

12 Acre Mokena Farm  
W. 187th Street  
Mokena IL 60448



# 12 ACRE MOKENA FARM

W. 187th Street  
Mokena IL 60448

For more information contact:

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	Will
<b>Township:</b>	Frankfort
<b>Gross Land Area:</b>	12 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural, Farmette or Small Business
<b>Total Investment:</b>	\$450,000.00
<b>Unit Price:</b>	\$37,500.00 per acre
<b>Productivity Index (PI):</b>	112.20
<b>Buildings:</b>	There are no buildings on this parcel
<b>Utilities:</b>	Natural Gas, Electric, Water and Sewer are near the site.
<b>Zoning:</b>	Currently zoned Agriculture. Office Research/Business Park Potential



This 12 acre parcel is zoned Agriculture in Will County. The Mokena Comprehensive Plan shows Office/Research or Business Park as future uses. The parcel is in a great school system and close to the Metra and is just north of the Village of Mokena. The Villages of Frankfort and Orland Park are near by with ample shopping and restaurants choices. This parcel is relatively flat with a good soil PI of 112.20. Located on Maple Street (187th) the parcel is ready for a small business or residential home and can support a small barn for livestock or horses.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 12 Acre Mokena Farm  
**Tax ID Number/APN:** 19-09-04-300-008-0000  
**Possible Uses:** The Mokena Comprehensive Plan shows Office/Research or Business Park as potential future uses. Other uses could be a small farm for horses or livestock, and home.  
**Zoning:** Currently zoned Agriculture in Will County.  
**Sale Terms:** Seller is looking to cash out of this parcel.

### AREA & LOCATION

**School District:** Mokena School District 159  
Lincoln Way Community High School District 210  
**Location Description:** This 12 acre parcel is located just north of downtown Mokena, just south of I-80 and west of LaGrange Road. 187th street parallels I-80 and 191st. This is an excellent location for many uses. Single family residential or commercial use. There is easy access to I-80 and Metra. 187th street is a oasis, a quiet road surrounded by a thriving community.  
**Site Description:** This parcel is relatively flat with a small area of wetlands toward the rear of the property. The land is in an "L" shaped at the rear of the property with an estimated 4 acres on flood plain. The parcel backs up to the detention pond of the current industrial park on 191st street.  
**Side of Street:** This 12 acre parcel sits on the Southside of Maple Street (187th).  
**Highway Access:** I-80 is located 2.4 miles to the east and north.  
**Road Type:** The road is asphalt/blacktop construction.  
**Property Visibility:** This 12 acre parcel has good visibility with 1400 cars passing daily.  
**Largest Nearby Street:** The largest nearby streets are 104th avenue to the west, 191st to the south and LaGrange road to the east.  
**Transportation:** There are two Metra Stations near this property, one in downtown Mokena and one at Hickory Creek. Midway Airport is approximately 30 miles north.

### LAND RELATED

**Lot Frontage (Feet):** There is 312 feet of frontage along Maple Street, but the rear (South end) of the parcel is 723 feet.  
**Tillable Acres:** This land is not currently being farmed.  
**Lot Depth:** The east side of this parcel is 1330 feet deep.  
**Buildings:** There are no buildings on this parcel.  
**Flood Plain or Wetlands:** There is approximately .67 acres of wetland located near the south end of the property. See the Wetlands map in the brochure for further information. There is an estimated 4 acres of flood plain at the south end of the property along the creek/ditch.  
**Topography:** This parcel is relatively flat with minor deviations. You can find greater detail in the brochure, on the Contours, Hillshade and Topography maps  
**Soil Type:** 235A Bryce Silty Clay  
320C2 Frankfort Silty Clay Loam  
320B Frankfort Silt Loam  
**Available Utilities:** All utilities near the site.

### FINANCIALS

**Finance Data Year:** The 2020 taxes paid in 2021  
**Real Estate Taxes:** \$54.56 was paid in taxes in 2021 for the year 2020, or \$4.55 per acre.  
**Investment Amount:** Ownership is asking \$450,000 for this 12 acre parcel.

