

35 AC QUIGLEY DEVELOPMENT SITE

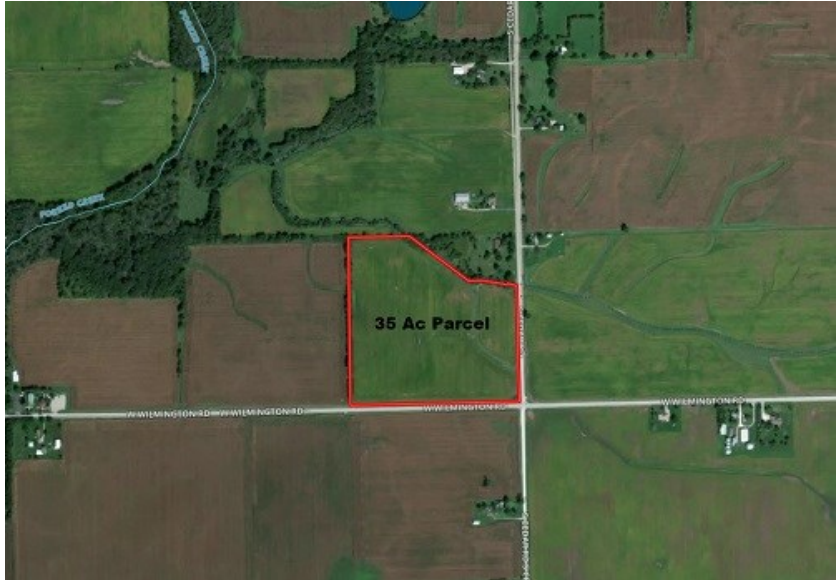
14426 W. Peotone Rd
Manhattan IL 60442

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



County:	Will
Township:	Wilton
Gross Land Area:	35 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Currently production agriculture
Total Investment:	\$875,000
Unit Price:	\$25,000 per acre
Productivity Index (PI):	PI Index is 124.1
Buildings:	No Buildings
Zoning:	Agriculture



35 Acres at the corner of Cedar Road and Wilmington - Peotone Road. Future commercial development corner, with great exposure for any type of business. This property is located on the Wilmington - Peotone Road truck route between Interstate 57 and the south end of the Joliet Intermodal facility on Rt. 53 at Wilmington, Illinois.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 35 Acres Quigley Development Site
Tax ID Number/APN: 13-19-21-400-005-0000
Possible Uses: Commercial Development
Zoning: Agriculture

AREA & LOCATION

School District: Peotone School District 207U
Location Description: NW corner of Cedar road and Wilmington - Peotone road.
Site Description: Gently rolling farmland
Side of Street: NW corner of Cedar road & Wilmington Peotone road.
Highway Access: Easy access to:
I-57 only 7.3 miles east
I-55 only 13.5 miles west
I-80 only 14.6 miles north
I-355 only 15.4 miles north
Rt. 53 only 8.9 miles west
Rt. 45 only 4 miles east
Road Type: Asphalt blacktop roads
Property Visibility: Excellent corner location with current traffic counts of 5200 on W. Peotone road and 1350 S. Cedar road.
Largest Nearby Street: Wilmington - Peotone road

LAND RELATED

Lot Frontage (Feet): Approximately 1294 feet on Wilmington-Peotone road
Approximately 887 feet on Cedar road.
Buildings: No Buildings
Zoning Description: Agriculture
Topography: Gently rolling

FINANCIALS

Finance Data Year: 2014 taxes paid in 2015
Real Estate Taxes: The total tax bill was \$519 or \$14.80 per acre
Investment Amount: Sellers are asking \$25,000 per acre for a total investment of \$875,000.

