

20 ACRE ROUTE 113 BUILDING SITES

W. Rt 113
Wilmington IL 60481

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Will
Township:	Custer
Gross Land Area:	20 Acre
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Residential potential
Total Investment:	\$300,000.00
Unit Price:	\$15,000 per acres
Productivity Index (PI):	129.2
Buildings:	There are no buildings on this parcel
Utilities:	All utilities are available



This 20 acre relatively flat parcel of land, which can be used as two 10 acre building sites, has a soil PI of 129.2, has many mature trees including oaks. Each lot also has a row of osage orange trees. These 10 acre lots are located in the Reed Custer Community District U255.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 20 Acre Route 113 Building Sites
Tax ID Number/APN: 01-25-26-300-006
01-25-35-100-003
Possible Uses: 2- 10 acre building sites and farmettes

AREA & LOCATION

School District: Reed Custer Community Unit School District U255
Location Description: This 20 acre parcel is located on Route 113 in the city of Wilmington, Custer Township, Will County. The property is located approximately 10 miles from Braidwood, IL.
Site Description: This parcel is relatively flat, located approximately 1200 from the Kankakee river and .5 miles from a boat launch. The soil PI on this parcel is 129.2, and can be made into two 10 acre building sites.
Side of Street: The 20 acres sits on the south side of Route 113.
Highway Access: I-55 interchange is located 11 miles to the west and north and the I-57 interchange is 14 miles to the east.
Road Type: The road is asphalt/blacktop construction.
Property Visibility: This parcel's location has approximately 3150 cars passing daily.
Largest Nearby Street: Route 113 is the largest nearby street providing access to Braidwood and Kankakee.
Transportation: The closest Metra train stations are in Manhattan, New Lenox and Joliet, IL. Midway airport is located 53 miles north.

LAND RELATED

Lot Frontage (Feet): This 20 acre parcel has 860 feet of frontage along Route 113
Lot Depth: The lot is 1250 feet from south to north.
Buildings: There are no buildings on this property
Flood Plain or Wetlands: There are no wetlands or flood zones on this 20 acre parcel. See the Wetlands map in the brochure for further information.
Topography: This parcel is relatively flat with some grade changes from front the back. See the Contours, Hillshade and Topography maps for further detail.
Soil Type: 369B - Waucepan Silt loam
314A - Joliet Silt Loam
Available Utilities: There are utilities available near the sites.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021
Real Estate Taxes: 01-25-26-300-006-0000 - \$489.90
01-25-35-100-003-0000 - \$ 60.91

A total amount of \$550.81 was paid in 2021 or \$27.54 per acre.

