

DIAMOND INDUSTRIAL LAND

NE Corner of Will Road and Spring Road
Diamond IL 60416

For more information contact:

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County:	Will
Township:	Reed, Custer, Wesley
Gross Land Area:	30 Acres
Property Type:	Vacant Land For Sale
Possible Uses:	Zoned for Industrial Uses
Total Investment:	\$1,960,200.00
Unit Price:	\$1.50 Per Square Foot
Soil Productivity Index:	100.2
Buildings:	None
Utilities:	Near Site
Zoning:	INDUSTRIAL



30 acres of Industrial zoned land in the Village of Diamond, Illinois. 1180 feet of I-55 frontage with easy access to both IL. Rt. 113 to the north and Reed road to the south. Either exit is only minutes away. The Illiana expressway, Ridgeport Inter-Modal and a proposed Coal City Inter-Modal are surrounding this site.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Diamond Industrial Site
Tax ID Number/APN: 02-24-06-300-006-0000
Possible Uses: Many potential industrial uses. Warehouse, trucking, manufacturing.
Zoning: The property is zoned Industrial from the Village of Diamond.
Sale Terms: Owner participation available.

AREA & LOCATION

School District: Coal City Unit School District
Location Description: Easy access to Interstate I-55. Southern part of Will County.
Site Description: Currently farmland with great visibility along I-55.
Highway Access: Located between two I-55 exits, Reed road to the south(1 mile) Rt. 113 to the north(1.5 miles).
Road Type: Asphalt
Property Visibility: Excellent visibility to Interstate I-55
Largest Nearby Street: IL Rt. 113
Transportation: Inter-Modal sites to both the north and south of this site. Easy interstate access.

LAND RELATED

Buildings: No Buildings
Zoning Description: Industrial Zoning
Available Utilities: Utilities are all close by

FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: \$102.72
Investment Amount: \$1,960,200.00

LOCATION

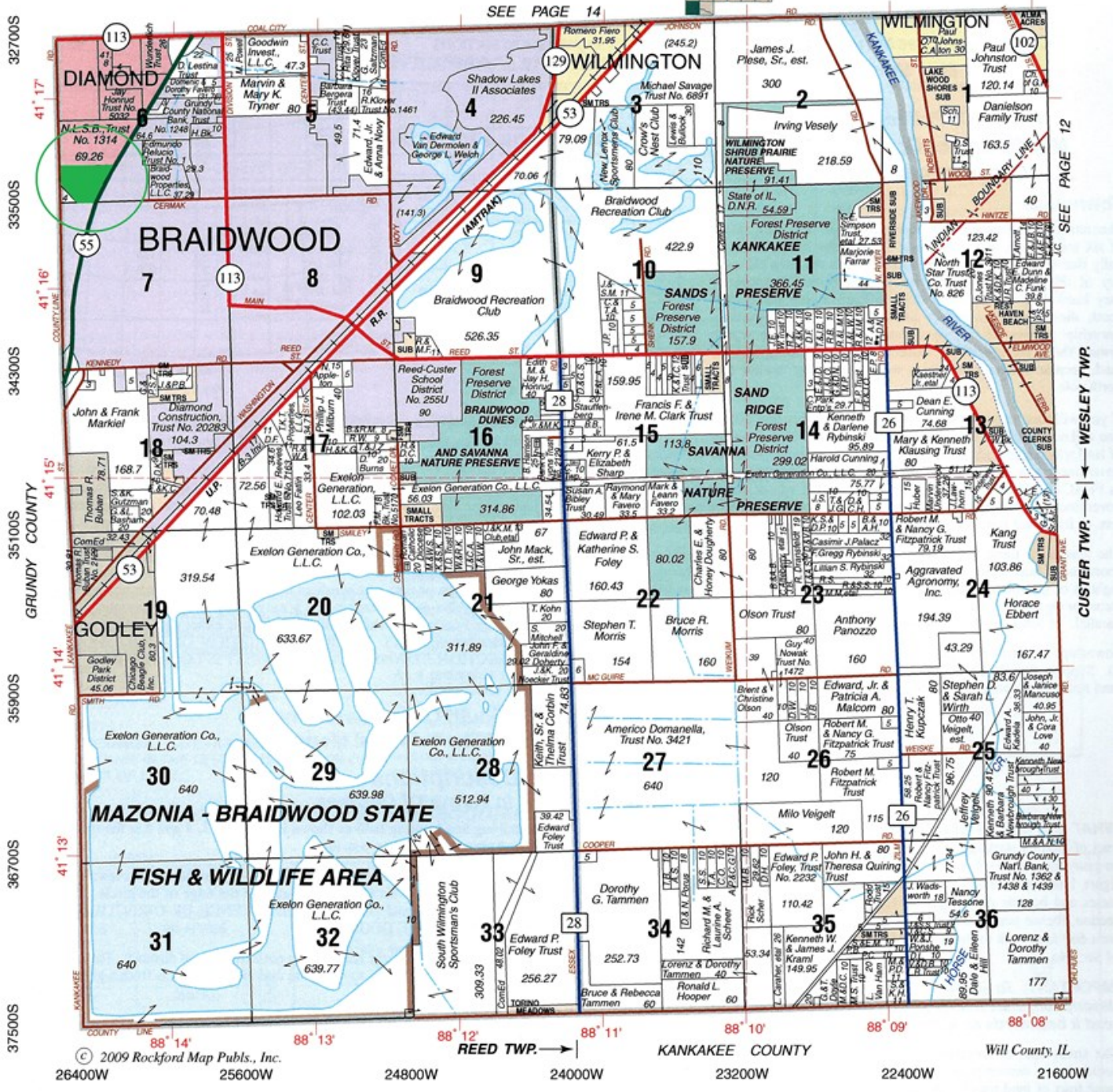
Address: NE Corner of Will Road and Spring Road, Diamond, Illinois.
County: Will
MSA: Chicago-Joliet

