

380 AC NORMAL FARM

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:	380 total Acres
Property Type:	Farmland & buildings with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$9,500,000.00
Unit Price:	\$25,000 per Acre
Productivity Index (PI):	PI Index is 132
Buildings:	House, barn & tool shed
Zoning:	Agriculture



Excellent development potential in Normal, IL. 380 acres in one parcel with frontage on Rt. 150 across from the Rivian Electric Truck plant (formerly Mitsubishi auto plant). Amazon has already ordered 100,000 trucks that will be built at this plant. Mostly class A soils with an old set of farm buildings. Zoned agriculture, excellent tenant in place for the 2019 crop season.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 380 Acre Normal, IL Farm

Tax ID Number/APN: 13-27-200-011
13-26-400-002
13-26-300-005
13-26-400-003

Possible Uses: Many potential uses with new auto plant (Rivian electric truck) expected to start production in 2020. Additional industrial development is possible.

Zoning: Currently zoned agriculture.

AREA & LOCATION

School District: McLean County Unit School District 5

Location Description: Excellent location for future development. The parcel has half a mile of frontage on Rt 150. The former Mitsubishi auto plant is directly across the street on the east side of Rt. 150. Rivian Automotive is the new owner of the auto plant.

Site Description: Level to gently rolling farmland, old set of farm buildings are still on the property.

Side of Street: West side of Rt. 150

Highway Access: 2.2 miles north to I-74
2.6 miles SE to I-55 at Rt. 150/Rt 9
Less than 9 miles to Central Illinois Regional Airport at Bloomington-Normal

Road Type: State route 150 is concrete.

Property Visibility: Excellent visibility with half a mile of road frontage.

LAND RELATED

Lot Frontage (Feet): 2640 feet of frontage on Rt. 150

Tillable Acres: Cropland based on the McLean County FSA office is 379.58 acres.

Buildings: Old set of farm buildings with home.

Zoning Description: Site is zoned agriculture

Flood Plain or Wetlands: None known

Topography: Flat to gently rolling.

FSA Data: Farmland total is 383.16 acres
Cropland acres are 379.58 acres
Corn base is 283.5 acres. PLC yield of 128 bushels per acre.
Soybean base is 81.4 acres. PLC yield of 41 bushels per acre.

Soil Type: Catlin silt loam (171B2)
Ipava silt loam (43A)
Drummer silty clay loam (721A)

Available Utilities: All utilities are available from the city of Normal.

FINANCIALS

Finance Data Year: 2017 Taxes paid in 2018

Real Estate Taxes: The taxes paid are \$12,957 or \$35 per acre.

