

40 AC Matteson Farm
5900 211th St
Matteson IL 60443

www.bigfarms.com

40 AC MATTESON FARM

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Matteson IL 60443

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:	Cook
Township:	Rich
Gross Land Area:	40.00
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$660,000.00
Unit Price:	\$16,500.00 per acre
Productivity Index (PI):	122.2
Buildings:	No Buildings Included
Zoning:	A-1, Agriculture



The **Matteson Farm** offers a unique 40-acre parcel located in **Rich Township, Cook County, Illinois**. This tract features strong agricultural soils with a **weighted average PI of 122.2**, making it well-suited for corn and soybean production. The land also includes **wetland areas, floodplain zones, and high-visibility frontage near Matteson, IL**, providing potential for **development, conservation programs, or recreational use**.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 AC Matteson Farm
Tax ID Number/APN: 31-17-402-001-0000
Possible Uses: Agricultural Production, Possible Development
Zoning: A-1, Agriculture

AREA & LOCATION

School District: ESD 159 (P-8)
Rich Twp HSD 227 (9-12)

Location Description: Located at 5900 211th St in Rich Township, Cook County, the property sits on the eastern edge of Matteson, IL. It offers excellent access to I-57, I-80, and Route 30, connecting directly to the Chicago Southland region. Surrounded by residential neighborhoods to the west and natural open space to the east, the site combines strong visibility with both development and agricultural potential.

Site Description: The 40-acre Matteson Farm is a square-shaped tract with clear boundaries outlined by residential housing to the west, open space and natural areas to the east, and a drainage feature at the south edge. The land is largely open and tillable, with consistent field coverage and minimal tree encroachment. Its size and shape provide efficient field use while also offering strong frontage visibility along 211th Street.

Side of Street: The property is located at the end of Sunflower Drive.

Highway Access: I-57 (Interstate 57): ~1 mile – closest north–south interstate access
U.S. Route 30 / Lincoln Highway: Adjacent – major east–west corridor
I-80 (Interstate 80): ~3–4 miles – key regional east–west route
I-294 (Tri-State Tollway): ~6–8 miles – major metro tollway loop
I-355 (Veterans Memorial Tollway): ~7–10 miles – southwest/west suburban connector

Road Type: Surrounding roads are of asphalt/blacktop construction.

Legal Description: SW¼ SE¼ of Section 17, T35N, R13E, Cook County, IL

Property Visibility: Property is visible from Sunflower Drive.

Largest Nearby Street: The largest nearby street to the property at 5900 211th St, Matteson, IL is U.S. Route 30 (Lincoln Highway) — a major four-lane east–west arterial that runs just north of the site and serves as one of the primary commercial and traffic corridors through Matteson.

Transportation: Metra – Matteson Station (Metra Electric, University Park Subdistrict): located at 215th St & Main St, Matteson, IL
Metra – 211th Street / Lincoln Highway Station (Metra Electric): nearby station named after 211th St / Lincoln Highway, with parking and rail access
Pace Bus Route 357 (Lincoln Highway / Matteson): serves Lincoln Highway corridor through Matteson region
Rich Township Transportation: offers services for seniors (55+) and disabled residents within the township and nearby areas
Rich Township

LAND RELATED

Lot Frontage (Feet): The property is at the end of a neighborhood street, but there is no other frontage.

Yield History: The farm has been used for vegetable production until recently. These are very good soils for general agricultural production.

Tillable Acres: There are approximately 38.07 acres.

Buildings: No buildings.

Zoning Description: A-1, Agriculture

Flood Plain or Wetlands: 38.07 acres with 1.09 acres of emergent wetlands and significant FEMA floodplain coverage (43% AE Zone, 39% AE Floodway). Balance lies in minimal hazard Zone X.

Topography: Gently rolling farmland with elevations ranging from ~695–701 ft. Mostly flat with subtle drainage patterns, well-suited for row crops or development.

FSA Data: Farmland 38.07 Acres
Cropland 37.33 Acres
Corn Base 37.3 Acres with PLC Yield of 102 bushels per acre.

