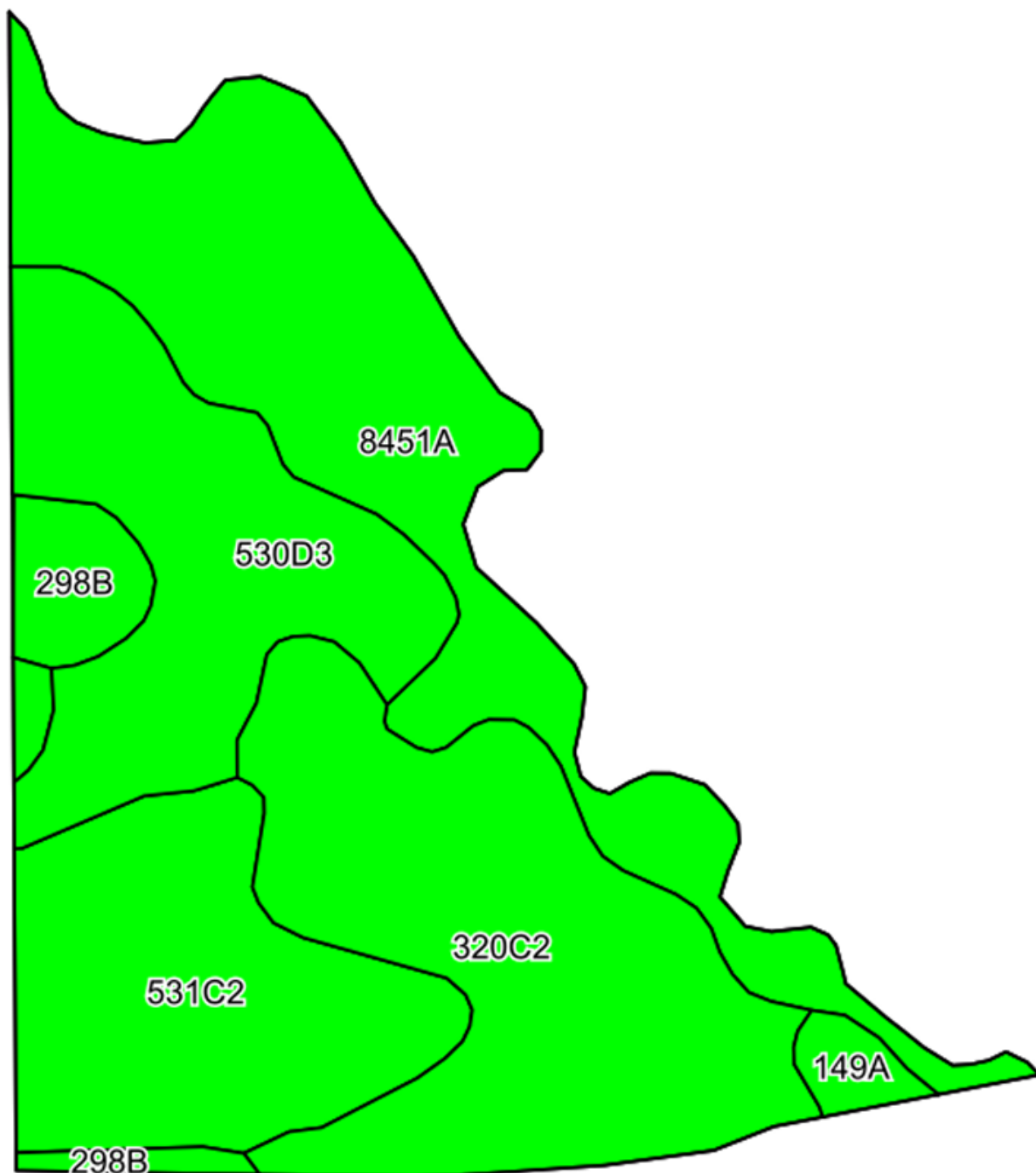
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
320C2	Frankfort silty clay loam	7.41	92
531C2	Markham silt loam	5.41	113
530D3	Ozaukee silty clay loam	5.27	92
298B	Beecher silt loam	1.38	113
8451A	Lawson silt loam	0.78	140
149A	Brenton silt loam	0.36	141
WEIGHTED AVERAGE:			101.6

**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. WETLANDS & FLOODPLAIN MAP
5. UTILITIES LOCATION MAP
6. VILLAGE OF FRANKFORT ZONING MAP (CLICK FOR LINK)
7. VILLAGE OF FRANKFORT COMPREHENSIVE PLAN (CLICK FOR LINK)
8. VILLAGE OF FRANKFORT FUTURE LAND USE MAP (CLICK FOR LINK)

