

DEER CREEK ESTATES DEVELOPMENT SITE

**Kankakee Street
Wilmington IL 60481**

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: | Wilmington |
| Gross Land Area: | 47 Total Acres |
| Property Type: | Vacant farmland with Preliminary Plat |
| Possible Uses: | Residential Development |
| Total Investment: | Investment Amount is \$799,000.00 |
| Unit Price: | \$17,000 per Acre |
| Productivity Index (PI): | PI Index is 132.6 |
| Buildings: | No Buildings |
| Utilities: | Utilities are at the site |
| Zoning: | R-2 & R-4 |



Phase II of Deer Creek Estates has a total of 47 acres. PUD zoned R-4 & R-2, 71 single family lots and 18 four unit buildings (72 units) Easy access to I-55 at River road, I-57 to the east and I-80 to the north. Sewer & water utilities available from the City of Wilmington. Work force housing is needed in the area. Quality farmland with good cash rent available.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Deer Creek Estates Development Site
Tax ID Number/APN: 03-17-24-302-008-0000 Section 24 Wilmington Township, Will County.
Possible Uses: Phase II of Deer Creek Estates. Single family and multi-family lots.
Zoning: Property is currently zoned R-2 & R-4 in the City of Wilmington.
Sale Terms: Sellers are looking for a cash sale, but all offers will be considered.

AREA & LOCATION

School District: Wilmington School District 209U
Location Description: Only 3.5 miles to Interstate I-55 access at River road. Next to United States Cold Storage facility in Wilmington. Near the Ridge Port Logistic's Center, Center Point Inter-modal in Elwood and the UP Inter-modal in Joliet.
Site Description: Level farmland with residential to the west and south. Drainage ditch cuts through the farm with ComEd power line along the north side of the property.
Side of Street: Approximately 125 feet of frontage on E. Kankakee River Drive. Access through Hawk Trail and Deer Creek Dr in the Deer Creek Subdivision. Potential access to N. River road.
Highway Access: Only 3.5 miles to I-55 at River road. I-57 at Peotone is approximately 17 miles east. I-80 is approximately 14 miles north on Rt. 53. Rt. 53 is just half a mile east.
Largest Nearby Street: Illinois Rt. 53.

LAND RELATED

Buildings: No buildings
Zoning Description: R-2 allows single family homes, R-4 allows multi-family homes.
Flood Plain or Wetlands: There are some acres considered flood plain.
Topography: Flat
Available Utilities: Sewer and water available from the city of Wilmington.

