

560 ACRES BLOOMINGTON-NORMAL DEVELOPMENT SITES

IL Rt. 150
Bloomington-Normal IL 61701

For more information contact:

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



County:	McLean
Township:	Dry Grove
Gross Land Area:	560 Total Acres in four parcels. (30, 77, 78 & 380)
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	Ask
Unit Price:	380 acres Ask for pricing, 30 acre @\$18,500/ac, 77 acres @\$15,000/ac, 78 acres @\$11,900/ac
Productivity Index (PI):	380 acre PI is 132, 30 acre PI is 141.2, 77 acre PI is 136, 78 acre PI is 136.8
Buildings:	Old set of farm building with no value.
Utilities:	Utilities are near the site
Zoning:	Agriculture



Four well located parcels on the west side of Bloomington-Normal. Parcels are near the proposed Rivian electric truck assembly plant. The plant is scheduled to open in 2020. 380 acres is across Rt. 150 (Mitsubishi Mtwy.) The 30 acres is in the City of Normal and the 77 & 78 acre parcels are in the city of Bloomington. Excellent road frontage on IL Rt. 150 & Rt. 9. Good class A soils. 30 acres is zoned M-2 General Manufacturing District. The balance of the acres are zoned agriculture.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 560 Acres Bloomington-Normal Development Site

Tax ID Number/APN: 13-27-200-011
13-26-400-002
13-26-300-005
13-26-400-003
13-35-426-001
13-36-100-005
13-36-326-002

Possible Uses: Commercial, Residential or Industrial development. Ravian Electric Truck production plant is expected to open in 2020.

Zoning: 30 Acre is zone M-2 General Manufacturing District by the City of Normal. The balance of the farm is zone Agriculture

AREA & LOCATION

School District: McLean County Unit School District 5

Location Description: Excellent location for future development. The parcel has half a mile of frontage on Rt 150. The former Mitsubishi auto plant is directly across the street on the east side of Rt. 150. Rivian Automotive is the new owner of the auto plant.

Site Description: Level to gently rolling farmland, old set of farm buildings are still on the 380 acre parcel.

Highway Access: 2.2 miles north to I-74
2.6 miles SE to I-55 at Rt. 150/Rt 9
Less than 9 miles to Central Illinois Regional Airport at Bloomington-Normal

Road Type: State route 150 is concrete.

Property Visibility: All four parcels have excellent road frontage on Rt. 9 or Rt. 150.

LAND RELATED

Buildings: Old set of farm building in very poor shape.

Zoning Description: All but the 30 acre parcel is zone agriculture. The 30 acres is zoned M-2 Manufacturing by the City of Normal.

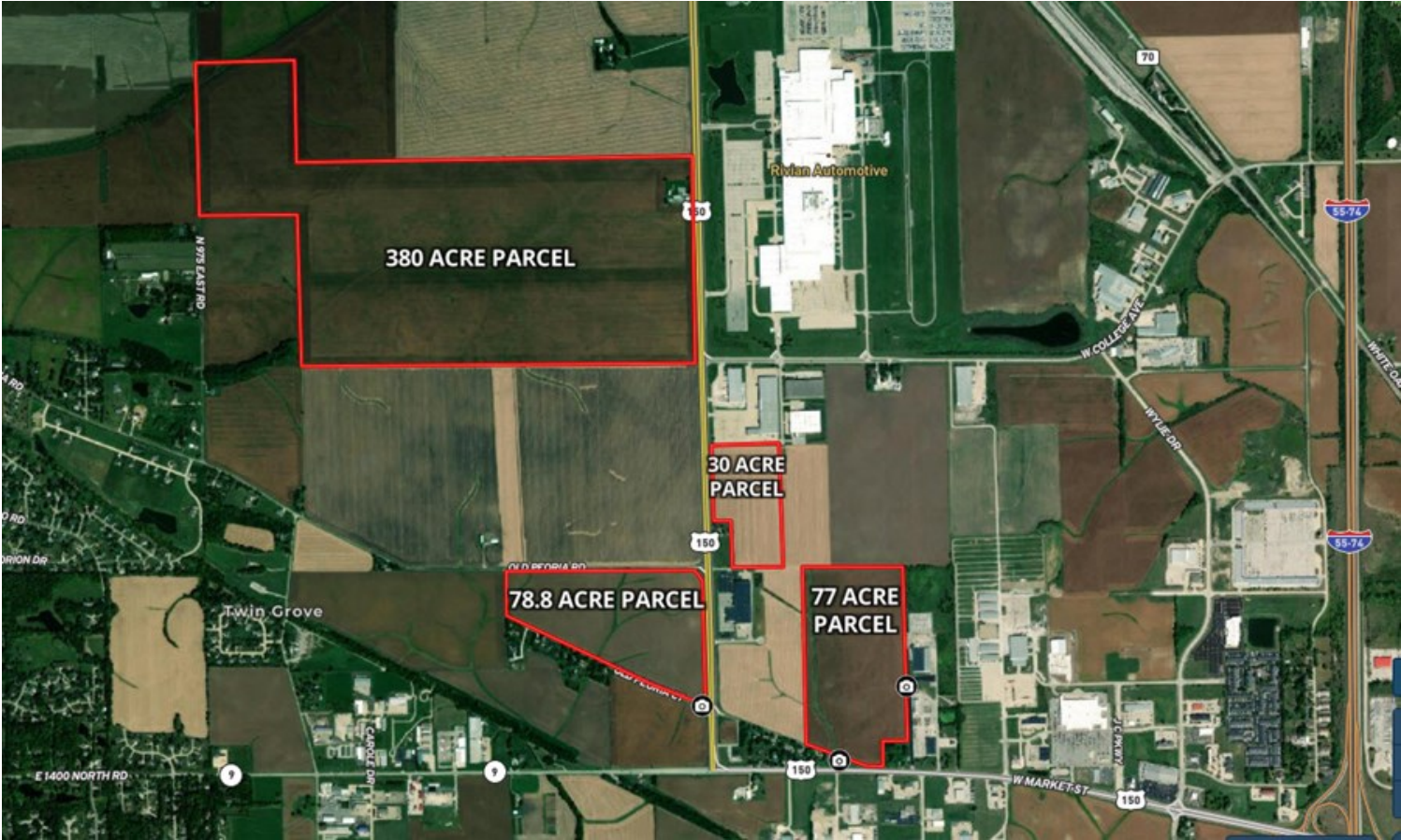
Flood Plain or Wetlands: None Known.

Topography: Flat to gently rolling.