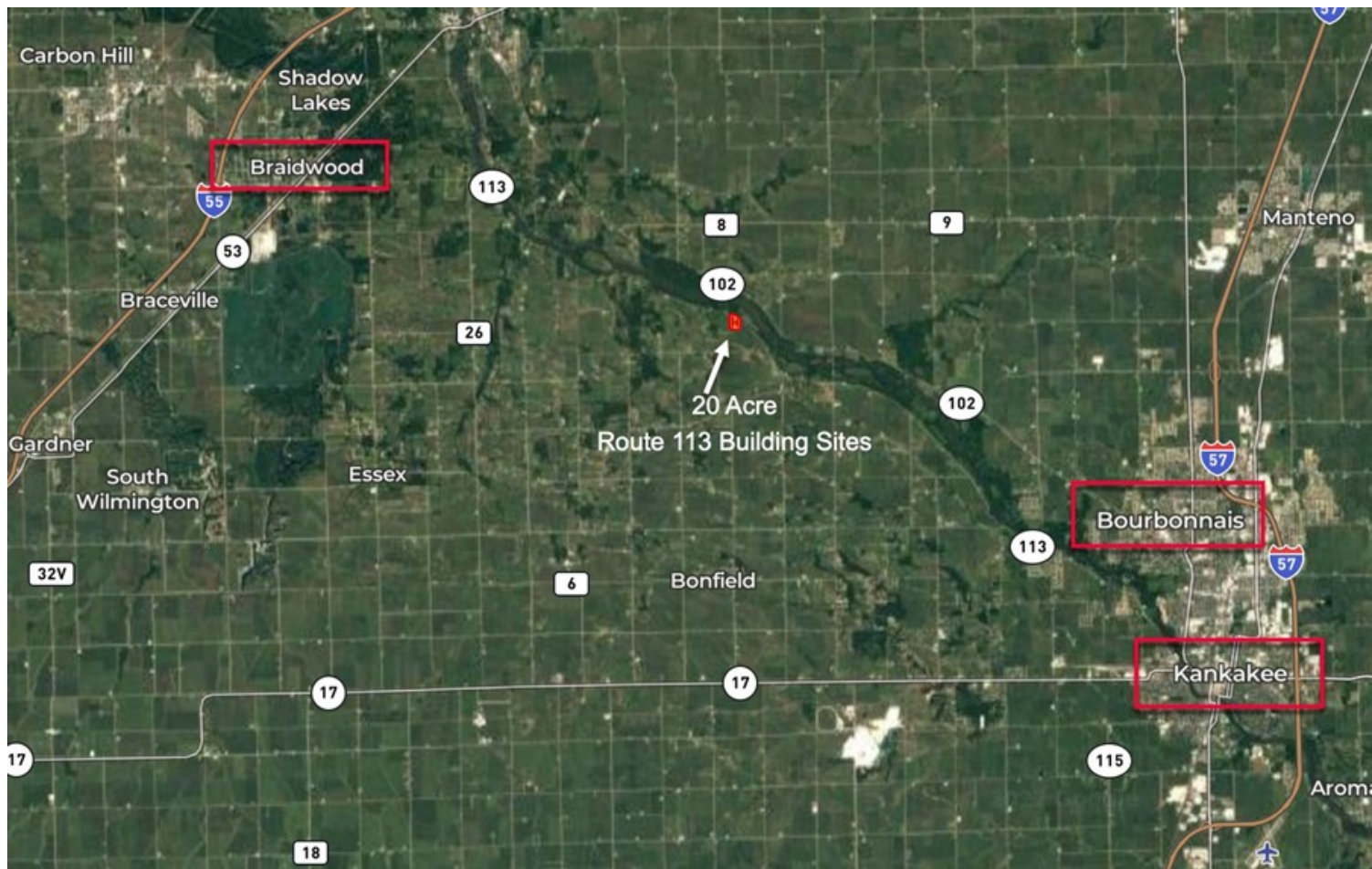
LOCATION

Address: W. Route 113
Wilmington, IL 60481
County: Will

ROADWAYS MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY



AREA MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY

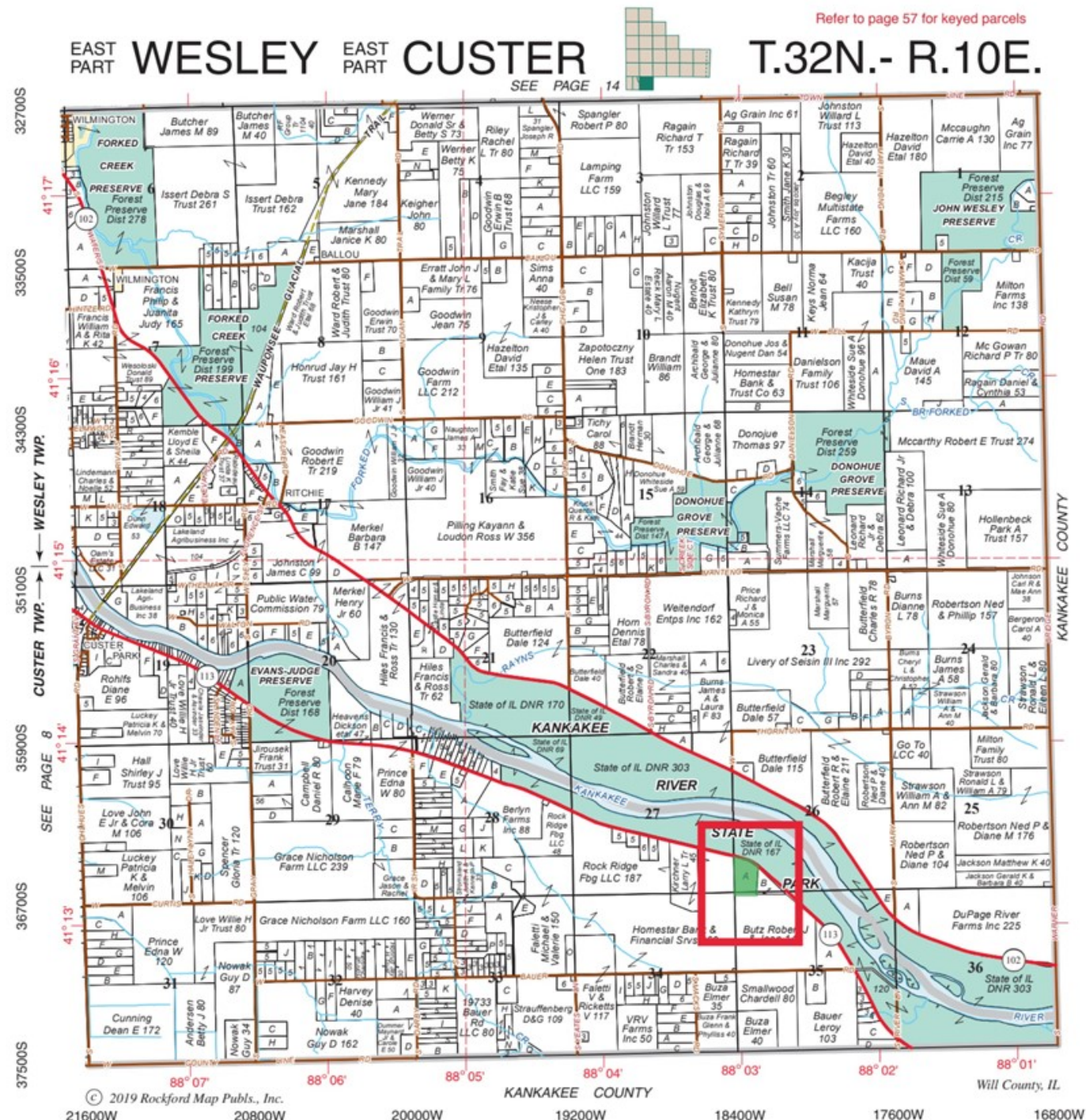


AERIAL MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY



PLAT MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY

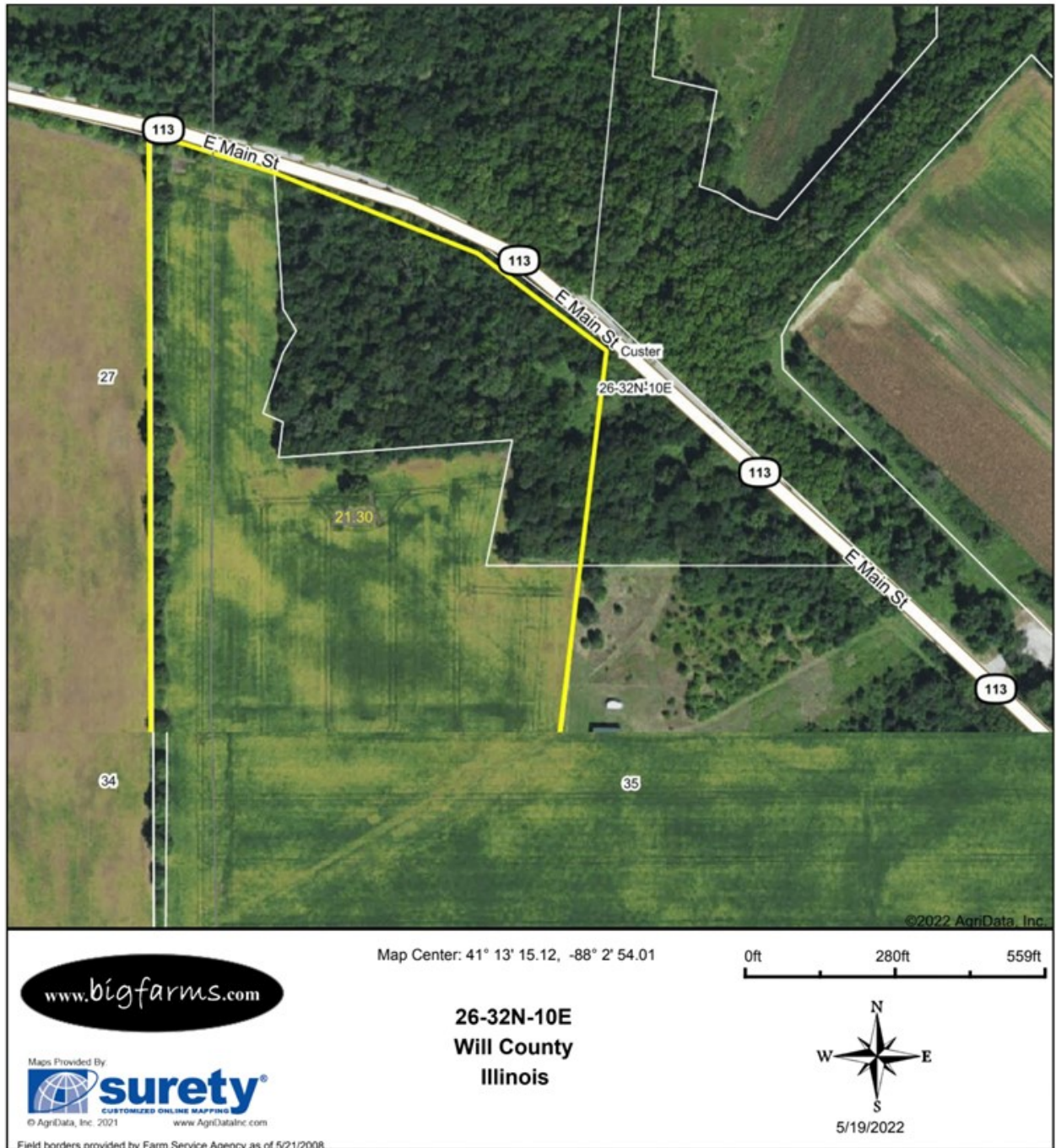
Refer to page 57 for keyed parcels