For more information, please visit MGW.us.com
or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com

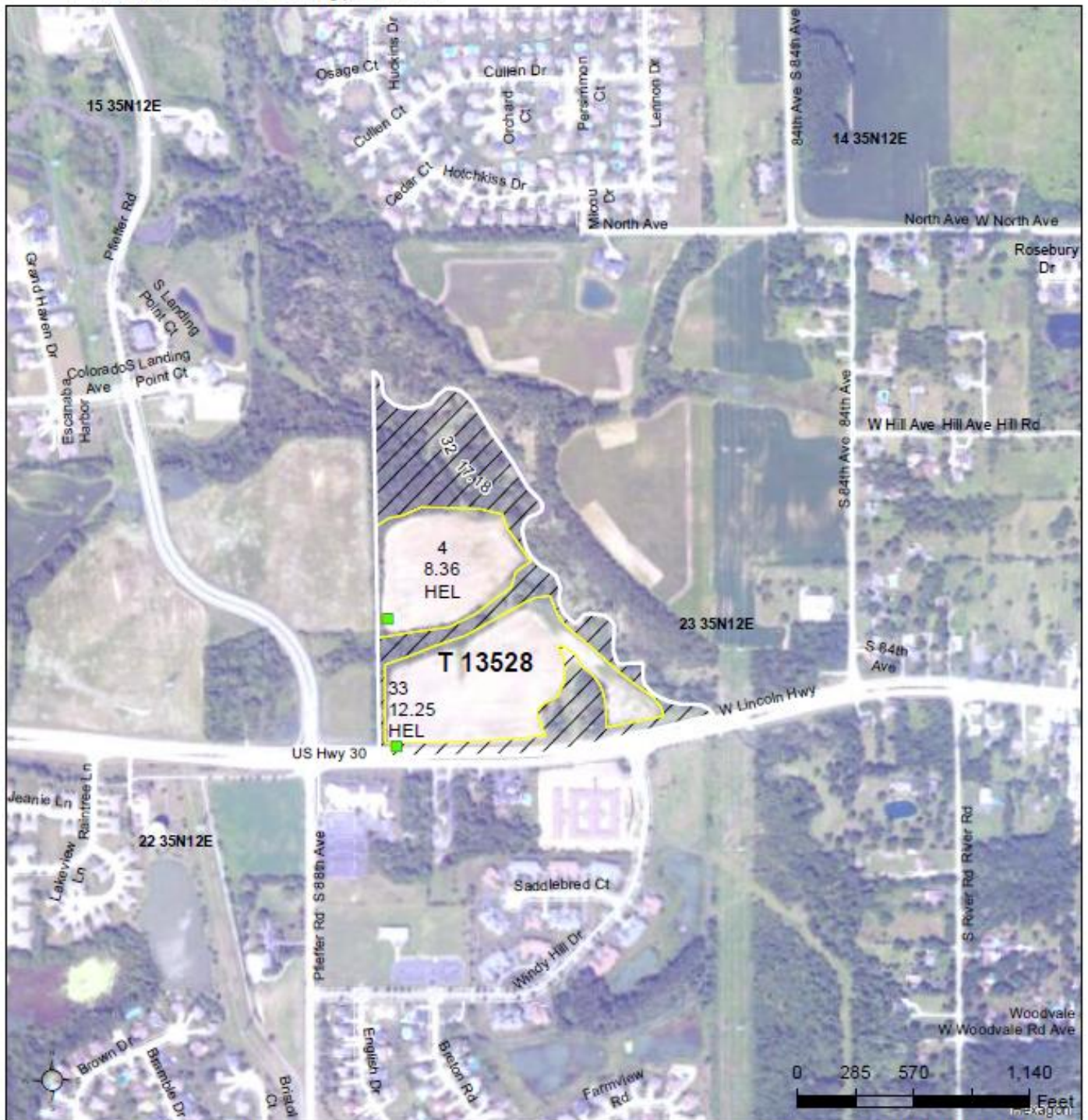


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United States
Department of
Agriculture

Will County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation
- Compliance Provisions

2026 Program Year

Map Created January 28, 2026

Farm 12358

Tract 13528

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 : 8/25/26 3:41 PM CST

Crop Year : 2026

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.61	0.00	56	
Corn	8.99	0.00	97	
Soybeans	10.97	0.00	35	0

TOTAL **20.57** **0.00**

NOTES

--

Tract Number : 13528

Description : FRANKFORT TWP SEC 23
 FSA Physical Location : ILLINOIS/WILL
 ANSI Physical Location : ILLINOIS/WILL
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 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

ILLINOIS
WILL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12358
Prepared : 8/25/26 3:41 PM CST
Crop Year : 2026

Tract Land Data

Tract 13528 Continued ...

