

# THE GREEN GARDEN FARM

240<sup>±</sup> ACRES, WILL COUNTY, ILLINOIS



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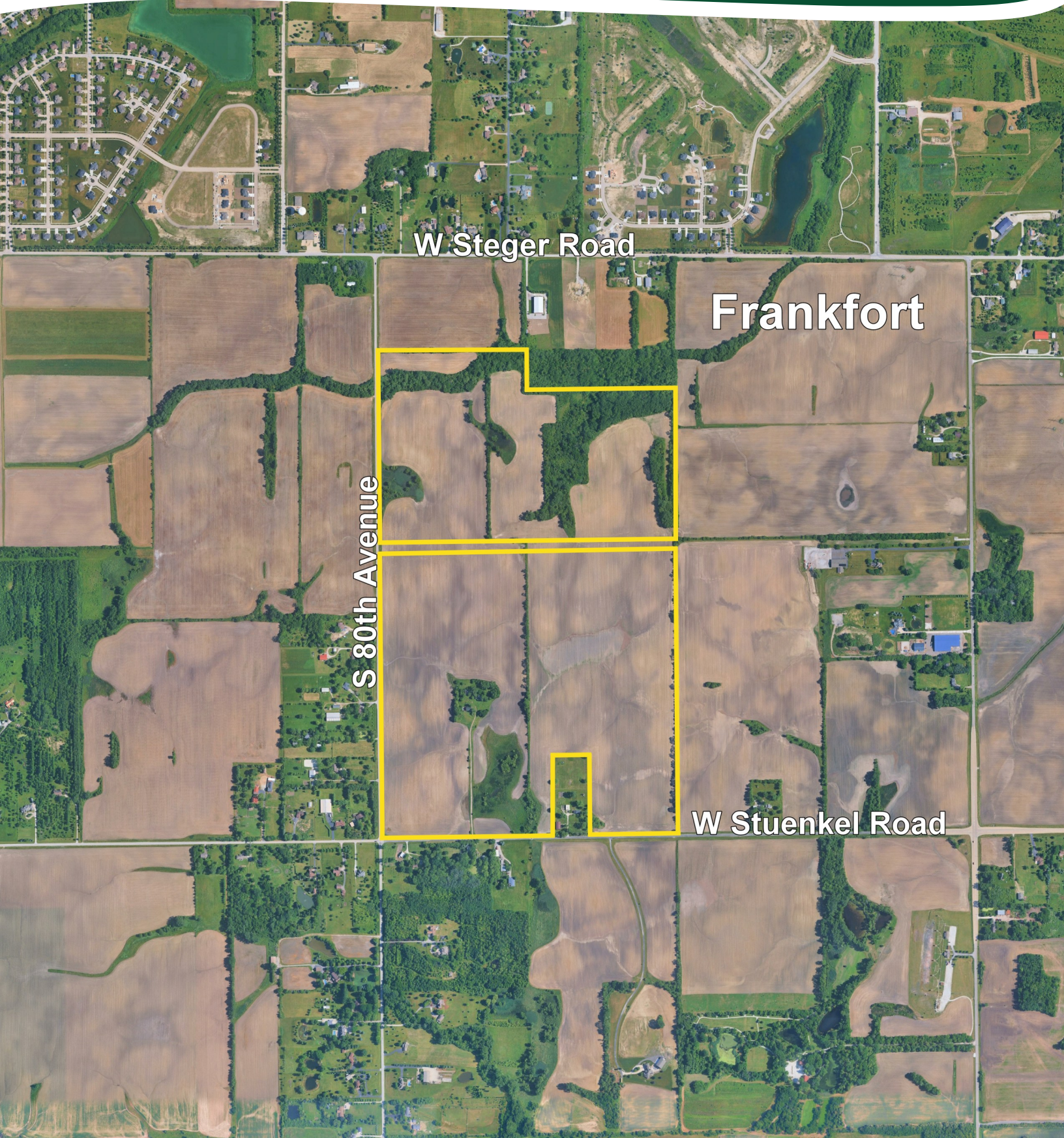
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Real Estate • Farm Management • Appraisals • Consulting



