

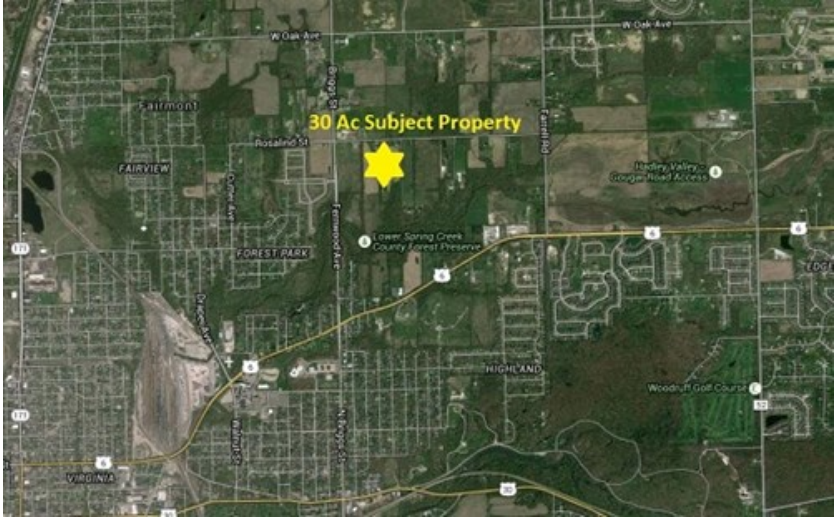
30 AC ROSALIND

1710 Rosalind Street
Joliet IL 60432

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:	Joliet
Gross Land Area:	30 Acres
Property Type:	Farmland with house
Possible Uses:	Industrial, residential, commercial
Total Investment:	\$975,000
Unit Price:	\$32,500 per acre
Productivity Index (PI):	109.4 on 18.64 tillable acres
Buildings:	House, garage on property is not usable
Utilities:	Sewer & Water are approximately 600 feet west of site at Briggs Street
Zoning:	Agriculture



30 acres with many potential uses. Rolling farmland and timber, near Will County forest preserve. Easy highway access with Interstate 80 and the 355 Tollway close to site. Just east of Briggs Street. House included, but value is in the land. No sign on property.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Acres Rosalind Street, Joliet Township, Will County Illinois
Tax ID Number/APN: 30-07-01-100-022-0000 21.99 acres
30-07-01-100-021-0000 8.82 acres
Possible Uses: Many potential uses: Residential, Industrial, Commercial.
Zoning: Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: Joliet Grade School District #86
Joliet Township High School District #204
Location Description: Located between Joliet and Lockport just east of Briggs street.
Site Description: Rolling farmland with house.
Side of Street: South side of Rosalind Street
Highway Access: I-80 and Briggs Street interchange is 3 miles south
I-355 at Rt 6 interchange is 4.25 miles east
IL Rt 53 is 2.4 miles west
Road Type: Rosalind is a paved township road
Property Visibility: Approximately 610 feet of frontage on Rosalind street.
Largest Nearby Street: Briggs Street

LAND RELATED

Lot Frontage (Feet): Approximately 610 feet
Tillable Acres: 18.6 acres
Lot Depth: Approximately 1350 feet deep
Buildings: House, but no showing of the house until contract. Value is in the land, not the buildings
Zoning Description: Currently is agriculture.
Flood Plain or Wetlands: Yes parts of this parcel are in a flood plain.
Topography: Gently rolling
Soil Type: Clay loam, soil map included with this brochure
Available Utilities: Water main has been installed across the front of the property between Briggs street and Farrell.
Sewer is approximately 600 feet west at Briggs. Utilities are provided by the city of Joliet.

