

Mokena 25 acres
NE corner of 104th and 187th
Mokena IL 60448



MOKENA 25 ACRES

**NE corner of 104th and 187th
Mokena IL 60448**

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com



County:	Will
Township:	Frankfort
Gross Land Area:	25.62 acres
Property Type:	Land
Possible Uses:	Many potential uses
Total Investment:	\$2,500,000
Soil Productivity Index:	109.1
Buildings:	None
Utilities:	Sewer and water are near the site.
Zoning:	Unincorporated Will County, see Mokena comprehensive plan included with this brochure.



Mokena 25 acres
Mokena, IL 60448

- 25 usable unincorporated acres in Will County to be annexed to Mokena
- 1/8th mile frontage on I-80 with exposure to a traffic count of over 104,000 vehicles per day
- Easy access to La Grange Road
- Utilities near site
- Many potential uses

Great location in active area of growth. Easy access to I-80 at LaGrange road, comprehensive plan has this parcel as Office/Research. Great location for Corporate Headquarters. Easy access to shopping and transportation. Demographics available upon request.



Mark Goodwin
Phone: 815-741-2226
Email: mgoodwin@bigfarms.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Mokena 25 acres
Tax ID Number/APN: 19-09-04-100-005-0000
Possible Uses: Many potential uses.
Zoning: Unincorporated Will County, see Mokena comprehensive plan included with this brochure. Many potential uses and excellent visibility to Rt. 80 Corporate campus, warehousing. Comp plan also shows a potential bridge over I-80.
Sale Terms: All cash.

AREA & LOCATION

School District: Lincoln-Way high school and Mokena grade school
Location Description: From intersection of LaGrange road and I-80 go south 1/2 a mile to 191st street and turn west (right). Go west one mile to 104th avenue, turn right or (north) to 187th, about 1/2 a mile. Property is at the NE corner of 187th & 104th.
Site Description: 25.62 acres of bare farmland with 660 feet of I-80 frontage. Traffic count of over 104,000 vehicles per day. Property is currently being farmed.
Side of Street: NE corner of 187th & 104th
Highway Access: About 2 miles from I-80
Property Visibility: 1/8th mile frontage on I-80 with exposure to a traffic count of over 104,000 vehicles per day
Largest Nearby Street: LaGrange Road

LAND RELATED

Buildings: None
Zoning Description: Unincorporated Will County, see Mokena comprehensive plan included with this brochure. Many potential uses and excellent visibility to Rt. 80 Corporate campus, warehousing. Comp plan also shows a potential bridge over I-80.
Flood Plain or Wetlands: No
Topography: Pipeline easement crosses at the SW corner of the property.
Available Utilities: Sewer and water are near the site. Utility maps are included in the package.

FINANCIALS

Real Estate Taxes: \$148.66, Tax ID# 19-09-04-100-005-0000
Investment Amount: The 25 acres has been reduced to \$2,500,000.

