27 AC MONEE TWP FARM

S Ridgeland Ave
Monee IL 60449

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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

County:	Will
Township:	Monee
Gross Land Area:	27.90 acres
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Development Potential
Total Investment:	$547,599.00
Unit Price:	$19,500.00 per acre
Productivity Index (PI):	124.8
Buildings:	No Buildings
Zoning:	A-1, Agriculture

This 27-acre farm is positioned along **I-57** at Monee, offering a rare combination of productive farmland and high-visibility development potential. With frontage along the interstate and easy access to major regional corridors, the property is ideally located for future commercial, industrial, or residential use while still supporting current row-crop production.

Surrounded by ongoing growth in Will County, the site benefits from proximity to **Monee, University Park, and the Chicago Southland logistics corridor**, making it an excellent candidate for long-term investment.

The property also features an established tree nursery (plantings from 2022 & 2023), with 1198 planted in 2022 and 926 planted in 2023 and are now marketable trees reaching transplant size. Inventory includes maples, oaks, crabapples, pears, elms, and more, with wholesale-level pricing available. Full inventory list available upon request.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	27 AC Monee Twp Farm
Tax ID Number/APN:	21-14-29-300-015-0000
Possible Uses:	Agricultural Production, Development Potential
Zoning:	Currently zoned A-1, Agriculture

AREA & LOCATION

School District:	Crete-Monee CUSD 201U (Grades PreK–12)
Location Description:	Located in Monee Township, Will County, just west of the Village of Monee. The farm lies on the east side of Ridgeland Avenue, directly adjacent to I-57, providing outstanding exposure and regional connectivity. The area is transitioning from traditional agriculture to mixed-use development with nearby residential, industrial, and commercial growth.
Site Description:	The 27-acre Monee Farm is a triangular tract with long frontage along I-57 and secondary access from Ridgeland Avenue. The parcel is primarily open and tillable, laid out in large, efficient field sections with minimal tree cover, allowing for modern farming operations. The interstate frontage provides unmatched visibility for potential development, while the Ridgeland Avenue side offers a practical access point for agricultural use or future improvements. Surrounding land uses include a mix of row-crop farmland, scattered residential homes to the west, and emerging industrial and commercial development near Monee and University Park. The property's configuration, visibility, and direct adjacency to the I-57 corridor make it well-suited not only for continued row-crop agriculture but also for strategic redevelopment opportunities in one of Will County's fastest-growing markets. The property also features an established tree nursery (plantings from 2022 & 2023), with several hundred marketable trees now reaching transplant size. Inventory includes maples, oaks, crabapples, pears, elms, and more, with wholesale-level pricing available. Full inventory list available upon request.
Side of Street:	West side of S Ridgeland Ave and east side of I-57.
Highway Access:	Immediate visibility and access along I-57. IL Route 50 (~1.5 miles east in downtown Monee). U.S. Route 45 (~4 miles west in Frankfort Square/Orland area). IL Route 1 (Dixie Highway) (~6 miles east).
Road Type:	Township road (asphalt).
Legal Description:	PT NE, Section 29, Township 34 North, Range 13 East, Will County, Illinois
Property Visibility:	Excellent — full interstate exposure on I-57 as well as S Ridgeland Avenue.
Largest Nearby Street:	Ridgeland Ave; Illinois Route 50 in Monee.
Transportation:	Metra Electric District line (University Park Station, ~3 miles north). Midway International Airport (~27 miles northeast). O'Hare International Airport (~45 miles north).

LAND RELATED

Tillable Acres:	Majority of farm (approx. 25 acres)
Buildings:	No Buildings
Zoning Description:	A-1 Agricultural District (Will County).
Flood Plain or Wetlands:	FEMA: Entire farm classified as Zone X, outside 100- and 500-year floodplain. Wetlands: None identified
Topography:	Level to gently sloping, average elevation ~740–745 ft
Soil Type:	Ashkum silty clay loam, 0–2% slopes – 18.64 ac (69.0%), PI 125 Elliott silt loam, 2–4% slopes – 5.37 ac (19.9%), PI 126 Elliott silt loam, 4–6% slopes – 3.00 ac (11.1%), PI 122 Weighted Average PI: 124.8

FINANCIALS

Finance Data Year:	2024 Tax Year, Payable 2025
Real Estate Taxes:	$1,181.04
Investment Amount:	$547,599.00 -or- $19,500.00 per acre