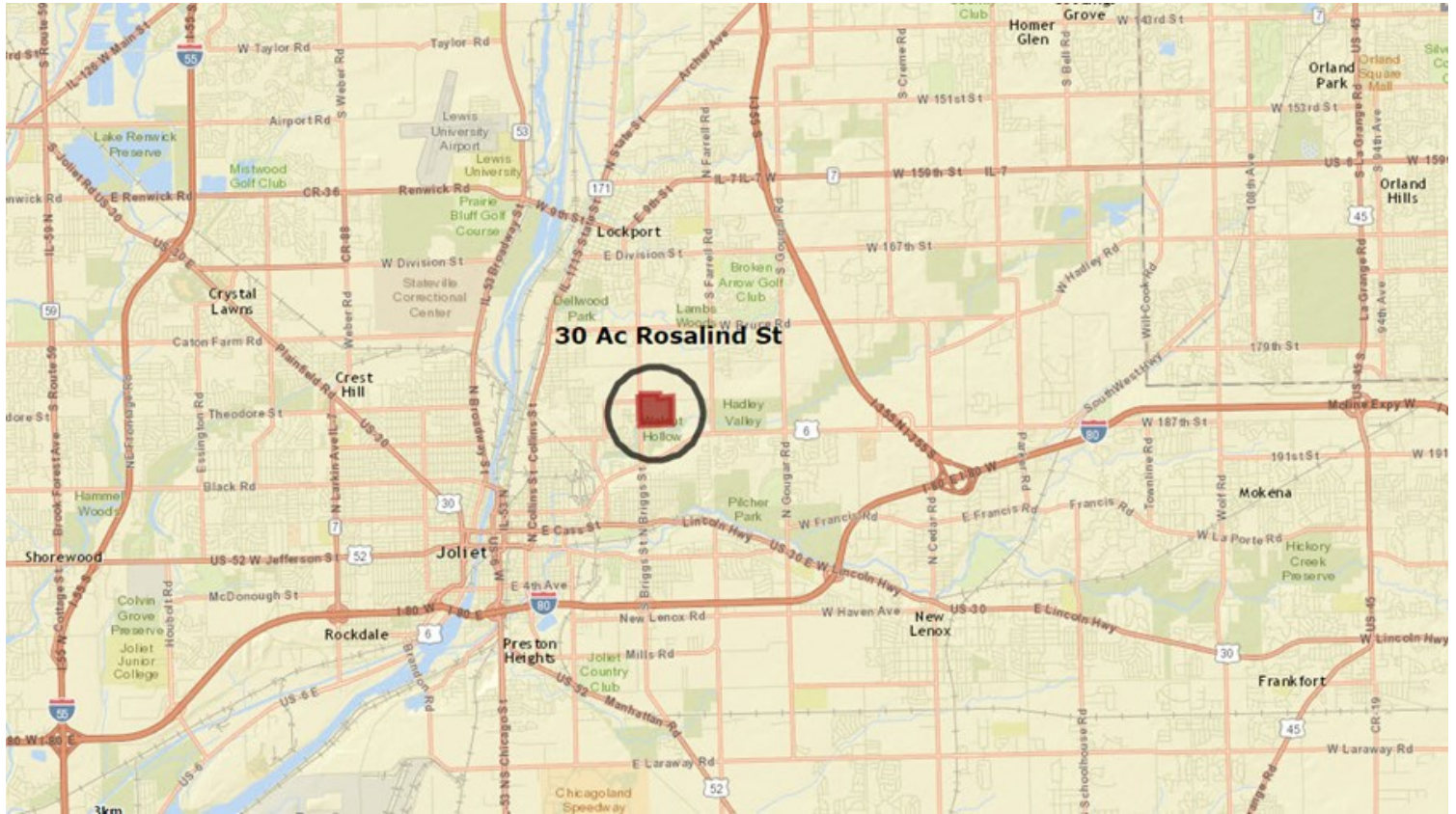
FINANCIALS

Finance Data Year: 2013
Real Estate Taxes: \$1,880 with the buildings
Investment Amount: Sellers are asking \$975,000 or \$32,500 per acre.

