

30 Acre Coal City Industrial Land

Coal City IL

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30 ACRE COAL CITY INDUSTRIAL LAND

Coal City IL

For more information contact:

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GOODWIN



County:	Grundy
Township:	Maine - Braceville
Gross Land Area:	30
Property Type:	Vacant farmland
Possible Uses:	Industrial development
Total Investment:	\$795,000
Unit Price:	\$26,500 per acre
Soil Productivity Index:	The PI index for this farm is 110
Buildings:	No Buildings
Utilities:	Near site
Zoning:	Agriculture



30 acres at the corner of Reed road and Broadway in Coal City. Excellent corner location along the UP rail spur south of Coal City. Only two miles west of the I-55 interchange at Braidwood. City water near the property. The Inland Logistics Port at Coal City is directly to the west of this site. Level land at the corner.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Acre Coal City Industrial Land
Tax ID Number/APN: 09-14-100-001 for 30 acres in Braceville Township, Grundy County.
Possible Uses: Great location for industrial development. UP rail spur on east side of property.
Zoning: Agriculture
Sale Terms: Sellers are looking for a cash sale, but are willing to listen to all offers.

AREA & LOCATION

School District: Coal City Community Unit School District #1
Location Description: Only 2 miles west of I-55 at Reed road and adjacent to the city boundary of Coal City.
Site Description: Level land currently being farmed. The site does have a creek that crosses through the farmland and pipeline easement that parallels Broadway road.
Side of Street: The 30 acres site is found at the SE corner of Reed road and Broadway road. It is south of Reed road and east of Broadway.
Highway Access: Only two miles to Interstate 55.
Road Type: Blacktop or Asphalt roads.

LAND RELATED

Lot Frontage (Feet): Approximately 1023 feet on Reed road and 1328 feet on S. Broadway.
Buildings: No Buildings
Flood Plain or Wetlands: The farm has a creek crossing, but maps are not showing any flood plain or wetlands.
Topography: The property is flat.
Available Utilities: Water from the City of Coal City is just to the north.

FINANCIALS

Finance Data Year: The tax year 2015 and payable in 2016
Real Estate Taxes: Taxes paid in 2016 \$227.00
Investment Amount: Owners are asking \$26,500 per acre for a total investment of \$795,000.00

LOCATION

Address: Reed Road
Coal City, IL 60416
County: Grundy

AERIAL MAP OF 30 ACRE INDUSTRIAL SITE



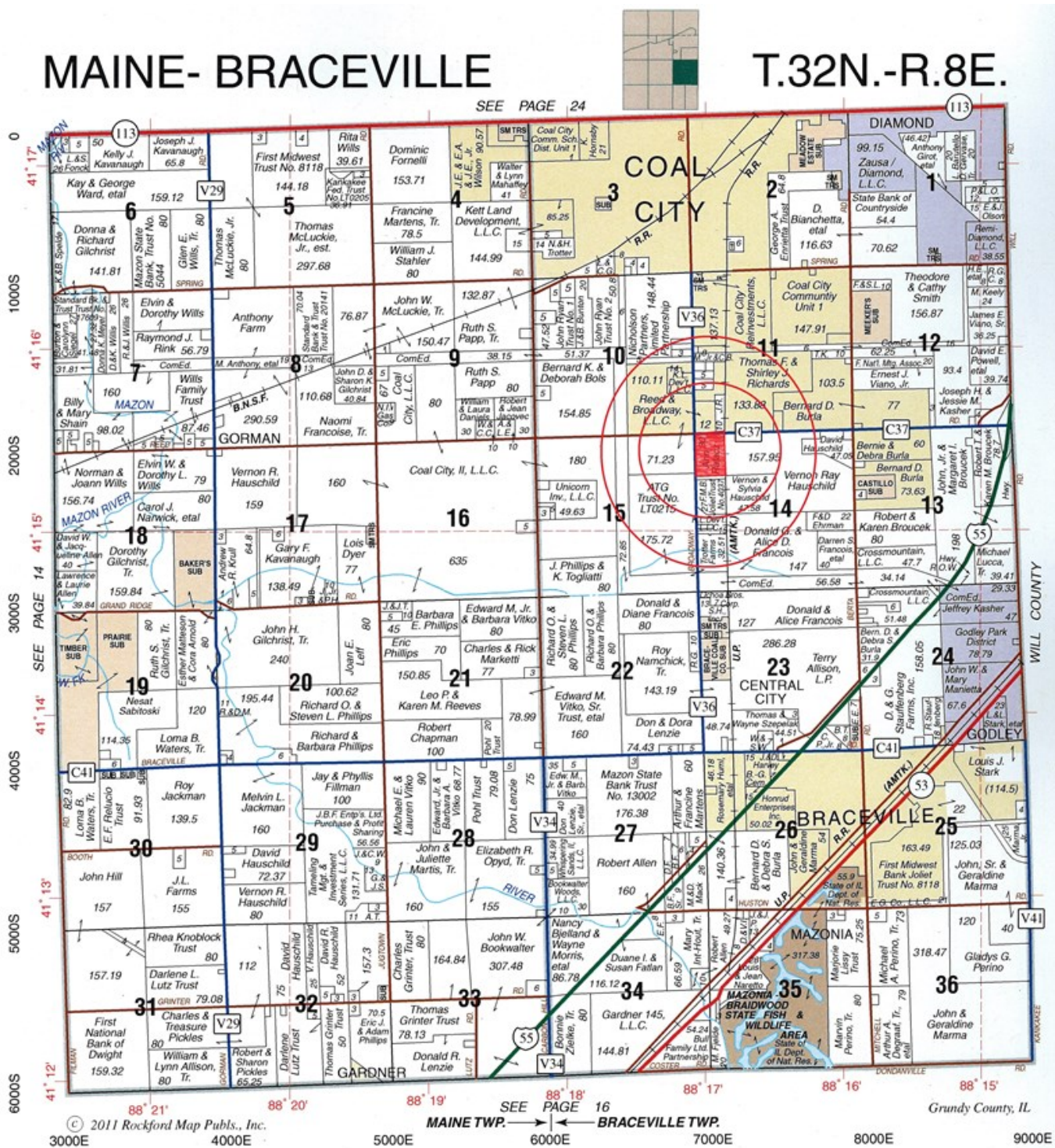
LOCATION MAP OF THE 30 ACRE COAL CITY INDUSTRIAL SITE