LOCATION

Address:	S Ridgeland Ave, Monee, IL 60449
County:	Will County, IL

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Phone: 815-741-2226
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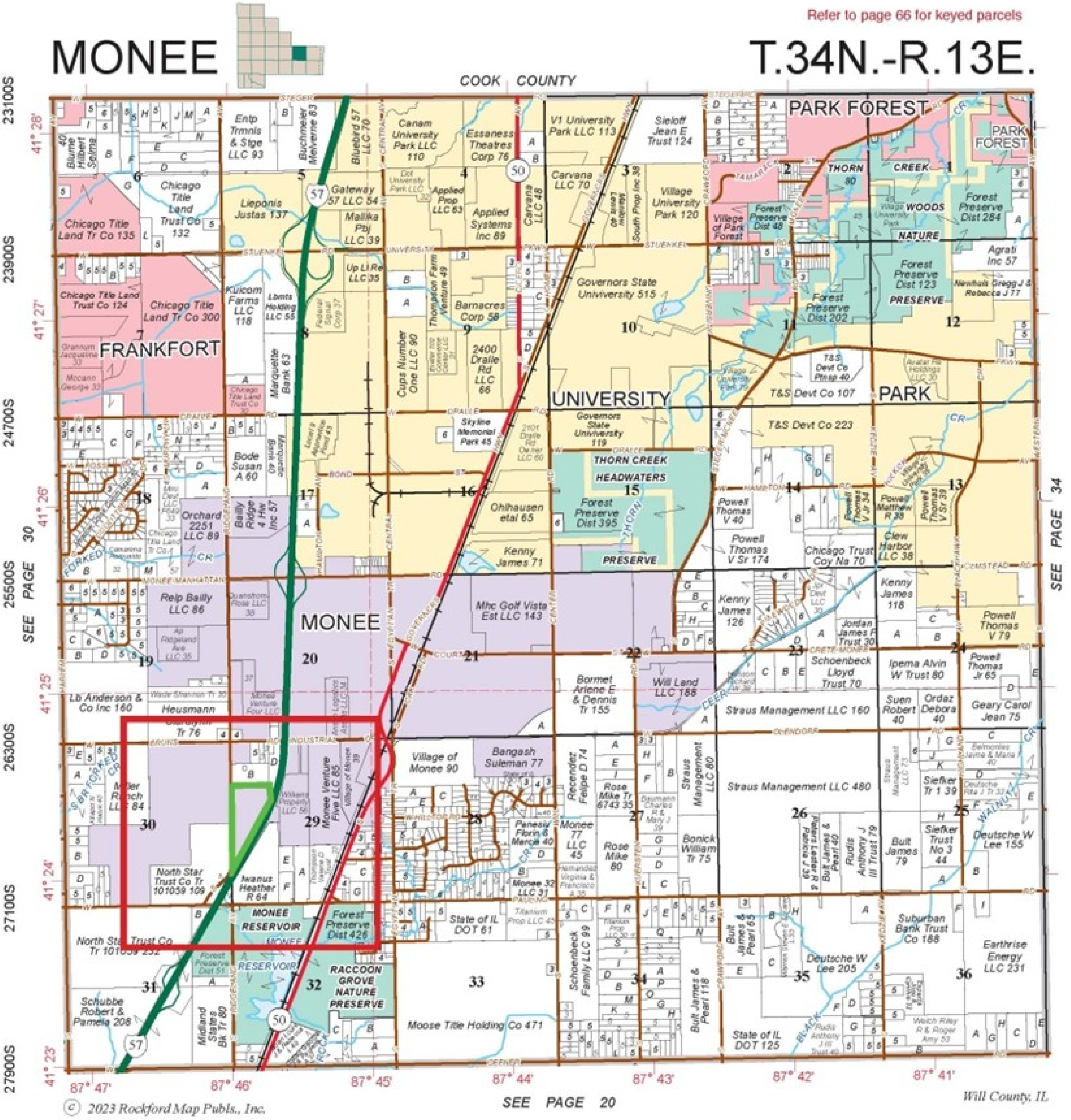
PROPERTY MAP