# THE GREEN GARDEN FARM

## AERIAL MAP



W Steger Road

Frankfort

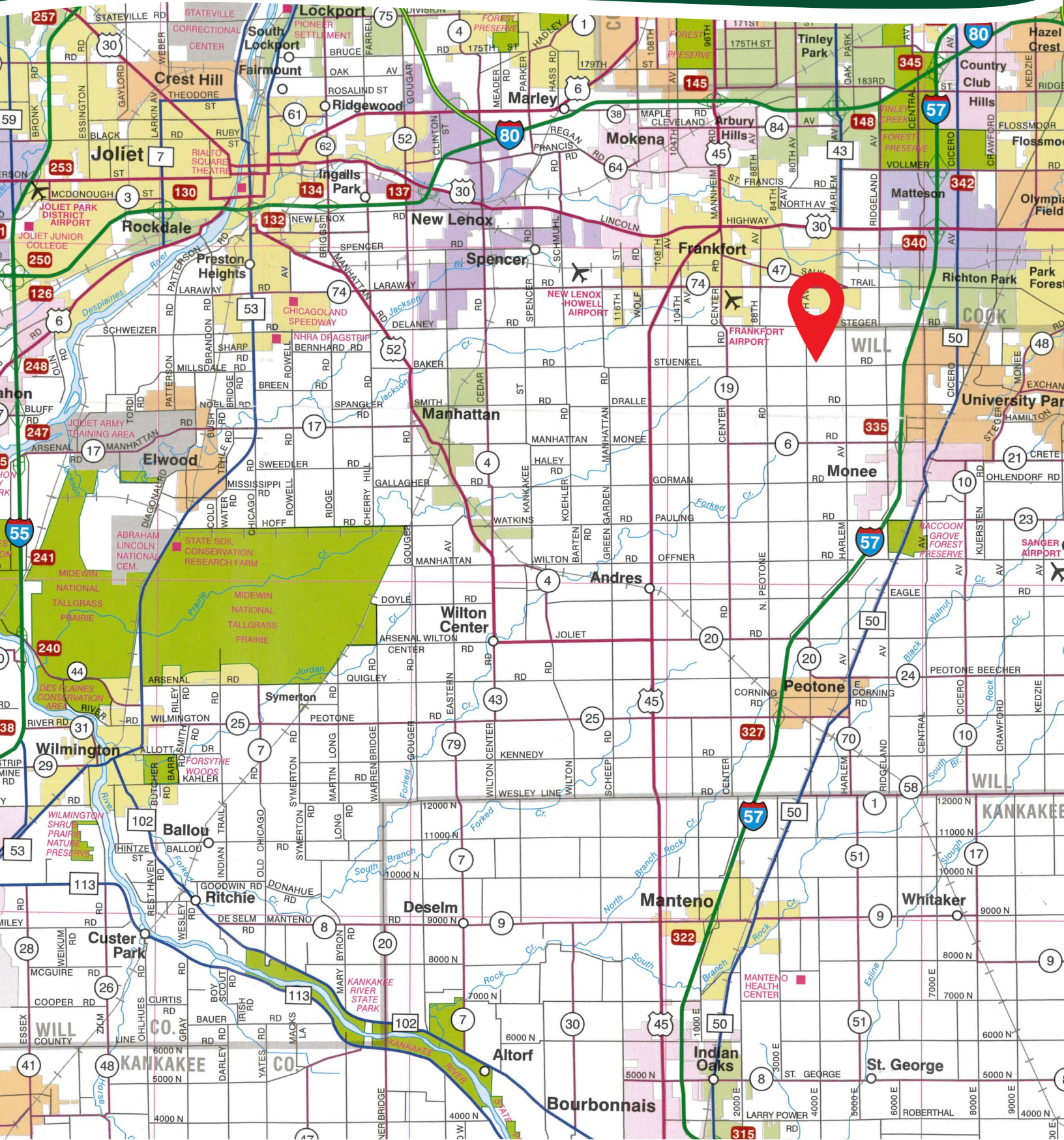
S 80th Avenue

W Stuenkel Road



# THE GREEN GARDEN FARM

## HIGHWAY MAP





# THE GREEN GARDEN FARM

## PROPERTY DETAILS

LOCATION	The subject farm is located approximately 35 miles south of Chicago O'Hare International Airport and is contiguous to the village of Frankfort. Nearby cities include: Monee (2 miles southeast), Tinley Park (4 1/4 miles north), and Joliet (11 1/2 miles west).
FRONTAGE	There is approximately 13/16 mile of road frontage on S 80th Avenue and 3/8 mile on W Stuenkel Road.
MAJOR HIGHWAYS	Interstate 57 is 2 miles east, U.S. Route 30 is 2 5/8 miles north, U.S. Route 45 is 4 miles west, and Illinois Route 50 is 3 3/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Green Garden Farm is located in Part of the West Half of Section 1, Township 34 North – Range 12 East (Green Garden Township), Will County, Illinois.
TOTAL ACRES	There are a total of 240.17 acres, more or less, according to the Will County Assessor.
CROPLAND ACRES	There are approximately 210.29 cropland acres, estimated. The weighted average Productivity Index (PI) is 103.1.
SOIL TYPES	Major soil types found on this farm include Frankfort silt loam, Bryce silty clay loam, and Frankfort silty clay loam.
TOPOGRAPHY	The topography of the subject farm 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 \$14,900 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 Green Garden Farm.



# THE GREEN GARDEN FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2024 real estate taxes totaled \$6,980.96. The tax parcel numbers are: #18-13-01-100-003-0000, #18-13-01-300-003-0000, & #18-13-01-300-005-0000.
<b>ZONING</b>	The property is zoned A-1, Agricultural.
<b>COMMENTS</b>	<p>Future development potential in Green Garden Township, in close proximity to an I-57 interchange and surrounding residential and industrial development. Tillable income combined with hunting and recreational opportunities.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich &amp; Waddell, Inc. at 815-901-4269.</p>



