

## 147 AC MEADOW LAKE ESTATES

**North 30th Road  
Ottawa IL 61350**

**For more information contact:**

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



**GOODWIN**

|                                 |  |
|---------------------------------|--|
| <b>County:</b>                  | LaSalle  |
| <b>Township:</b>                | Rutland  |
| <b>Gross Land Area:</b>         | 147.89 Acres   |
| <b>Property Type:</b>           | Semi-improved country lots and farmland                              |
| <b>Possible Uses:</b>           | Residential development & Agriculture                                |
| <b>Total Investment:</b>        | Owners are asking \$782,604 for all 147 acres                        |
| <b>Unit Price:</b>              | \$6,150 per acre for 67 acres and \$9,500 per semi-finished lot (39) |
| <b>Productivity Index (PI):</b> | The PI index on tillable acres is 113.1                              |
| <b>Buildings:</b>               | No Buildings   |
| <b>Utilities:</b>               | Electric & Natural gas have been installed                           |



Meadow Lake Estates is a 100 lot country subdivision between Ottawa and Marseilles. 39 Semi-finished lots with only asphalt road needed for completion. Lots are currently being farmed to maintain low real-estate taxes. Minimum lot size is one acre. It boasts frontage on Interstate I-80 and is between two exits at Ottawa and Marseilles. There are 39 Semi-finished lots in phase I, one home has been built. 90.36 acres left for phase II including the detention ponds, approximately 67 tillable acres in phase II. School impact fees have been paid, site has natural gas and electric in place.

**Property Videos Available On Website.**

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 147 Acre Meadow Lake Estates  
**Tax ID Number/APN:** 15-34-404-000  
15-34-405-000  
Multiple tax numbers for individual lots.  
**Possible Uses:** Rural residential development with 1 acre minimum size lots  
**Zoning:** A-1 Agriculture, zoning change to Rural residential is required before building permit issued.

### AREA & LOCATION

**School District:** Rutland Grade School District #230  
Ottawa High School District #140  
School impact fees have been paid with a value of approximately \$100,000.  
**Market Type:** Rural  
**Location Description:** Located between Ottawa and Marseilles with frontage on I-80. Great visibility from the highway. Access to I-80 at Rt. 71 or County road E. 24th at Marseilles.  
**Site Description:** 39 Semi-finished lots in phase I of the Meadow Lakes Estates Subdivision. Rural rolling farmland in phase II. Streets are cut, electric & natural gas utilities are installed, detention ponds are completed. Asphalt roads need to be completed before any additional building permits will be issued. Approximately 102 acres are currently being farmed.  
**Highway Access:** Easy access to I-80  
**Road Type:** Asphalt County road  
**Property Visibility:** Excellent frontage on I-80  
**Largest Nearby Street:** Rt. 71 in Ottawa

### LAND RELATED

**Lot Frontage (Feet):** Lot vary in size, with a minimum of 1 acre in size.  
**Tillable Acres:** Approximately 102 acres are currently being farmed, which includes the 39 lots.  
**Zoning Description:** Current zoning is still A-1 Agriculture by the County of LaSalle. The parcel will need a zoning change and streets installed before any additional building permit will be issued.  
**Flood Plain or Wetlands:** Detention is installed for the entire 100 lot subdivision  
**Topography:** Gently rolling  
**Available Utilities:** Electric lines for each lot have been installed. Owner said parcel has natural gas available.

### FINANCIALS

**Finance Data Year:** 2015 Taxes paid in 2016  
**Real Estate Taxes:** 39 lots are taxes at \$98 each  
Balance of the farm is \$1,507.00  
**Investment Amount:** Total investment amount is \$782,604 or \$9,500 per lot for 39 semi-finished lots and \$6,150 per acre for 67 tillable acres in phase II.

### LOCATION

**Address:** 41.3684966 Latitude  
-88.75223640000002 Longitude  
**County:** LaSalle

AERIAL MAP OF MEADOW LAKE ESTATES SUBDIVISION, OTTAWA, ILLINOIS





## A map of the Joliet, Illinois area. A red star with a callout bubble points to a location near the Fox River and Interstate 80. The callout bubble contains the text "147 Ac Meadow Lake Estates". The map shows various towns and highways, including Joliet, Plainfield, Romeoville, and the Fox River.