SURROUNDING AREA MAP

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

PLAT MAP



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

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FSA AERIAL MAP

Boundary Center: 41° 24' 12.78, -87° 45' 52.6

0ft 634ft 1269ft

29-34N-13E
Will County
Illinois

9/21/2025

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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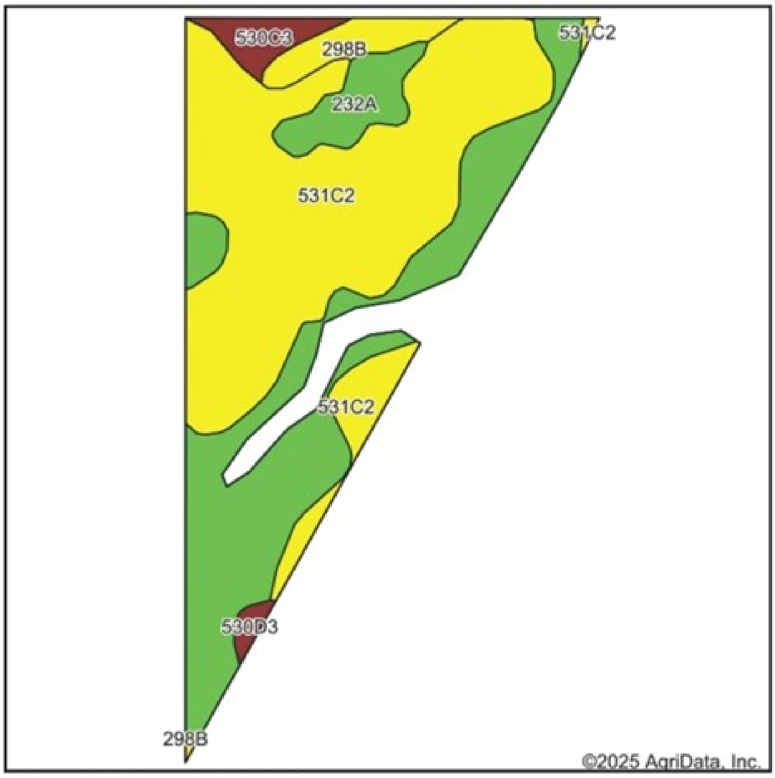
Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.

State: **Illinois**
County: **Will**
Location: **29-34N-13E**
Township: **Monee**
Acres: **25.56**
Date: **9/21/2025**

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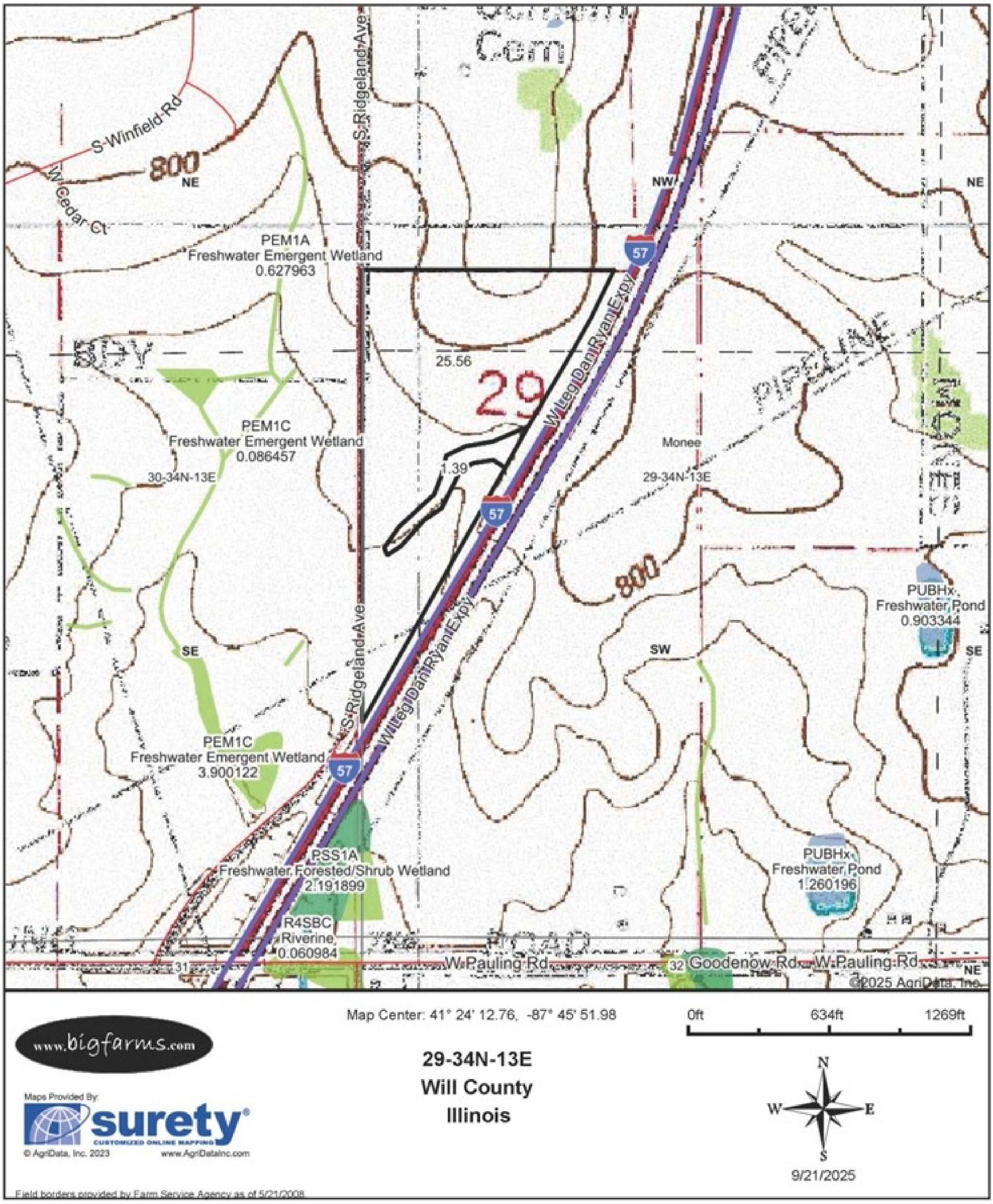
Area Symbol: IL197, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	14.16	55.3%		**153	**49	**113
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.40	36.8%		**170	**56	**127
**298B	Beecher silt loam, 2 to 4 percent slopes	1.01	4.0%		**150	**50	**113
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	0.77	3.0%		**130	**41	**94
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	0.22	0.9%		**127	**40	**92
				Weighted Average	158.2	51.3	117.4

