

40 Acre Cedar road Development Site, New Lenox
17958 S Cedar Rd
Homer Glen IL 60491

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40 ACRE CEDAR ROAD DEVELOPMENT SITE, NEW LENOX

17958 S Cedar Rd
Homer Glen IL 60491

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	Will
Township:	Homer
Gross Land Area:	40 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Commercial, Industrial or Farming
Total Investment:	\$1,960,000.00
Unit Price:	\$49,000.00
Buildings:	No Buildings
Zoning:	Agriculture



Beautiful 40 acre parcel with frontage on Cedar road. Next to the Hadley Valley Will County forest preserve and very near the I-355 interchange at Rt. 6. Silver Cross Hospital is only a mile south. Sewer and water are near the site. Excellent development land, rolling and partially wooded.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 Acre Cedar road Development Site
Tax ID Number/APN: 16-05-33-400-002
Possible Uses: Residential or Commercial Development.
Zoning: Currently zoned agriculture

AREA & LOCATION

School District: Homer Community Consolidated Unit School District 33C
Lockport Township High School District 205
Location Description: Excellent location with frontage on Cedar road. One mile to I-355 access. Silver Cross Hospital is only one mile south. Sewer and water are near the site. Age restricted community on the east side of Cedar road has been approved by the village of New Lenox.
Site Description: Beautiful rolling wooded site. Creek cuts at one corner.
Side of Street: West side of Cedar road.
Highway Access: I-355 is only one mile south.
Road Type: Cedar road is an asphalt road.
Property Visibility: Excellent with 1/4 mile of Cedar road frontage.
Largest Nearby Street: I-355

LAND RELATED

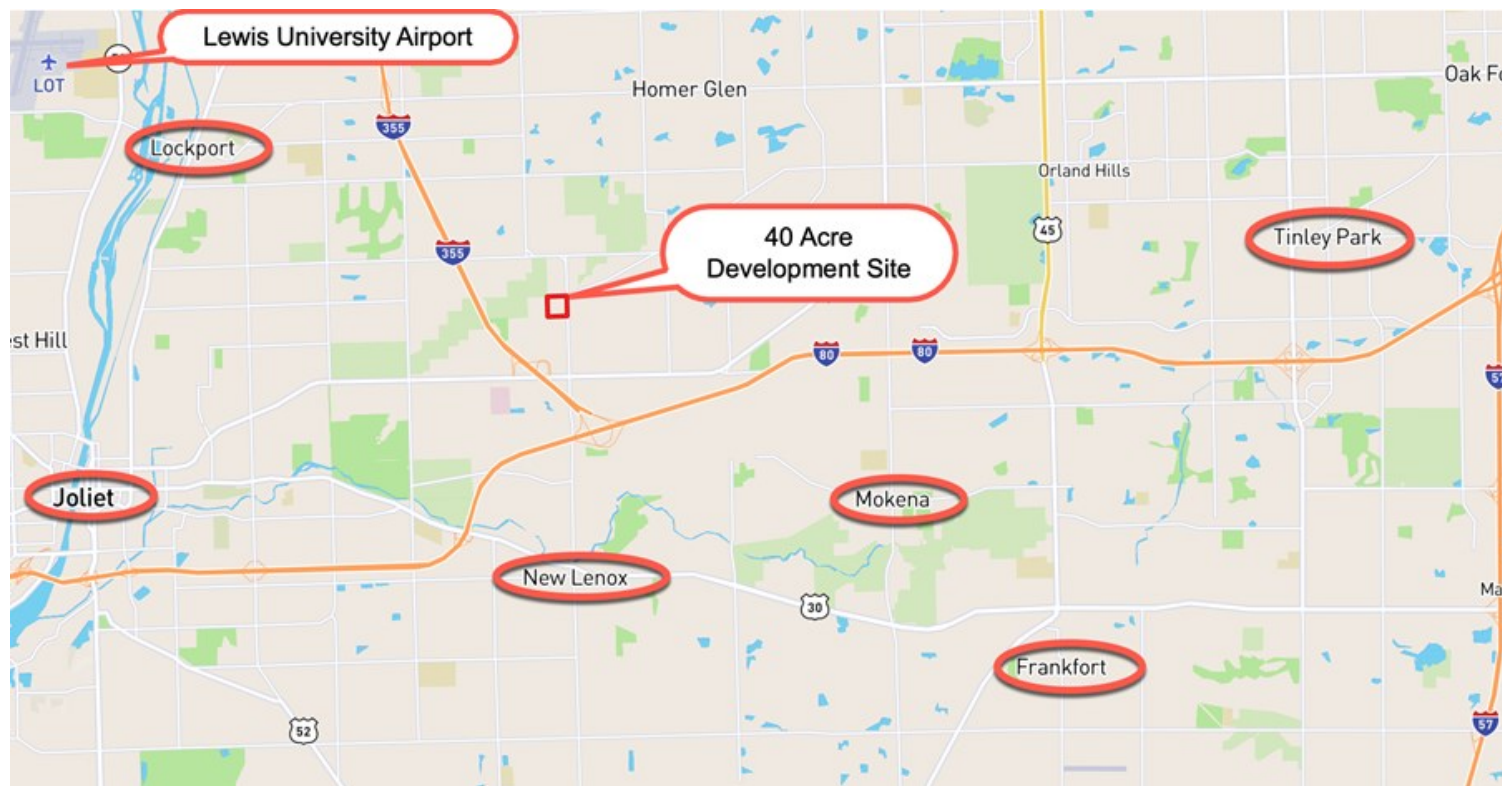
Lot Frontage (Feet): 1320 feet of frontage on Cedar road.
Lot Depth: The parcel is square with 1320 feet of depth from Cedar road.
Buildings: No buildings
Flood Plain or Wetlands: The parcel does have a small area considered flood plain or wetlands along the creek.
Topography: Rolling farmland.
Available Utilities: Utilities are available from the village of New Lenox and are near the site.

