

30 AC INDUSTRIAL SITE NORMAL

IL Rt. 150
Bloomington-Normal IL

For more information contact:

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



GOODWIN

County:	McLean
Township:	Dry Grove
Gross Land Area:	30 Total Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	Make an offer
Productivity Index (PI):	30 acre PI is 141.2
Buildings:	No Buildings
Utilities:	Utilities are at the site
Zoning:	M-2 Manufacturing



30 acres is in the City of Normal and part of 560 total acres in the area around the Rivian Auto plant. Excellent road frontage on IL Rt. 150 & Rt. 9. Good class A soils. 30 acres is zoned M-2 General Manufacturing District.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Acre Normal Industrial Site
Tax ID Number/APN: 13-36-100-005 (30 Acres) McLean County
Possible Uses: Industrial Manufacturing.
Zoning: 30 Acre is zone M-2 General Manufacturing District by the City of Normal.

AREA & LOCATION

School District: McLean County Unit School District 5
Location Description: Frontage on Rt. 150 or Mitsubishi Mtwy.
Site Description: 30 acres between two industrial buildings just south of the Rivian Electric truck automotive plant. The site is being farmed.
Side of Street: East side of Mitsubishi Mtwy.
Highway Access: Easy access to Interstate 74 and Interstate 55.
Road Type: Concrete
Property Visibility: Excellent frontage on Rt. 150.

LAND RELATED

Lot Frontage (Feet): 996 feet of frontage on Mitsubishi Mtwy.
Tillable Acres: McLean County USDA Farm Service Administration office shows 30.52 Cropland acres.
Lot Depth: 889 feet at the north end of the farm and 669 feet at the south end of the farm.
Buildings: No buildings
Zoning Description: 30 Acre is zone M-2 General Manufacturing District by the City of Normal.
Flood Plain or Wetlands: None known.
Topography: Level
FSA Data: 30.52 Cropland acres
Corn base 19.9 acres and PLC Yield 147
Soybean base 10.1 acres and PLC Yield 51
Soil Type: The Productivity Index (PI) is 141.2. The primary soils types are:
Sable silty clay loam (68A)
Ipava silt loam (43A)
Catlin silt loam (171B2)
Available Utilities: All utilities area available at the site.