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

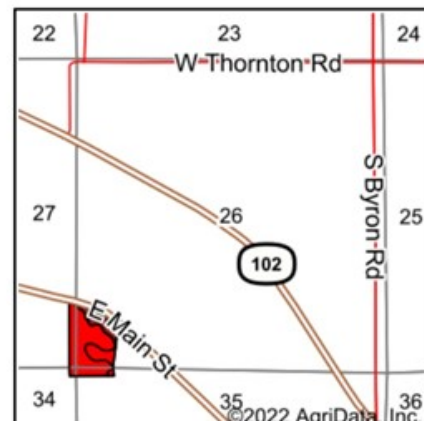
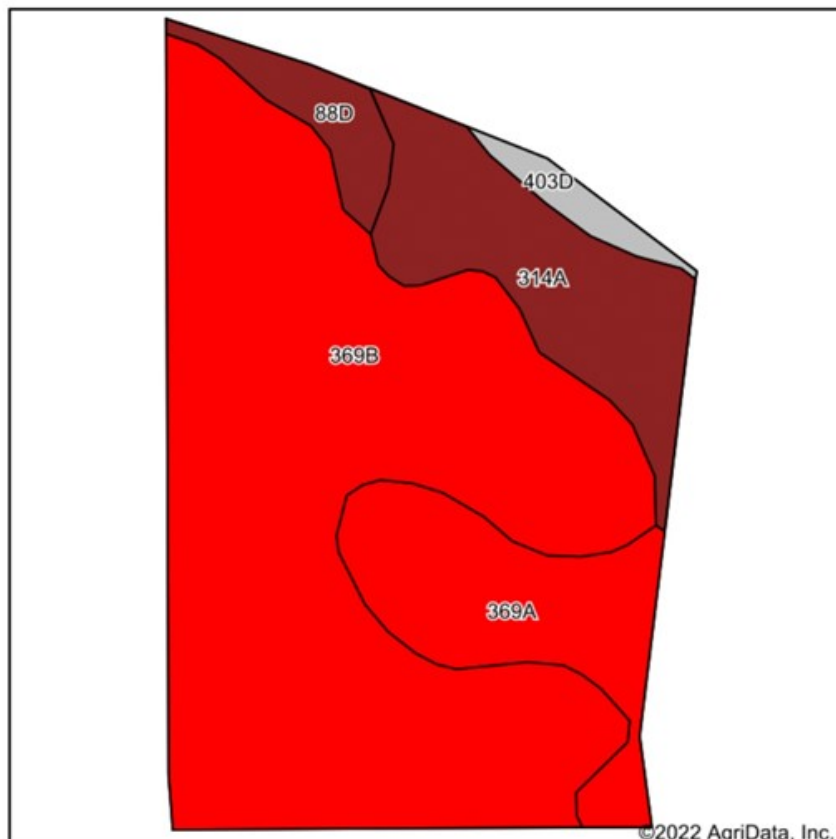
FSA MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **26-32N-10E**
Township: **Custer**
Acres: **21.3**
Date: **5/19/2022**

