

HALEY 16 ACRES WITH HOUSE & GARAGE

16350 West Arsenal Road
Wilmington IL 60481

For more information contact:

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County:	Will
Gross Land Area:	Total of 16 acres with an additional 16 acres available.
Property Type:	Farmland with small house and garage. Buildings being sold "As Is"
Possible Uses:	Ag Production, Residential, Recreational, Sm Bus.
Total Investment:	\$159,000
Unit Price:	\$9,937 per acres
Soil Productivity Index:	Soil PI is 126.3
Buildings:	Small two story house and garage
Utilities:	Electric, working water well and septic system
Zoning:	Homestead

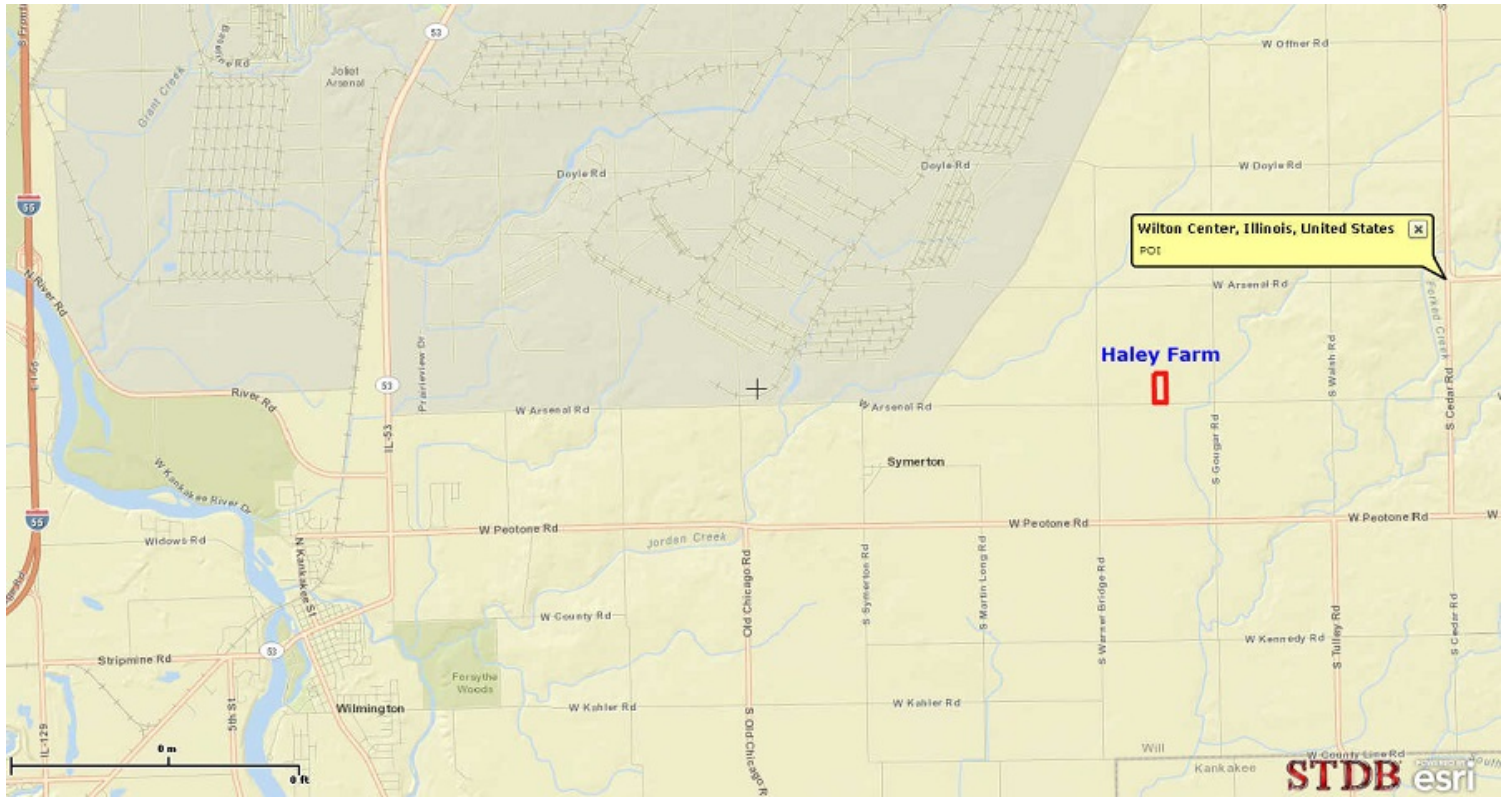


Almost an unlimited number of uses. 16 acres with an additional 16 acres available. House is live-able, but needs significant work. Garage in good shape. Good quality farmland for income, plant an orchard, nursery stock, organic crops. Construct a storage shed and run your small business next to your home. Current zoning is Agriculture. The proposed Illiana expressway will be approximately 1/2 mile away from this property and between two different access points.
Property Video Available On Website.