# THE GREEN GARDEN FARM

## PROPERTY PHOTOS





# THE GREEN GARDEN FARM

## PROPERTY PHOTOS





# THE GREEN GARDEN FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

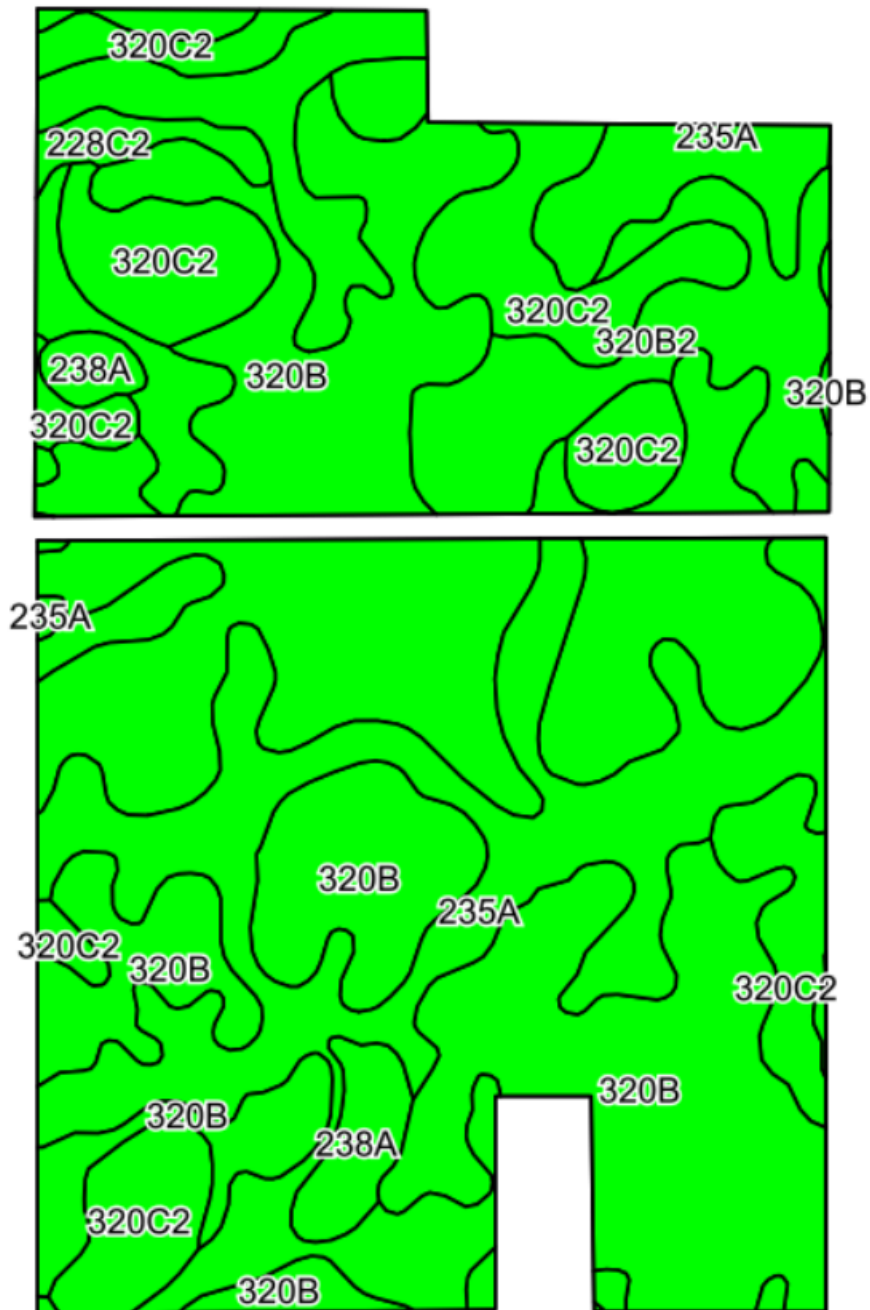
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
320B	Frankfort silt loam	133.48	100
235A	Bryce silty clay	49.53	120
320C2	Frankfort silty clay loam	32.57	92
320B2	Frankfort silty clay loam	10.76	93
228C2	Nappanee silty clay loam	2.13	81
295B	Mokena silt loam	1.03	125
238A	Rantoul silty clay	0.79	109
WEIGHTED AVERAGE:			103.1