LOCATION

Address: 1710 Rosalind Street, Joliet, IL 60432
County: Will County
MSA: Chicago - Joliet

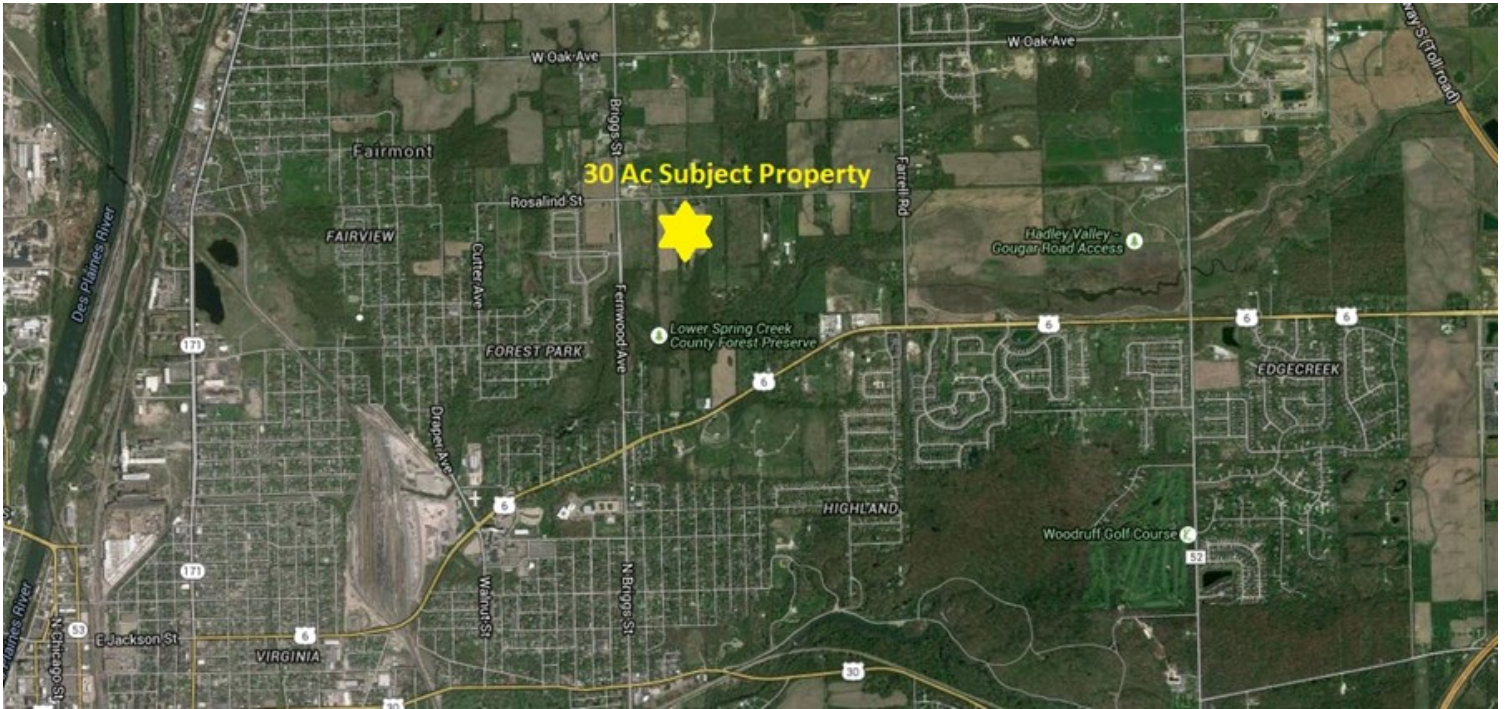
