

43 AC. GAST FARM

**Cherry Hill Road & Laraway Road
Joliet IL 60435**

For more information contact:

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

GOODWIN



County:	Will
Township:	Joliet
Gross Land Area:	43 Acres
Property Type:	Vacant industrial Land
Possible Uses:	Industrial
Total Investment:	\$1,935,000
Unit Price:	\$45,000 per Acres
Soil Productivity Index:	121.7
Buildings:	None
Utilities:	Sewer & Water scheduled to be available in late 2015
Zoning:	Agriculture



Great location for industrial development. Currently a vacant parcel of farmland. Additional 40 acres is available next to this parcel. The 43 Acres has frontage on both Laraway road and Cherry Hill road, in Joliet. Near the corner of Rt. 52 & Laraway road.

- Construction of sewer & water lines is expected in 2015.
- Less than one mile east of the Chicago-Joliet Speedway
- 2.25 miles south of Interstate I-80 access
- Two miles east of Rt. 53.
- Four miles east of the Center Point Inter-modal at Joliet

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Gast Farm
Tax ID Number/APN: 30-07-25-400.011-0000
Possible Uses: Excellent location for industrial development
Zoning: Currently zoned Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: Union School District 81
Joliet Township High School District 204
Joliet Junior College District 525

Location Description: Will County is considered the largest inland port in North America. Approximately 55 miles from Chicago. The Center Point inter-modal rail yard is approximately 4 miles west of this site, Illinois river and barge terminals are in close proximity. South-east side of Joliet.

Site Description: Level vacant farmland, small area of flood plain.

Highway Access: Easy access to major highways, I-80 is 2.25 miles north, 2.5 miles to Rt. 53, I-55 & I-355 are also close to site as well as the future Illiana expressway.

Transportation: All modes of transportation are available to this site.
O'Hare International Airport is 48 miles
Midway Airport is 40 miles
Barge & Rail access
Center Point Inter-modal yard only 4 miles West
Major highway access including I-80, I-55, I-355

LAND RELATED

Available Utilities: The City of Joliet is expected to bring both sewer and water to the site in 2015.

FINANCIALS

Finance Data Year: Currently under a cash rent farm lease.
Real Estate Taxes: The 2013 Real-estate taxes paid in 2014 were \$571.88
Investment Amount: Seller are asking \$45,000 per acre for 43.87 acres or a total investment of \$1,935,000

