



# HARDING

REAL ESTATE

# FOR SALE

0 W Stuenkel Rd,  
Frankfort, IL

Offered At \$949,900



LISTED & PRESENTED BY  
**CLANCY GREEN & NATALIE TORRES**  
815-337-8400 | 815-382-7130  
[team@kilkennygrp.com](mailto:team@kilkennygrp.com)

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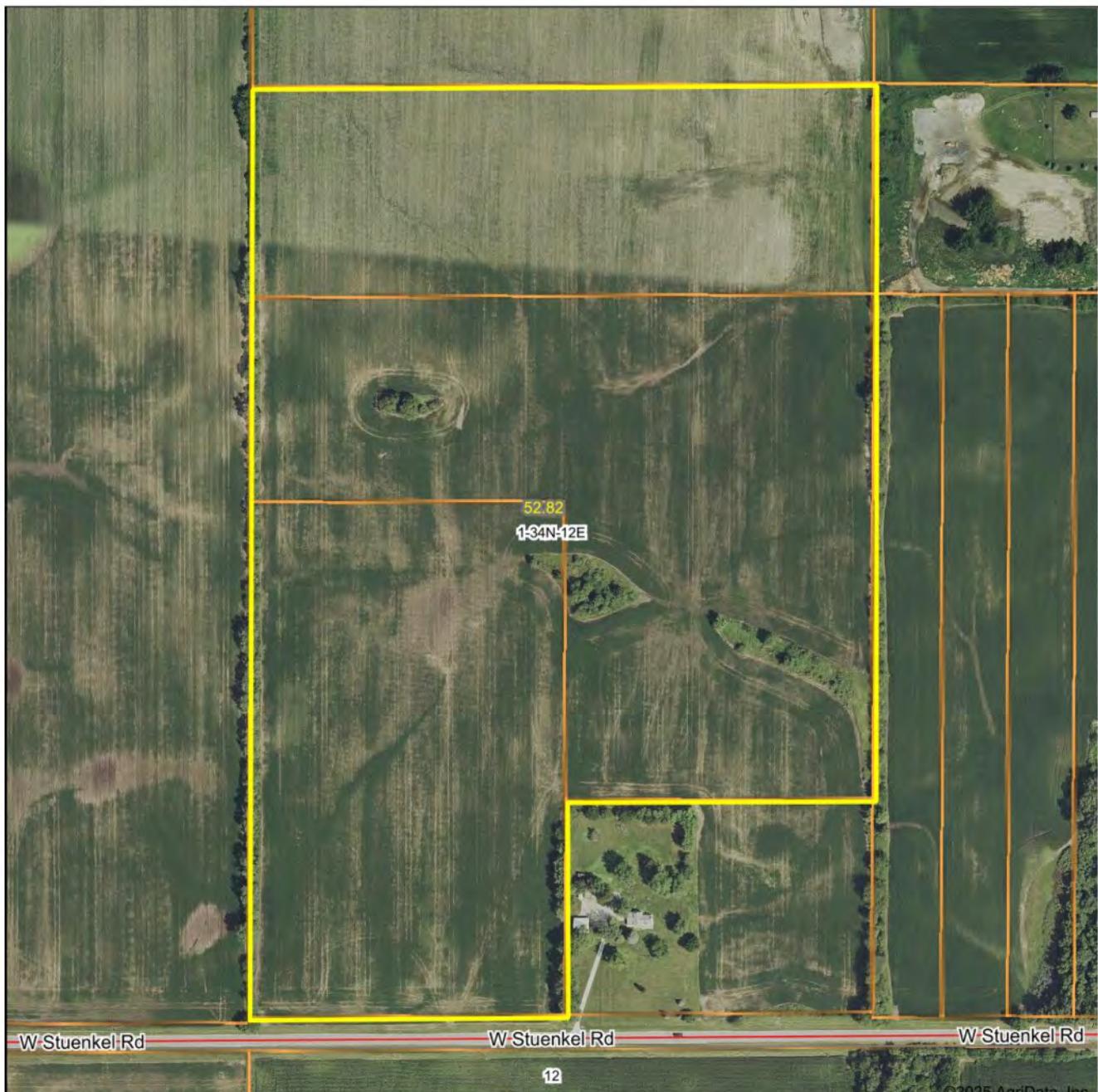
**DIRECTIONS:** LaGrange Rd south from Frankfort. East on Stuenkel to PIQ. Harlem Avenue south from Frankfort. West on Stuenkel Rd to PIQ.