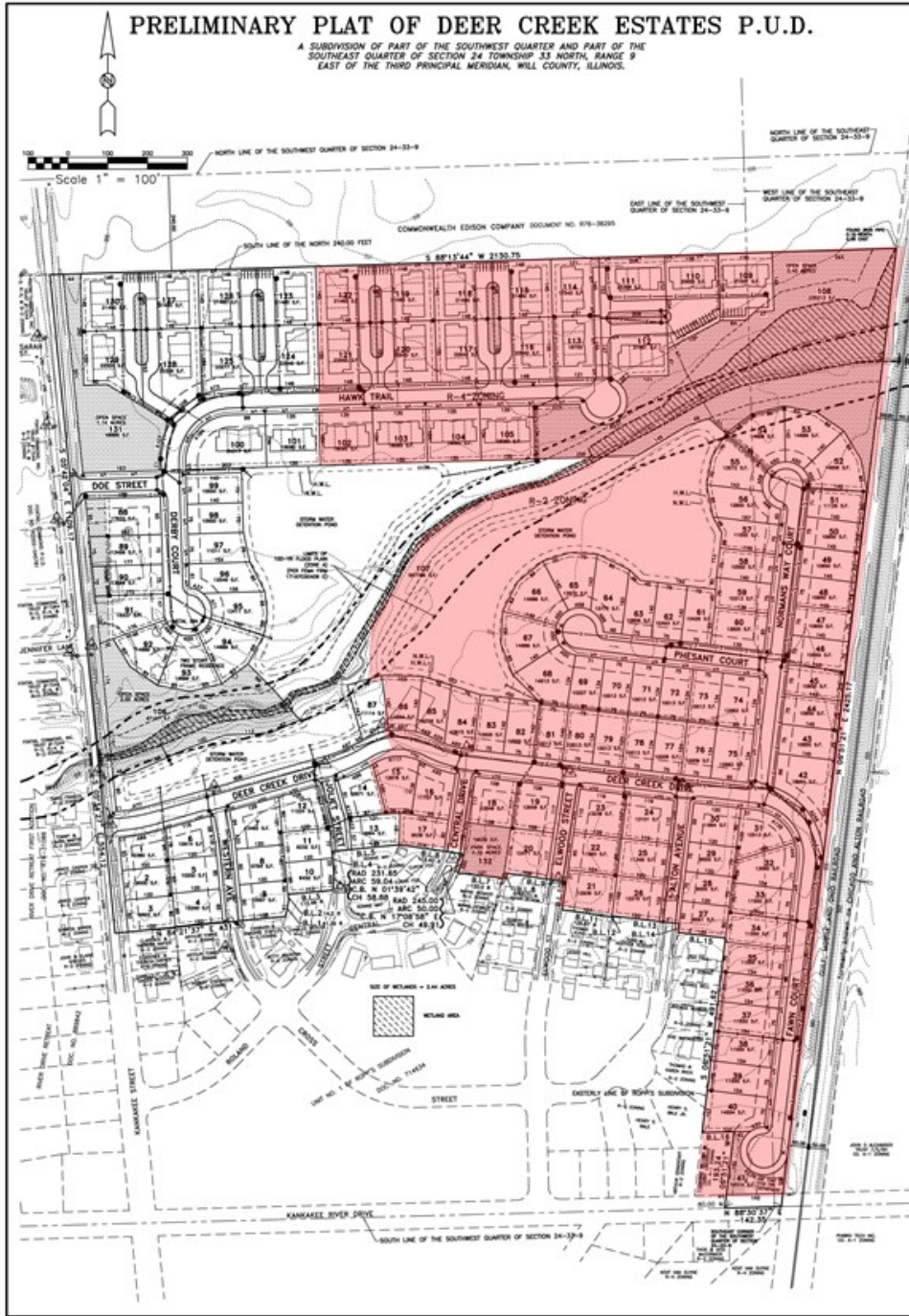
FINANCIALS

Finance Data Year: 2020 Tax year
Real Estate Taxes: Taxes paid in 2017 for the 47 acres are \$1,483 or \$31.55 per acre.
Investment Amount: The investment amount for this farm is \$17,000 per acre for a total investment of \$799,000.00

LOCATION

Address: 516-518 E. Kankakee River Drive, Wilmington, IL
Latitude 41.3201956 Longitude -88.14206600
County: Will County Illinois
MSA: Chicago - Joliet

DEER CREEK ESTATES SITE PLAN



| | | | | |
|---|---|------------------------------|--|-----------------------------------|
| 1 | GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS <small>1207 CEDARWOOD DRIVE JOLIET, ILLINOIS 60438 815/730-1010</small> | DEER CREEK ESTATES P.U.D. | PRELIMINARY PLAT <small>DRAWN BY: E.K.A. JOB # 1608 CHECKED BY: J.A.K. DATED: 11/29/08</small> | <small>DATE: BY: REVISION</small> |
|---|---|------------------------------|--|-----------------------------------|

