

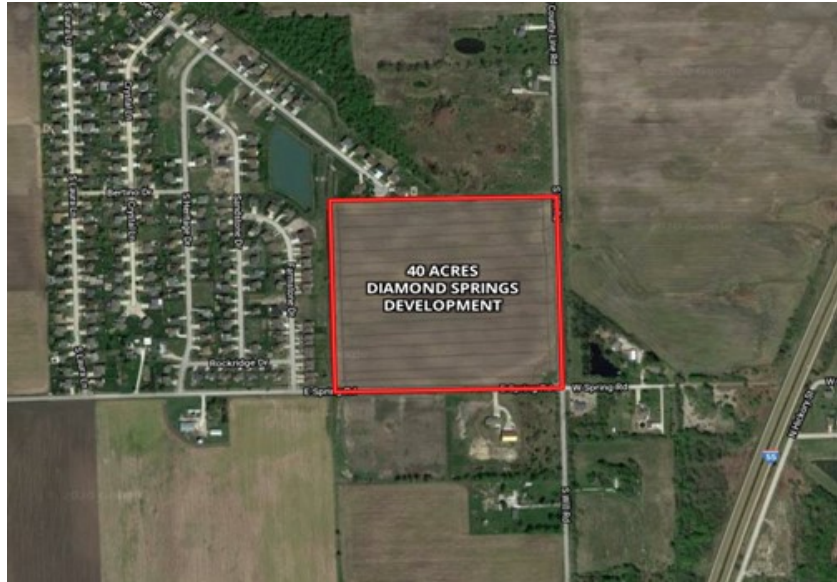
40 ACRE DIAMOND SPRINGS

**East Spring Road and South Will Road
Diamond IL 60416**

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:	Grundy
Township:	Braceville
Gross Land Area:	40 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Residential potential
Productivity Index (PI):	96.1
Buildings:	No Buildings on this Parcel
Utilities:	Available



This 40 acre relatively flat property is located in the Village of Diamond, in Grundy County, IL. The property sits at the corner of East Springs Road and South Will Road. The intersection is highly visible corner lot with access to I-55 interchanges are directly north and south of the intersection. The Village of Diamond is a progressive village with both an Enterprise Zone and a TIF district.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 Acre Diamond Springs
Tax ID Number/APN: 09-01-400-016
Possible Uses: Farm and Residential Development

AREA & LOCATION

School District: K-5 Coal City Elementary School
6-8 Coal City Middle School
9-12 Coal City High School

Location Description: This 40 acre relatively flat property is located in the Village of Diamond, in Grundy County, IL. The property sits at the corner of East Springs Road and South Will Road. The intersection is highly visible corner lot with access to I-55 interchanges are directly north and south of the intersection. The Village of Diamond is a progressive village with both an Enterprise Zone and a TIF district.

Site Description: The land has an average PI of 96.1 and is located next to Farmstone at Diamond residential development.

Side of Street: The parcel sits to the east of Will Road and north of East Springs Road.

Highway Access: The I-55 interchange is located 1.4 miles southeast of the parcel via Will Road and 1.9 miles north east.

Road Type: The road is asphalt black top construction

Property Visibility: The property is highly visible at the corner of South Will Road and East Springs Road. 1300 cars pass through this intersection per day.

Largest Nearby Street: Reed road is approximately 1 mile to the south and Rt 113 is 1 mile to the north.

Transportation: This property has an Amtrak train station 17 miles away in Dwight and 19 miles away in Joliet. Midway airport is 54 miles to the north via I-55.

LAND RELATED

Lot Frontage (Feet): 1341 feet east and west along East Springs Road and 1272 feet north and south along South Will Road.

Tillable Acres: This 40 acre parcel is all tillable acres.

Lot Depth: The 40 acre parcel is 1341 feet deep.

Buildings: There are not any buildings on this property.

Flood Plain or Wetlands: There are no wetlands or FEMA flood zones located on this parcel. See the attached FEMA report in the brochure.

Topography: The land is relatively flat with less than 2 feet of grade change.