LOCATION OF 30 ACRES, JOLIET, IL



1710 ROSALIND AVE, JOLIET ILLINOIS

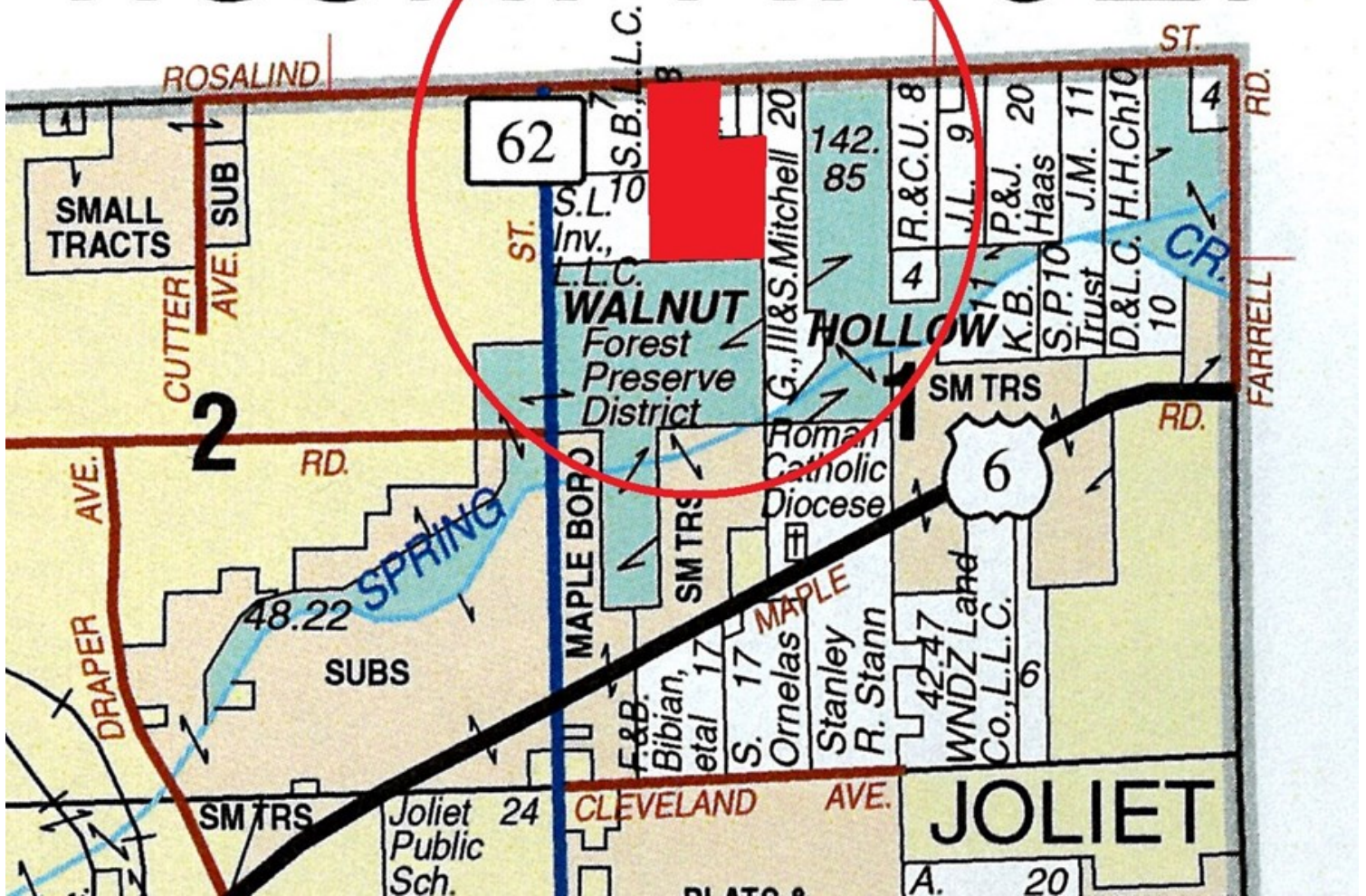


AERIAL MAP OF 30 ACRES IN JOLIET