

28 Acre Illinois River Frontage, Seneca
2977-2993 North 2553 Rd(DuPont)
Seneca IL 61360



28 ACRE ILLINOIS RIVER FRONTAGE, SENECA

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Seneca IL 61360

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:	LaSalle
Township:	Brookfield
Gross Land Area:	28 Acres
Property Type:	Vacant Industrial zoned land
Possible Uses:	Potential River Terminal or Recreational
Total Investment:	\$1,075,000
Buildings:	Old Scale house
Utilities:	Natural Gas & Electric
Zoning:	Industrial



This 28 acre site has many potential uses. Approximately 1186 feet of Illinois River frontage. It is on the deep side of the Illinois River Channel and excellent for staging loaded barges. It could also provide a convenient barge loading facility for the adjacent sand quarry or any other commodity that needs to be shipped to Chicago or down the Mississippi River. Located just a half mile east of Rt. 170 in Seneca on the south side of the river.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Seneca Illinois River Industrial Site
Tax ID Number/APN: Part of Tax ID# 29-41-408-000 and Tax ID# 29-41-404-0000
Possible Uses: Industrial development for river access or terminal for loading barges.
Zoning: Industrial
Sale Terms: Cash at closing

AREA & LOCATION

School District: Seneca Community Grade School District 170
Seneca Township High School District 160
Location Description: Seneca is located in LaSalle County, Illinois.
Site Description: The 28 acre parcel is on the south side of the Illinois river with approximately 1168 feet of river frontage.
Highway Access: IL Rt. 170 frontage will take you to Interstate I-80 or South to I-55.
8 miles to I-80 access
29 miles to I-80 & I-55 Interchange
45 miles up Illinois river and shipping canal to Lemont
Road Type: DuPont road is Asphalt
Property Visibility: Approximately 1168 feet of Illinois River frontage and excellent frontage on DuPont road.
Largest Nearby Street: Il Rt. 170 frontage
8 miles to I-80 access point
Transportation: Potential barge access to the Illinois River and a CSX rail spur is nearby. Approximately 45 miles up river to Lemont

LAND RELATED

Lot Frontage (Feet): Approximately 2450 feet of DuPont road frontage
Lot Depth: Approximately 575 feet from road to river
Buildings: Small building used as the scale house.
Topography: Flat

FINANCIALS

Finance Data Year: 2019 tax year payable in 2020
Real Estate Taxes: Estimated Real-estate tax for the 28 acres \$5,051
Investment Amount: Investment amount is \$1,075,000

LOCATION

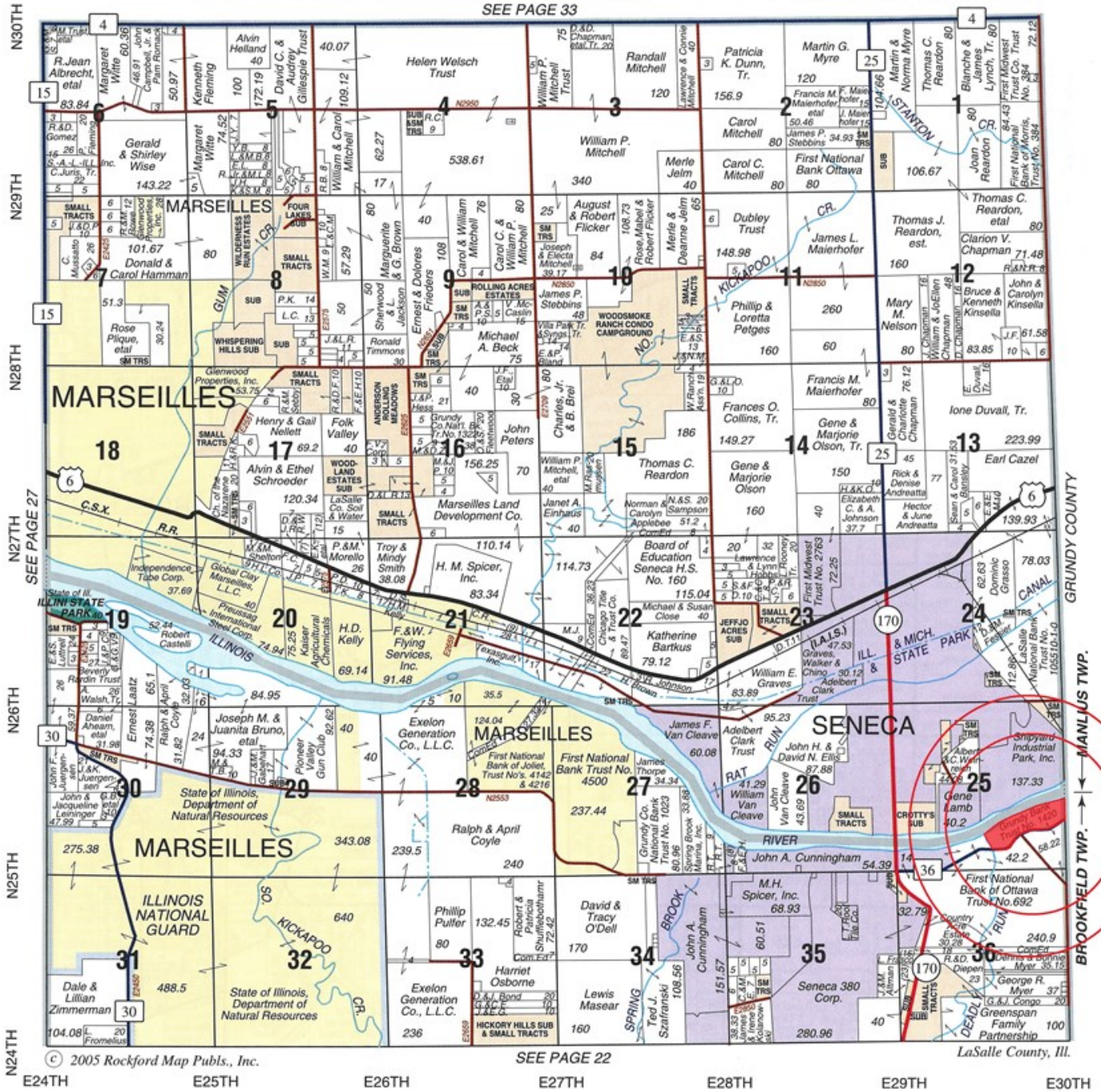
Address: 2977-2993 Co. Hwy 30 or DuPont road
Seneca, IL 61360
County: LaSalle

