

23 AC EARLVILLE SETTLER'S GROVE DEVELOPMENT SITE

**North Main Street
Earlville IL 60518**

For more information contact:

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



County:	LaSalle
Township:	Earl
Gross Land Area:	23 Total Acres
Property Type:	Vacant land with with partial development completed
Possible Uses:	Multi-family residential development
Total Investment:	\$145,000
Buildings:	No Buildings
Utilities:	Utilities are near the site
Zoning:	R-3 Multiple Dwelling Unit as a PUD

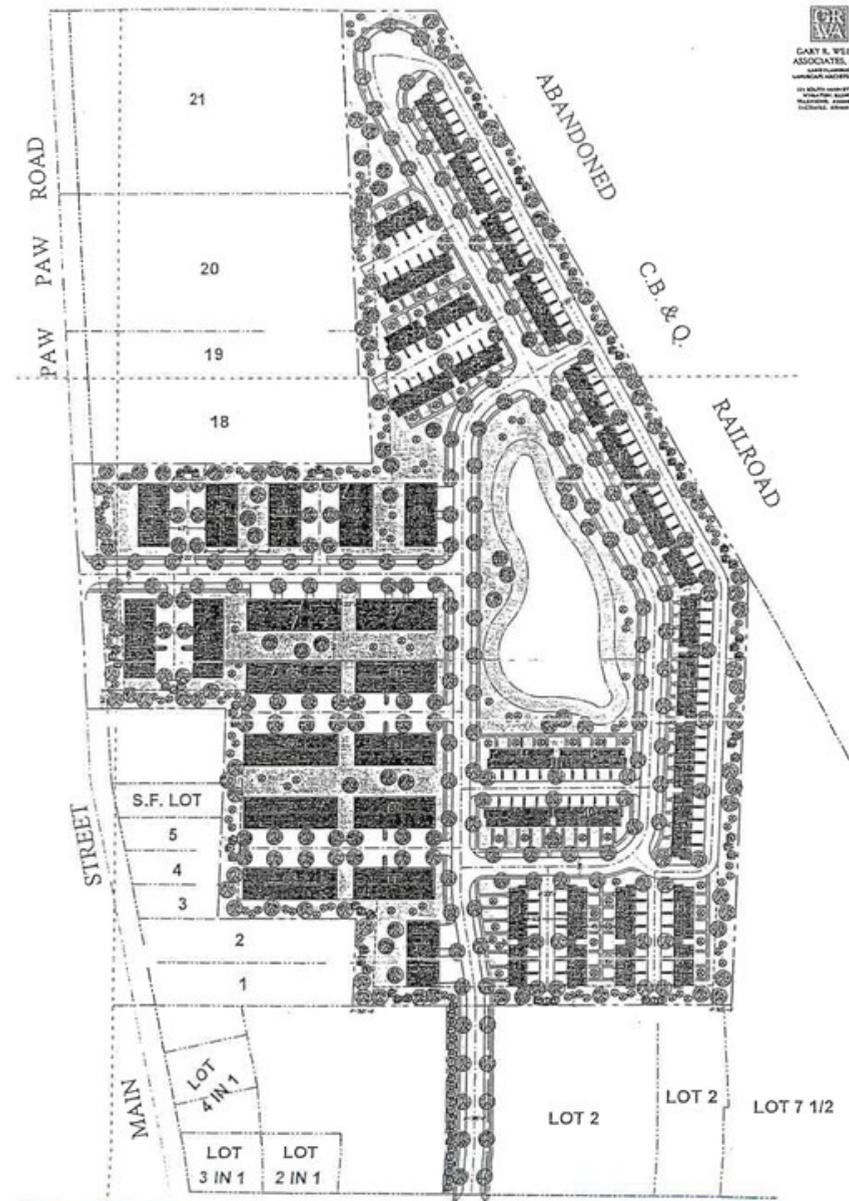


Settler's Grove in Earlville is a 23 acre residential development parcel. Earlville is in LaSalle County, Illinois.

