

BROOKFIELD ESTATES, SENECA LOTS 1-3

Seneca IL 61360

For more information contact:

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

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

GOODWIN



County:	LaSalle
Township:	Mamlius/ North Part Brookfield
Gross Land Area:	Three lots with a total 5.47 acres
Property Type:	Vacant Single Family Lots
Possible Uses:	Residential Development Lots
Total Investment:	Asking price is \$65,000
Sold Price:	\$65,000
Buildings:	No Buildings
Utilities:	Electric, well & septic must be installed
Zoning:	Residential



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Brookfield Estates Residential Lots 1-3
Tax ID Number/APN: 20-35-327-001 & 002 & 003
Zoning: Single Family Residential
Sale Terms: Sellers prefer a conventional cash closing, but will consider sale terms.

AREA & LOCATION

School District: Seneca Unit School District #170
Location Description: South side of the Illinois River, Seneca Illinois. Excellent recreational opportunities.
Site Description: Finished lots with many allowing for walk out basements. Many lots are wooded.
Highway Access: I-80 access at Rt 6 is 8.15 miles northeast.
Morris is 15 miles east.
29 miles to I-55 & I-80 Interchange
Road Type: Asphalt with curb & gutter.
Property Visibility: Lots are easily seen from 2850th road or otherwise known as Brookfield road.
Largest Nearby Street: Illinois Rt. 170

LAND RELATED

Lot Frontage (Feet): Varies by lot
Lot Depth: Varies by lot
Buildings: No Buildings
Zoning Description: Property is zoned for single family homes. Covenants and restrictions are in place to ensure a consistent quality home subdivision. Minimum ranch home of 1800 Square feet and 2100 Square feet two story homes. Each home must have a minimum two car garage.
Topography: Rolling and ravines are on parts of this development. Some lots allow for walkout basements.
Available Utilities: Electric is to the site. Each dwelling will require a private well and septic system.

FINANCIALS

Finance Data Year: Tax year 2015
Real Estate Taxes: Real Estate taxes paid in 2016 are approximately \$100 per lot.
Investment Amount: The asking price for lots 1-3 with approximately 5.47 acres is a total of \$65,000.

LOCATION

Address: 2435 Brookfield Dr
Seneca, IL 61360
County: LaSalle

PROPERTY NOTES

Brookfield Estates is a single family development in Seneca, IL. The development is found on the south side of the Illinois River. Many boating and recreational opportunity along with the highly regarded Seneca school district. Lots 1-3 have frontage on Brookfield Drive with approximately 5.47 total acres when you combine the three lots. The lots are wooded as you can see from the aerial photographs. Excellent building site for one, two or three homes. In an area of high quality homes. Lots 1-3 are part of a larger 40 lot development. Section two are lots 4-18 and section three are lots 19-40. Each section is being sold separately.