ADDRESS		CITY	ZIP
0 W. STUENKEL ROAD		FRANKFORT	60423
PRICE	OWNER	TOTAL TAXES	YEAR
\$949,900	CAPRIO'S INC	\$1,095.36	2023
TYPE	CORP LIMITS	ZONED	POND
VACANT LAND	UNINCORPORATED	A-1	NONE
TOTAL ACRES	LOT DIMENSIONS	TOTAL TILLABLE	BUILDINGS
+/- 53	IRREGULAR	+/- 53	NONE
ROLLING	ROAD FRONTAGE	SCHOOL DISTRICT	TERMS
NO	672 FEET	207U	CONV., CASH, EXCHANGE
SEWER	WATER	GAS	ELECTRIC
N/A	N/A	N/A	N/A

Parcel #		ACRES	TAXES
2	18-13-01-400-023-0000	16.89	\$352.64
3	18-13-01-400-036-0000	22.84	\$474.16
4	18-13-01-400-038-0000	13.55	\$268.56
<b>TOTALS:</b>		<b>53.28</b>	<b>\$1,095.36</b>

Excellent land investment just minutes from the full interchange of I-57 and Stuenkel Rd. Annexed into Frankfort and currently zoned Agricultural this property is reflected on the Comprehensive Plan for the Village of Frankfort as future residential development. The property is situated 1.8 miles west of the full interchange at Stuenkel Rd and I-57 allowing for excellent access to Chicago, Interstate 80 and the southwest suburbs. LaGrange Road (Rt 45) is situated approximately 4.5 miles west of the property and Harlem Avenue is less than a mile east of the property, allowing for easy access to schools, shopping and historic downtown Frankfort. This land opportunity is an excellent strategic purchase for future development opportunities. The tillable land is leased thru 2025 to a local farmer.

## Aerial Map



**HARDING**  
REAL ESTATE

**KG** KILKENNY  
GROUP

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 41° 27' 30.63, -87° 47' 40

0ft 330ft 659ft

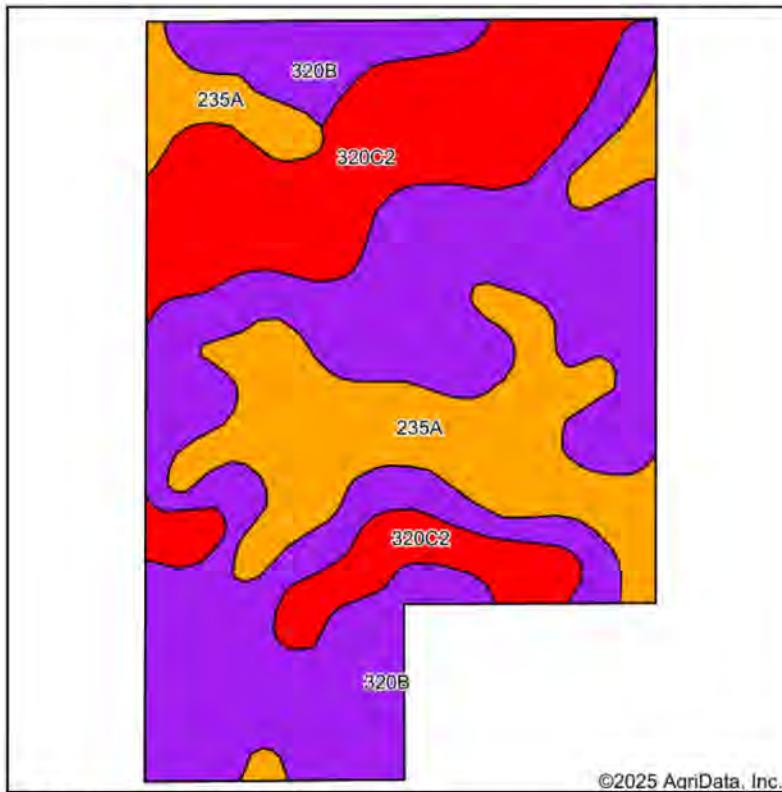
**1-34N-12E**  
**Will County**  
**Illinois**



