

THE MONEE FARM

94[±] ACRES, WILL COUNTY, ILLINOIS



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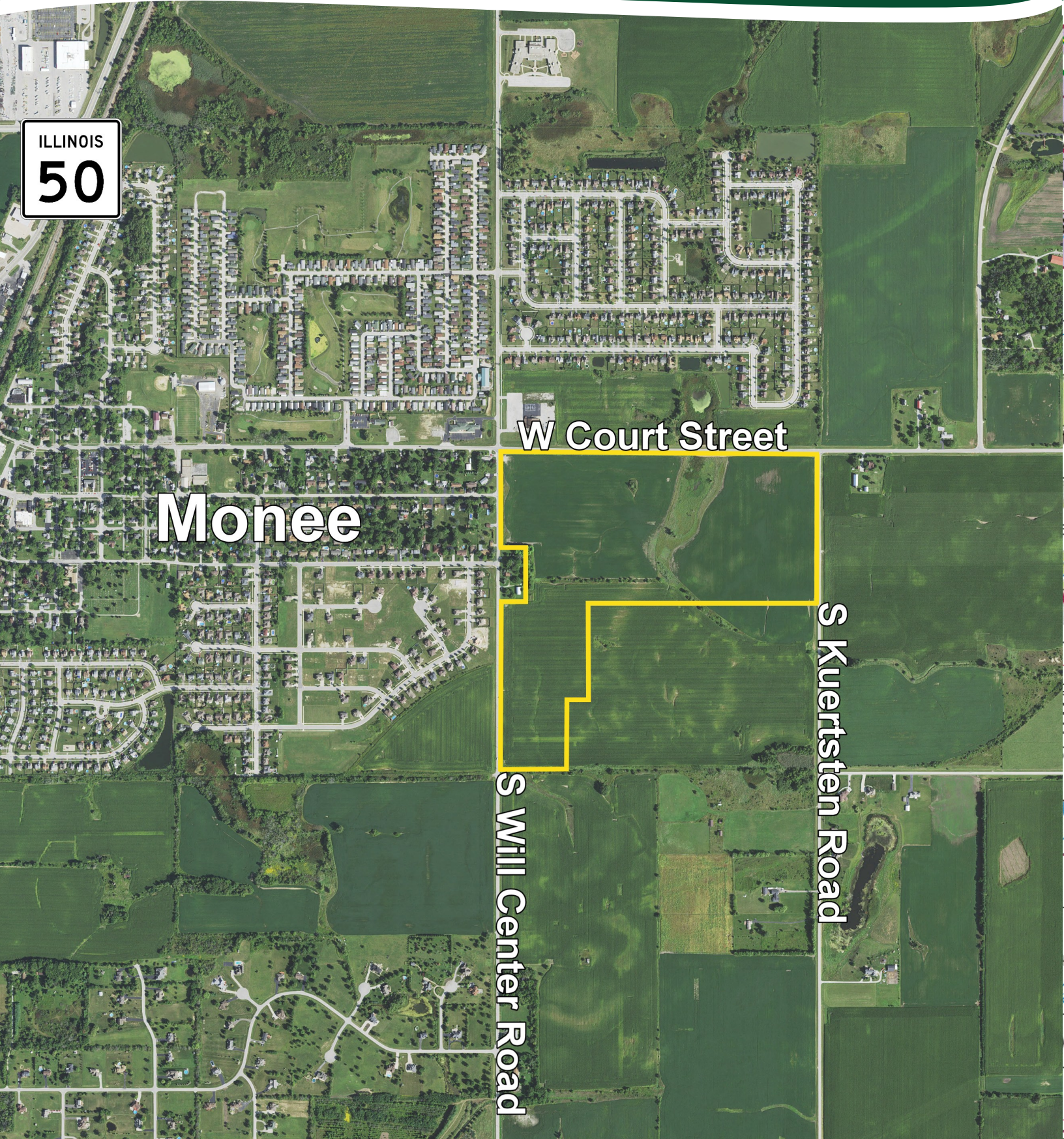
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE MONEE FARM