AERIAL MAP OF LOTS 1-3 BROOKFIELD ESTATES, SENECA, LASALLE COUNTY ILLINOIS



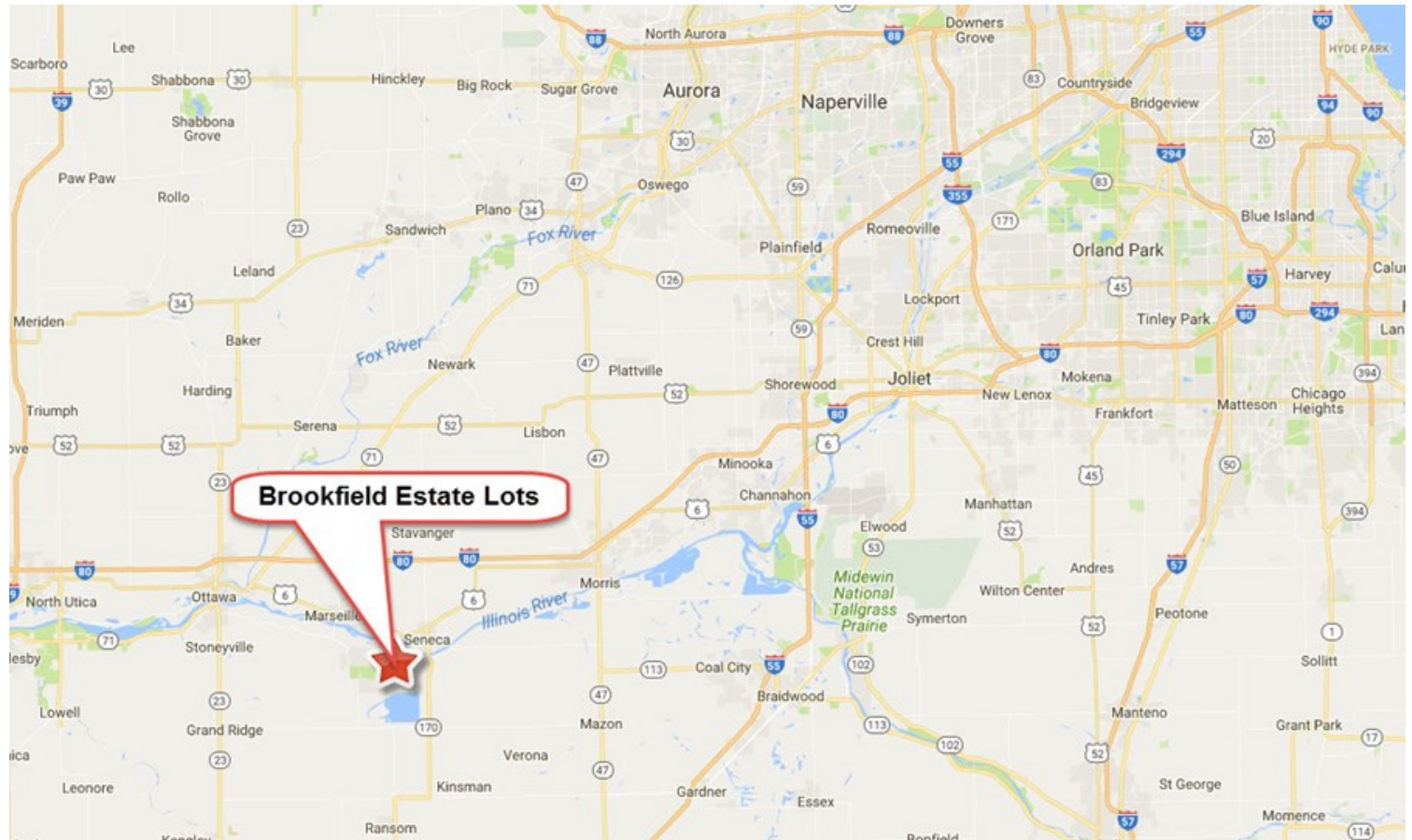
TAX MAP OF LOTS 1-3 BROOKFIELD ESTATES, SENECA IL