### LOCATION

**Address:** W. 187th Street  
Mokena, IL 60448

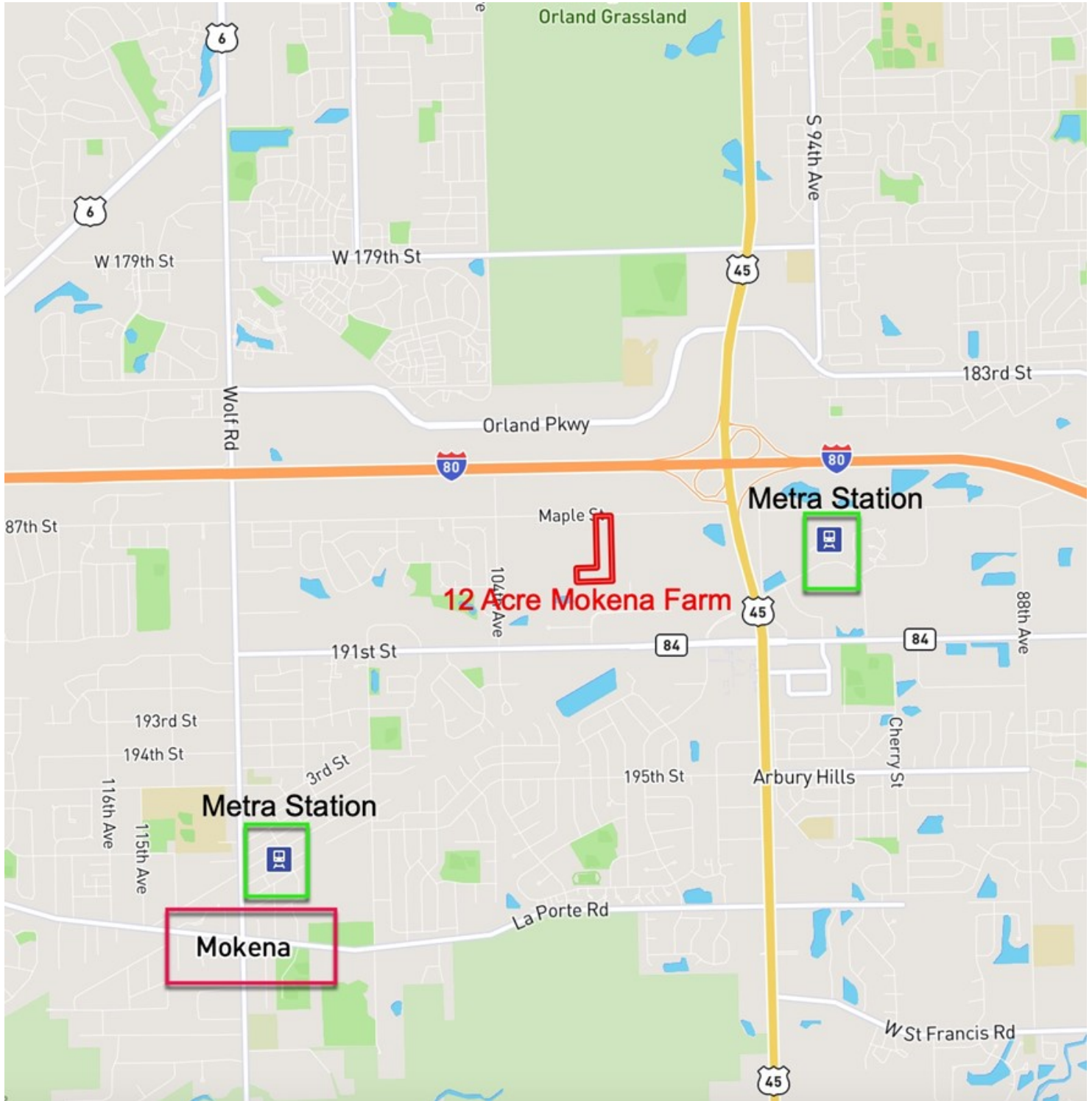
County:

Will County



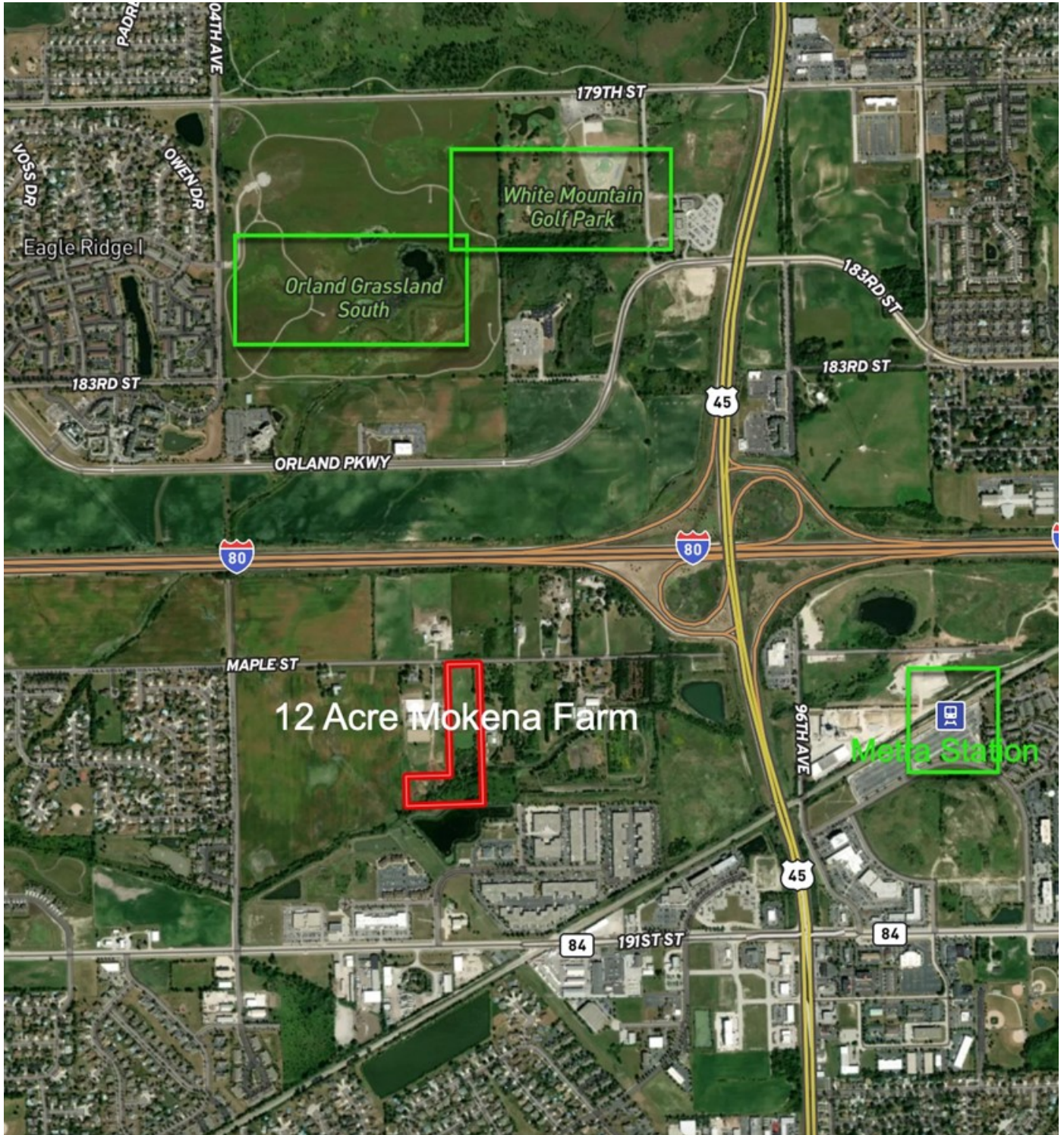
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ROADWAYS MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY



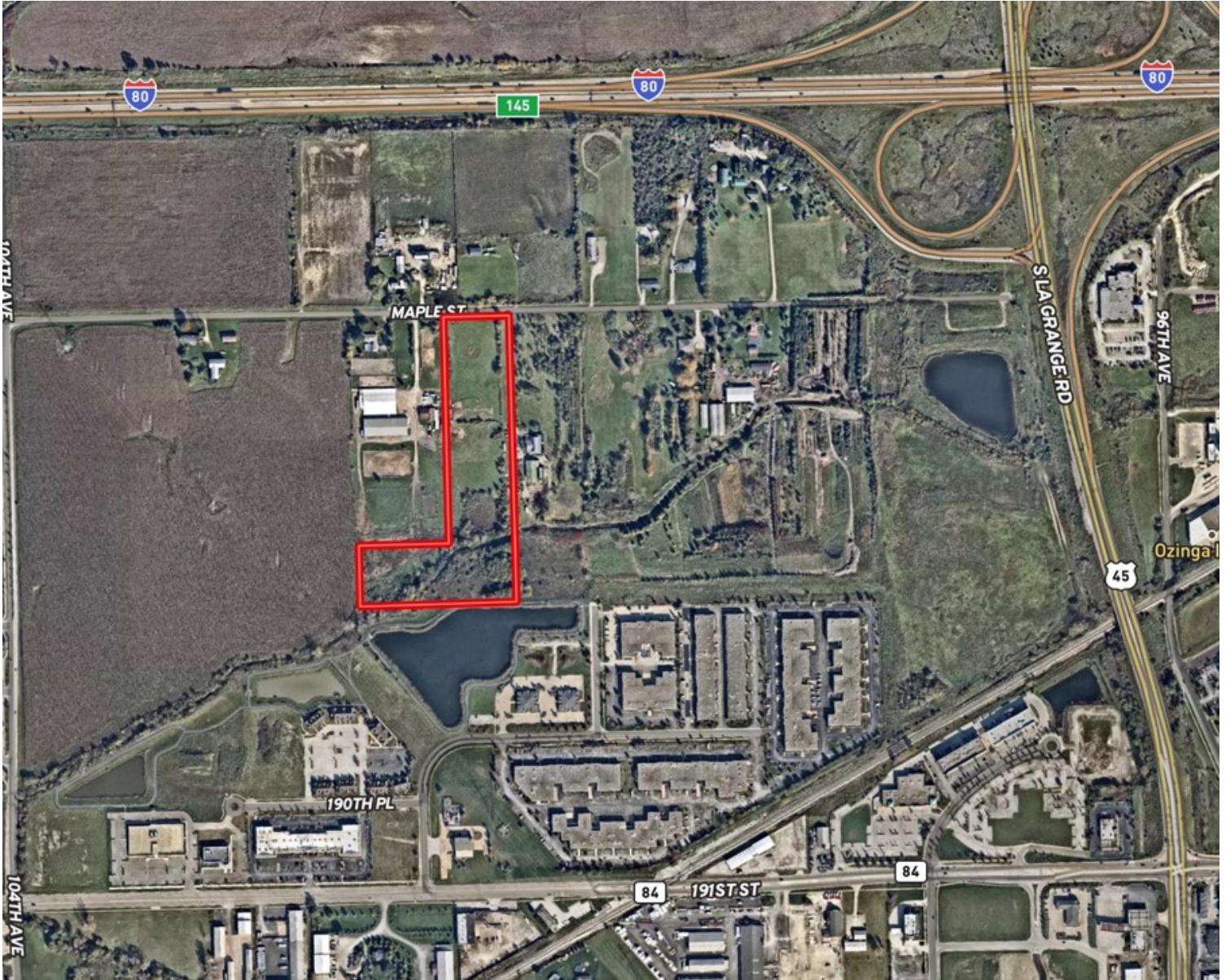


AREA MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY





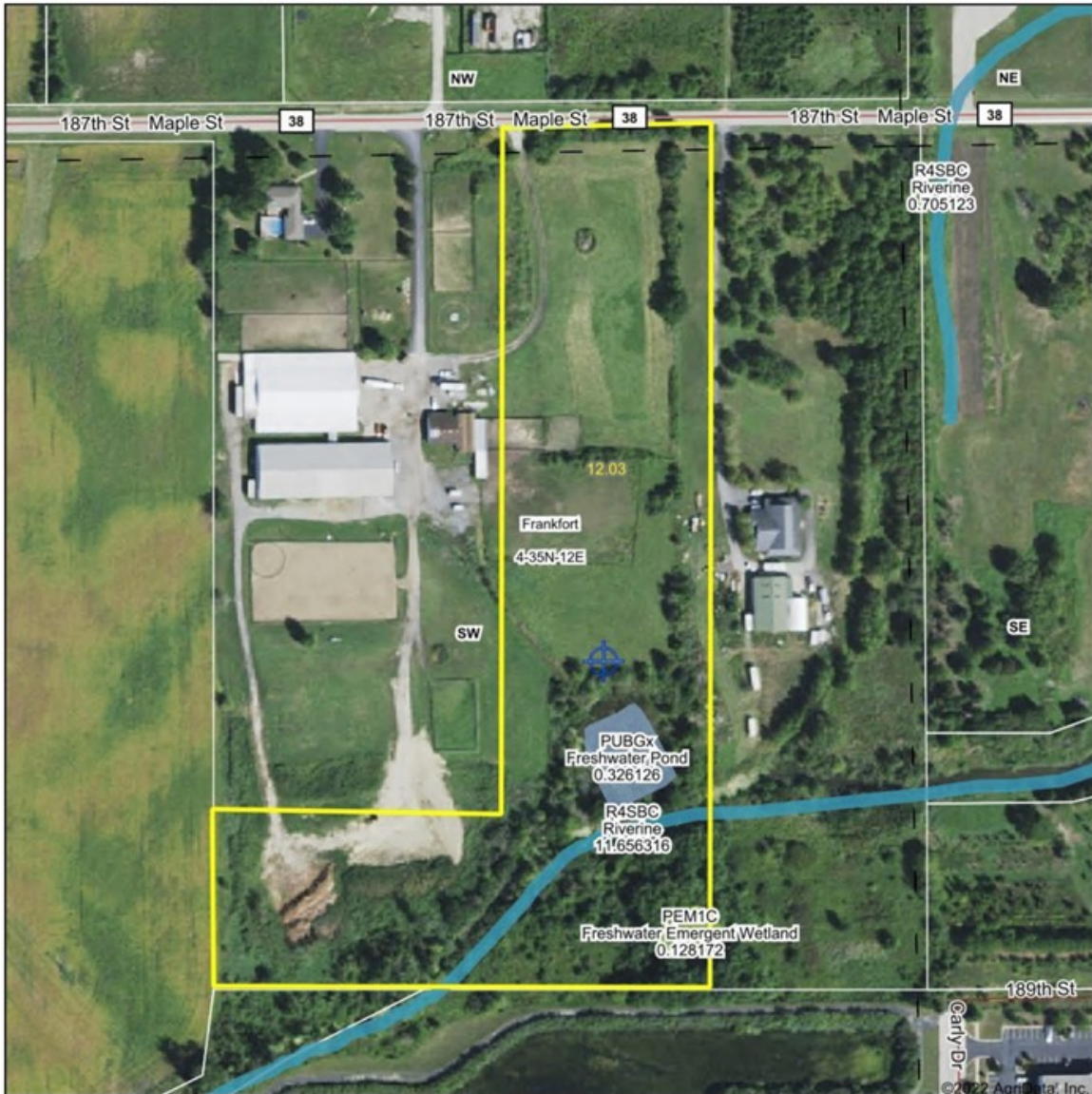
AERIAL MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY





FSA MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY

Aerial Map



Map Center: 41° 32' 54.06, -87° 51' 45.76

0ft 235ft 470ft

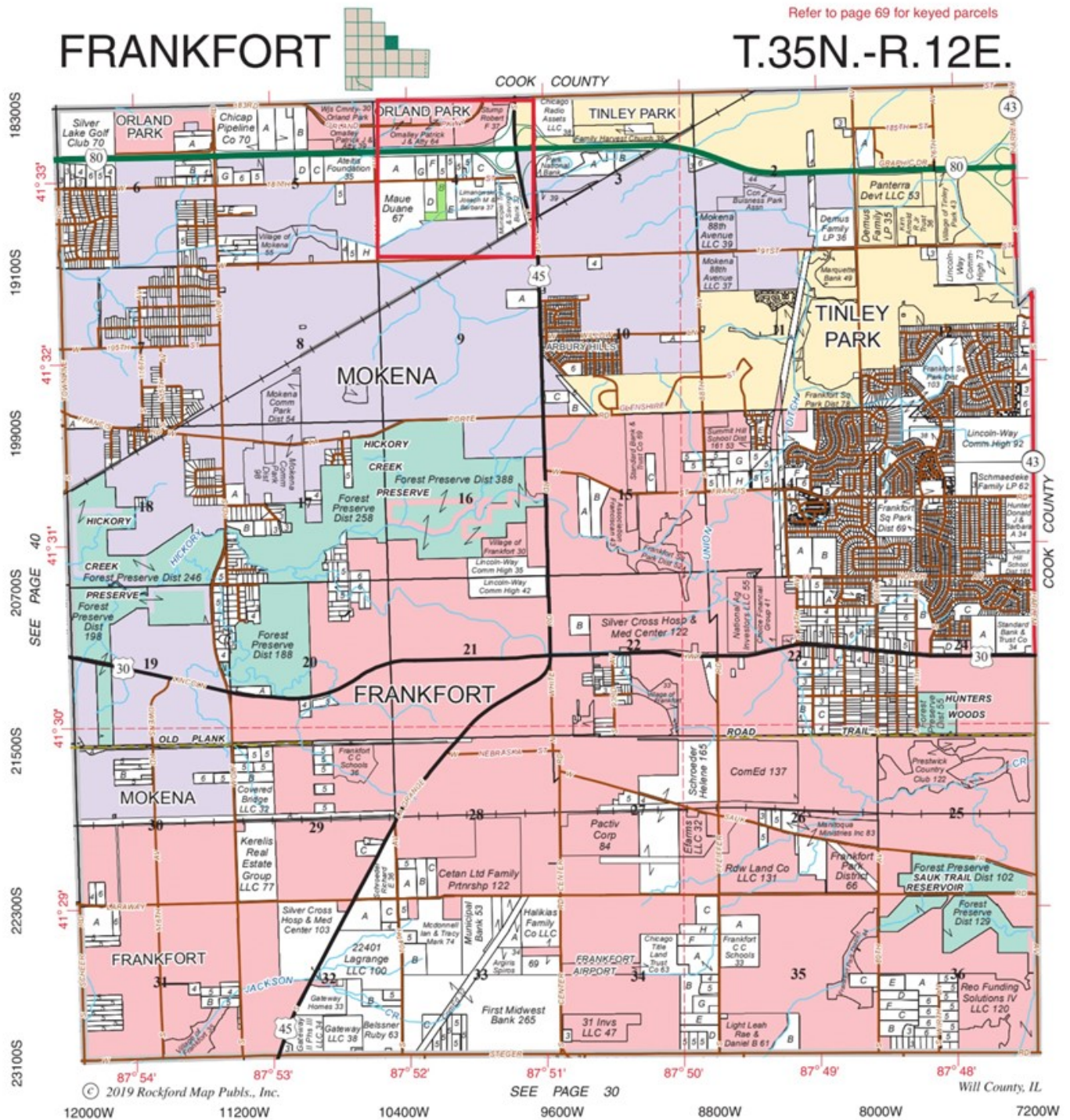


4-35N-12E  
Will County  
Illinois





PLAT MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY



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



SOIL MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**  
 County: **Will**  
 Location: **4-35N-12E**  
 Township: **Frankfort**  
 Acres: **12.03**  
 Date: **5/19/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 16