LOCATION AERIAL MAP



DIAMOND PLAT PAGE

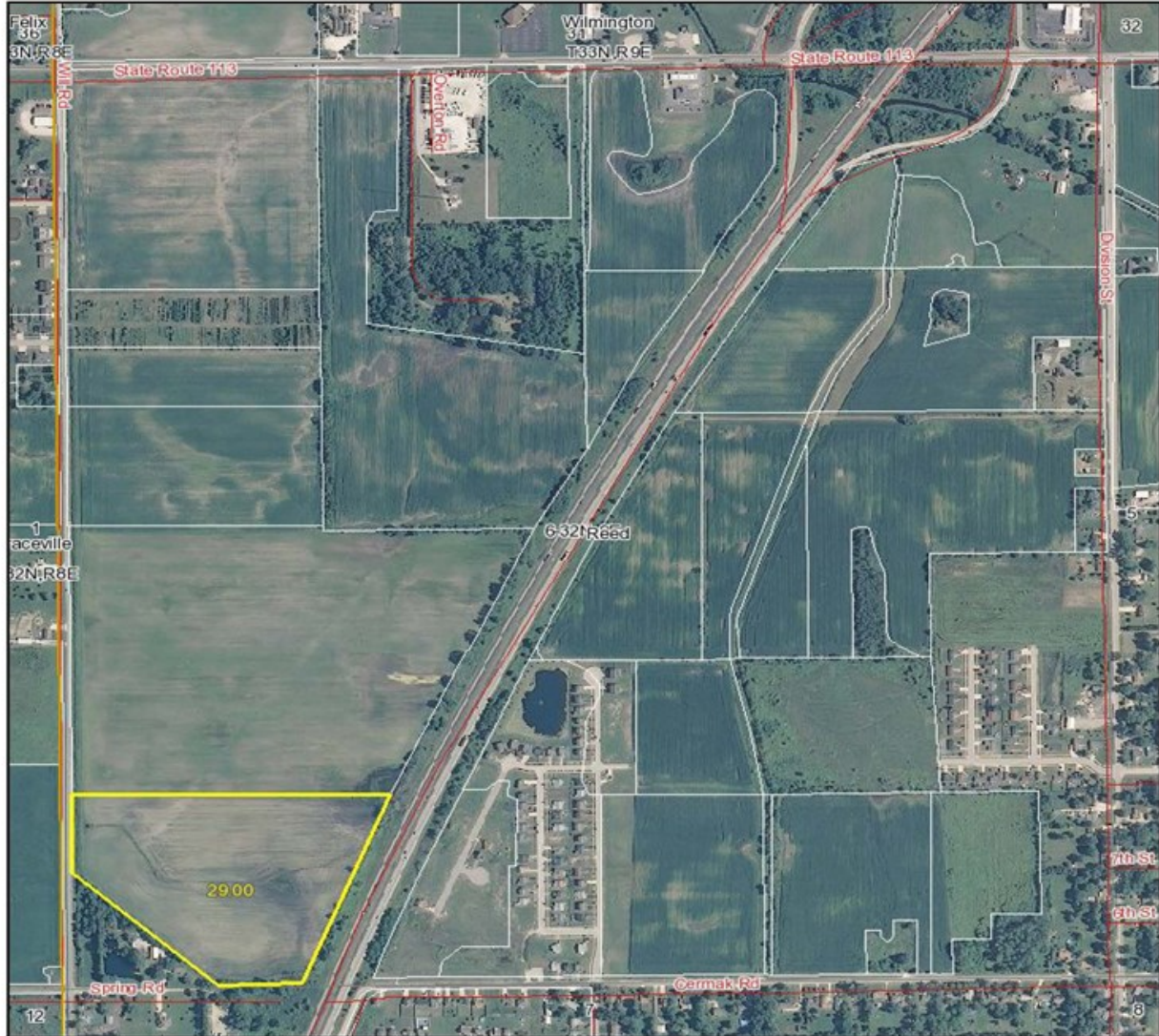
REED WEST PART CUSTER WEST PART WESLEY T.32N.- R.9E.