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



# THE GREEN GARDEN FARM

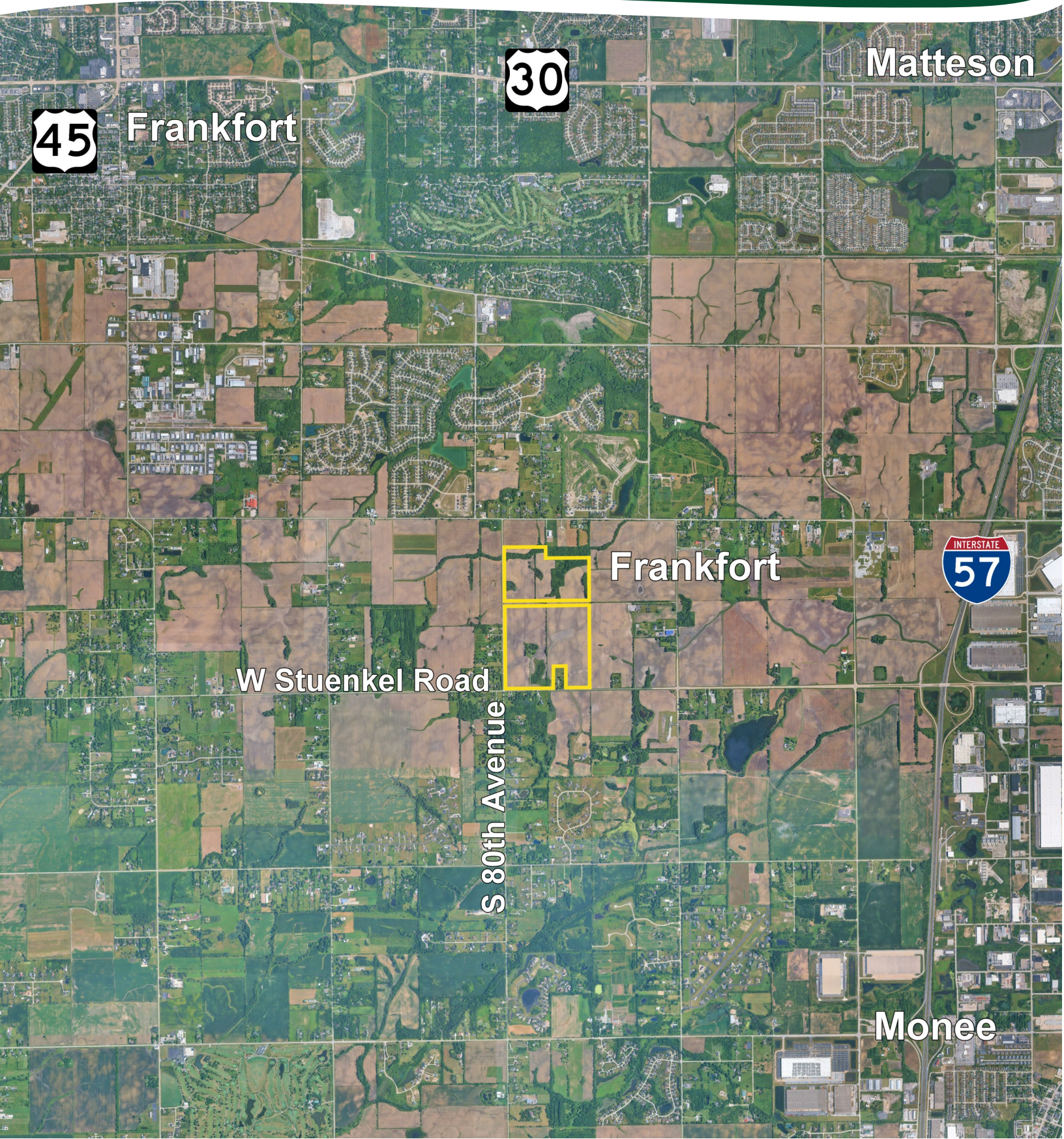
## SOILS MAP





# THE GREEN GARDEN FARM

## AERIAL MAP



45

Frankfort

30

Matteson

Frankfort

INTERSTATE  
57

W Stuenkel Road

S 80th Avenue

Monee



# PLAT MAP



# THE GREEN GARDEN FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. PIPELINE MAP
6. FUTURE LAND USE MAP

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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# PRIOR TO RECONSTITUTION