AERIAL MAP OF WILMINGTON 47 ACRE DEVELOPMENT SITE, WILL COUNTY



AERIAL MAP 2 OF THE 47 ACRE WILMINGTON DEVELOPMENT LAND



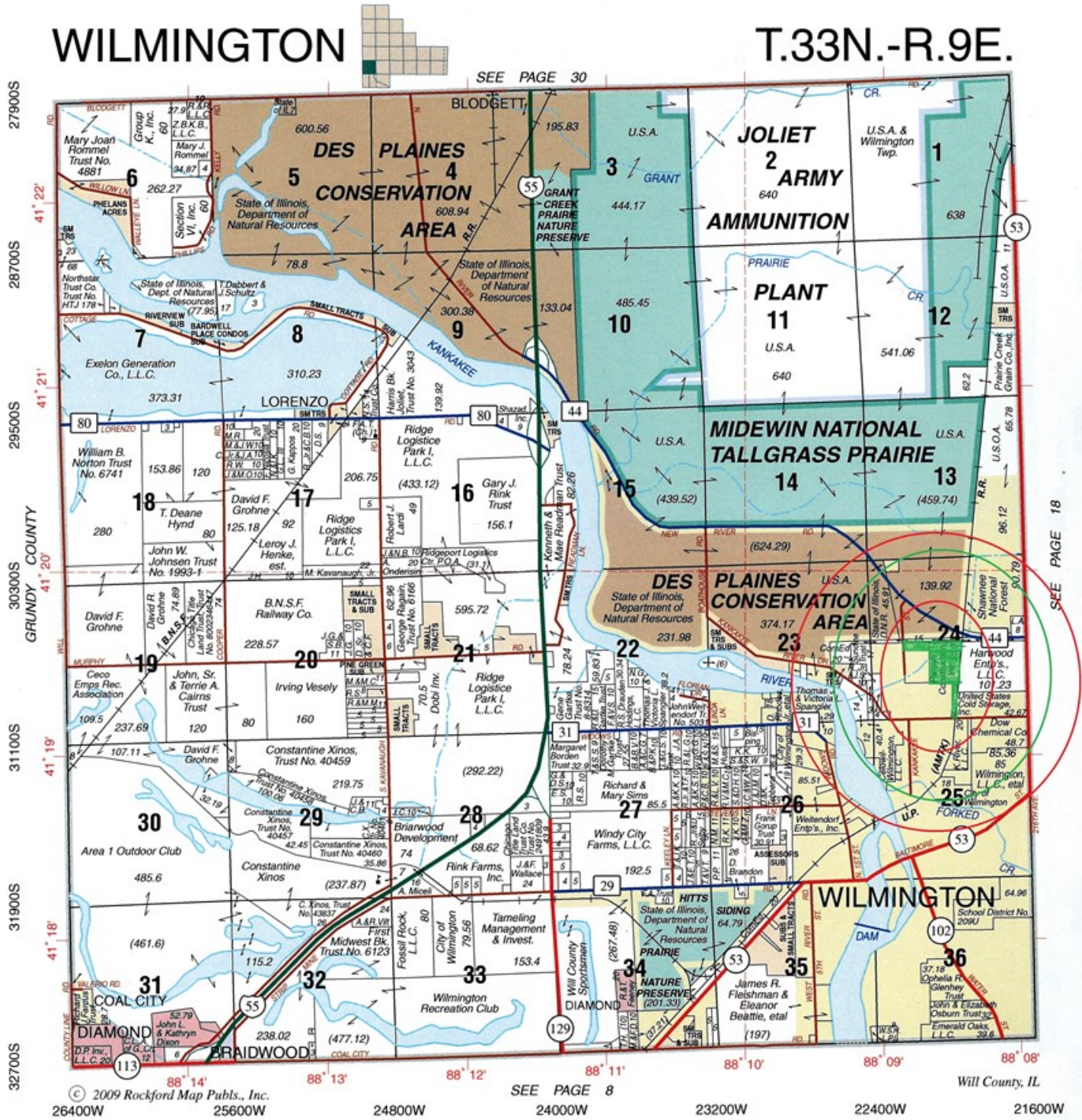
LOCATION MAP OF WILMINGTON 47 ACRE DEVELOPMENT SITE



PROPOSED LOCATION OF THE ILLIANA EXPRESSWAY IN WILL COUNTY

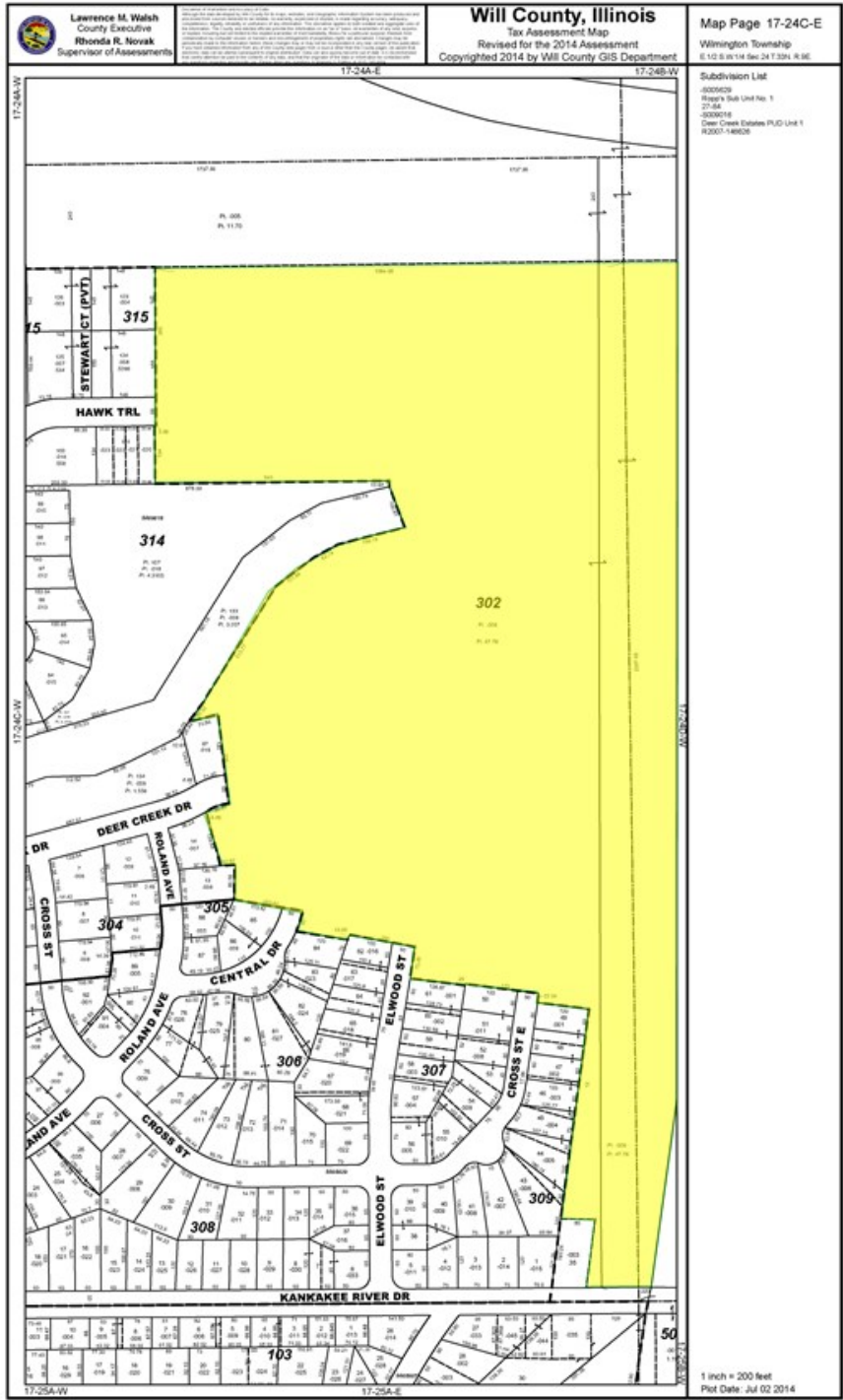


PLAT MAP OF 47 ACRES WILMINGTON TOWNSHIP, WILL COUNTY



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

TAX MAP OF 47 ACRE WILMINGTON DEVELOPMENT SITE



Lawrence M. Walsh
County Executive
Rhonda R. Novak
Supervisor of Assessments

Will County, Illinois
Tax Assessment Map
Revised for the 2014 Assessment
Copyrighted 2014 by Will County GIS Department

