

40 ACRES SPENCER ROAD FARM

1599-1665 S. Spencer Road
New Lenox IL 60451

For more information contact:

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County:	Will
Township:	New Lenox
Gross Land Area:	40 Total Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture, Residential, Many potential uses
Total Investment:	\$1,140,000
Unit Price:	\$28,500 Per Acres
Soil Productivity Index:	The PI Index for this farm 121
Buildings:	None
Utilities:	All utilities are near the farm
Zoning:	Agriculture



This is a great short term or long term investment opportunity. Laraway road is one of the more active corridors in the Chicago region for single family residential construction. Nice square 40 acre parcel on Spencer road in New Lenox. Just north of Laraway road. Potential for residential development. Utilities are near by. Spencer Trails Grade School campus is on the west side of Spencer road. Metra station is only 1.3 mile to the west. Easy access to shopping, expressways and entertainment.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 Acre Spencer Road Farm
Tax ID Number/APN: 15-18-26-300-005-0000
Possible Uses: Single Family Residential, commercial or office potential.
Zoning: Currently zoned agriculture in Will County.
Sale Terms: Cash at closing

AREA & LOCATION

School District: New Lenox Grade School District 122
Lincoln - Way High School District 201
Lincoln Way Central is only 2.3 miles north from this location.

Market Type: The two dominate tapestry segments are Soccer Moms & Savvy Suburbanites. A more detailed explanation is included with this brochure.

Location Description: The property is found on the south side of New Lenox, just north of Laraway road.

Site Description: Level farmland across from Spencer Trails Grade School.

Side of Street: East side of Spencer road.

Highway Access: 4.41 Miles to Rt. 30 & I-80
5.7 Miles to I-355
12.15 Miles to I-57

Largest Nearby Street: Laraway road to the south and Rt. 30 to the north.

Transportation: Metra station is only 1.3 miles west of this property.

LAND RELATED

Lot Frontage (Feet): Approximately 1320 feet of frontage on Spencer road.

Lot Depth: Approximately 1320 feet.

Buildings: There are no building on this farm.

Zoning Description: Property is currently zoned agriculture, but R-2 residential would be allowed by the village of New Lenox. R-2 allows for lot sizes as low as 9500 Square feet. Maximum gross density is 2 units per acre. Impact fees in New Lenox for a 4 bedroom home are approximately \$16,000. Tap on fee is listed below.

Flood Plain or Wetlands: According to recent FEMA maps, approximately 2-3 acres are in a flood zone. Flood map is included with this brochure.

Topography: Level

Soil Type: Typical Will County soils, Elliott and Ashgum.

Available Utilities: Sewer is 1/4 mile south at Laraway road and Spencer. The property is part of the Laraway road trunk line with a current recapture of approximately \$41,500 (4th Quarter 2015) Water is available from the west with an easement through the grade school property. Sewer and water tap on fees of \$14,000 per building permit.