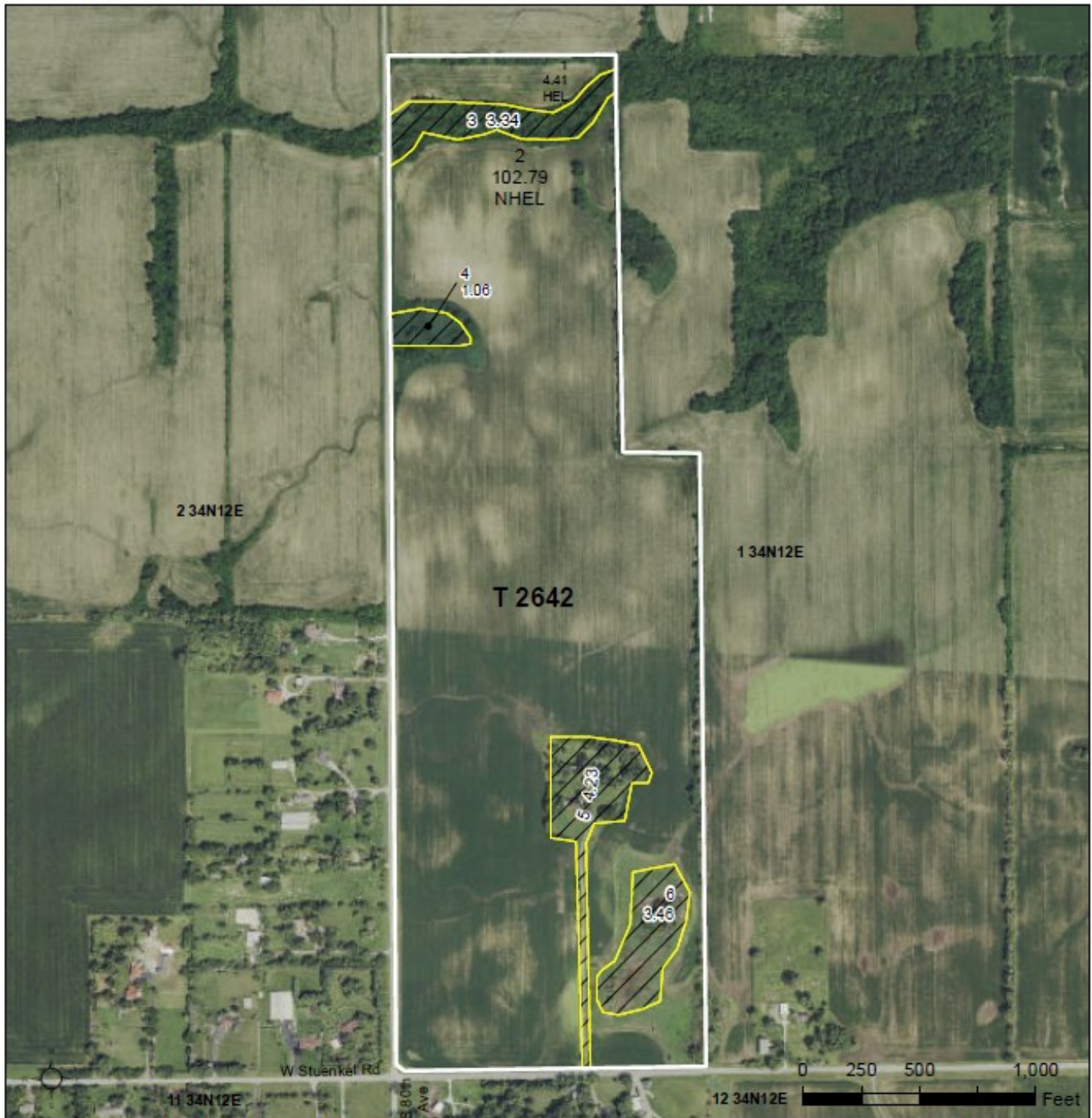


United States  
Department of  
Agriculture

Will County, Illinois

Corn = YEL GR  
Soybeans = COM GR  
Wheat = SRW GR

All Crops NI - Unless Otherwise Noted



## Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created May 16, 2025

Farm 10976

Tract 2642

IL197\_T2642

Tract Cropland Total: 107.20 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).



# PRIOR TO RECONSTITUTION

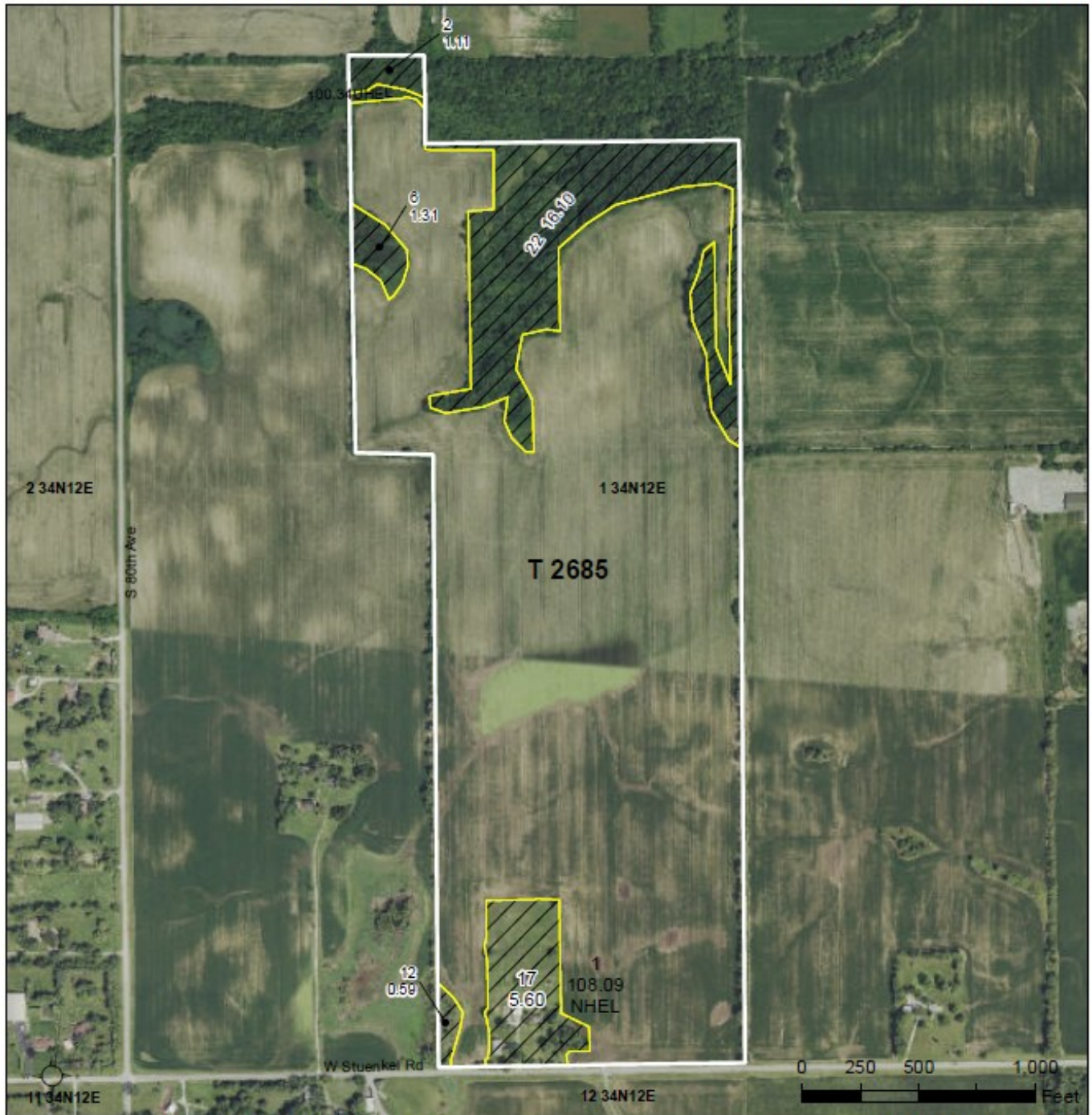


United States  
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## Legend

- Tract Boundary
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- Cropland
- CRP