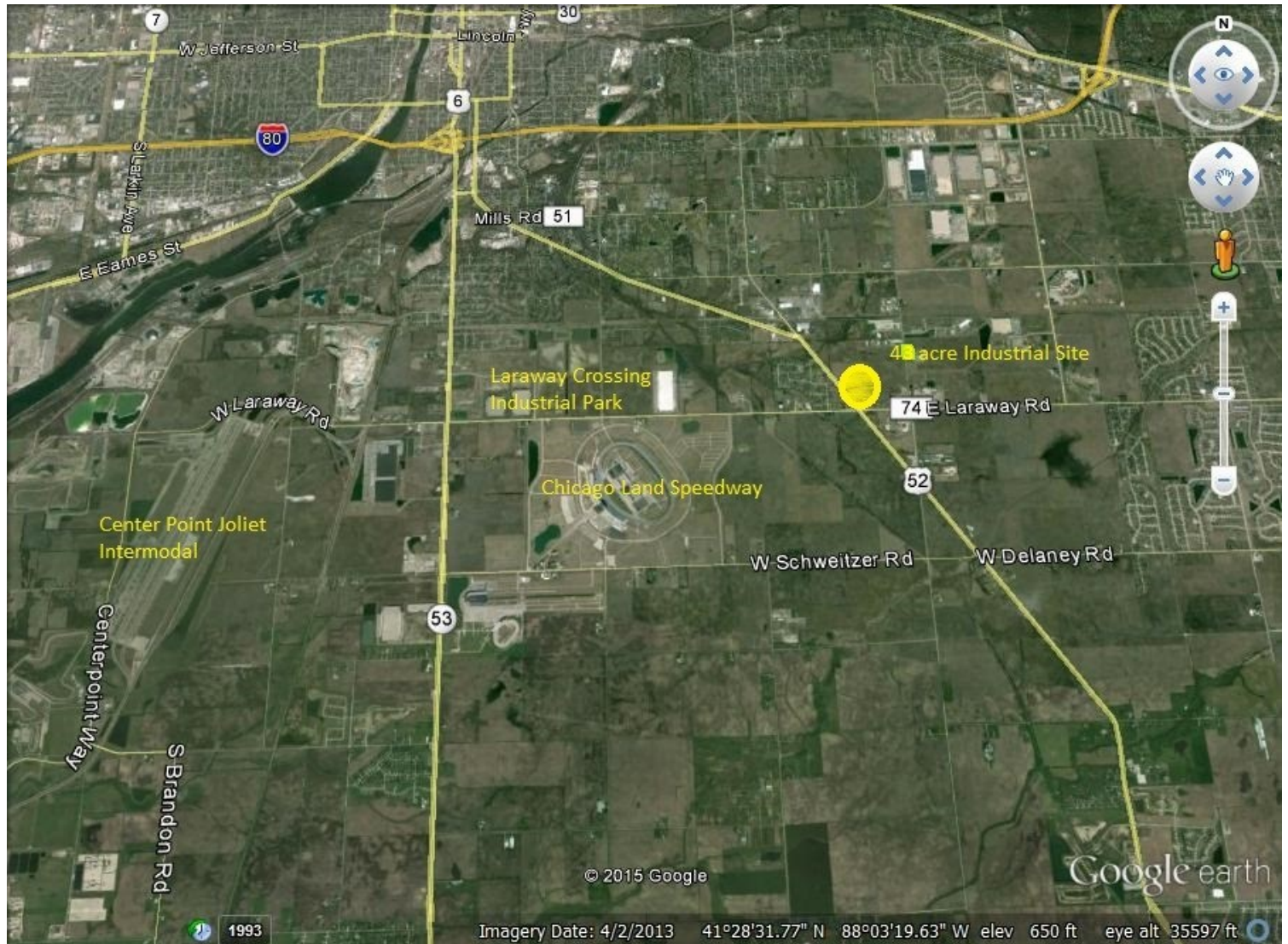
LOCATION

Address: Cherry Hill road north of Laraway road on west side of street.
County: Property is located in Section 25 of Joliet Township, Will County Illinois
MSA: Chicago-Joliet