- PUD zoned R-3 Multiple Dwellings Units
- 222 platted units with a density of 9.65 units per acre
- Mass excavation semi-completed
- Detention pond completed
- Utilities near site
- Earlville Community School District #9
- Earlville is located on IL Rt. 34
- 10 acres are tillable
- Property was annexed and zoned on June 7, 2006.
- Annexation Ordinance is available for review
- Landscape plan has been completed
- Real-estate taxes are \$1,214

SITE PLAN FOR SETTLER'S GROVE IN EARLVILLE, IL

EXHIBIT C



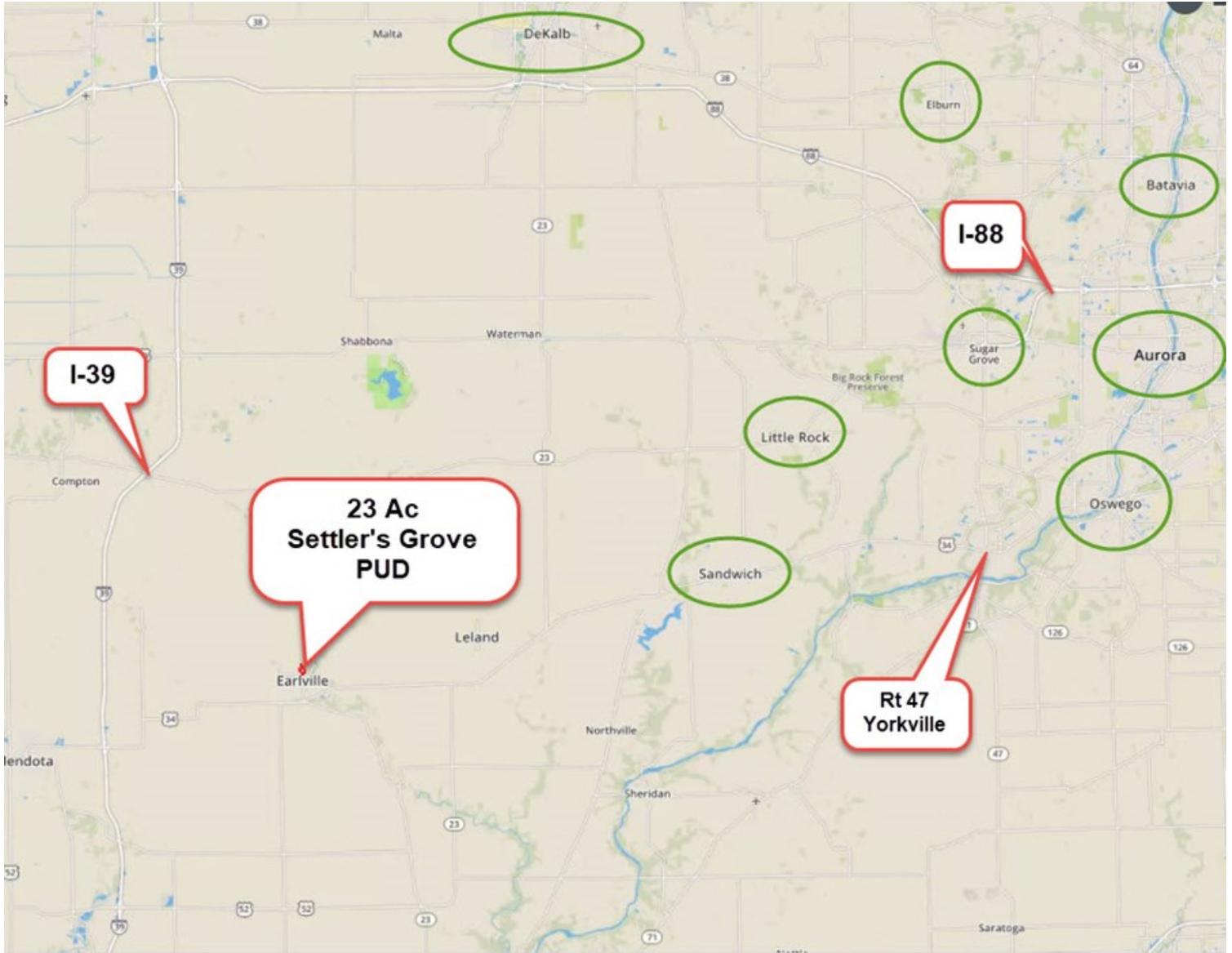
GARY S. WEBER
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
111 SOUTH MAIN STREET
SPRINGFIELD, ILLINOIS 62761
PH: 217-223-8888
FAX: 217-223-8889
WWW.GSWA.COM