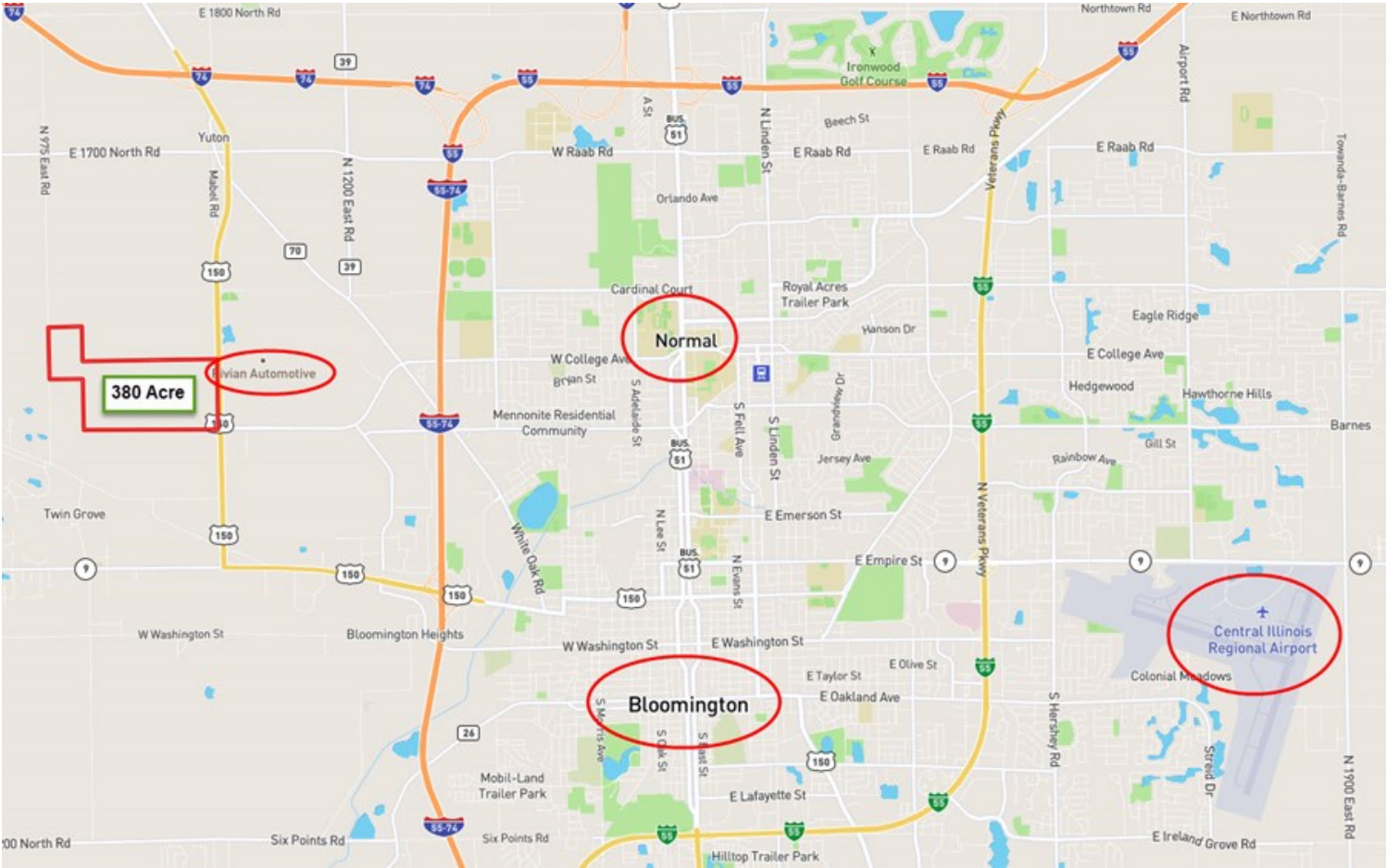
Investment Amount: The investment amount for this excellent site is \$25,000 per acre for a total of \$9,500,000.

LOCATION

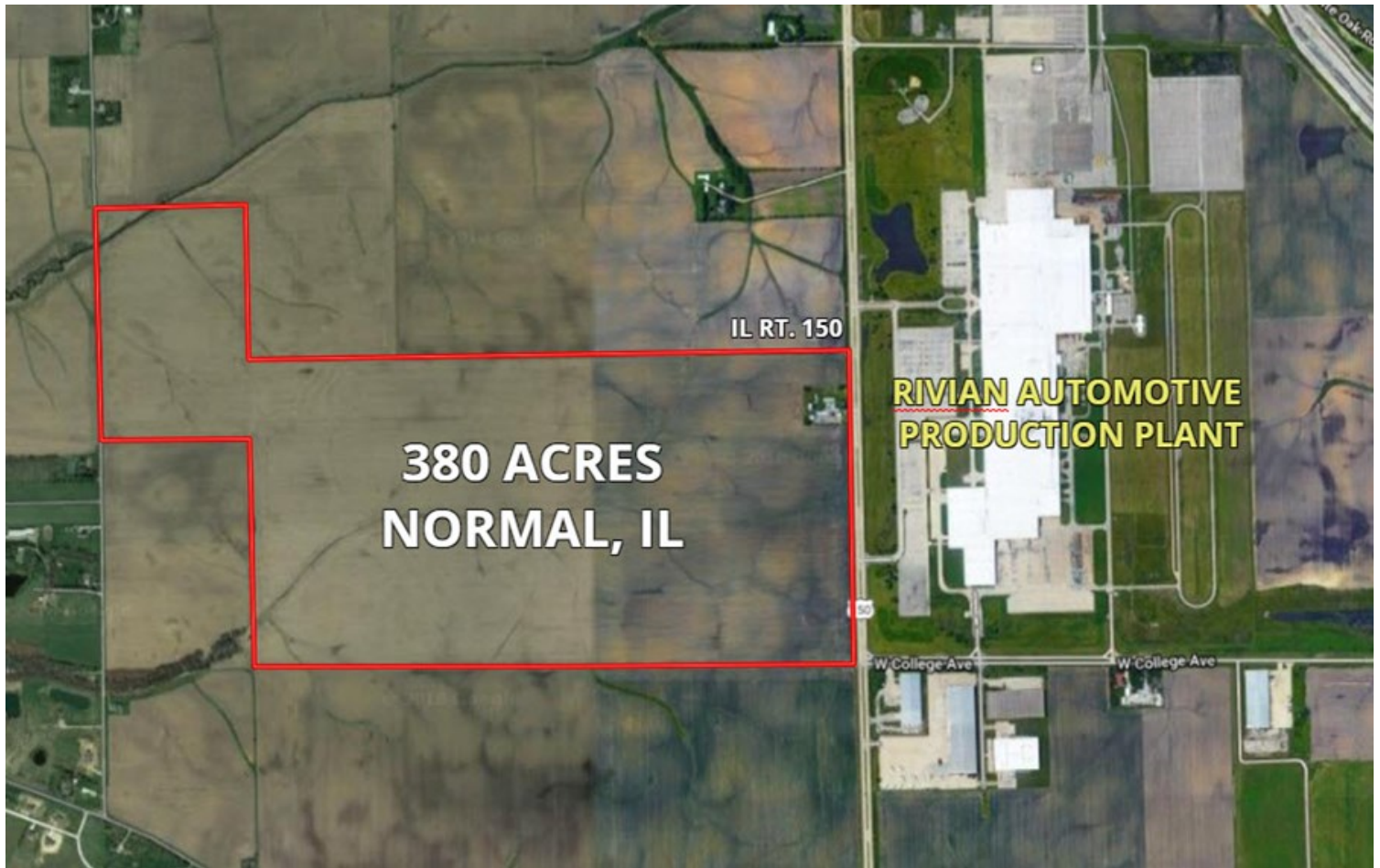
Address: 419 N. Mitsubishi Mtwy.
Normal, IL 61705