LOCATION

County: Will County Illinois

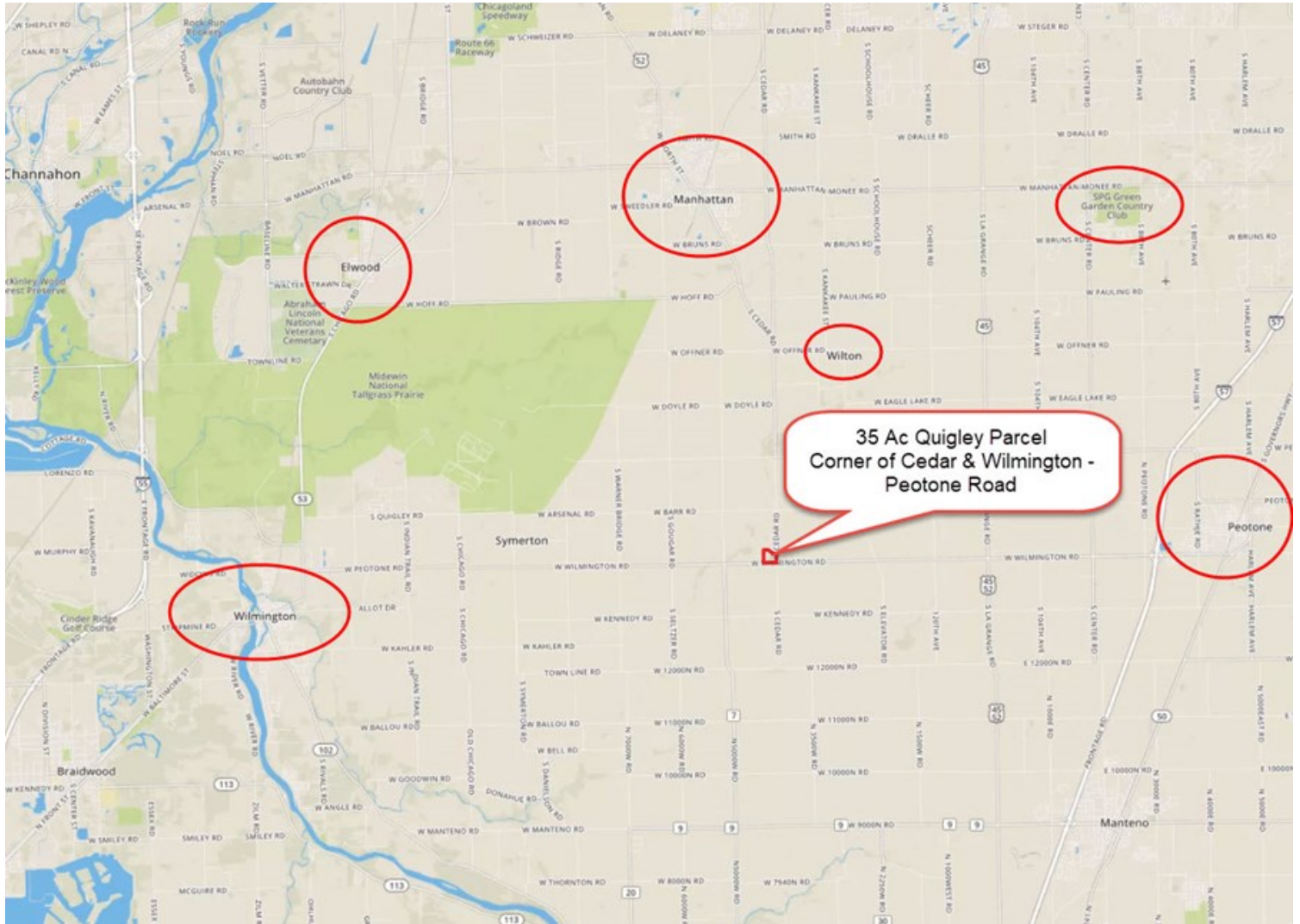
AERIAL MAP OF THE 35 ACRE QUIGLEY DEVELOPMENT SITE, WILTON TOWNSHIP WILL COUNTY