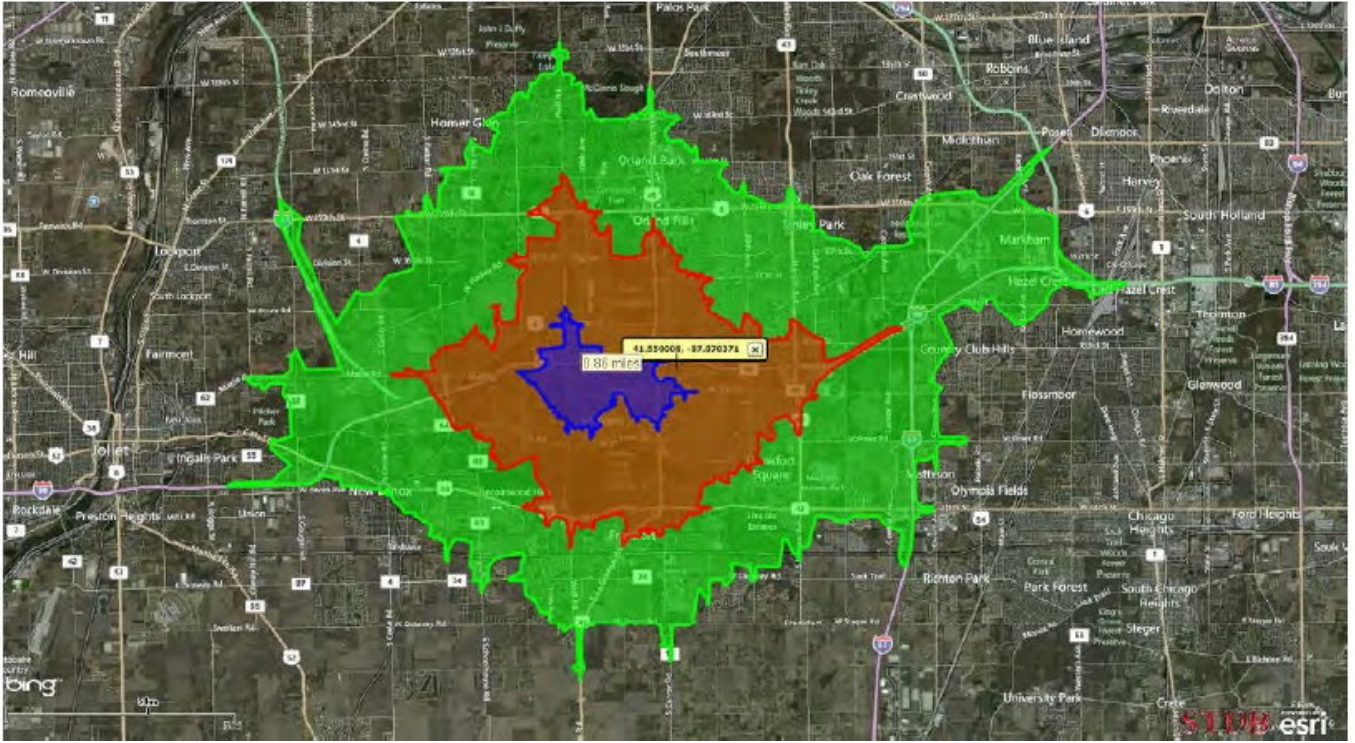
LOCATION

Address: NE corner of 187th & 104th, Mokena, IL 60448
County: Will
MSA: Chicago-Joliet

