

57 FINISHED VACANT RESIDENTIAL LOTS CORTLAND

**Chestnut Grove Development
Cortland IL 60112**

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



- County:** DeKalb
- Township:** Cortland
- Property Type:** Residential
- Possible Uses:** Single family construction
- Total Investment:** \$855,000
- Unit Price:** \$15,000 per finished lot
- Buildings:** These are all vacant lots
- Utilities:** All utilities are available to each lot
- Zoning:** Residential



These 57 finished lots have curb, gutter, streets, electric, sewer and water lines completed. Cortland is east of DeKalb (home of Northern Illinois University) along IL Rt. 38. and is approximately 40 miles to the west of Chicago O'Hare International Airport. The towns of Cortland, DeKalb, Maple Park and Sycamore provide many restaurant and entertainment choices.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 57 Finished Vacant Residential Lots Cortland
Possible Uses: Residential

AREA & LOCATION

School District: Dekalb Community Unit School District 428
Location Description: Cortland is east of Dekalb (home of Northern Illinois University) along IL Rt. 38. and is approximately 40 miles to the west of Chicago O'Hare International Airport. The towns of Cortland, Dekalb, Maple Park. and Sycamore provide many restaurant and entertainment choices.

Site Description: The Dekalb Taylor Municipal airport is with in a few miles of these farms.
These relatively flat 57 finished lots are locate just off of Rt. 30 in rural Dekalb County 1.4 miles southeast of downtown Cortland.

Side of Street: The lots sit south of Rt. 38.

Highway Access: I-88 Interchange is located 3.4 miles to the southwest of the property.

Road Type: The road is asphalt blacktop construction.

Property Visibility: Although the property has direct access to Rt. 38 the actual 57 lots sit .1 mile south. Rt. 38 has between 8300 and 10,000 cars passing daily.

Largest Nearby Street: Illinois Rt. 38 is approximately .1 miles north of the 57 lots.

Transportation: The Dekalb Taylor Regional Airport is a few miles to the west of the farms. Chicago O'Hare International Airport is 40 miles to the east and there is a Metra Train Station in Elburn, IL. less than 20 minutes to the east.

LAND RELATED

Lot Frontage (Feet): All of the lots vary in size.

Lot Depth: All of the lots vary in size.

Buildings: There are no buildings any of the available 57 lots.

Zoning Description: Residential

Flood Plain or Wetlands: There are no FEMA Flood Zones or wetlands on the property. See the Wetland Map in the brochure.

Topography: This land is relatively flat. Please the the Topography and Contour maps for further detail.

Available Utilities: Gas, electric, water and sewer are at each lot.

FINANCIALS

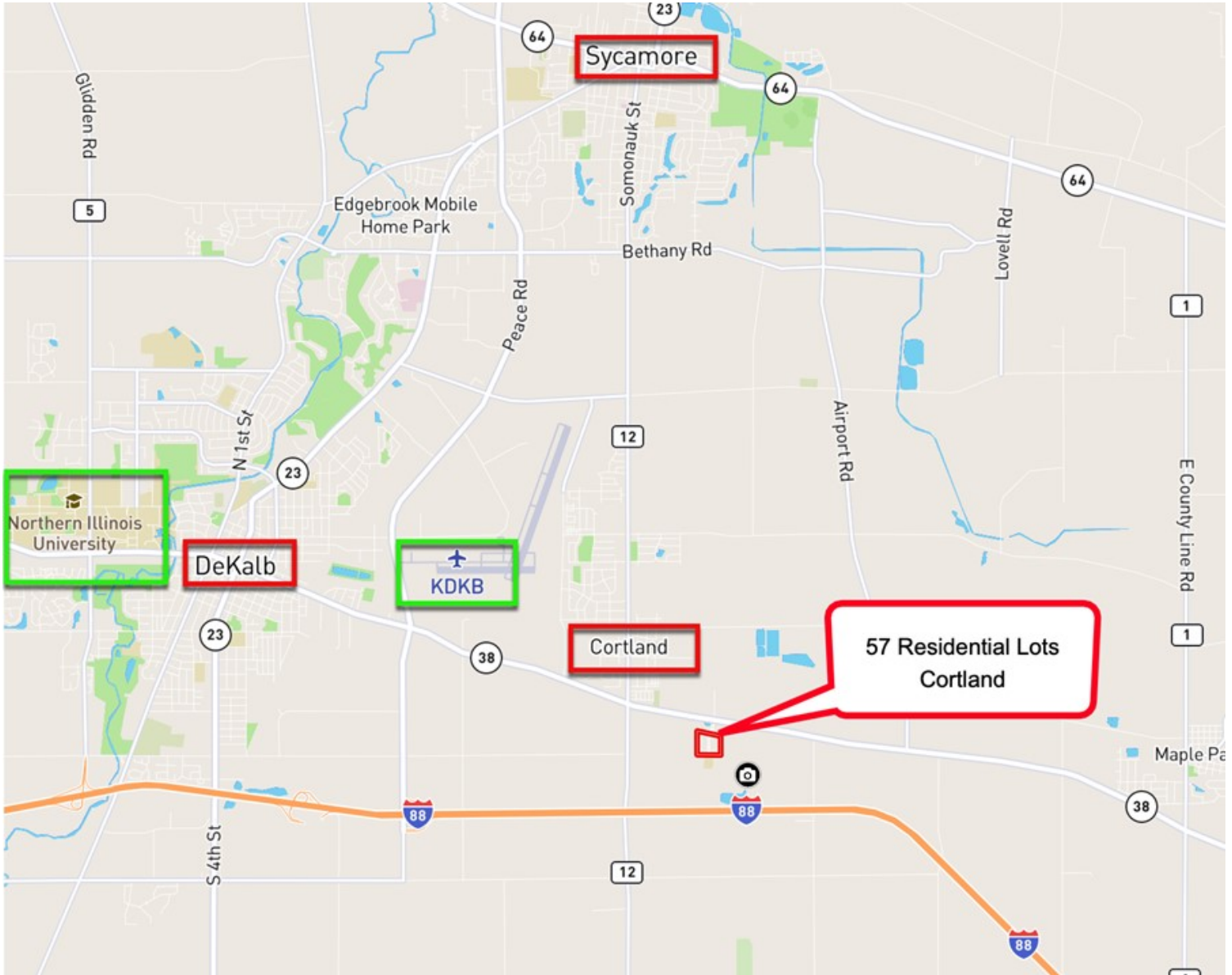
Investment Amount: Asking \$15,000 per finished lot as a bulk sale for a total investment of \$855,000

