

WILMINGTON 27 ACRES COMMERCIAL

Lot 1 216th Ave.
Wilmington IL 60481

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



GOODWIN

County:	Will
Township:	Wilmington
Gross Land Area:	27.3 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Currently farmland, with development potential
Total Investment:	\$586,950
Unit Price:	\$21,500
Productivity Index (PI):	120.8
Buildings:	None
Utilities:	Water & Sewer at the site
Zoning:	Agriculture



The property contains 27.3 total acres. 26.3 acres are tillable. The property is zoned agriculture, but the comprehensive plan for Wilmington shows commercial and medium density residential. This is a great investment opportunity to own land in one of the fastest growing counties in the country. Wilmington is in the middle of one of the most dynamic industrial expansions we have seen in decades.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Wilmington 27 Acres Commercial
Tax ID Number/APN: 09-18-30-300-034-0000
Possible Uses: The property is zoned agriculture, but the comprehensive plan for Wilmington shows commercial, industrial or medium density residential.
Zoning: Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: Wilmington Unit School District Number 209
Location Description: The Parcel is located on the North side of Wilmington at the corner of Rt. 53 and 216th Avenue (The Curve).
Site Description: The property contains 27.3 total acres. 26.3 acres are tillable. The farm contains excellent soils.
Side of Street: East
Highway Access: Easy access to Rt. 53, I-80, I-55 and the future Illiana Expressway.
Road Type: State Highway
Property Visibility: Excellent
Largest Nearby Street: Illinois Route 53

LAND RELATED

Tillable Acres: 26.3
Buildings: None
Topography: This parcel contains gently rolling land.
Available Utilities: Electric, Sewer, Water, Gas