EAST DAYTON  
PART  
CENTRAL RUTLAND SOUTH SERENA  
PART  
T.34N.-R.4E.





APPROVED SITE PLAN FOR MEADOW LAKE ESTATES, OTTAWA ILLINOIS







SEMI-FINISHED PLATTED LOTS OF MEADOW LAKE ESTATES, RUTLAND TOWNSHIP, LASALLE COUNTY





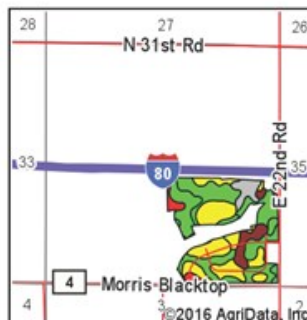
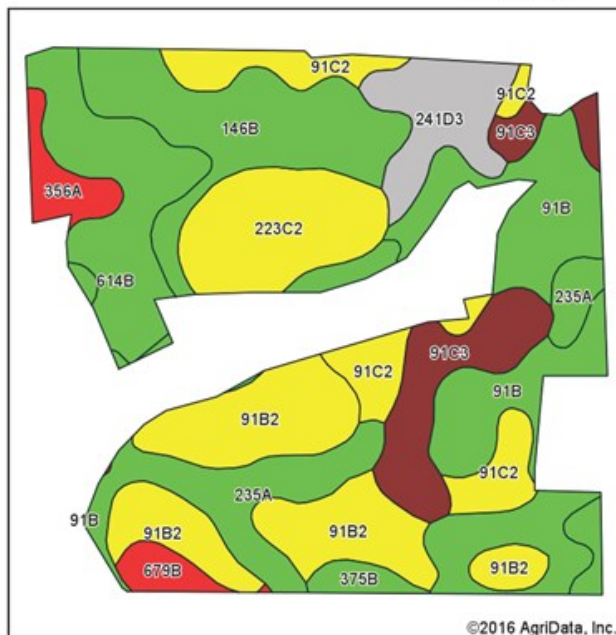
FSA MAP OF MEADOW LAKE ESTATES 147 ACRES, RUTLAND TOWNSHIP, LASALLE COUNTY IL

Aerial Map



# SOIL MAP OF 147 ACRE MEADOW LAKE ESTATES, OTTAWA, IL

Soils Map



State: Illinois  
County: La Salle  
Location: 34-34N-4E  
Township: Rutland  
Acres: 102.66  
Date: 6/1/2016

www.bigfarms.com

Maps Provided By:  
**surety**  
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Area Symbol: IL099, Soil Area Version: 10

| Code             | Soil Description  | Acres | Percent of field | IL State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|---|-------|------------------|------------------------------------|-----------|---------------|--|
| **91B2           | Swygert silty clay loam, 2 to 4 percent slopes, eroded          | 16.56 | 16.1%            |                                    | **147     | **48          | **110  |
| 235A             | Bryce silty clay, 0 to 2 percent slopes                         | 14.27 | 13.9%            |                                    | 162       | 54            | 121  |
| **91B            | Swygert silty clay loam, 2 to 4 percent slopes                  | 13.93 | 13.6%            |                                    | **156     | **51          | **117  |
| **146B           | Elliott silt loam, 2 to 4 percent slopes                        | 12.14 | 11.8%            |                                    | **166     | **54          | **124  |
| 614B             | Chenoa silty clay loam, 2 to 5 percent slopes                   | 10.06 | 9.8%             |                                    | 174       | 57            | 129  |
| **223C2          | Varna silt loam, 4 to 6 percent slopes, eroded                  | 8.84  | 8.6%             |                                    | **150     | **48          | **110  |
| **91C3           | Swygert silty clay loam, 4 to 6 percent slopes, severely eroded | 8.06  | 7.9%             |                                    | **123     | **41          | **92   |
| **91C2           | Swygert silty clay loam, 4 to 6 percent slopes, eroded          | 7.88  | 7.7%             |                                    | **147     | **48          | **110  |
| **241D3          | Chatsworth silty clay, 6 to 12 percent slopes, severely eroded  | 5.80  | 5.6%             |                                    | **75      | **27          | **57   |
| 356A             | Elpaso silty clay loam, 0 to 2 percent slopes                   | 2.33  | 2.3%             |                                    | 195       | 63            | 144  |
| **679B           | Blackberry silt loam, 2 to 5 percent slopes                     | 1.59  | 1.5%             |                                    | **192     | **59          | **141  |
| **375B           | Rutland silty clay loam, 2 to 5 percent slopes                  | 1.20  | 1.2%             |                                    | **178     | **57          | **132  |
| Weighted Average |   |       |                  |                                    | 151.7     | 49.7          | 113.1  |