AERIAL MAP



ILLINOIS
50

Monee

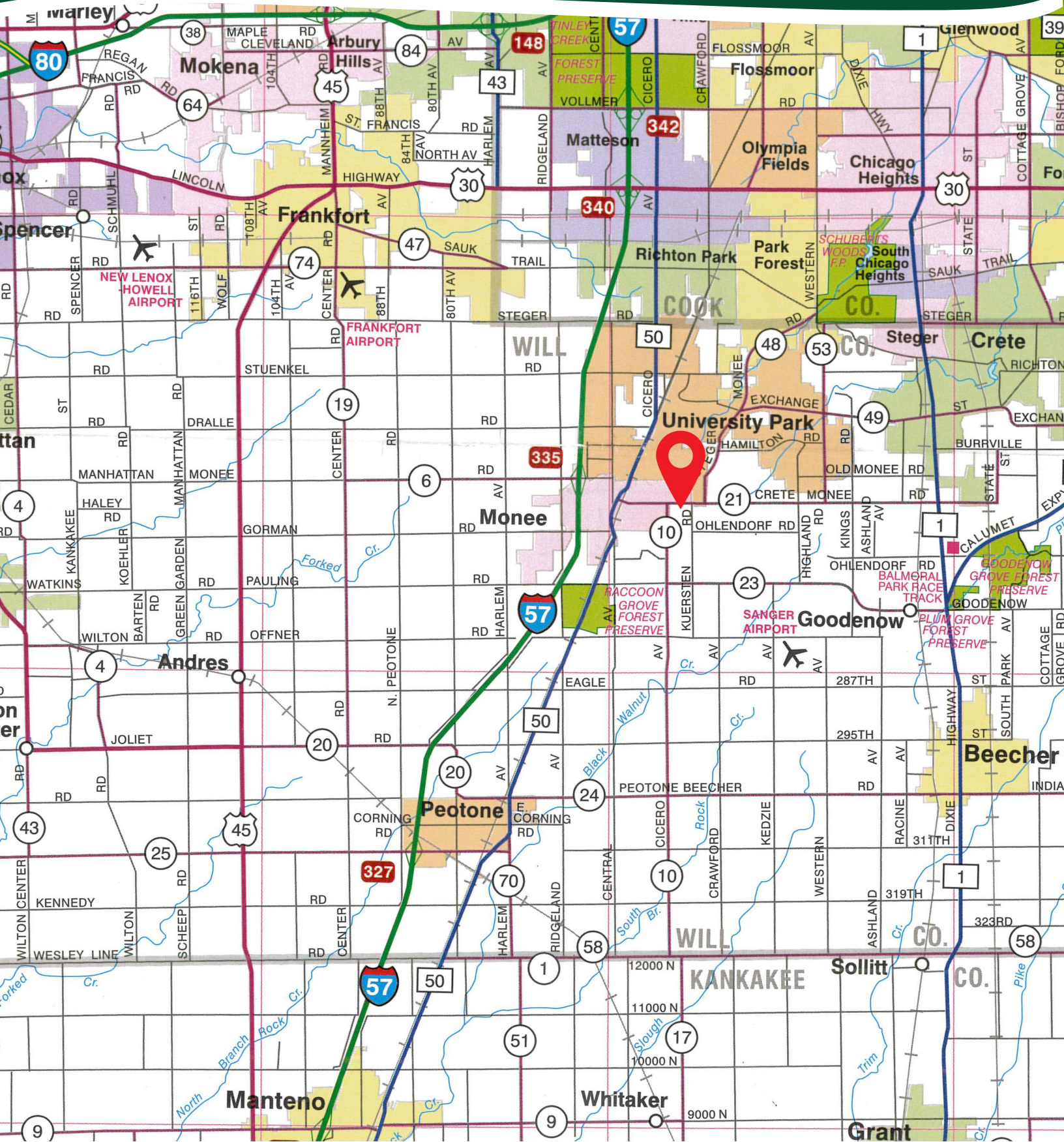
W Court Street

S Kuertsten Road

S Will Center Road

THE MONEE FARM

HIGHWAY MAP



THE MONEE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 39 miles south of Chicago O'Hare International Airport and is contiguous to Monee. Nearby cities include: University Park (1/2 mile north), Frankfort (2 1/2 miles northwest), and Peotone (5 1/2 miles southwest).
FRONTAGE	There is approximately 1/2 mile of road frontage on W Court Street, 3/8 mile on Will Center Road, and 1/4 mile on S Kuersten Road.
MAJOR HIGHWAYS	Illinois Route 50 is 1 mile west, Interstate 57 is 1 5/8 miles west, Illinois Route 1 is 4 5/8 miles east, and U.S. Route 30 is 6 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Monee Farm is located in Part of the Southwest Quarter of Section 22, Township 34 North – Range 13 East (Monee Township), Will County, Illinois.
TOTAL ACRES	There are a total of approximately 94 acres, estimated.
TILLABLE ACRES	There are approximately 80 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Frankfort silt loam and Ashkum silty clay loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
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 \$39,500 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 Monee Farm.

