

49 Ac Elgin Development Site
39W830 Highland Ave
Elgin IL 60124



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39W830 Highland Ave
Elgin IL 60124

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:	Kane
Township:	Plato
Gross Land Area:	49.9 Total acres in three fields
Property Type:	Farmland with buildings
Possible Uses:	Future single family development
Total Investment:	\$784,000.00
Unit Price:	\$16,000 per acre
Productivity Index (PI):	PI Index is 129.8
Buildings:	Yes
Utilities:	Utilities are near the site
Zoning:	Agriculture



49.9 total acres in three fields. Potential residential development. Utilities available at the south property line. Great road frontage on Highland avenue on the west edge of the Elgin City limits. Buildings are being leased.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 49 Acre Elgin Development Site
Tax ID Number/APN: 05-01-100-005 1.36 Acres
05-01-100-006 5.71 Acres
05-01-300-013 4.96 Acres
05-01-300-014 8.50 Acres
05-01-100-011 28.79 Acres
Possible Uses: Residential development potential.
Zoning: Agriculture

AREA & LOCATION

School District: Central Community Unit School District No. 301
Burlington, IL
Market Type: Suburban
Location Description: Good road frontage on Highland avenue on the far west-side of Elgin.
Site Description: The site is split into three sections for a total of 49.9 acres. Approximately 45 tillable acres with older farmhouse and farm buildings.
Side of Street: North and south side of Highland Avenue.
Highway Access: Approximately 5 miles to I-90 & Randall road interchange.
Road Type: Asphalt road surface.
Largest Nearby Street: Highland and Randall

LAND RELATED

Lot Frontage (Feet): 1246 feet of frontage on the north-side of Highland Ave.
754 feet of frontage on the south-side of Highland Ave. (west parcel)
992 feet of frontage on the south-side of Highland Ave. (east parcel)
Buildings: Full set of farm buildings are currently leased.
Flood Plain or Wetlands: Triangular parcel does have wetlands.
Topography: Flat to gently rolling
Available Utilities: Sewer and water are available from the city of Elgin. Connection is on the south side of the railroad tracks.

FINANCIALS

Finance Data Year: Taxes are based on the 2015 tax year with payment in 2016.
Real Estate Taxes: 05-01-100-005 1.36 Acres \$72
05-01-100-006 5.71 Acres \$102
05-01-300-013 4.96 Acres \$220
05-01-300-014 8.50 Acres \$116
05-01-100-011 28.79 Acres \$7,990
Total real-estate taxes with buildings \$8,500
Investment Amount: The investment amount for this development property is \$784,000 or \$16,000 per acre.

LOCATION

Address: 39W830 Highland Ave
Elgin, IL 60124-7940
County: Kane County
MSA: Elgin-Chicago

