

HOMER GLEN 40

**Blodgett / Meader Road
Unincorporated Homer Glen IL 60448**

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com



County:	Will
Township:	Homer
Gross Land Area:	40
Property Type:	Farmland
Possible Uses:	Single Family Residential
Total Investment:	\$1,325,000
Unit Price:	\$33,125
Soil Productivity Index:	116
Buildings:	None
Utilities:	Electric
Zoning:	R-2 with Homer Glenn

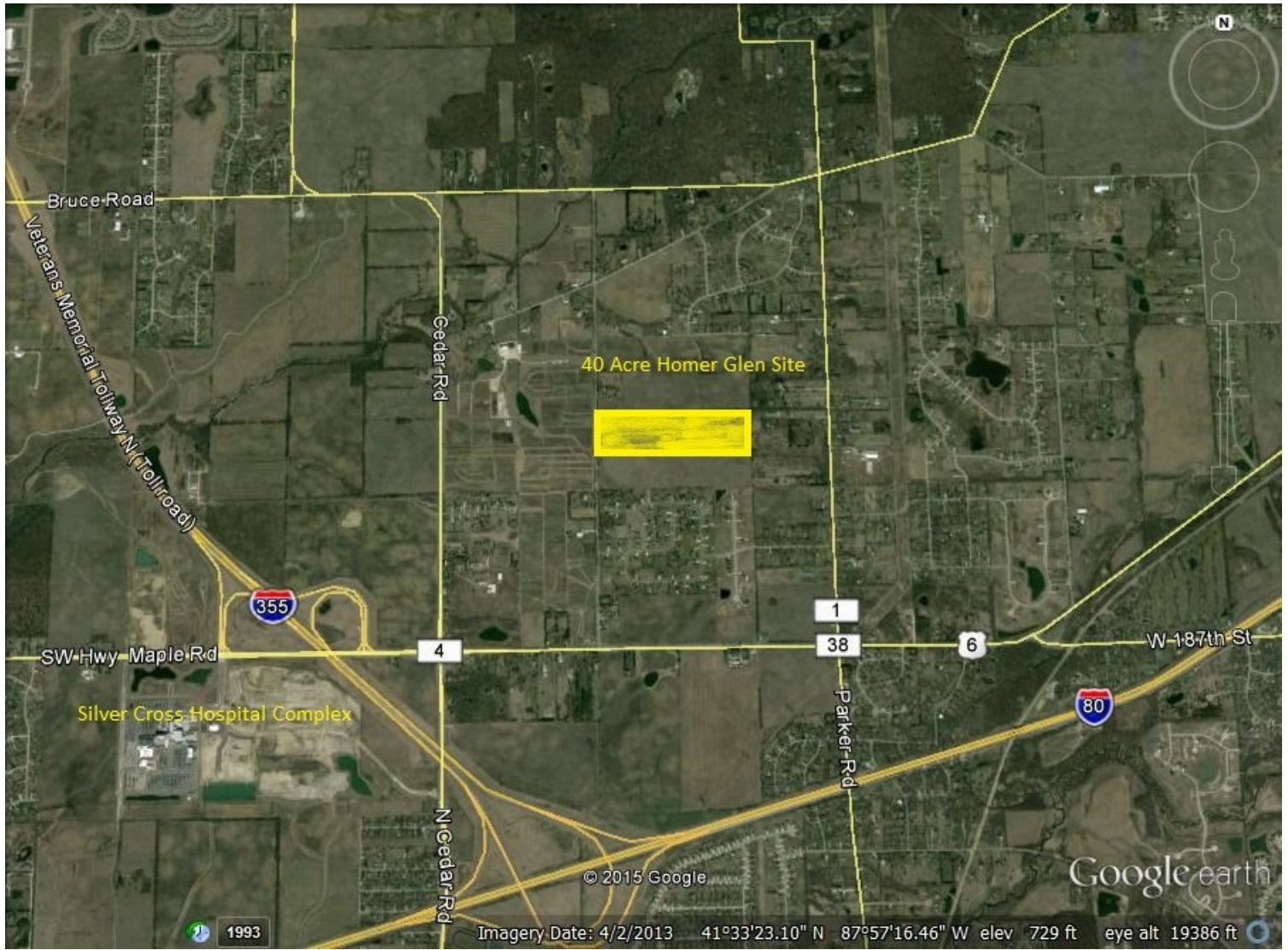


40 acres of rolling farmland in the path of growth. Less than 1.5 miles to I-355 access, Silver Cross Hospital and future retail development. Site has R-2 zoning with Homer Glen for single family development. Low Will County Taxes.
Property Video Available On Website.



