

10 AC LIMESTONE TWP

2000-2834 West 2000S Road Kankakee IL 60901

For more information contact:

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County: Township: Gross Land Area: Property Type: Possible Uses: Total Investment: Buildings: Utilities: Kankakee Limestone 10 total acres with potential split into (2) 5 acre parcels. Vacant Single Family Lots Residential Development Lots \$89,000 for 10 total acres No Buildings Private Well and Septic required



Residential building lot near Limestone in Kankakee County. 10 acre or can be split into two 5 acre parcels in Limestone Township. Approximately 330 feet of frontage, subject to a survey.



LISTING DETAILS

GENERAL INFORMATION Listing Name: Tax ID Number/APN: Possible Uses: Zoning: Sale Terms:

AREA & LOCATION School District:

Site Description: Highway Access: Largest Nearby Street: Transportation:

LAND RELATED Zoning Description:

FINANCIALS Finance Data Year: Real Estate Taxes: Investment Amount:

LOCATION Address: County: 10 Ac Limestone Twp 07-16-14-200-002 and 07-16-14-200-003 Residentail A-1 Agriculture Sellers are looking for a cash or conventional closing.

Elementary : District 2 Junior High School: District 2 High School: Herscher High School District 2 Intersection is Airport Road and Route 115 Route 57 Route 115 Kankakee Airport is 10 minutes away

Midway is 1 hour and 22 minutes away

A-1 Agriculture

2015 \$2,286.42 \$89,000

2000-2834 W 2000S Road Kankakee



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10 AC MC DONALD AERIAL WITH TEXT



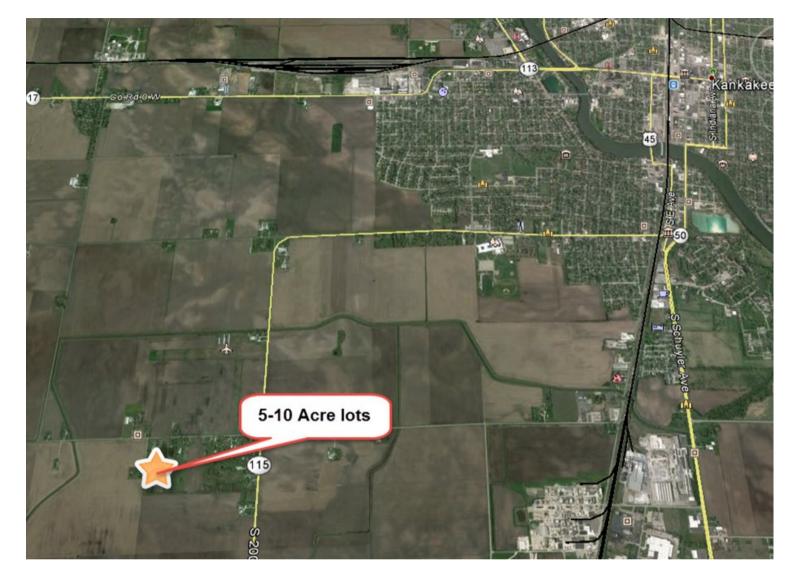


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10 AC MCDONALD AERIAL 3



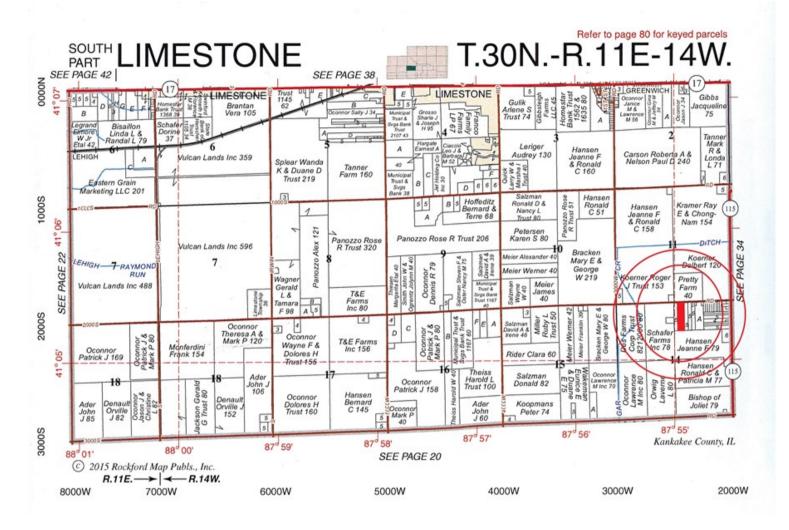


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10 AC LOT LIMESTONE CROPPED







FSA LIMESTONE 10 AC

Aerial Map



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





AERIAL 2 WITH TEXT





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SOIL 10 ACRES LIMESTONE



Area Symbol: IL091, Soil Area Version: 12

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





TOPO 10 AC LIMESTONE

4 -W-2000S.Rd Airport-Rd- 4 20005 Rd Airport-Rd 6. Nº IN SHE 14 19 M w, 2000W Rd 9.65 24 115 1 34 1 0 4 . S 2000W Rd 14-30N-14W T30N R14W 13 15 DITCH 110 1 I I I I 1 * • * 1 11211 XX S 2000W Rd 11111 THAT. 1 : Townhall-Rd Townline-Rd ĸ 2 Townline Rd Townhall Rd-Townline Rd W-3000S-Rd W-3000S-Rd -22 ©2016 A Data map center: 41° 4' 59.27, -87° 54' 59.87 Oft 837ft 1673ft www.bigfarms.co 14-30N-14W Kankakee County Illinois sure A C 1/18/2017

Topography Map

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





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

These materials were prepared by Goodwin & Associates Real Estate, LLC, 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, LLC, 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.