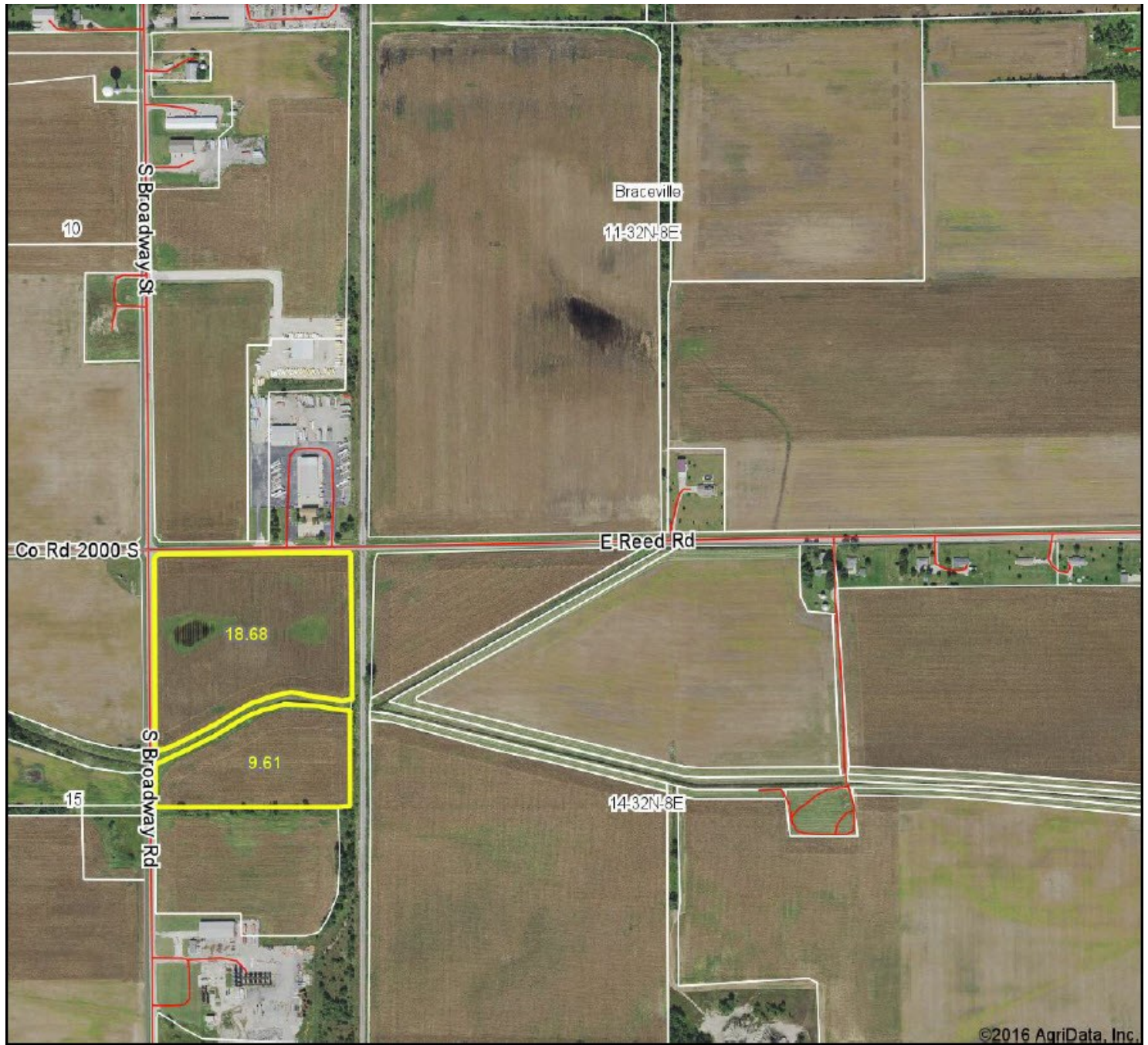
AERIAL MAP OF COAL CITY 30 ACRE INDUSTRIAL SITE