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
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

TOTAL **20.57** **0.00**

NOTES

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TOPOGRAPHY MAP





Maps Provided By
 **surety**
CUSTOMER-ORIENTED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 676.5
Max: 724.4
Range: 47.9
Average: 696.7
Standard Deviation: 12.43 ft

0ft 341ft 682ft

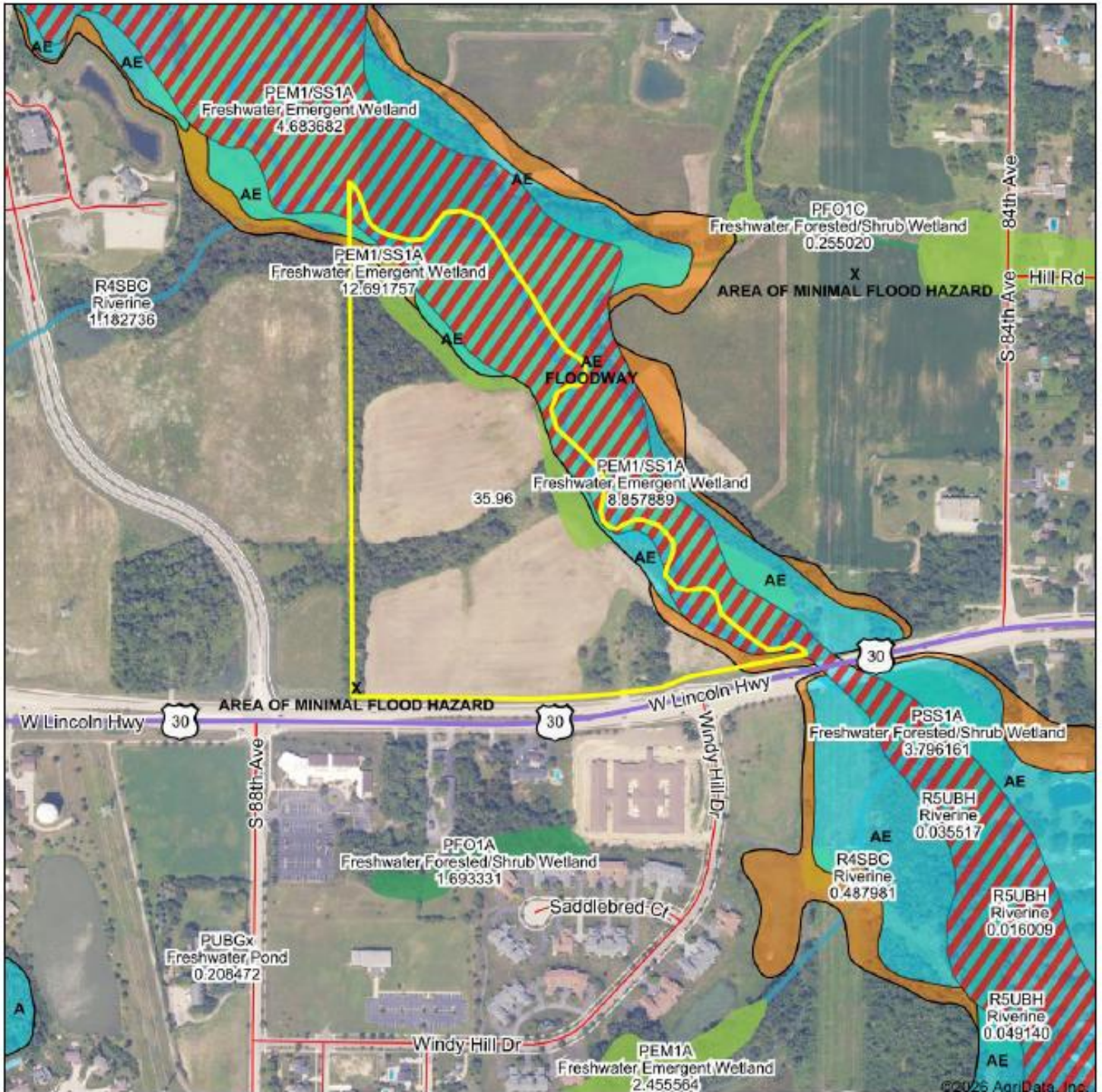


8/31/2026

23-35N-12E
Will County
Illinois

Boundary Center: 41.509146, -87.824908

WETLANDS & FLOODPLAIN MAP



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Boundary Center: 41.509146, -87.824908