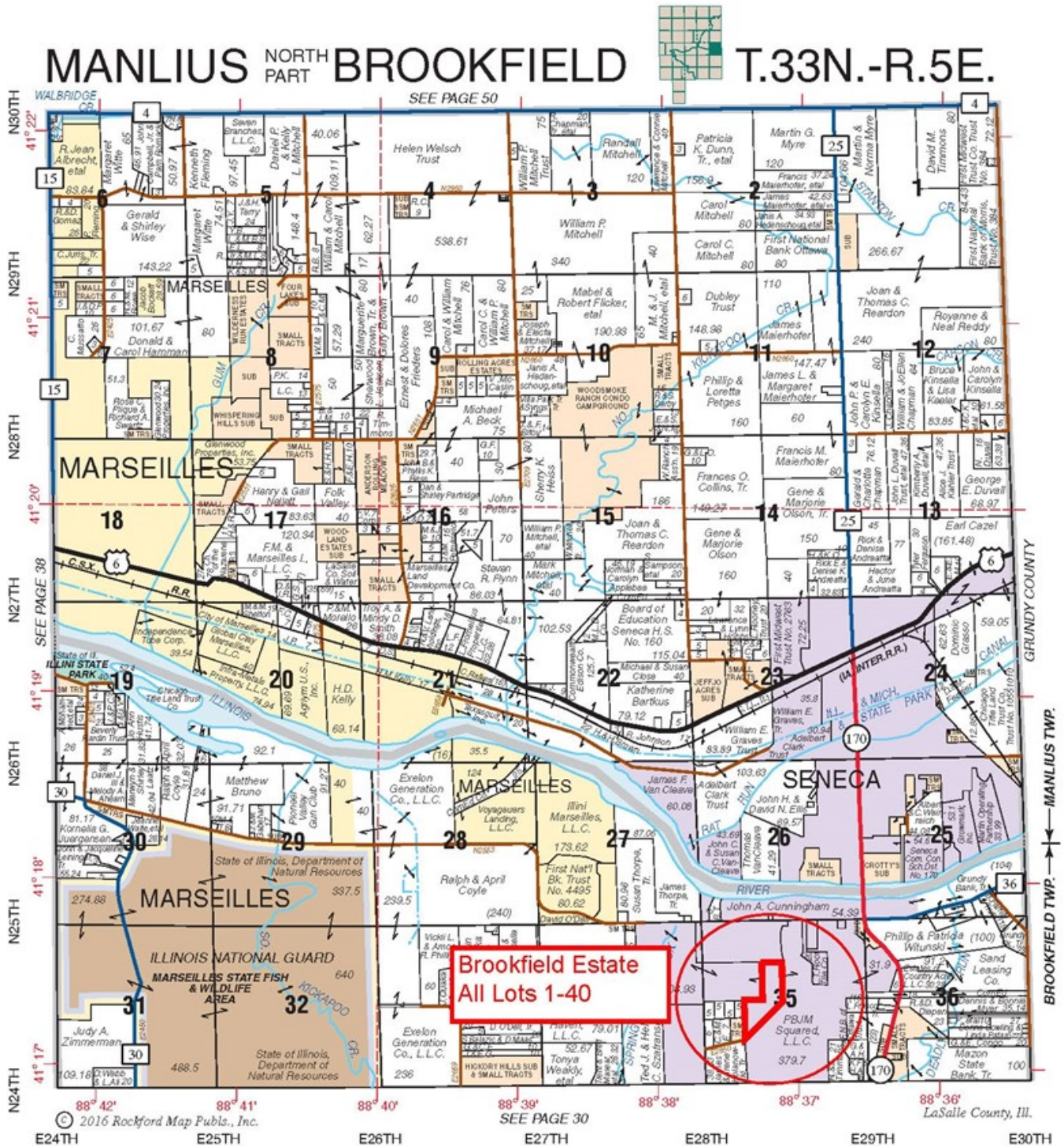
AERIAL MAP OF SENECA AND BROOKFIELD ESTATES