TOWNSHIP, WILL COUNTY



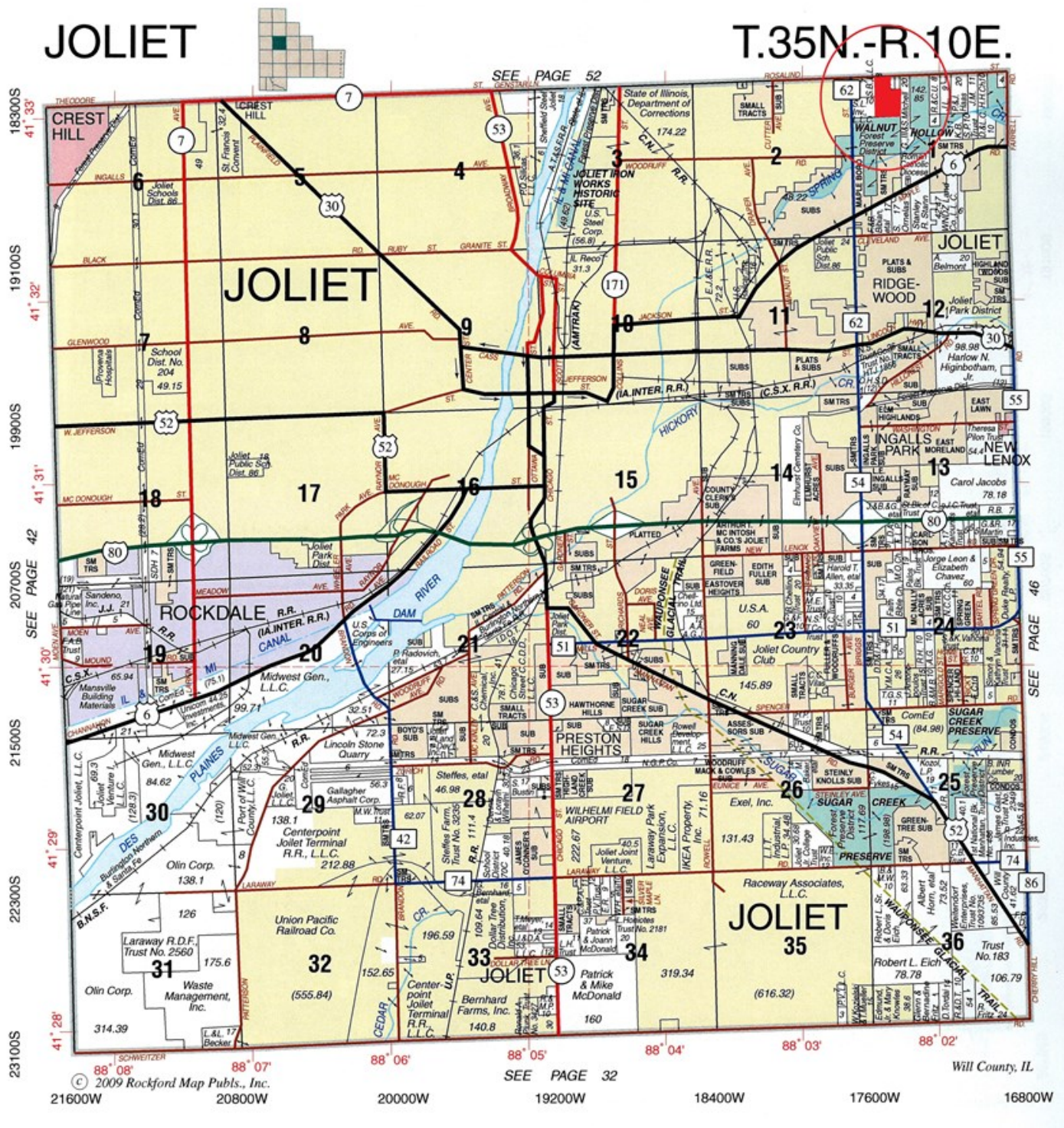
PLAT MAP OF 30 ACRES JOLIET TOWNSHIP, WILL COUNTY ILLINOIS

T.35N.-R.10E.