LOCATION

Address: Cortland, IL 60112

County: DeKalb

ROADWAYS MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY



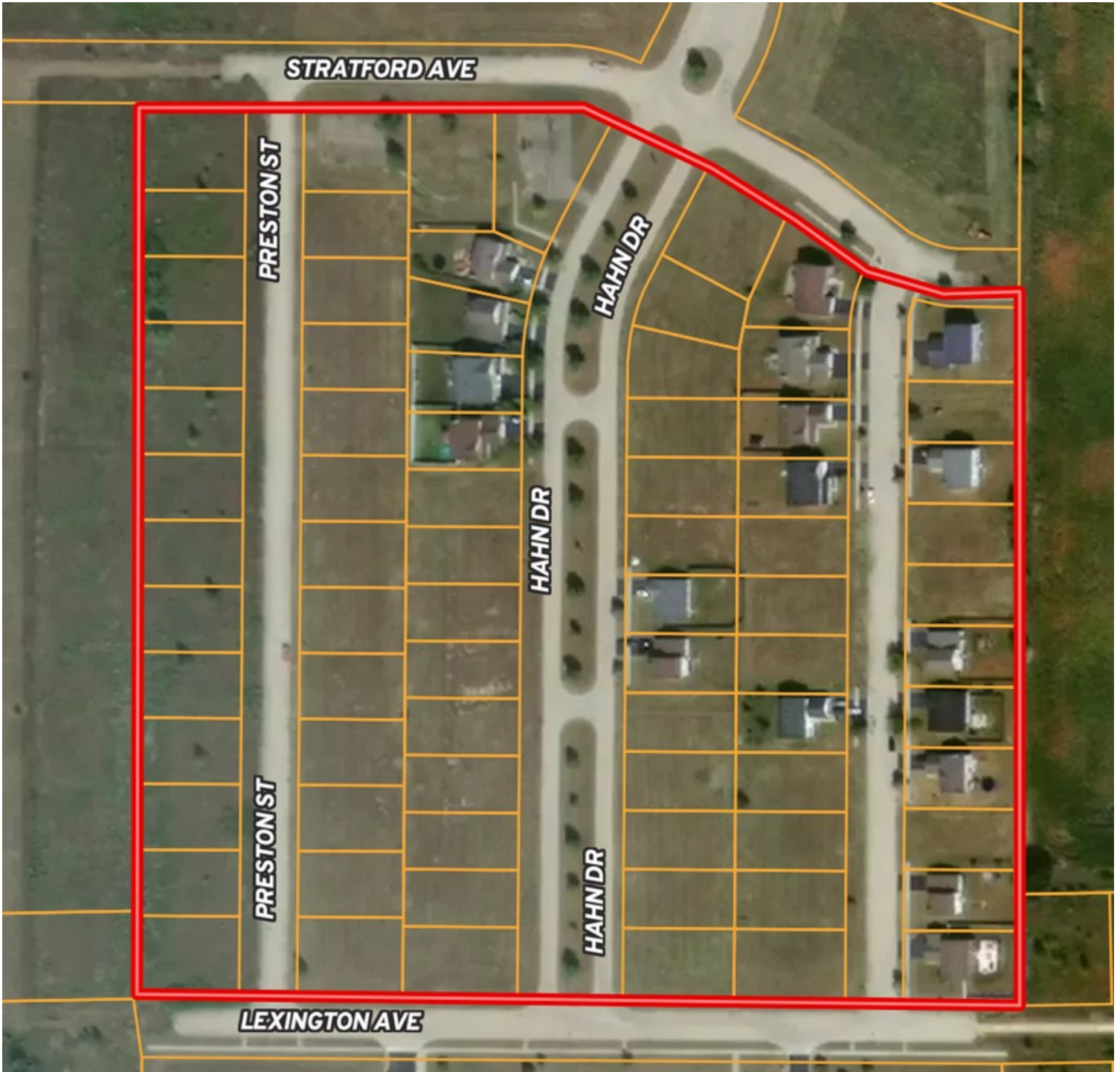
AREA MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY



AERIAL MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY



CLOSE AERIAL MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY

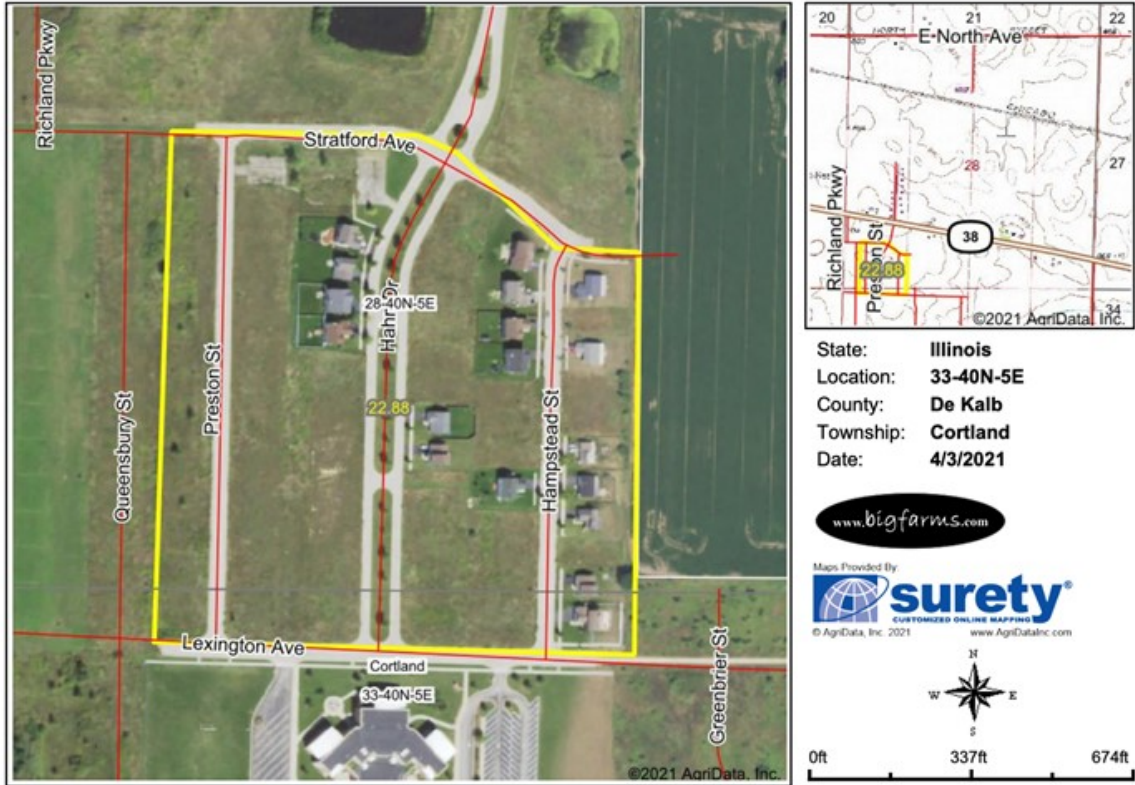


PARCEL MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY



WETLANDS MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY

Wetlands Map



State: Illinois
 Location: 33-40N-5E
 County: De Kalb
 Township: Cortland
 Date: 4/3/2021

Maps Provided by:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

Classification Code	Type	Acres
		Total Acres
		0.00

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

Field borders provided by Farm Service Agency as of 5/21/2008.

