

## 20 AC WILMINGTON RESIDENTIAL DEVELOPMENT LAND

20840 W. Peotone Rd  
Wilmington IL 60481

For more information contact:

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



County:	Will
Township:	Florence
Gross Land Area:	20 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Residential Development
Total Investment:	\$300,000
Unit Price:	\$15,000 per Acre
Productivity Index (PI):	PI Index is 132
Buildings:	No Buildings
Utilities:	At site
Zoning:	R-1 Residential Single Family



**Price REDUCED** on this excellent development site. **Farmland pricing with development potential.** 20 acres with residential development potential. Zoned R-1 Single Family in the City of Wilmington. Excellent road frontage with utilities at the site. Near the corner of Rt. 53 and Wilmington - Peotone road. The 20 acres is on the east side of Waters Edge Subdivision. Additional finished lots on the north side of the 20 acres. Potential payout when County highway expansion happens. Near future Illiana access points.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 20 Acre Wilmington Residential Development Land  
**Tax ID Number/APN:** 09-18-17-400-004-0000  
**Possible Uses:** Residential Development  
**Zoning:** R-1 Single Family

### AREA & LOCATION

**School District:** Wilmington School District 209U  
**Location Description:** Great road frontage and exposure to good traffic counts. Next to ski lake subdivision.  
**Site Description:** Flat level farmland next to existing subdivision.  
**Side of Street:** North side of Wilmington - Peotone Road  
**Highway Access:** Easy access to:  
I-55 only 5 miles west  
I-57 only 15.75 miles east to Peotone  
I-80 only 15 miles north to Joliet  
Rt. 53 only half a mile west  
**Road Type:** County blacktop road  
**Legal Description:** Sellers own to the center of Wilmington-Peotone road. Future road expansion will need to purchase property from this parcel owner.  
**Property Visibility:** Excellent visibility with traffic counts of 5100 on W. Peotone road and 8450 on Rt. 53.  
**Largest Nearby Street:** Rt 53

### LAND RELATED

**Lot Frontage (Feet):** 658 Feet for frontage on W. Peotone road.  
**Tillable Acres:** 18.7 tillable acres according to the Will-Cook Farm Service Agency.  
**Lot Depth:** Approximately 1300 feet deep  
**Buildings:** No buildings  
**Zoning Description:** Single Family with the City of Wilmington.  
**Flood Plain or Wetlands:** None known  
**Topography:** Flat  
**FSA Data:** Farmland 19.41 Acres  
Cropland 18.07 Acres  
Corn base 15.2 Acres PLC Yield 114  
Wheat base .94 Acres PLC Yield 54  
**Soil Type:** Dunham silty clay loam (523A) PI of 132  
**Available Utilities:** Sewer and water are available from the City of Wilmington. Utilities are at the site.

### FINANCIALS

**Finance Data Year:** 2016 Taxes paid in 2017  
**Real Estate Taxes:** Real estate taxes are \$433.00 or \$21.65 per acre.  
**Investment Amount:** Sellers are asking \$15,000 per acre for a total investment of \$300,000.

