



# HARDING

REAL ESTATE

## FOR SALE

0 W Stuenkel Rd,  
Frankfort, IL

**Offered At \$900,000**

**KG**  
KILKENNY  
GROUP

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

**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
\$900,000	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

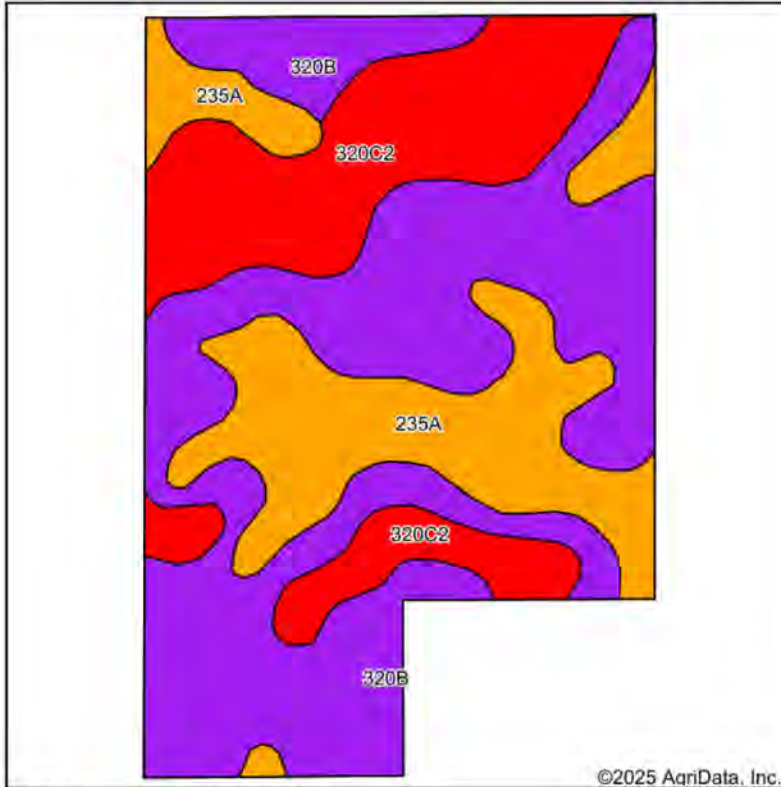
Parcel #		ACRES	TAXES
2	18-13-01-400-023-0000	16.89	\$352.64
3	18-13-01-400-036-0000	22.84	\$474.16
4	18-13-01-400-038-0000	13.55	\$268.56
<b>TOTALS:</b>		<b>53.28</b>	<b>\$1,095.36</b>

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.





## Soils Map



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

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Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL197, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. 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 Il. Soils EFOTG