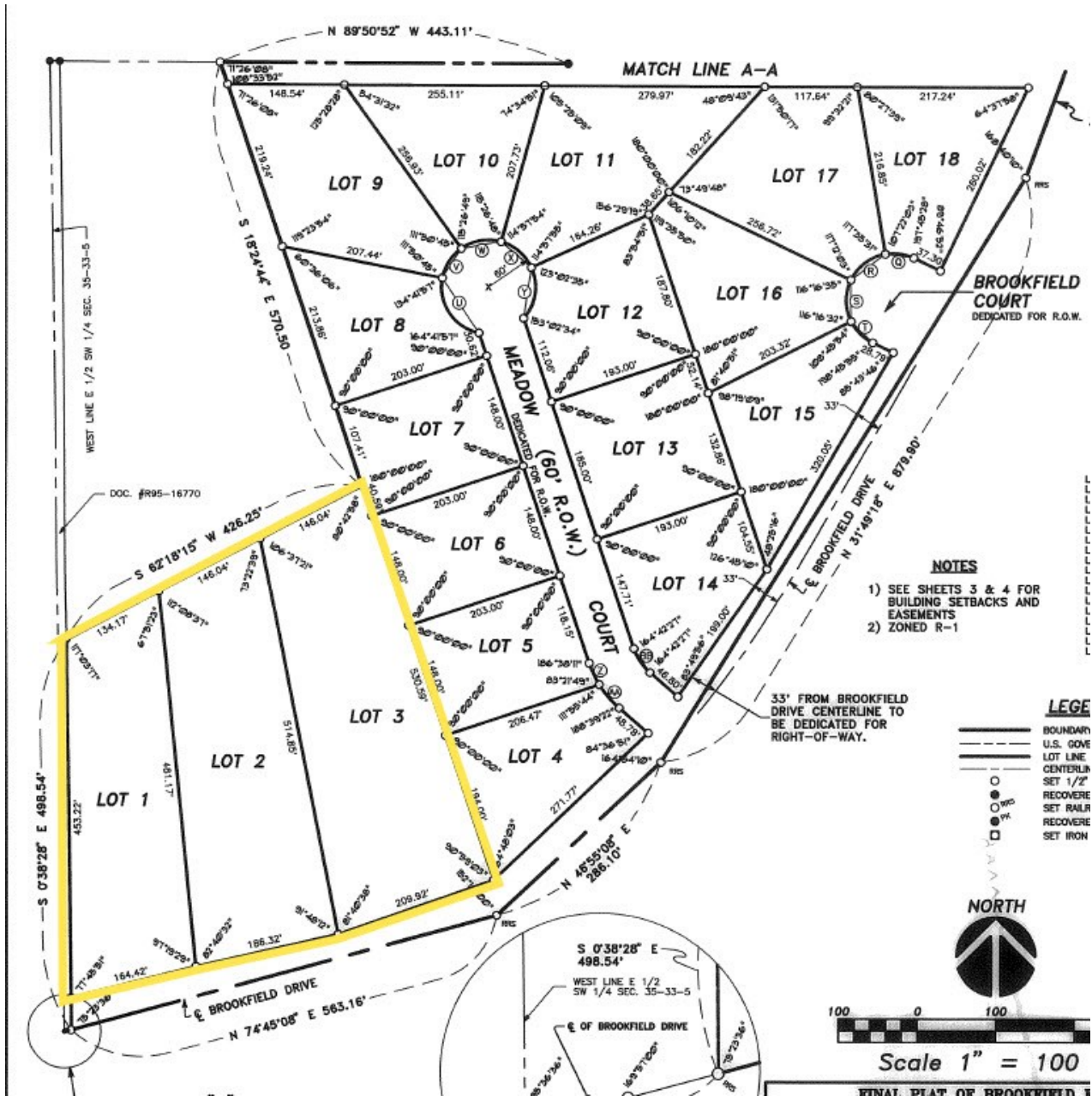
ROAD MAP TO SHOW LOCATION OF BROOKFIELD ESTATES, SENECA IL



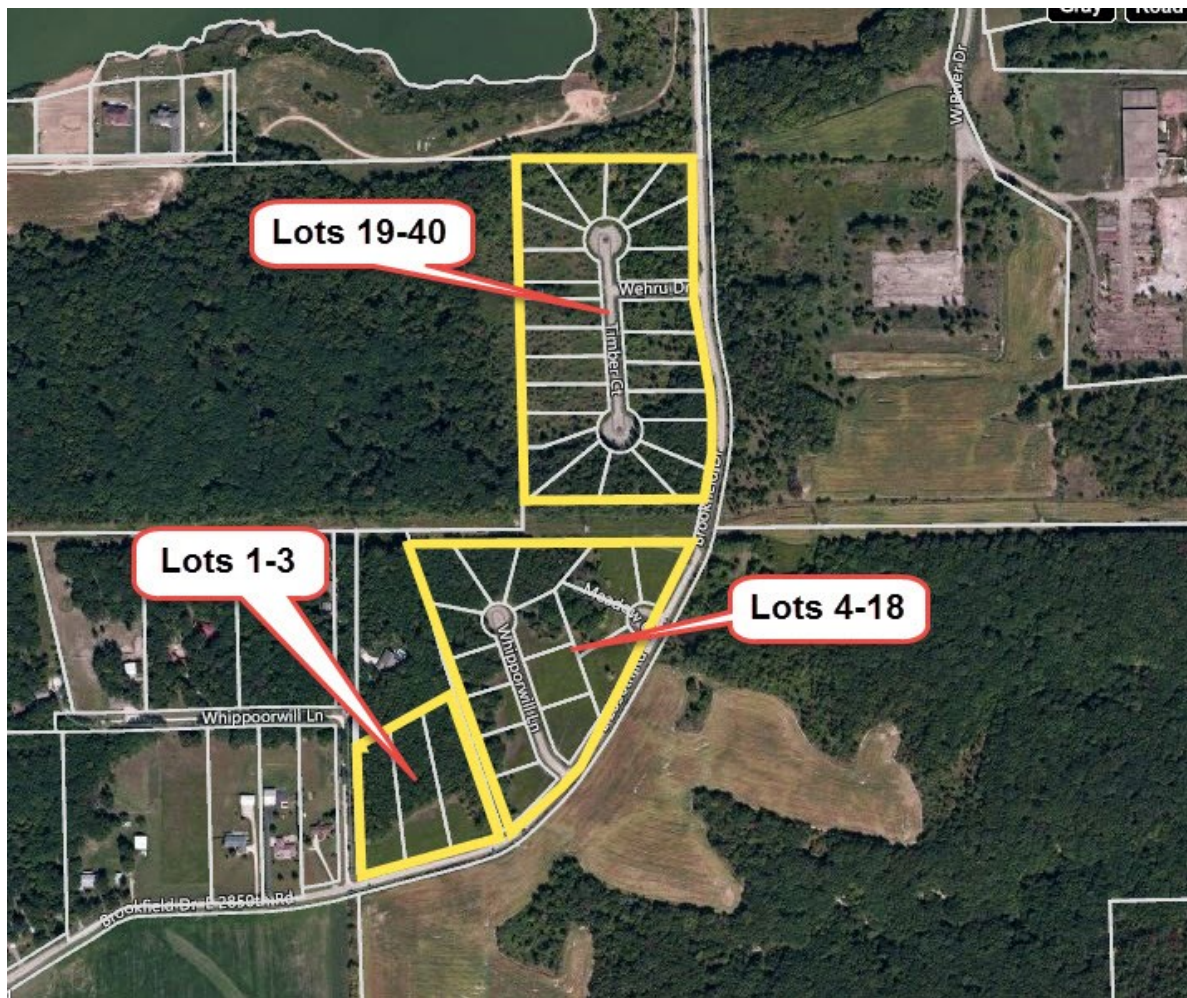
PLAT MAP OF BROOKFIELD ESTATES



RECORDED PLAT FOR LOTS 1-3 BROOKFIELD ESTATES, SENECA IL



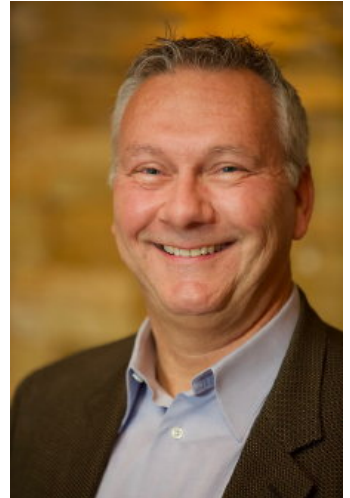
TAX MAP OF ALL LOTS BROOKFIELD ESTATES



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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