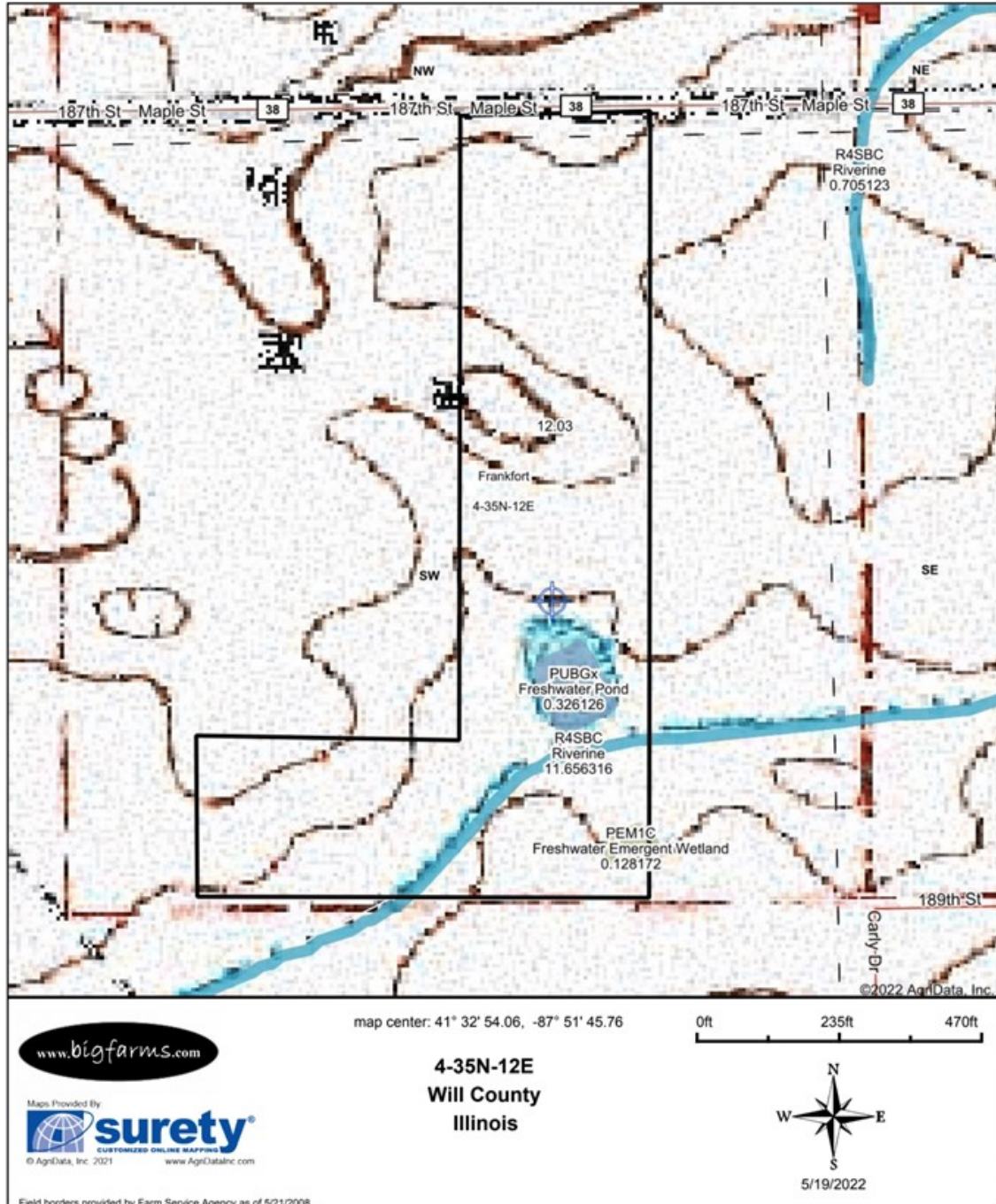
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	7.52	62.5%		162	54	121
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	2.68	22.3%		**125	**43	**94
**320B	Frankfort silt loam, 2 to 4 percent slopes	1.31	10.9%		**133	**46	**100
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	0.52	4.3%		**147	**48	**110
<b>Weighted Average</b>					<b>150</b>	<b>50.4</b>	<b>112.2</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (R811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