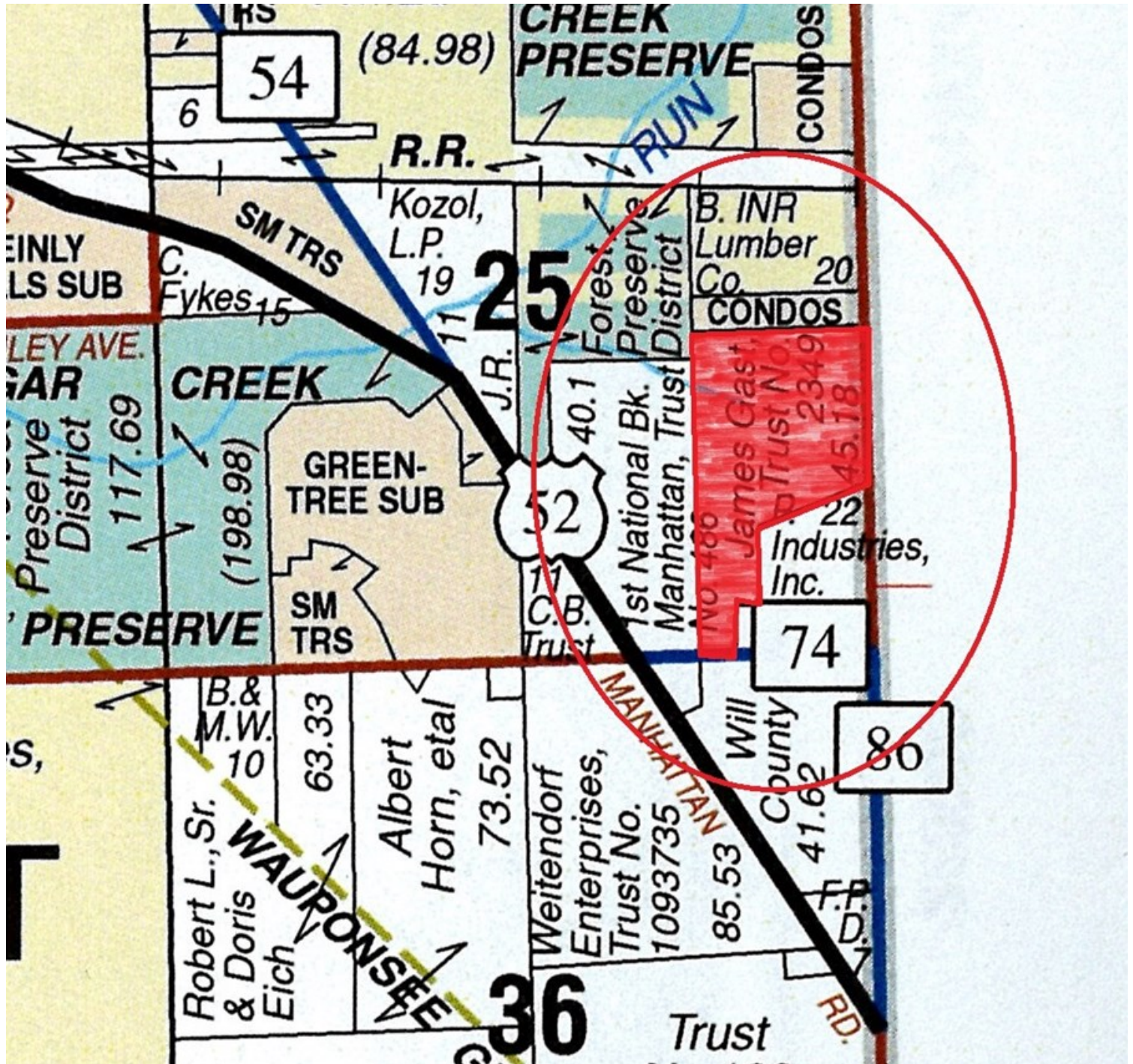
GAST 43 AC INDUSTRIAL SITE



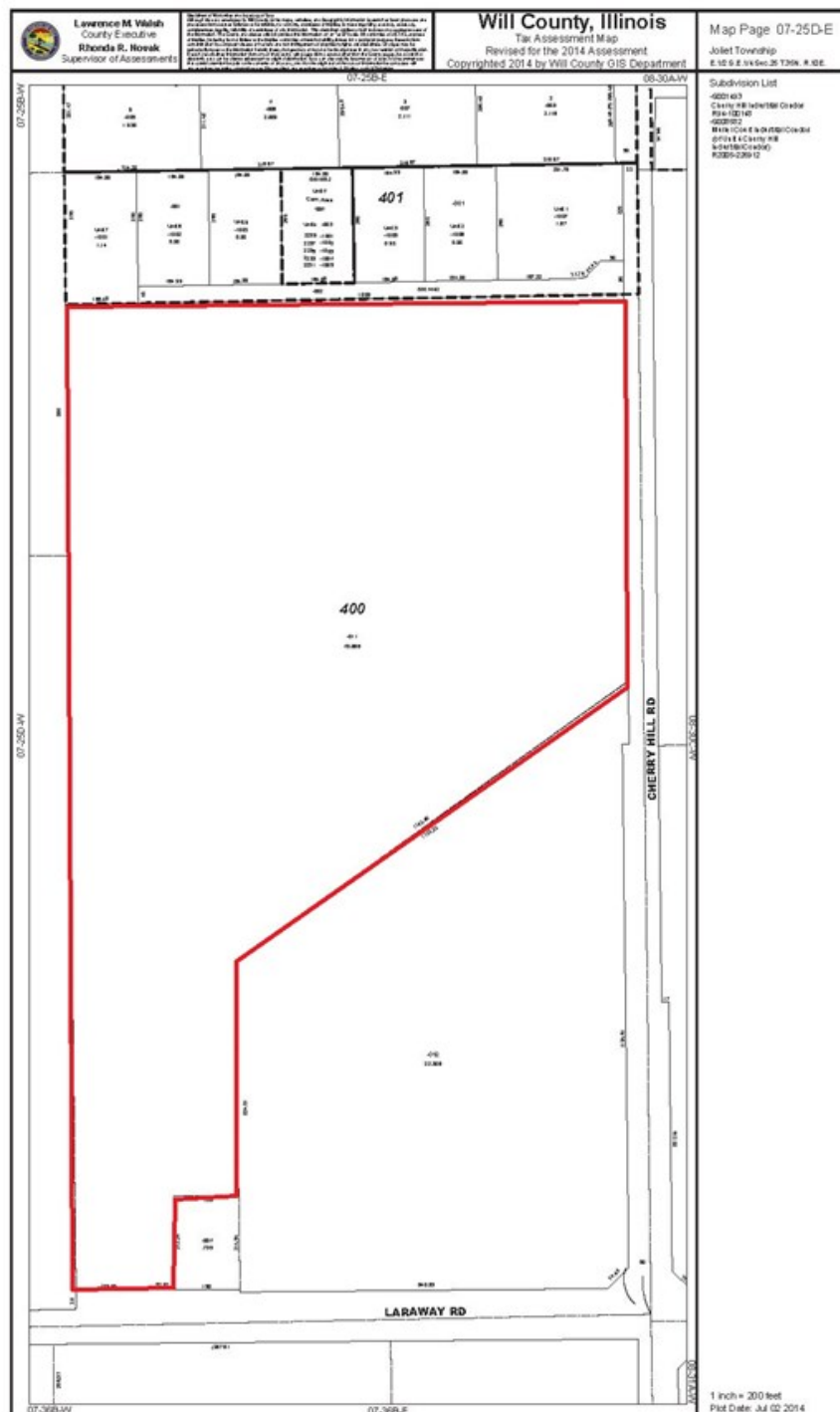
GENERAL AREA AERIAL MAP



GAST FARM PLAT PAGE 2

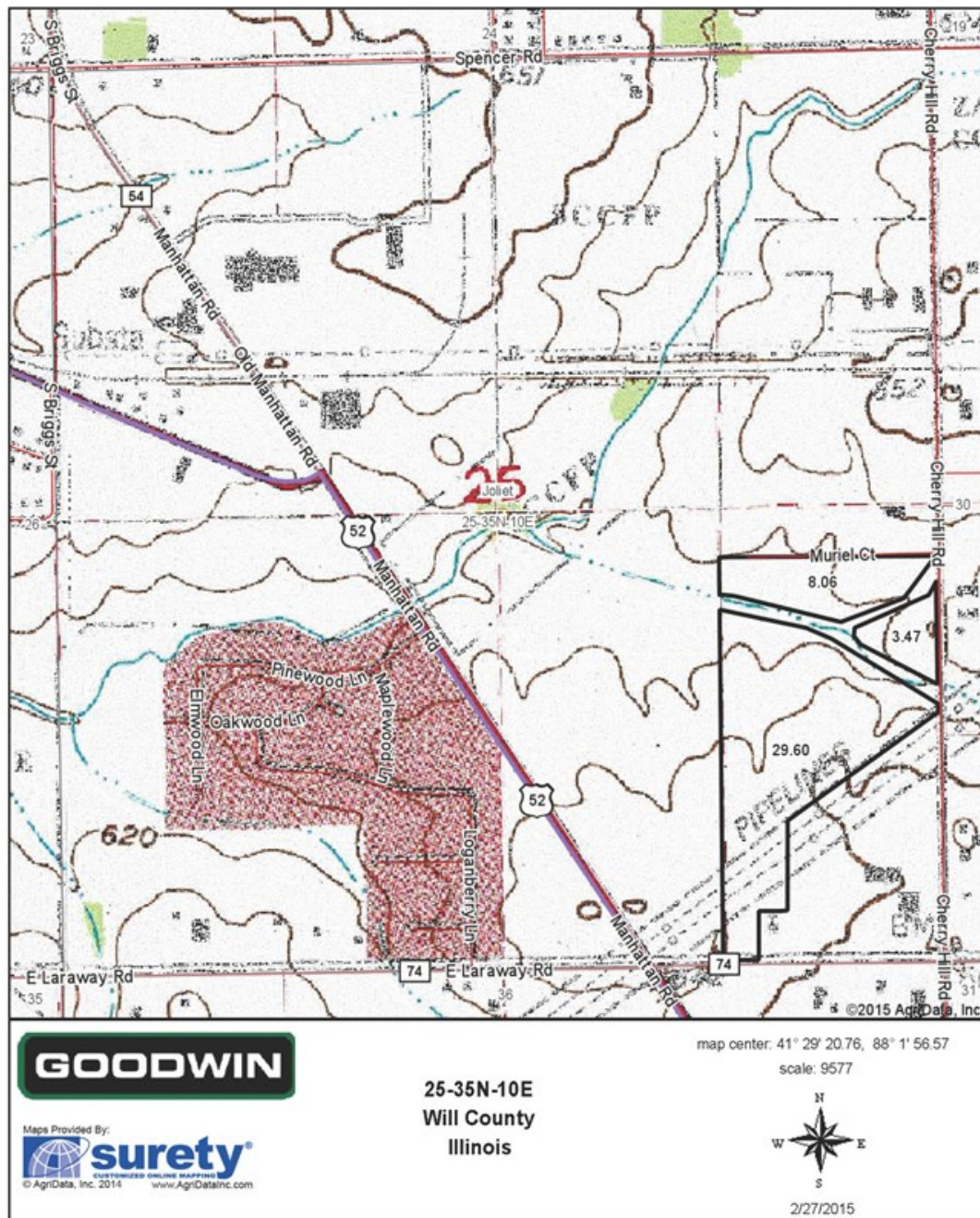