FINANCIALS

Finance Data Year: 2013

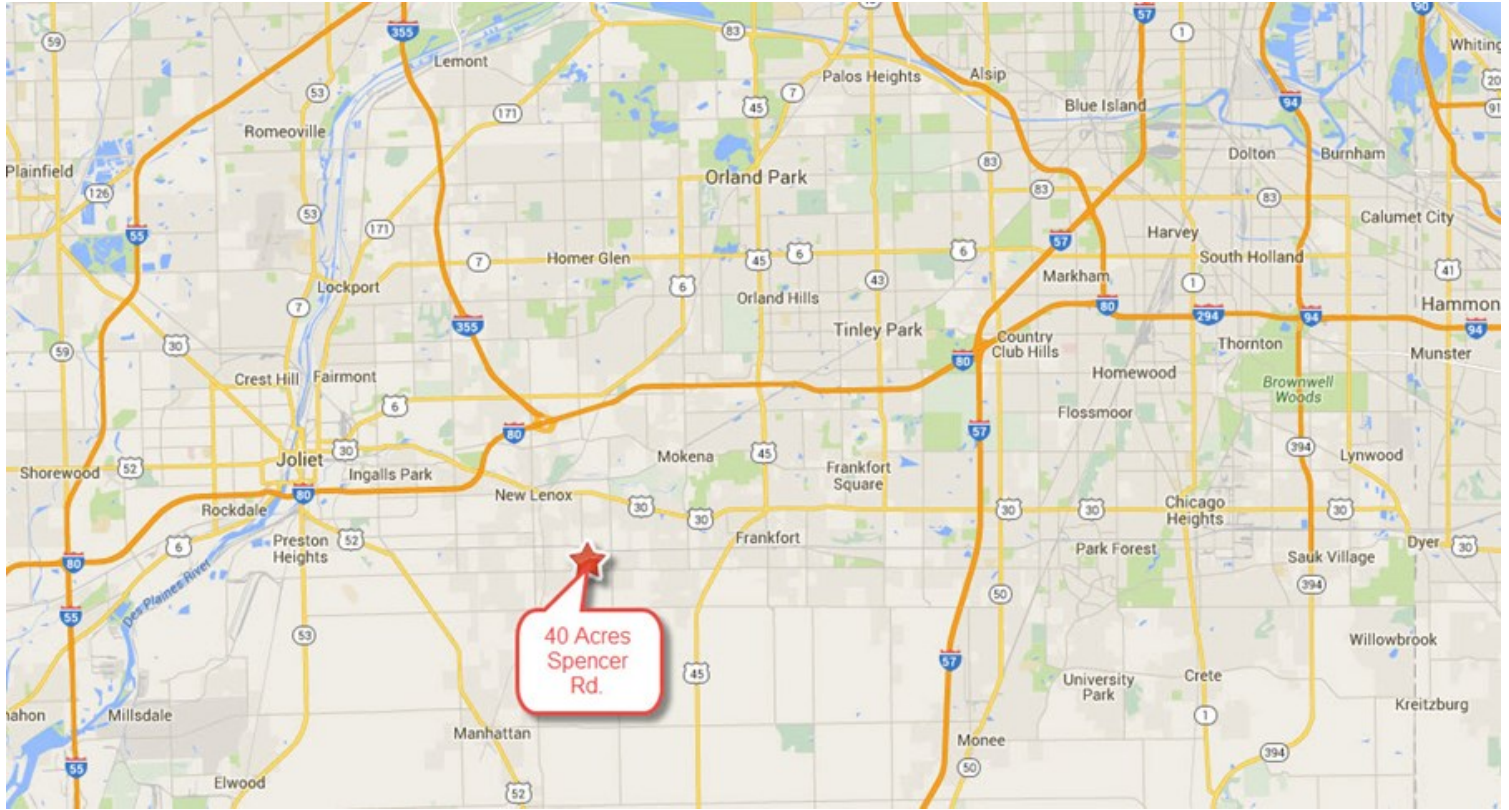
Real Estate Taxes: The 2013 taxes paid in 2014 were \$509.00 or \$12.75 per acre.

Investment Amount: This excellent development property is priced at \$1,140,000 or \$28,500 per acres.