Soil Type: Watseka Loamy Fine Sand (49A)
Grandy Fine Sandy Loam (513A)
Gifford Fine Sandy Loam (201A)

Available Utilities: All utilities are available at the property

FINANCIALS

Finance Data Year: 2018 taxes paid in 2019
Real Estate Taxes: \$279.88 were paid in 2019

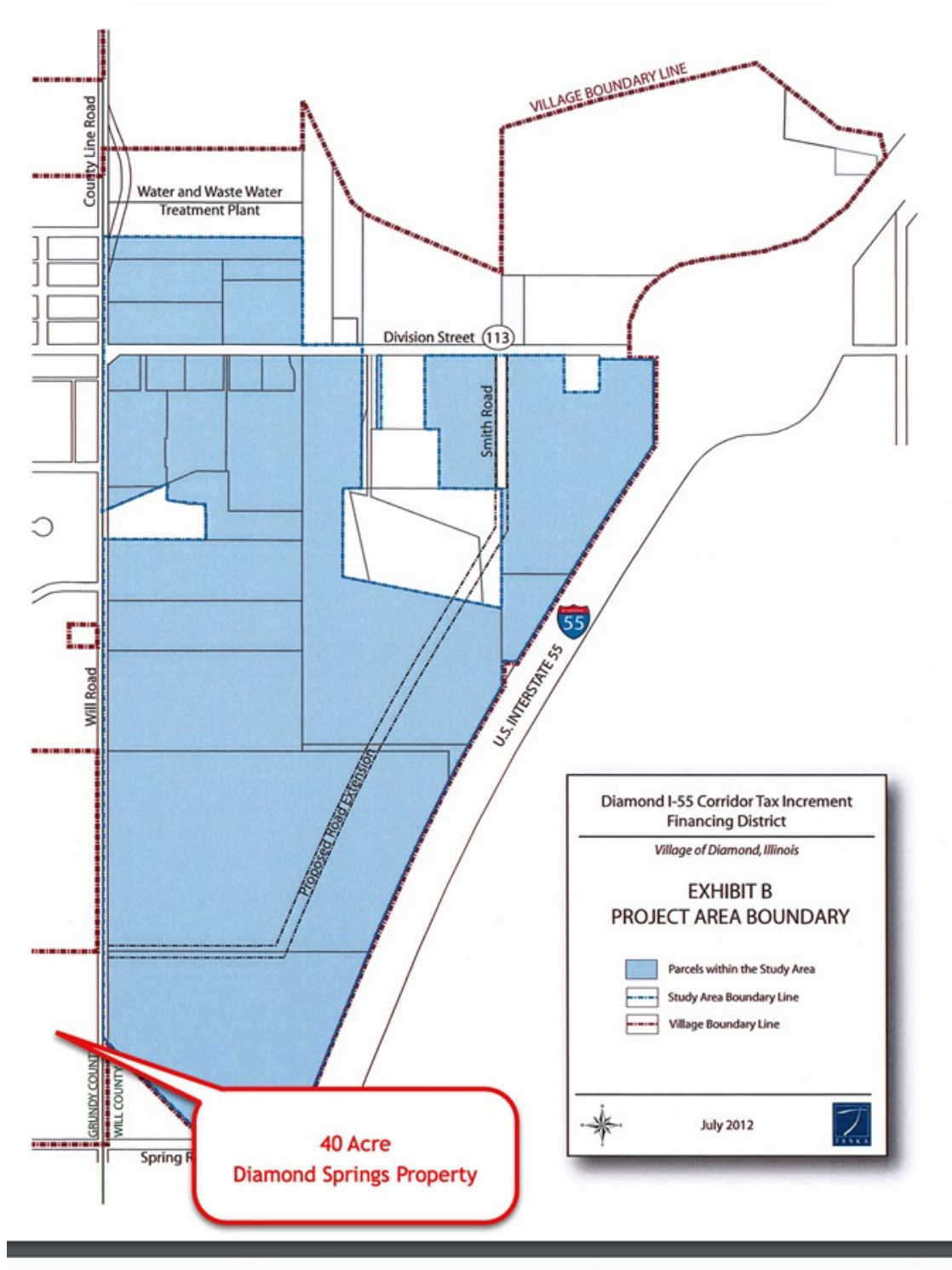
LOCATION

Address: South Will Road and East Springs Road, Diamond, IL 60416
County: Grundy

ENTERPRISE ZONE MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL



TIF DISTRICT MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL



ROADWAY MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL



AREA MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL



3D MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL



**PRELIMINARY PLAT FOR
DIAMOND SPRINGS SUBDIVISION
DIAMOND, ILLINOIS**

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN
(EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND
THE RIGHT TO MINE AND REMOVE THE SAME), IN GRUNDY COUNTY,
KENTUCKY

ZONING = R-1
TOTAL SITE AREA = 40.25 Acres
SINGLE FAMILY LOTS = 81
MINIMUM LOT SIZE = 12,538 sq./ft.
MINIMUM LOT SIZE = 31,585 sq./ft.
AVERAGE LOT SIZE = 13,541 sq./ft.
UNITS PER ACRE = 2.01 Units/Acre
STORAGE REQUIREMENTS = 13.16 Cu.Yd./Lot
OUTLOT 1 = 154,528 sq. ft.

LOCATION MAP

TYPICAL E.O.W. SECTION
 6-1/2" (165mm) DIA.

TYPICAL R.O.W. SECTION
 (continued from p. 2)



TYPICAL R.O.W. SECTION
SOUTH MILL ROAD



COPY

[illegible]

TYPICAL EASEMENTS



TYPICAL EASEMENTS



REVIEW SET
NOT FOR CONSTRUCTION

KEARNEY CONSTRUCTION
P.O. BOX 172
IRLAND PARK, ILLINOIS 60467
(708) 289-4980

**PRELIMINARY FLAT FOR
DIAMOND SPRINGS SUBDIVISION
DIAMOND, ILLINOIS**

DEI
9000 Belmont, Suite 304
Mokena, Illinois 60448
708-326-4961
Illinois Professional License No. 184-003740

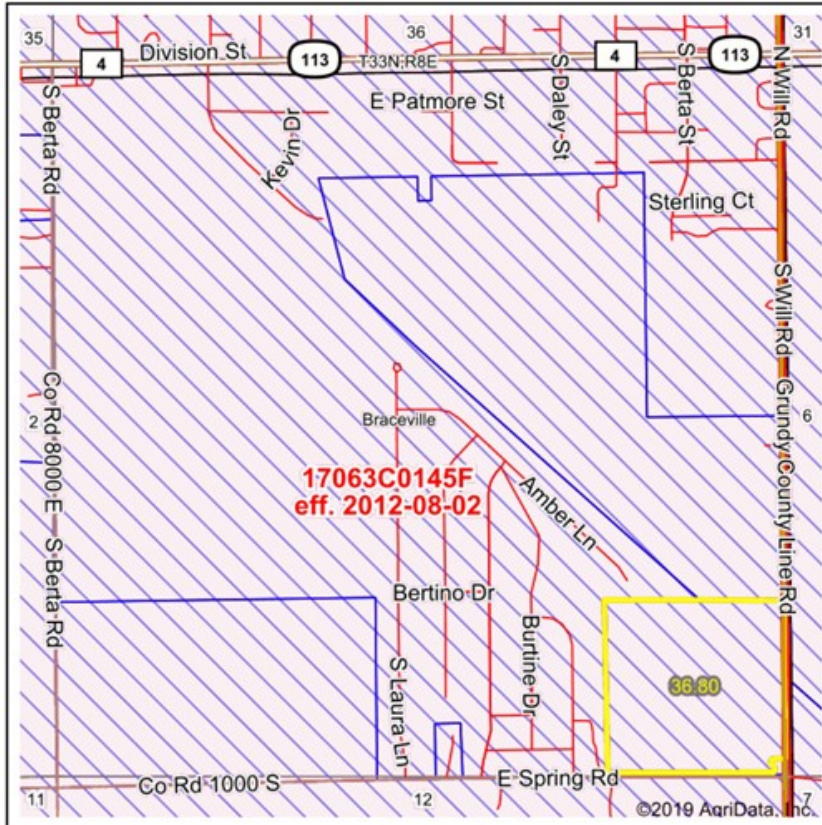
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PRELIMINARY PLAT