Area Symbol: IL099, 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/2142/10271>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

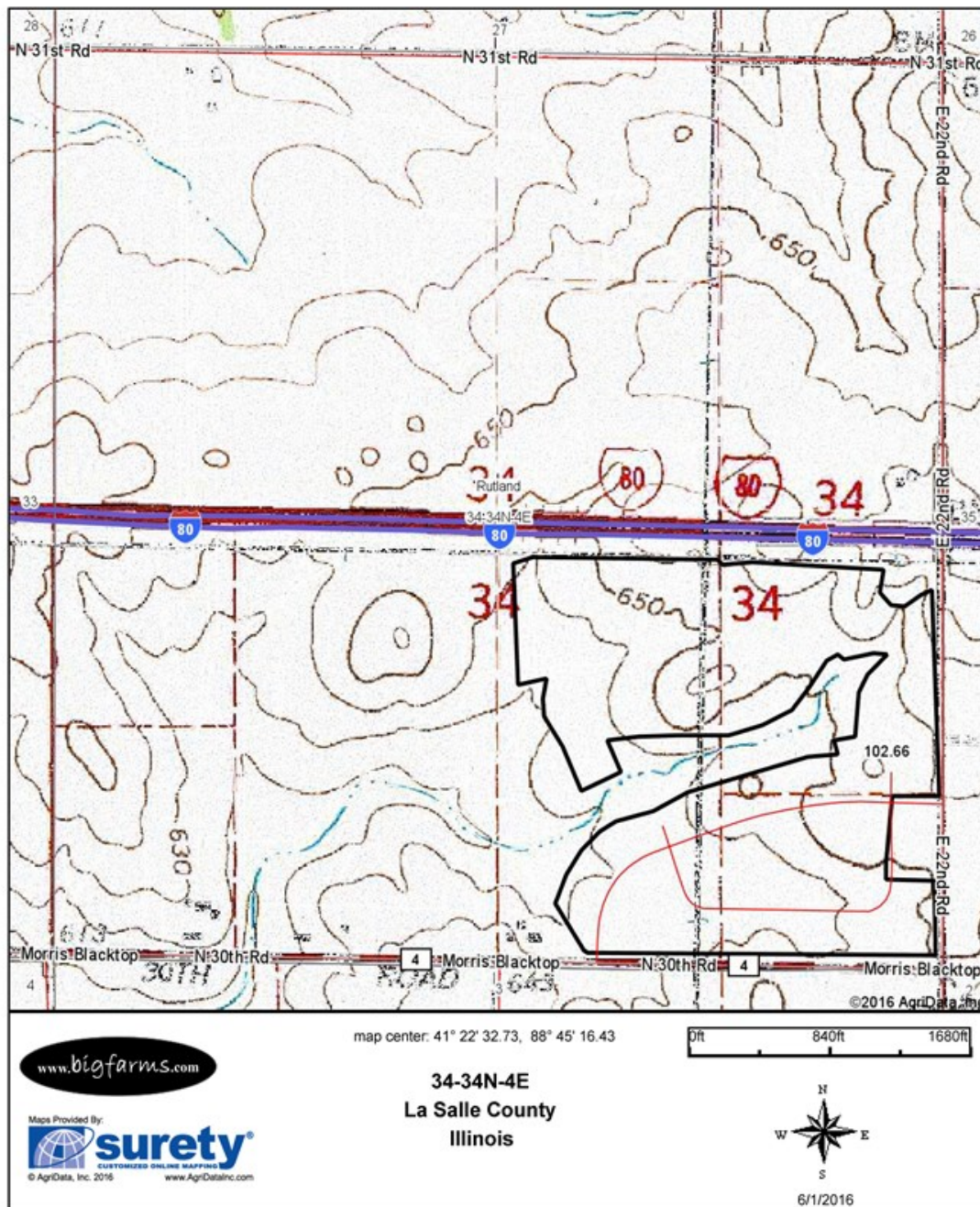
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



