

## 50 AC CORTLAND DEVELOPMENT SITE

**N. Somonauk Road  
Cortland IL 60112**

**For more information contact:**

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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>         | 50.3 Acres                                                             |
| <b>Property Type:</b>           | Vacant farmland with Development Potential                             |
| <b>Possible Uses:</b>           | Agricultural Production                                                |
| <b>Total Investment:</b>        | \$395,000                                                              |
| <b>Productivity Index (PI):</b> | 131.9                                                                  |
| <b>Buildings:</b>               | No Buildings                                                           |
| <b>Utilities:</b>               | All utilities available at the site                                    |
| <b>Zoning:</b>                  | Currently zoned Agriculture with potential for residential development |



50 acres on the north-side of Cortland along Somonauk road and Barber Greene road. The site is in the Sycamore Community School District. Excellent road frontage and exposure for the next wave of residential development. Originally part of a larger development project called Nature's Crossing Mixes Use PUD. There is a regional airport near the site and Northern Illinois University is on the west side of DeKalb. Good farmland with utilities at the site for future development.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 50 Ac Cortland Development Site  
**Tax ID Number/APN:** 09-17-100-018  
**Possible Uses:** Residential Development, formerly the Nature's Crossing Subdivision  
**Zoning:** Currently zoned Agriculture. The site was previously zoned R-1 Single Family, R-2 Duplex, R-4 Senior Multi-family.

### AREA & LOCATION

**School District:** Sycamore Community Unit School District 427  
**Location Description:** The parcel is on the north side of Cortland with frontage on Somonauk Rd and Barber Green Rd.  
**Site Description:** Corner parcel with infrastructure on the south side of the property. Approximately 9 acres has not been farmed in several years. Top soil pile can be found on this small area.  
**Side of Street:** Southwest corner of Barber Greene & Somonauk Rd.  
**Highway Access:** I-88 is only 4.8 miles South  
Rt 38 is 2.2 miles South  
**Road Type:** Asphalt  
**Property Visibility:** Excellent corner location with frontage on Somonauk Road and Barber Greene. Additional frontage on Goldenrod street.

### LAND RELATED

**Lot Frontage (Feet):** 1300 feet of frontage on Barber Greene Rd  
730 feet of frontage on Somonauk Rd.  
**Tillable Acres:** There are approximately 44.6 tillable acres in this parcel. Currently only about 34.2 acres are being farmed. There is an additional 9 acres that has potential to be put back into production.  
**Buildings:** No Buildings  
**Zoning Description:** See zoning map for the parcel that is included with this brochure.  
The platted lots breakdown as follows:  
42 R-1 Single family lots  
31 R-2 Duplex lots  
5.65 Acres of R-4 Multi-family/Senior living  
12.65 Acres of Park/Open Space and Storm water management  
**Flood Plain or Wetlands:** There is a small drainage ditch that runs through the property.  
**Topography:** Flat to gently rolling  
**FSA Data:** The farm for sale is part of a larger parcel of farmland. The PLC Yield is 160 bushels per acre.  
**Soil Type:** 356A Elpaso silty clay loam  
221B2 Parr silt loam  
512B Danabrook silt loam  
**Soil Fertility:** Average PH is 6.58  
Average P2 is 53.1  
Average K1 is 156  
Average OM is 3.47  
Average CEC is 17.57  
**Available Utilities:** Utilities are available from the village of Cortland.

### FINANCIALS

**Finance Data Year:** 2016 Tax year  
**Real Estate Taxes:** Real-estate taxes paid in 2019 for tax year 2018 were \$2,115.  
**Investment Amount:** Sellers are asking \$395,000.