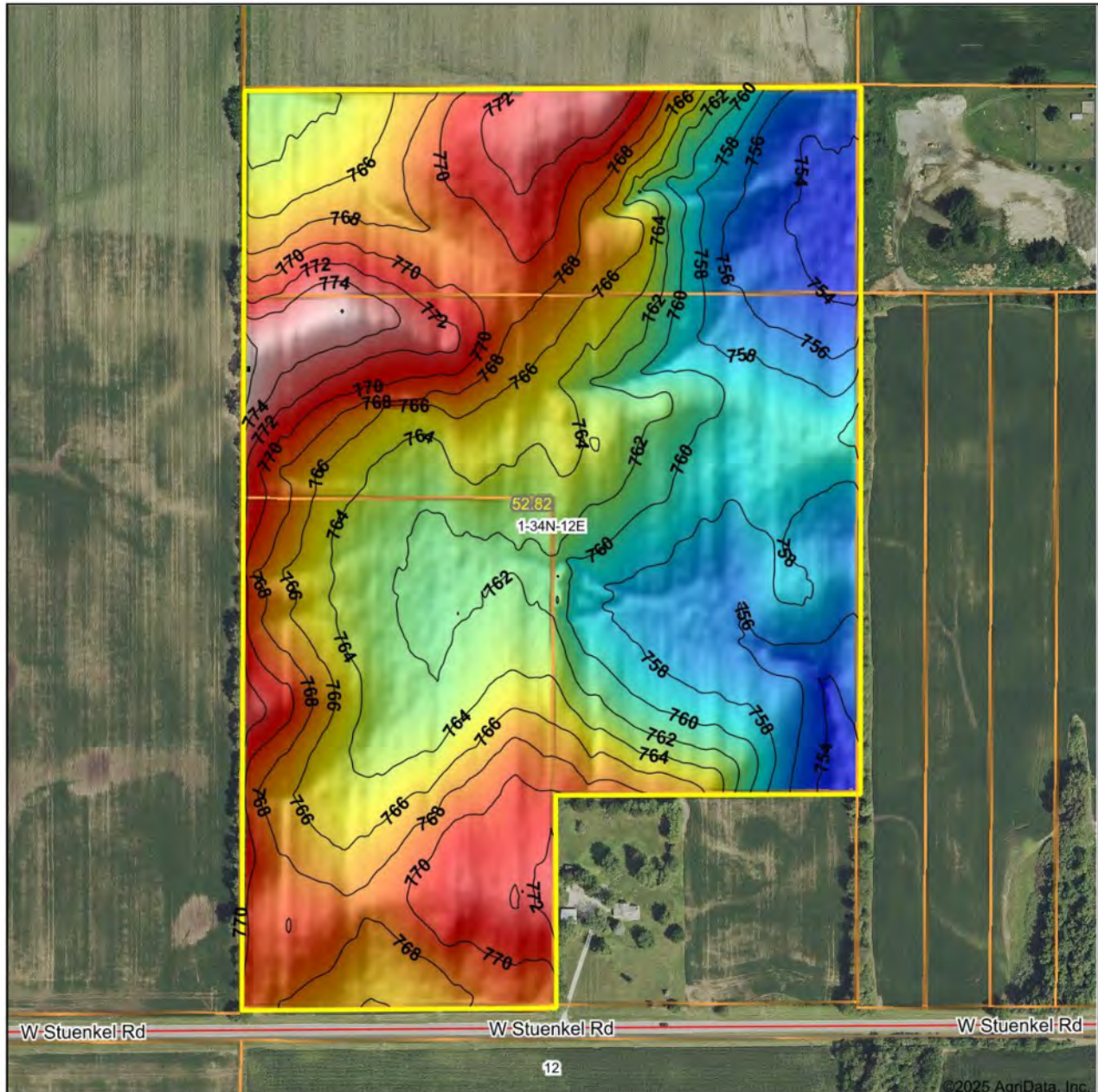
\*n: The aggregation method is "Weighted Average using all components"



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## Topography Hillshade



Low Elevation High



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Maps Provided By:

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Source: USGS 3 meter dem

Interval(ft): 2

Min: 752.9

Max: 777.0

Range: 24.1

Average: 764.2

Standard Deviation: 5.48 ft

0ft 333ft 666ft



6/3/2025

1-34N-12E  
Will County  
Illinois

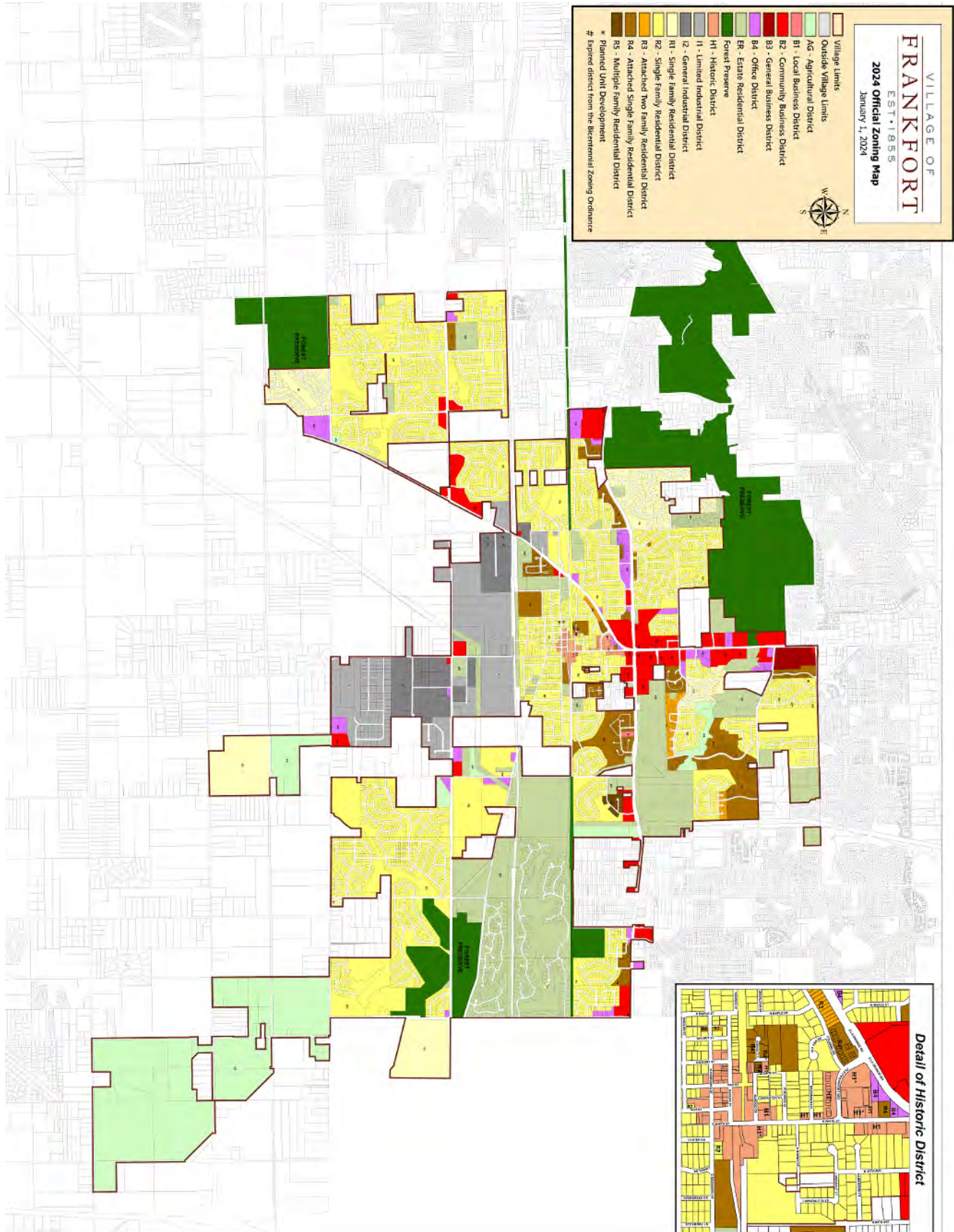
Boundary Center: 41° 27' 30.63, -87° 47' 40