LOCATION MAP OF 186 ACRE IN MCLEAN COUNTY



AERIAL MAP OF 560 ACRES IN DRY GROVE TOWNSHIP, MCLEAN COUNTY



DRY GROVE NORTHWEST PART BLOOMINGTON CITY T.24N.-R.1E.

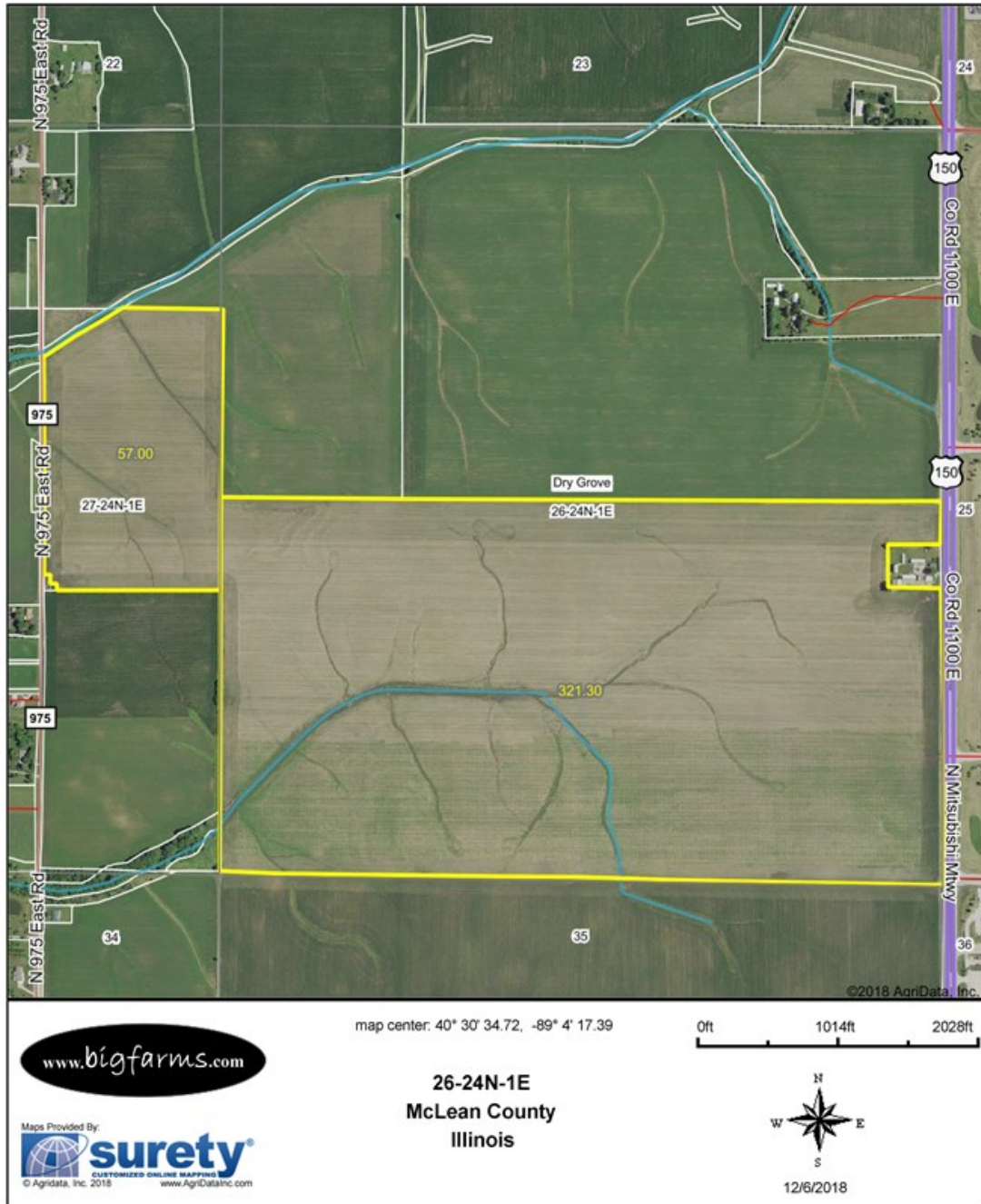


AERIAL MAP OF THE 380 ACRES

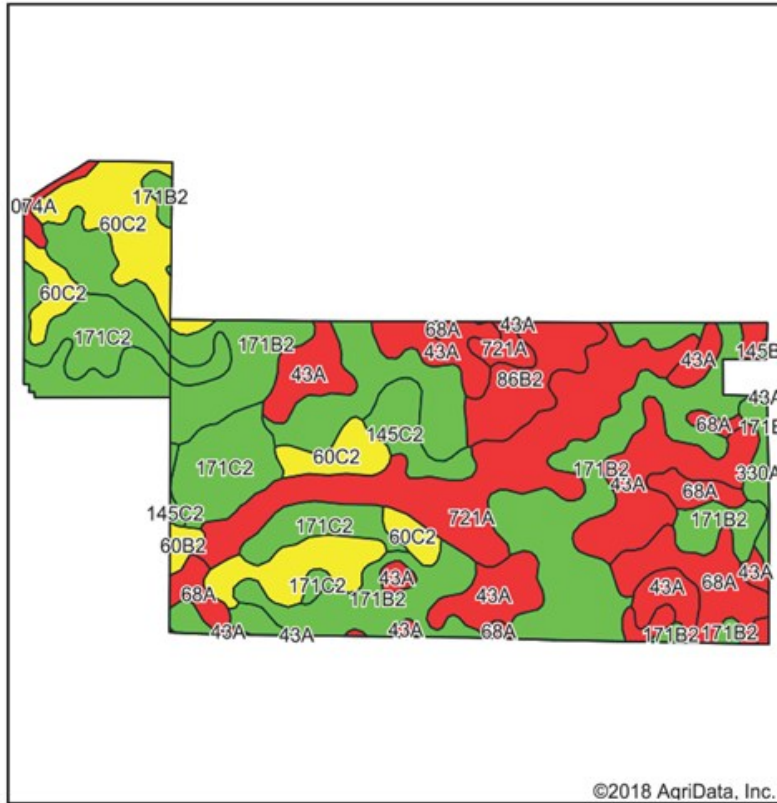


380 ACRES FSA MAP

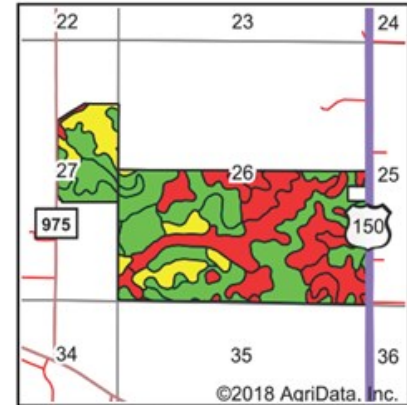
Aerial Map



380 AC SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **McLean**
Location: **26-24N-1E**
Township: **Dry Grove**
Acres: **378.3**
Date: **12/6/2018**