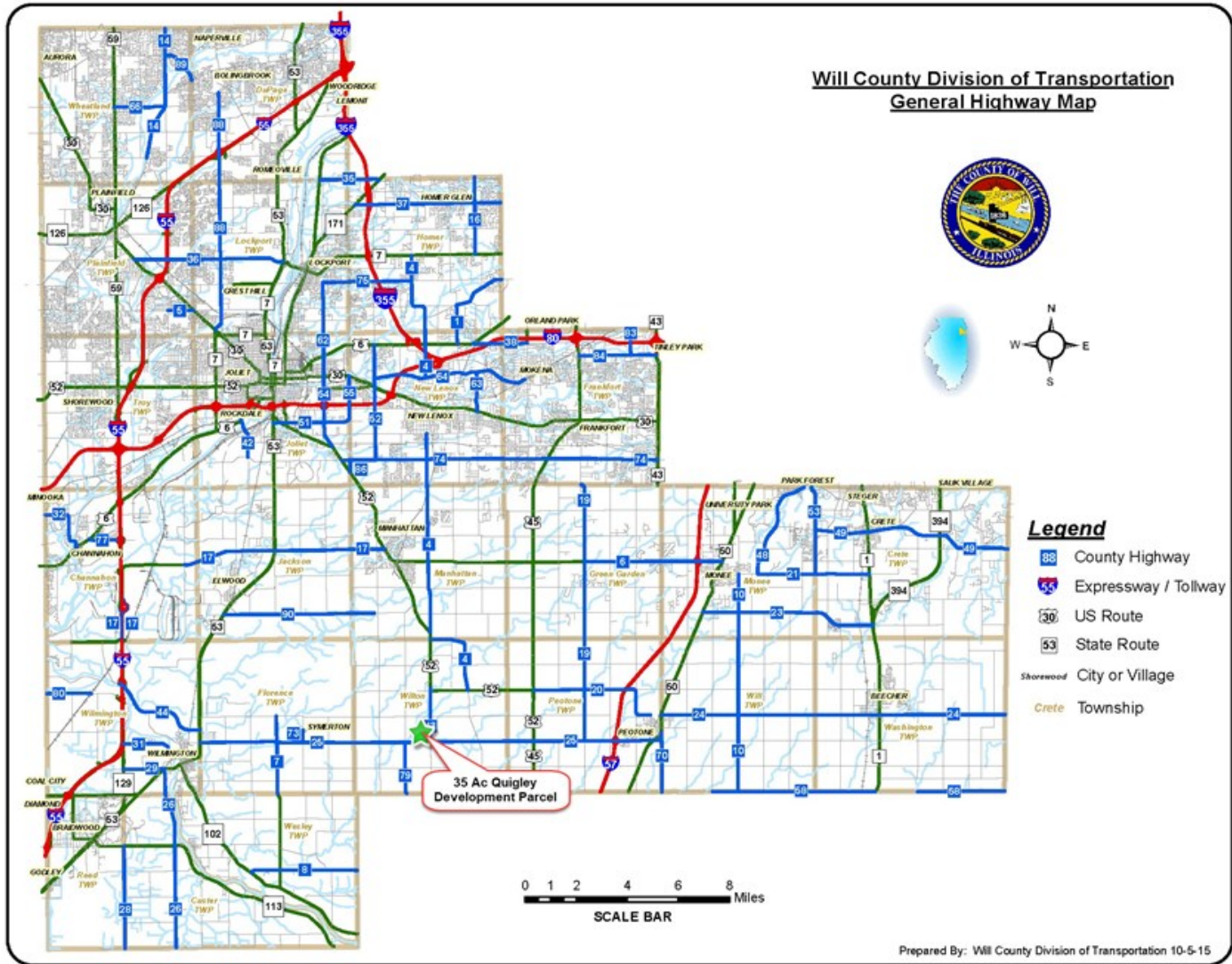
AERIAL MAP 2 OF THE 35 ACRE QUIGLEY DEVELOPMENT SITE, WILTON TOWNSHIP WILL COUNTY