### LOCATION

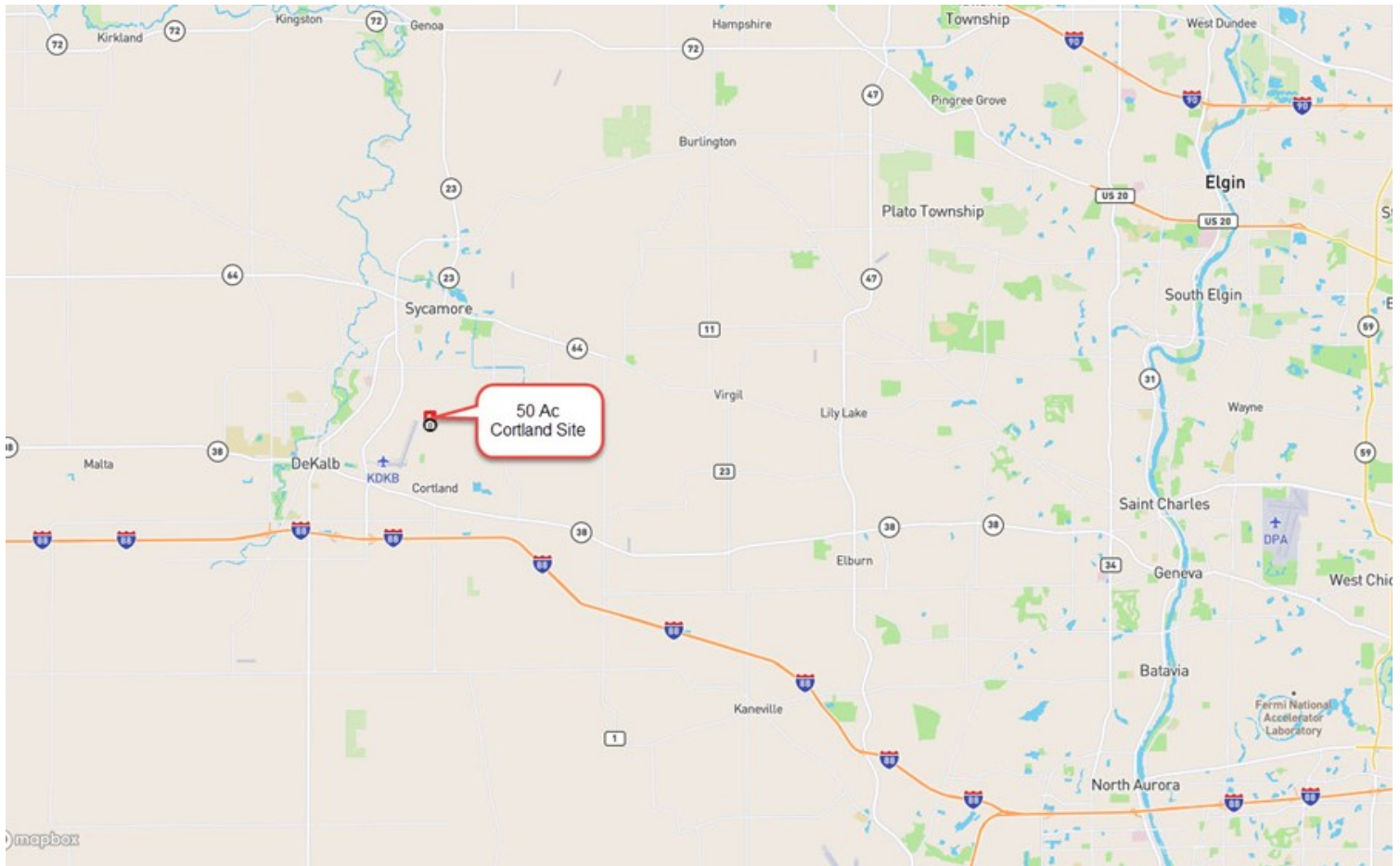
**Address:**  
**County:**

Somunauk Rd. Cortland  
DeKalb County Illinois



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## CORTLAND, IL LOCATION MAP FOR 50 ACRE DEVELOPMENT SITE