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created May 16, 2025

**Farm 10347**

**Tract 2685**

Tract Cropland Total: 108.43 acres

IL197\_T2685

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# PRIOR TO RECONSTITUTION

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 : 10976

Prepared : 12/1/25 2:03 PM CST

Crop Year : 2026

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-197-2013-1  
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
119.29	107.20	107.20	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	107.20	0.00			0.00	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	57.60	0.00	114	
Soybeans	47.70	0.00	36	0
<b>TOTAL</b>	<b>105.30</b>	<b>0.00</b>		

### NOTES

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Tract Number : 2642

Description : GREEN GARDEN TWP SEC 1  
FSA Physical Location : ILLINOIS/WILL  
ANSI Physical Location : ILLINOIS/WILL  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.29	107.20	107.20	0.00	0.00	0.00	0.00	0.0

# PRIOR TO RECONSTITUTION

ILLINOIS  
WILL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10976

Prepared : 12/1/25 2:03 PM CST

Crop Year : 2026

### Tract 2642 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	107.20	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	57.60	0.00	114
Soybeans	47.70	0.00	36
<b>TOTAL</b>	<b>105.30</b>	<b>0.00</b>	

### NOTES

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# PRIOR TO RECONSTITUTION

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 : 10347

Prepared : 12/1/25 2:04 PM CST

Crop Year : 2026

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-197-2010-9  
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
133.14	108.43	108.43	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	108.43	0.00			0.00	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	60.00	0.00	111	
Soybeans	38.60	0.00	34	0
<b>TOTAL</b>	<b>98.60</b>	<b>0.00</b>		

### NOTES

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Tract Number : 2685

Description : GREEN GARDEN TWP SEC 1  
FSA Physical Location : ILLINOIS/WILL  
ANSI Physical Location : ILLINOIS/WILL  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers :  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
133.14	108.43	108.43	0.00	0.00	0.00	0.00	0.0

# PRIOR TO RECONSTITUTION

ILLINOIS  
WILL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10347

Prepared : 12/1/25 2:04 PM CST

Crop Year : 2026

### Tract 2685 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	108.43	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	60.00	0.00	111
Soybeans	38.60	0.00	34
<b>TOTAL</b>	<b>98.60</b>	<b>0.00</b>	

### NOTES

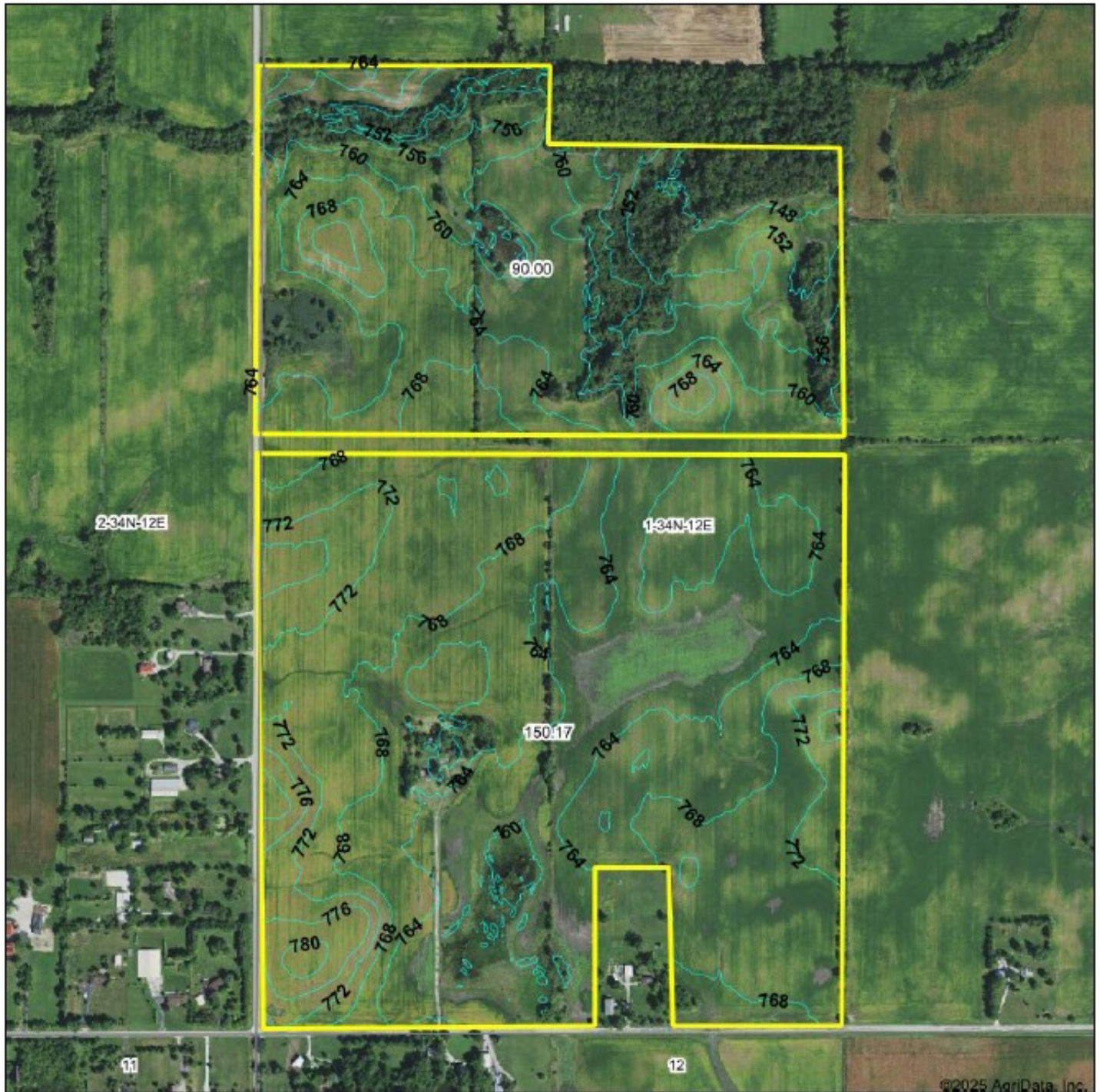
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# TOPOGRAPHY MAP