Soil Type: 330A – Peotone silty clay loam (0–2% slopes): 9.82 ac (25.8%), PI 123
298A – Beecher silt loam (0–2% slopes): 8.57 ac (22.5%), PI 114
903A – Muskego & Houghton mucks (0–2% slopes): 8.53 ac (22.4%), PI 127
69A – Milford silty clay loam (0–2% slopes): 6.33 ac (16.6%), PI 128
531B – Markham silt loam (2–4% slopes): 4.82 ac (12.7%), PI 119
Weighted Average PI: 122.2

Available Utilities: Utilities are next to the site.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024

Real Estate Taxes: \$1,236.87

Investment Amount: \$660,000.00
-or-
\$16,500.00 per acre

LOCATION

Address: 5900 211th St, Matteson, IL 60443

County: Cook County, IL



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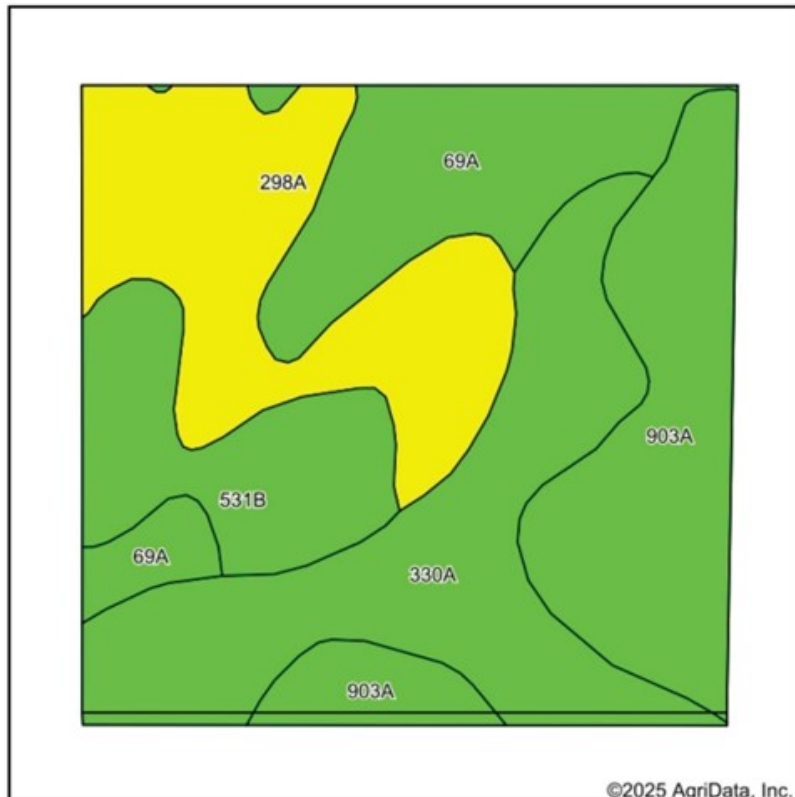
PROPERTY MAP



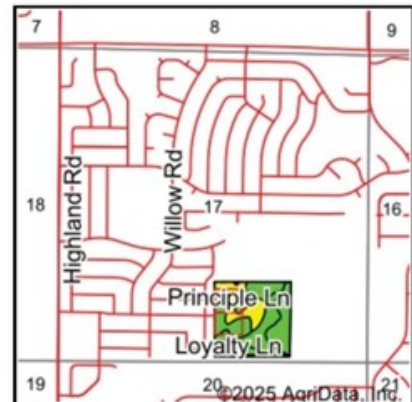
FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Cook**
Location: **17-35N-13E**
Township: **Rich**
Acres: **38.07**
Date: **10/1/2025**



Maps Provided By:
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Area Symbol: IL031, Soil Area Version: 18