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Area Symbol: IL113, 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
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	126.51	33.4%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	57.28	15.1%		191	62	142
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	49.29	13.0%		194	63	143
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	44.35	11.7%		**148	**48	**110
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	43.21	11.4%		**174	**55	**128
68A	Sable silty clay loam, 0 to 2 percent slopes	25.87	6.8%		192	63	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	13.96	3.7%		**181	**57	**134
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	9.22	2.4%		**166	**53	**123
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.36	1.2%		164	55	123
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	2.10	0.6%		186	58	136
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	1.94	0.5%		**151	**49	**112
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.21	0.1%		**170	**54	**125
Weighted Average					178.6	57.2	132

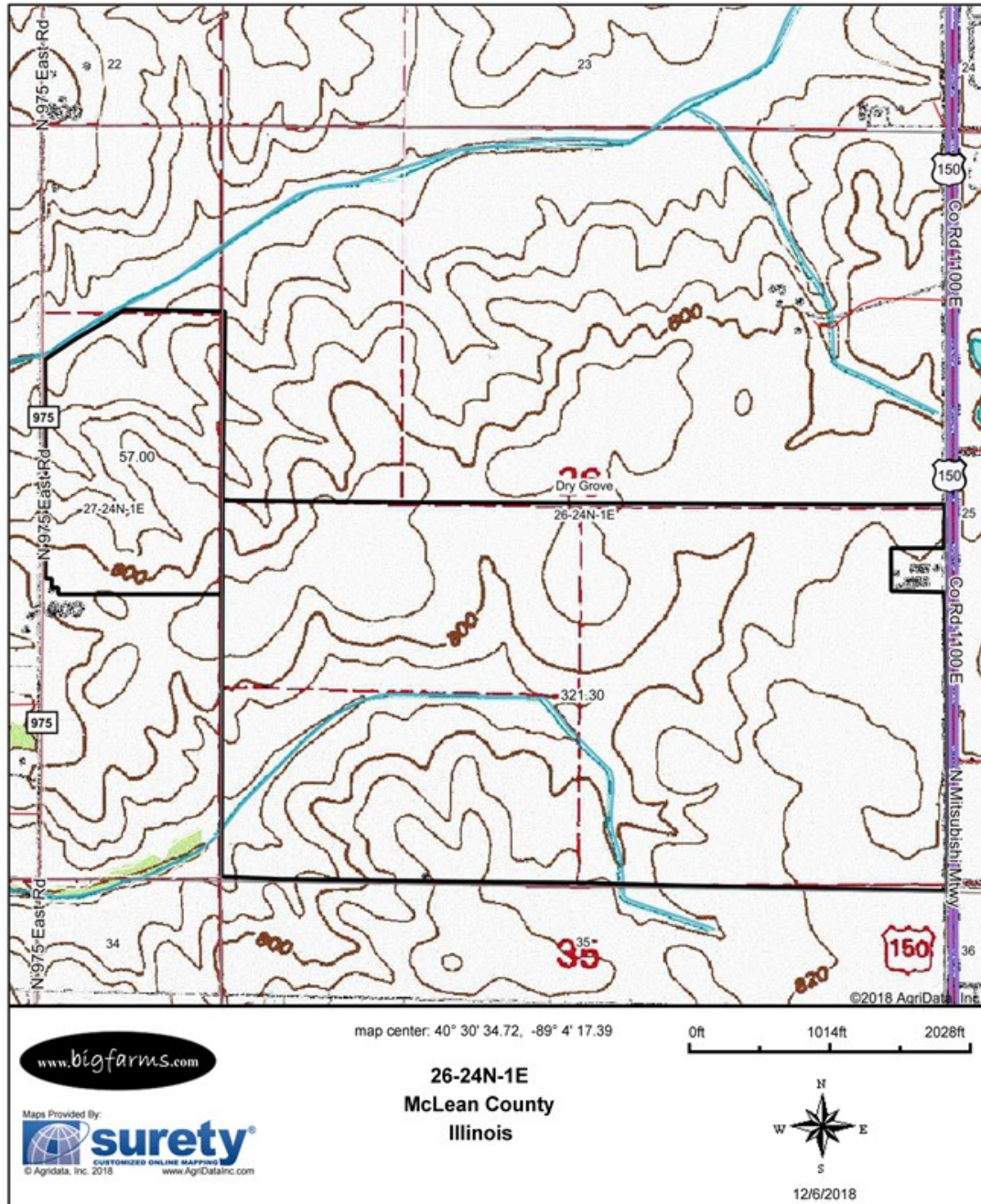
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