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PROPERTY NOTES



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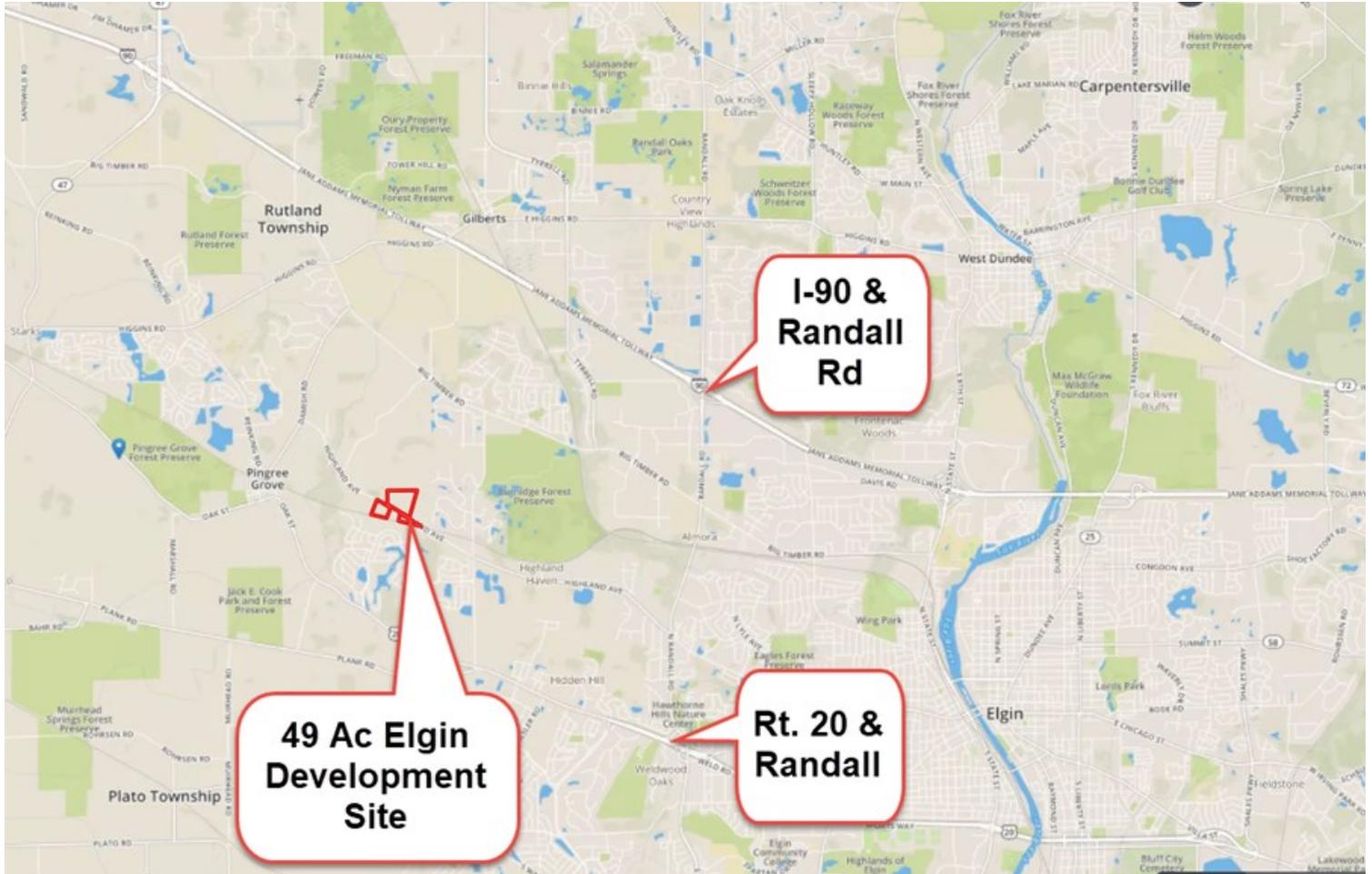
AERIAL MAP OF THE 49 ACRE ELGIN RESIDENTIAL DEVELOPMENT LAND



AERIAL MAP 2 OF THE 49 ACRE ELGIN RESIDENTIAL DEVELOPMENT LAND



LOCATION MAP OF 49 ACRE ELGIN DEVELOPMENT SITE, PLATO TOWNSHIP, KANE COUNTY



FSA MAP OF PLATO TOWNSHIP 49 ACRE DEVELOPMENT SITE

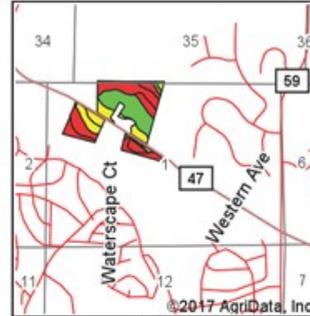
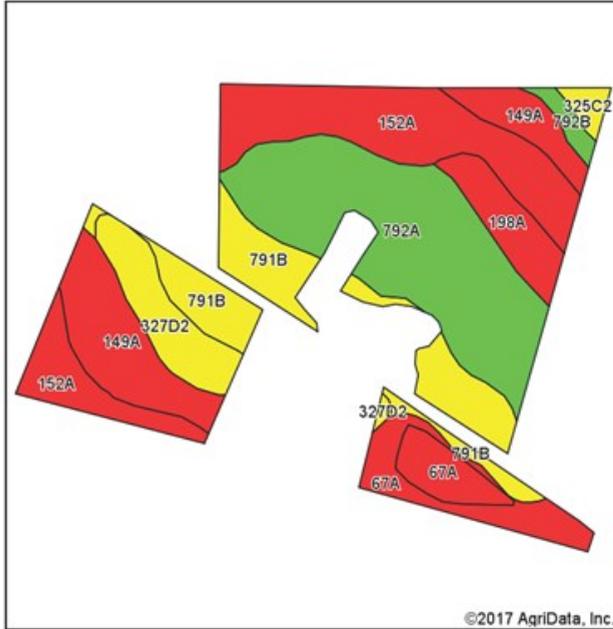
Aerial Map



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 49 ACRE ELGIN DEVELOPMENT SITE, PLATO TOWNSHIP KANE COUNTY

Soils Map



State: Illinois
 County: Kane
 Location: 1-41N-7E
 Township: Plato
 Acres: 45.71
 Date: 6/20/2017



Soils data provided by USDA and NRCS.