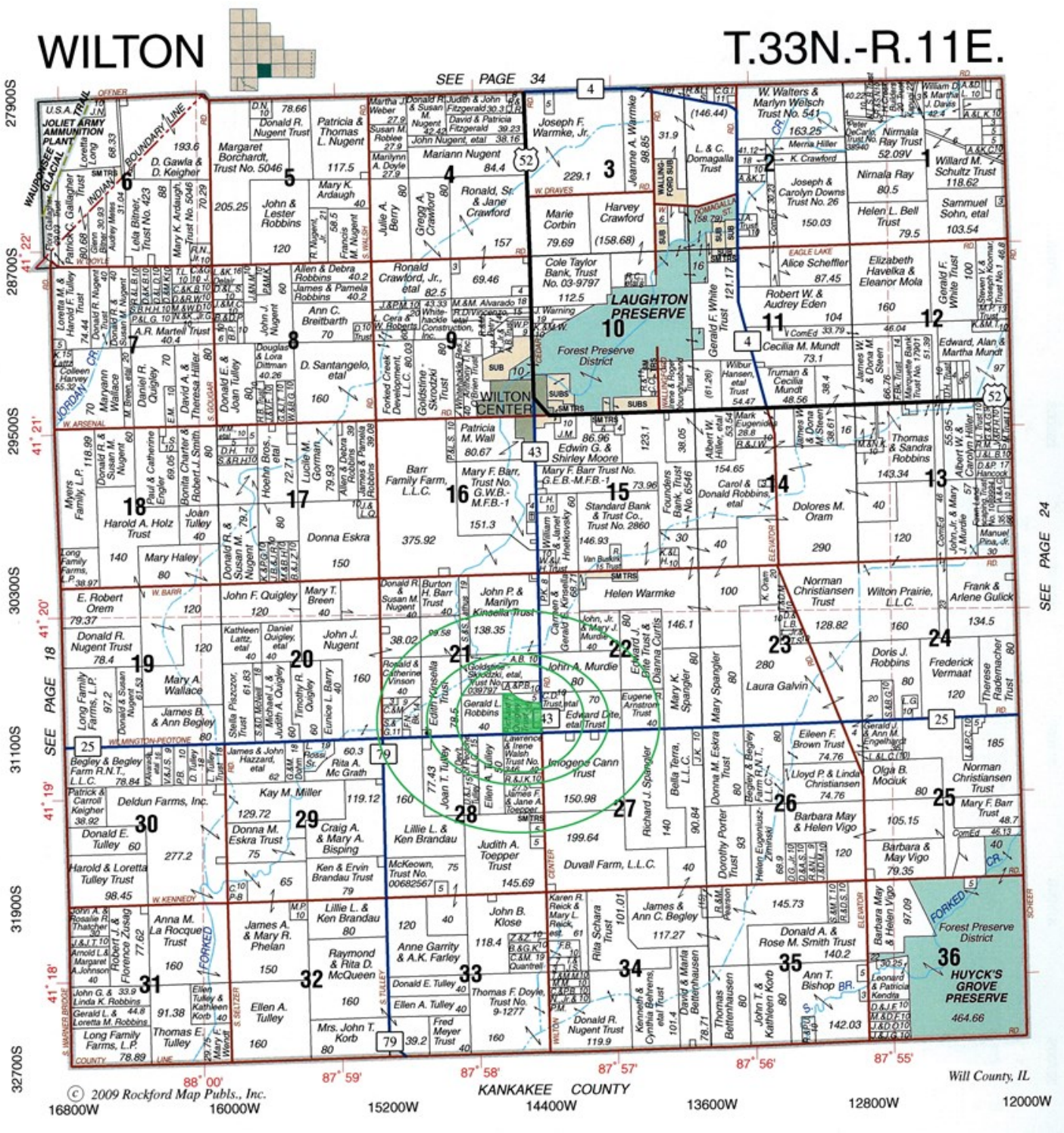
ROAD MAP OF QUIGLEY 35 ACRE DEVELOPMENT SITE, WILTON TOWNSHIP WILL COUNTY



WILL COUNTY HIGHWAY MAP

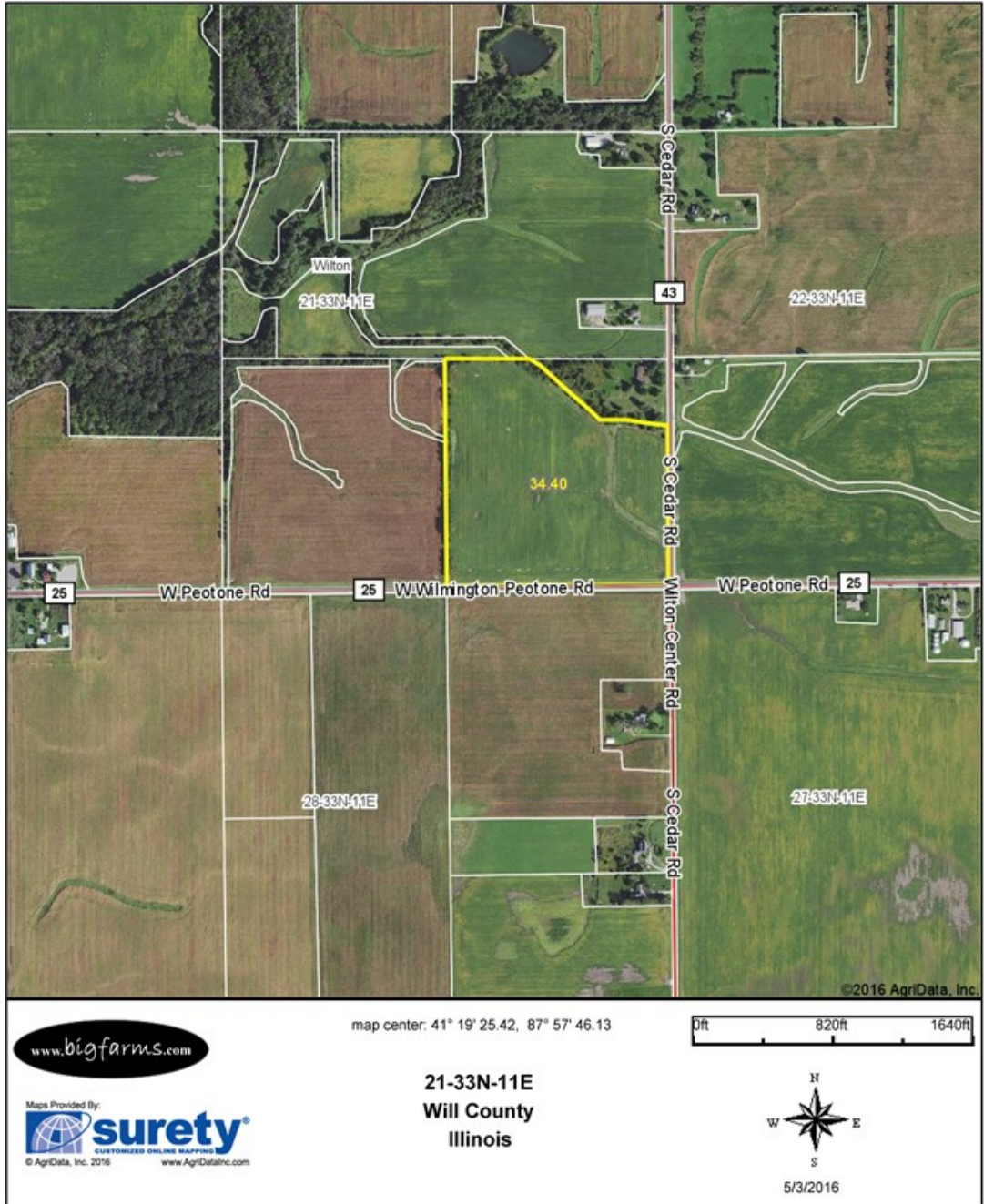


PLAT MAP OF 35 ACRES WILTON TWP., WILL COUNTY



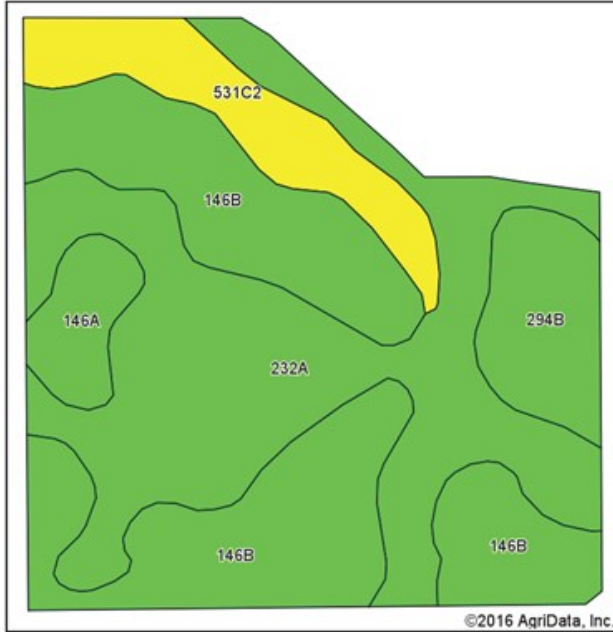
FSA MAP OF WILTON TOWNSHIP 35 ACRES

Aerial Map



SOIL MAP OF 35 ACRE QUIGLEY DEVELOPMENT SITE, WILTON TOWNSHIP WILL COUNTY

Soils Map



State: Illinois
 County: Will
 Location: 21-33N-11E
 Township: Wilton
 Acres: 34.4
 Date: 5/3/2016