FEMA REPORT 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL

FEMA Report



State: IL Acres: 36.8
County: Grundy Date: 4/20/2020
Location: 1-32N-8E
Township: Braceville

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Village of Diamond	170259	Grundy	Regular	36.80	100%
Total				36.80	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	36.80	100%
Total			36.80	100%

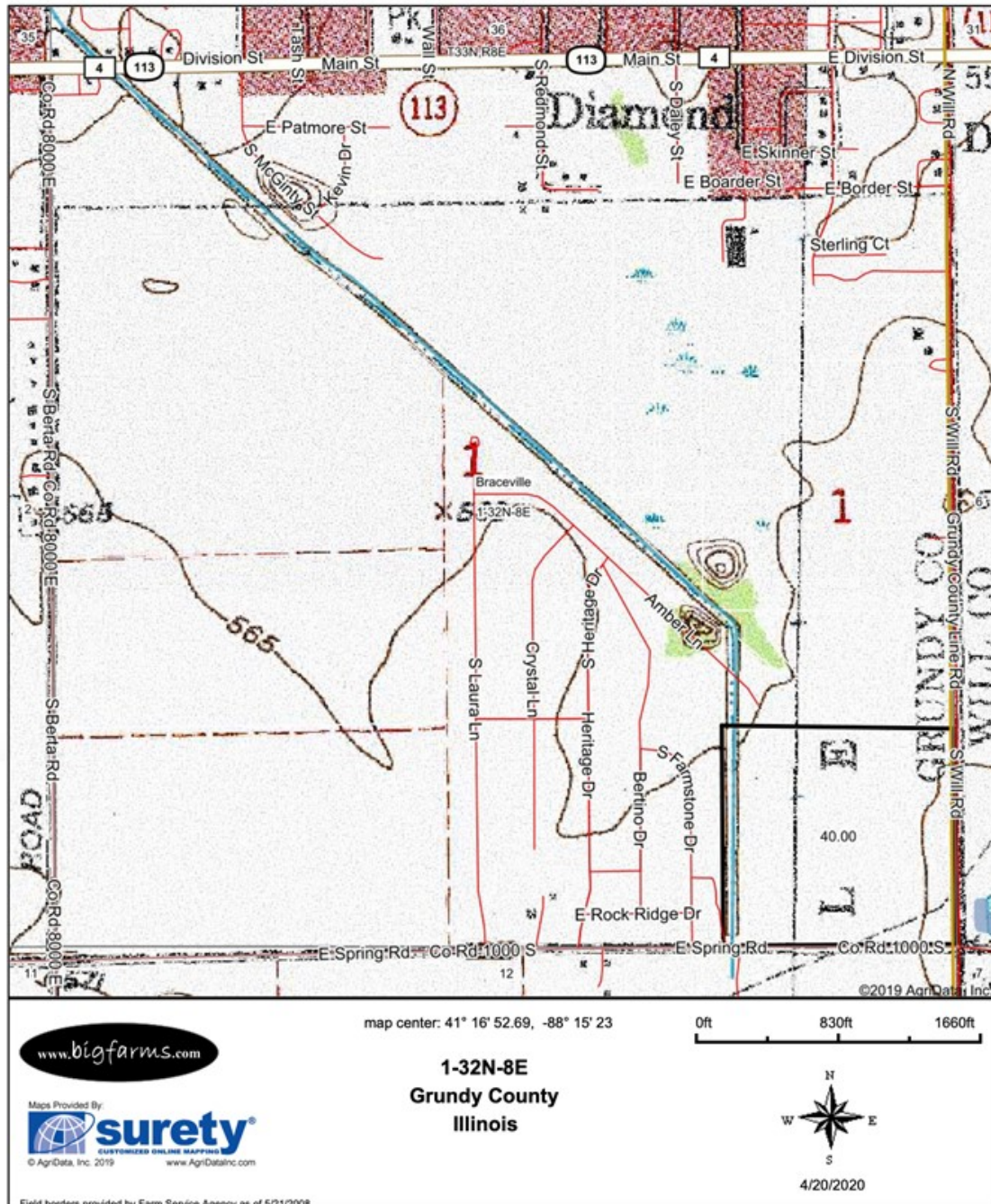
Panel	Effective Date	Acres	Percent
17063C0145F	8/2/2012	36.67	99.6%
17197C0415G	2/15/2019	0.13	0.4%
Total		36.80	100%

