

56 AC BRAIDWOOD DEVELOPMENT FARM

N. Novy Road
Braidwood IL 60408

For more information contact:

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



County:	Will
Township:	Reed
Gross Land Area:	56 Acres
Property Type:	Vacant Farmland
Possible Uses:	Agriculture Production and Future Development
Total Investment:	\$1,344,000.00
Unit Price:	\$24,000.00
Buildings:	No buildings



56 acres for residential development in Braidwood, Illinois. Sewer and water lines are on site. Some flood plain. Easy access to I-55. Low Will county taxes, excellent Reed-Custer School District.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 56 AC Braidwood Development Farm
Tax ID Number/APN: 02-24-05-200-038-0020, 02-24-05-200-038-0010, 02-24-05-200-031-0000
Possible Uses: Residential development would be a good potential use of the property. Sewer is on site.
Zoning: Currently zoned A-1 Agriculture.

AREA & LOCATION

School District: Reed Custer Community Unit School District 255U.
Location Description: This property sits between I-55 and IL-53, less than 2 miles from both. The City of Coal City, Braidwood, and Wilmington are all less than a 10 minute drive. The property also sits between two roads, Novy Road to the east, and N. Center Street to the west, which allows for multiple entrances/exits to the property.
Site Description: This site is relatively flat with a dry creek bordering the west side of the property and a cluster of wooded area towards the center of the property.
Side of Street: This property is located between Novy Road and N. Center Street with both running along the east and west borders of the property.
Highway Access: IL-113 is less than 0.25 miles to the north of the property and connects to I-55, which is less than 2 miles from the property, and IL-53, which is also less than 2 miles from the property.
Road Type: All connecting roads are of asphalt and blacktop.
Property Visibility: The property is partially visible from IL-113 to the north of the property, but full visibility from both Novy Road and N. Center Street on the east and west sides of the property.
Largest Nearby Street: IL-113 directly north and I-55 are the largest nearby.
Transportation: With I-55 in close proximity, Chicago Midway Airport is approximately 53 miles while O'Hare International Airport is approximately 61 miles.

LAND RELATED

Lot Frontage (Feet): The property has 818 feet of road frontage on the east side of the property off Novy Road, while the west side has 592 feet off of N. Center Street.
Tillable Acres: Approximately 60.21 acres are tillable.
Buildings: There are no buildings on this property.
Flood Plain or Wetlands: There is a small dry creek running along the west side of the property. The Claypool ditch runs along the north side of the property. There are areas along the ditch considered flood plain.
Topography: This property is mostly flat. Greater detail can be seen on the topography, contours and hillshade maps in the brochure.
Soil Type: La Hogue Loam (102A)
Selma loam (125A)
Braidwood loam (688D)
Available Utilities: Sewer and water are on site from the City of Braidwood.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021.
Real Estate Taxes: 02-24-05-200-038-0020 (7.05 Acres) \$183.54
02-24-05-200-038-0010 (33.45 Acres) \$569.22
02-24-05-200-031-0000 (16.7 Acres) \$366.98
Total tax amount is \$1,119.74
Investment Amount: Investment amount is \$1,344,000 or \$24,000 per acre. Final sale price will be based on surveyed acres.