THE MONEE FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes are to be determined pending a parcel split. The property is currently part of tax parcel number #21-14-22-300-004-0000.
ZONING	The property is zoned A-1, Agricultural.
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 815-901-4269.

THE MONEE FARM

PROPERTY PHOTOS



THE MONEE FARM

PROPERTY PHOTOS



THE MONEE FARM

SOILS INFORMATION

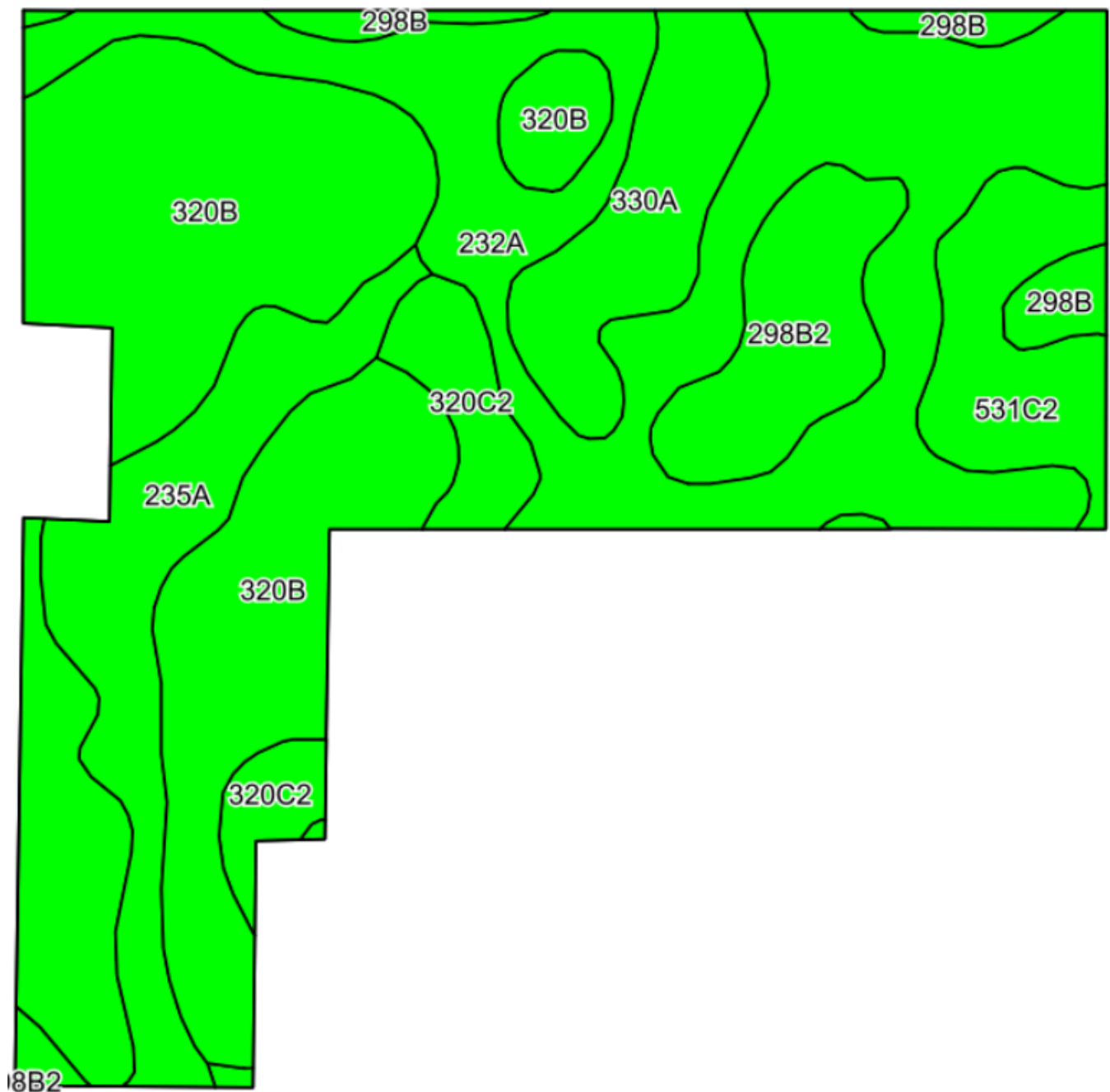
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
320B	Frankfort silt loam	30.67	100
232A	Ashkum silty clay loam	21.91	127
235A	Bryce silty clay	9.08	120
298B2	Beecher silt loam	5.73	108
531C2	Markham silt loam	5.43	113
320C2	Frankfort silty clay loam	4.01	92
298B	Beecher silt loam	1.69	113
330A	Peotone silty clay loam	1.48	123
WEIGHTED AVERAGE:			111.4