TOPOGRAPHY CONTOURS MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL



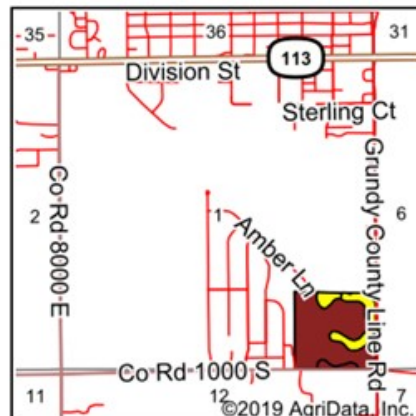
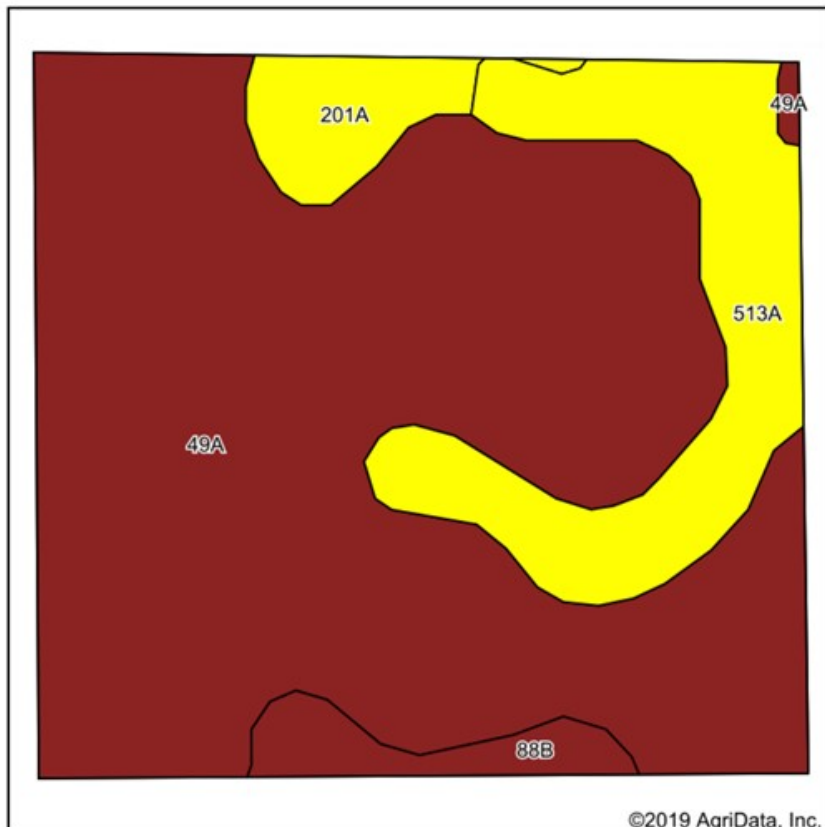
TOPOGRAPHY MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL

Topography Map



SOIL MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL

Soils Map



State: Illinois
County: Grundy
Location: 1-32N-8E
Township: Braceville
Acres: 40
Date: 4/20/2020

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

Area Symbol: IL063, 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
49A	Watseka loamy fine sand, 0 to 2 percent slopes	30.50	76.2%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	6.42	16.0%		139	50	108
201A	Gilford fine sandy loam, 0 to 2 percent slopes	1.76	4.4%		148	49	110
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	1.32	3.3%		**118	**41	**91
Weighted Average					125.7	42.8	96.1