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

TOPO MAP



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TOPO CONTOURS MAP

Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 766.1
Max: 805.1
Range: 39.0
Average: 784.9
Standard Deviation: 9.35 ft

0ft 373ft 746ft

9/21/2025

29-34N-13E
Will County
Illinois

Boundary Center: 41° 24' 12.78, -87° 45' 52.6

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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

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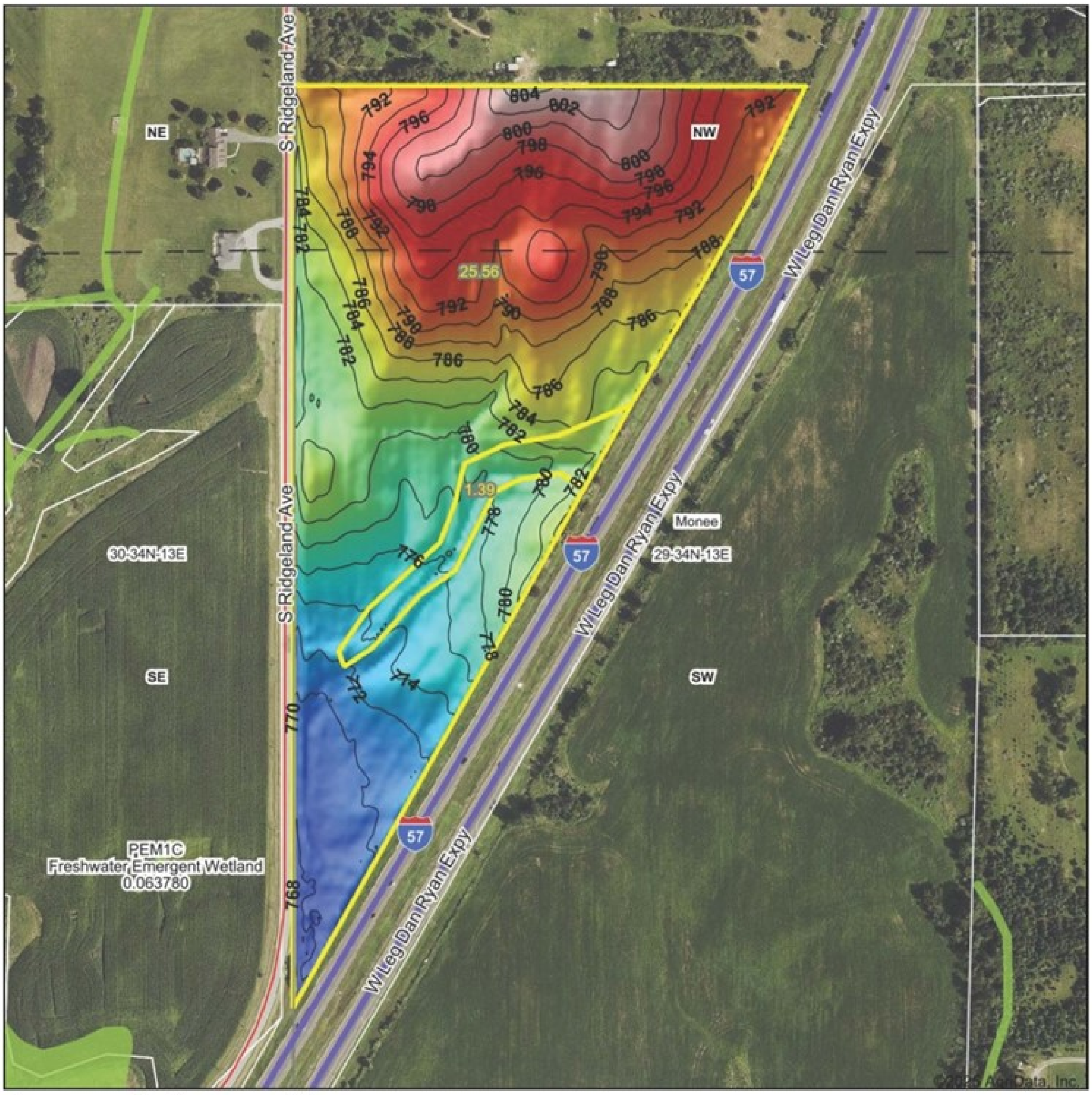
TOPO HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 2
Min: 766.1
Max: 805.1
Range: 39.0
Average: 784.9
Standard Deviation: 9.35 ft