## CORTLAND TOWNSHIP DEVELOPMENT SITE AERIAL MAP

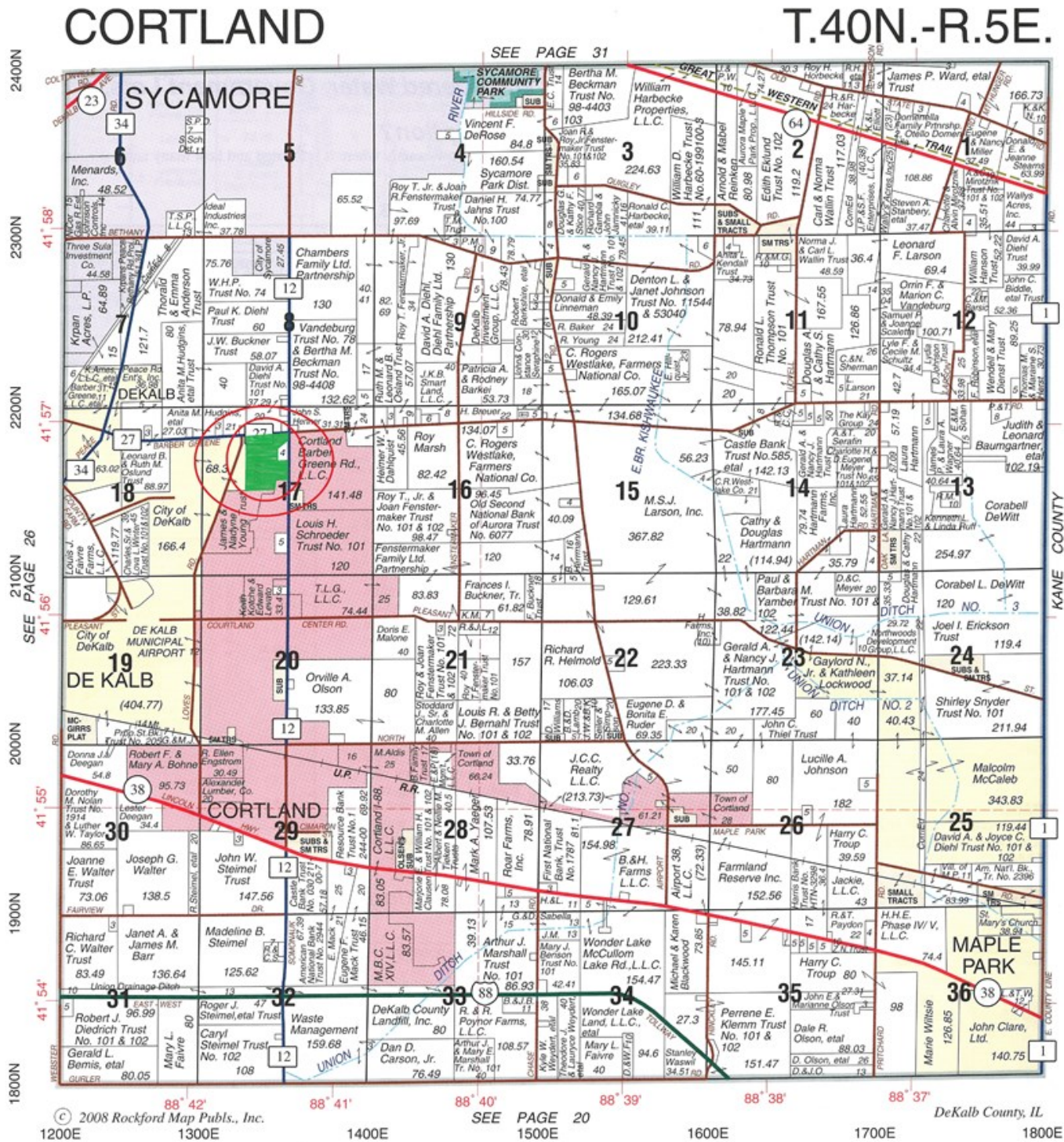


AERIAL MAP OF CORTLAND TOWNSHIP DEVELOPMENT SITE



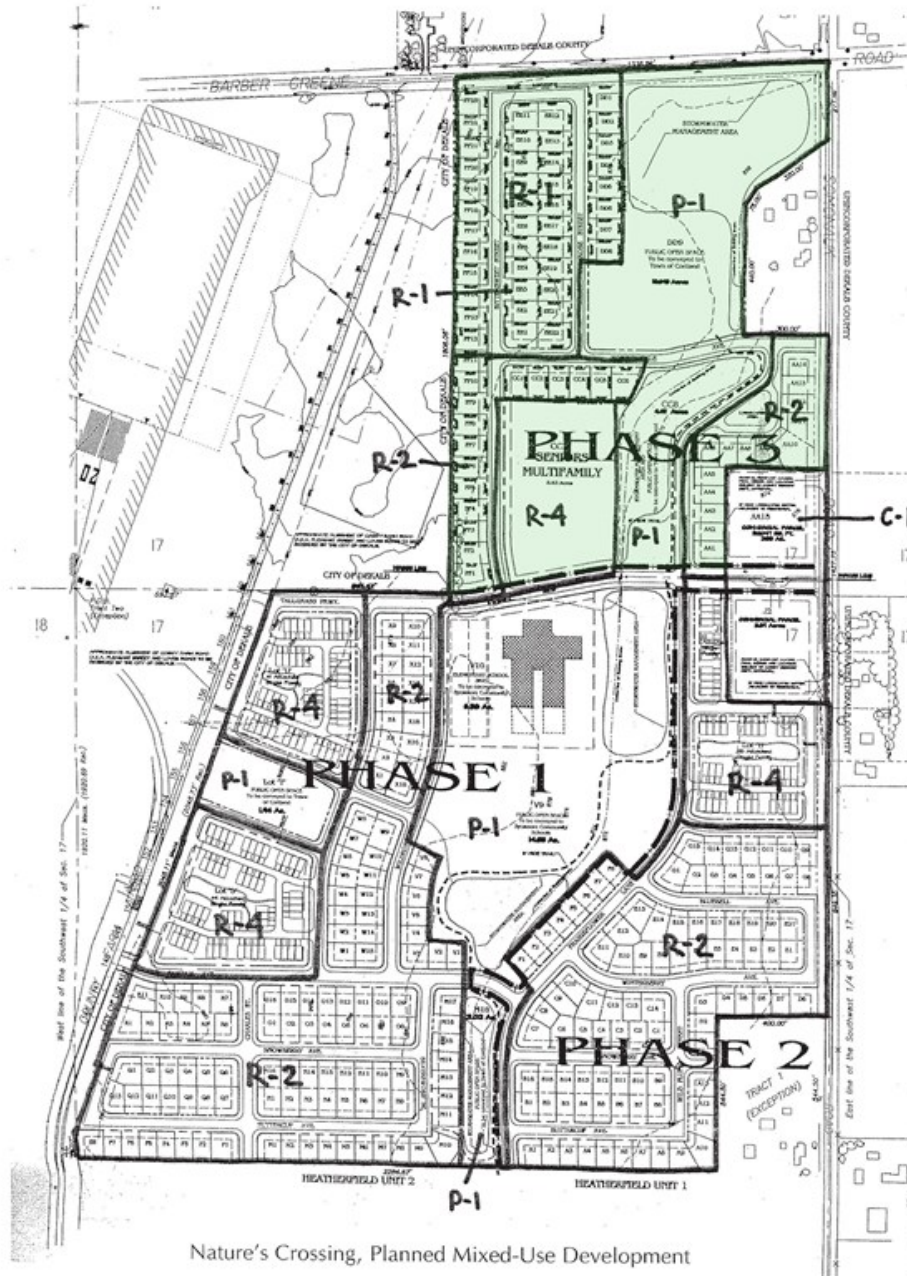


50 ACRES IN CORTLAND TOWNSHIP PLAT MAP, DEKALB COUNTY