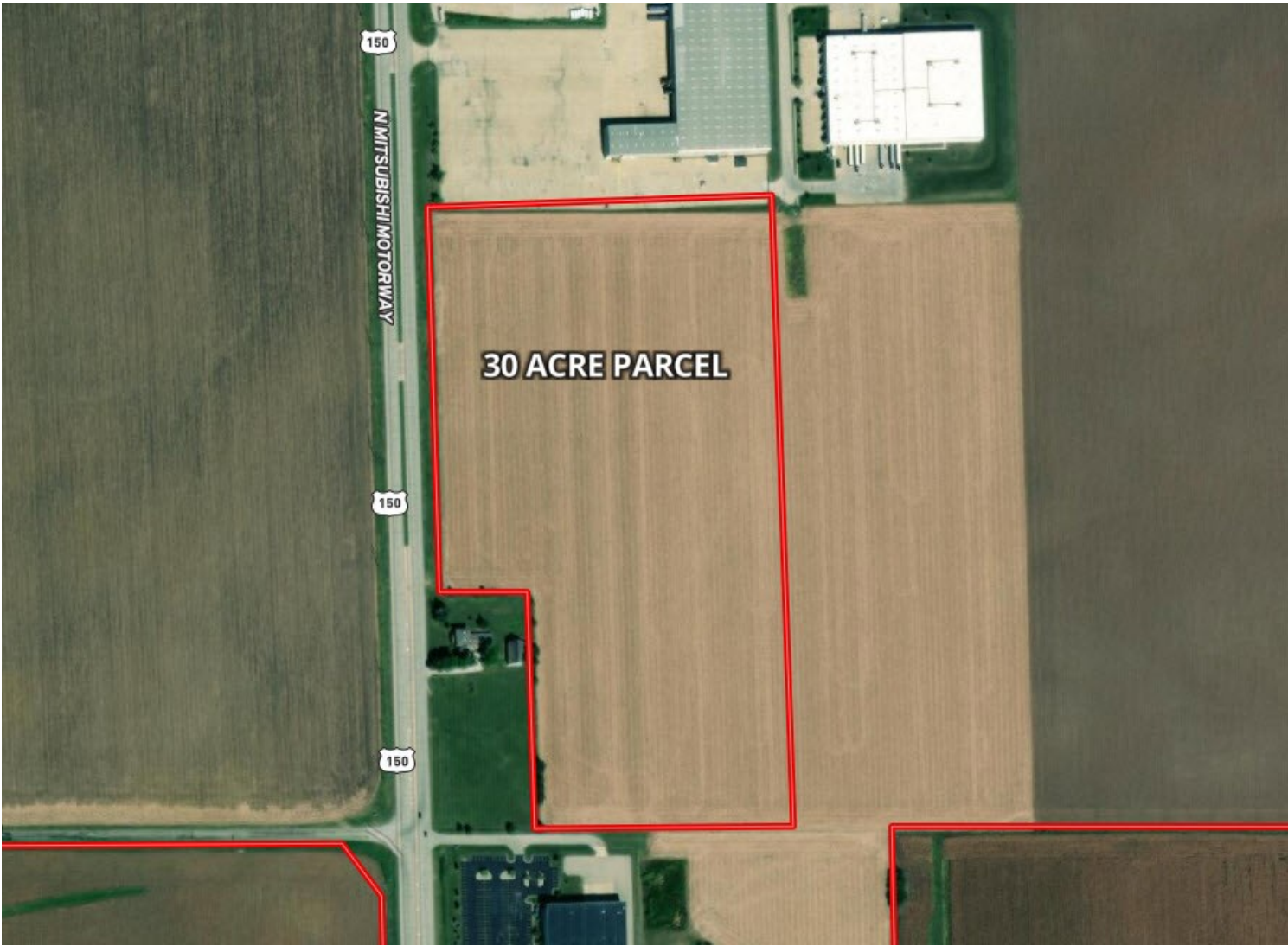
TOPOGRAPHICAL MAP FOR THE 380 ACRES

Topography Map



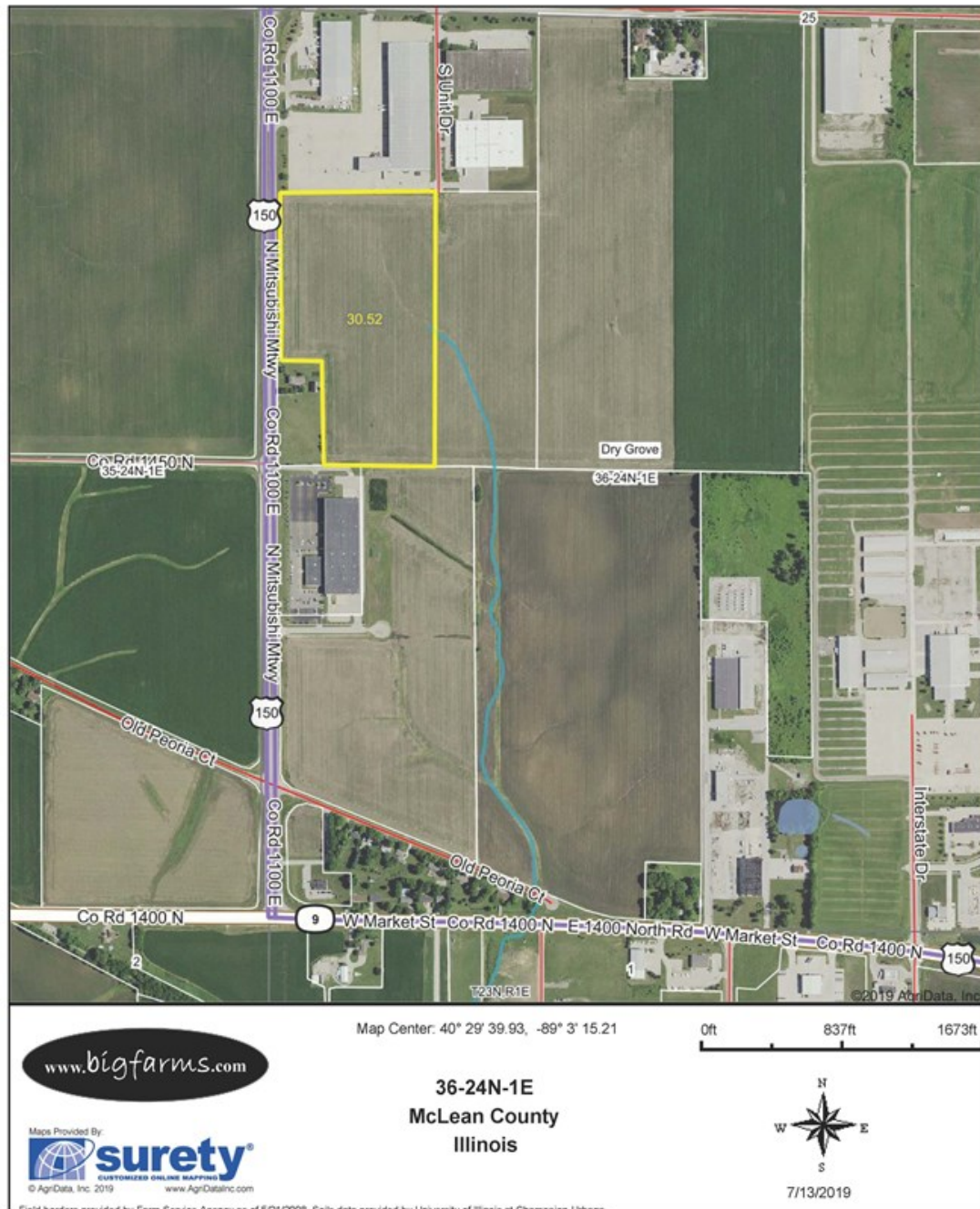
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