County: McLean County Illinois

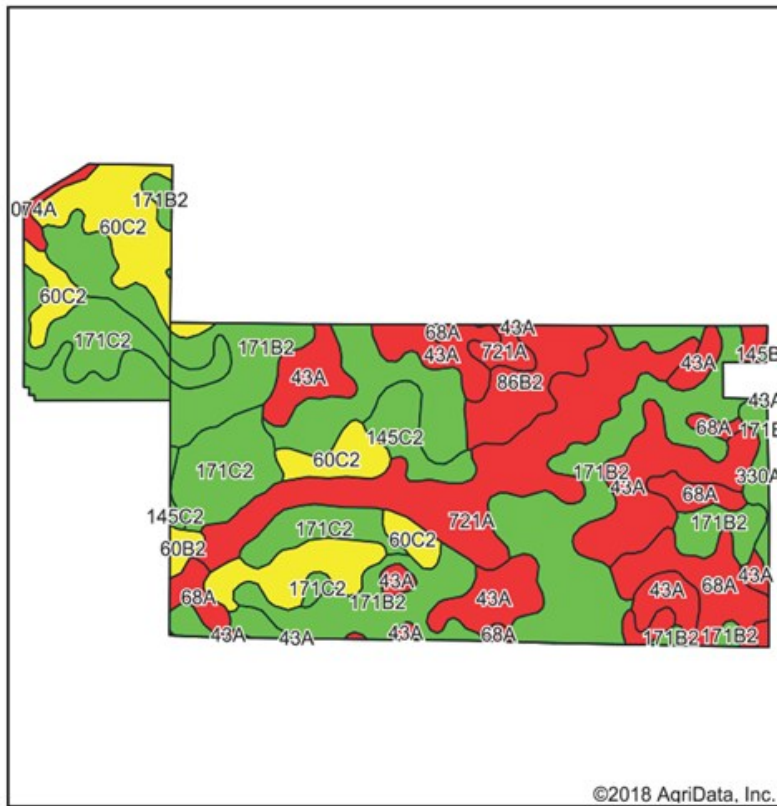
LOCATION MAP OF 380 ACRES IN NORMAL, IL



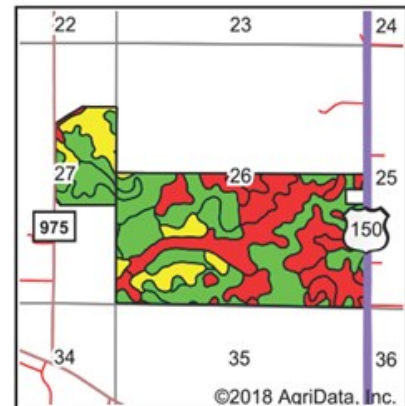
380 AC AERIAL MAP, DRY GROVE TOWNSHIP, MCLEAN COUNTY IL.