Map Page 17-24C-E
Wilmington Township
E 1/2 S 20 N 14 Sec 24 T 32N R 9E

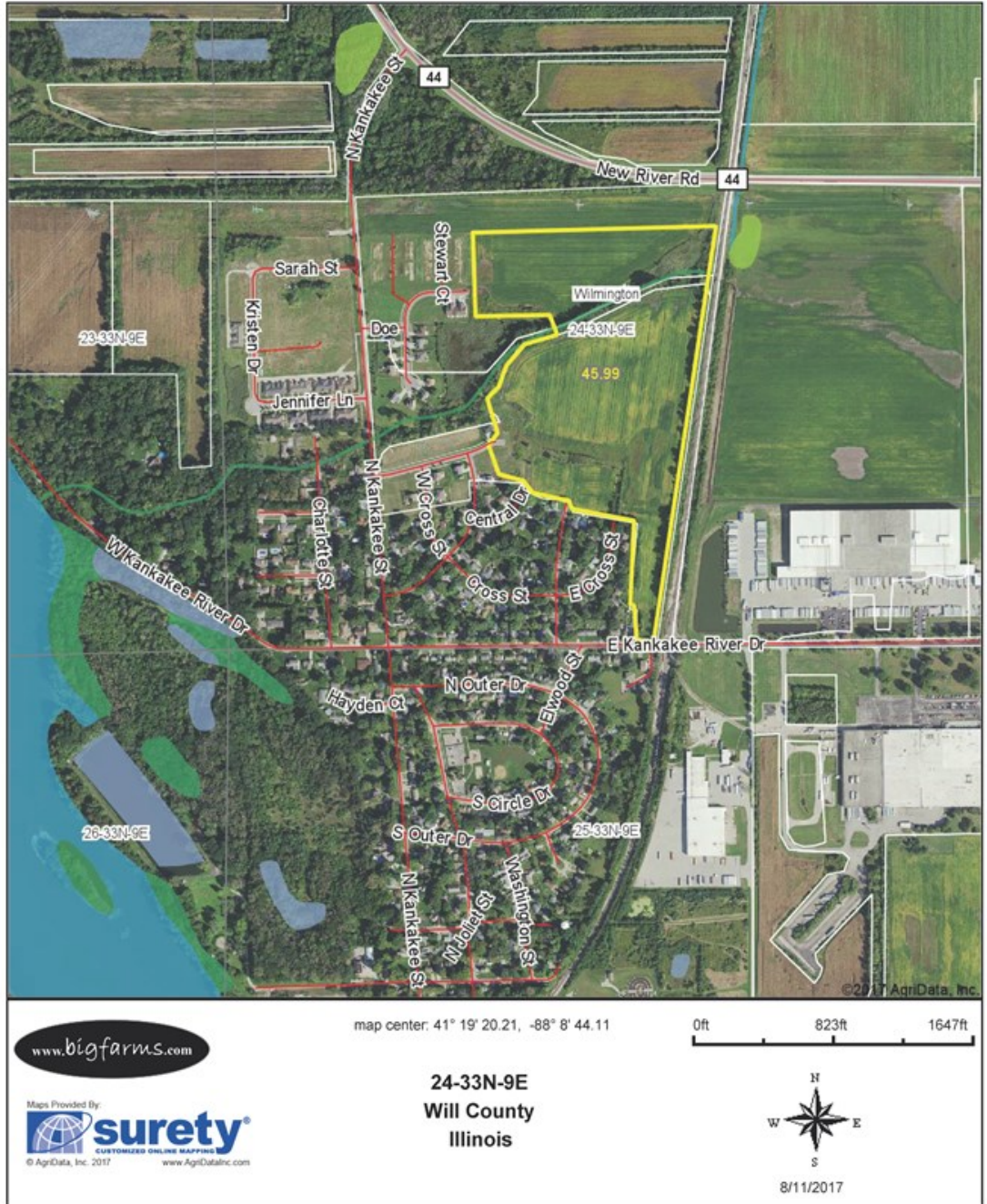
Subdivision List
-500929
Plan's Sub Unit No. 1
27-04
-500929
Deer Creek Estates PUD Unit 1
R2007-146029

17-24A-W 17-24A-E 17-24B-W 17-24B-E 17-24C-W 17-24C-E 17-24D-W 17-24D-E

1 inch = 200 feet
Plot Date - Jul 02 2014

FSA MAP OF WILMINGTON TOWNSHIP 47 ACRE DEVELOPMENT SITE

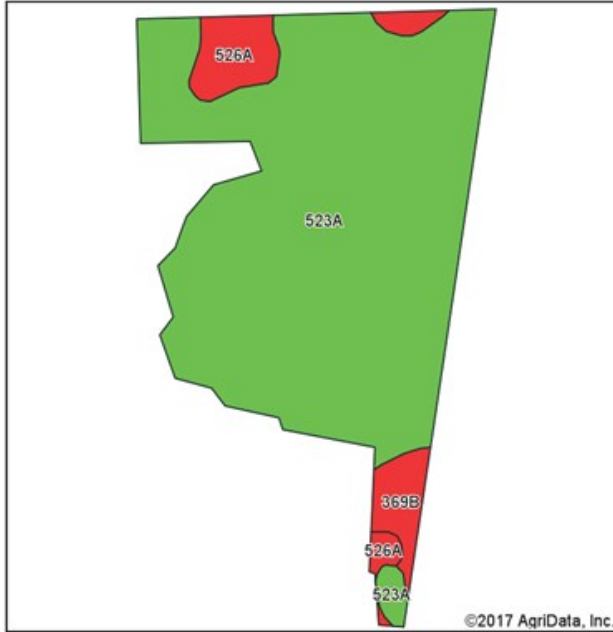
Aerial Map



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 WILMINGTON DEVELOPMENT SITE