LOCATION

Address: 1599-1665 S. Spencer Road, New Lenox, IL 60451
County: Will

LOCATION MAP OF NEW LENOX TOWNSHIP 40 ACRES, WILL COUNTY

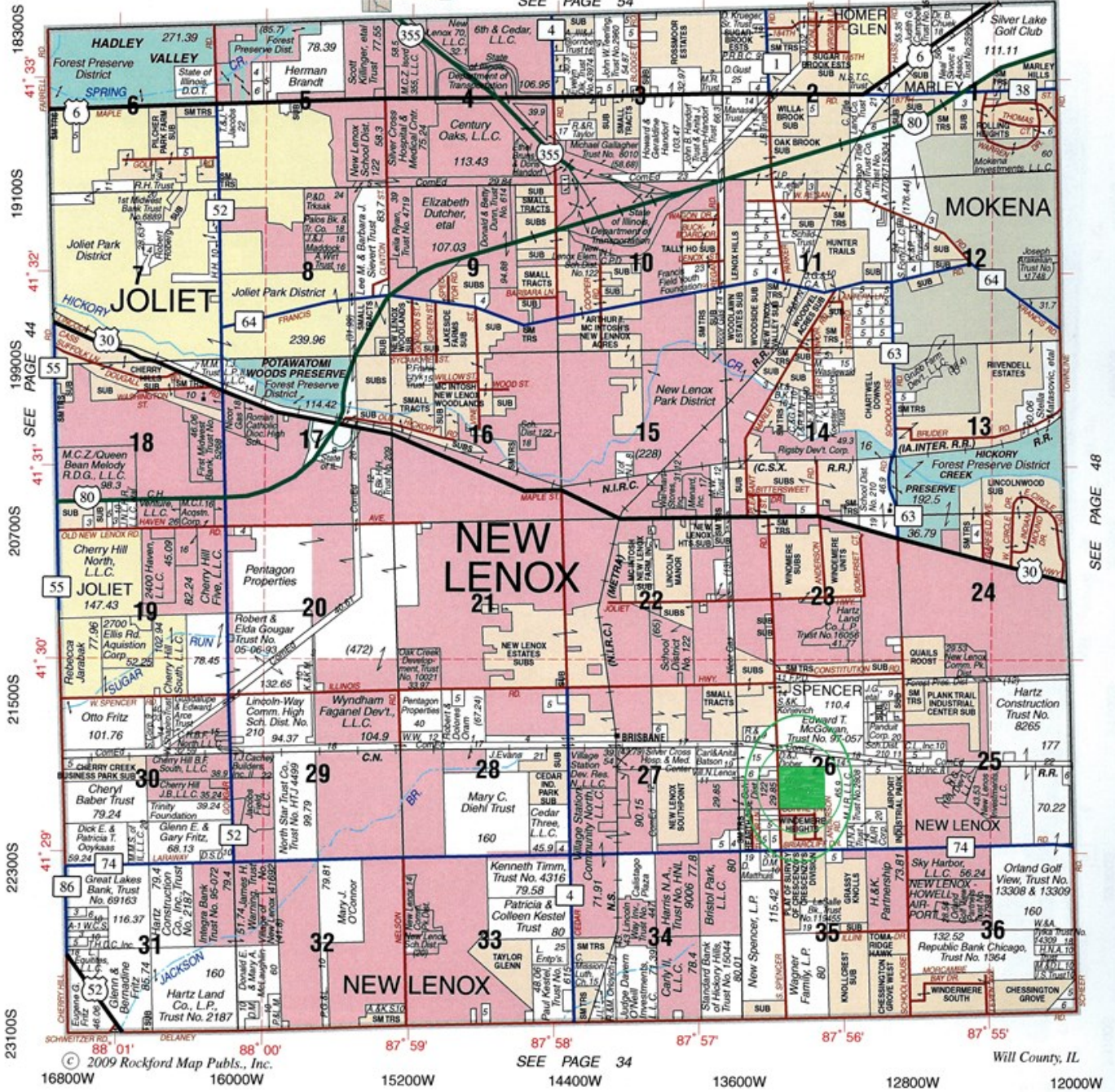


PLAT PAGE OF NEW LENOX TOWNSHIP, WILL COUNTY

NEW LENOX

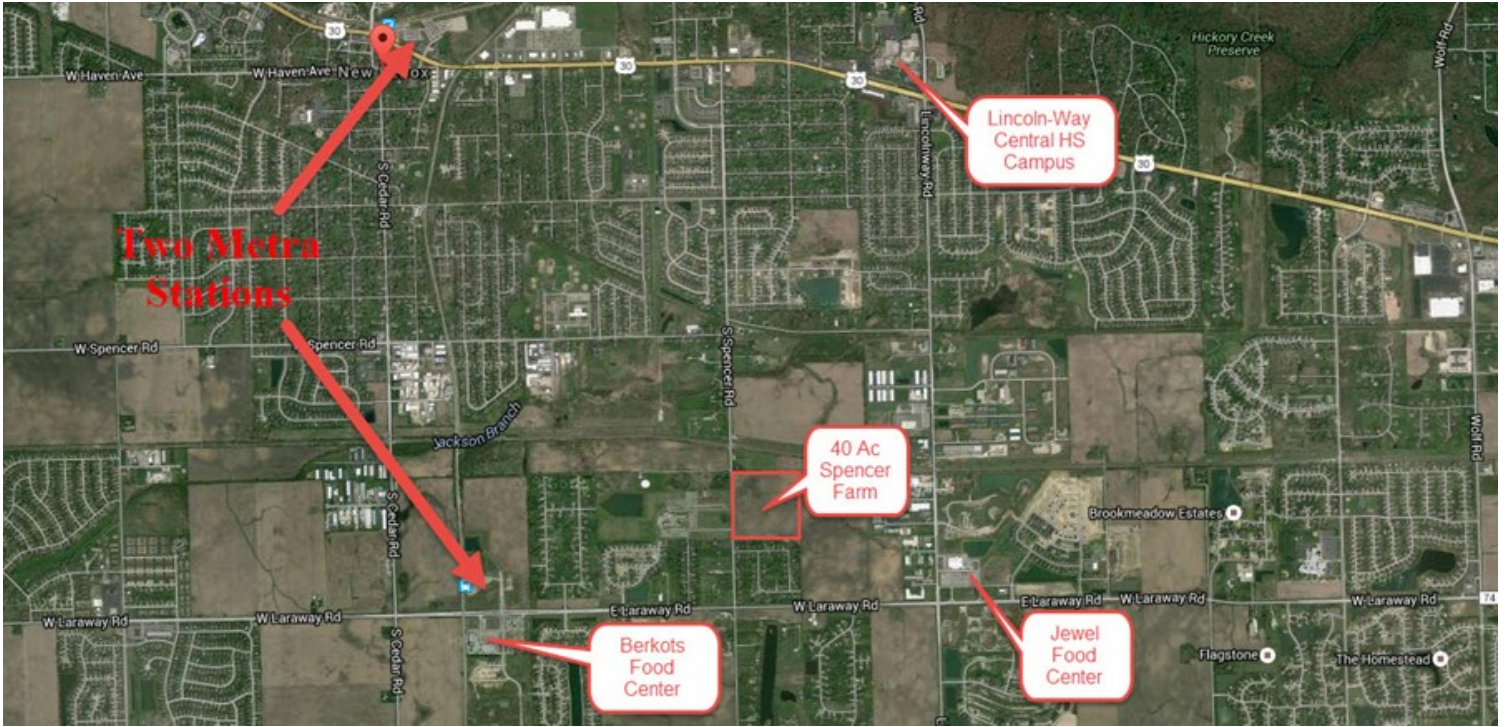
T.35N.-R.11E.