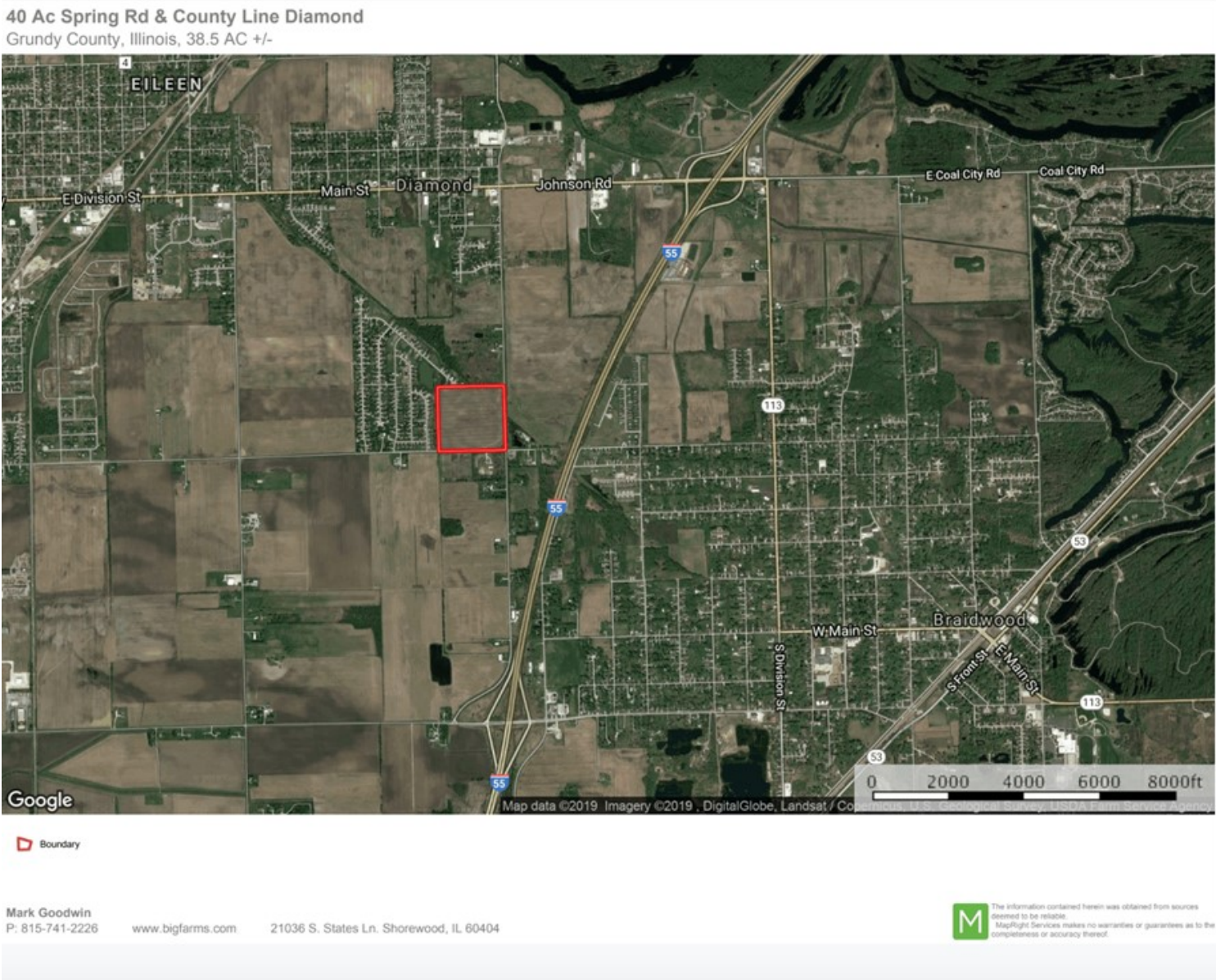
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