Mark Goodwin
Phone: 815-741-2226
Email: mgoodwin@bigfarms.com

AERIAL LOCATION MAP



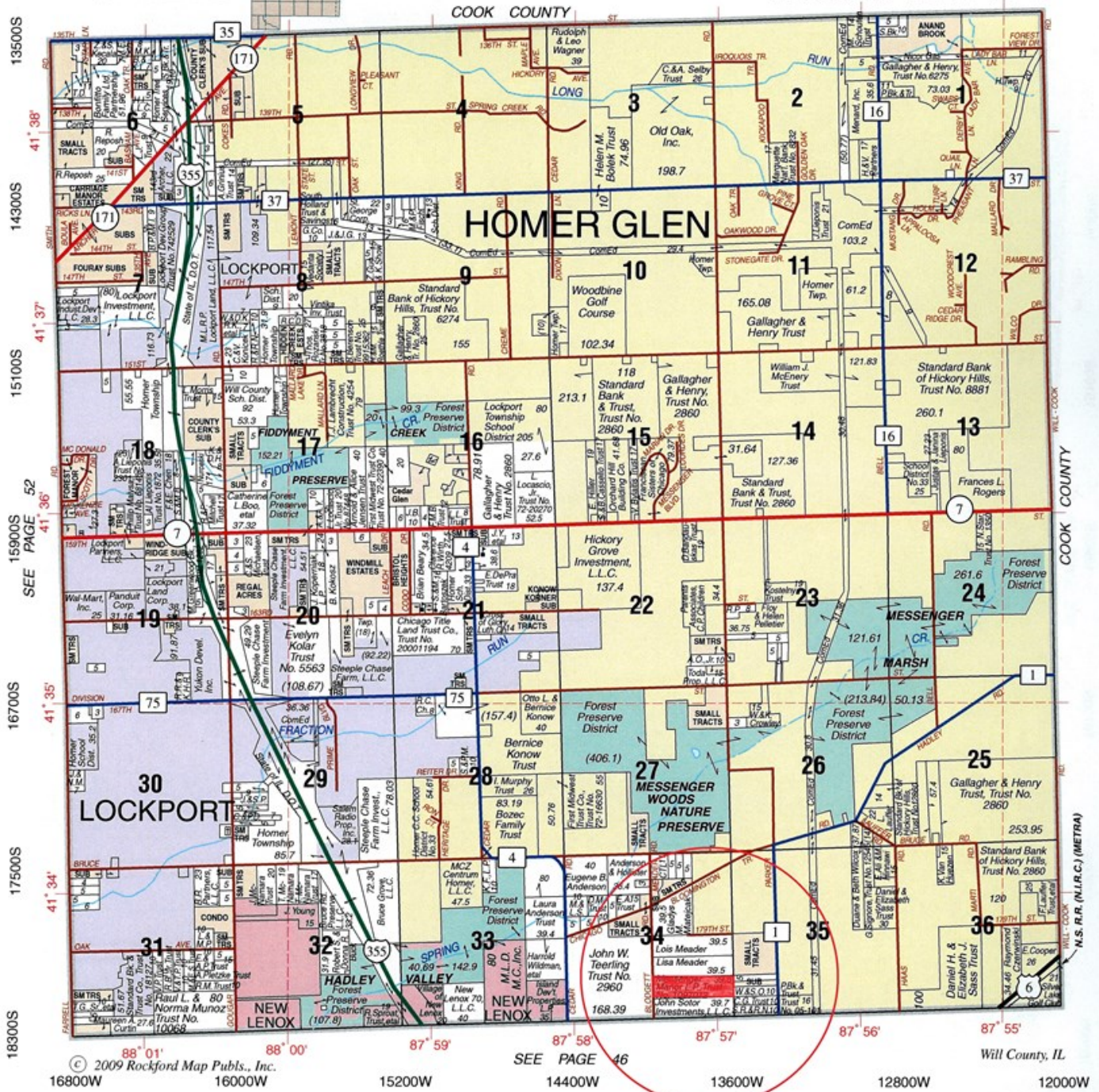
AERIAL MAP



