

THE BRANDT PROPERTY

78[±] ACRES, WILL COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE BRANDT PROPERTY

AERIAL MAP

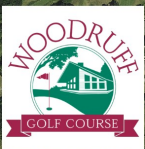


Spring Creek

Hadley Valley
Forest Preserve

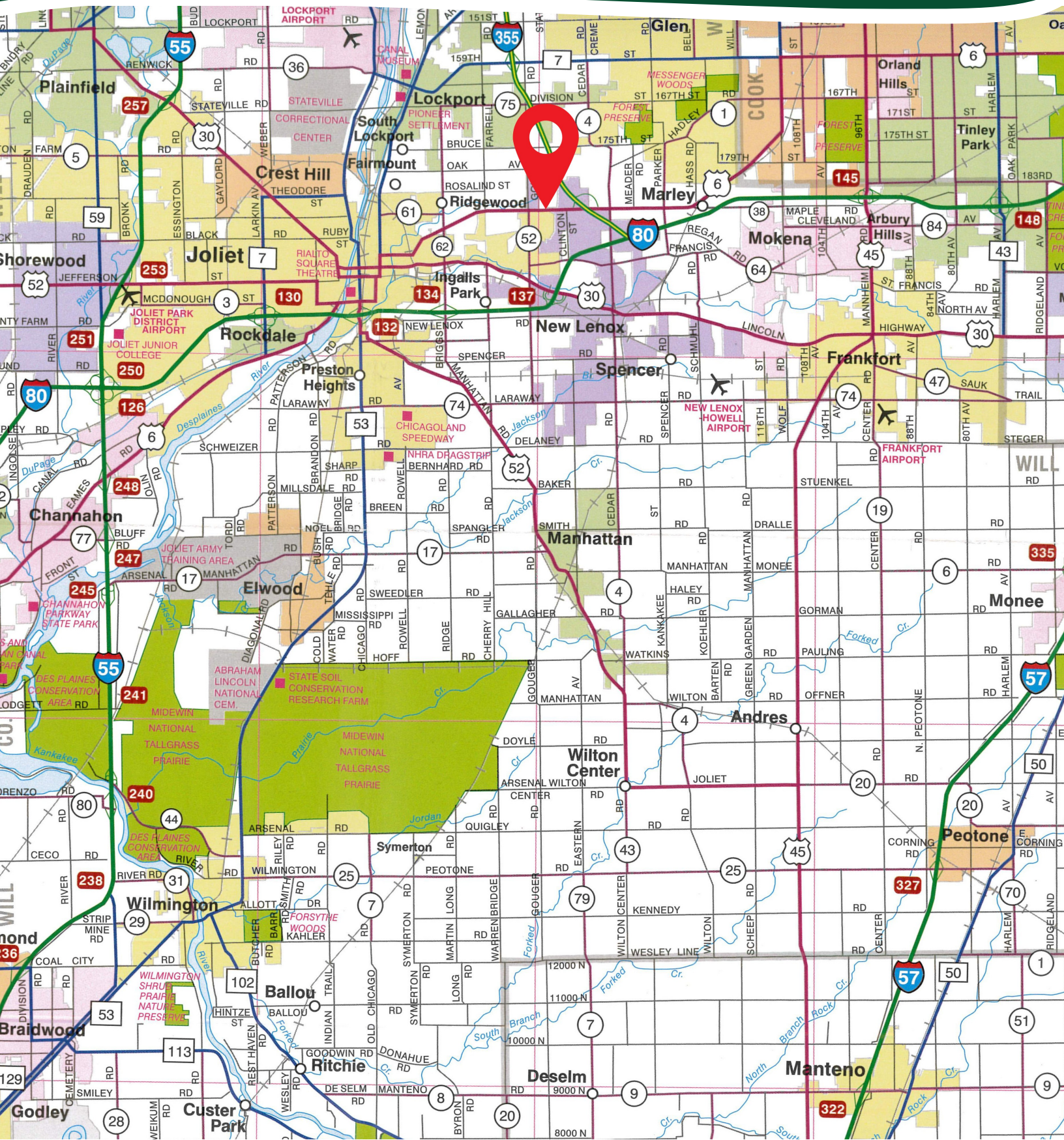
New Lenox

Joliet



THE BRANDT PROPERTY

HIGHWAY MAP



THE BRANDT PROPERTY

PROPERTY DETAILS

LOCATION	The subject property is located approximately 28 miles south of Chicago O'Hare International Airport and is contiguous to New Lenox and Joliet. Nearby cities include: Lockport (1 mile northwest), Mokena (3 1/2 miles east), and Frankfort (6 1/2 miles southeast).
FRONTAGE	There is approximately 1/16 mile of road frontage on U.S. Route 6.
MAJOR HIGHWAYS	U.S. Route 6 is the south border of the property, Interstate 355 is 5/16 mile east, Interstate 80 is 1 1/8 miles southeast, and U.S. Route 30 is 1 3/4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Brandt Property is located in Part of the North Half of Section 5, Township 35 North – Range 11 East (New Lenox Township), Will County, Illinois.
TOTAL ACRES	There are a total of 78.39 acres, more or less, according to the Will County Treasurer. There are approximately 86.8 acres according to the Will County Assessor. Official acreage will be determined by a survey, prior to closing.
SOIL TYPES	Major soil types found on this property include Markham silt loam and Beecher silt 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 \$31,500 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.