30 ACRE AERIAL MAP

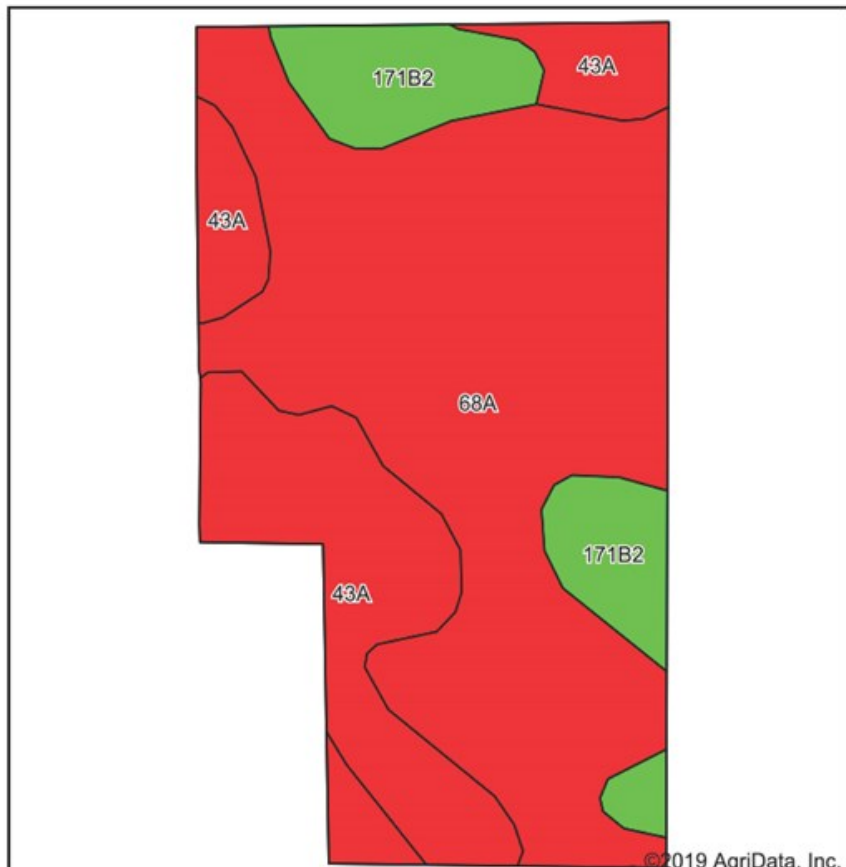


30 ACRE FSA MAP

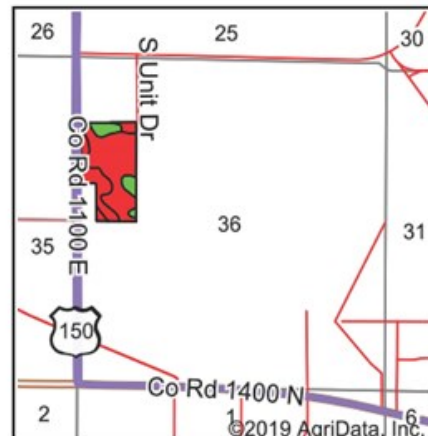
Aerial Map



SOIL MAP FOR 30 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McLean**
 Location: **36-24N-1E**
 Township: **Dry Grove**
 Acres: **30.52**
 Date: **7/13/2019**

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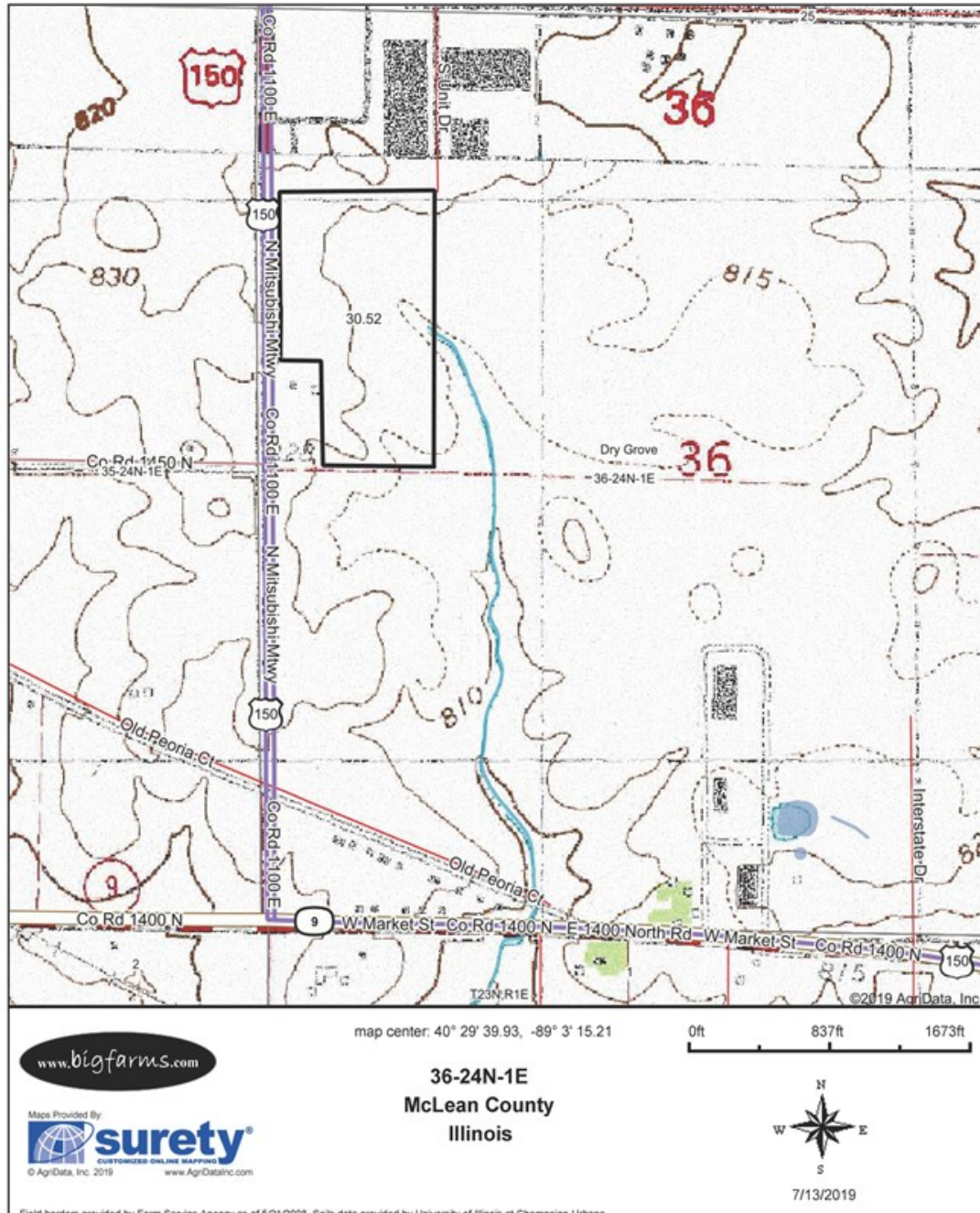