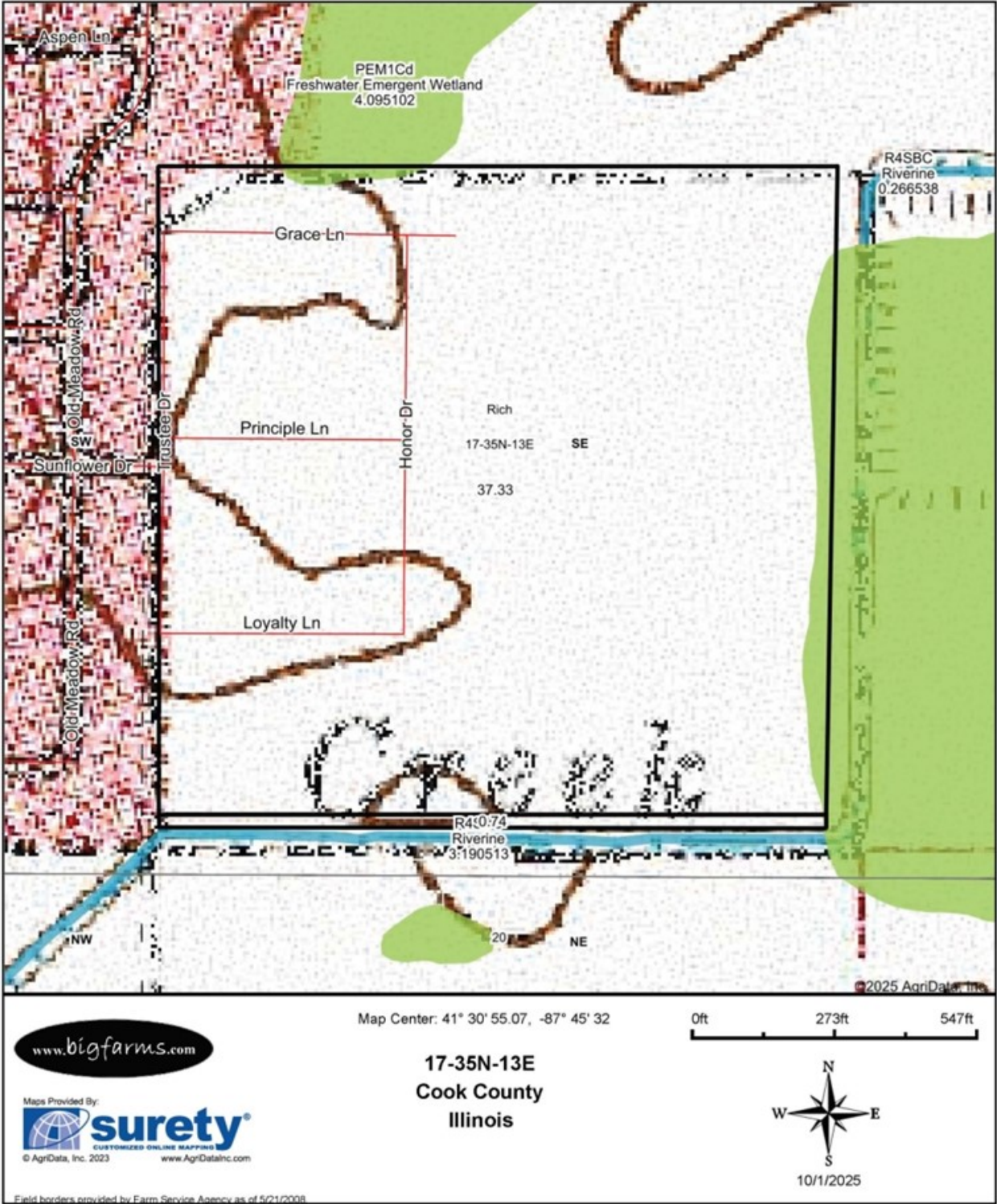
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**330A	Peotone silty clay loam, 0 to 2 percent slopes	9.82	25.8%		**164	**55	**123
298A	Beecher silt loam, 0 to 2 percent slopes	8.57	22.5%		152	51	114
903A	Muskego and Houghton mucks, 0 to 2 percent slopes	8.53	22.4%		171	55	127
**69A	Milford silty clay loam, 0 to 2 percent slopes	6.33	16.6%		**171	**57	**128
**531B	Markham silt loam, 2 to 4 percent slopes	4.82	12.7%		**161	**51	**119
Weighted Average					163.7	53.9	122.2