Mokena 25 acres
NE corner of 104th and 187th
Mokena IL 60448

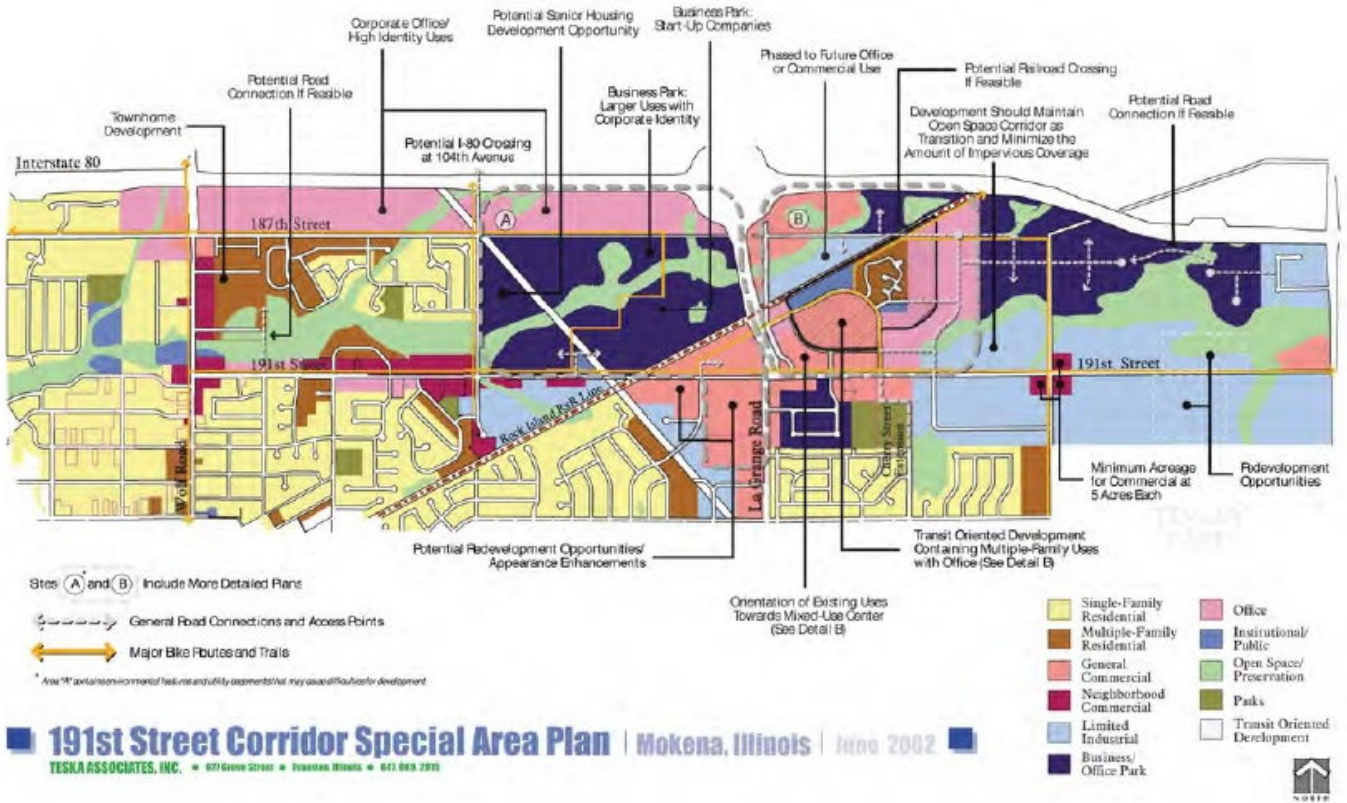


DRIVE TIME RADIUS



Mark Goodwin
Phone: 815-741-2226
Email: mgoodwin@bigfarms.com

MOKENA COMPREHENSIVE PLAN



LOCATION OF SEWER TRUNK LINE & WATER MAINS FOR O'REILLY 25 ACRES, MOKENA



Mokena 25 acres
NE corner of 104th and 187th
Mokena IL 60448



PROPERTY PHOTOS



Mark Goodwin
Phone: 815-741-2226
Email: mgoodwin@bigfarms.com