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HALEY LOCATION MAP



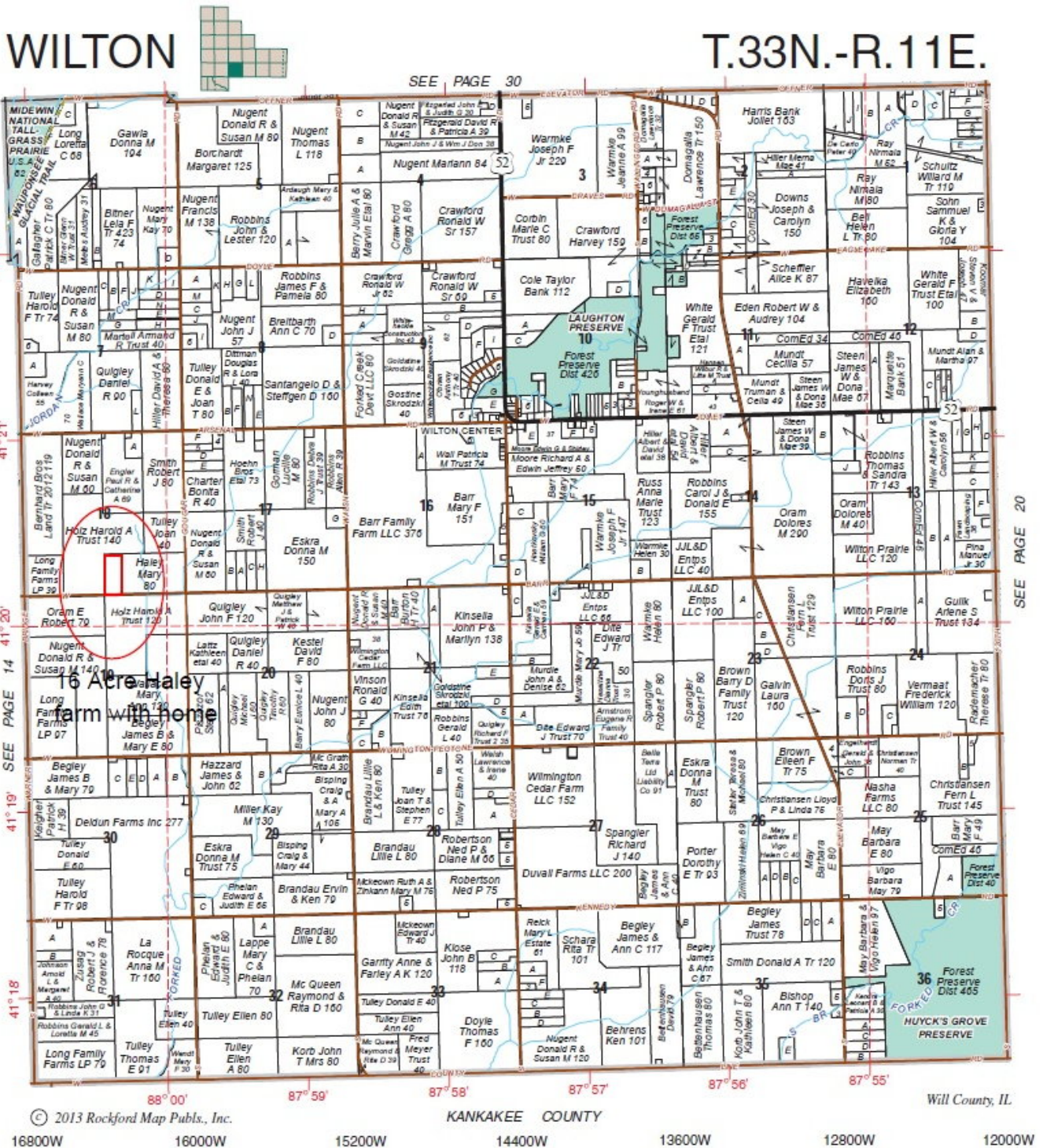
HALEY AERIAL 1



HALEY ADDITIONAL 16 ACRES



PLAT PAGE



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HALEY PHOTO 2



HALEY PHOTO 3



HALEY PHOTO 1

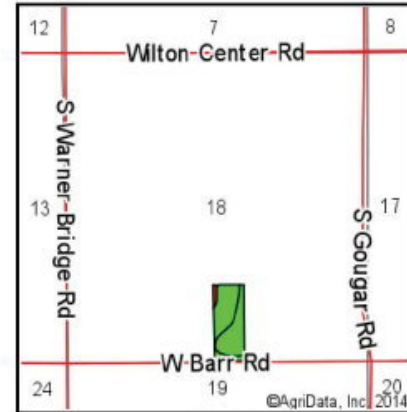
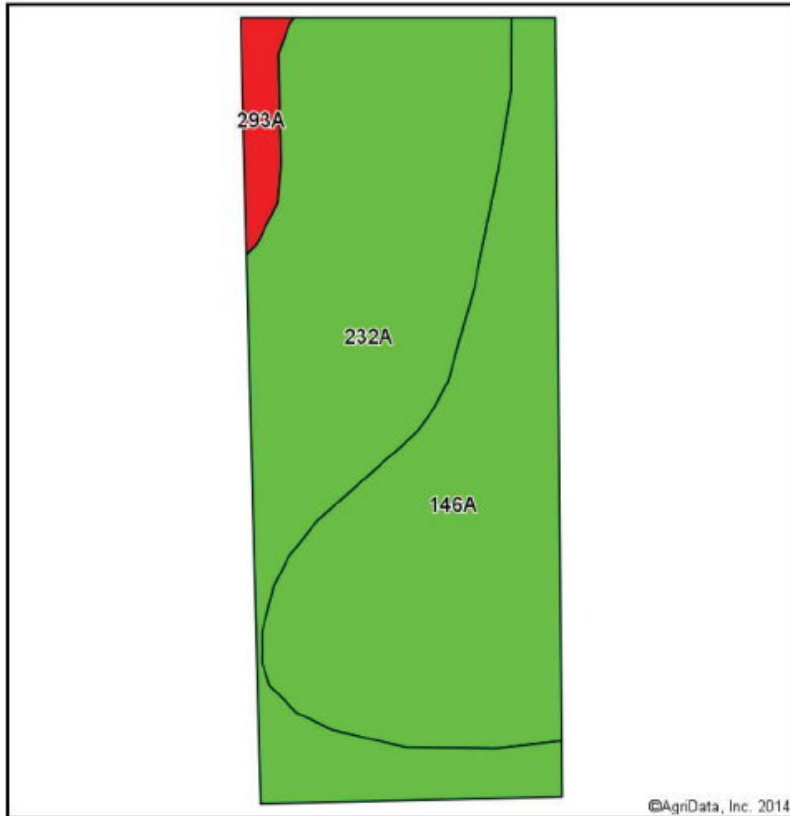


AERIAL MAP



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

SOILS MAP



State: Illinois
 County: Will
 Location: 18-33N-11E
 Township: Wilton
 Acres: 15.88
 Date: 4/18/2014



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	8.11	51.1%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	7.25	45.7%		168	55	125
293A	Andres silt loam, 0 to 2 percent slopes	0.52	3.3%		184	59	135
Weighted Average					169.5	55.6	126.3