### LOCATION

**Address:** Wilmington-Peotone Road  
Wilmington, IL 60481  
**County:** Will County Illinois

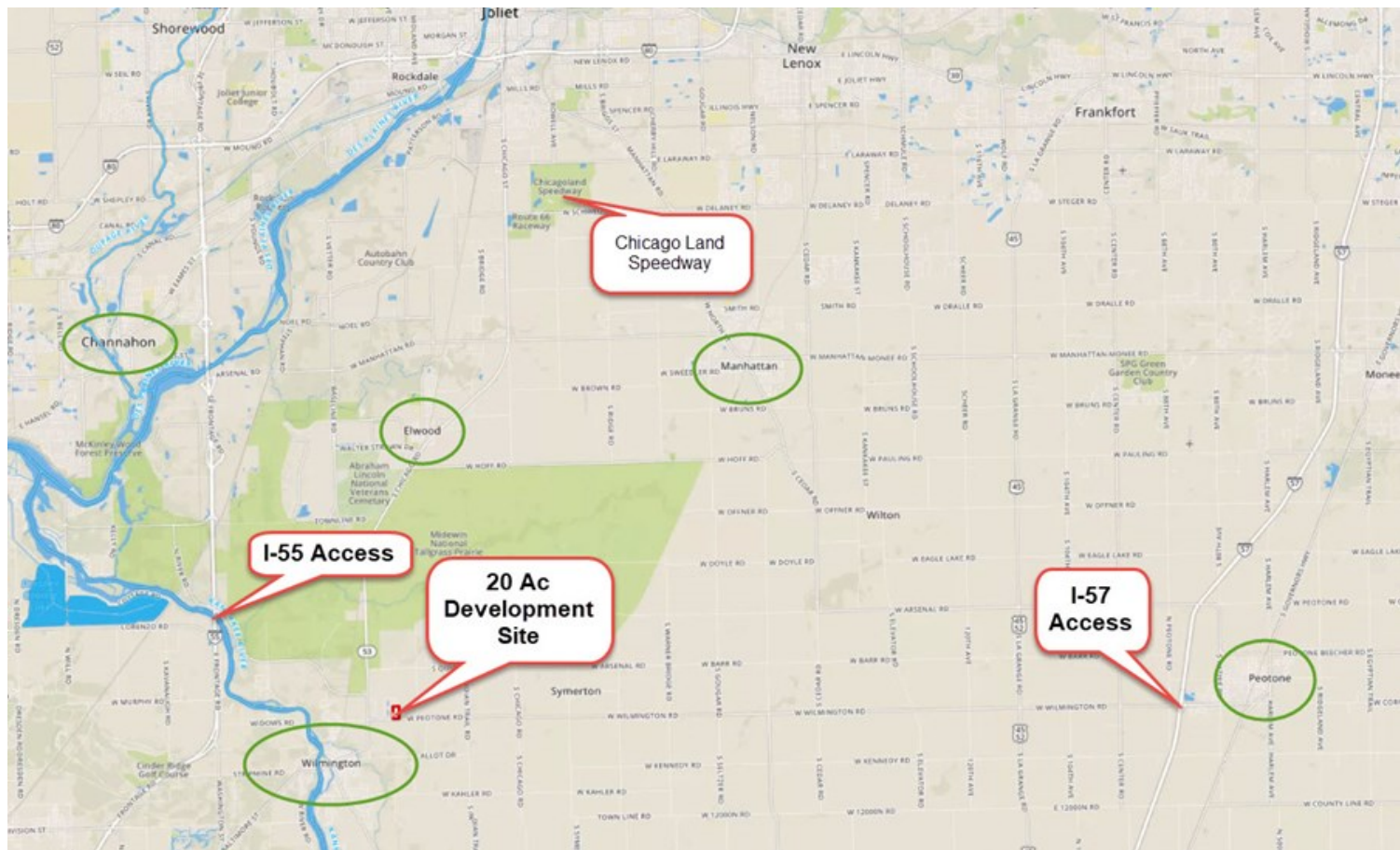
## PROPERTY NOTES

AERIAL MAP OF THE WILMINGTON RESIDENTIAL DEVELOPMENT SITE

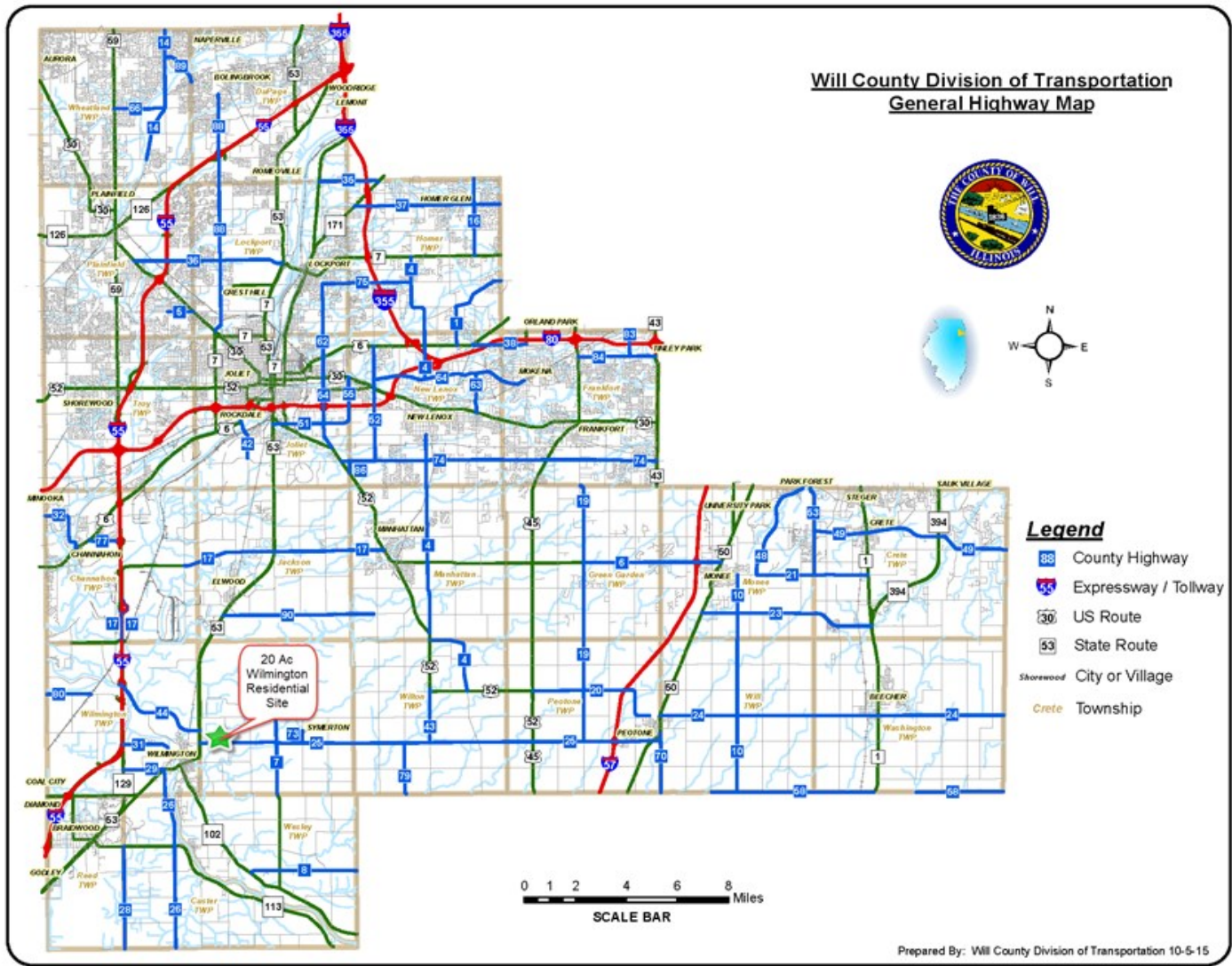




LOCATION MAP OF WILMINGTON RESIDENTIAL DEVELOPMENT SITE



WILL COUNTY HIGHWAY MAP