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

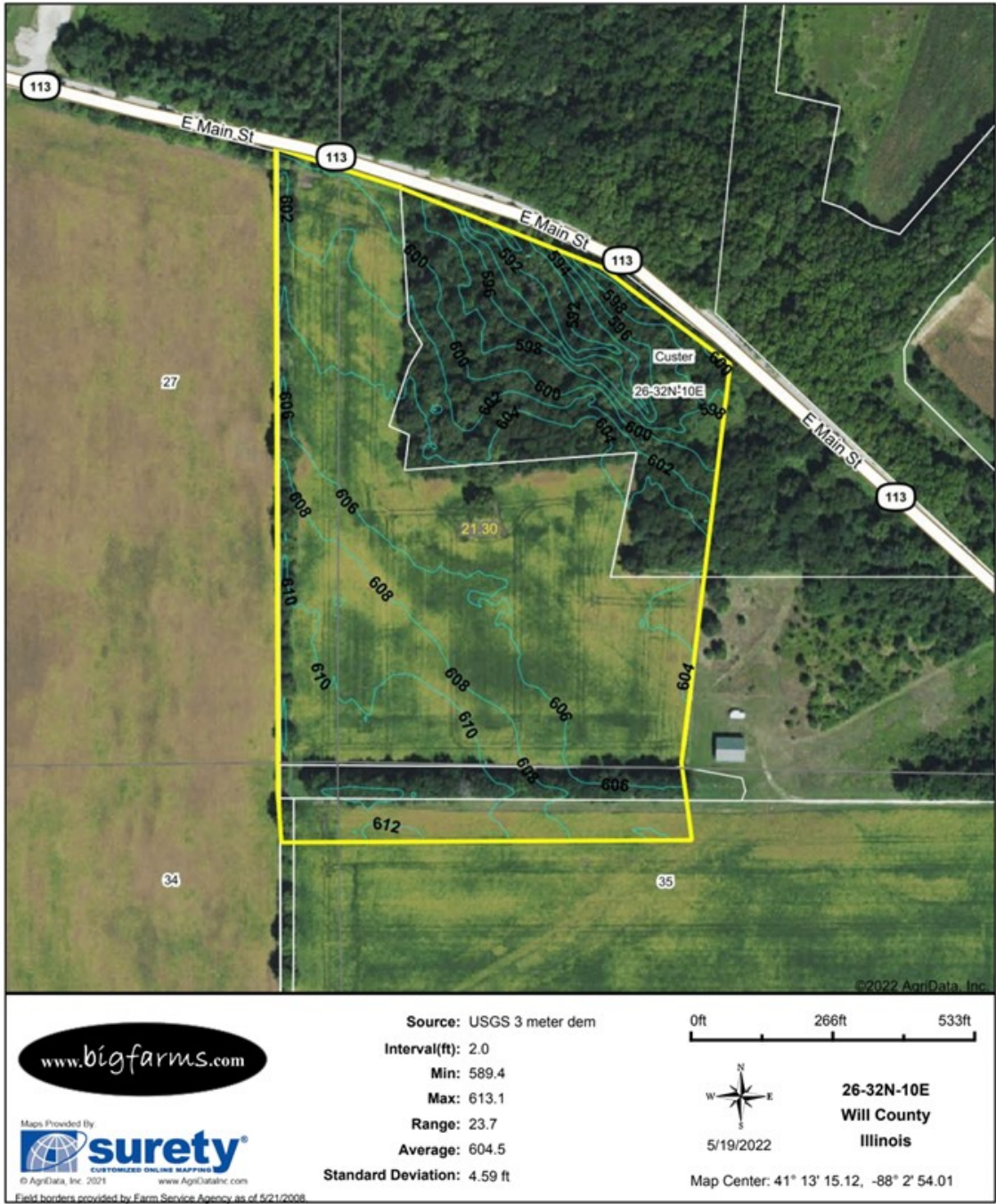
Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**369B	Waupeca silt loam, 2 to 4 percent slopes	14.19	66.6%		**187	**58	**138
314A	Joliet silt loam, 0 to 2 percent slopes	2.95	13.8%		131	45	98
369A	Waupeca silt loam, 0 to 2 percent slopes	2.94	13.8%		189	59	139
**88D	Sparta loamy fine sand, 6 to 12 percent slopes	0.81	3.8%		**115	**40	**89
**403D	Elizabeth silt loam, 6 to 12 percent slopes	0.41	1.9%		**76	**27	**59
Weighted Average					174.6	55.1	129.2