6/3/2025

**KG**

## Soils Map



State: **Illinois**  
 County: **Will**  
 Location: **1-34N-12E**  
 Township: **Green Garden**  
 Acres: **52.82**  
 Date: **6/3/2025**

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KG Kilkenny Group

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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**320B	Frankfort silt loam, 2 to 4 percent slopes	26.94	51.0%	**133	**46		**100	61	61	50
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	13.34	25.3%	**122	**42		**92	47	47	34
**235A	Bryce silty clay, 0 to 2 percent slopes	12.54	23.7%	**161	**54		**120	55	44	33
Weighted Average		136.9		46.9		102.7	*n 56	*n 53.4	*n 41.9	

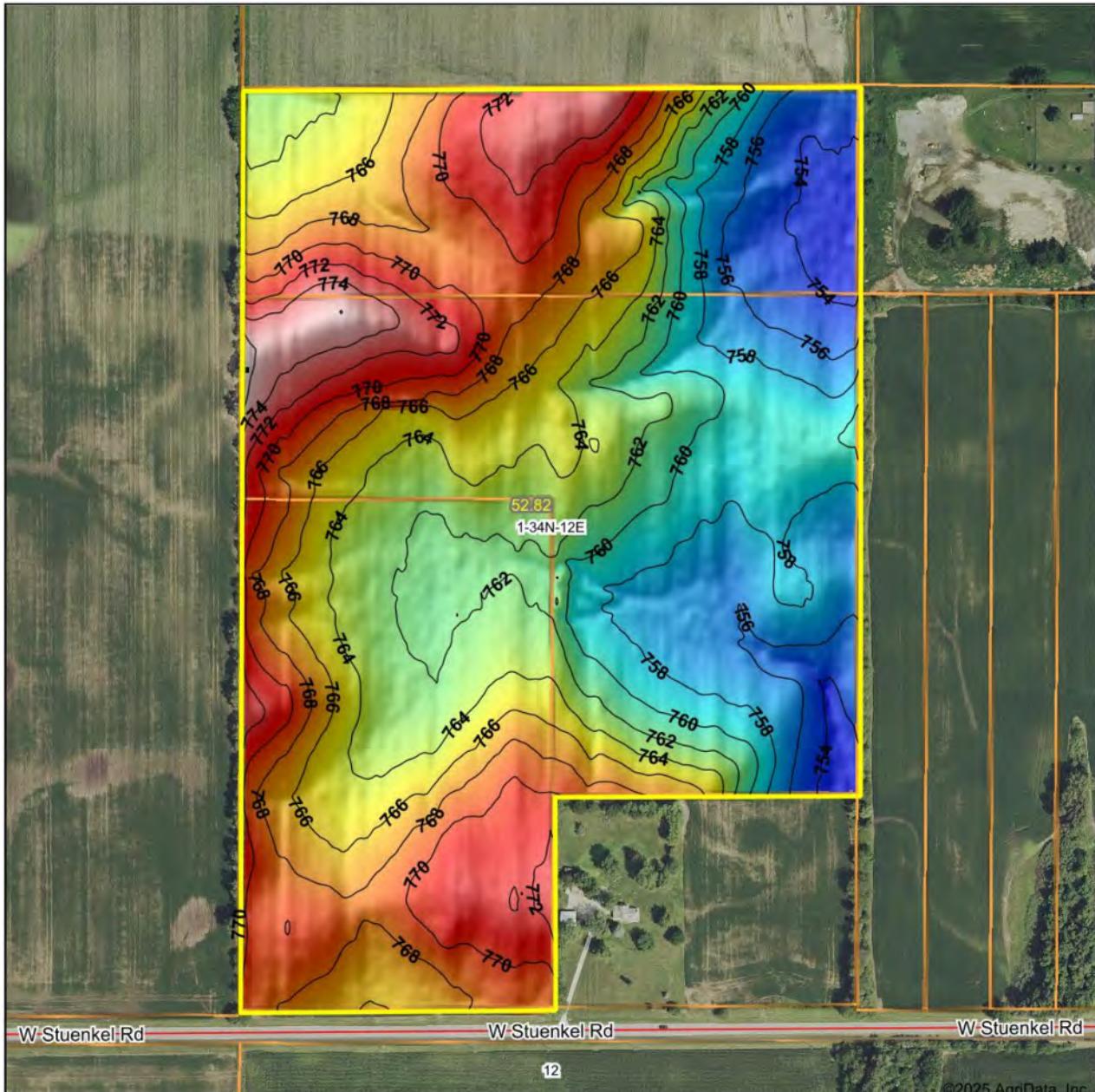
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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 II. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

## Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

0ft 333ft 666ft

Interval(ft): 2



1-34N-12E  
Will County  
Illinois

Min: 752.9

6/3/2025

Max: 777.0

Range: 24.1

Average: 764.2

Standard Deviation: 5.48 ft

Boundary Center: 41° 27' 30.63, -87° 47' 40

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Maps Provided By:

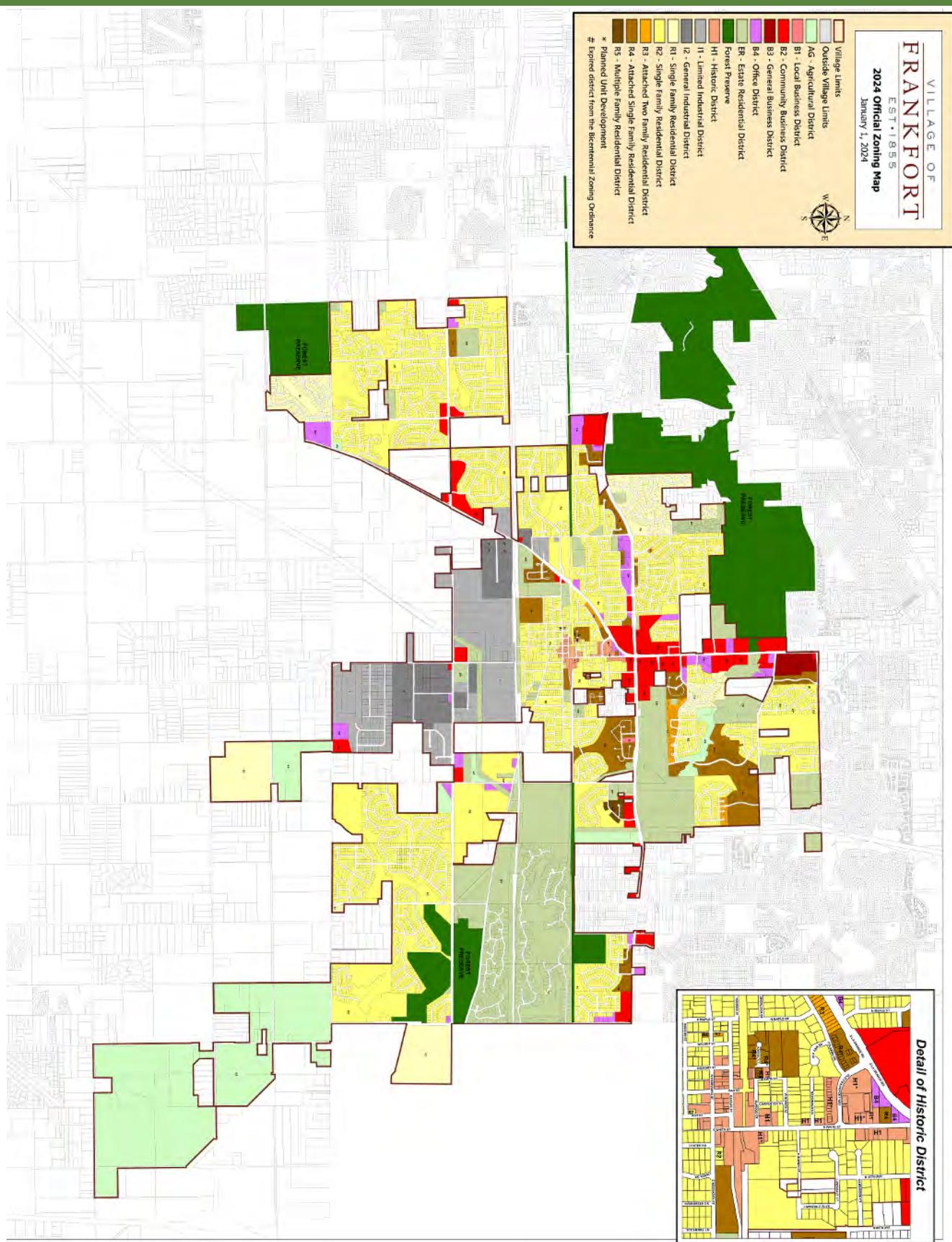
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