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

AERIAL MAP 2 OF SPENCER ROAD 40 ACRES

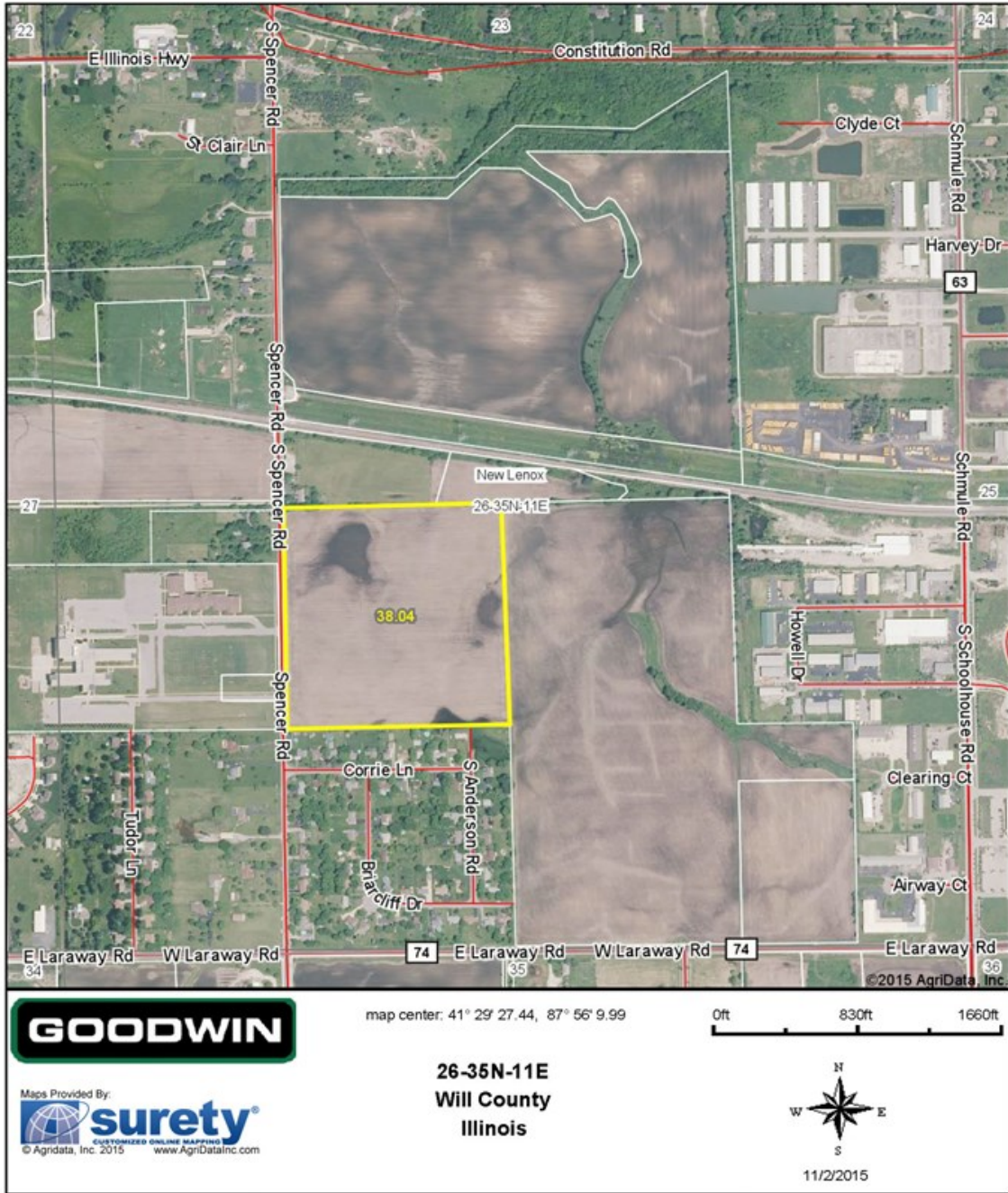


AERIAL MAP 2 OF SPENCER ROAD 40 ACRES



FSA MAP OF NEW LENOX TOWNSHIP 40 ACRES

Aerial Map



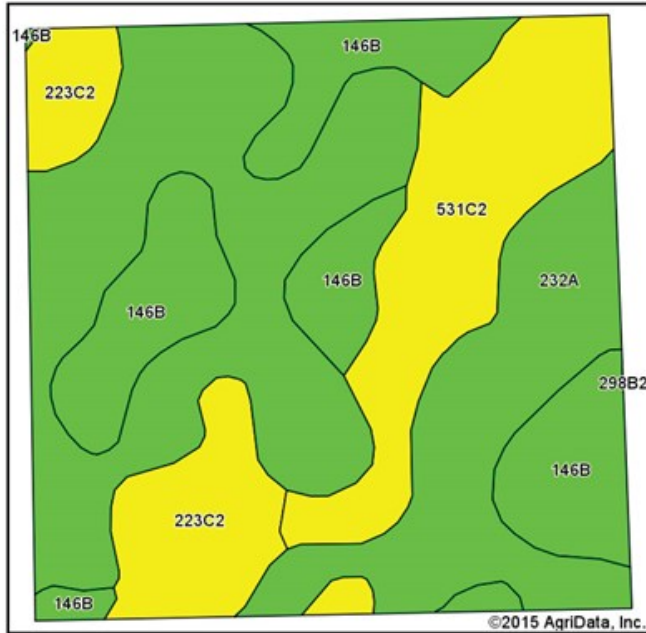
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

UTILITY LOCATION MAP



SOIL MAP FOR 40 ACRE NEW LENOX TOWNSHIP, WILL COUNTY

Soil Map



State: Illinois
 County: Will
 Location: 26-35N-11E
 Township: New Lenox
 Acres: 38.04
 Date: 11/2/2015



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

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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.42	48.4%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	8.51	22.4%		**186	**54	**124
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	6.59	17.3%		**147	**48	**108
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	4.52	11.9%		**150	**48	**110
Weighted Average					162.7	53.2	121

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:
<https://www.ideals.illinois.edu/handle/2142/10271>