0ft 555ft 1109ft

23-35N-12E
Will County
Illinois

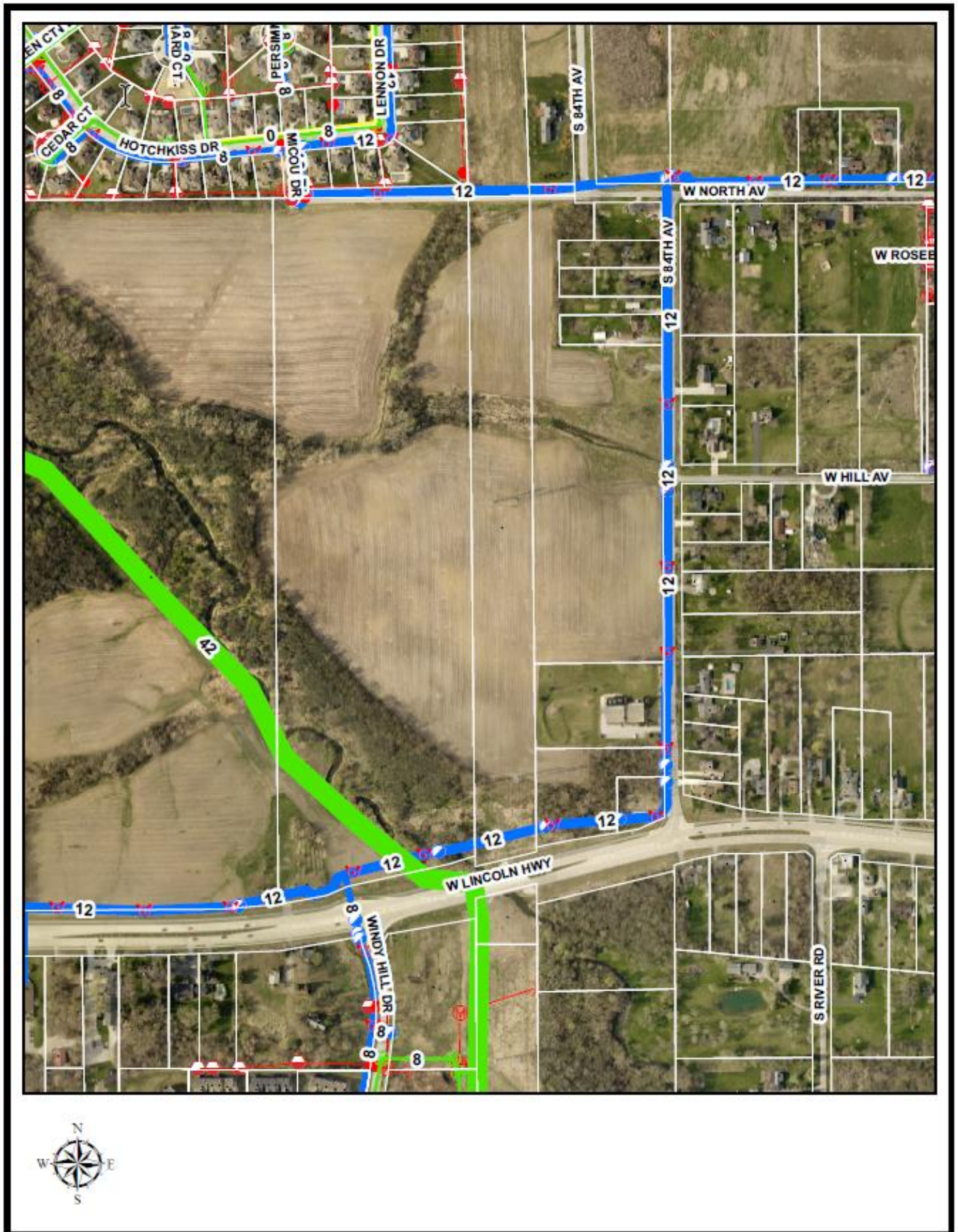


8/31/2026

Maps Provided By:
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Flood related information provided by FEMA

UTILITIES LOCATION MAP





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