Soils Map



State: Illinois
 County: Will
 Location: 24-33N-9E
 Township: Wilmington
 Acres: 45.99
 Date: 8/11/2017



Area Symbol: IL197, Soil Area Version: 11

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Com Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|---|-------|------------------|-------------------------------------|------------|---------------|--|
| 523A | Dunham silty clay loam, 0 to 2 percent slopes | 41.31 | 89.8% | | 177 | 58 | 132 |
| 526A | Grundelein silt loam, 0 to 2 percent slopes | 3.03 | 6.6% | | 186 | 61 | 138 |
| **369B | Waupecan silt loam, 2 to 4 percent slopes | 1.65 | 3.6% | | **187 | **58 | **138 |
| Weighted Average | | | | | 178 | 58.2 | 132.6 |

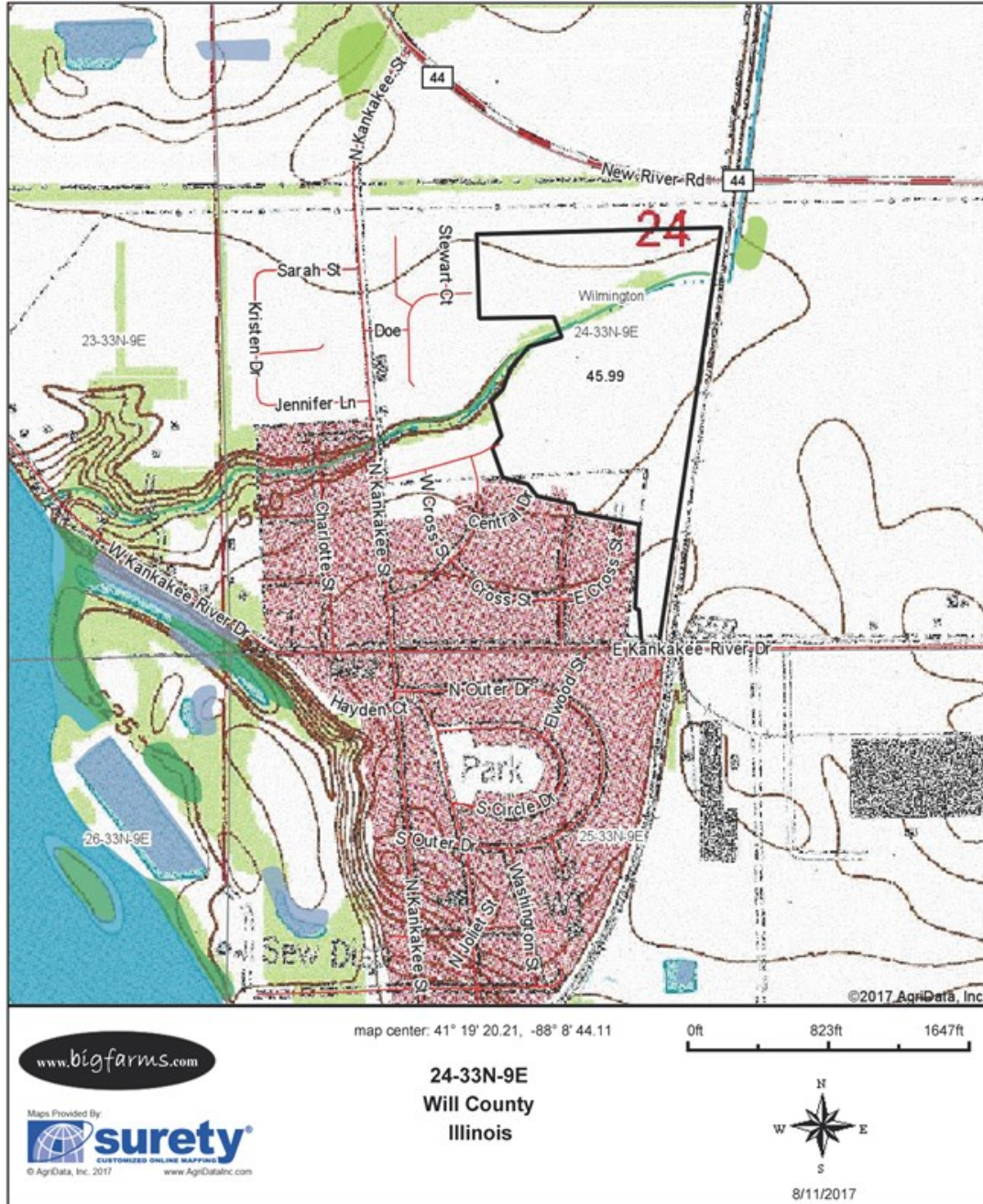
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana, Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/11027/>
 ** 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