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PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$494.82. The tax parcel numbers are: #15-08-05-100-012-0000 & #15-08-05-200-002-0000. The taxes reflect the property's prior enrollment in a tax-advantaged forestry program.
ZONING	The property is zoned A-1, Agricultural.
COMMENTS	Well-located property with future development potential. The land is contiguous to Hadley Valley Forest Preserve, New Lenox, and Joliet, and is in close proximity to Interstates 80 and 355. There is a driveway easement over the southwest corner of The Brandt Property that is used by the neighboring homeowner. The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE BRANDT PROPERTY

PROPERTY PHOTOS



THE BRANDT PROPERTY

PROPERTY PHOTOS



This is a detailed plat map of a portion of Cook County, Illinois, showing land parcels, roads, and water bodies. The map includes labels for Lockport, Homer Glen, Joliet, and Lenox. Key features include the Chicago River, various forest preserves (e.g., Hadley Valley, Potawatomi Woods), and numerous landowners (e.g., Kolar Evelyn, Konow Trust, Jsmek LLC). The map is color-coded with green for water and forest, yellow for agricultural land, and white for developed areas. A green line runs diagonally across the map, likely representing a major road or boundary.

THE BRANDT PROPERTY

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP
2. WETLANDS & FLOODPLAIN MAP
3. PIPELINE MAP

For more information, please visit MGW.us.com

or contact:

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 639.6
Max: 682.2
Range: 42.6
Average: 659.4
Standard Deviation: 10.7 ft