SOIL MAP FOR 380 ACRES NORMAL, IL



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McLean**
 Location: **26-24N-1E**
 Township: **Dry Grove**
 Acres: **378.3**
 Date: **12/6/2018**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL113, 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
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	126.51	33.4%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	57.28	15.1%		191	62	142
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	49.29	13.0%		194	63	143
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	44.35	11.7%		**148	**48	**110
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	43.21	11.4%		**174	**55	**128
68A	Sable silty clay loam, 0 to 2 percent slopes	25.87	6.8%		192	63	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	13.96	3.7%		**181	**57	**134
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	9.22	2.4%		**166	**53	**123
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.36	1.2%		164	55	123
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	2.10	0.6%		186	58	136
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	1.94	0.5%		**151	**49	**112
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.21	0.1%		**170	**54	**125
Weighted Average					178.6	57.2	132

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

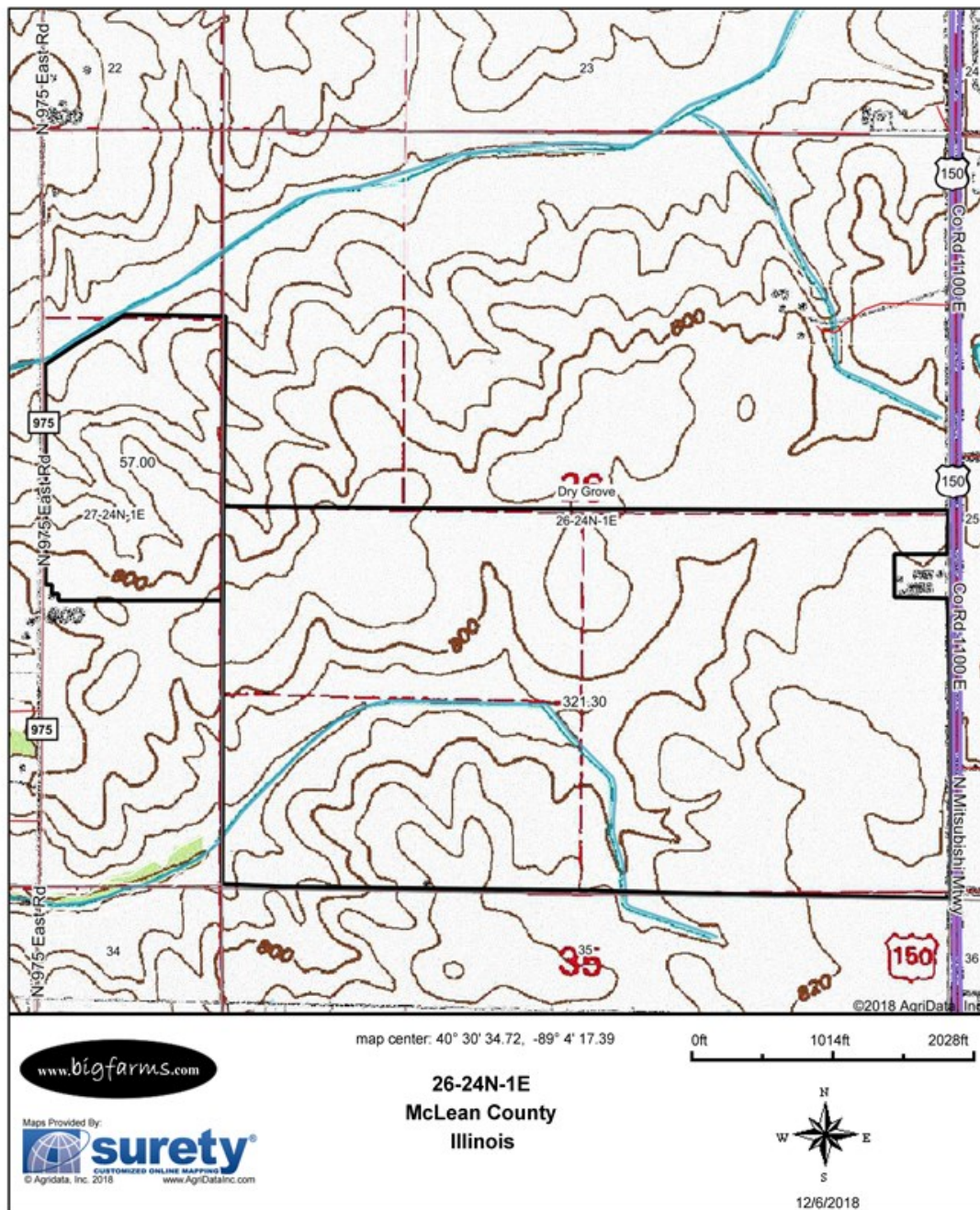
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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



TOPOGRAPHICAL MAP

Topography Map



AERIAL MAP OF NORMAL, IL FARM



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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