Mokena 25 acres
NE corner of 104th and 187th
Mokena IL 60448



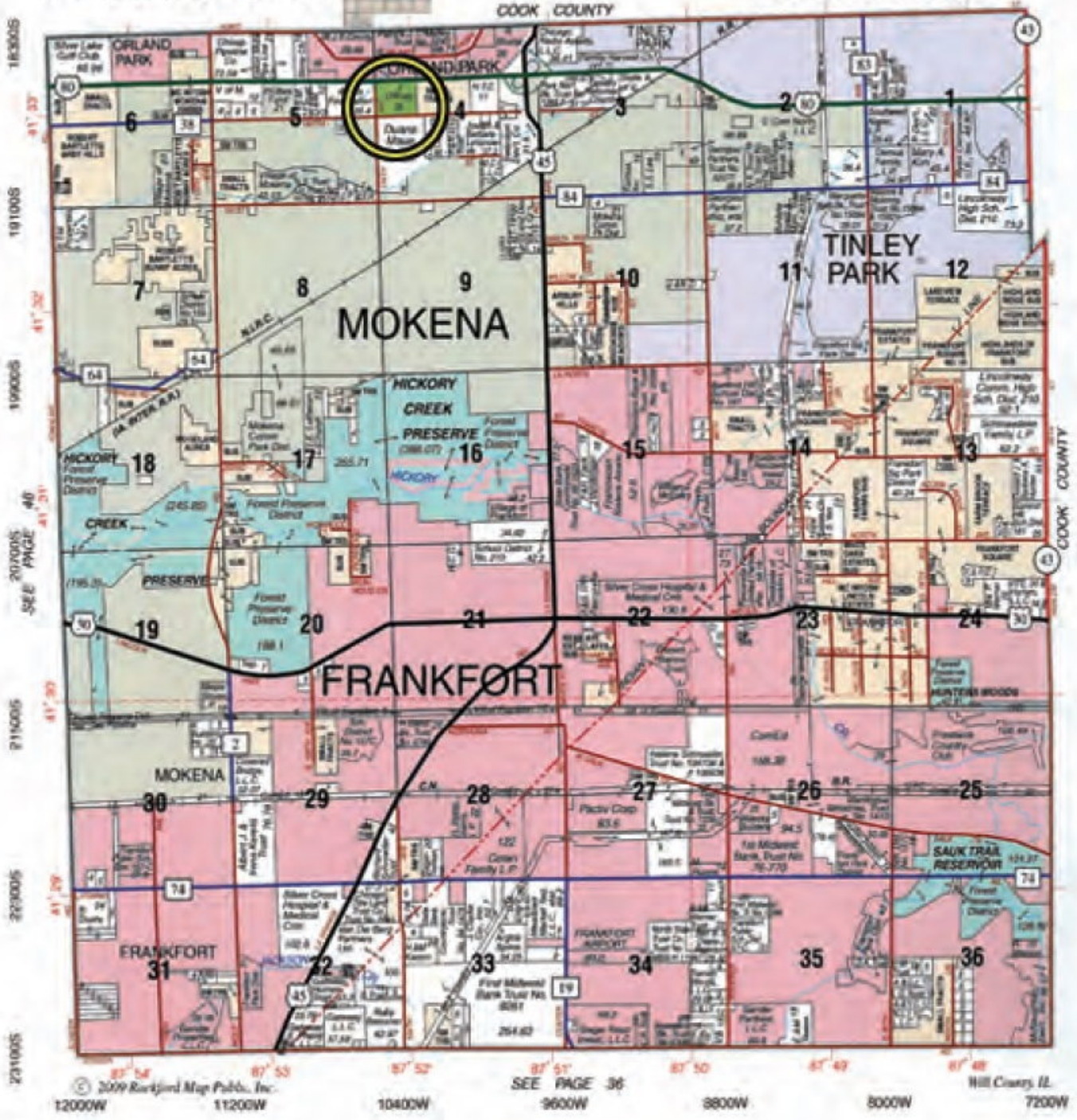
PLAT MAP



Mark Goodwin
Phone: 815-741-2226
Email: mgoodwin@bigfarms.com

FRANKFORT

T.35N.-R.12E.



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

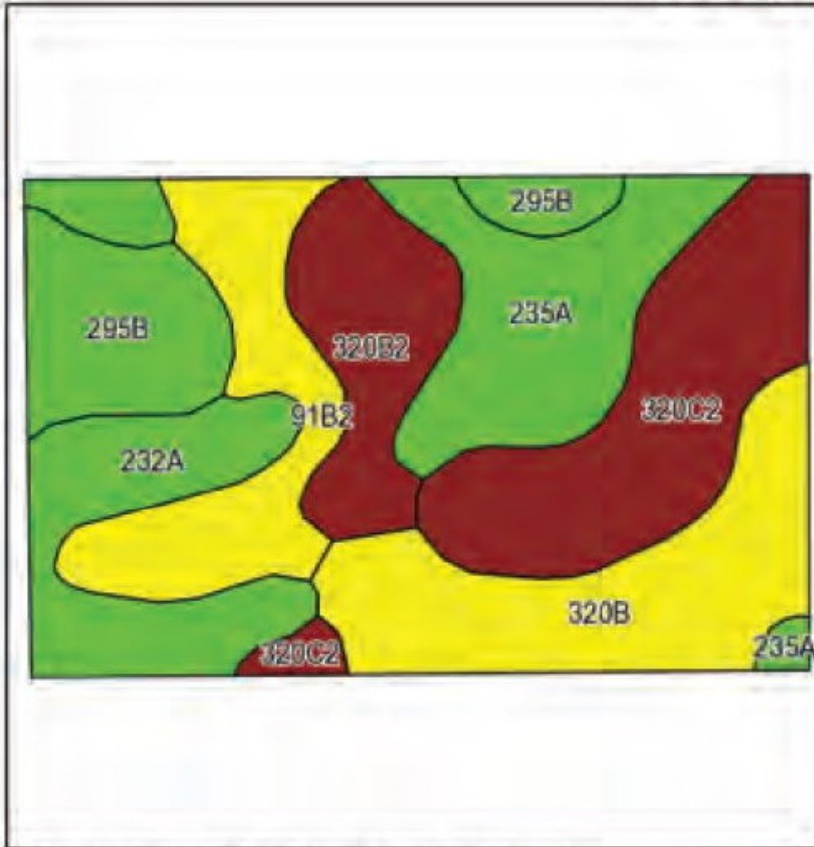


Mark Goodwin
 Phone: 815-741-2226
 Email: mgoodwin@bigfarms.com

AERIAL MAP



SOILS MAP



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.