PLAT PAGE

HOMER

T.36N.-R.11E.

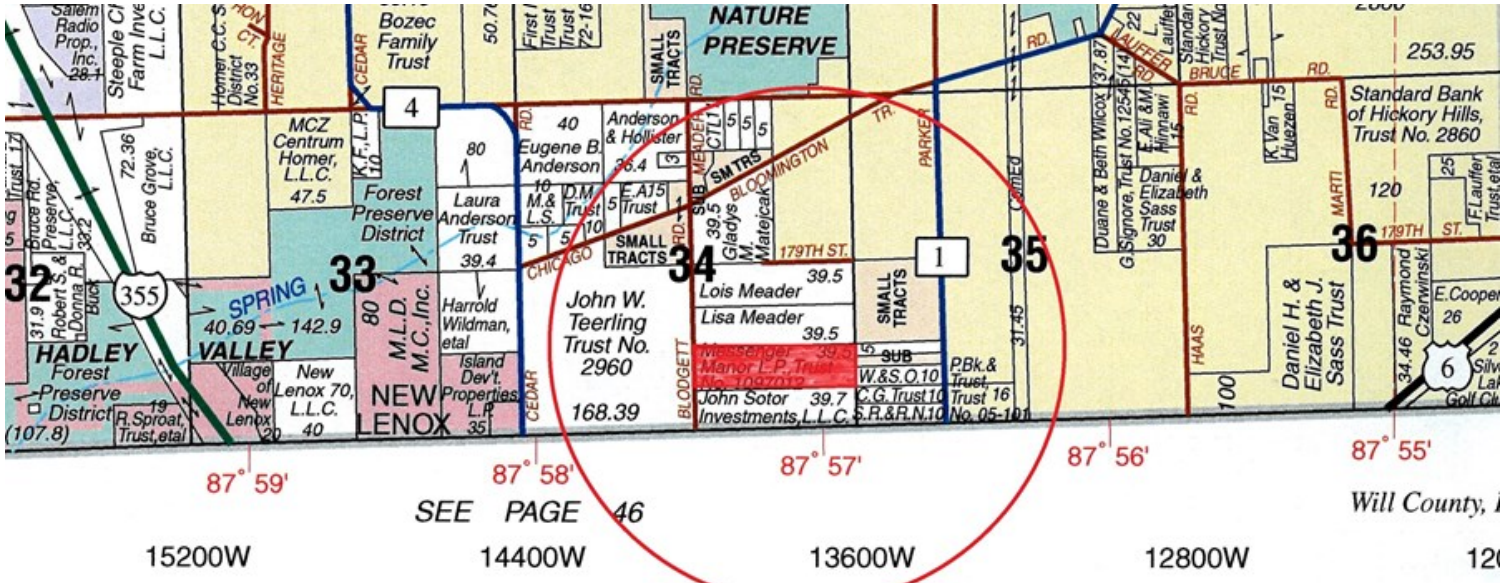


Plat Map reprinted with permission of Rockford Map Publishers, Inc.