Maps Provided By:
 surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.98	40.6%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	12.66	36.8%		**166	**54	**124
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	3.53	10.3%		**147	**48	**108
**294B	Symerton silt loam, 2 to 5 percent slopes	2.71	7.9%		**177	**55	**130
146A	Elliott silt loam, 0 to 2 percent slopes	1.52	4.4%		168	55	125
Weighted Average					166.6	54.3	124.1

Area Symbol: IL197, Soil Area Version: 10

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
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/11027/>

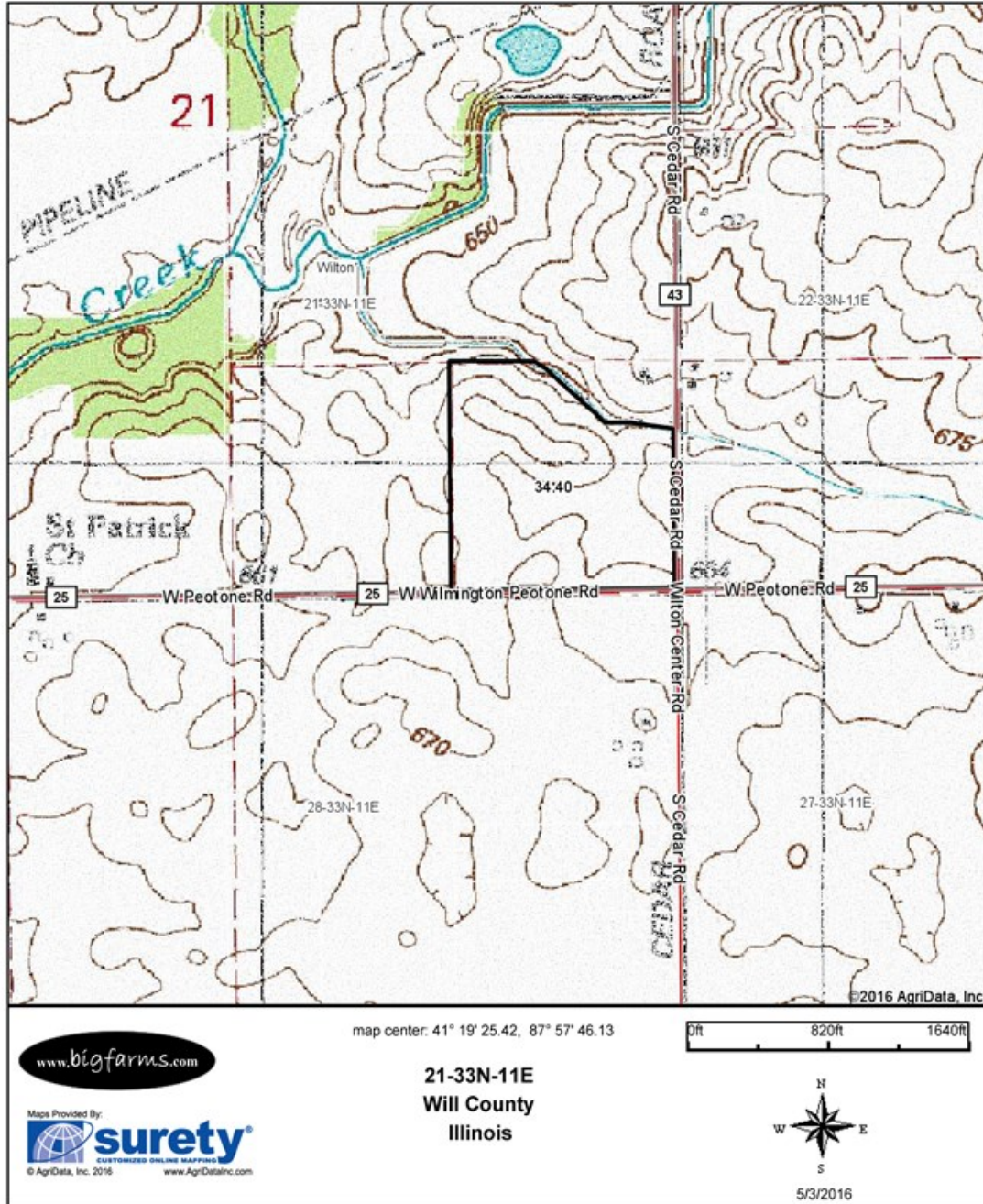
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP OF QUIGLEY DEVELOPMENT LAND, WILTON TOWNSHIP

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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