# NATURE'S CROSSING SITE PLAN, CORTLAND, IL



Nature's Crossing, Planned Mixed-Use Development

## Zoning Plan



2005003352

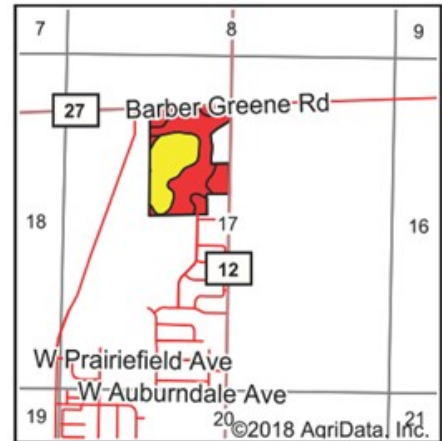
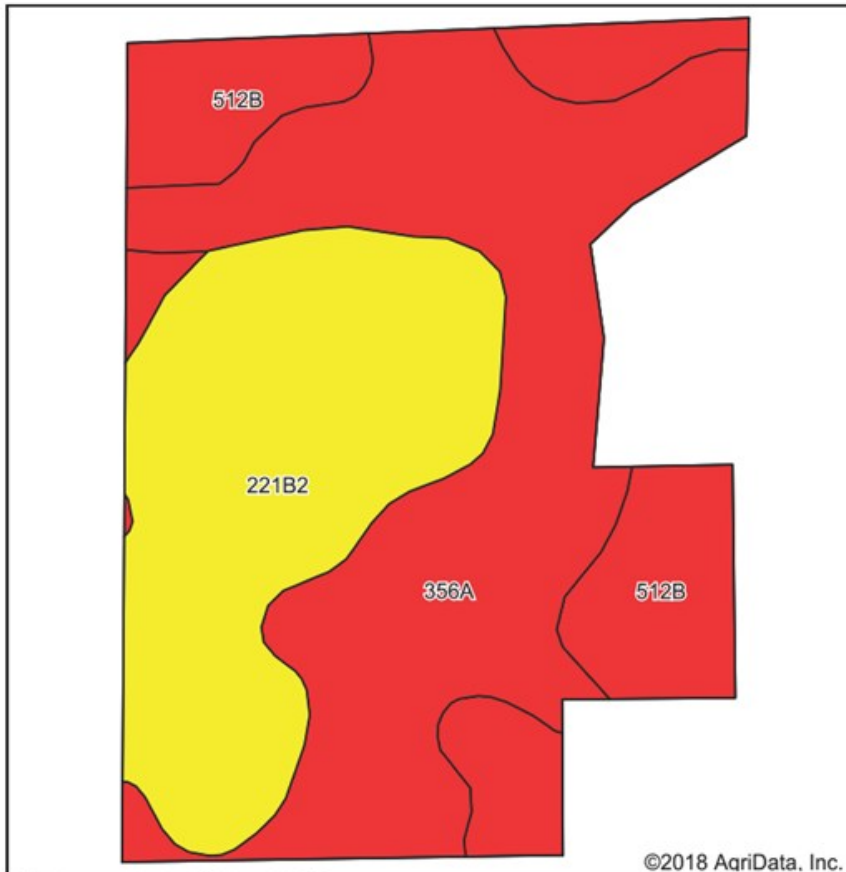
EXHIBIT B



CORTLAND TOWNSHIP DEVELOPMENT SITE FSA MAP



## CORTLAND SOIL MAP, DEKALB COUNTY



State: **Illinois**  
County: **De Kalb**  
Location: **17-40N-5E**  
Township: **Cortland**  
Acres: **44.61**  
Date: **11/14/2018**