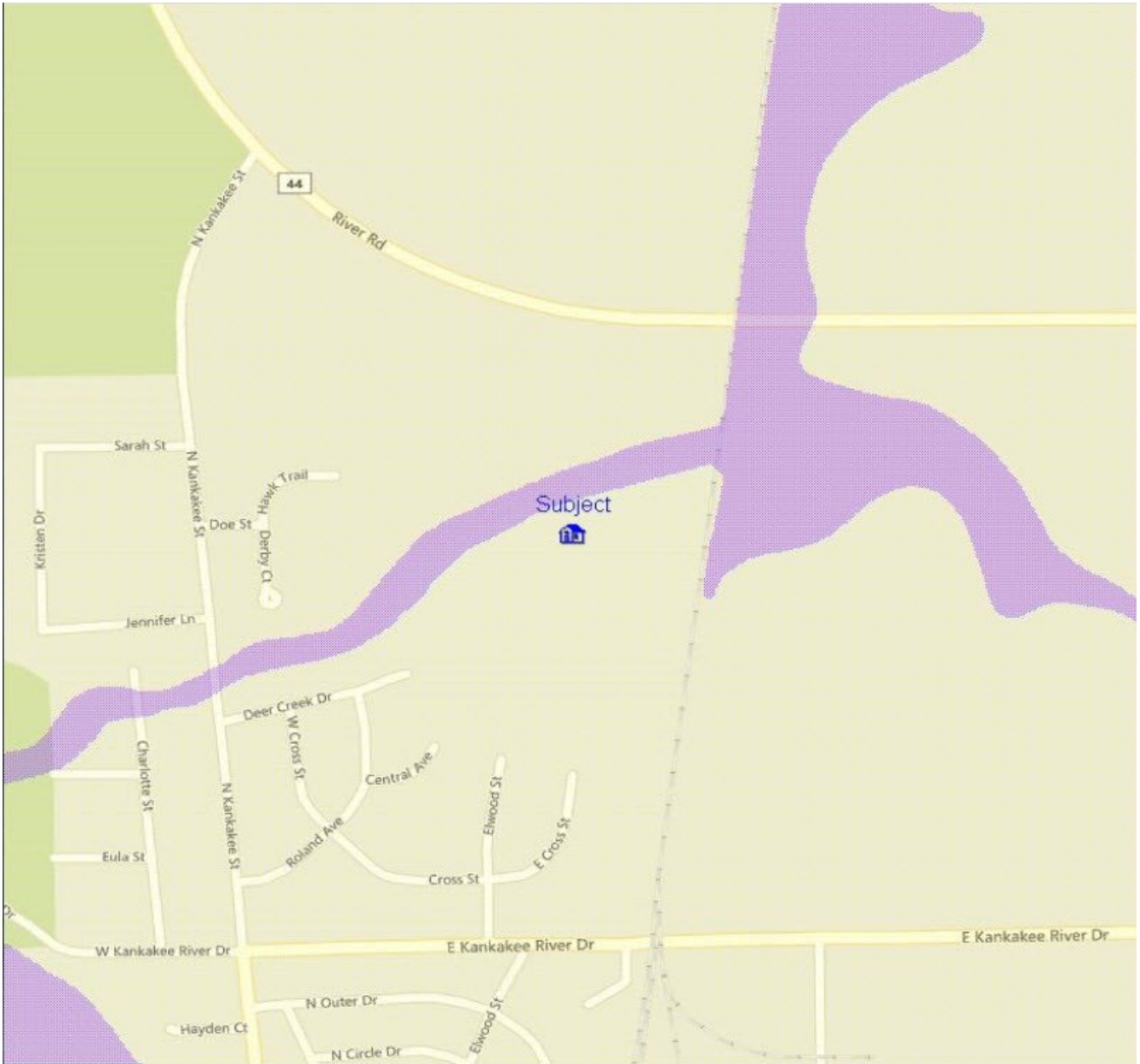
TOPOGRAPHICAL MAP OF WILMINGTON DEVELOPMENT SITE

Topography Map



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

FLOOD MAP



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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