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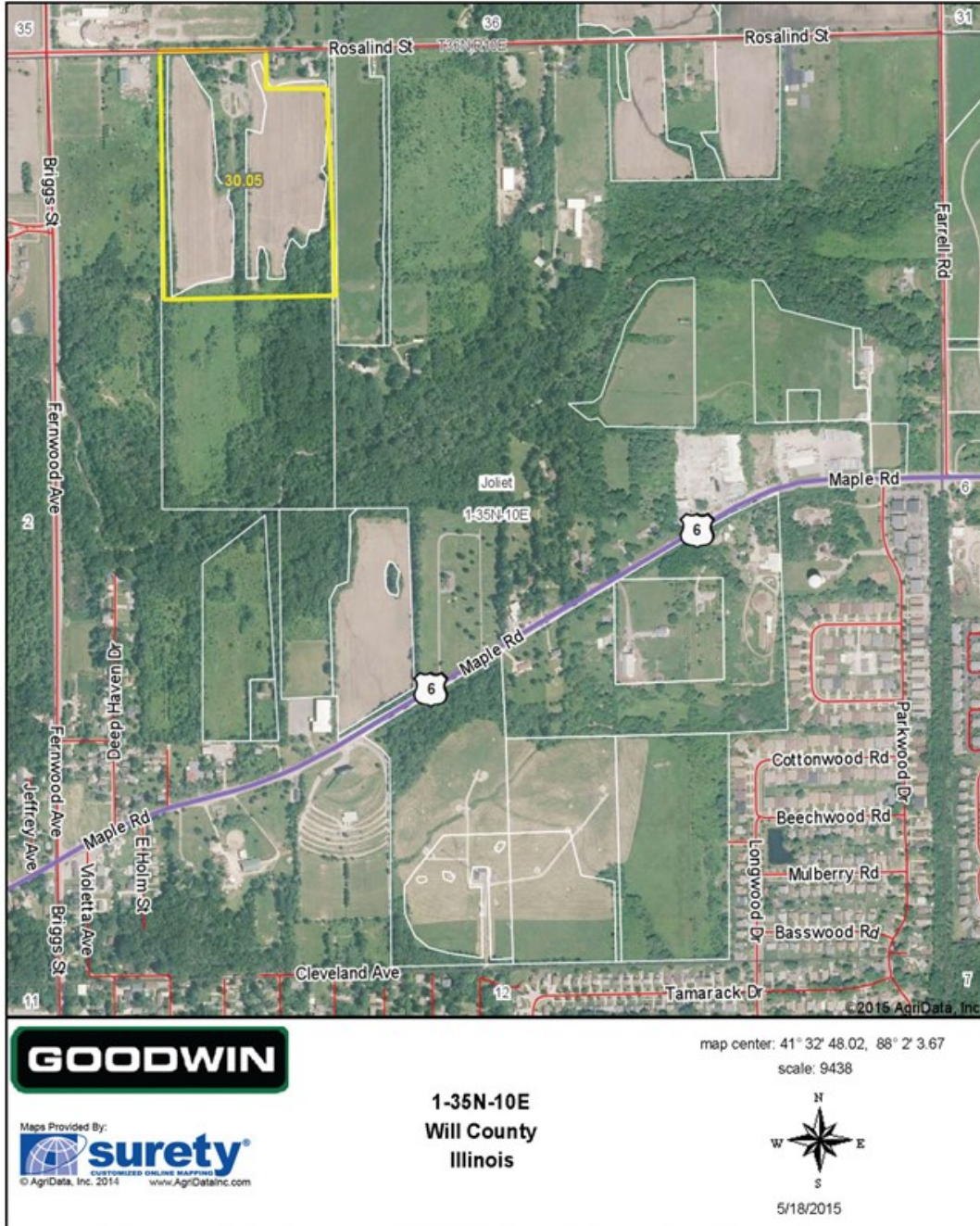
PLAT MAP OF JOLIET TOWNSHIP, WILL COUNTY ILLINOIS



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FSA MAP OF THE 30 ACRES ON ROSALIND STREET, JOLIET, IL

Aerial Map



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

SOIL MAP OF THE TILLABLE ACRES FOR ROSALIND STREET, JOLIET, IL

Soil Map



State: Illinois
 County: Will
 Location: 1-35N-10E
 Township: Joliet
 Acres: 18.64
 Date: 5/18/2015



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**23B	Blount silt loam, 2 to 4 percent slopes	10.68	57.3%		**138	**47	**104
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.41	23.7%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	3.55	19.0%		**143	**45	**104
Weighted Average					146.5	48.7	109.4