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

FSA MAP

Aerial Map



GOODWIN

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6-32N-9E
Will County
Illinois

map center: 41° 16' 53.85, 88° 14' 13.78

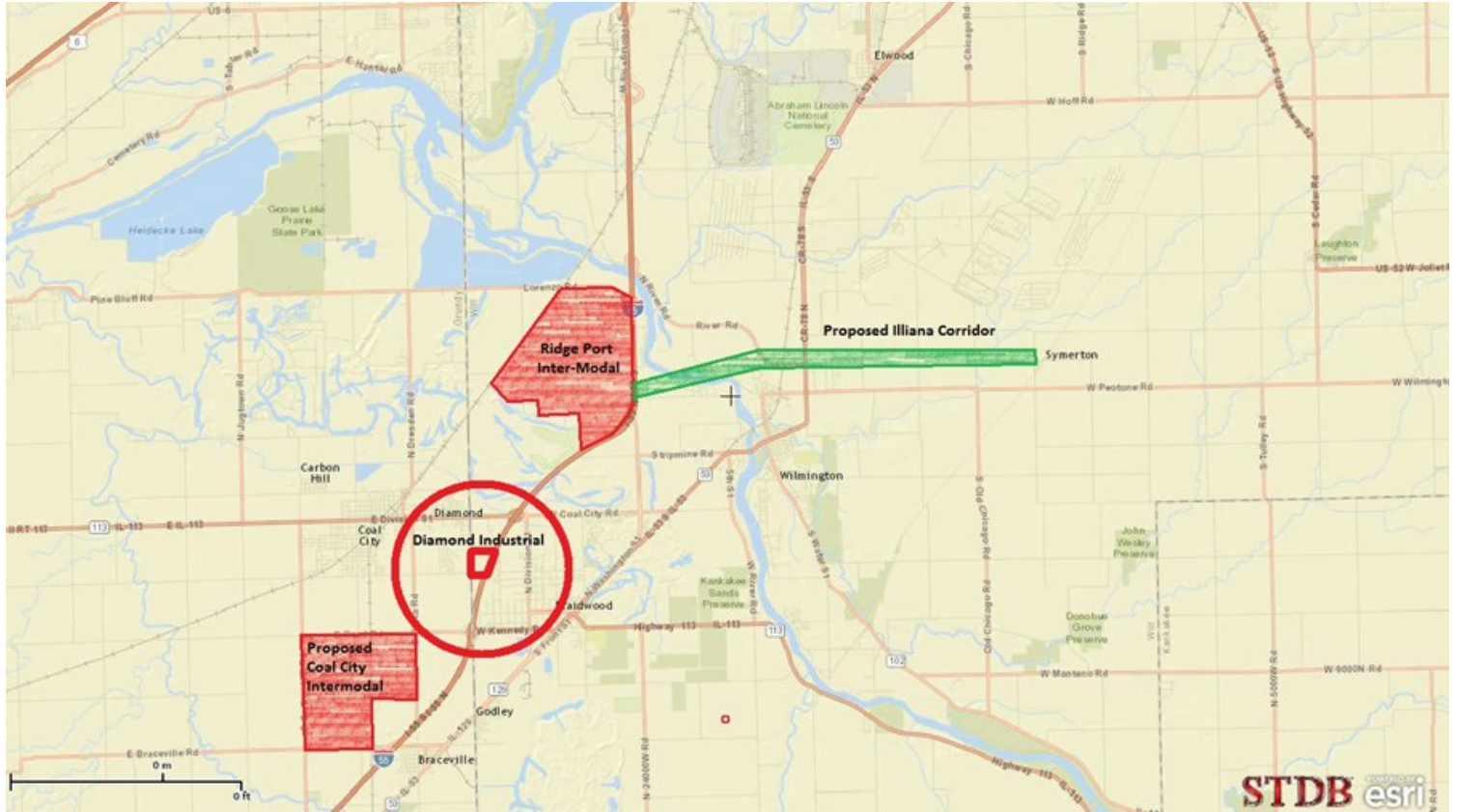
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10/19/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

