

## 39 Acres Chestnut Grove Vacant Land

Cortland IL 60112

www.bigfarms.com

# 39 ACRES CHESTNUT GROVE VACANT LAND

Cortland IL 60112

For more information contact:

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



GOODWIN

<b>County:</b>	DeKalb
<b>Township:</b>	Cortland
<b>Gross Land Area:</b>	39.65 Acres
<b>Property Type:</b>	Vacant land with Development Potential
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$107,250.00
<b>Unit Price:</b>	\$2,750 per acre
<b>Productivity Index (PI):</b>	122.8 is the original PI index
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	All utilities available at the site
<b>Zoning:</b>	R-1 Single family detached residential.



**PRICE REDUCED!** Vacant open land with development potential. 39.65 Acres of vacant land south and west of Chestnut Grove Grade School, Cortland, Illinois. Engineering available from broker showing a planned single family residential development. Stock pile of black dirt available on site to re-claim farmland.

No FSA or yield history. This land has not been farmed since 2017. Soil map is of the original soils, not the current status of the land. This is a wonderful opportunity to re-claim farmland but still have long term development potential.

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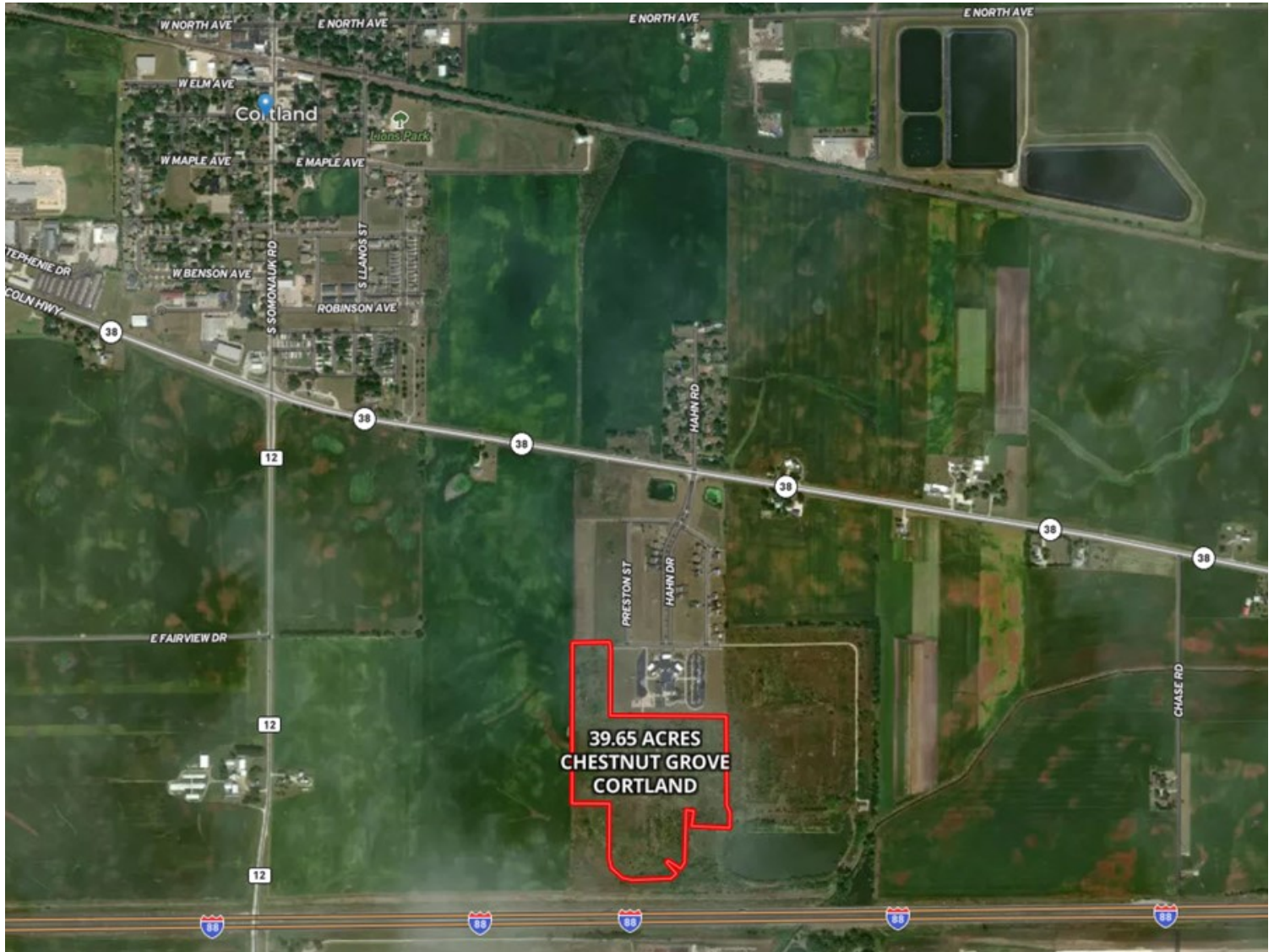
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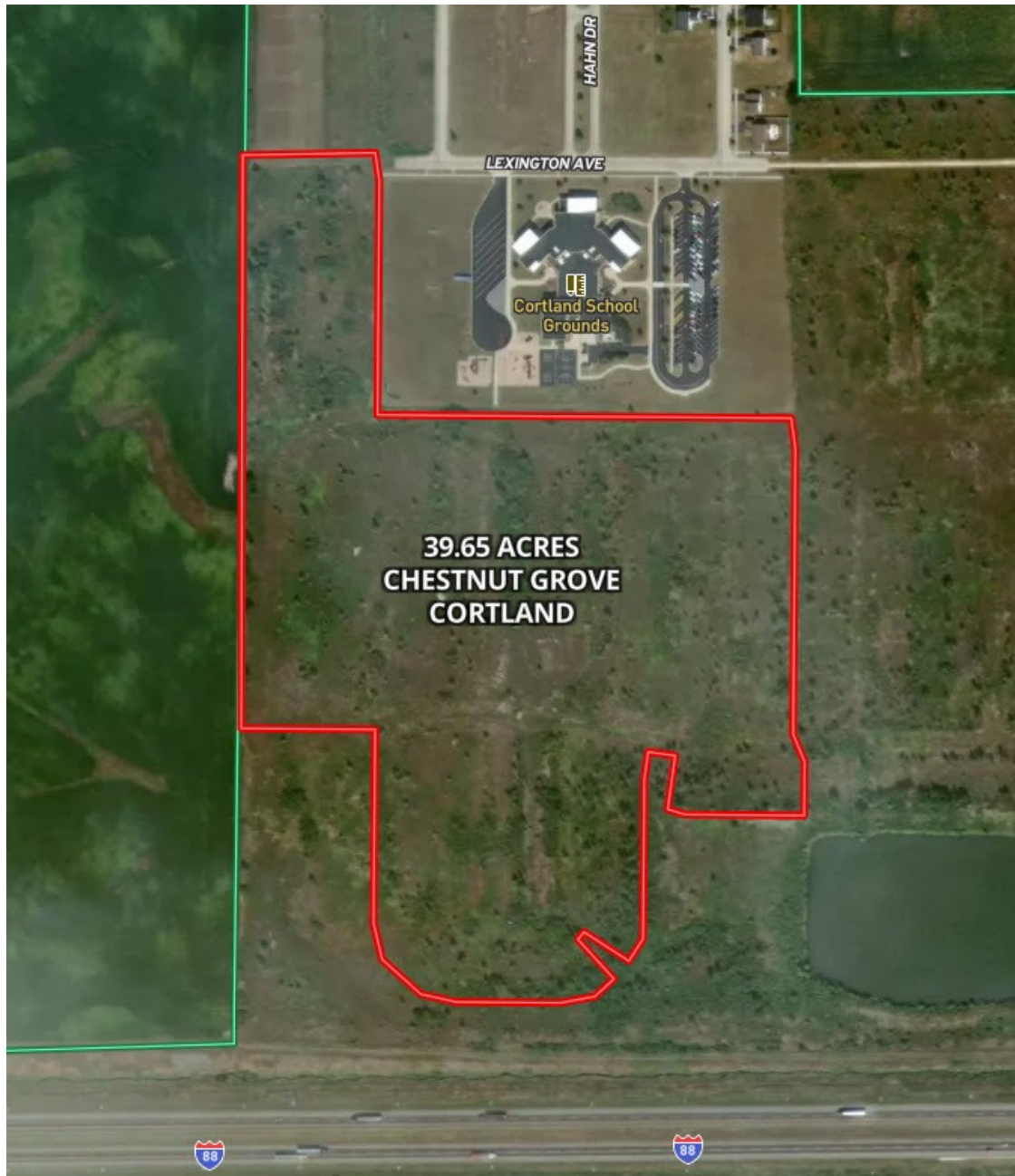
### LOCATION OF CHESTNUT GROVE 39 ACRES OF VACANT LAND, CORTLAND, IL