Maps Provided By:  
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CUSTOMER ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 4.0  
Min: 745.0  
Max: 781.7  
Range: 36.7  
Average: 764.3  
Standard Deviation: 6.36 ft

0ft 701ft 1401ft



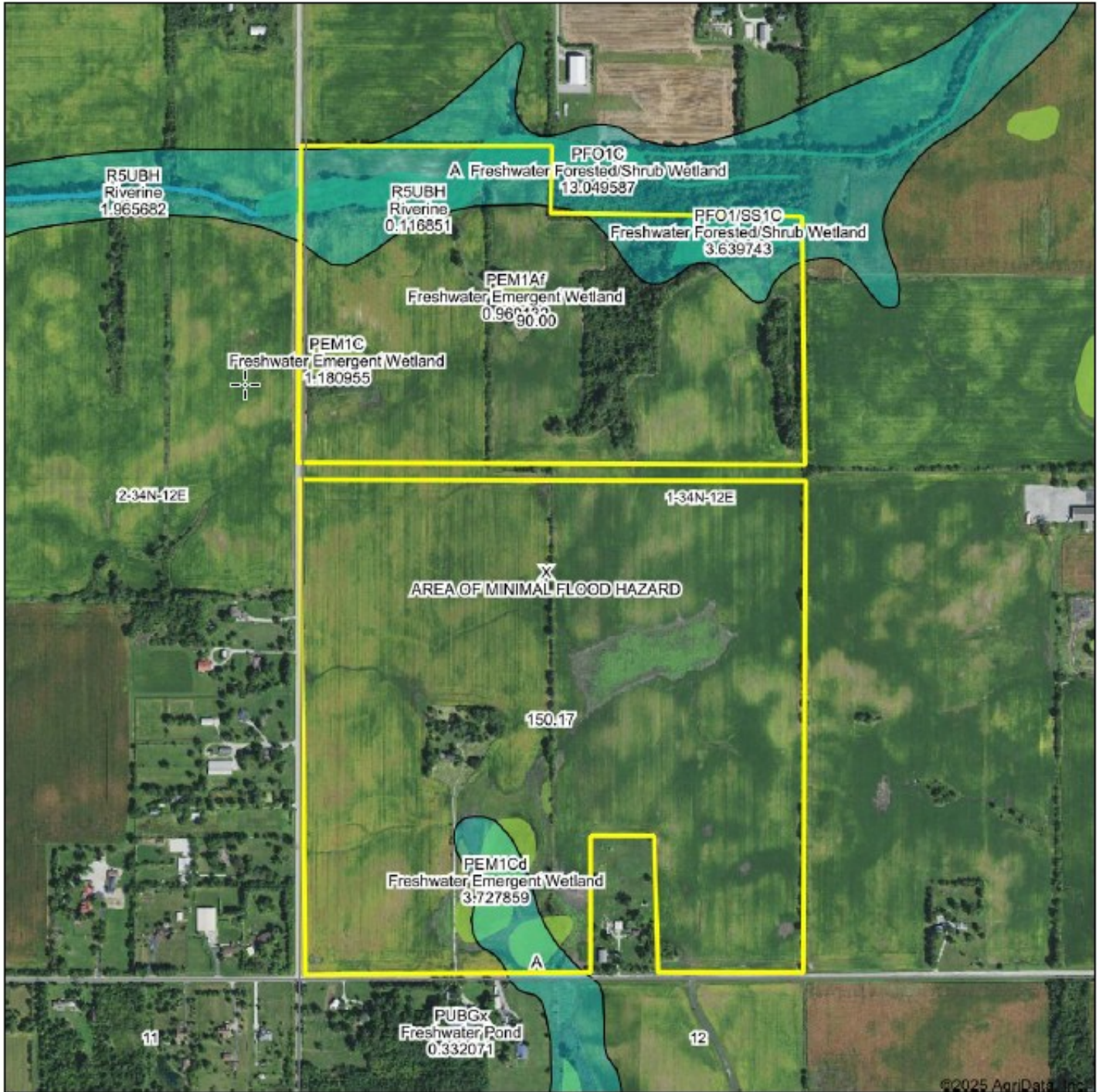
12/1/2025

1-34N-12E  
Will County  
Illinois

Boundary Center: 41.461581, -87.801714



# WETLANDS & FLOODPLAIN MAP



Maps Provided By  
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Flood related information provided by FEMA

Boundary Center: 41.461581, -87.801714

**1-34N-12E**  
**Will County**  
**Illinois**

0ft 815ft 1630ft



12/1/2025



## NATIONAL PIPELINE MAPPING SYSTEM



### Legend

- 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](mailto:npmis@dot.gov).