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Area Symbol: IL089, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
792A	Bowes silt loam, 0 to 2 percent slopes	12.48	27.3%		176	57	130
152A	Drummer silty clay loam, 0 to 2 percent slopes	9.80	21.4%		195	63	144
**791B	Rush silt loam, 2 to 4 percent slopes	6.89	15.1%		**174	**48	**108
149A	Brenton silt loam, 0 to 2 percent slopes	5.97	13.1%		195	60	141
67A	Harpster silty clay loam, 0 to 2 percent slopes	4.15	9.1%		182	57	133
**327D2	Fox loam, 6 to 12 percent slopes, eroded	3.10	6.8%		**139	**45	**101
198A	Elburn silt loam, 0 to 2 percent slopes	2.26	4.9%		197	61	143
**792B	Bowes silt loam, 2 to 4 percent slopes	0.56	1.2%		**174	**56	**129
**325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	0.50	1.1%		**150	**48	**110
Weighted Average					181	56.6	129.8

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 (B811) are maintained at the following NRES web site: <https://www.ideals.illinois.edu/handle/2142/1027/>

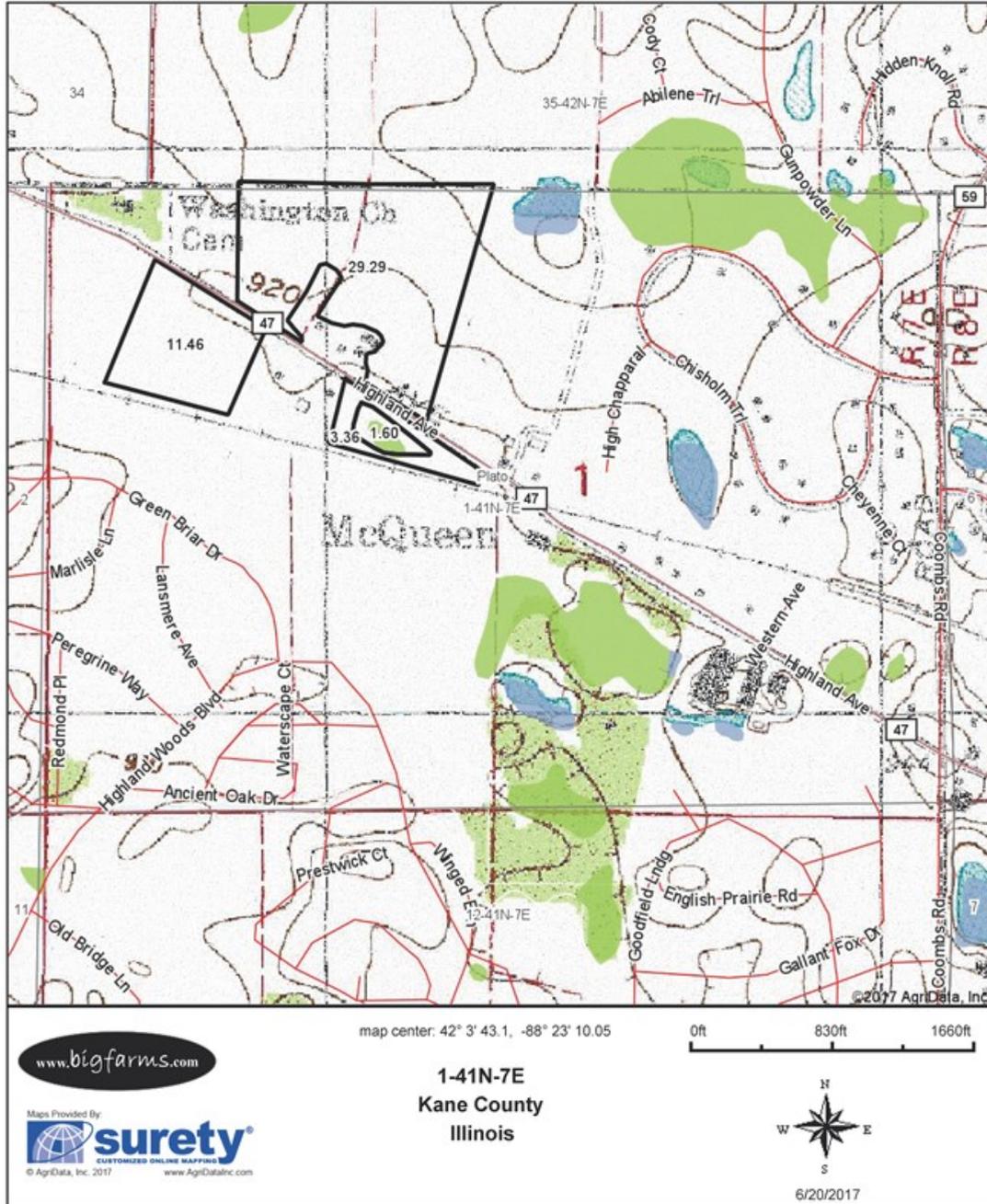
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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 OF 49 ACRE ELGIN DEVELOPMENT SITE

Topography Map



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

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.**

DISCLAIMER

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