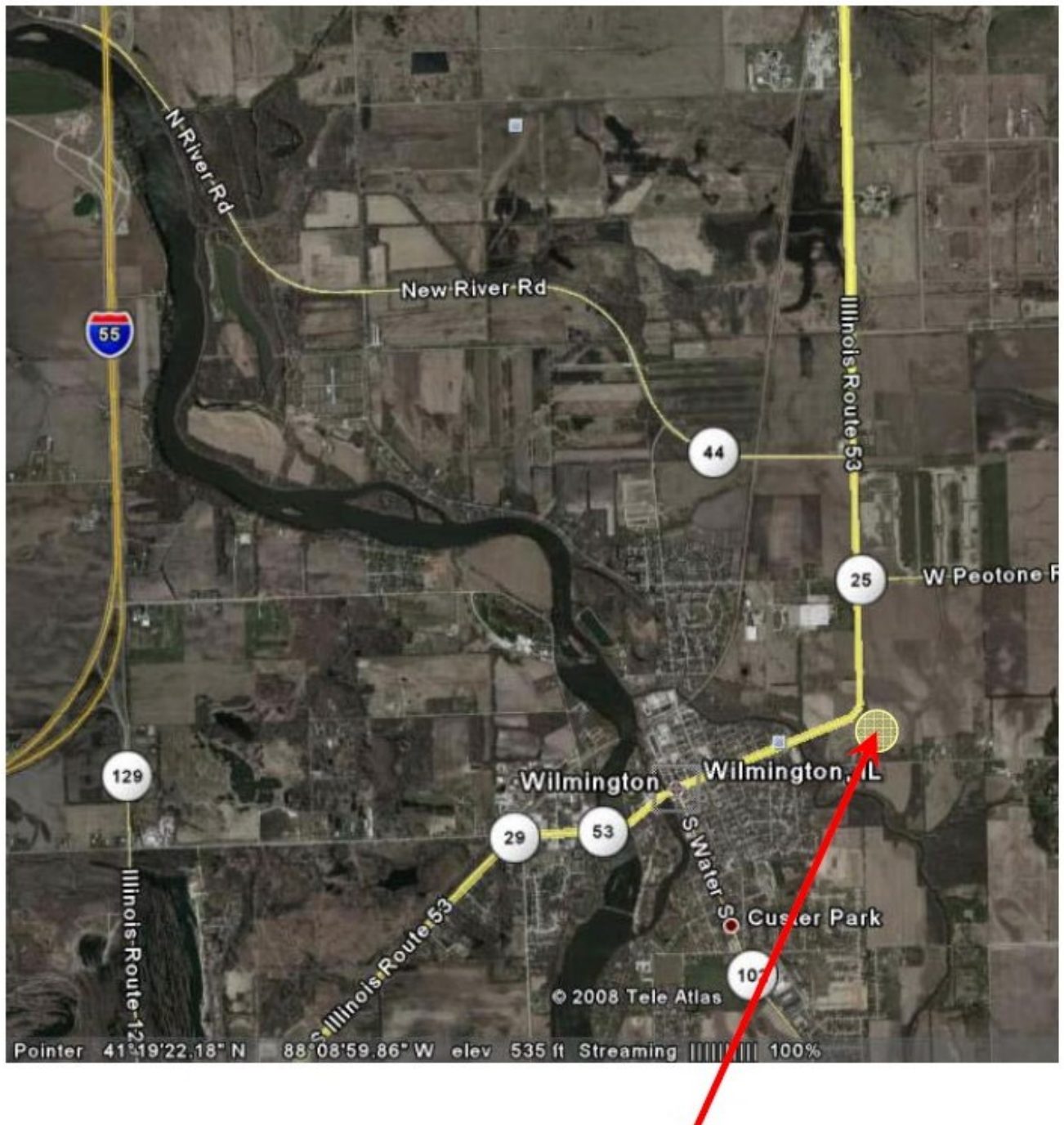
FINANCIALS

Real Estate Taxes: 2014 Tax Year Total: \$330.00 or \$12.00 per acre
Investment Amount: \$591,250 or \$21,500/acre

LOCATION

County: Will
MSA: Chicago-Joliet-Naperville

PROPERTY LOCATION



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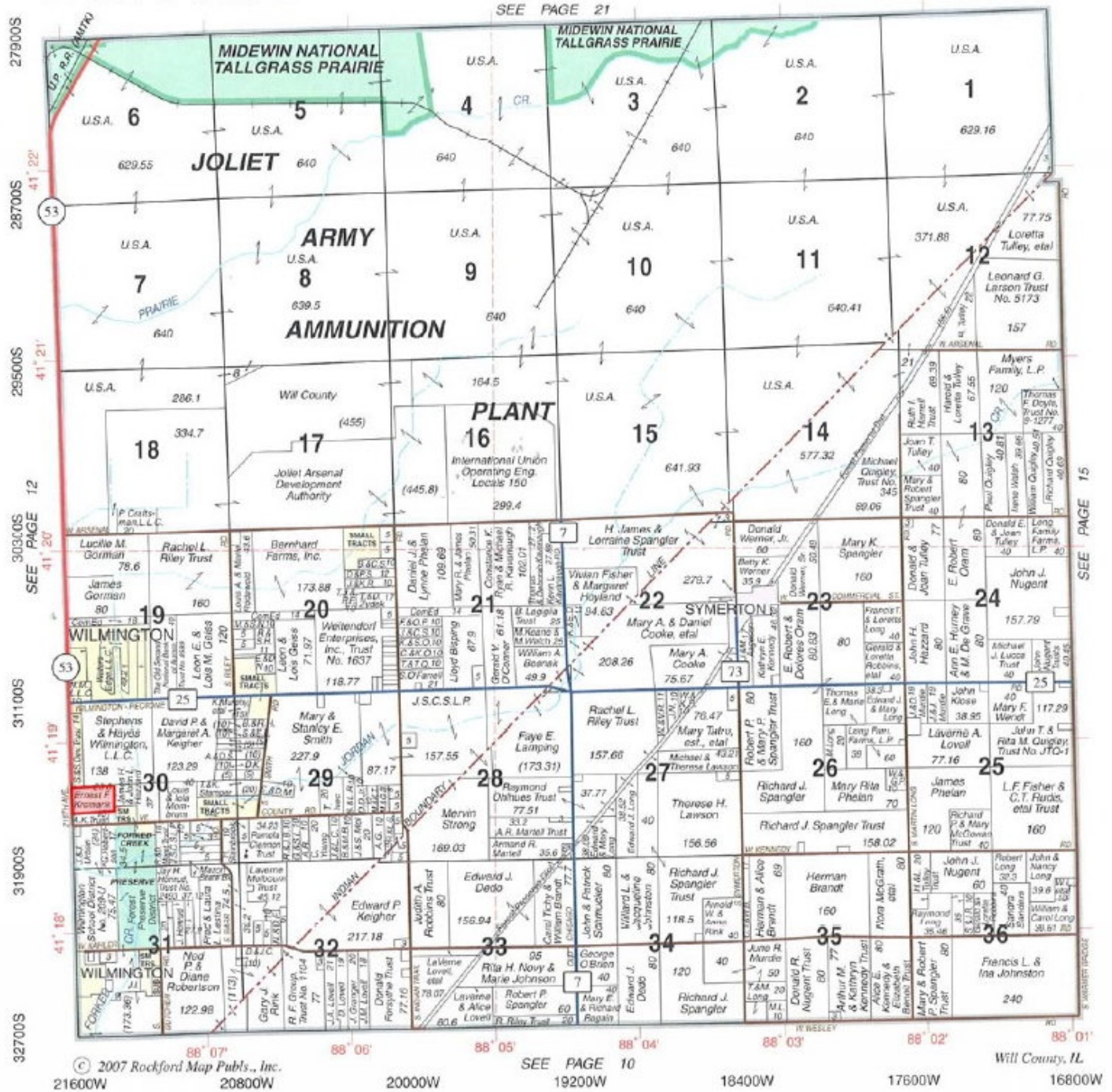
PLAT MAP