0ft 443ft 887ft

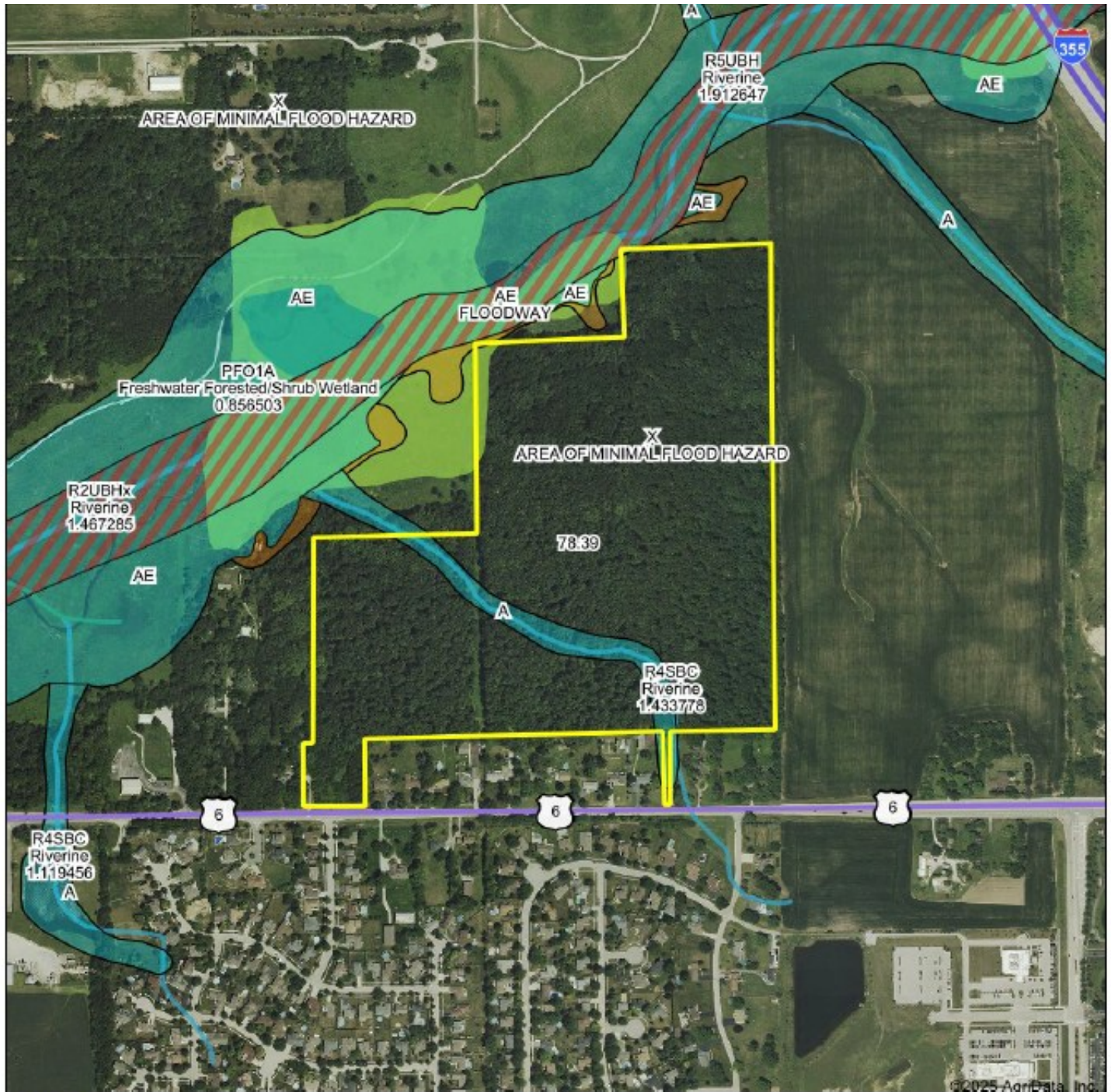


6/11/2025

5-35N-11E
Will County
Illinois

Boundary Center: 41.551400, -87.995027

WETLANDS & FLOODPLAIN MAP



Maps Provided By:

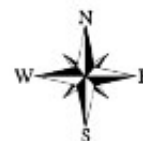


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Boundary Center: 41.551400, -87.995027

5-35N-11E
Will County
Illinois

0ft 708ft 1415ft

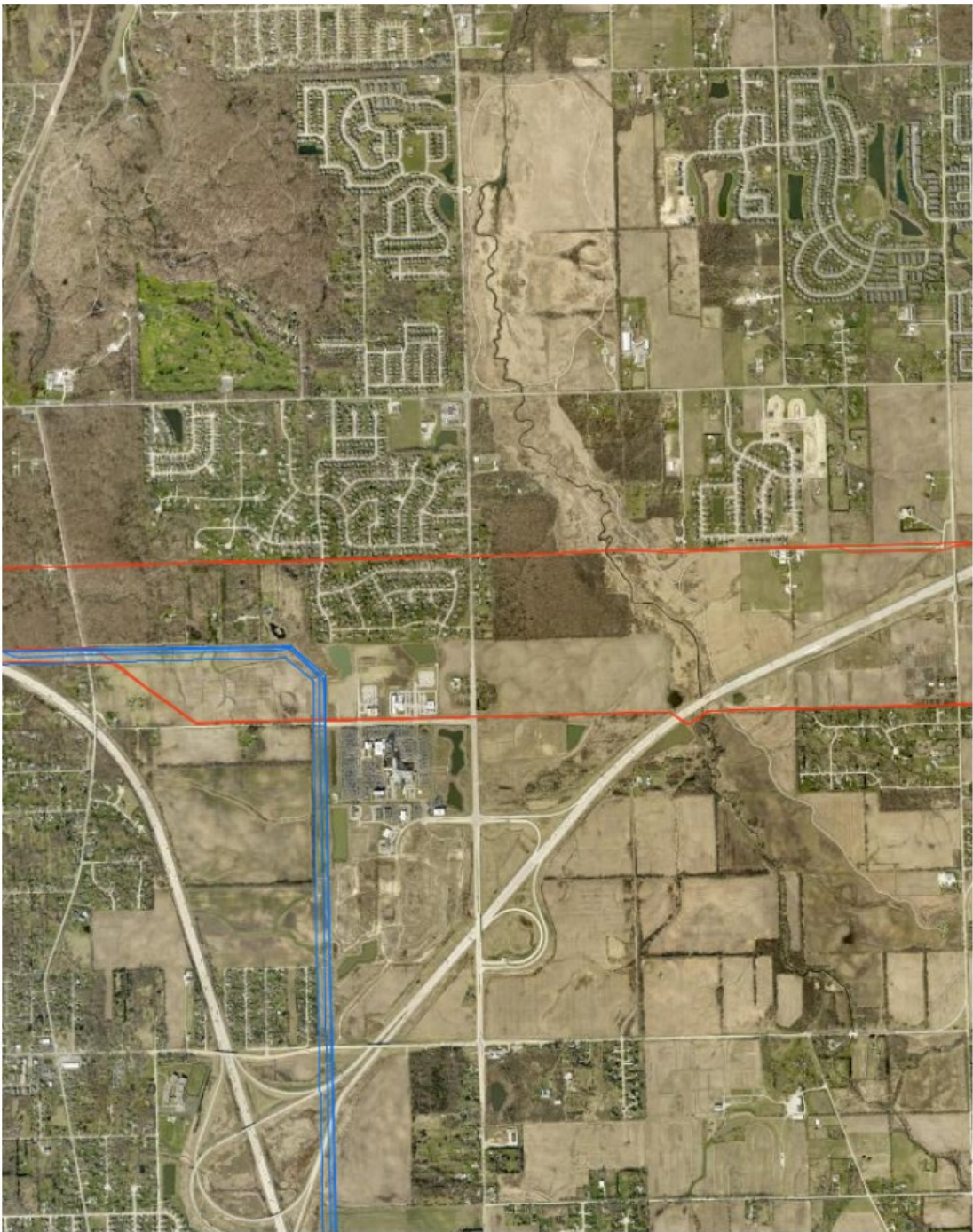


6/11/2025

Flood related information provided by FEMA

PIPELINE MAP

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npmis@dot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npmis.ptmrsa.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

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