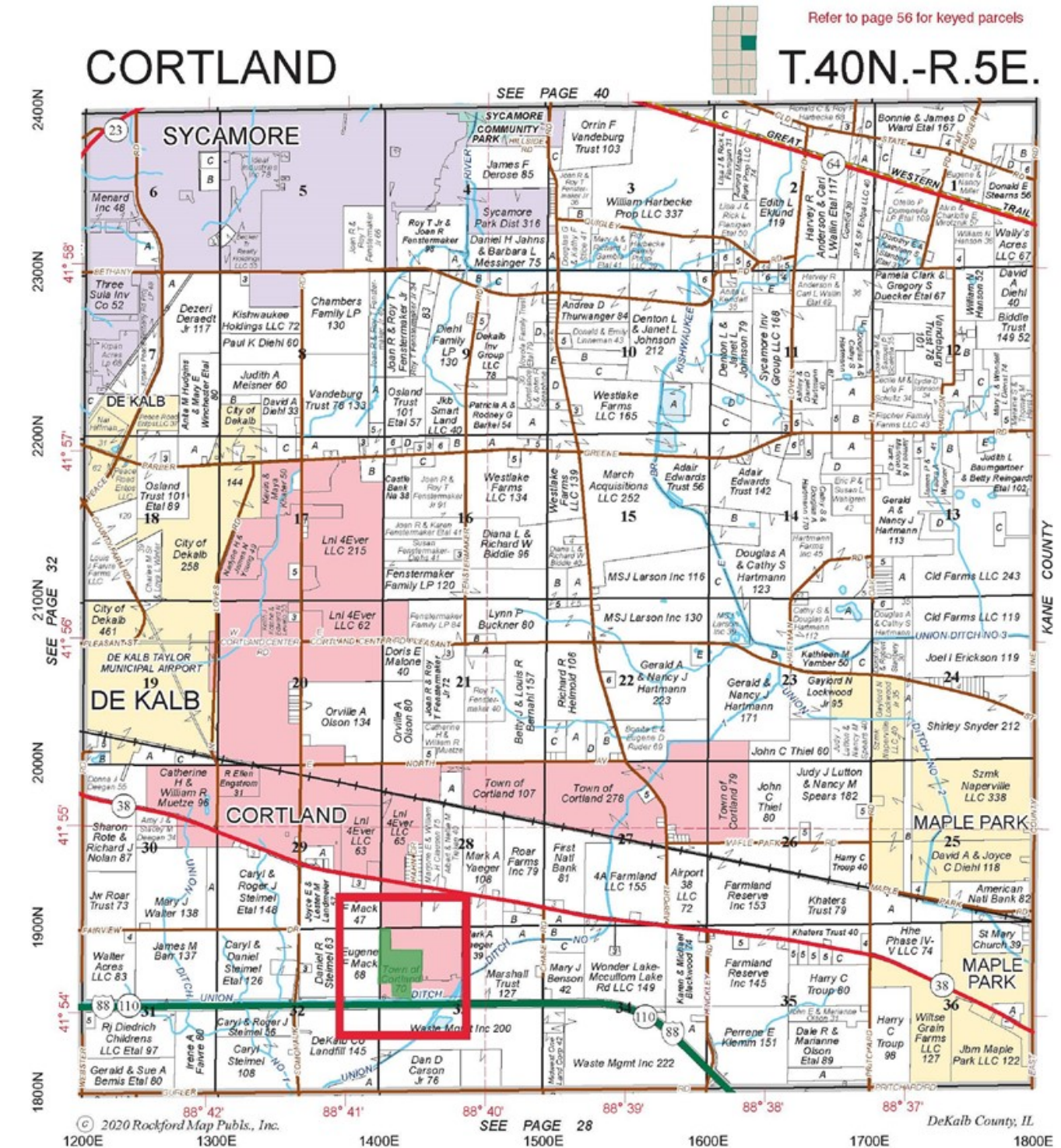
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AERIAL MAP OF CHESTNUT GROVE VACANT LAN