State: Illinois
 County: Will
 Location: 4-35N-12E
 Township: Frankfort
 Acres: 25.1
 Date: 8/12/2013



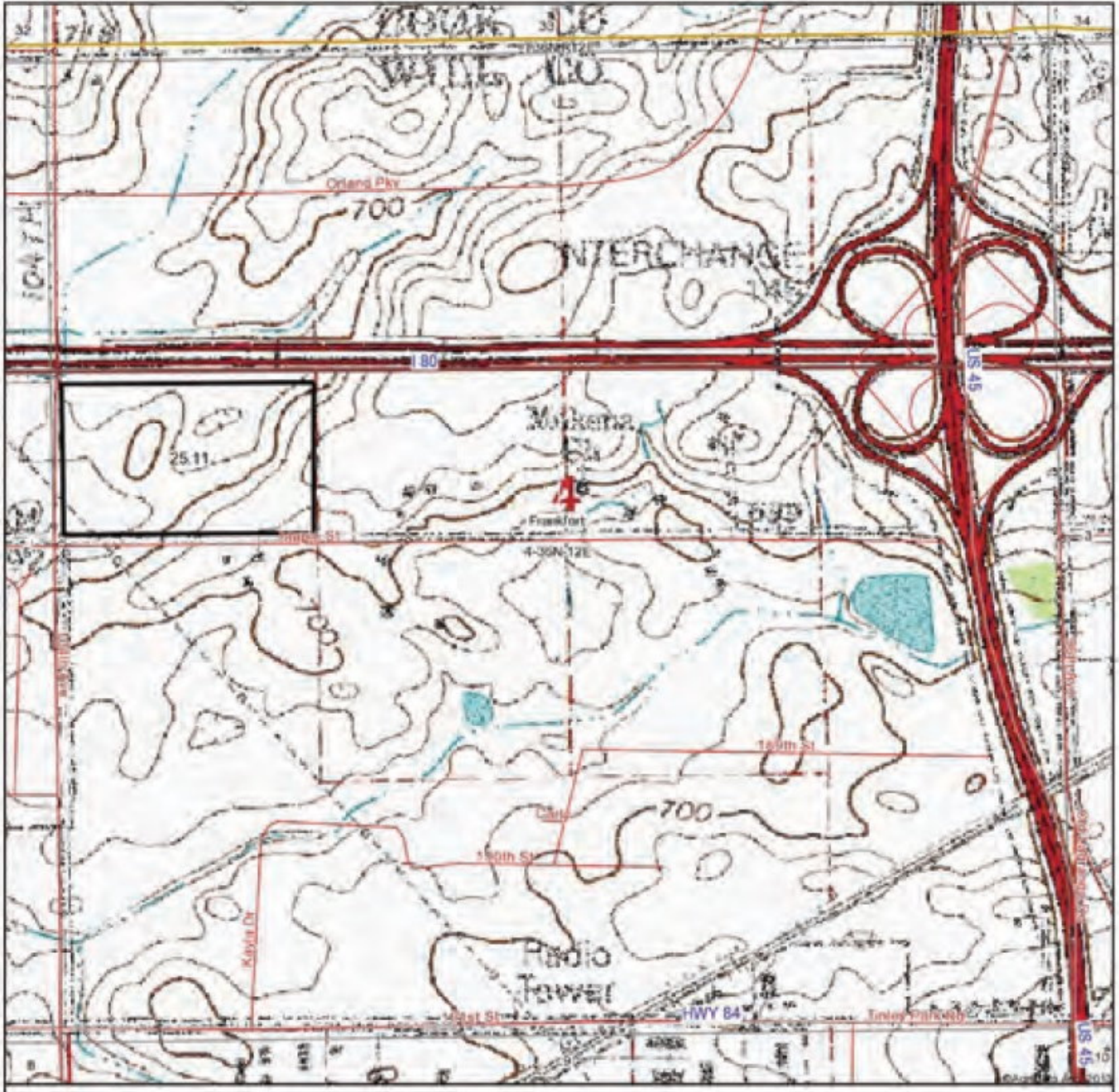
Maps provided by:



©AgriData, Inc 2013
 www.AgrDataInc.com

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**320C2	Frankfort silty clay loam, 4 to 8 percent slopes, eroded	4.7	19.1%		**125	**43	**94
**320B	Frankfort silt loam, 2 to 4 percent slopes	4.5	17.8%		**133	**46	**100
235A	Bryce silty clay, 0 to 2 percent slopes	3.7	14.7%		162	54	121
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.6	14.3%		170	56	127
**91B2	Swyger silty clay loam, 2 to 4 percent slopes, eroded	3.2	12.8%		**147	**48	**110
**295B	Mokena silt loam, 2 to 4 percent slopes	2.8	10.9%		**170	**53	**125
**320B2	Frankfort silty clay loam, 2 to 4 percent slopes, eroded	2.8	10.3%		**125	**43	**94
Weighted Average					145.9	48.7	109.1

TOPOGRAPHY MAP



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.