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

THE MONEE FARM

SOILS MAP



THE MONEE FARM

AERIAL MAP



University
Park

ILLINOIS
50

INTERSTATE
57

W Court Street

Monee

S Kuersten Road

S Will Center Road

Mobil Culver's



DOLLAR GENERAL

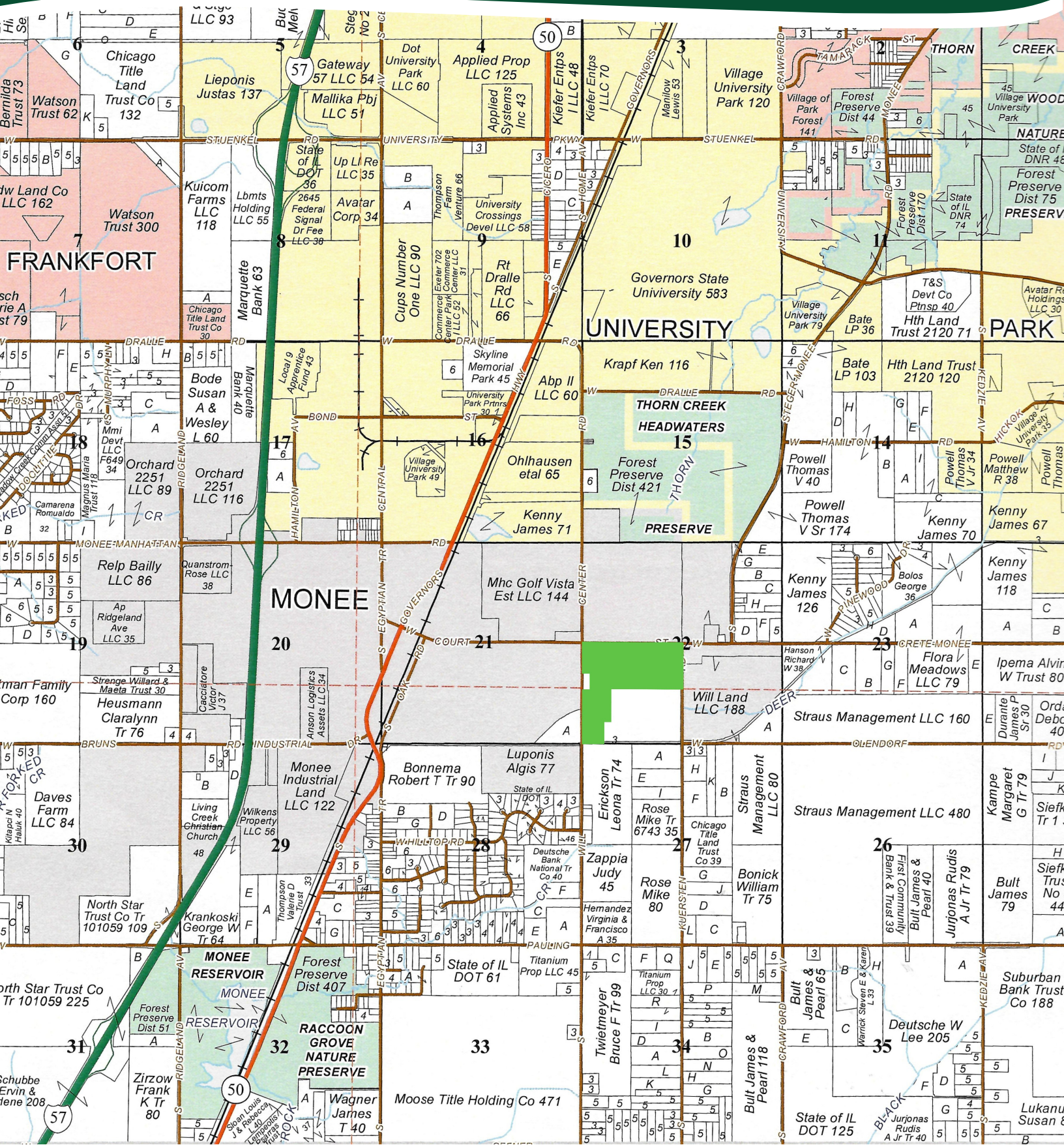


DUNKIN'