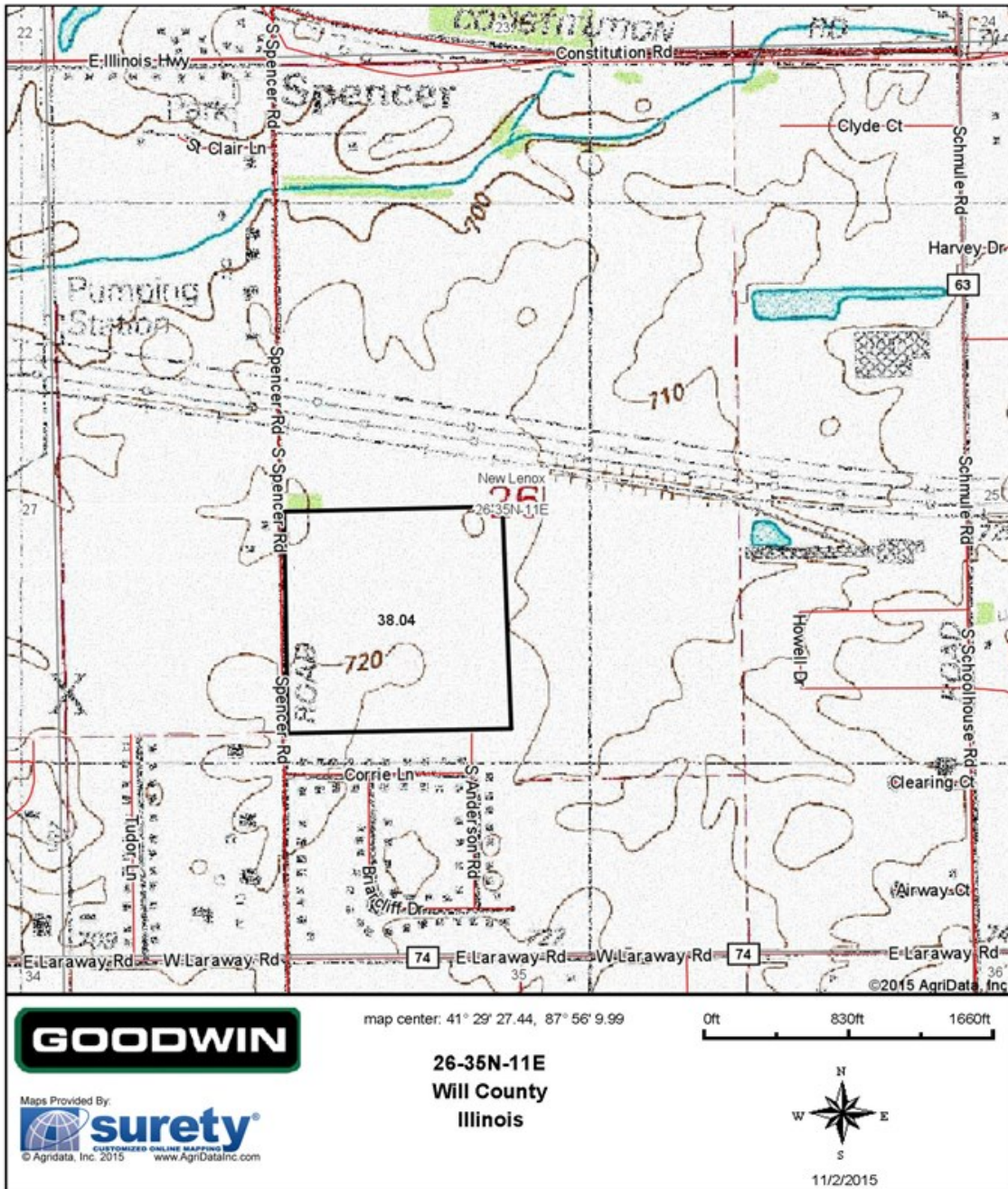
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