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FLORENCE

T.33N.-R.10E.



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

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FSA MAP

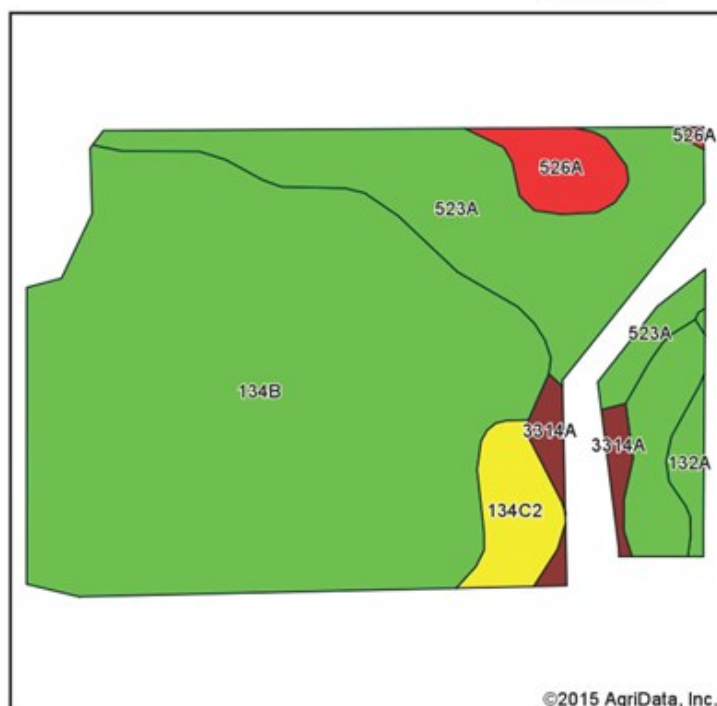


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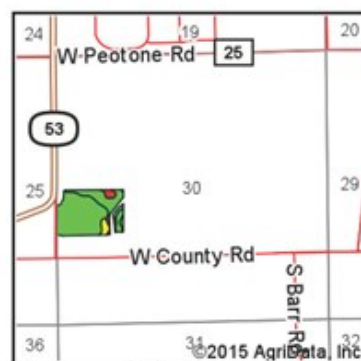


SOIL MAP OF 27.5 ACRES WILMINGTON COMMERCIAL LAND

Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 30-33N-10E
Township: Florence
Acres: 23.83
Date: 1/23/2016

GOODWIN

Maps Provided By:



Area Symbol: IL197, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**134B	Camden silt loam, 2 to 5 percent slopes	16.44	69.0%		**164	**50	**118
523A	Dunham silty clay loam, 0 to 2 percent slopes	4.78	20.1%		177	58	132
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.96	4.0%		**154	**47	**111
526A	Grundehein silt loam, 0 to 2 percent slopes	0.78	3.3%		186	61	138
3314A	Joliet silt loam, 0 to 2 percent slopes, frequently flooded	0.53	2.2%		131	45	98
132A	Starks silt loam, 0 to 2 percent slopes	0.34	1.4%		163	51	119
Weighted Average					166.2	51.7	120.8