FINANCIALS

Finance Data Year: The 2018 Real-estate taxes paid in 2019.
Real Estate Taxes: \$3,750.48 are the total taxes paid for this 40 acre parcel in New Lenox.
16-05-33-400-002
Investment Amount: \$1,960,000 or \$49,000 per acre.

LOCATION

Address: 17958 S Cedar Rd,
New Lenox, IL 60451
County: Will County Illinois
MSA: Chicago-Joliet

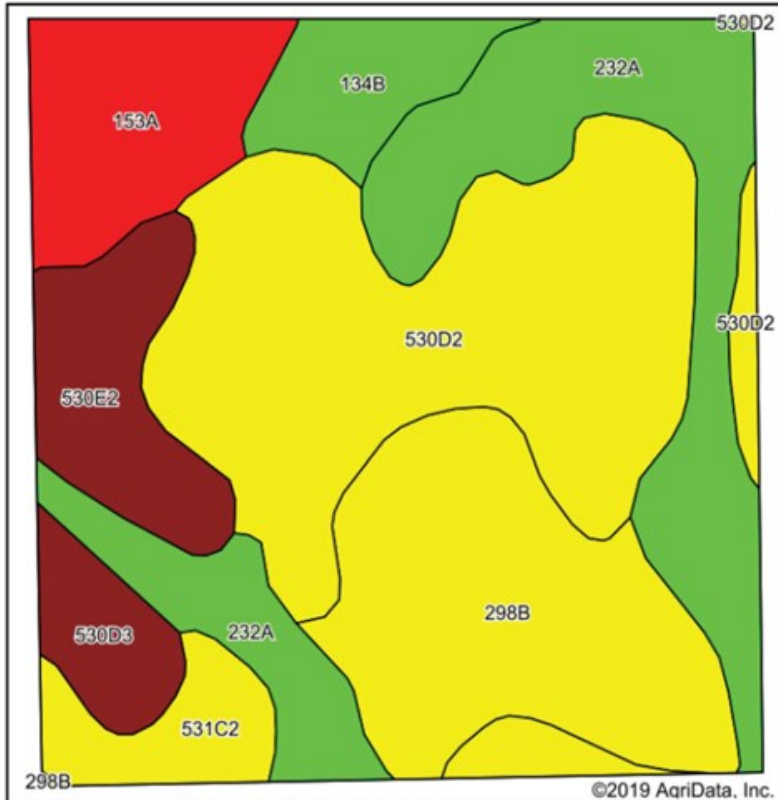




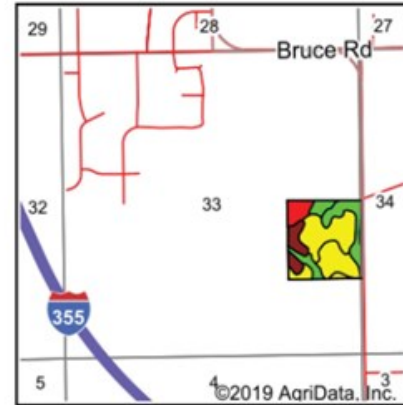




soil map.jpg



Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 33-36N-11E
Township: Homer
Acres: 41.4
Date: 3/30/2019