LOCATION

Address: N Novy Road, Braidwood, IL 60408



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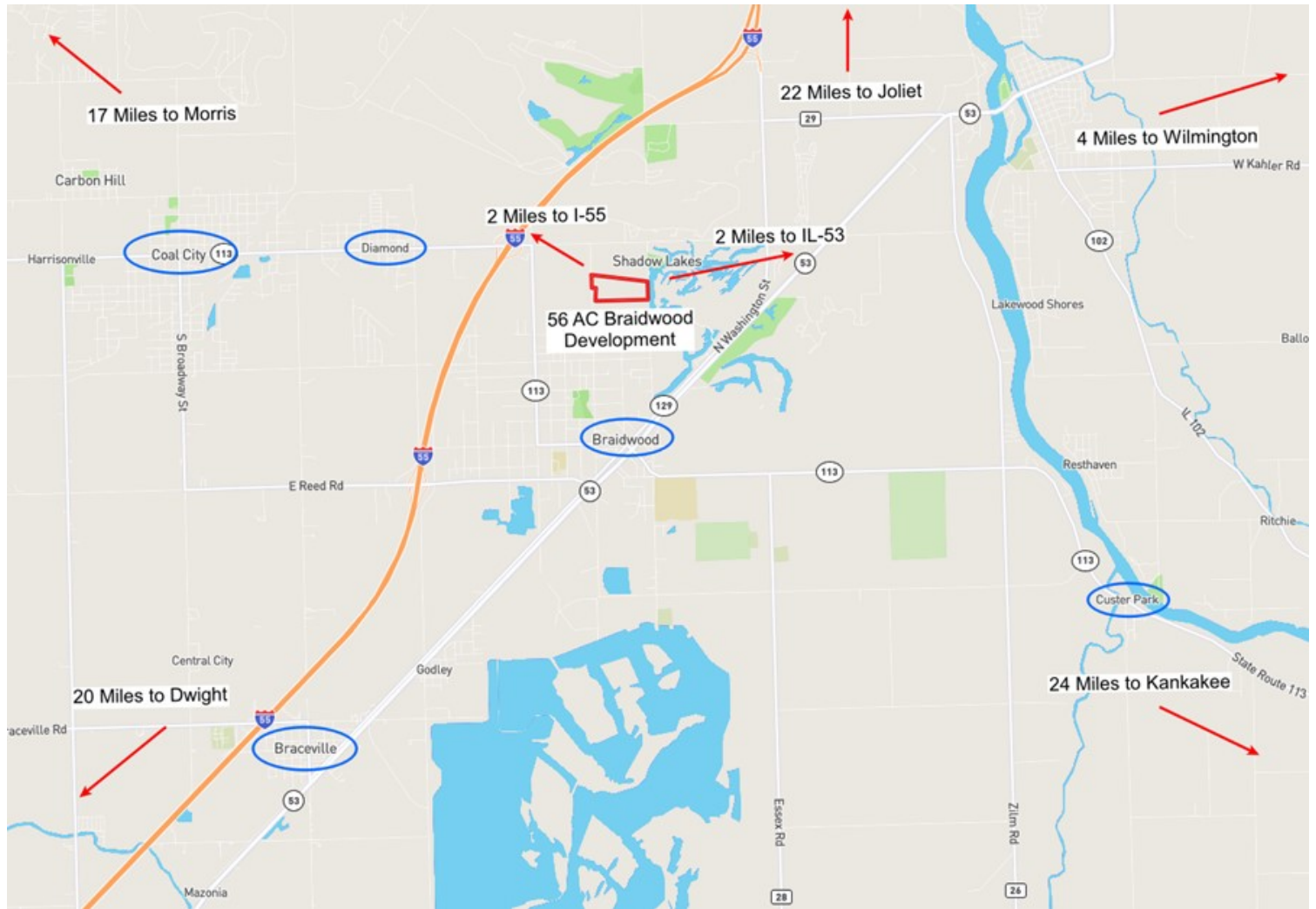
County:

Will County



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56 AC BRAIDWOOD FARM ROAD MAP



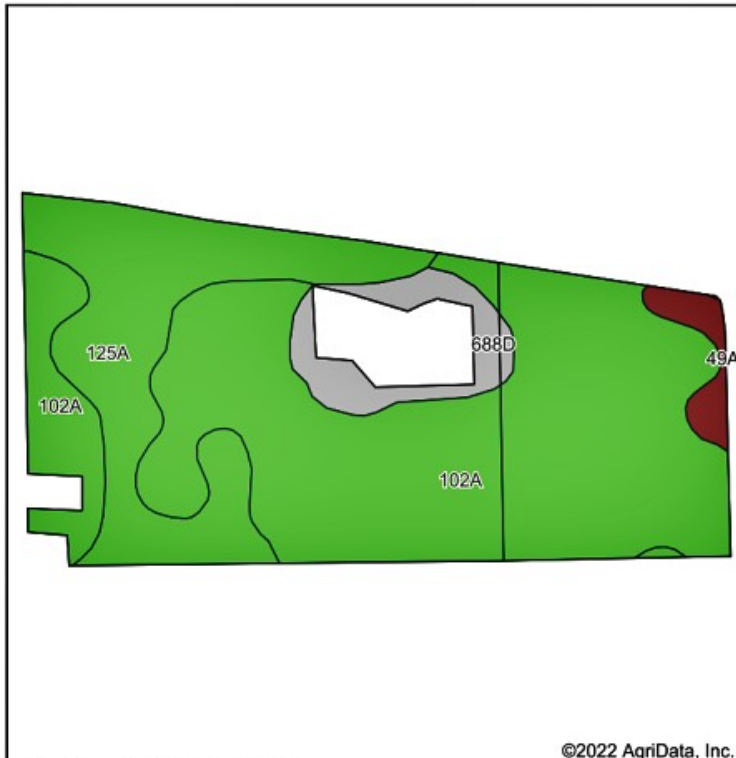
56 AC BRAIDWOOD FARM FSA MAP

Aerial Map



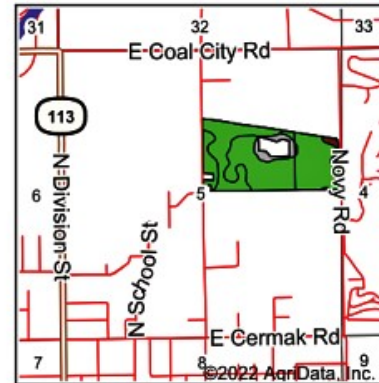
56 AC BRAIDWOOD FARM SOIL MAP

Soils Map



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Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 5-32N-9E
Township: Reed
Acres: 60.21
Date: 9/19/2022