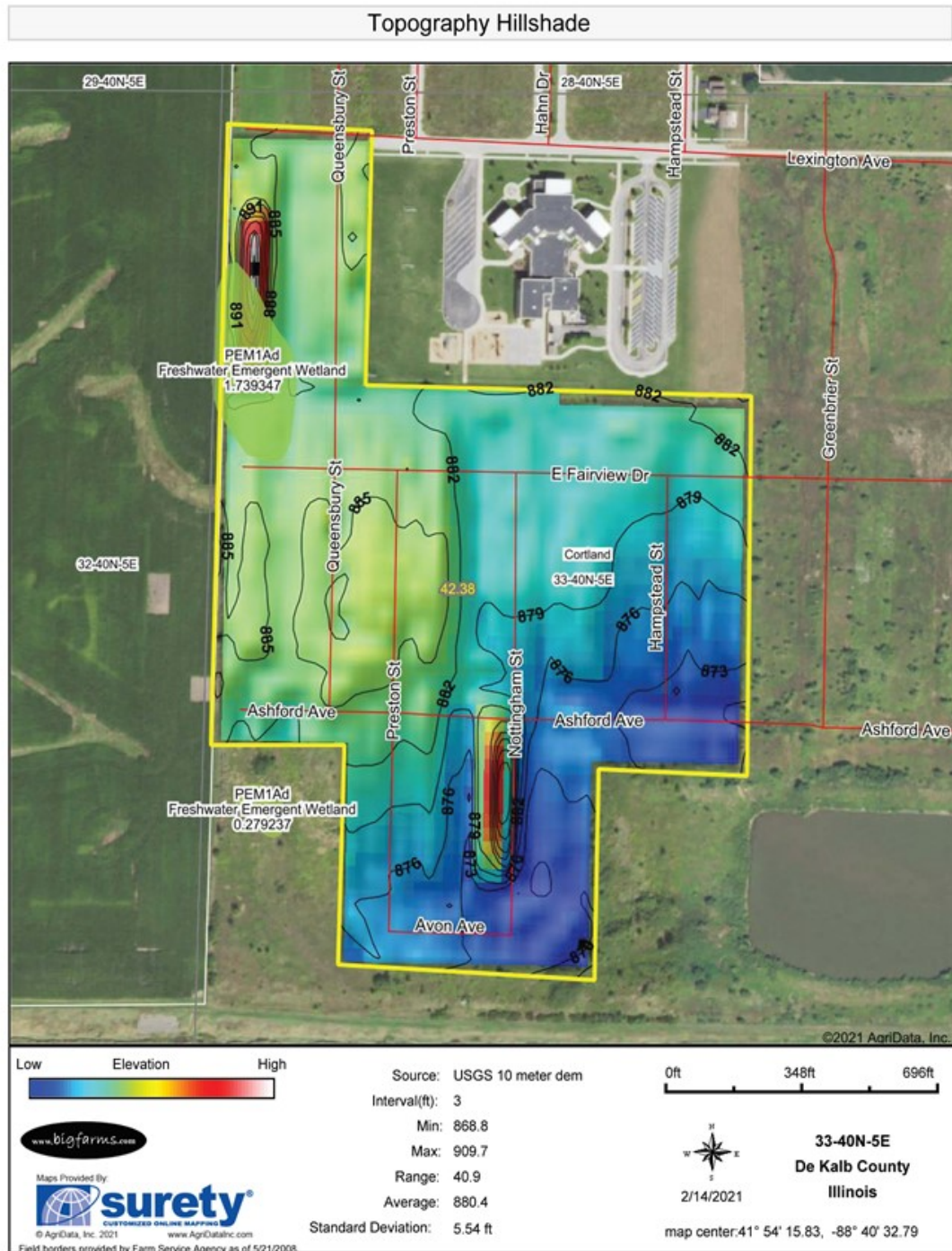




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# HILLSIDE MAP OF CHESTNUT GROVE 39 ACRES, CORTLAND, IL





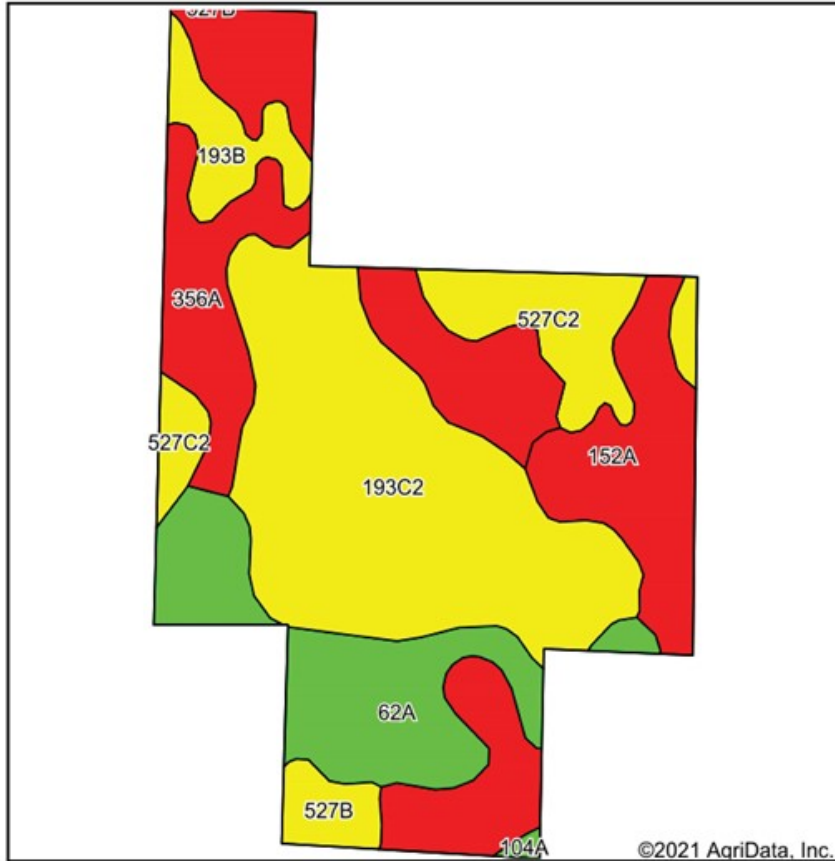
FSA MAP

Aerial Map

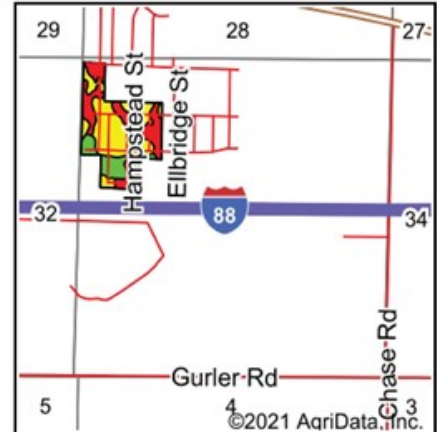


## SOIL MAP OF CORTLAND 39 ACRES

## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **De Kalb**  
 Location: **33-40N-5E**  
 Township: **Cortland**  
 Acres: **42.38**  
 Date: **2/14/2021**

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Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	14.00	33.0%		**139	**46	**102
356A	Elpaso silty clay loam, 0 to 2 percent slopes	8.09	19.1%		195	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	7.08	16.7%		195	63	144
62A	Herbert silt loam, 0 to 2 percent slopes	6.48	15.3%		179	56	131
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	3.80	9.0%		**149	**48	**109
**193B	Mayville silt loam, 2 to 5 percent slopes	1.79	4.2%		**148	**49	**109
**527B	Kidami silt loam, 2 to 4 percent slopes	1.03	2.4%		**155	**50	**114
104A	Virgil silt loam, 0 to 2 percent slopes	0.11	0.3%		182	56	132
Weighted Average					166.9	54	122.8

AERIAL MAP

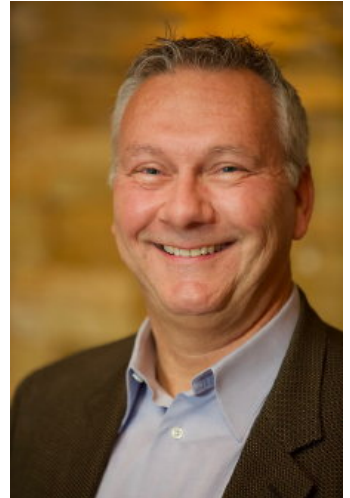




## MARK GOODWIN PROFESSIONAL BIOGRAPHY

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

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