0ft 343ft 686ft

9/21/2025

29-34N-13E
Will County
Illinois

Boundary Center: 41° 24' 12.78, -87° 45' 52.6

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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

WETLAND MAP

State: **Illinois**
Location: **29-34N-13E**
County: **Will**
Township: **Monee**
Date: **9/21/2025**

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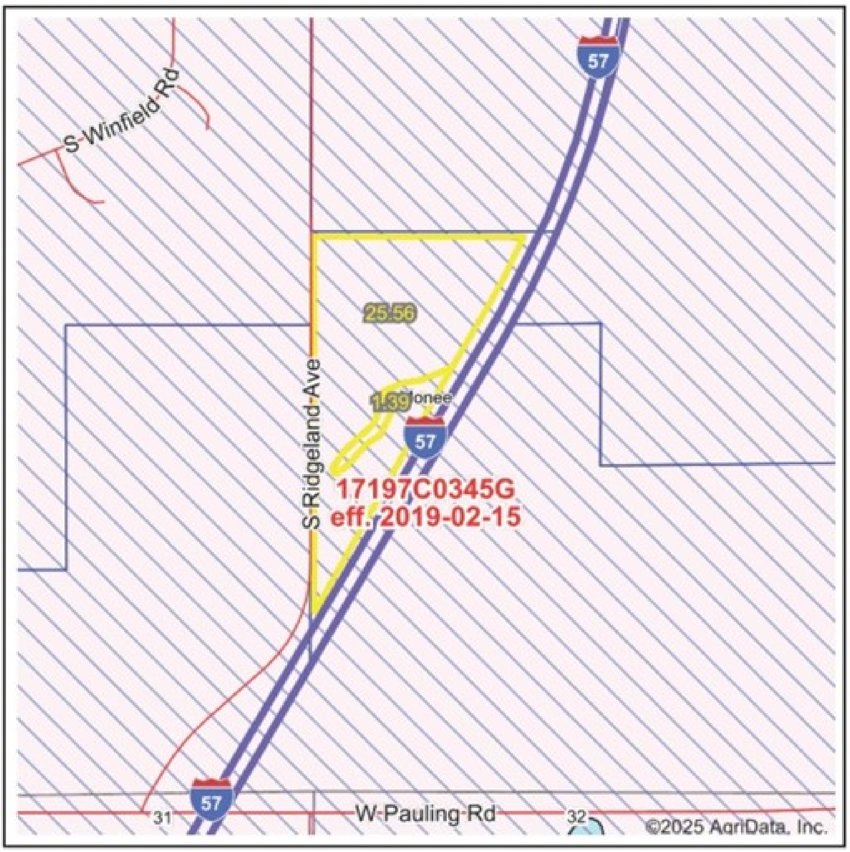
N W E S

0ft 543ft 1085ft

	Classification Code	Type	Acres
		Total Acres	0.00

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

FEMA REPORT



Map Center:	41° 24' 12.76, -87° 45' 51.98		
State:	IL	Acres:	26.95
County:	Will	Date:	9/21/2025
Location:	29-34N-13E		
Township:	Monee		

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Name	Number	County	NFIP Participation	Acres	Percent
VILLAGE OF MONEE	171029	Will	Regular	26.95	100%
			Total	26.95	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	26.95	100%
		Total	26.95	100%

Panel	Effective Date	Acres	Percent
17197C0345G	2/15/2019	26.95	100%
	Total	26.95	100%

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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