Area Symbol: IL 113, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	19.09	62.5%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	7.47	24.5%		191	62	142
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.96	13.0%		**178	**56	**131
Weighted Average					189.9	61.8	141.2

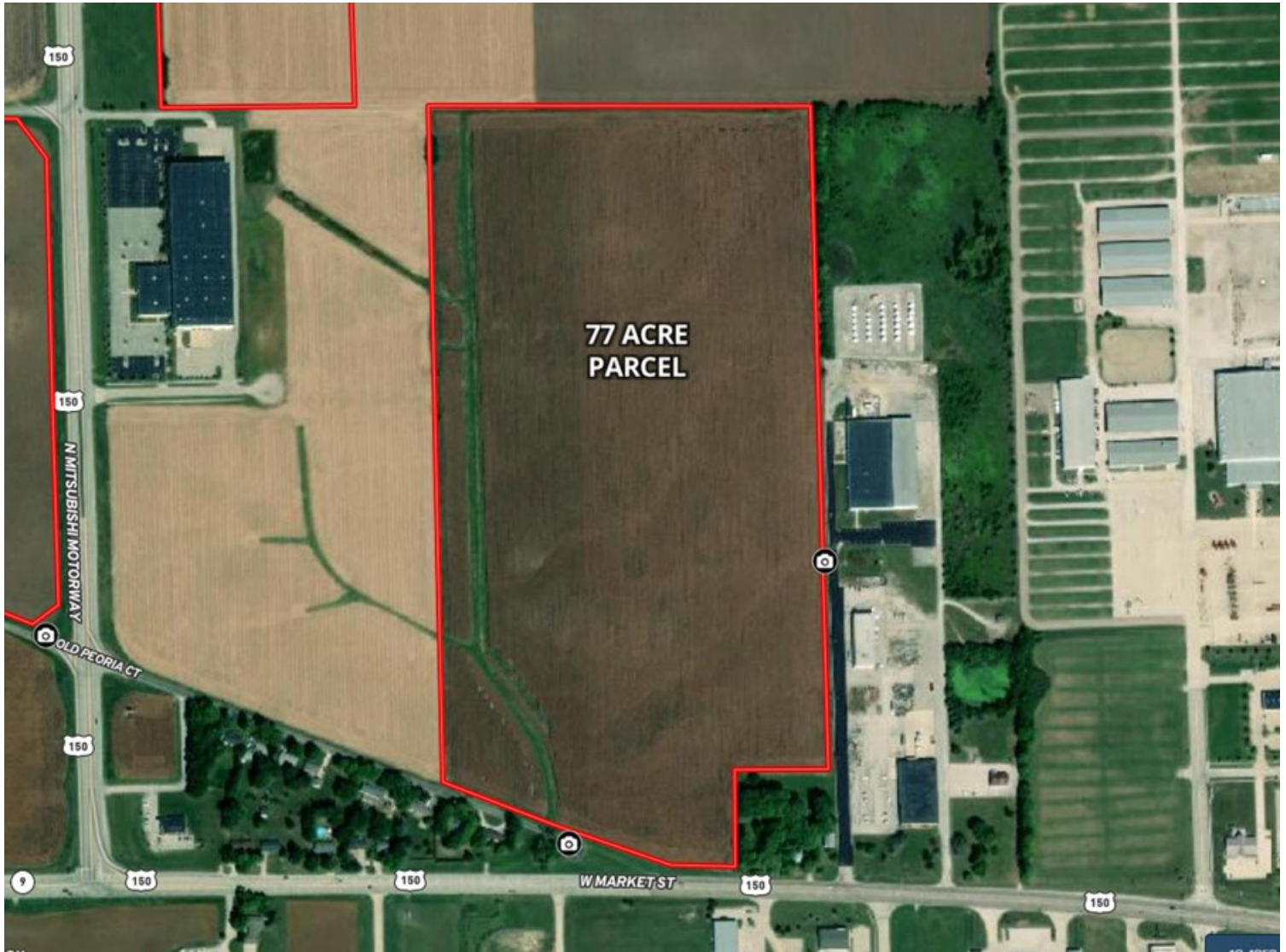
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

30 AC TOPOGRAPHICAL MAP

Topography Map



AERIAL MAP OF 77 ACRES

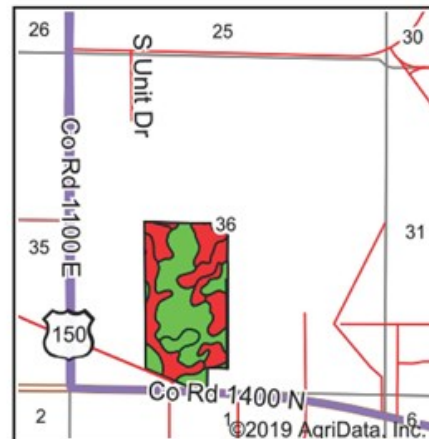
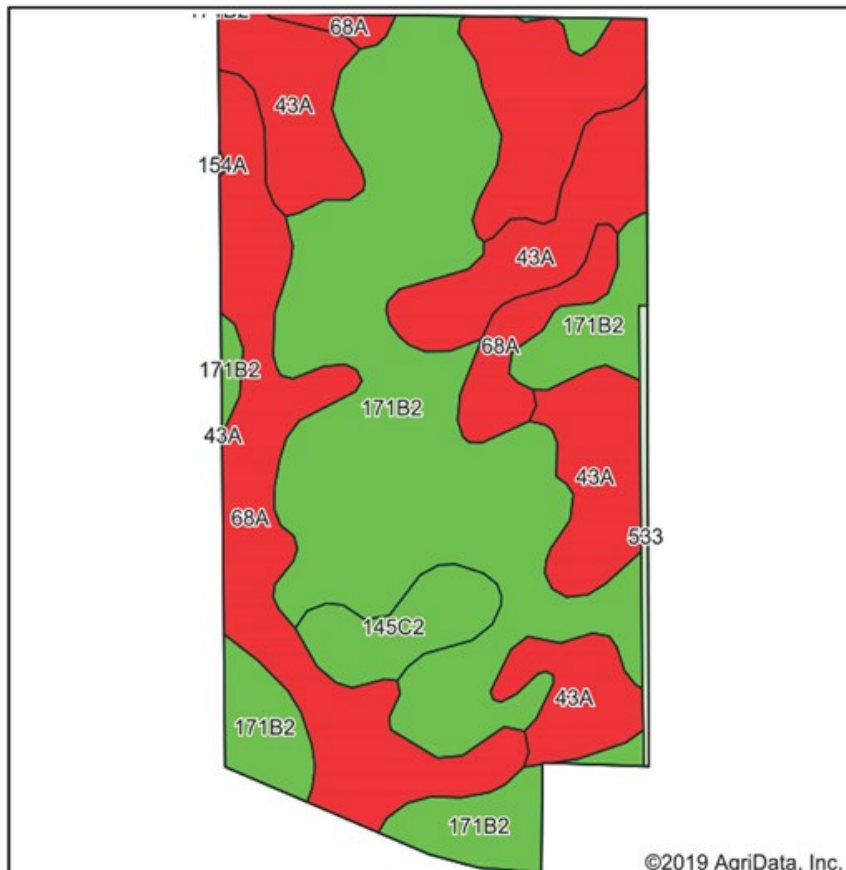