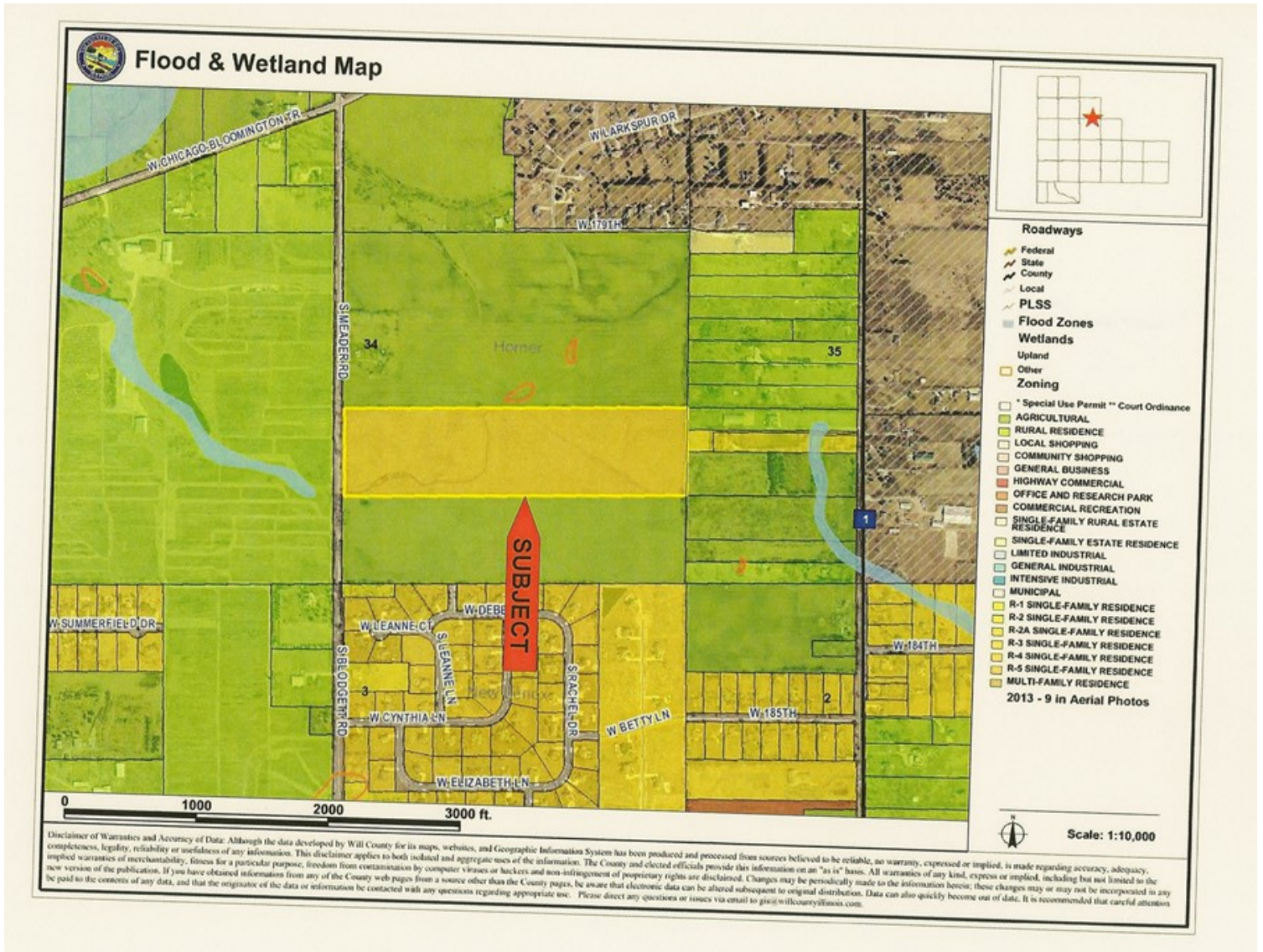
Mark Goodwin
Phone: 815-741-2226
Email: mgoodwin@bigfarms.com