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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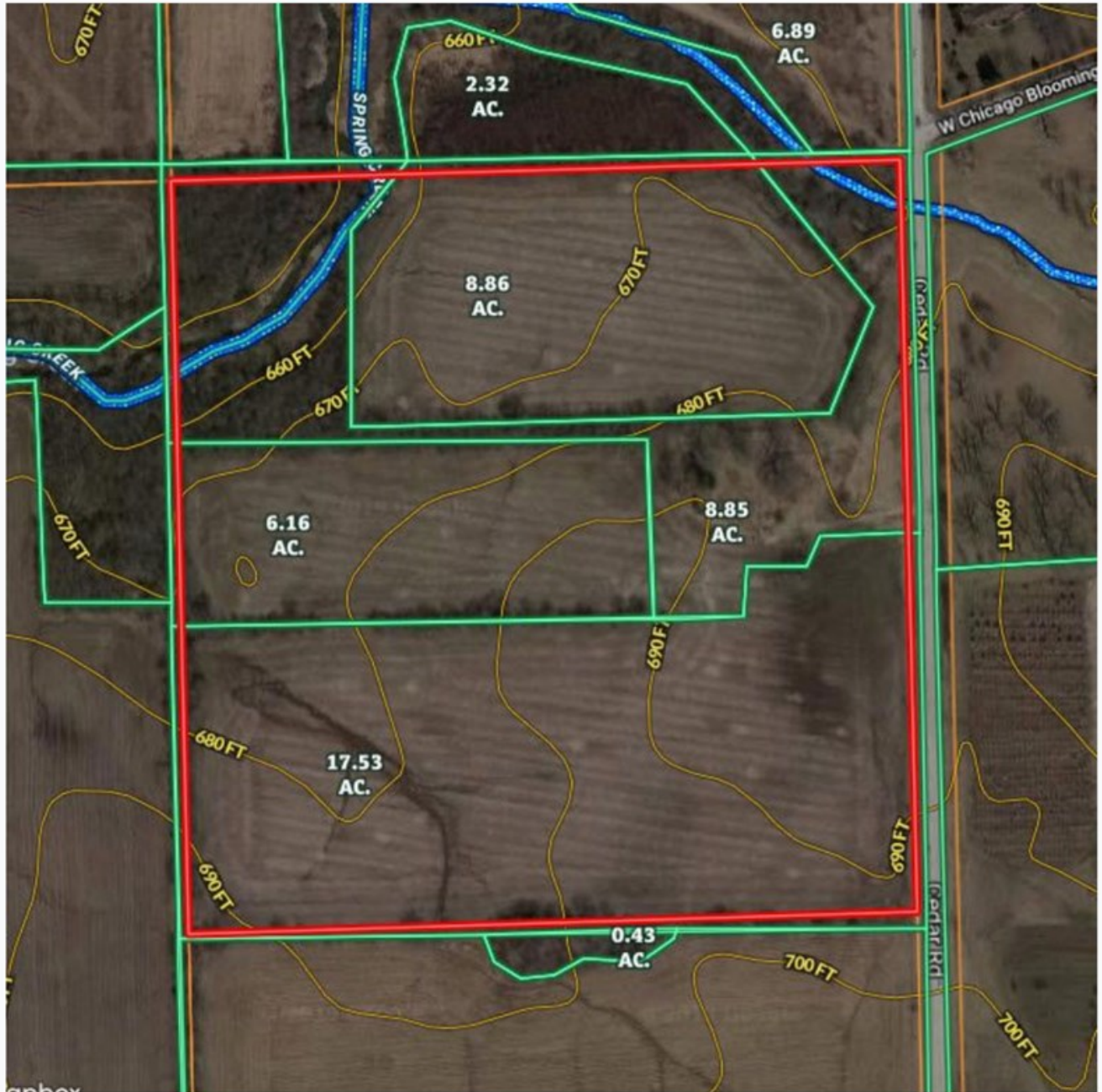
Area Symbol: IL197, Soil Area Version: 13