0 30 60 120 180
SCALE: 1"=40'
NORTH
EARLVILLE SITE
CONCEPT PLAN
FEBRUARY 8, 2006

SITE DATA
COURTHOUSES 152 UNITS
TOWNHOMES 84 UNITS
TOTAL 236 UNITS

BRIAN GRAINGER
CONSTRUCTION, INC.
633 ENTERPRISE AVENUE
SUITE 2
DE KALB, ILLINOIS 60115

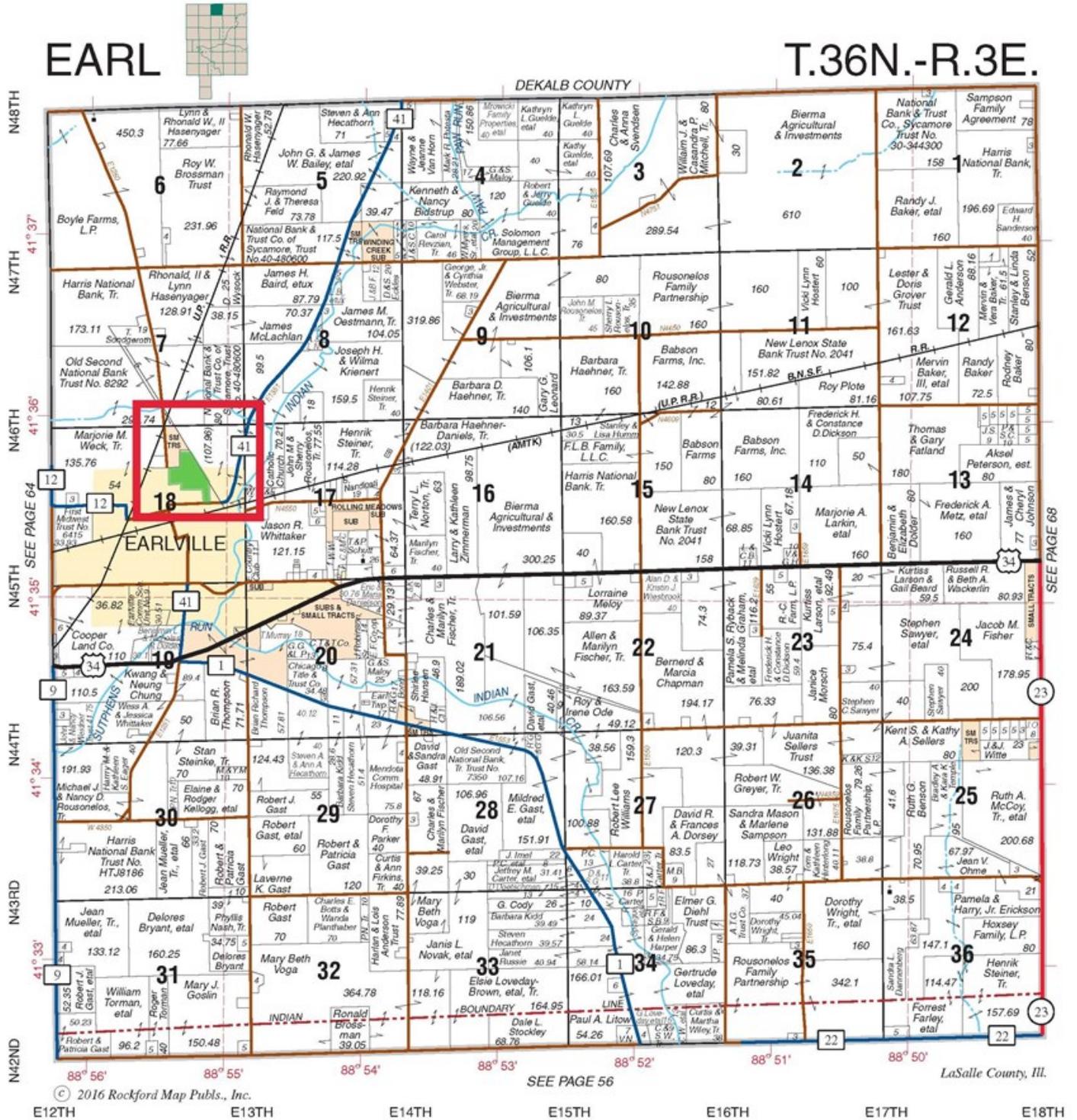
LOCATION MAP OF EARLVILLE, IL



AERIAL MAP OF SETTLERS GROVE, EARLVILLE, IL



EARL TOWNSHIP PLAT MAP



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

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

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