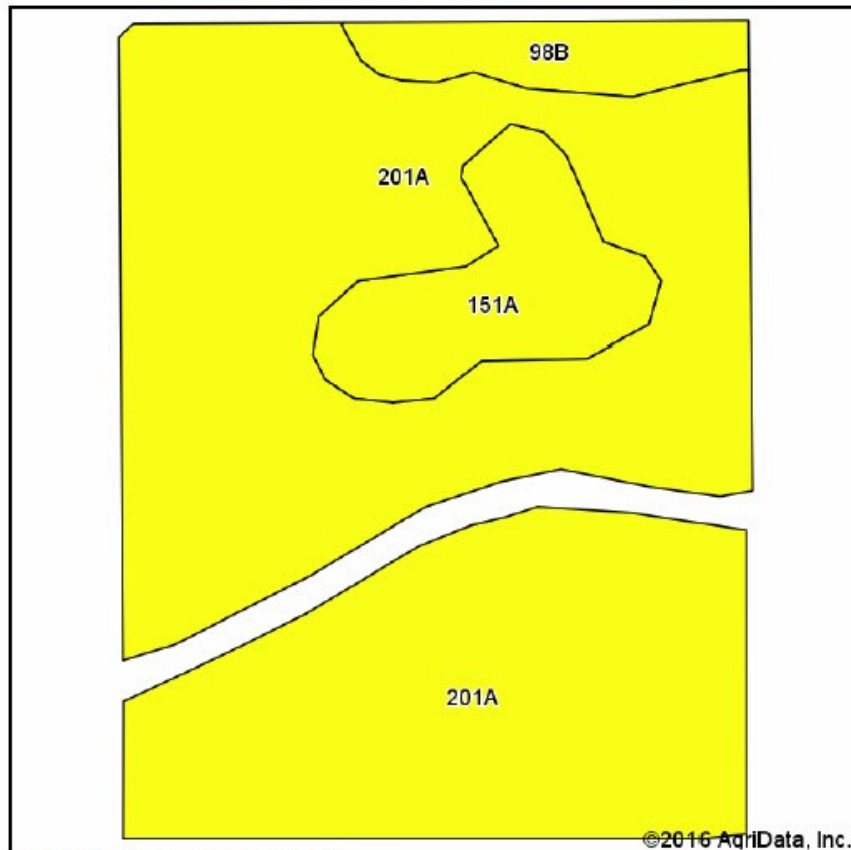
PLAT MAP OF THE 30 ACRE COAL CITY INDUSTRIAL SITE



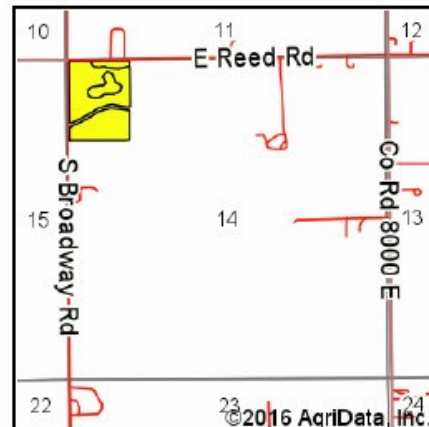
FSA MAP OF THE COAL CITY 30 ACRE INDUSTRIAL SITE