FSA MAP OF 77 ACRES

Aerial Map



77 ACRE SOIL MAP, BLOOMINGTON, IL



State: **Illinois**
 County: **McLean**
 Location: **36-24N-1E**
 Township: **Dry Grove**
 Acres: **76.4**
 Date: **7/13/2019**

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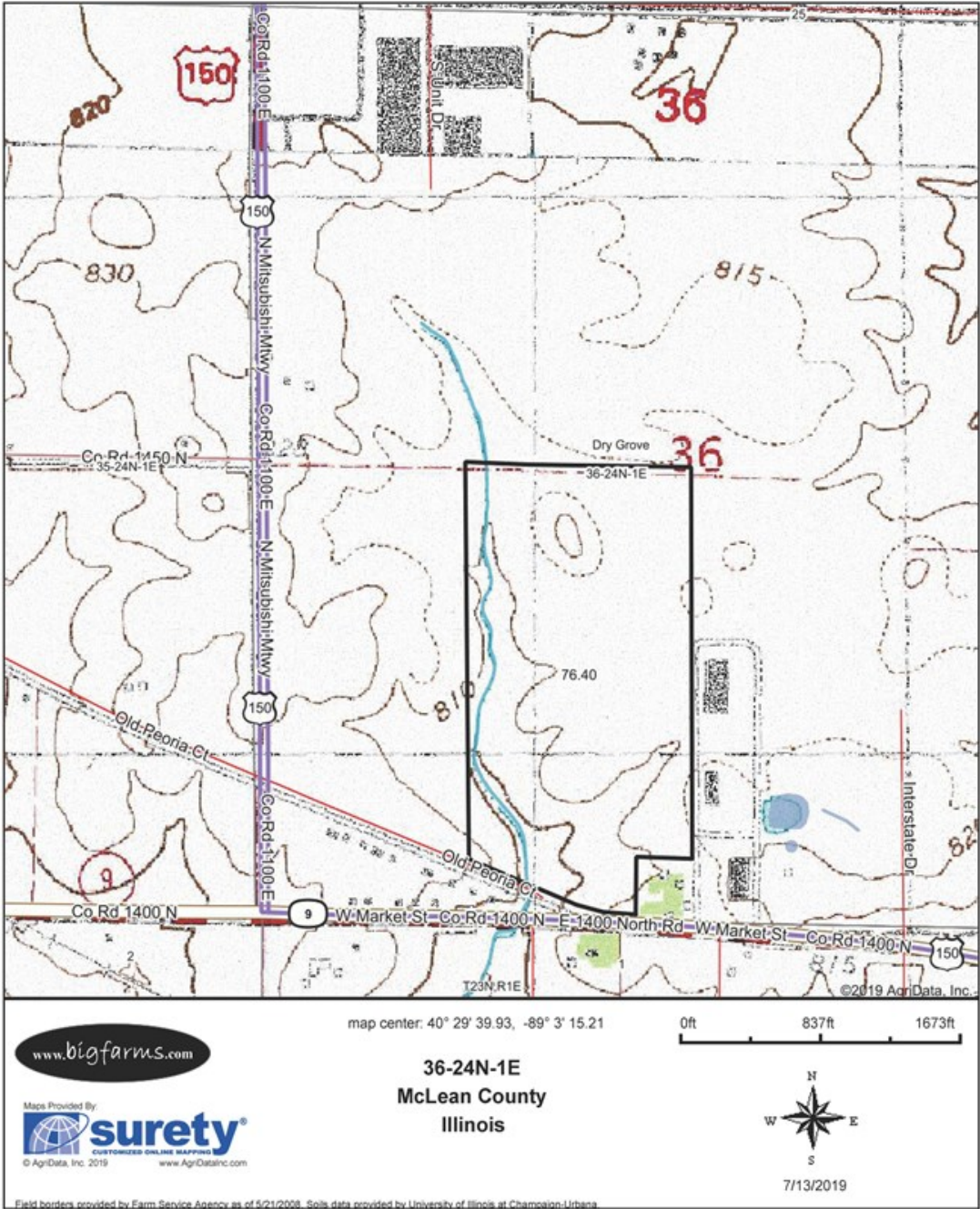
Area Symbol: IL 113. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Cattin silt loam, 2 to 5 percent slopes, eroded	36.11	47.3%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	20.43	26.7%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	16.08	21.0%		191	62	142
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.08	4.0%		**166	**53	**123
533	Urban land	0.70	0.9%				
Weighted Average					182.4	58.5	135