Area Symbol: IL197, Soil Area Version: 10

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:

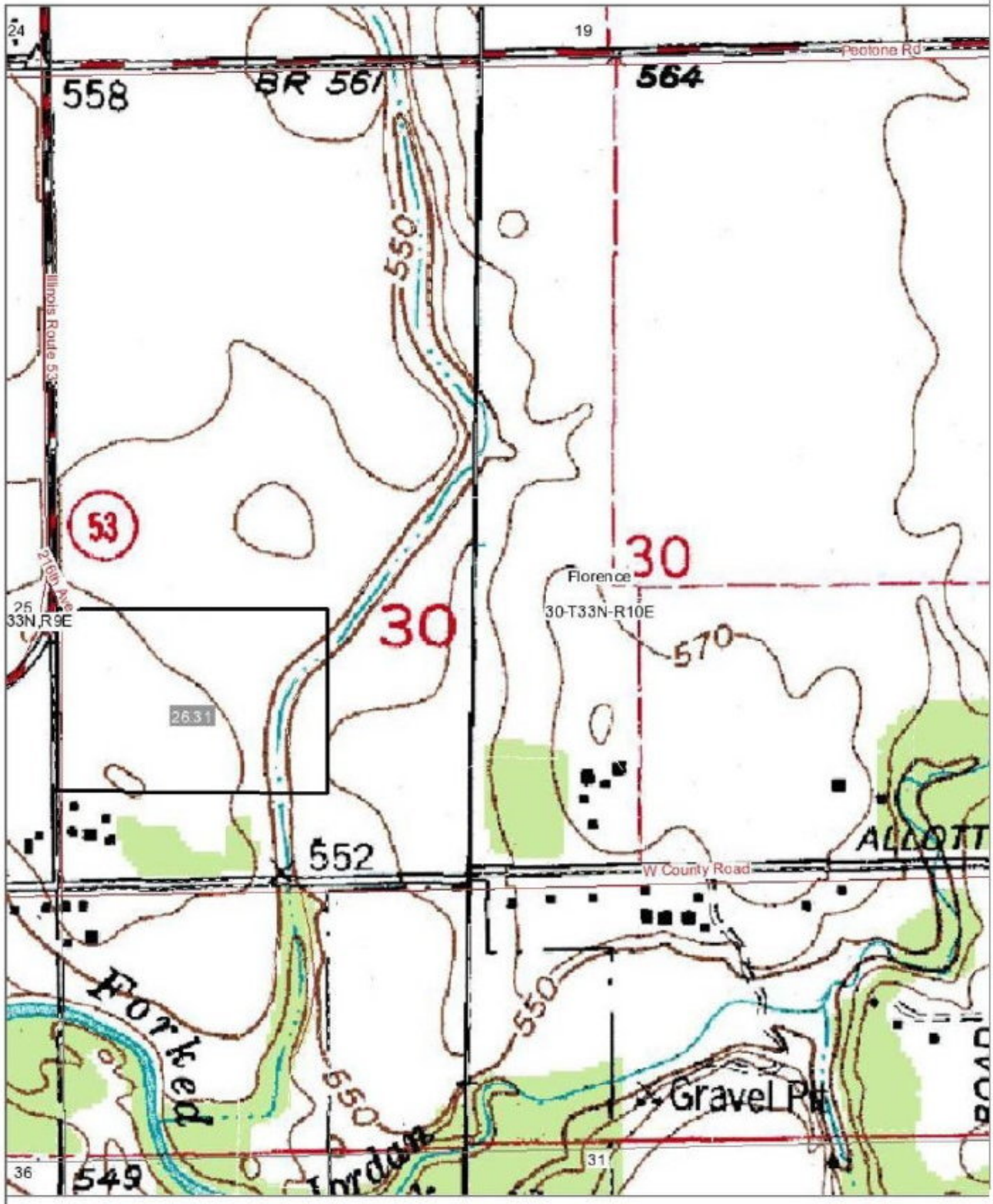
<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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

TOPOGRAPHY MAP



Wilmington 27 Acres Commercial
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COMMERCIAL MAP



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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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