KC



# HARDING

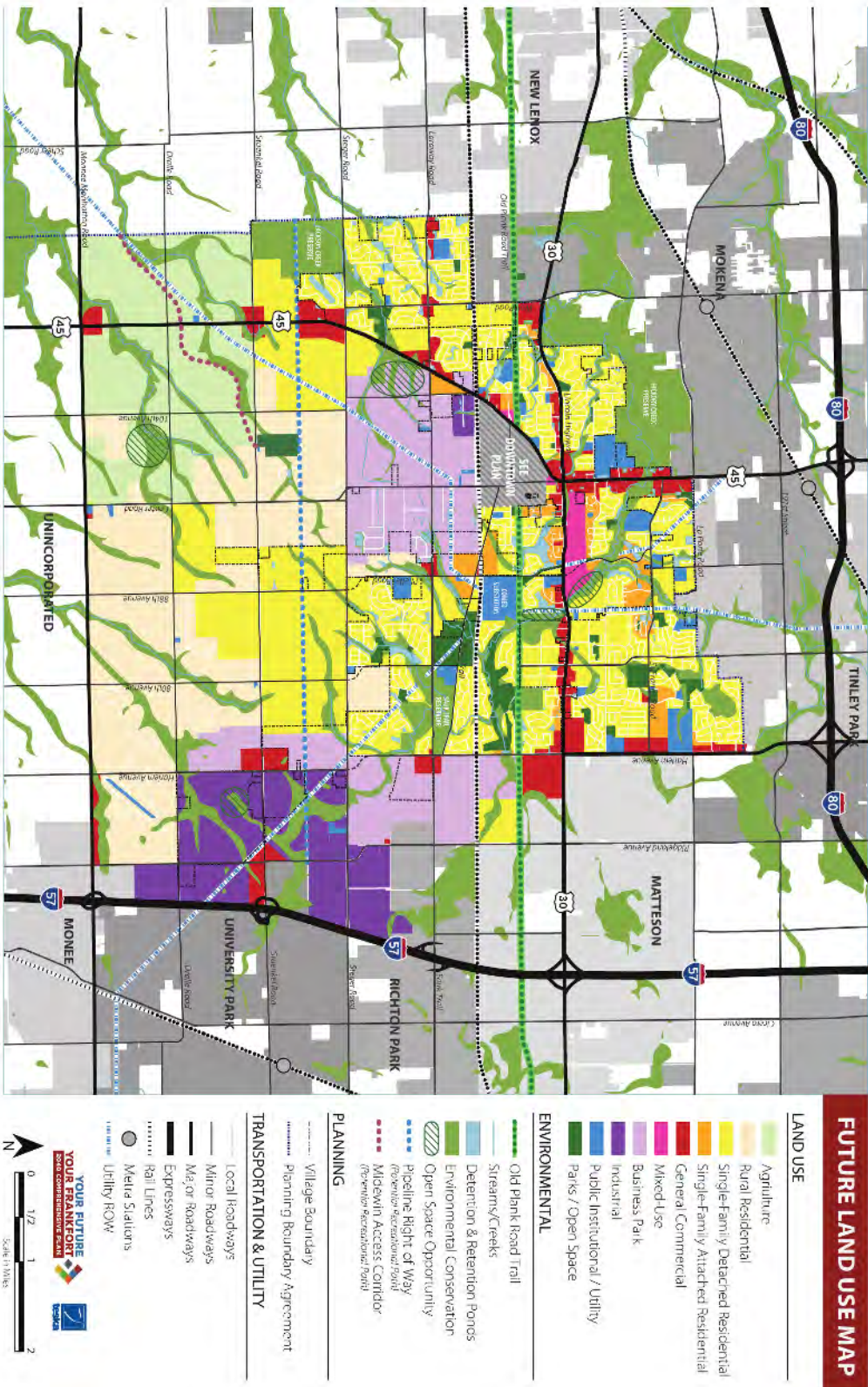
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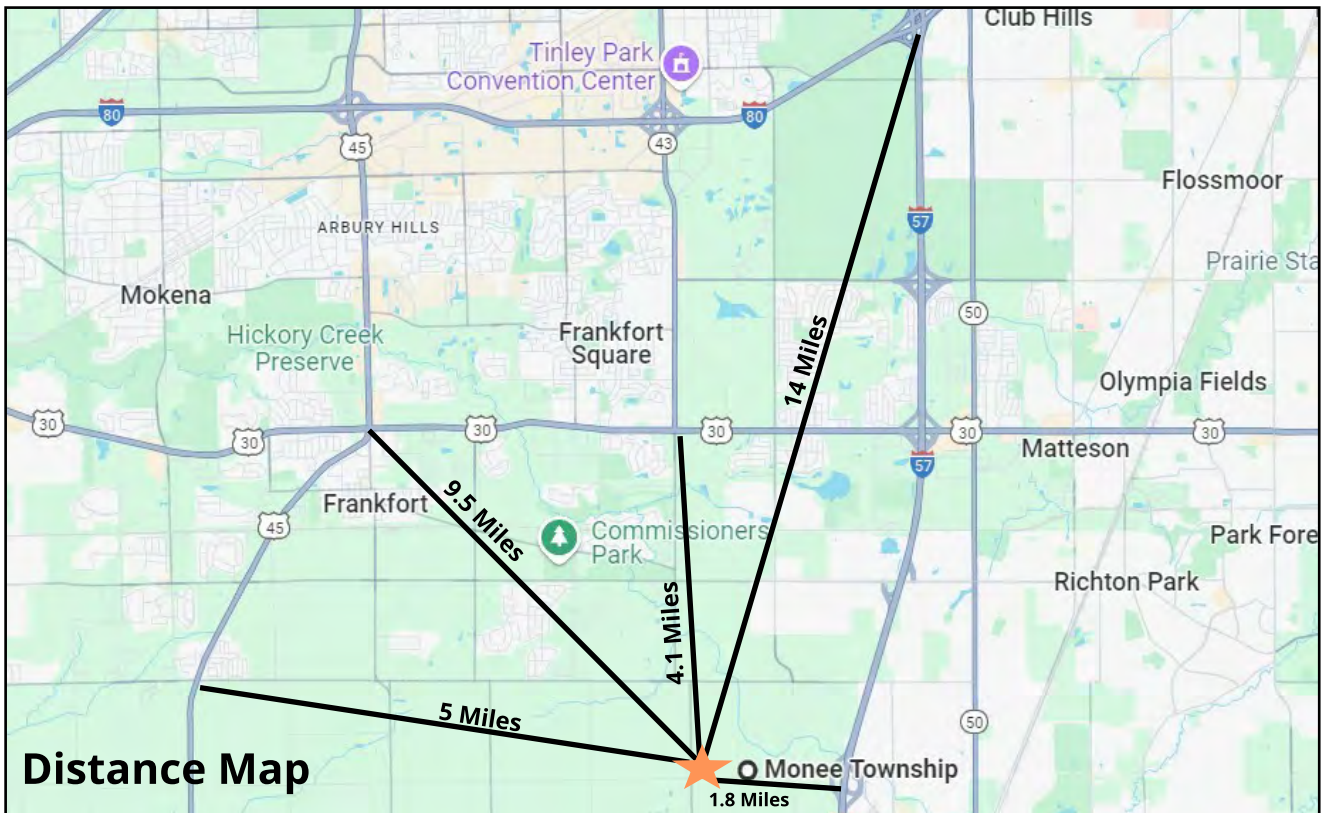
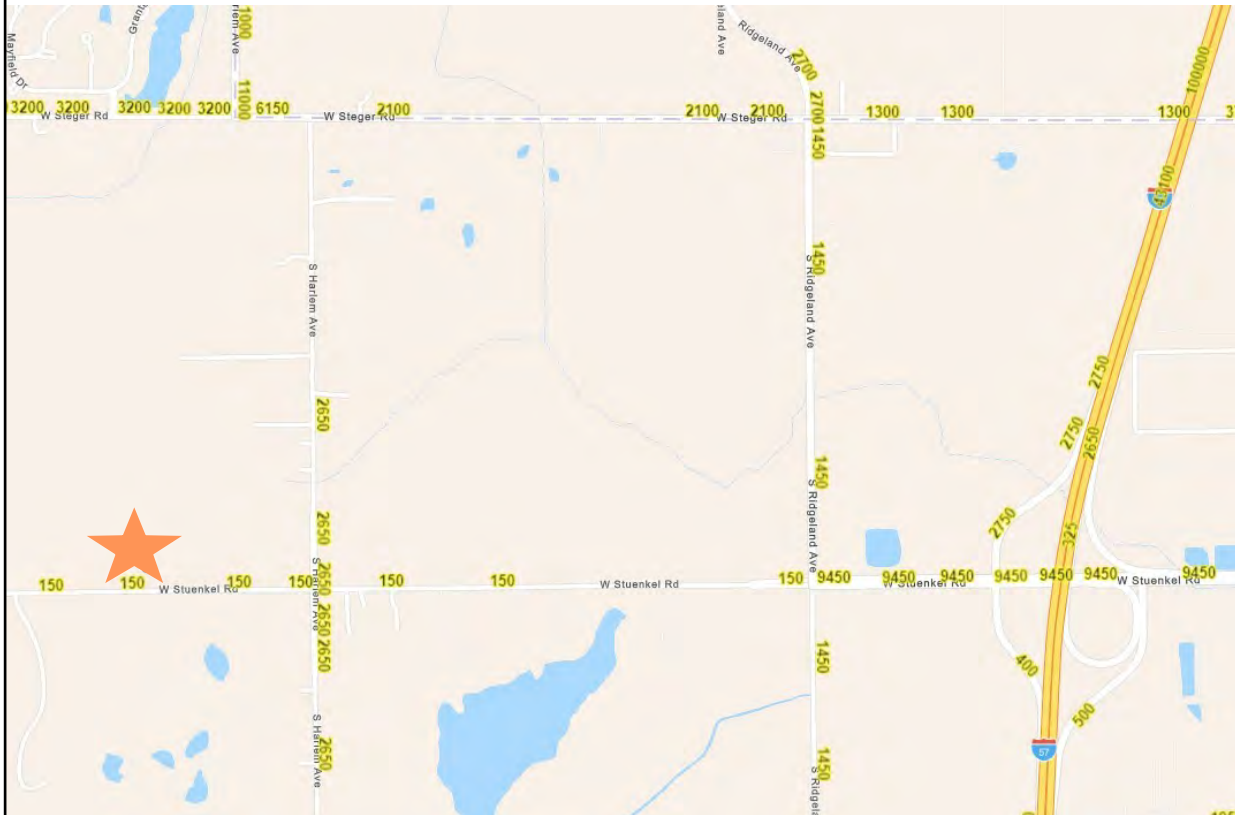


# HARDING

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## Traffic Count





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**Land**  
 Status: **ACTV**  
 Area: **423**  
 Address: **Lt1 W Stuenkel Rd , Frankfort, IL 60423**  
 Directions: **LaGrange Rd south from Frankfort. East on Stuenkel to PIQ. Harlem Avenue south from Frankfort. West on Stuenkel Rd to PIQ.**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **53.28**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:

MLS #: **12375852**  
 List Date: **05/27/2025**  
 List Dt Rec: **05/27/2025**  
 List Price: **\$900,000**  
 Orig List Price: **\$900,000**  
 Sold Price:  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Green Garden**  
 Bathrooms (full/half): **/**  
 Master Bath:  
 Bmt Bath: **No**

Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **8/8**  
 Concessions:  
 Contingency:  
 County: **Will**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **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.**

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:
		Tax Year: <b>2024</b>	Front Footage: <b>670</b>
	Zoning Type:	Tax Exmps:	# Lots Avail:
	Actual Zoning:		Farm: <b>Yes</b>
			Bldgs on Land?: <b>No</b>

Laundry Features: <span class="value" \$addtruncate>	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: <span class="value" \$addtruncate>	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**

Clancy Green, Broker

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