### Area Symbol: IL037, Soil Area Version: 13

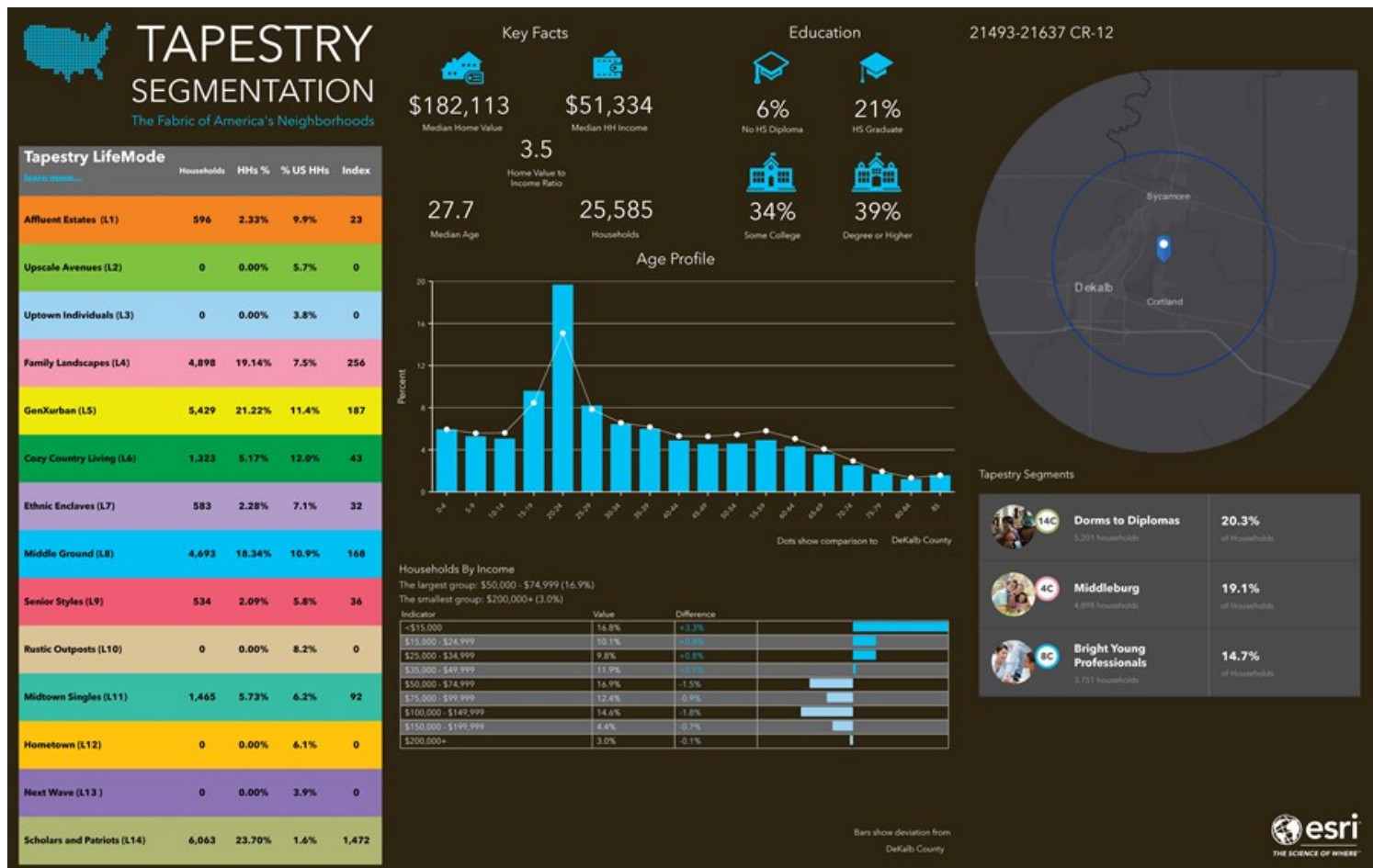
| Code             | Soil Description                              | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|-----------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| 356A             | Elpaso silty clay loam, 0 to 2 percent slopes | 19.94 | 44.7%            |                                     | 195       | 63            | 144                                            |
| **221B2          | Parr silt loam, 2 to 5 percent slopes, eroded | 15.23 | 34.1%            |                                     | **151     | **49          | **113                                          |
| **512B           | Danabrook silt loam, 2 to 5 percent slopes    | 9.44  | 21.2%            |                                     | **185     | **58          | **137                                          |
| Weighted Average |                                               |       |                  |                                     | 177.9     | 57.2          | 131.9                                          |