CONTOURS MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY

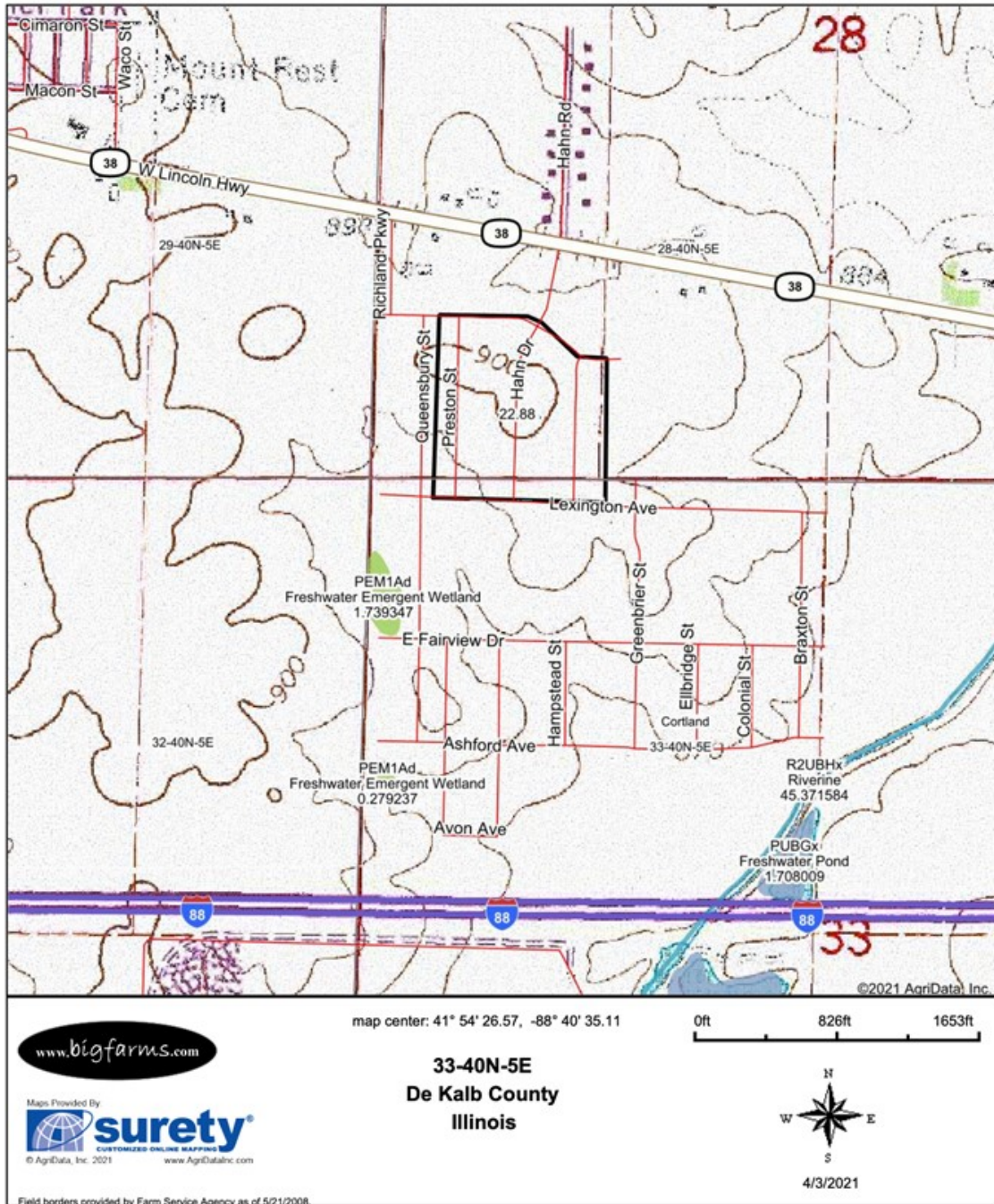
Topography Contours



 Maps Provided By <small>© AgriData, Inc. 2021 www.AgriDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008</small>	Source: USGS 10 meter dem Interval(ft): 2.0 Min: 887.0 Max: 899.8 Range: 12.8 Average: 894.6 Standard Deviation: 2.59 ft	0ft 202ft 403ft 4/3/2021 33-40N-5E De Kalb County Illinois Map Center: 41° 54' 26.57, -88° 40' 35.11
	<small>©2021 AgriData, Inc.</small>	

TOPOGRAPHY MAP 57 VACANT RESIDENTIAL LOTS, CORTLAND, DEKALB COUNTY

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

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, LLC, 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, LLC, 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.