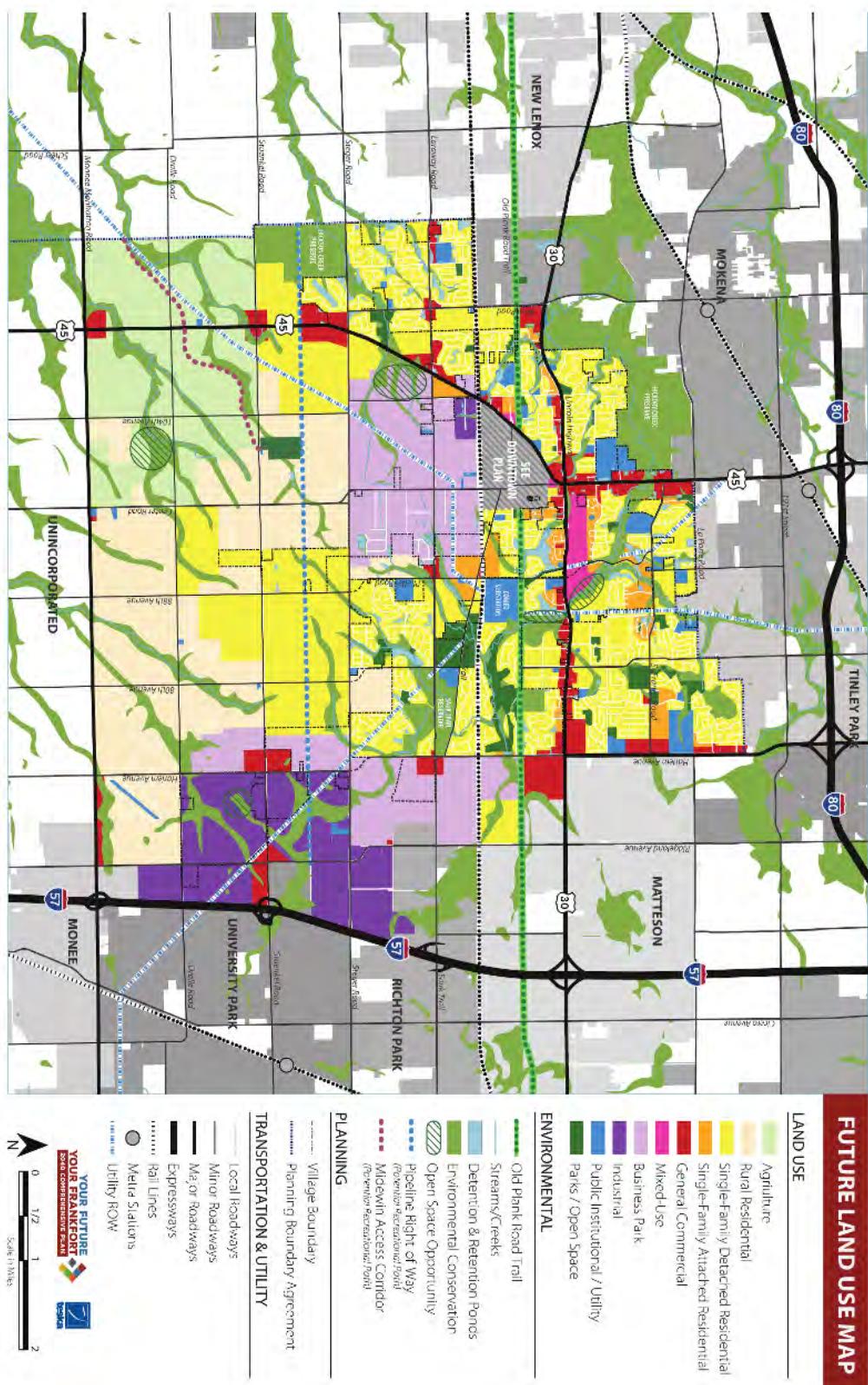
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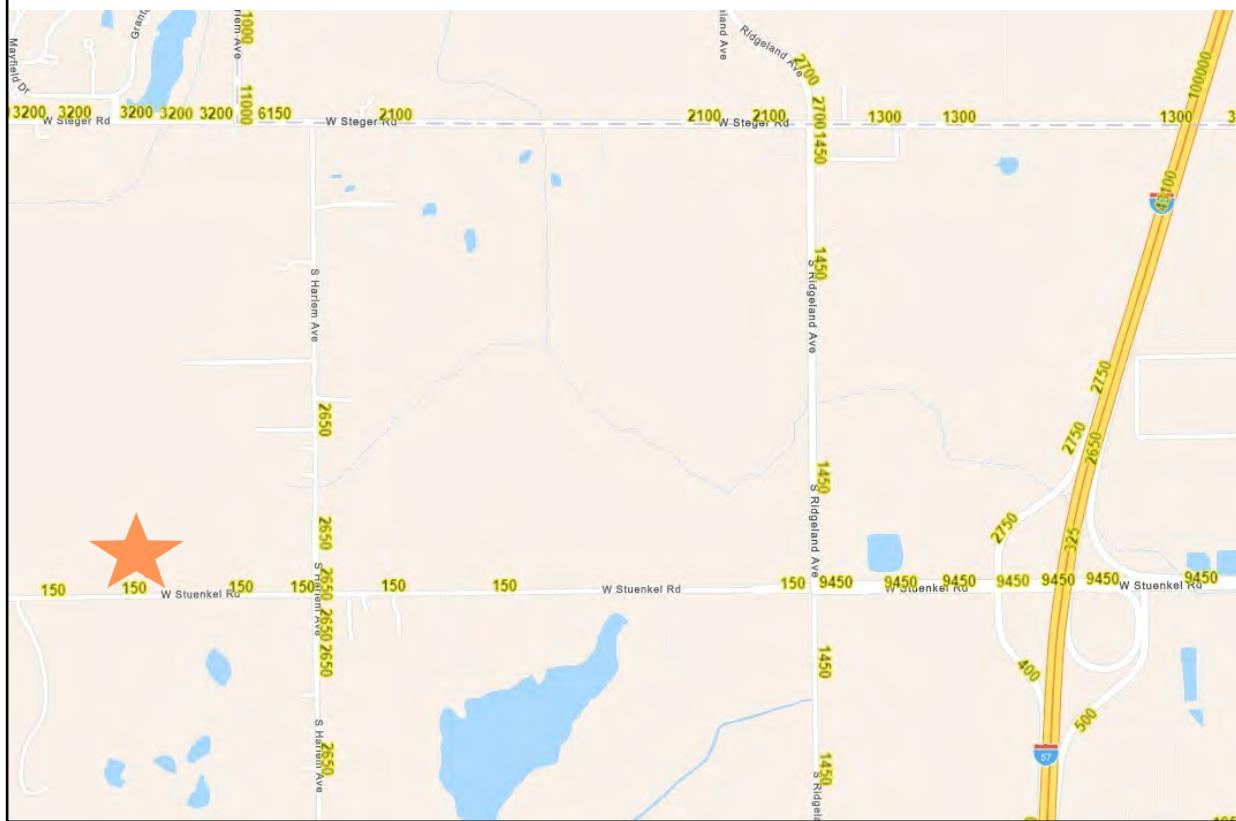
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## Traffic Count