TOPOGRAPHY MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY

Topography Map





CONTOURS MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY

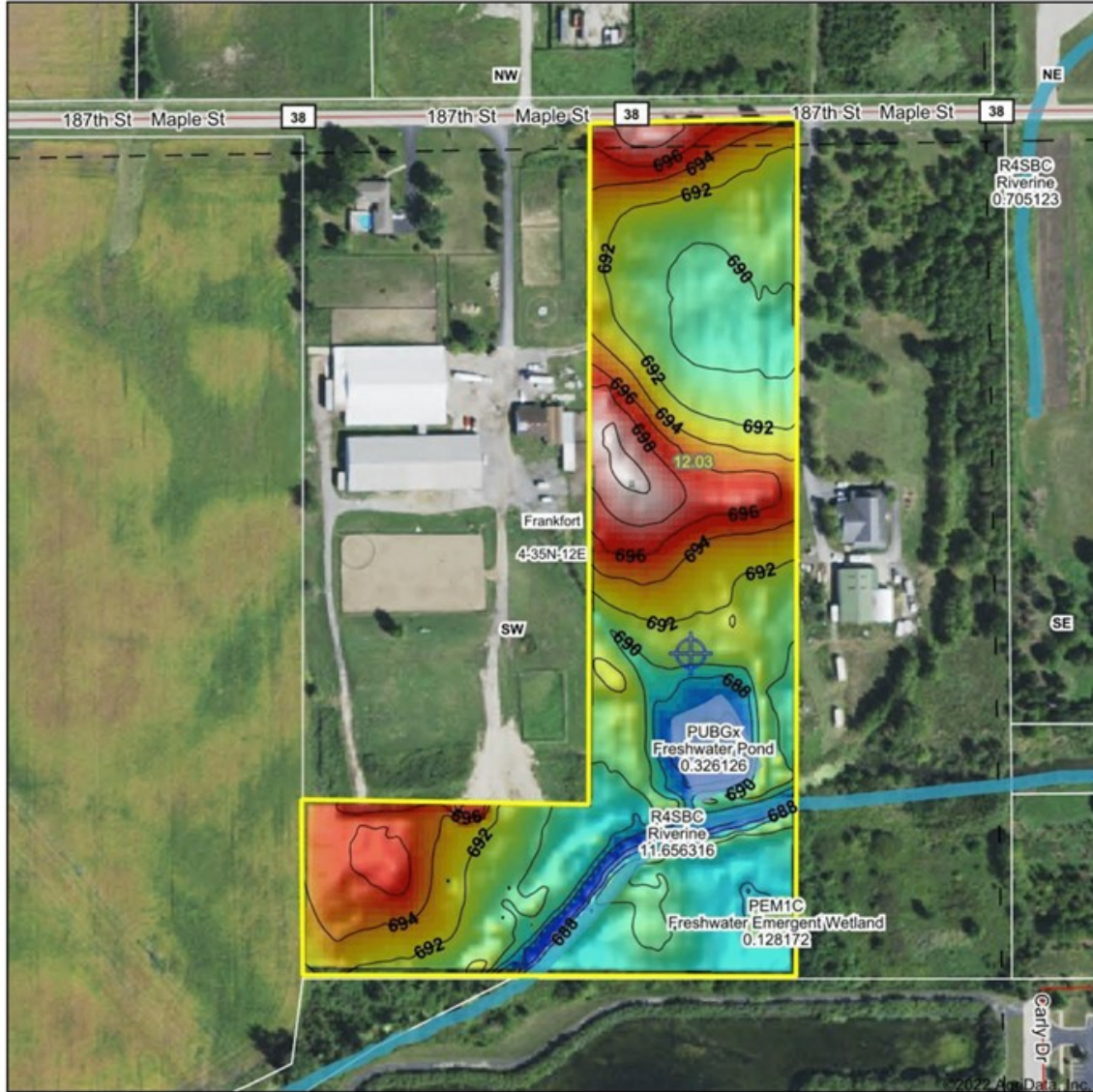
Topography Contours



 Maps Provided By  <small>© AgriData, Inc. 2021 www.AgriDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008.</small>	<b>Source:</b> USGS 3 meter dem <b>Interval(ft):</b> 2.0 <b>Min:</b> 684.5 <b>Max:</b> 700.6 <b>Range:</b> 16.1 <b>Average:</b> 691.7 <b>Standard Deviation:</b> 3.25 ft	0ft      267ft      534ft   5/19/2022 <b>4-35N-12E</b> <b>Will County</b> <b>Illinois</b> Map Center: 41° 32' 54.06, -87° 51' 45.76
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HILLSHADE MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY

Topography Hillshade

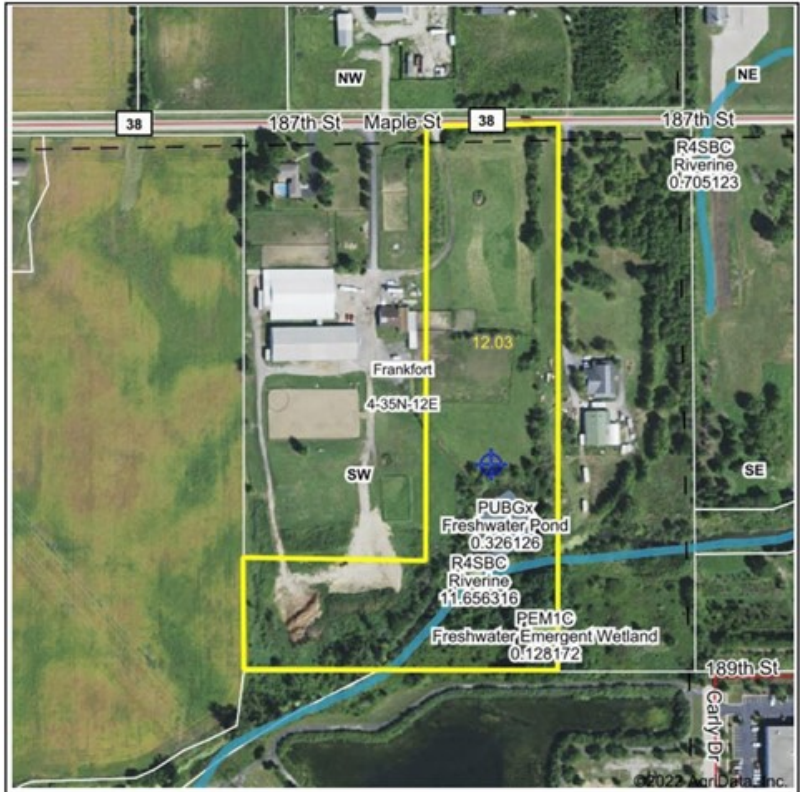


<p>Low Elevation High</p> <p>www.bigfarms.com</p> <p>Maps Provided By:</p> <p>© AgriData, Inc. 2021 www.AgrDataInc.com</p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008.</small></p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 2</p> <p>Min: 684.5</p> <p>Max: 700.6</p> <p>Range: 16.1</p> <p>Average: 691.7</p> <p>Standard Deviation: 3.25 ft</p>	<p>0ft 237ft 473ft</p> <p>5/19/2022</p> <p>map center: 41° 32' 54.06, -87° 51' 45.76</p> <p><b>4-35N-12E</b>  <b>Will County</b>  <b>Illinois</b></p>
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WETLANDS MAP 12 ACRE MOKENA FARM, FRANKFORT TOWNSHIP, WILL COUNTY

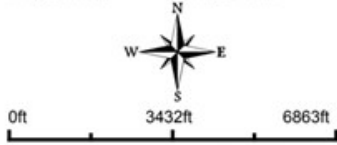
Wetlands Map



State: **Illinois**  
Location: **4-35N-12E**  
County: **Will**  
Township: **Frankfort**  
Date: **5/19/2022**



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
PUBGx	Freshwater Pond	0.33
R4SBC	Riverine	0.23
PEM1C	Freshwater Emergent Wetland	0.11
		Total Acres 0.67

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC 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.**

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