AERIAL DISTANCE MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL



AERIAL MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL

40 Ac Spring Rd & County Line Diamond
Grundy County, Illinois, 38.5 AC +/-



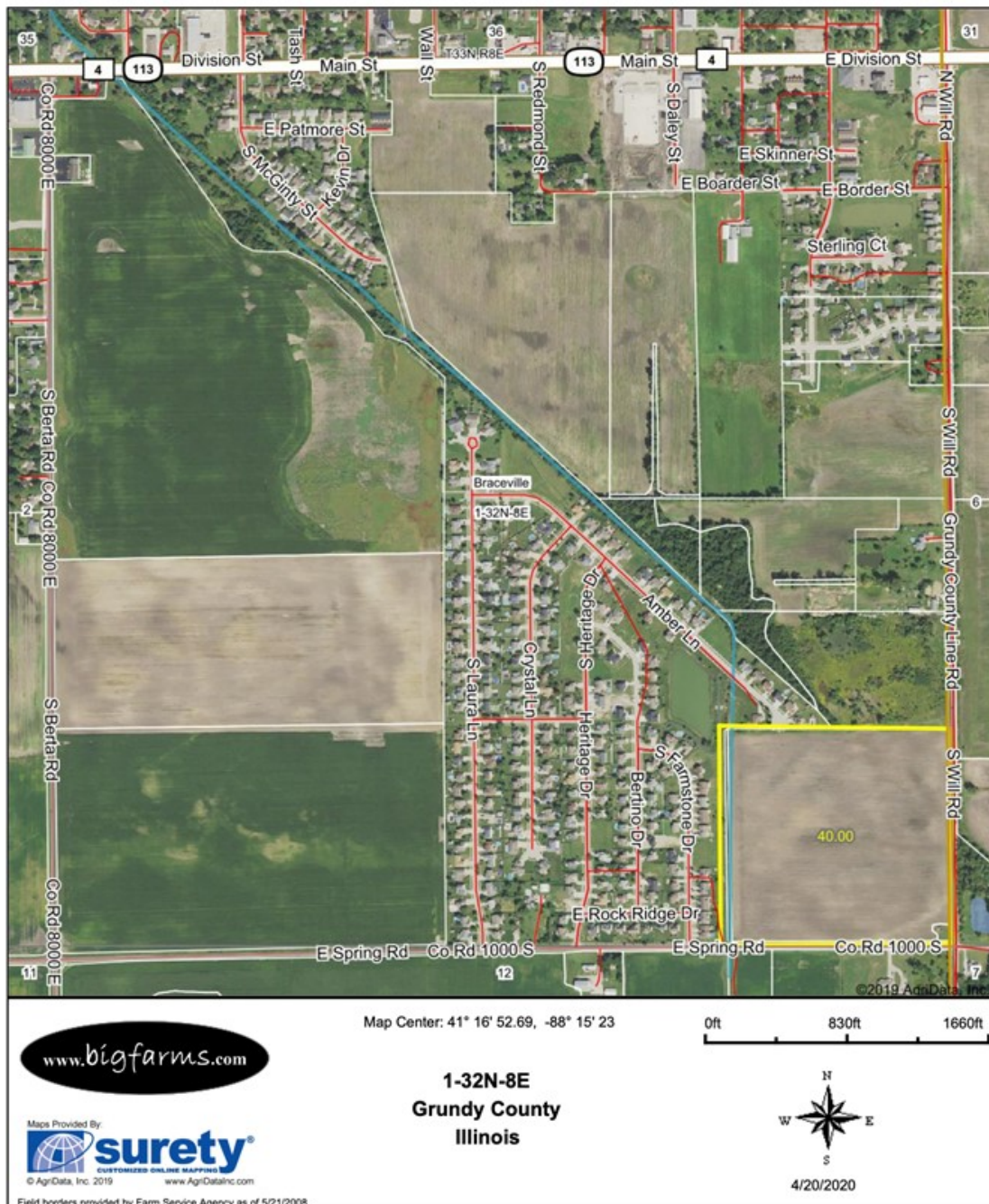
Boundary

Mark Goodwin
P: 815-741-2226 www.bigfarms.com 21036 S. States Ln. Shorewood, IL 60404