SOIL MAP OF 30 ACRES COAL CITY INDUSTRIAL SITE



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Grundy**
 Location: **11-32N-8E**
 Township: **Braceville**
 Acres: **28.29**
 Date: **1/5/2017**

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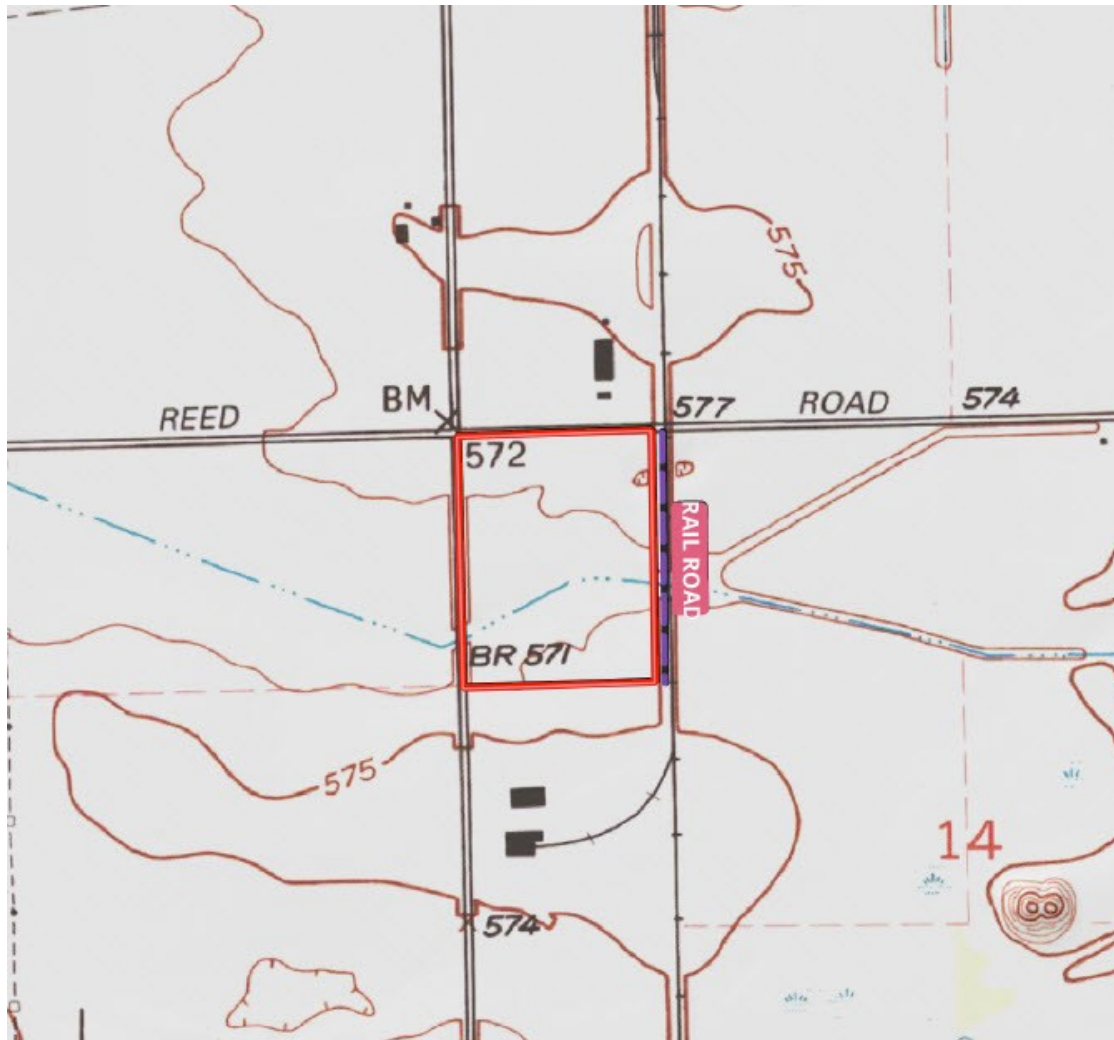
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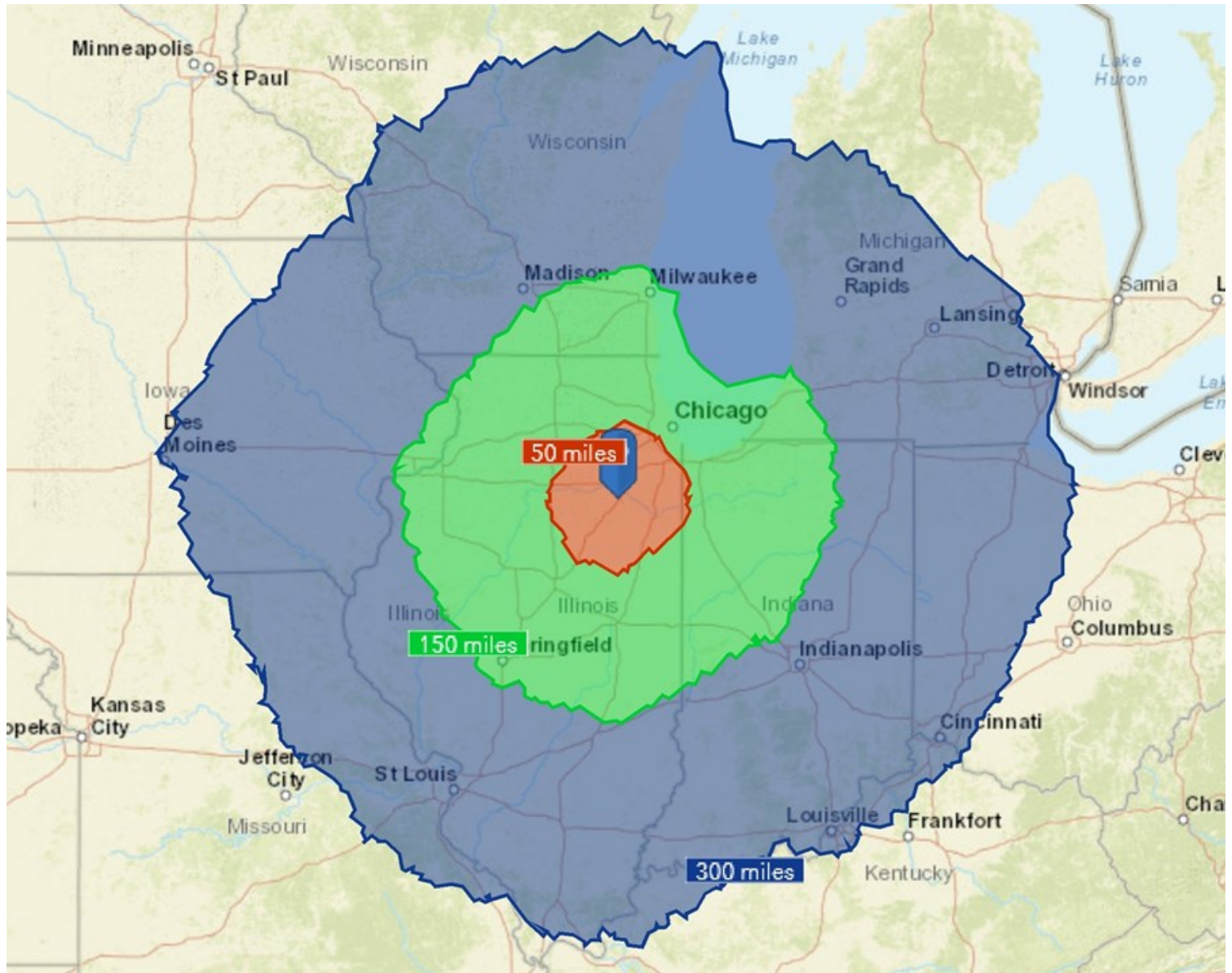
Area Symbol: IL063, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
201A	Gilford fine sandy loam, 0 to 2 percent slopes	24.10	85.2%		148	49	110
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	2.77	9.8%		151	51	114
**98B	Ade loamy fine sand, 1 to 6 percent slopes	1.42	5.0%		**134	**47	**102
Weighted Average					147.6	49.1	110

TOPOGRAPHICAL MAP OF THE COAL CITY INDUSTRIAL SITE, GRUNDY COUNTY



50, 150 & 300 MILE DISTANCE FROM 30 ACRE COAL CITY INDUSTRIAL SITE



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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