PLAT PAGE CLOSE UP

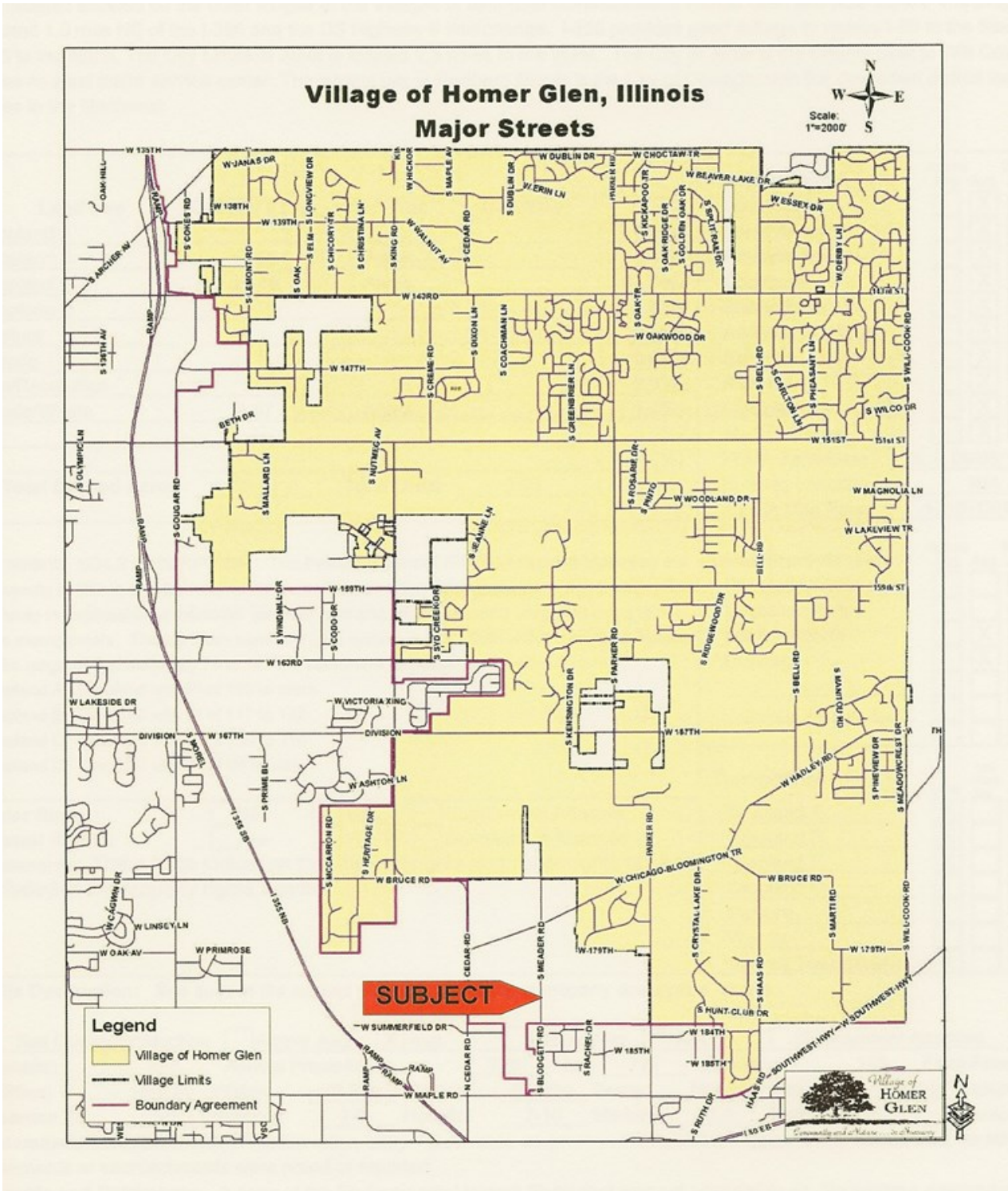


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FLOOD MAP



VILLAGE STREET MAP



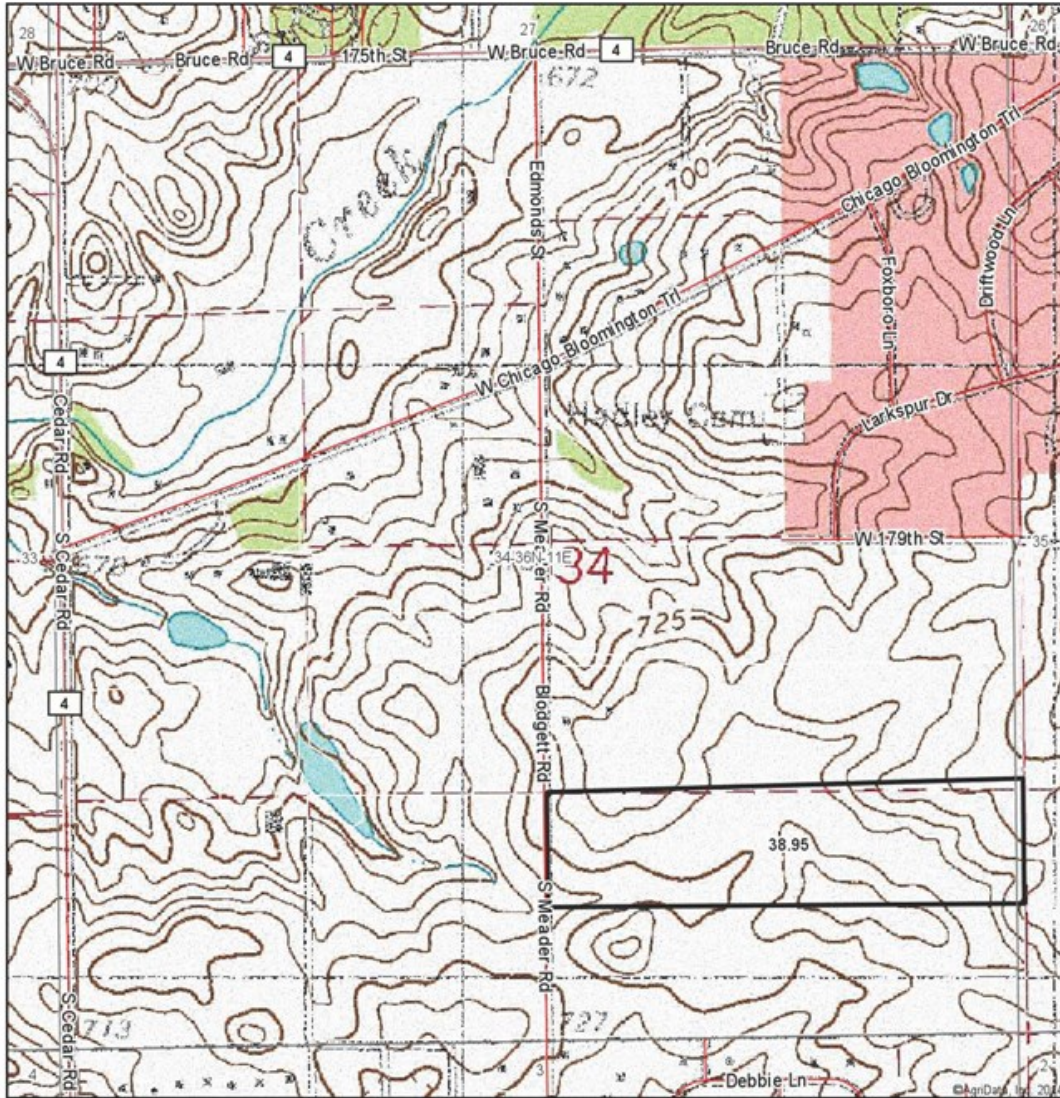
FSA MAP

Aerial Map



TOPOGRAPHICAL MAP

Topography Map



GOODWIN

map center: 41° 33' 46.53, 87° 57' 28.53
scale: 9624

34-36N-11E
Will County
Illinois

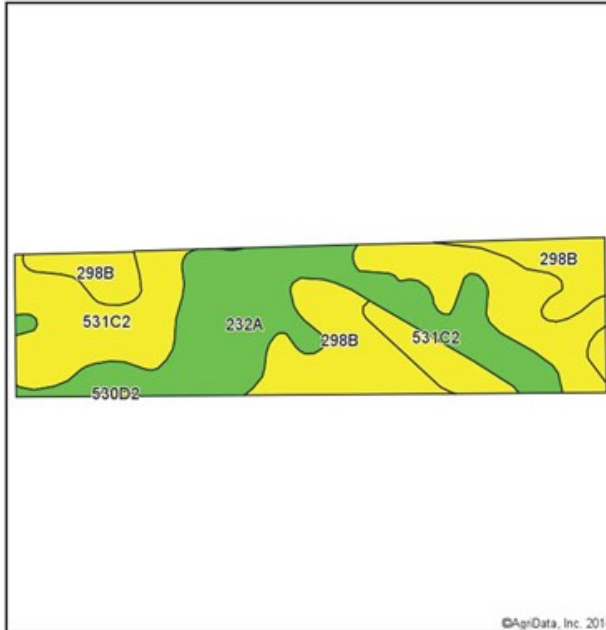
9/18/2014

Map Provided By:
surety
© AgriData, Inc. 2014 www.AgriDataInc.com

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

SOIL MAP

Soil Map



State: Illinois
County: Will
Location: 34-36N-11E
Township: Homer
Acres: 38.95
Date: 9/18/2014



Soils data provided by USDA and NRCS.

©AgrData, Inc. 2014

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
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	15.06	38.7%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.86	35.6%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	9.94	25.5%		**150	**50	**113
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.09	0.2%		**140	**44	**101