AERIAL MAP 2 OF THE 20 ACRE WILMINGTON RESIDENTIAL DEVELOPMENT LAND







FSA MAP OF FLORENCE TOWNSHIP 20 ACRE DEVELOPMENT SITE

Aerial Map



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

## SOIL MAP OF WILMINGTON RESIDENTIAL DEVELOPMENT PARCEL



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/2142/11027/>

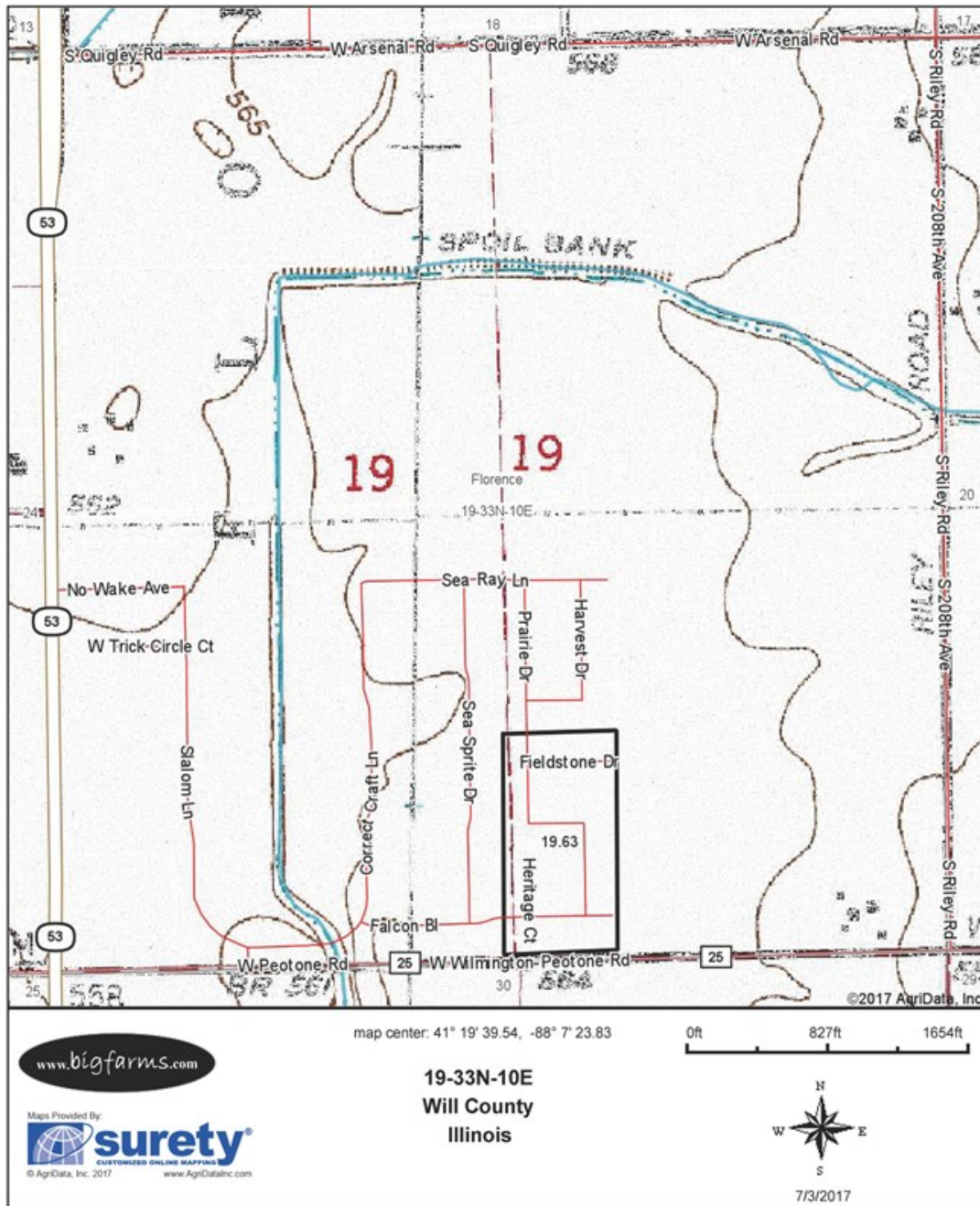
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

TOPOGRAPHICAL MAP OF WILMINGTON DEVELOPMENT SITE

Topography Map



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



## 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

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.**

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