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
102A	La Hogue loam, 0 to 2 percent slopes	39.60	65.8%		162	52	121
125A	Selma loam, 0 to 2 percent slopes	15.37	25.5%		176	57	129
**688D	Braidwood loam, 7 to 20 percent slopes	3.74	6.2%		**105	**35	**69
49A	Watseka loamy fine sand, 0 to 2 percent slopes	1.50	2.5%		122	41	93
Weighted Average					161	51.9	119.1

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

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

56 AC BRAIDWOOD FARM TOPO MAP

Topography Map



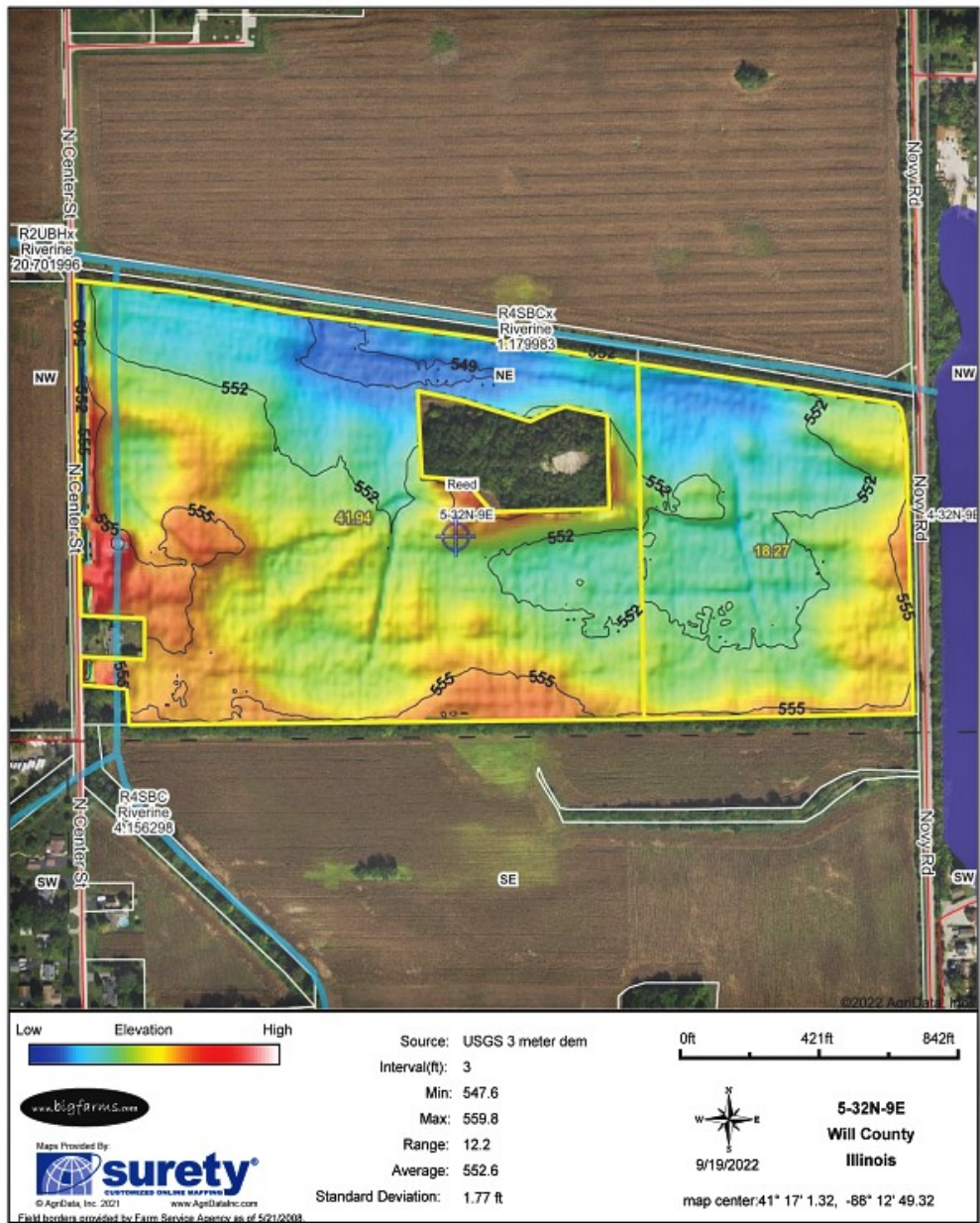
56 AC BRAIDWOOD FARM TOPO CONTOURS MAP

Topography Contours



56 AC BRAIDWOOD FARM TOPO HILLSHADE MAP