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

FSA MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL

Aerial Map



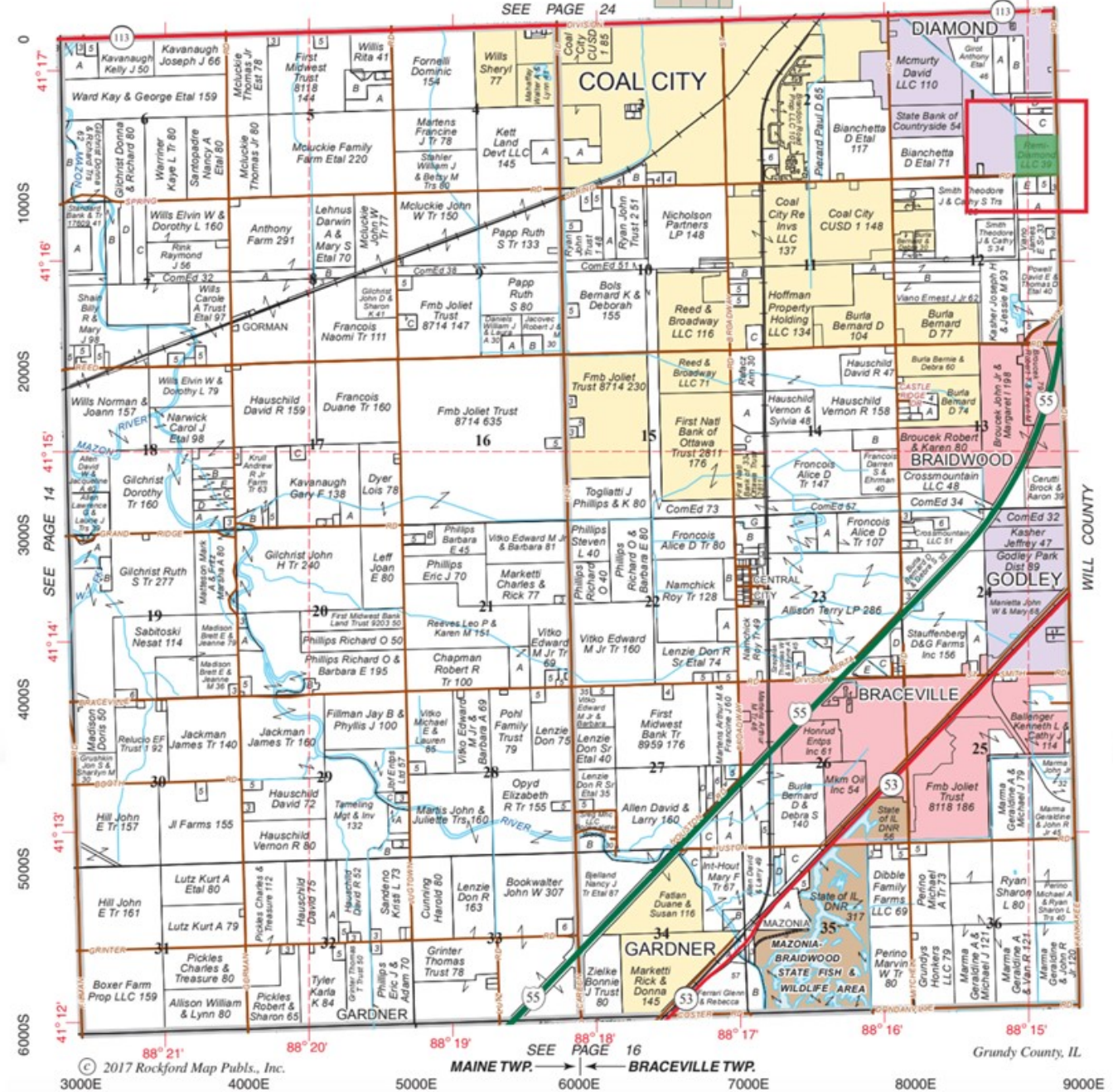
PLAT MAP 40 ACRE DIAMOND SPRINGS, BRACEVILLE TOWNSHIP, GRUNDY COUNTY, IL

Refer to page 35 for keyed parcels

MAINE- BRACEVILLE

T.32N.-R.8E.

SEE PAGE 24



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

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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