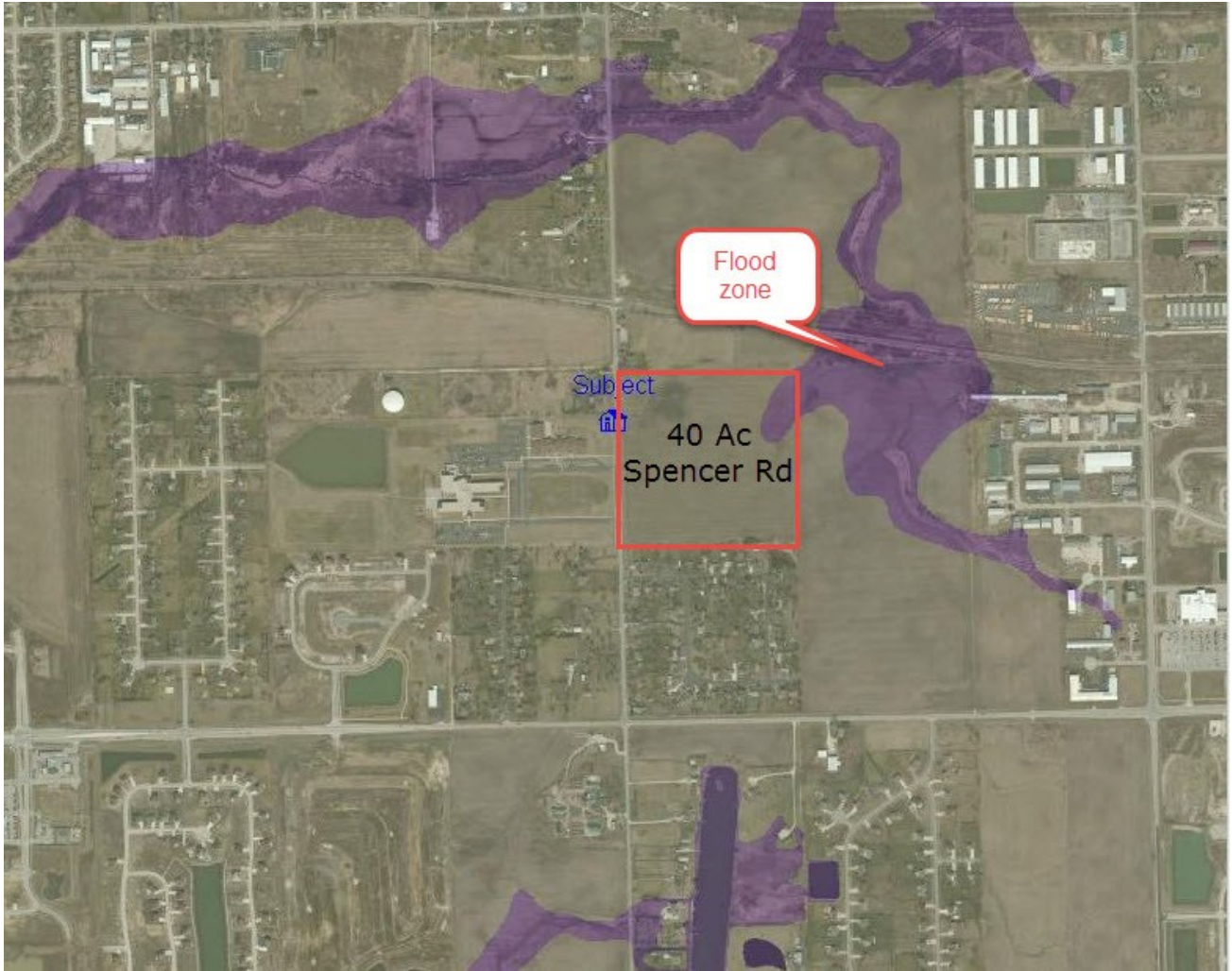
*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP OF NEW LENOX TOWNSHIP 40 ACRE

Topography Map



FLOOD PLAN MAP



SAVVY SUBURBANITES TAPESTRY GROUP



LifeMode Group: Affluent Estates

Savvy Suburbanites

1D

Households: 3,543,000

Average Household Size: 2.83

Median Age: 44.1

Median Household Income: \$104,000

WHO ARE WE?

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- Married couples with no children or older children; average household size is 2.83.
- 91% owner occupied; 71% mortgaged (Index 156).
- Primarily single-family homes, with a median value of \$311,000 (Index 175).
- Low vacancy rate at 4.5%.

SOCIOECONOMIC TRAITS

- Education: 48.1% college graduates; 76.1% with some college education.
- Low unemployment at 5.8% (Index 67); higher labor force participation rate at 68.5% (Index 109) with proportionately more 2-worker households at 65.4%, (Index 122).
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK, MRI.

SOCCER MOMS TAPESTRY GROUP



LifeMode Group: Family Landscapes

Soccer Moms

4A

Households: 3,327,000

Average Household Size: 2.96

Median Age: 36.6

Median Household Income: \$84,000

WHO ARE WE?

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 36% built in the 1990s (Index 253), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 74% (Index 163), and low rate vacancy at 5%.
- Median home value is \$226,000.
- Most households are married couples with children; average household size is 2.96.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 133).

SOCIOECONOMIC TRAITS

- Education: 37.7% college graduates; more than 70% with some college education.
- Low unemployment at 5.9%; high labor force participation rate at 72%; 2 out of 3 households include 2+ workers (Index 124).
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 159) and second mortgages (Index 154) and auto loans (Index 151).



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GR, MS.

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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

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