FINANCIALS

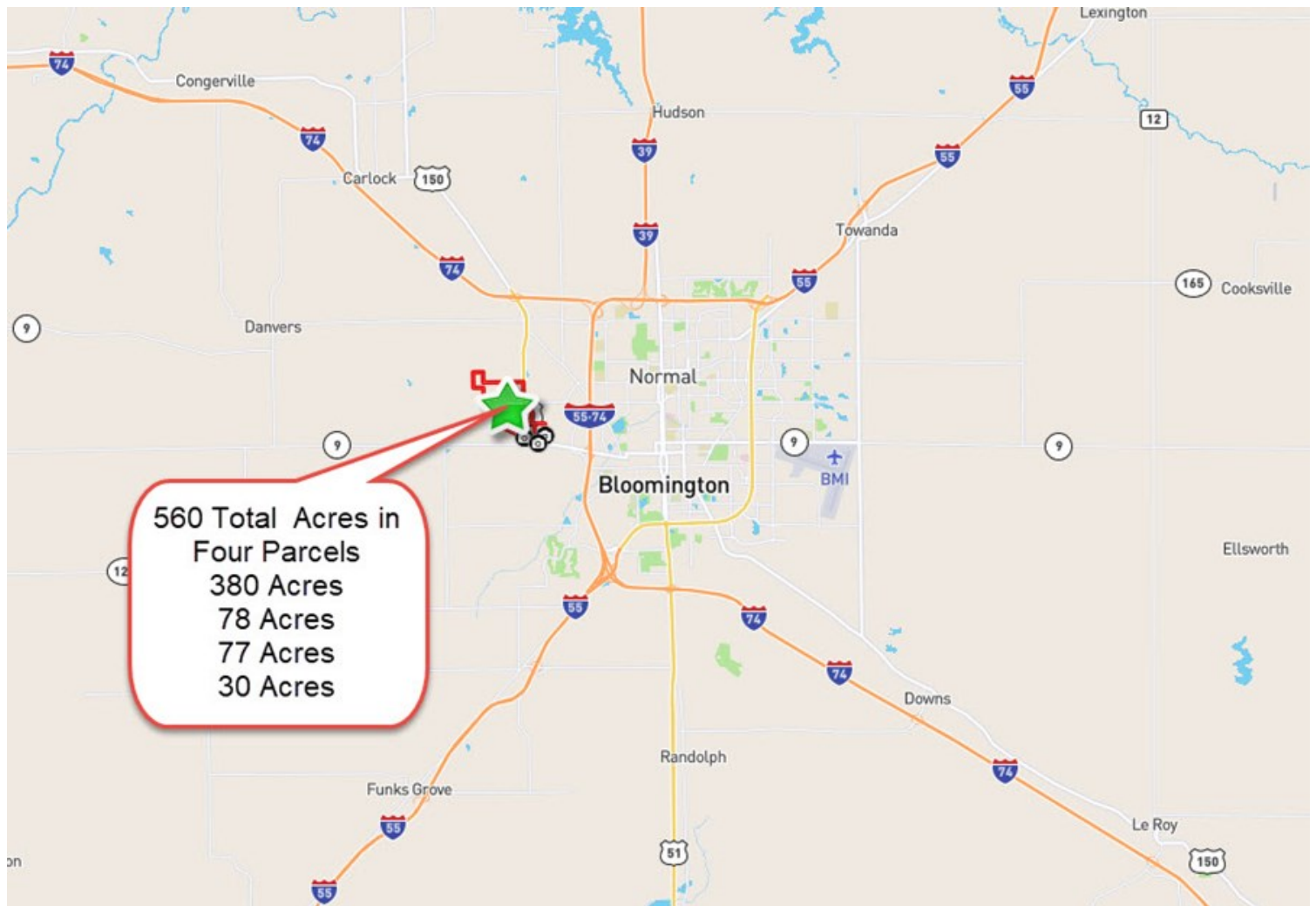
Finance Data Year: The 2017 taxes paid in 2018.
Real Estate Taxes: \$1,458 is the total real-estate tax bill for this 30 acre parcel.
Investment Amount: \$18,500 per acre for a total investment of \$555,000.