THE MONEE FARM

PLAT MAP



THE MONEE FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP
2. FLOODPLAIN MAP

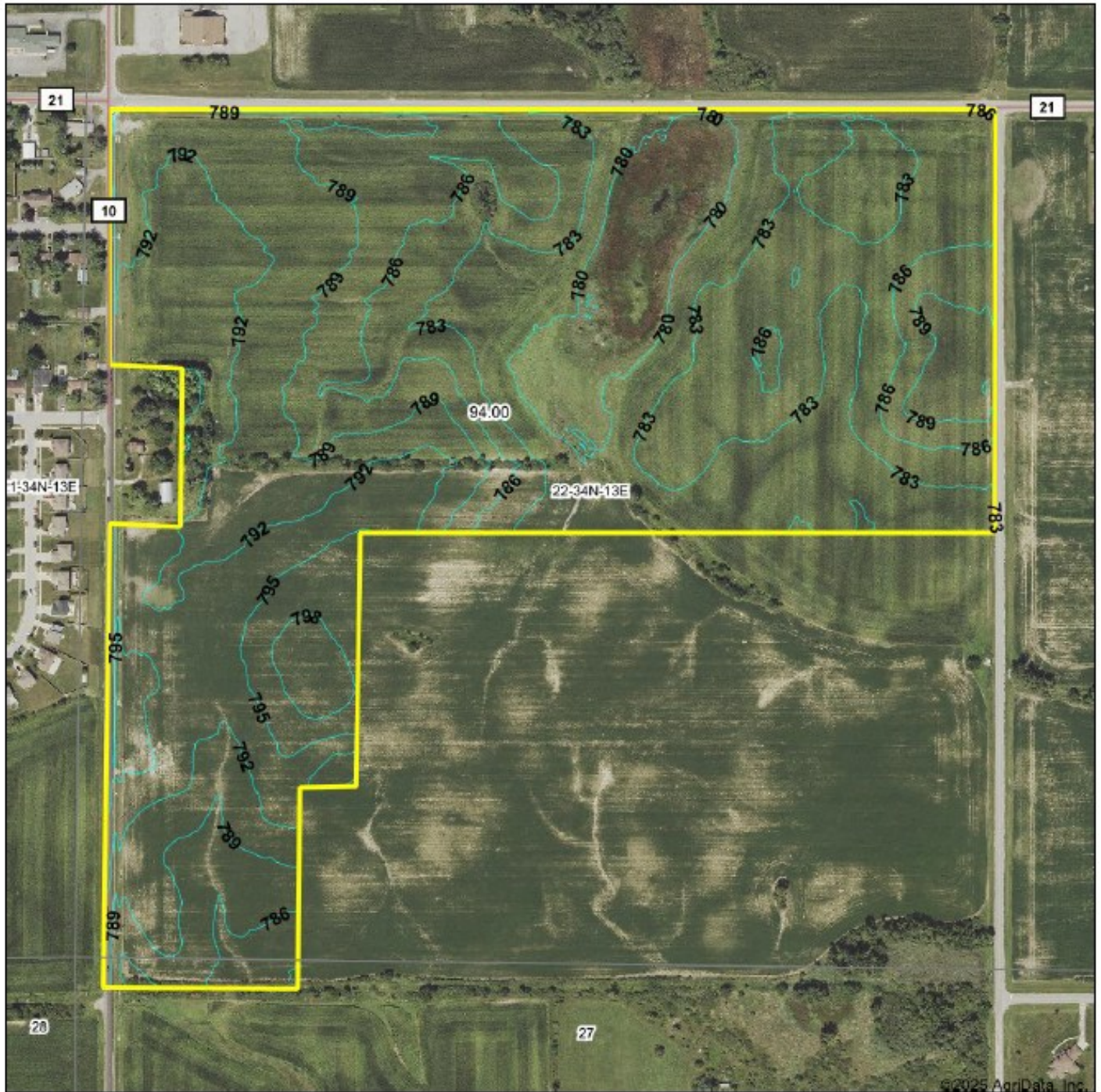
For more information, please visit MGW.us.com
or contact:

Josh Waddell (815) 901-4269 | Josh.Waddell@mgw.us.com



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TOPOGRAPHY MAP



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Map Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 775.9