Plat Map reprinted with permission of Rockford Map Publishers, Inc.



GAST TOPOGRAPHICAL MAP

Topography Map



GAST 43 AC INCLUDING ADDITIONAL 40 AC



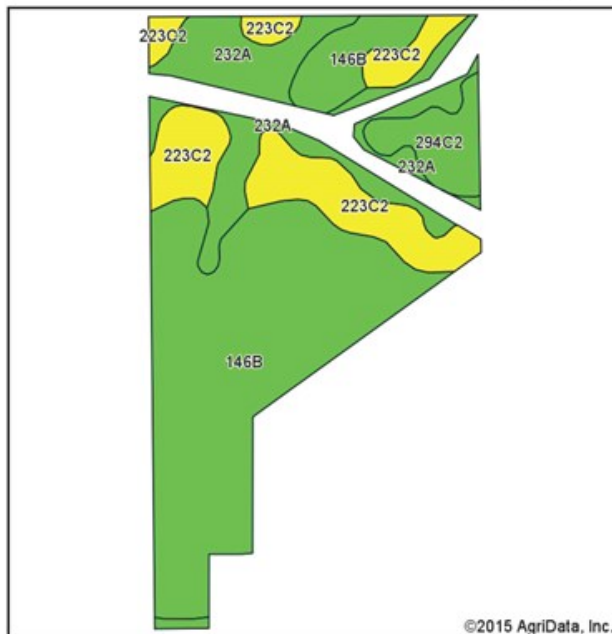
GAST FSA MAP

Aerial Map



GAST SOIL MAP

Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 25-35N-10E
Township: Joliet
Acres: 41.13
Date: 2/27/2015