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

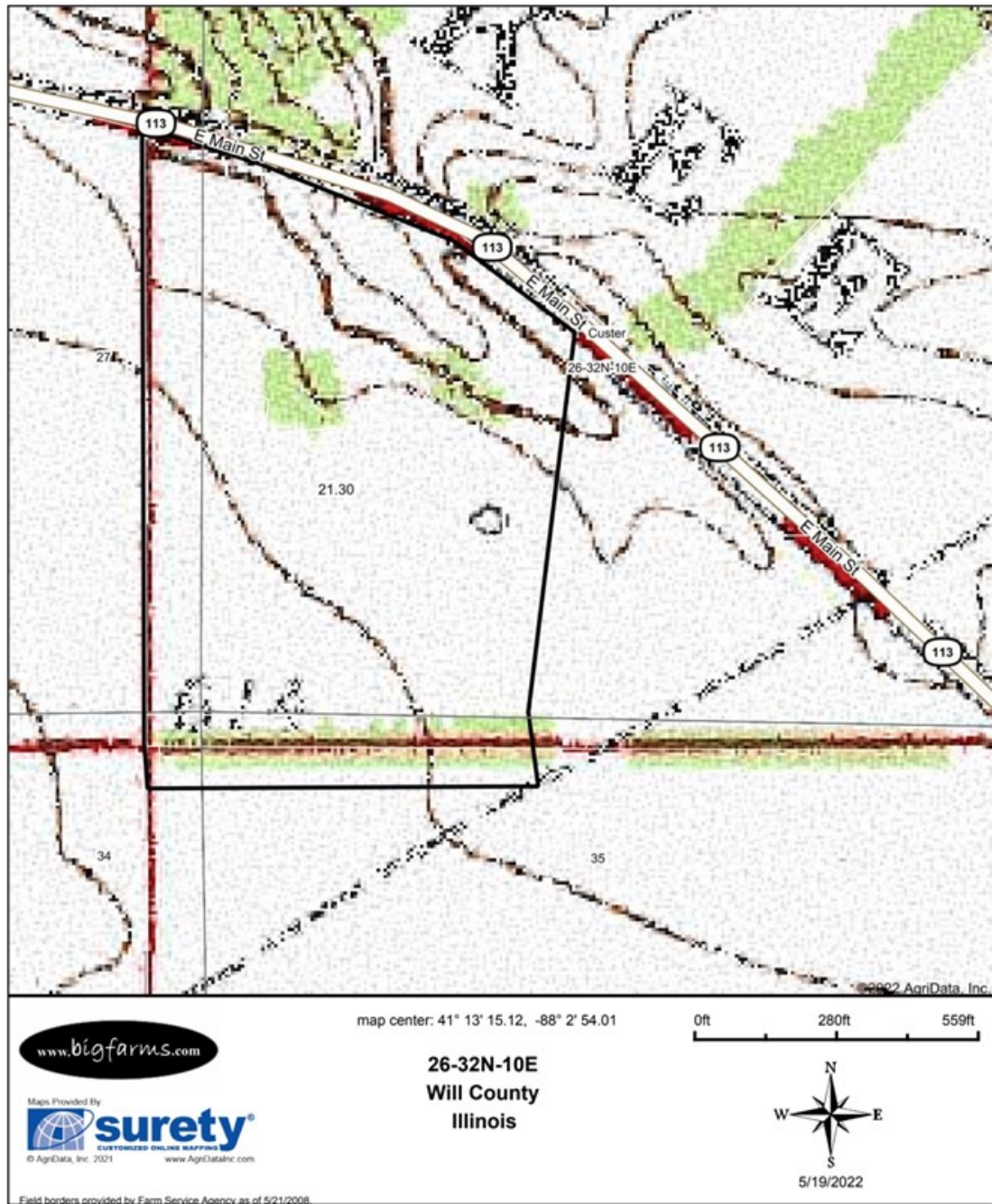
CONTOURS MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY

Topography Contours



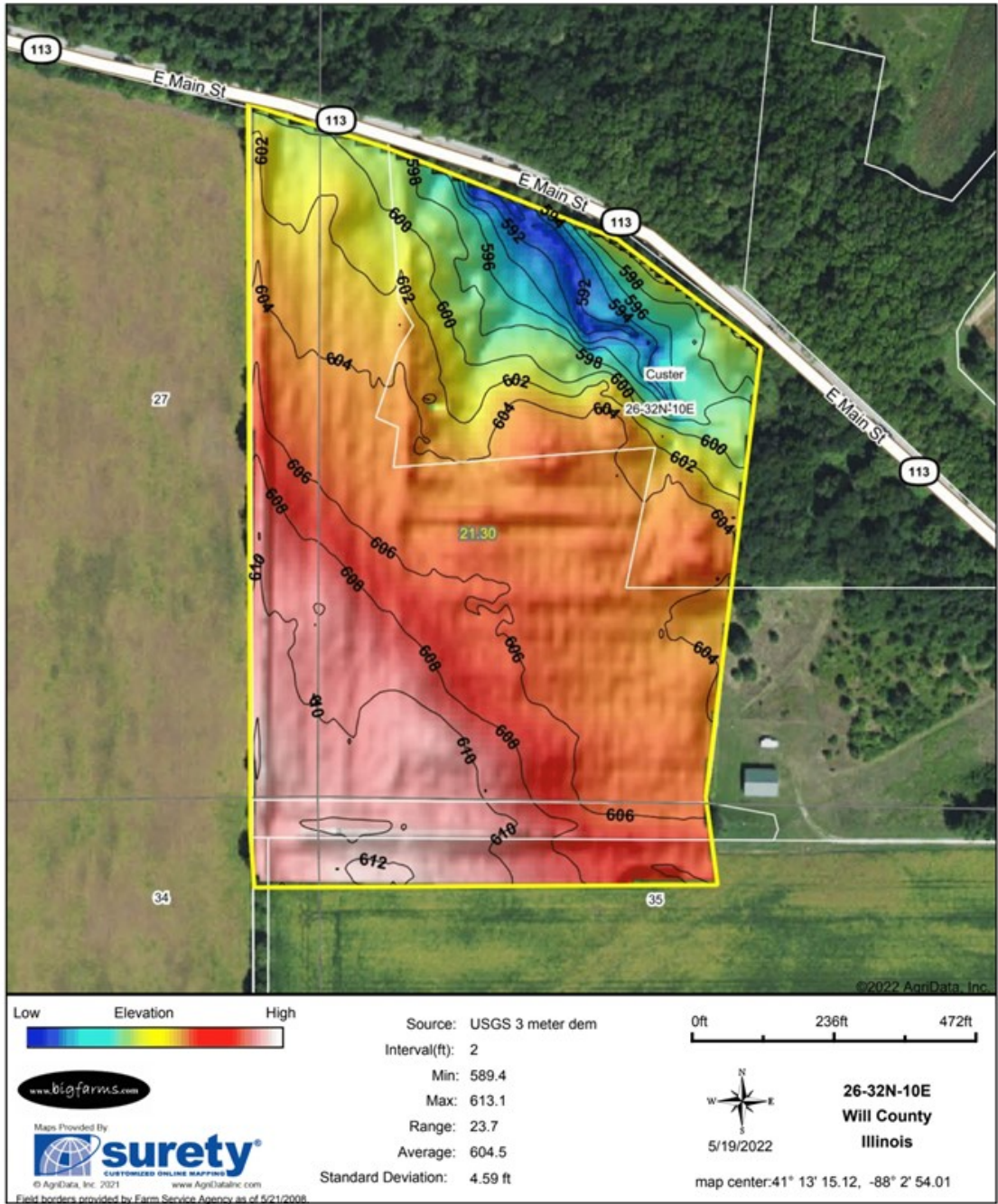
TOPOGRAPHY MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY

Topography Map

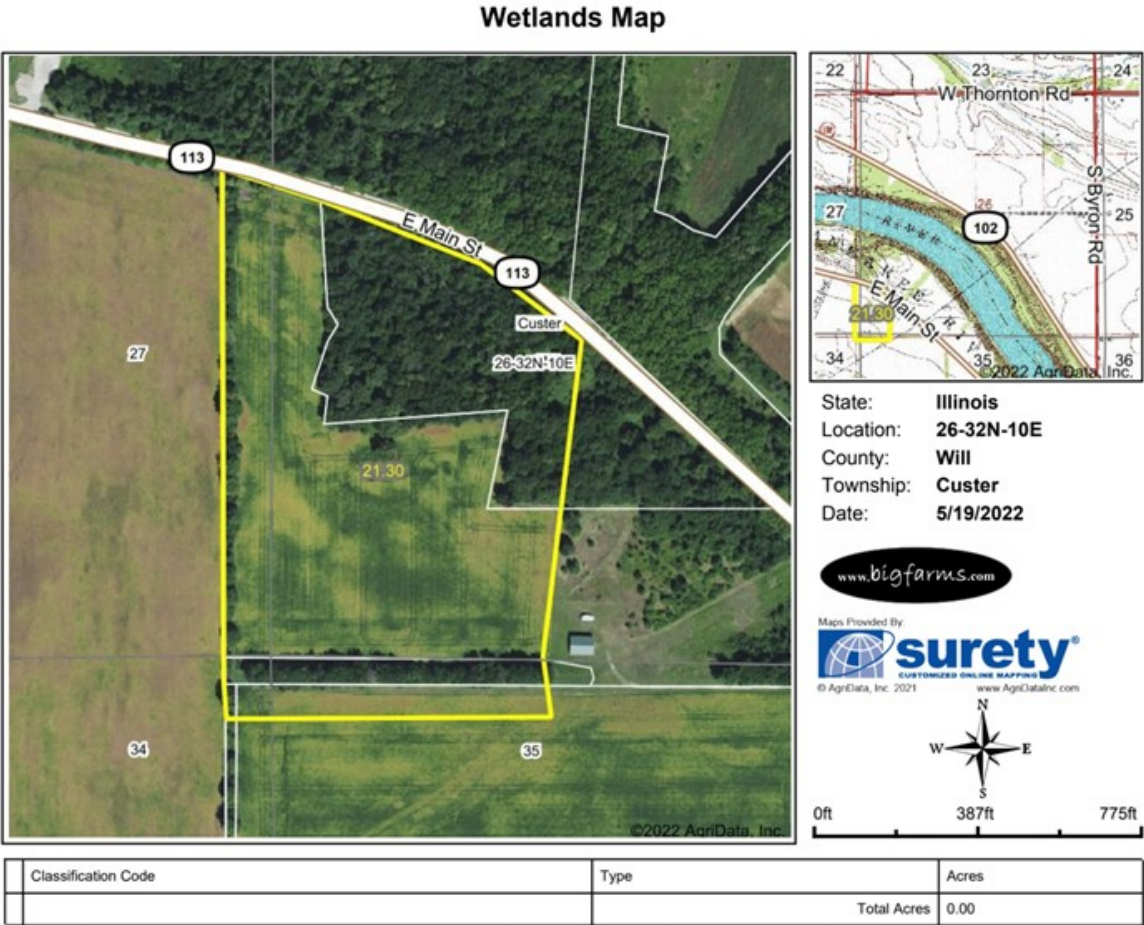


HILLSHADE MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY

Topography Hillshade



WETLANDS MAP 20 ACRE ROUTE 113 BUILDING SITES, CUSTER TOWNSHIP, WILL COUNTY



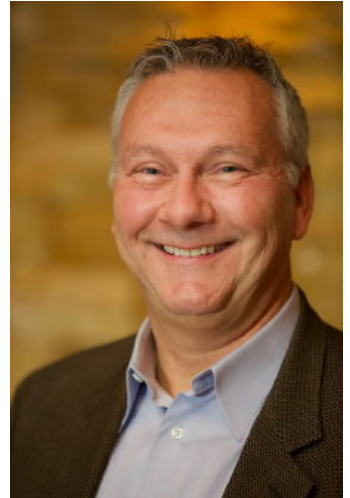
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

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.**

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.