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

TOPOGRAPHICAL MAP 77 ACRES

Topography Map



AERIAL MAP OF 78 ACRES

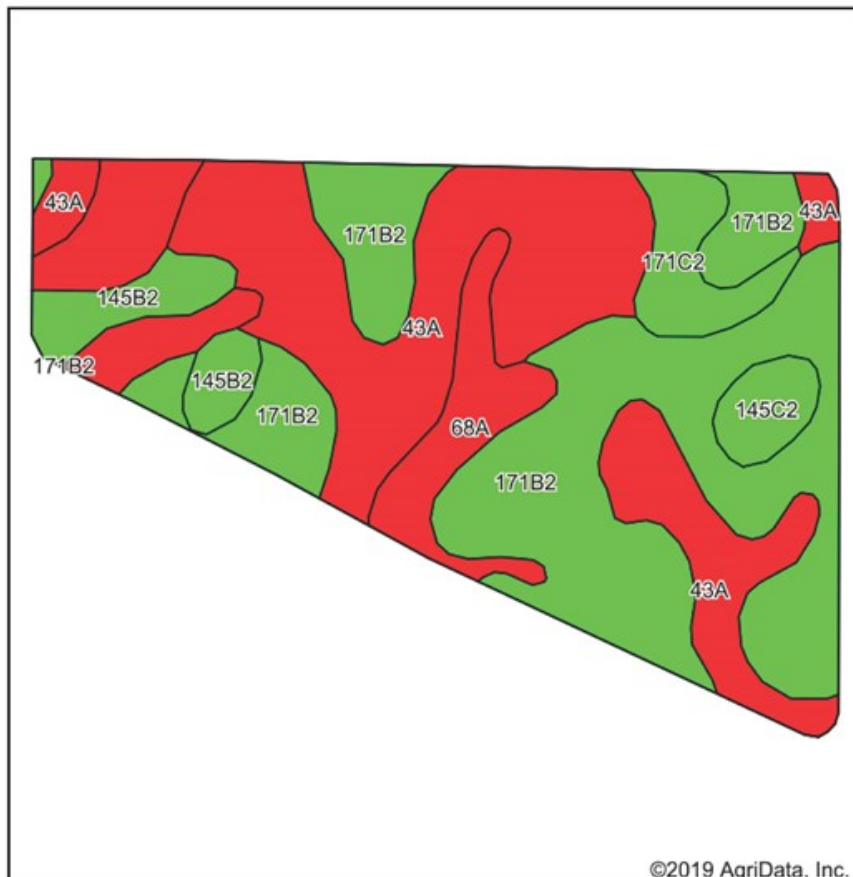


78 ACRE FSA MAP

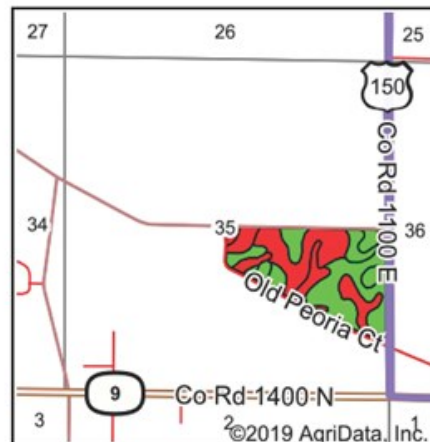
Aerial Map



SOIL MAP OF 78 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McLean**
 Location: **35-24N-1E**
 Township: **Dry Grove**
 Acres: **73.92**
 Date: **7/13/2019**

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Area Symbol: IL 113, 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
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	30.03	40.6%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	24.98	33.8%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	9.73	13.2%		192	63	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	3.90	5.3%		**170	**54	**125
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	3.34	4.5%		**174	**55	**128
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	1.94	2.6%		**166	**53	**123
Weighted Average					183.3	58.7	135.6

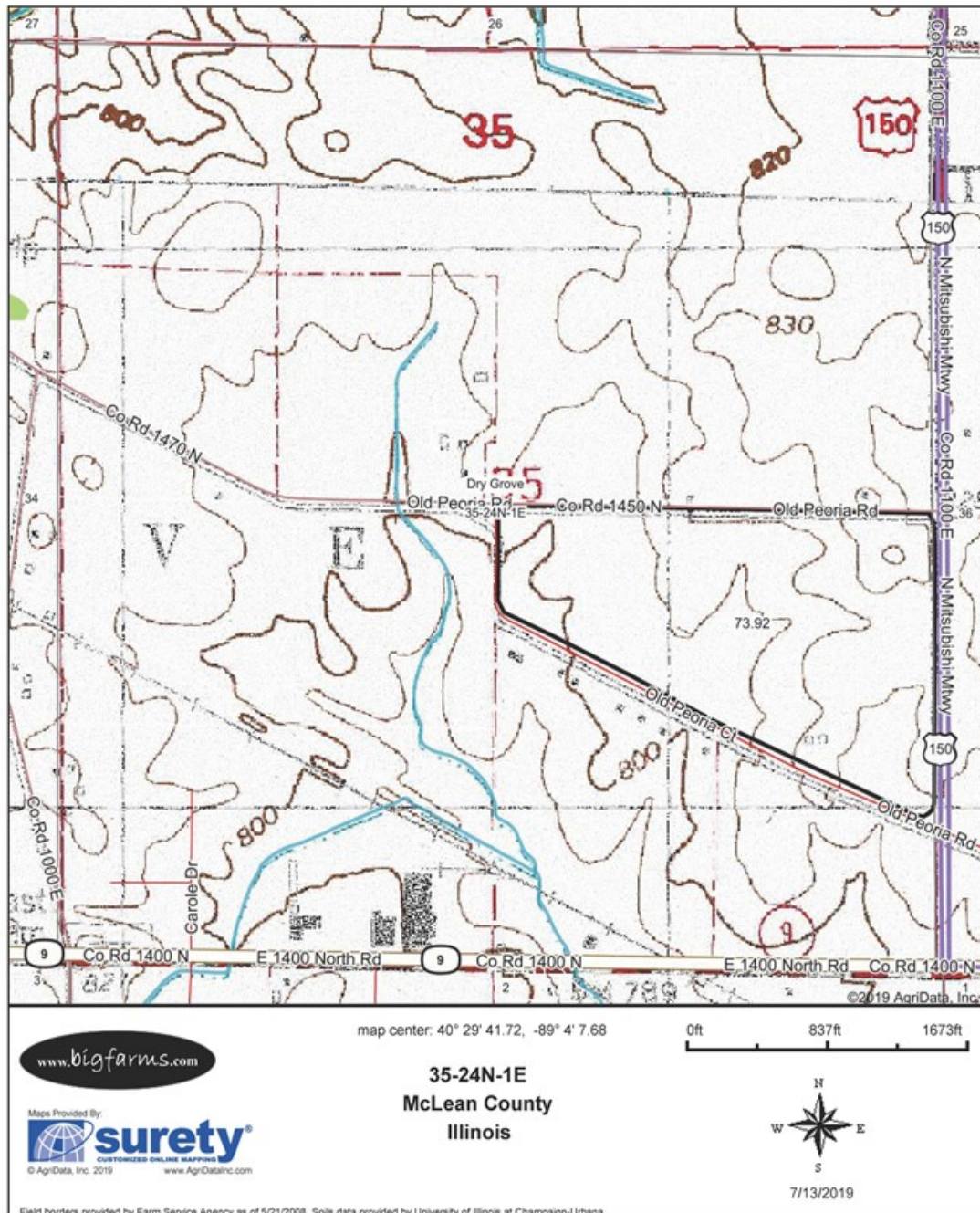
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TOPOGRAPHICAL MAP 30 ACRES, DRY GROVE TOWNSHIP MCLEAN COUNTY IL.

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.



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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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