TOPOGRAPHICAL MAP FOR 147 ACRES RUTLAND TOWNSHIP, LASALLE COUNTY

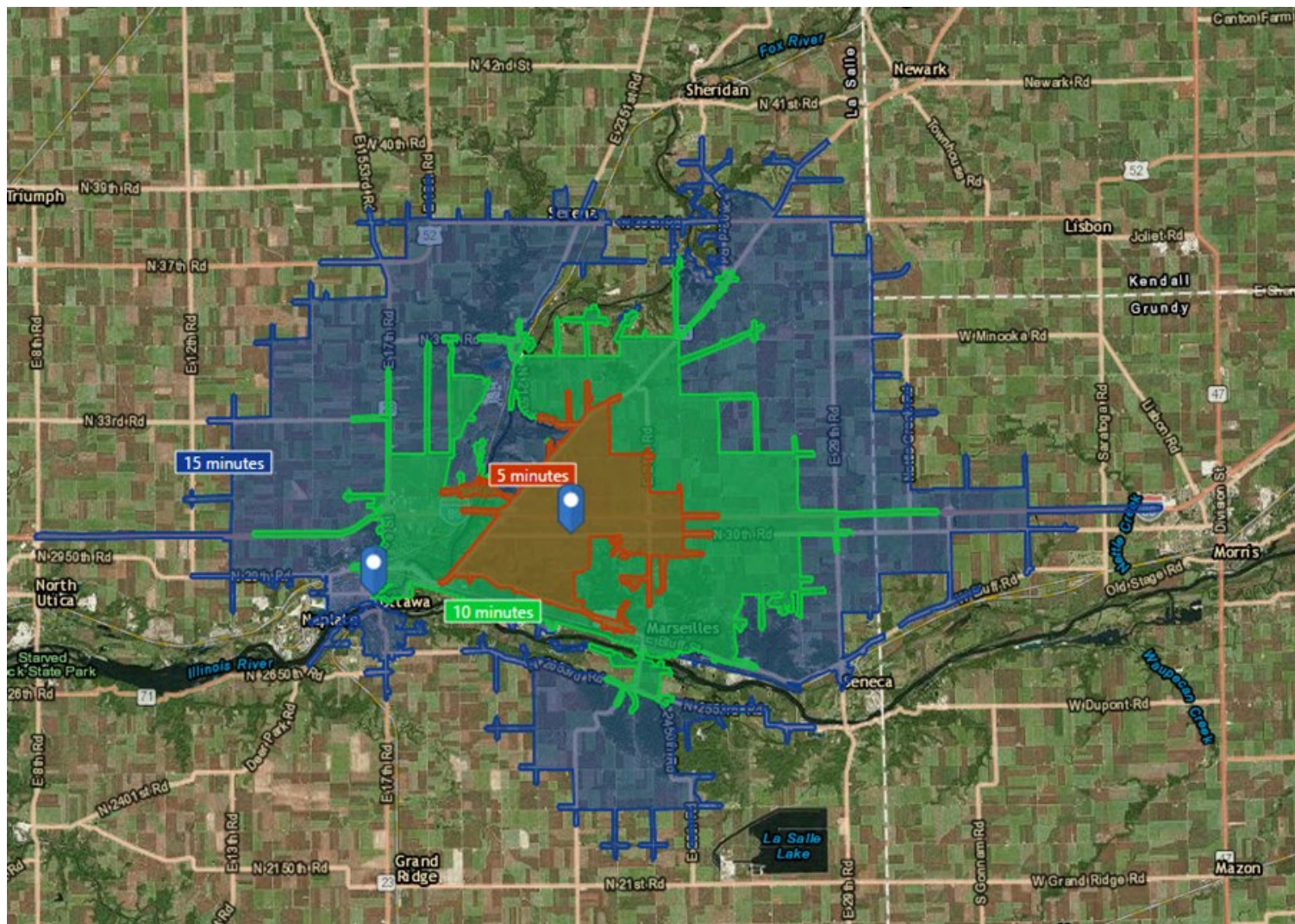
Topography Map



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



DRIVE TIME MAP





## MARK GOODWIN 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

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