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

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

# TAPESTRY PROFILE FOR CORTLAND 50 ACRE NATURE'S CROSSING SUBDIVISION - FIVE MILE RADIUS



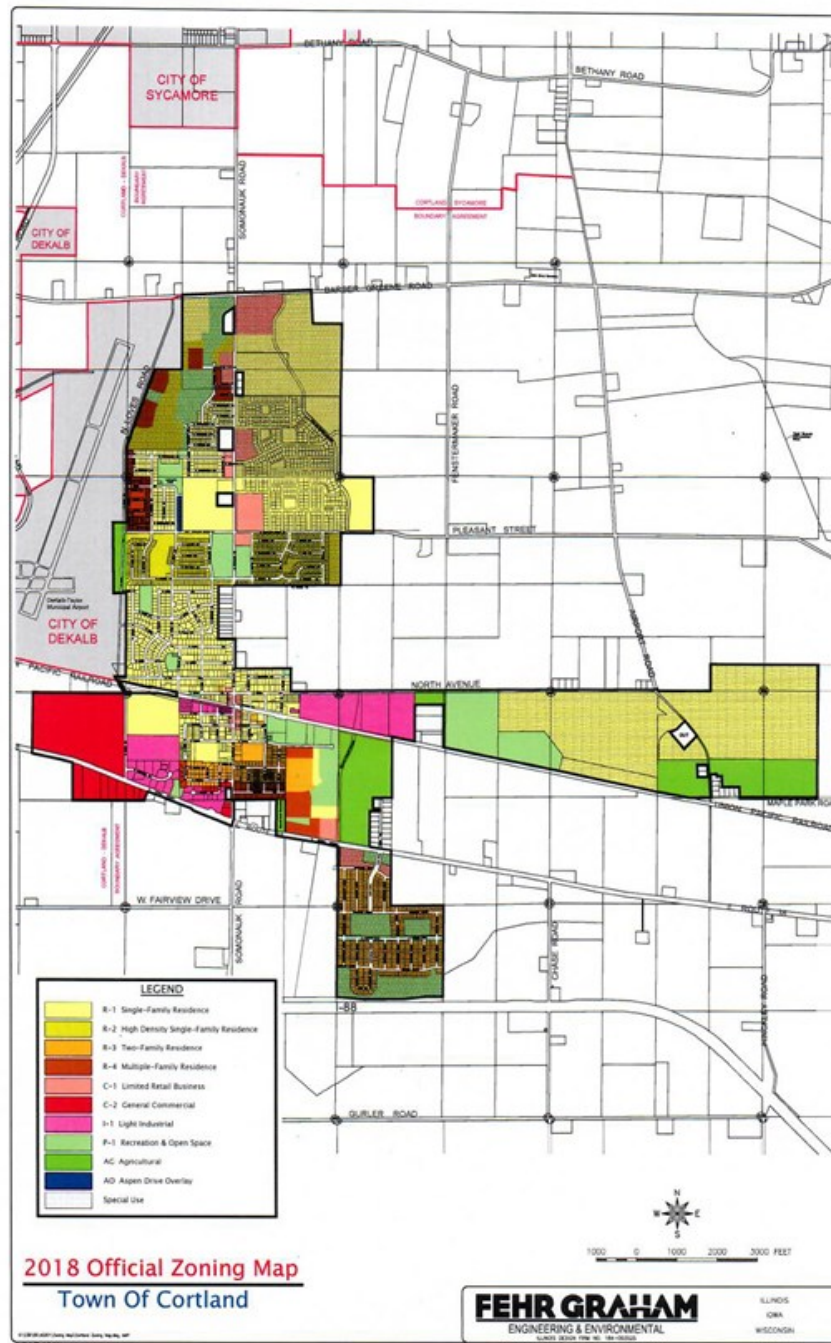