LOCATION

Address: N. Mitsubishi Way
Normal, IL 60761

Latitude 40.497852
Longitude -89.058535
County: McLean County Illinois

LOCATION MAP OF 560 ACRE IN MCLEAN COUNTY



30 ACRE AERIAL MAP

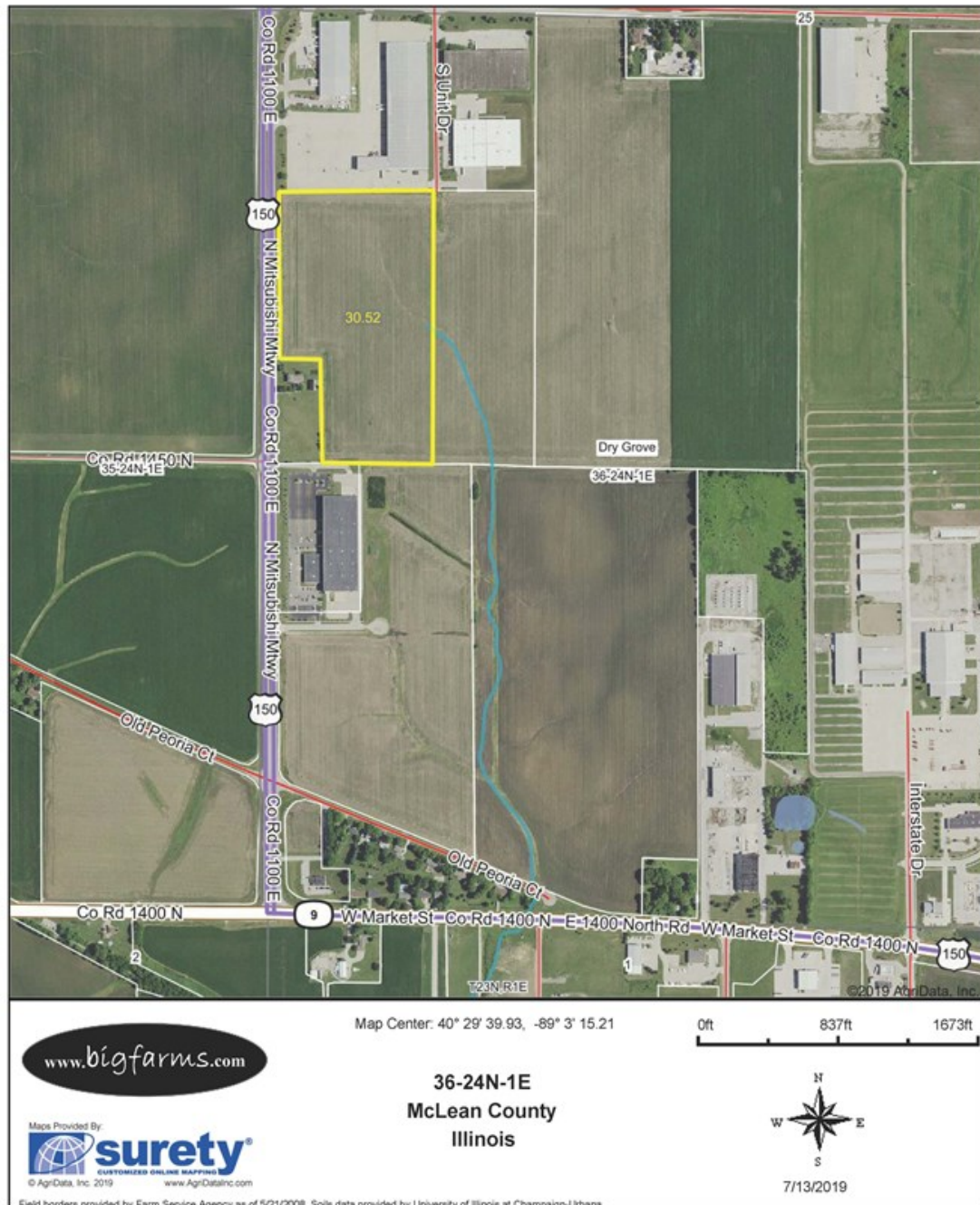


DRY GROVE NORTHWEST BLOOMINGTON T.24N.-R.1E.
CITY SEE PAGE 54



30 ACRE FSA MAP

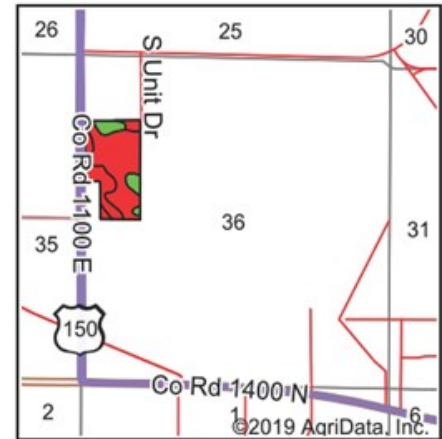
Aerial Map



SOIL MAP FOR 30 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **McLean**
Location: **36-24N-1E**
Township: **Dry Grove**
Acres: **30.52**
Date: **7/13/2019**