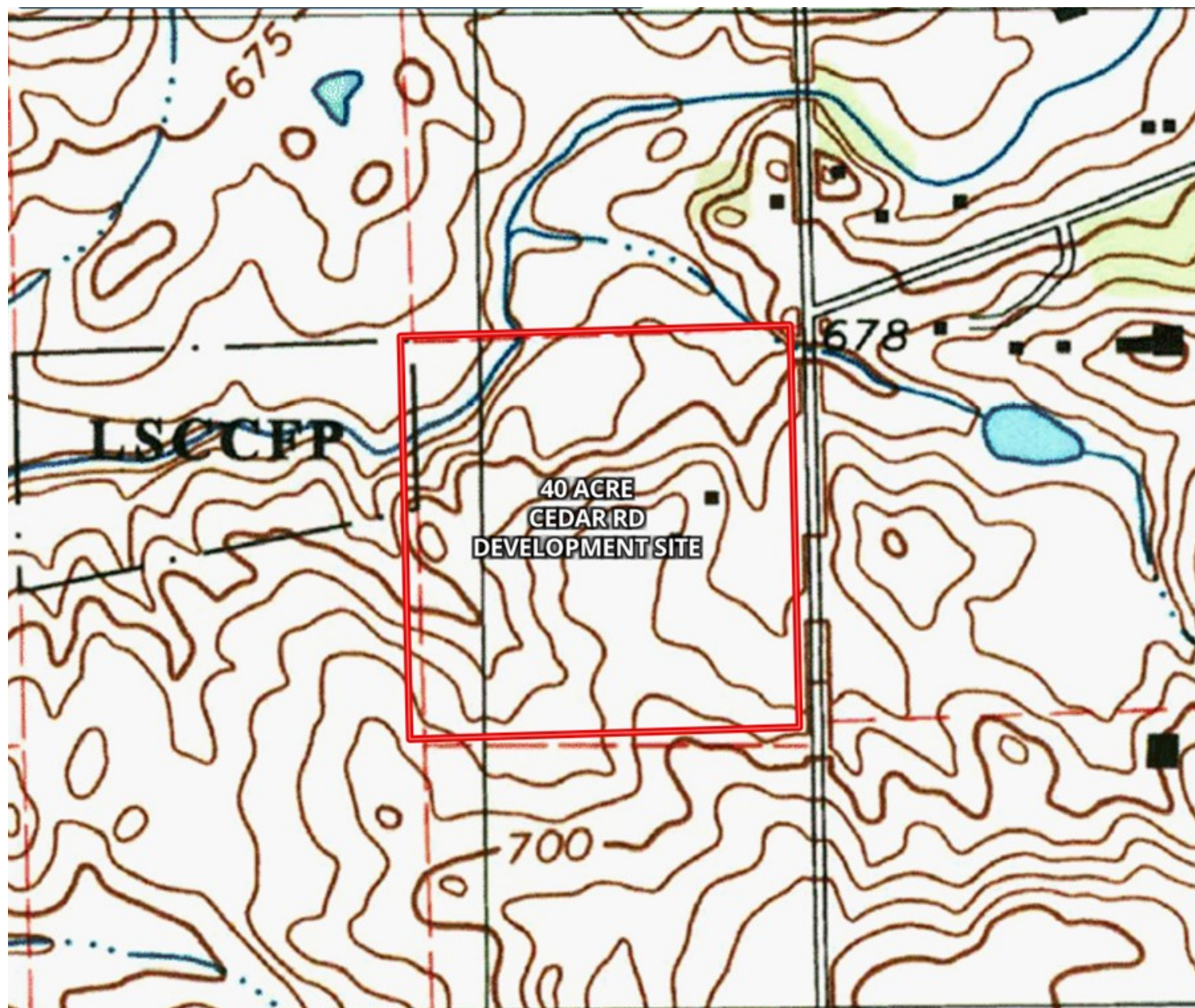
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	12.61	30.5%		**140	**44	**101
232A	Ashkum silty clay loam, 0 to 2 percent slopes	8.91	21.5%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	7.60	18.4%		**150	**50	**113
153A	Pella silty clay loam, 0 to 2 percent slopes	3.56	8.6%		183	60	136
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	2.98	7.2%		**123	**39	**89
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	2.32	5.6%		**147	**48	**108
**134B	Camden silt loam, 2 to 5 percent slopes	1.93	4.7%		**164	**50	**118
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.49	3.6%		**129	**40	**94
Weighted Average					151.9	49.1	111.9

Aerial Map



40 Ac Carlson NL.jpg





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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