DIAMOND ROAD MAP



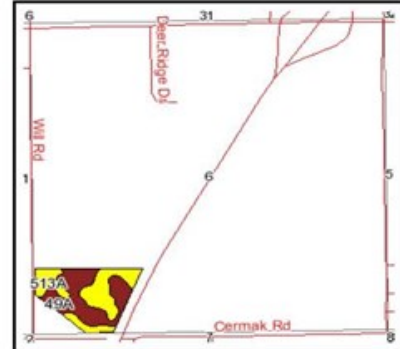
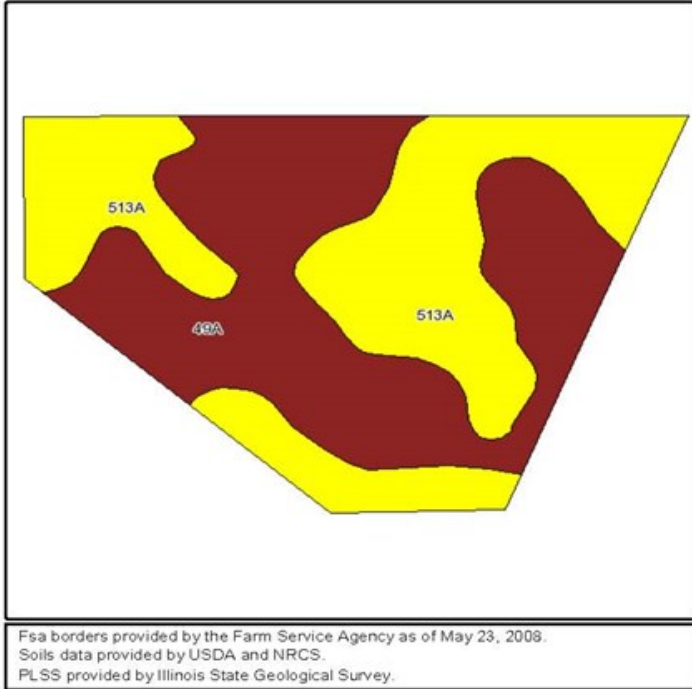
ILLIANA MAP

Figure 2-19. Alternative B3



SOIL MAP

Soils Map



State: Illinois
 County: Will
 Location: 006-032N-009E
 Township: Reed
 Acres: 29
 Date: 10/19/2011



Maps provided by:

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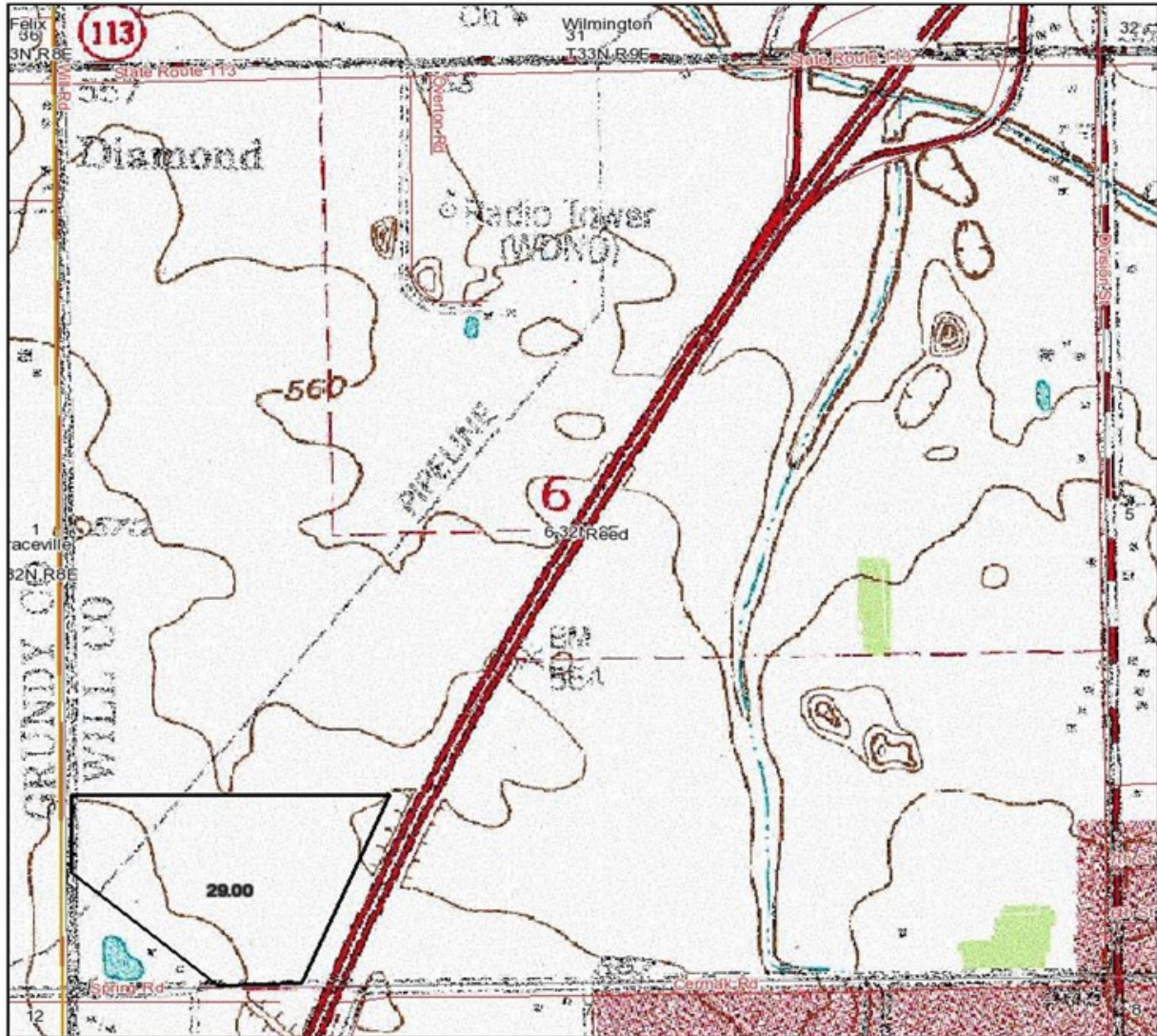
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
49A	Watsoka loamy fine sand, 0 to 2 percent slopes	15	51.7%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	14	48.3%		139	50	108
Weighted Average					130.2	45.3	100.2

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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)
 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

TOPOGRAPHICAL MAP

Topography Map



GOODWIN

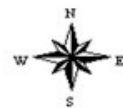
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PROFESSIONAL BIOGRAPHY

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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