## CORTLAND 50 ACRE PHOTOS

### PROPERTY PHOTOS



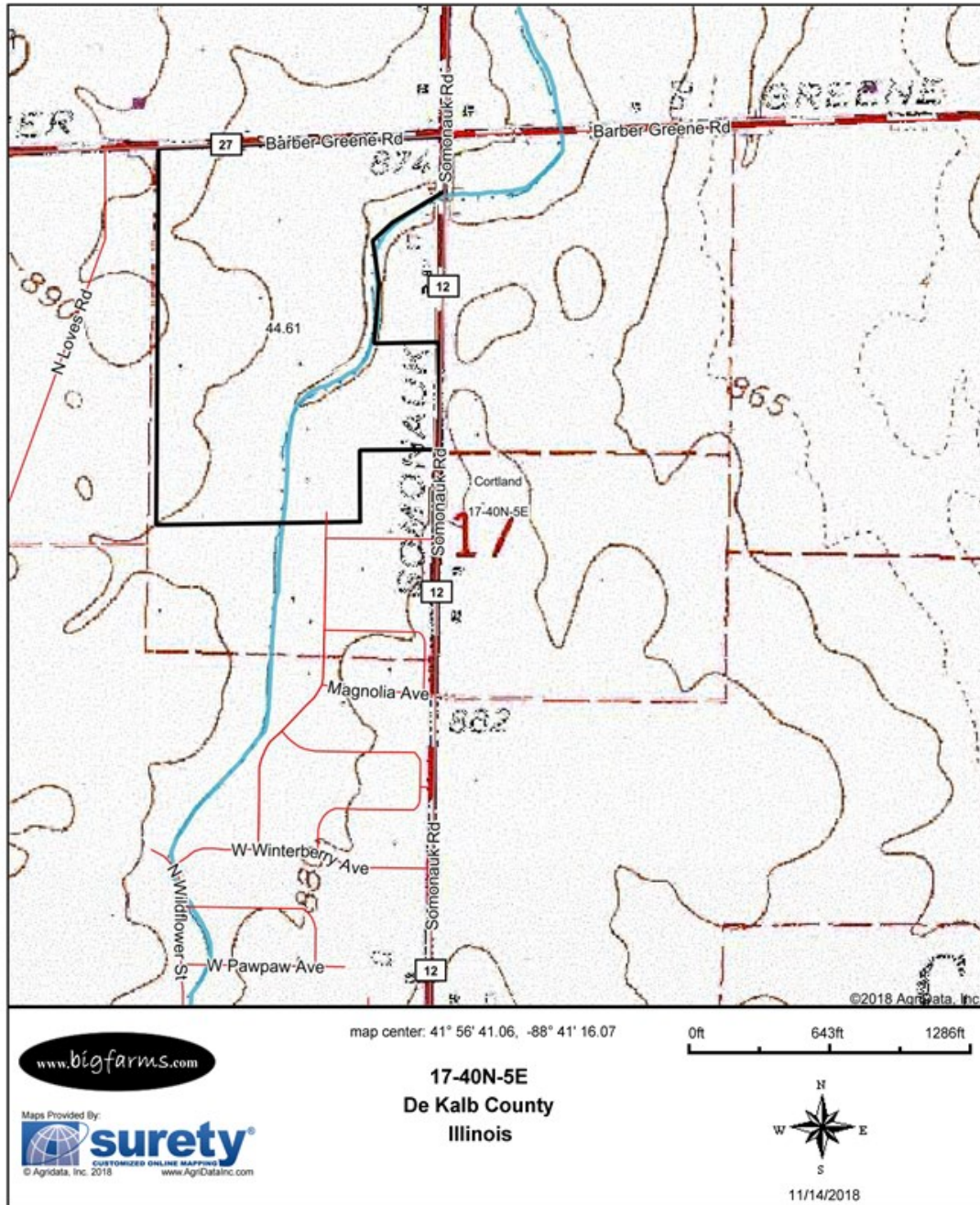
# COMPREHENSIVE PLAN FOR CORTLAND, IL





# TOPOGRAPHICAL MAP OF 50 ACRE CORTLAND TOWNSHIP

Topography 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

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