Distance Map

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<b>Land</b>	MLS #: <b>12548301</b>	List Price: <b>\$949,900</b>
Status: <b>NEW</b>	List Date: <b>01/15/2026</b>	Orig List Price: <b>\$949,900</b>
Area: <b>423</b>	List Dt Rec: <b>01/15/2026</b>	Sold Price:
Address: <b>Lt1 W Stuenkel Rd, Frankfort, IL 60423</b>		
Directions: <b>LaGrange Rd south from Frankfort. East on Stuenkel to PIQ. Harlem Avenue south from Frankfort. West on Stuenkel Rd to PIQ.</b>		
Sold by:		Rental Price:
Closed:		Rental Unit:
Off Market:	Contract Date:	Mkt. Time (Lst./Tot.): <b>1/1</b>
Dimensions: <b>53.28</b>	Financing:	Concessions:
Ownership: <b>Fee Simple</b>	Subdivision:	Contingency:
Corp Limits: <b>Unincorporated</b>	Township: <b>Green Garden</b>	County: <b>Will</b>
Coordinates:		# Fireplaces:
Rooms:	Bathrooms / (full/half):	Parking:
Bedrooms:	Master Bath:	Garage Type:
Basement:	Bmt Bath:	# Spaces: <b>0</b>

Remarks: Strategic land investment in the highly desirable Village of Frankfort! Minutes from a full interstate interchange at I-57 & Stuenkel Rd, these 53 acres are poised to be the next tier of development in Frankfort. Annexed into Frankfort & currently zoned Agricultural, this property is designated for future business park and residential development on the Comprehensive Plan for the Village of Frankfort. Situated 1.8 miles west of the full interchange at Stuenkel Rd & I-57, the property allows for excellent access to Chicago, Interstate 80 and the southwest suburbs. LaGrange Road (Rt 45), a well-traveled north/south road, is situated approximately 4.5 miles west of the property & Harlem Avenue is less than a mile east of the property, allowing for easy access to schools, shopping, and historic downtown Frankfort. Municipal utilities are nearby. This land opportunity is an excellent strategic purchase for future development opportunities.

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(207U)</b>	Special Assessments: <b>Unknown</b>	Amount: <b>\$1,178.56</b>	Waterfront: <b>No</b>
Junior High: <b>(207U)</b>	Special Service Area: <b>No</b>	PIN: <b>1813014000230000</b>	Acreage: <b>53.28</b>
High School: <b>(207U)</b>		Mult PINs: <b>(See Agent Remarks)</b>	Appx Land SF: <b>670</b>
	Zoning Type: Actual Zoning:	Tax Year: <b>2024</b>	Front Footage: <b>670</b>
		Tax Exmps:	# Lots Avail:
			Farm: <b>Yes</b>
			Bldgs on Land?: <b>No</b>

Laundry Features:	Ownership Type:	Type of House:
Lot Size: <b>25.0-99.99 Acres</b>	Frontage/Access: <b>Paved</b>	Style of House:
Lot Size Source:	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: <b>Asphalt</b>	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc:	Min Req/SF (2):	Utilities to Site: <b>Electric Nearby</b>
Land Amenities:	Other Min Req SF:	General Info: <b>None</b>
Farms Type:	Lease Type:	Backup Package: <b>No</b>
Bldg Improvements:	Loans:	Backup Info:
Current Use: <b>Agricultural/Land Only</b>	Equity:	Possession: <b>Closing</b>
Potential Use:	Relist:	Sale Terms:
Location:	Seller Needs:	
Known Liens:	Seller Will:	

Broker Private Remarks: Multiple Parcels - Tax amount includes: **1813014000230000/\$378.66, 1813014000360000/\$509.58, 1813014000380000/\$290.32**

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