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

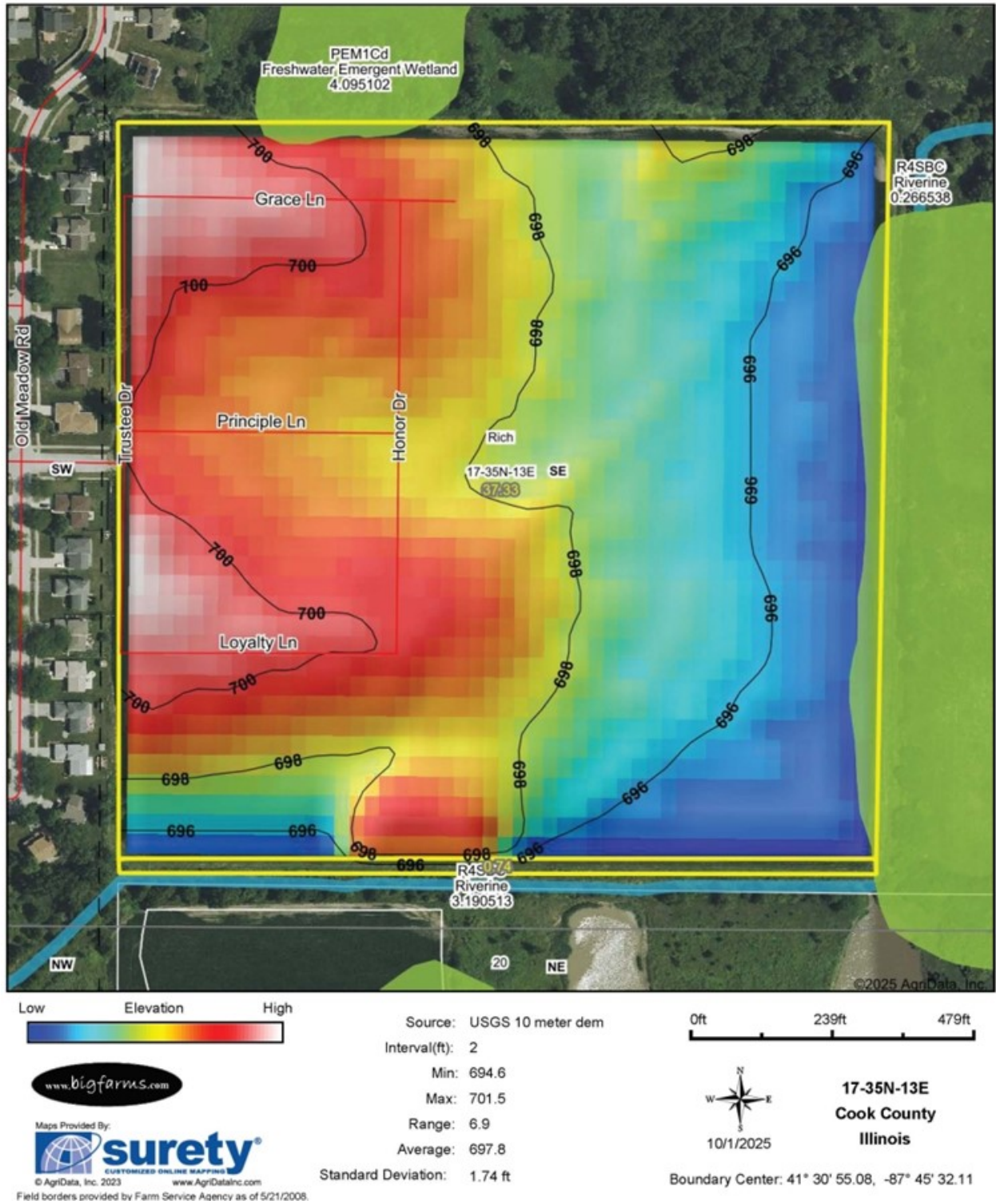
TOPO MAP



TOPO CONTOURS MAP



TOPO HILLSHADE MAP



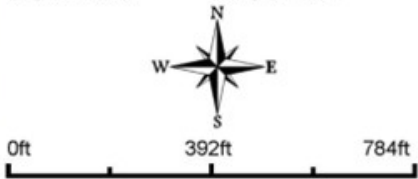
WETLAND MAP



State: Illinois
Location: 17-35N-13E
County: Cook
Township: Rich
Date: 10/1/2025



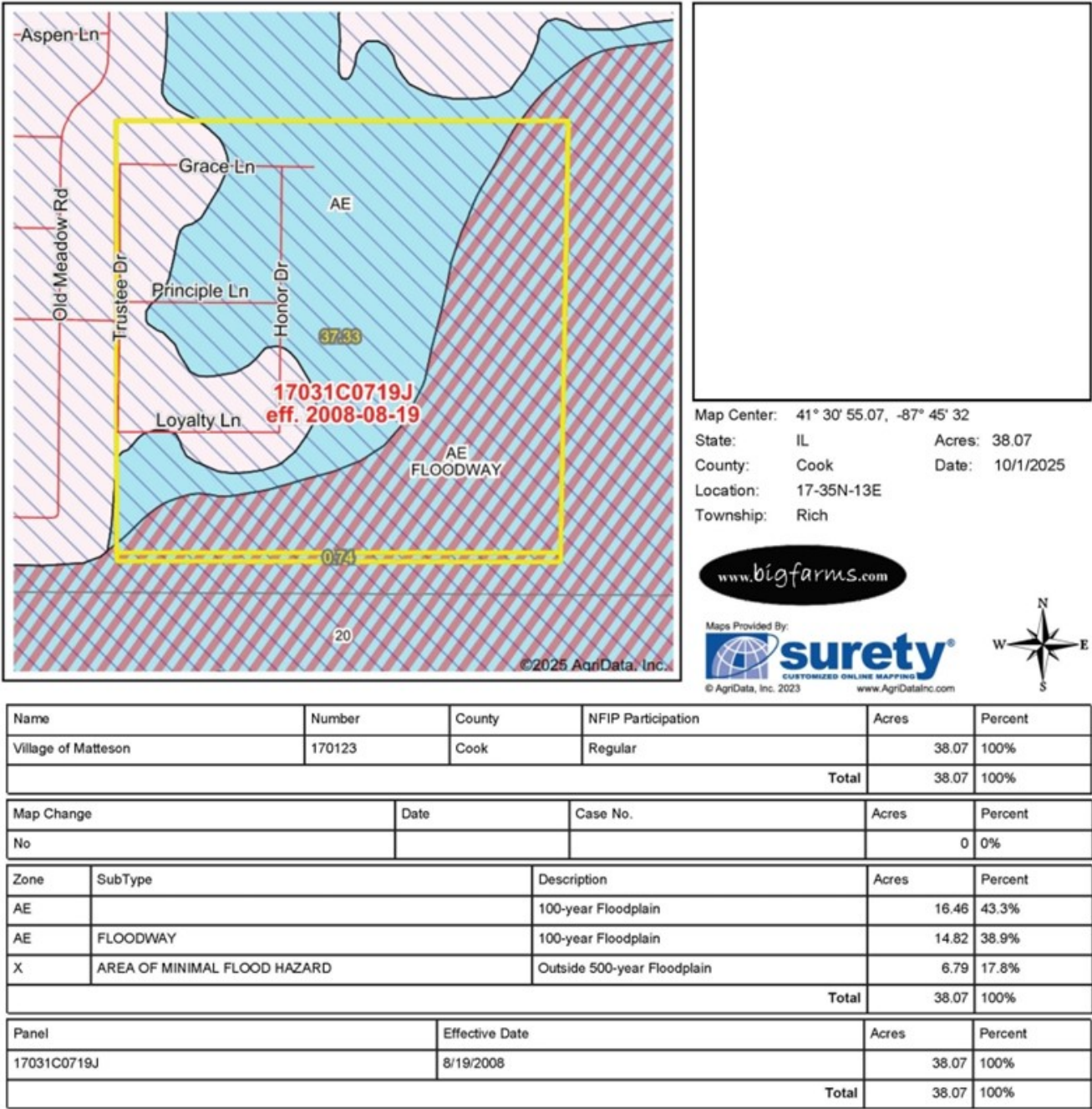
Maps Provided By:
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Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	1.09
Total Acres		1.09

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

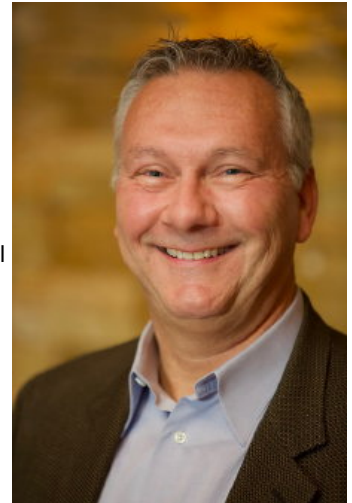
FEMA REPORT



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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