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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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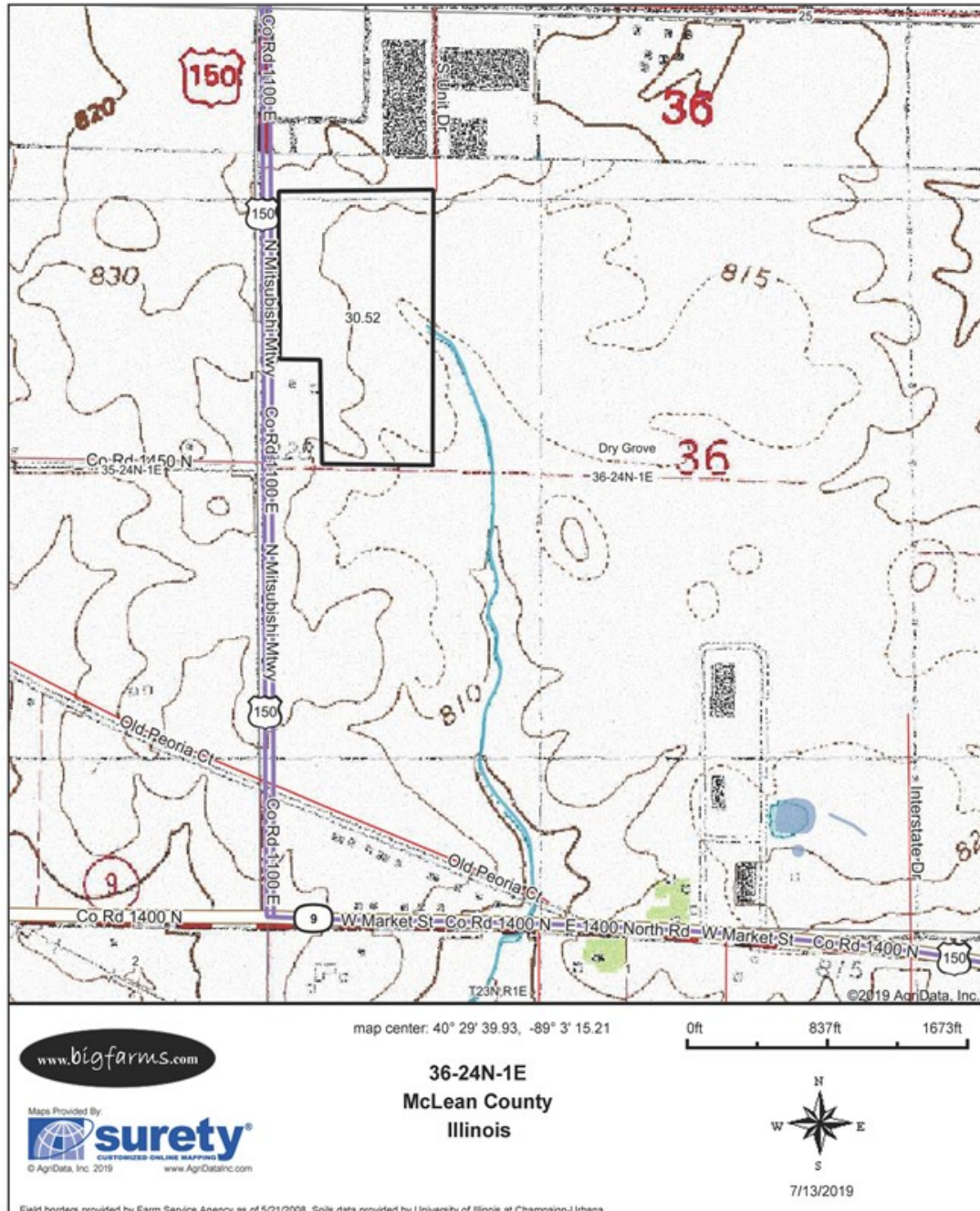


Area Symbol: IL 113, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	19.09	62.5%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	7.47	24.5%		191	62	142
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.96	13.0%		**178	**56	**131
Weighted Average					189.9	61.8	141.2