Topography Hillshade



56 AC BRAIDWOOD FARM WETLANDS MAP

Wetlands Map



State: **Illinois**
Location: **5-32N-9E**
County: **Will**
Township: **Reed**
Date: **9/19/2022**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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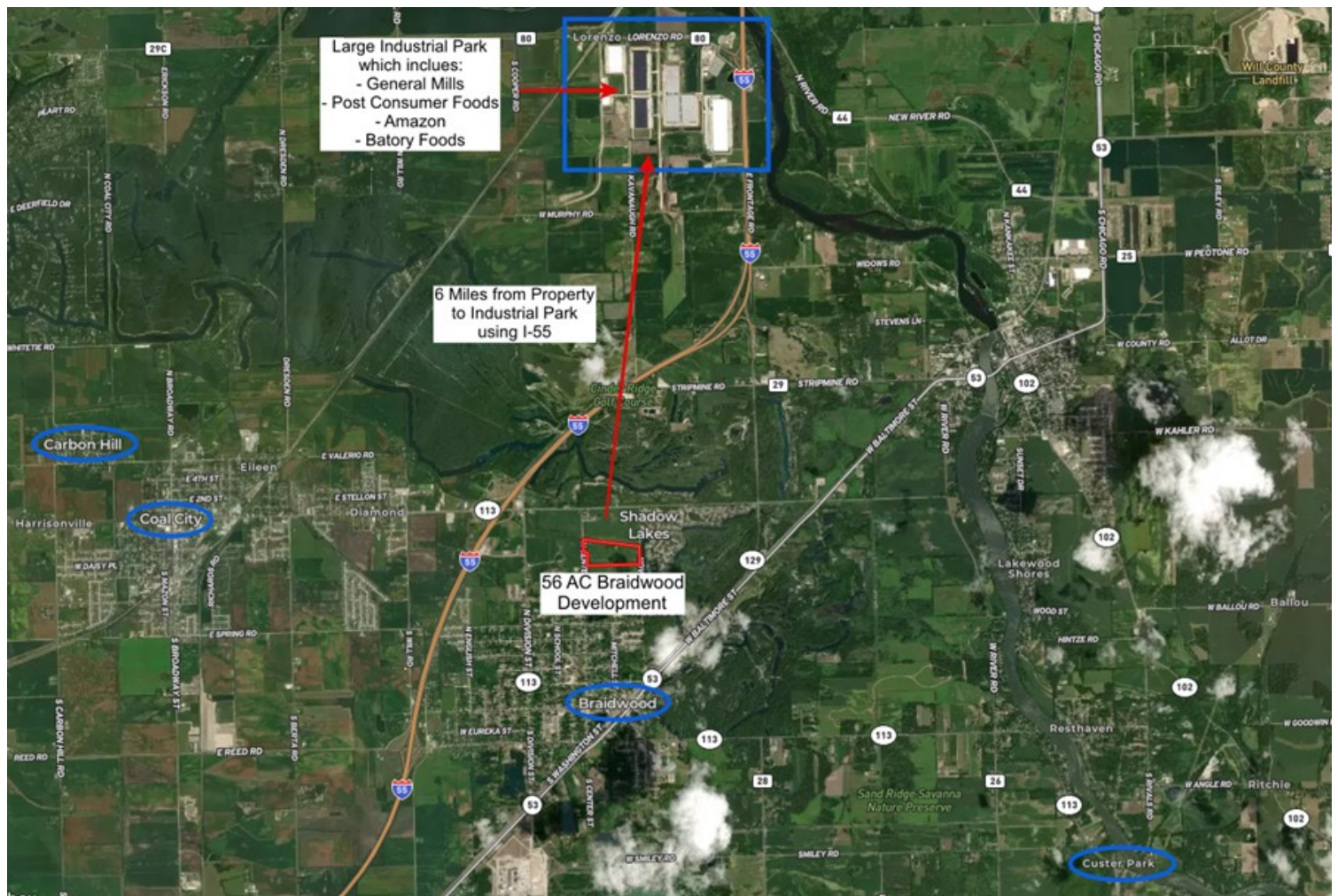


0ft 656ft 1312ft

Classification Code	Type	Acres
R4SBC	Riverine	0.49
Total Acres		0.49

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

56 AC BRAIDWOOD FARM NEARBY INDUSTRIAL PARK 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

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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