Max: 800.7

Range: 24.8

Average: 787.2

Standard Deviation: 5.02 ft

0ft 480ft 921ft

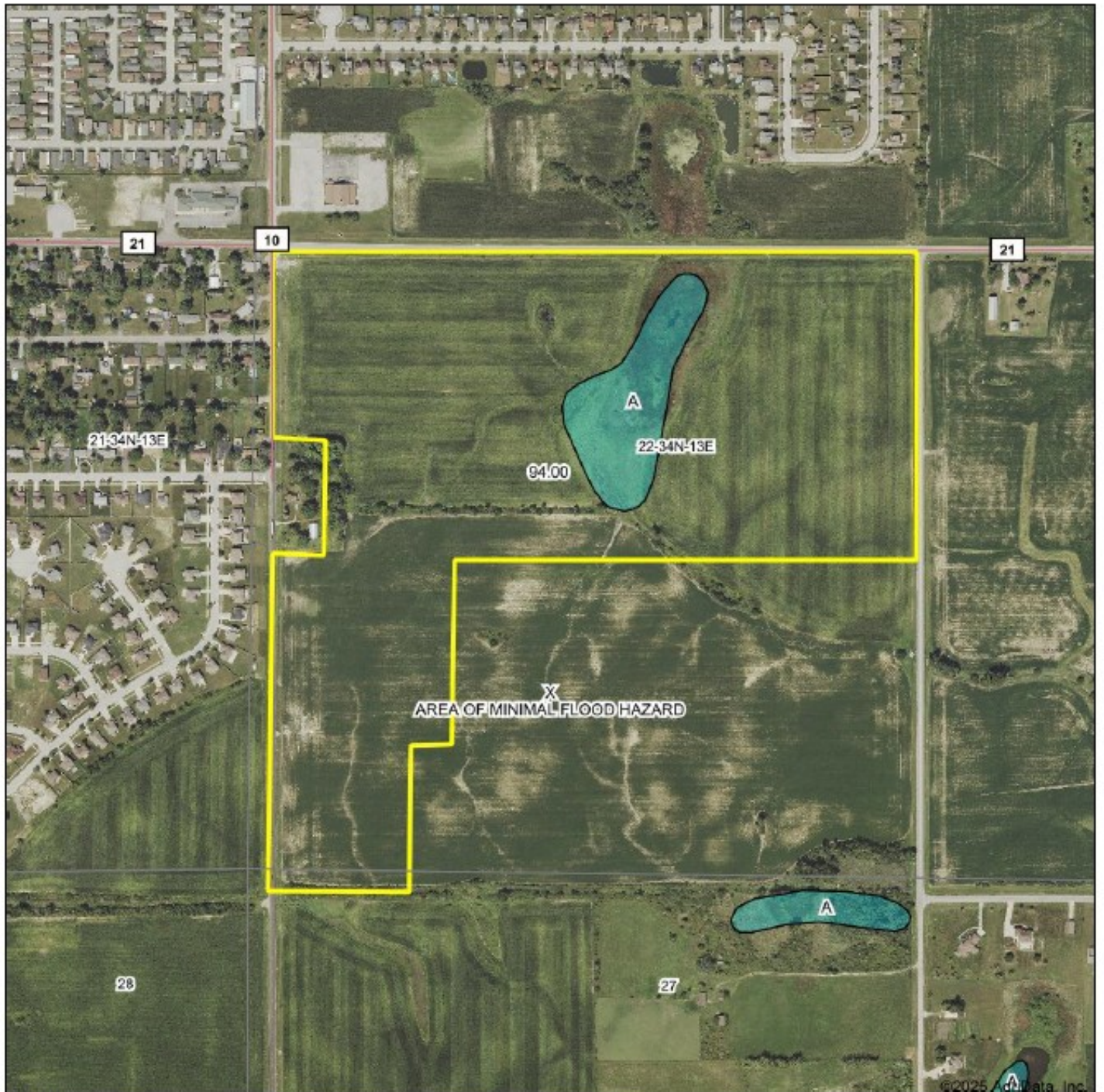


7/31/2025

22-34N-13E
Will County
Illinois

Boundary Center: 41.416348, -87.723568

FLOODPLAIN MAP



Maps Provided By:
surety
CUSTOMER'S ONLINE MAPPING
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Flood related information provided by FEMA

Boundary Center: 41.416348, -87.723588

22-34N-13E
Will County
Illinois

0ft 633ft 1266ft



7/31/2025



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