AERIAL MAP OF ILLINOIS RIVER FRONTAGE



PLAT MAP OF MANLIUS & NORTH PART OF BROOKFIELD TOWNSHIP, LASALLE COUNTY

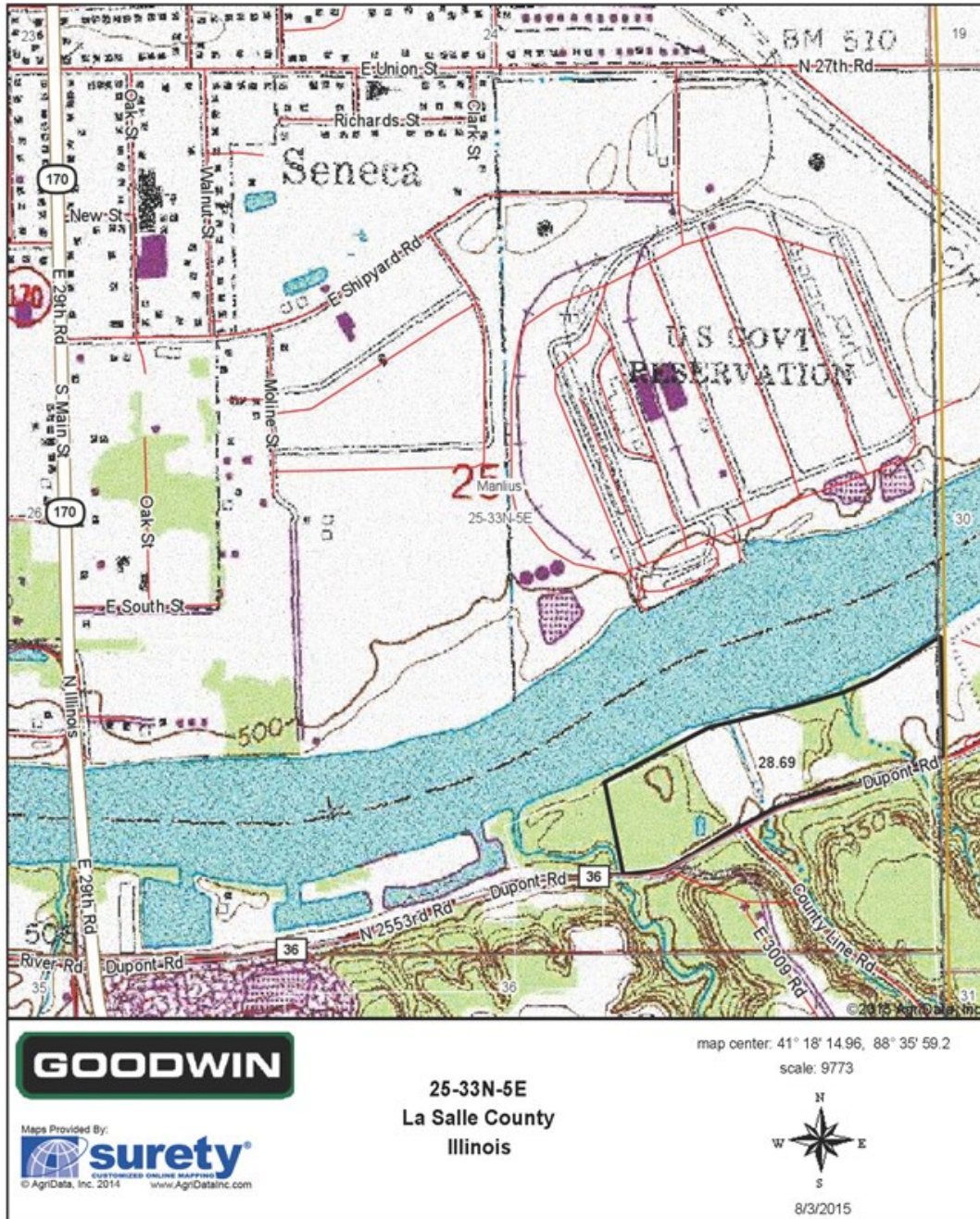
MANLIUS NORTH PART BROOKFIELD T.33N.-R.5E.



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

TOPOGRAPHICAL MAP OF 22 ACRES ILLINIOS RIVER FRONTAGE, SENECA, 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.

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.