Weighted Average					155.9	51.3	116

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.







LISTING DETAILS

GENERAL INFORMATION

Listing Name: Homer Glen 40 Acre Residential Development Site
Tax ID Number/APN: 16-05-34-400-005-0000
Possible Uses: Single Family Residential
Zoning: The R-2 Single-Family Residence District is hereby established to provide for an environment of predominantly large lot single-family dwellings where provisions for compatible community facilities and service are available or can be made available in the near future or where the location or physical characteristics of the property are uniquely suited to residential lots of one acre.
Sale Terms: Cash at closing

AREA & LOCATION

School District: Homer Grade School District 33-C
Lockport High School District 205
Location Description: Great location for residential development. Easy access to I-355 and future shopping.
Site Description: 40 acre of rolling farmland.
Side of Street: East
Highway Access: Rt. 6 only half mile south and I-355 is less than 1.5 miles.
Road Type: Blacktop
Property Visibility: Good
Largest Nearby Street: I-355 access is only 1.5 miles

LAND RELATED

Lot Frontage (Feet): 660 feet
Lot Depth: 2640 feet
Buildings: None
Zoning Description: The R-2 Single-Family Residence District is hereby established to provide for an environment of predominantly large lot single-family dwellings where provisions for compatible community facilities and service are available or can be made available in the near future or where the location or physical characteristics of the property are uniquely suited to residential lots of one acre.
Topography: Rolling
Available Utilities: Electric

FINANCIALS

Real Estate Taxes: 2013 taxes paid in 2014 were \$432.16
Investment Amount: Sellers are asking for \$1,325,000 or \$33,125 per acre.

LOCATION

Address: The road frontage is called both Meader road or Blodgett road.
County: Will County, Homer Township

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

These materials were prepared by Goodwin & Associates Real Estate, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.