GOODWIN



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgridataInc.com

Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elkott silt loam, 2 to 4 percent slopes	22.70	55.2%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	8.07	19.6%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	7.90	19.2%		170	56	127
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	2.46	6.0%		**166	**52	**122
Weighted Average					163.6	53.1	121.7

Area Symbol: IL197, Soil Area Version: 9

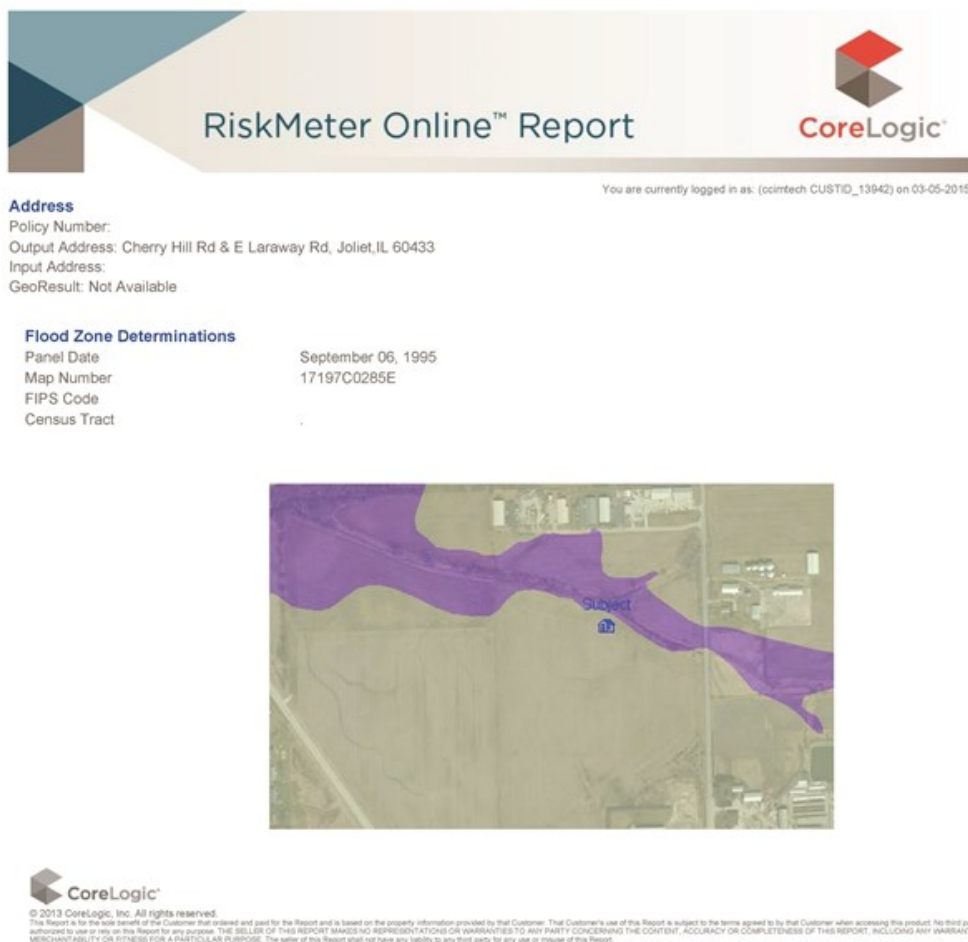
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

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

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

GAST FLOOD PLAIN MAP



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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

These materials were prepared by Goodwin & Associates Real Estate, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.