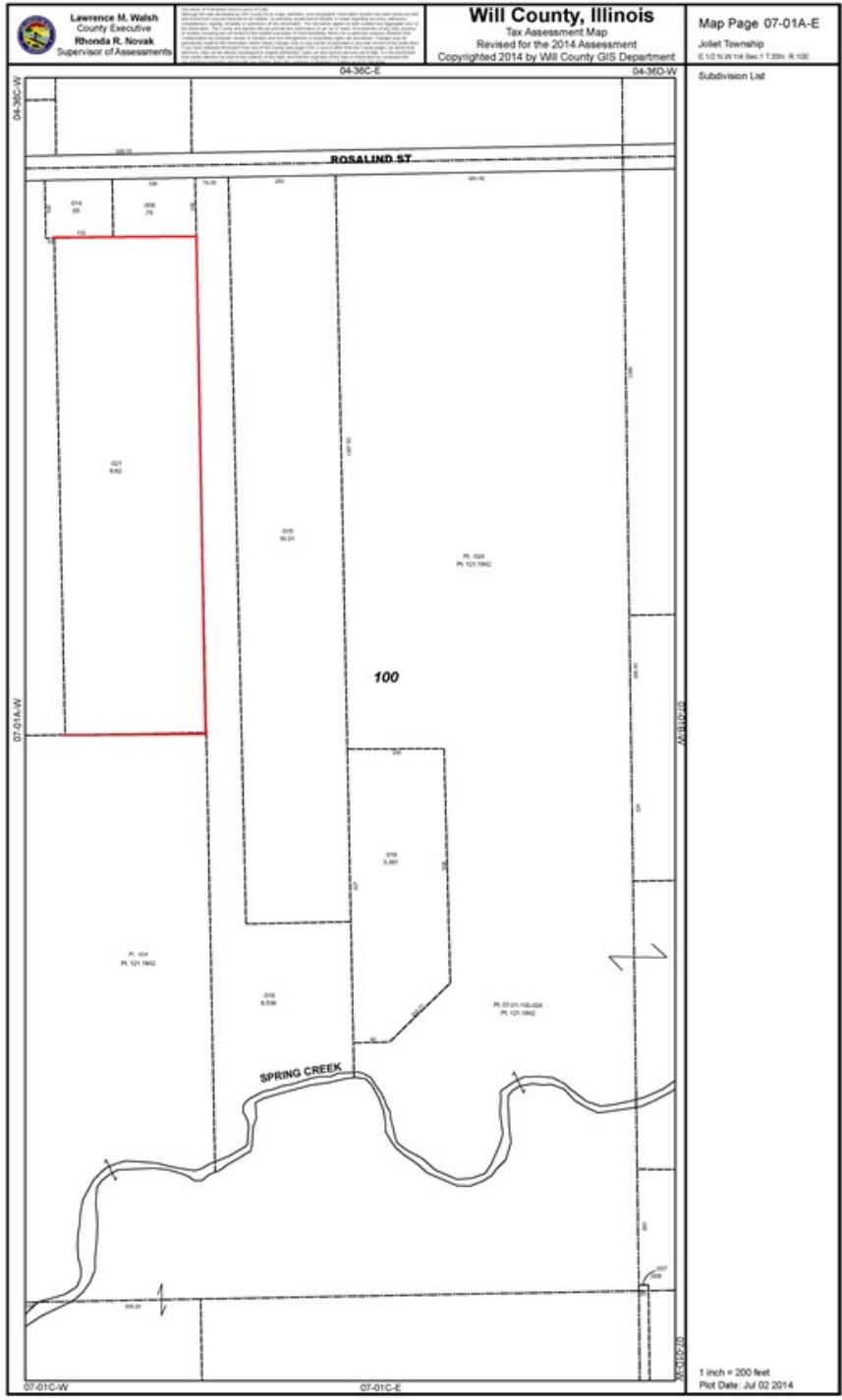
Area Symbol: IL197, Soil Area Version: 9

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 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TAX MAP 2 FOR ROSALIND 30 ACRES IN JOLIET TOWNSHIP, WILL COUNTY ILLINOIS