Area Symbol: IL197, Soil Area Version: 8

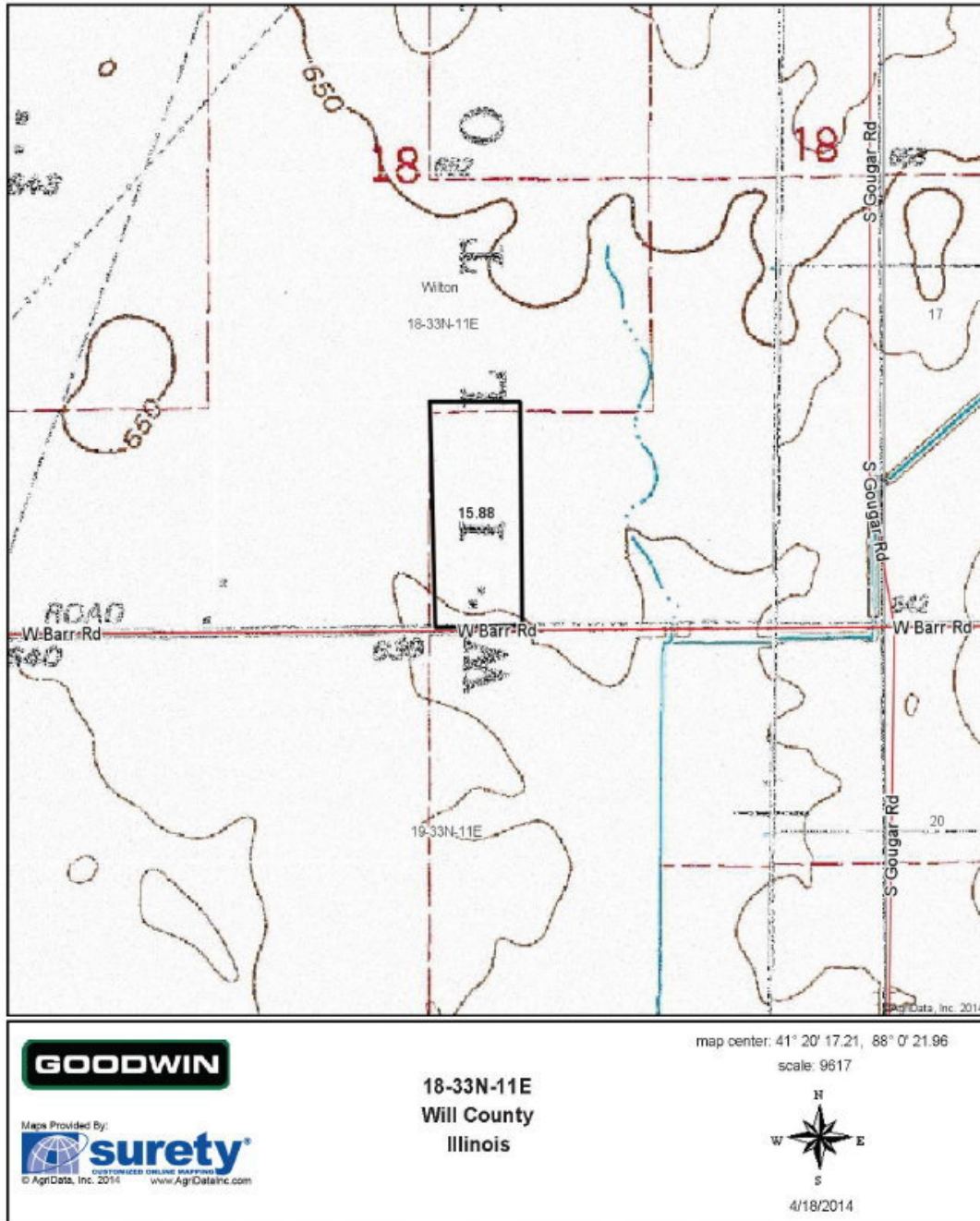
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

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

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

TOPOGRAPHY MAP



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Haley 16 Acre
Tax ID Number/APN: Part of Tax ID# 13-19-18-400-003. Partisan has been done, but separate Tax ID numbers are not currently available.
Possible Uses: Homestead with farmland for rental income. Great place for small business that needs storage or shop facilities. Quality farmland for planting nursery stock, organic vegetables, orchard. Endless possibilities.
Zoning: Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: Peotone Unit School District 207U
Market Type: Mostly vacant farmland with small house and garage. Several nice mature trees.
Location Description: Wilmington and Wilton Center north of Wilmington-Peotone road.
Site Description: Flat vacant farmland with house and garage. Gravel road between two proposed access points to the future Illiana Expressway.
Side of Street: North
Highway Access: Yes, in close proximity to several interstate highways, I-55, I-80, I-57 and the future Illiana Expressway
Road Type: The farm is on a Gravel road.
Legal Description: The west 16 acres of the south half of the SE 1/4 of section 18, Wilton Township, T.33N. - R.11E, Will County Illinois.
Largest Nearby Street: Wilmington-Peotone road is one mile south. Chicago road is two miles west.

LAND RELATED

Lot Frontage (Feet): The property has 525 feet of frontage on West Arsenal Road.
Lot Depth: The property is 1320 feet in depth.
Buildings: Old two story farmhouse that needs TLC. Owner lives in the house, but it needs work. Three bedrooms, one bath, kitchen, living room, dining room, porch. Three car garage. Selling the buildings "As Is".
Zoning Description: Agriculture
Flood Plain or Wetlands: None
Topography: Flat
Soil Type: Soil types on the farm are Elliott and Ashgum.
Available Utilities: Electric is available, the house uses a private well and Septic system. Heating fuel source is propane.

FINANCIALS

Real Estate Taxes: Tax bill has not been split at this time.
Investment Amount: \$159,000 or \$9,937 per acre

LOCATION

Address: 16350 West Arsenal Road, Wilmington, IL 60481
County: Will
MSA: Chicago-Joliet

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 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 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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