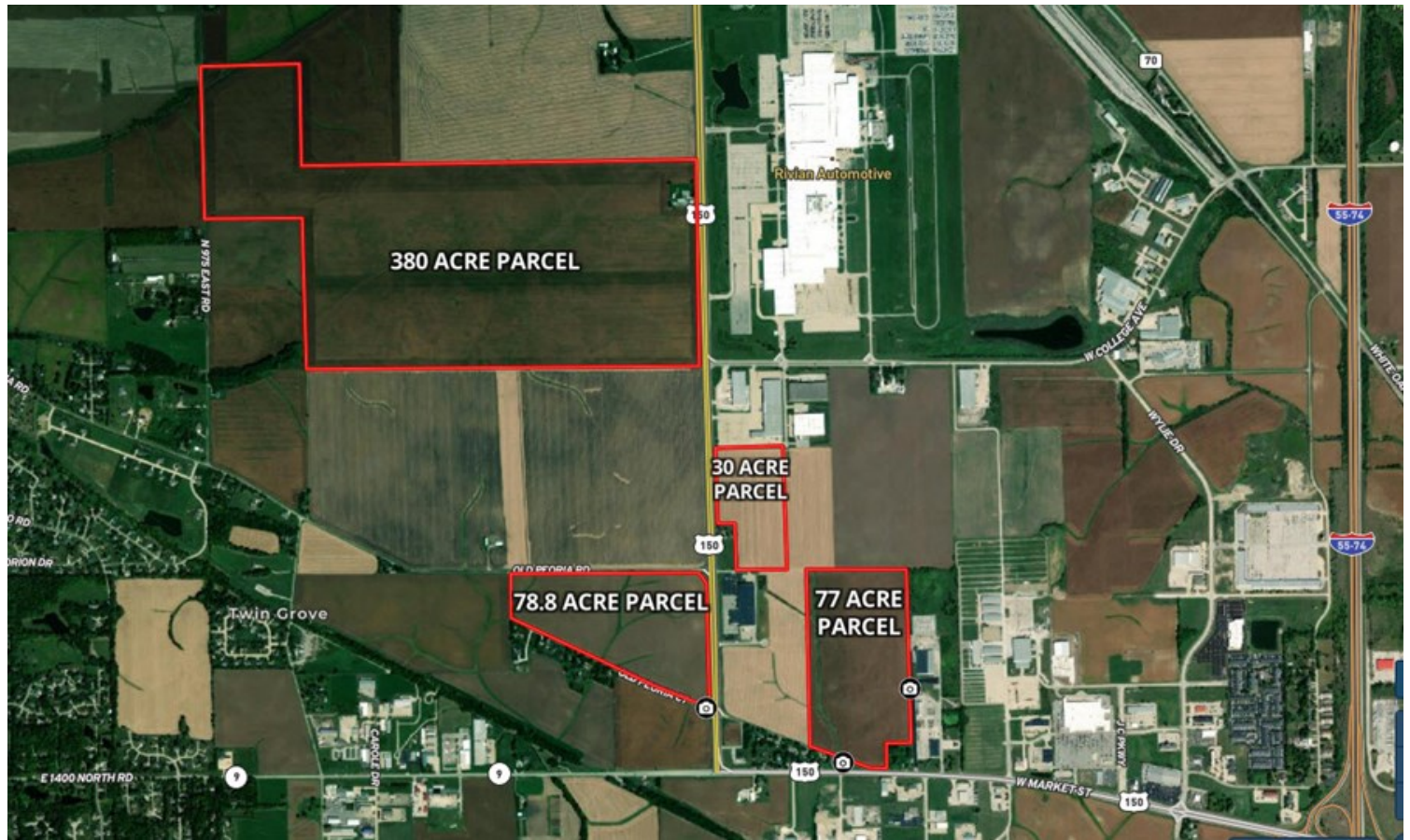
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

30 AC TOPOGRAPHICAL MAP

Topography Map



AERIAL MAP OF 560 ACRES IN DRY GROVE TOWNSHIP, MCLEAN COUNTY



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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