Projection: Web Mercator

Datum: WGS84

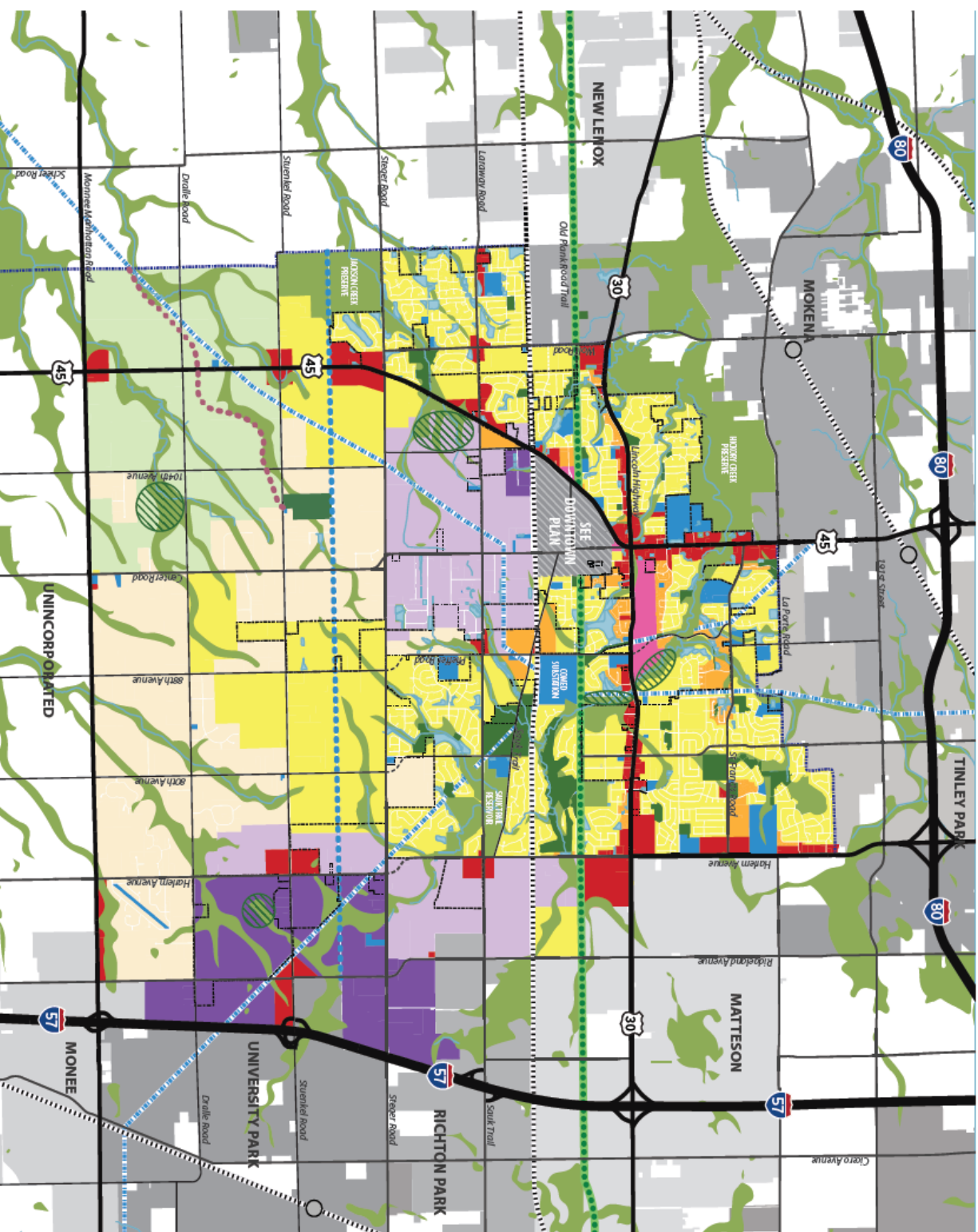
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World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Dec 01, 2025



# FUTURE LAND USE MAP



## LAND USE

- Agriculture
- Rural Residential
- Single-Family Detached Residential
- Single-Family Attached Residential
- General Commercial
- Mixed-Use
- Business Park
- Industrial
- Public Institutional / Utility
- Parks / Open Space

## ENVIRONMENTAL

- Old Plank Road Trail
- Streams/Creeks
- Detention & Retention Ponds
- Environmental Conservation
- Open Space Opportunity
- Pipeline Right-of-Way (Potential Recreational Path)
- Midwestern Access Corridor (Potential Recreational Path)

## PLANNING

- Village Boundary
- Planning Boundary Agreement

## TRANSPORTATION & UTILITY

- Local Roadways
- Minor Roadways
- Major Roadways
- Expressways
- Rail Lines
- Metra Stations
- Utility ROW







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