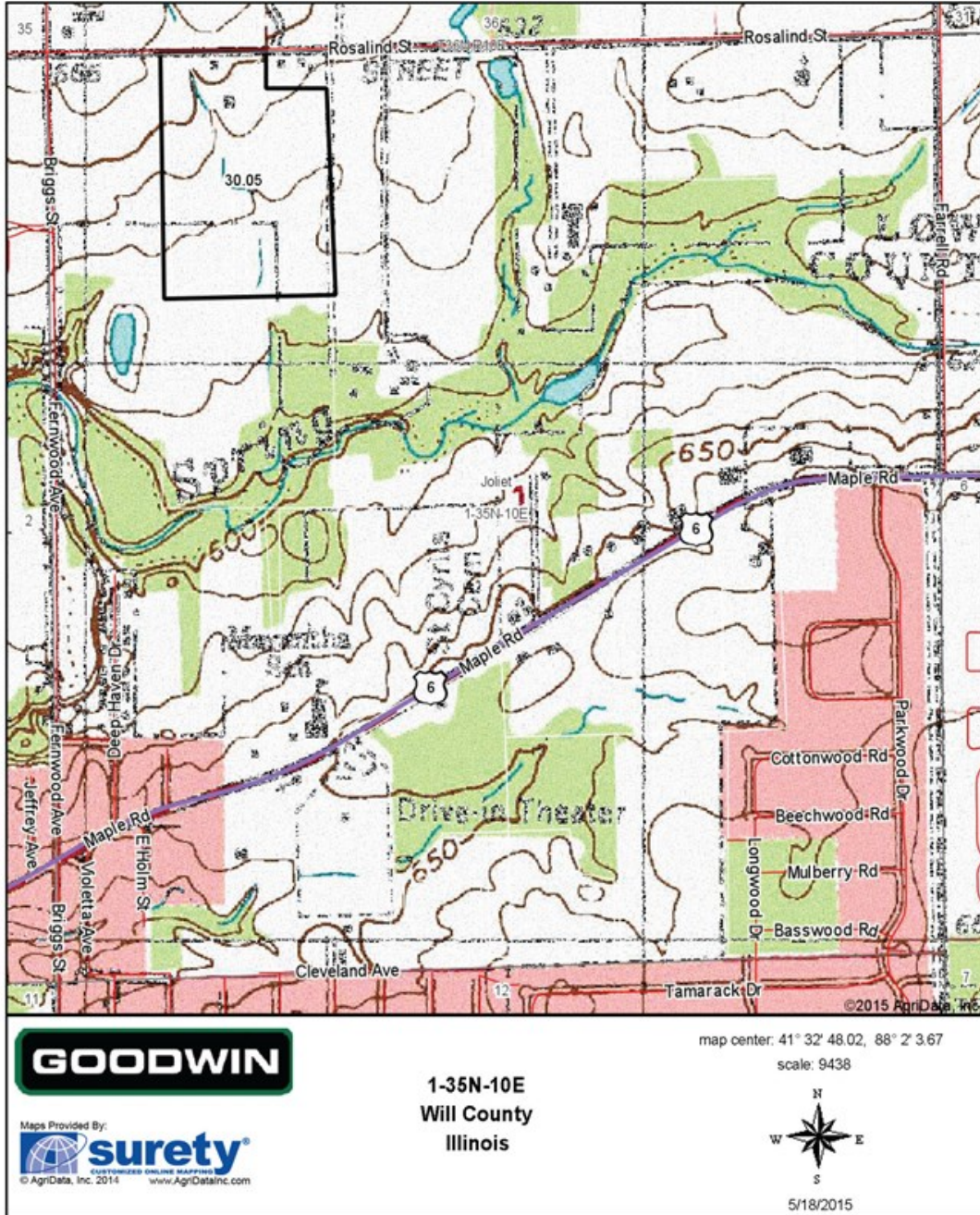


TAX MAP 1 FOR ROSALIND 30 ACRES IN JOLIET TOWNSHIP, WILL COUNTY ILLINOIS



TOPOGRAPHICAL MAP OF 30 ACRE ROSALIND ST. JOLIET TOWNSHIP, WILL COUNTY ILLINOIS

Topography Map



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.**

DISCLAIMER

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