

Channahon 3.55
24740 Eames St
Channahon IL 60410



Mark Goodwin *** 815-741-2226

CHANNAHON 3.55

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Channahon IL 60410

For more information contact:

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County: Will
Gross Land Area: 3.55 acres (152,638 sf. +/-)
Property Type: Land
Possible Uses: retail, drive-through stand alone; banking, restau
Total Investment: \$325,000
Buildings: None
Utilities: Sewer and Water are at the site
Zoning: C-1



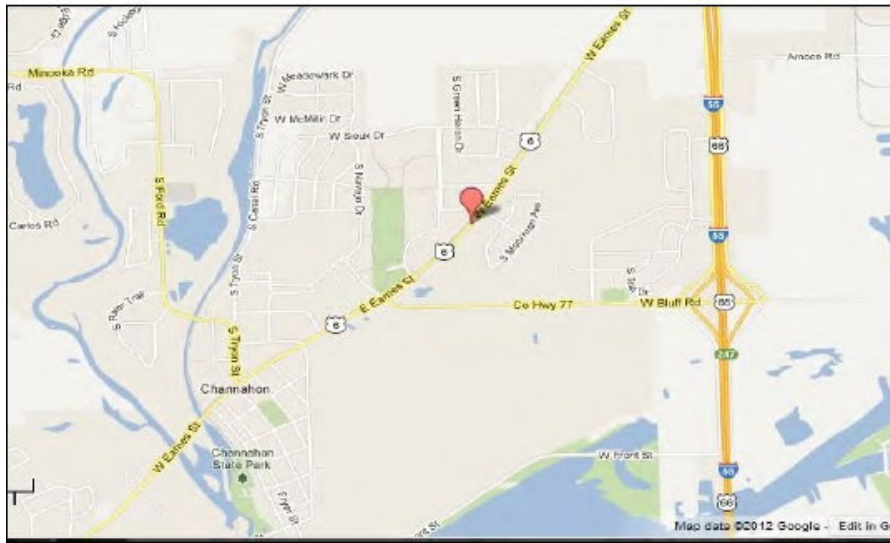
Channahon 3.55
Route 6, Channahon, IL

- Huge price reduction!
- High traffic count
- Sewer and Water are at the site
- Buy or Lease, willing to divide
- 3.55 acres with Rt. 6 frontage in Channahon
- Street access/frontage on US Route 6 and Roberts Road
- Improved land (Water/sanitary sewer to site) includes rights to recapture from adjoining connectors (developer(s) to land's utility improvements.)
- Traffic count on US Route 6 is 15,800 vehicles per day (2004).
- Ideal businesses: retail, drive-through stand alone; banking, restaurants, office bldg. etc.
- Nearby businesses; Channahon Village Hall, N.B. Galloway Elementary School, Harris Bank. Kiddie Kampus, Channahon Animal Hosp., Bake shop and cafe, Three Rivers Realty, Medical offices, Linda's Hallmark.

www.bigfarms.com

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PROPERTY PHOTOS



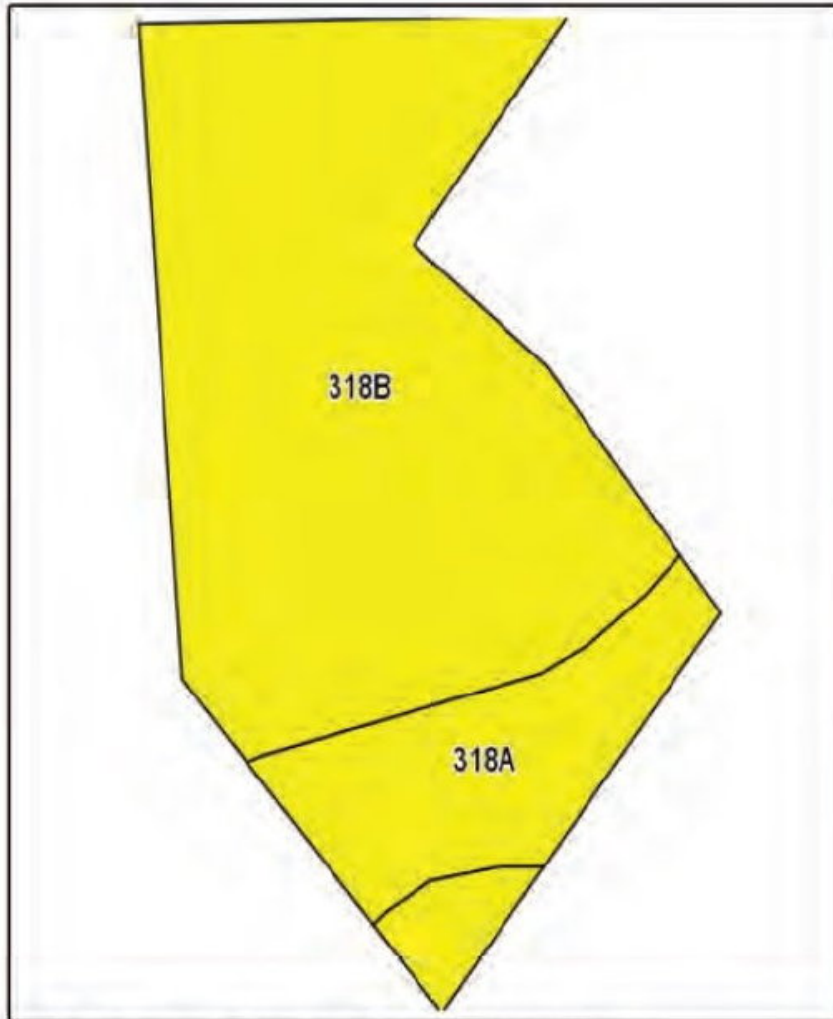
AERIAL MAP



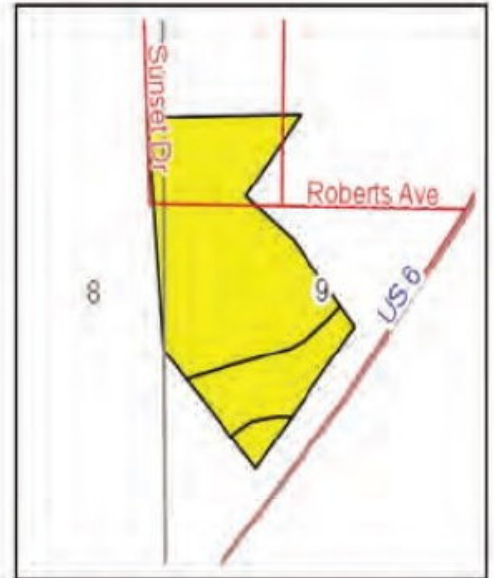
PROPERTY PHOTO



SOILS MAP



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



State: Illinois
County: Will
Location: 9-34N-9E
Township: Channahon
Acres: 3.6
Date: 6/6/2012



Maps provided by:

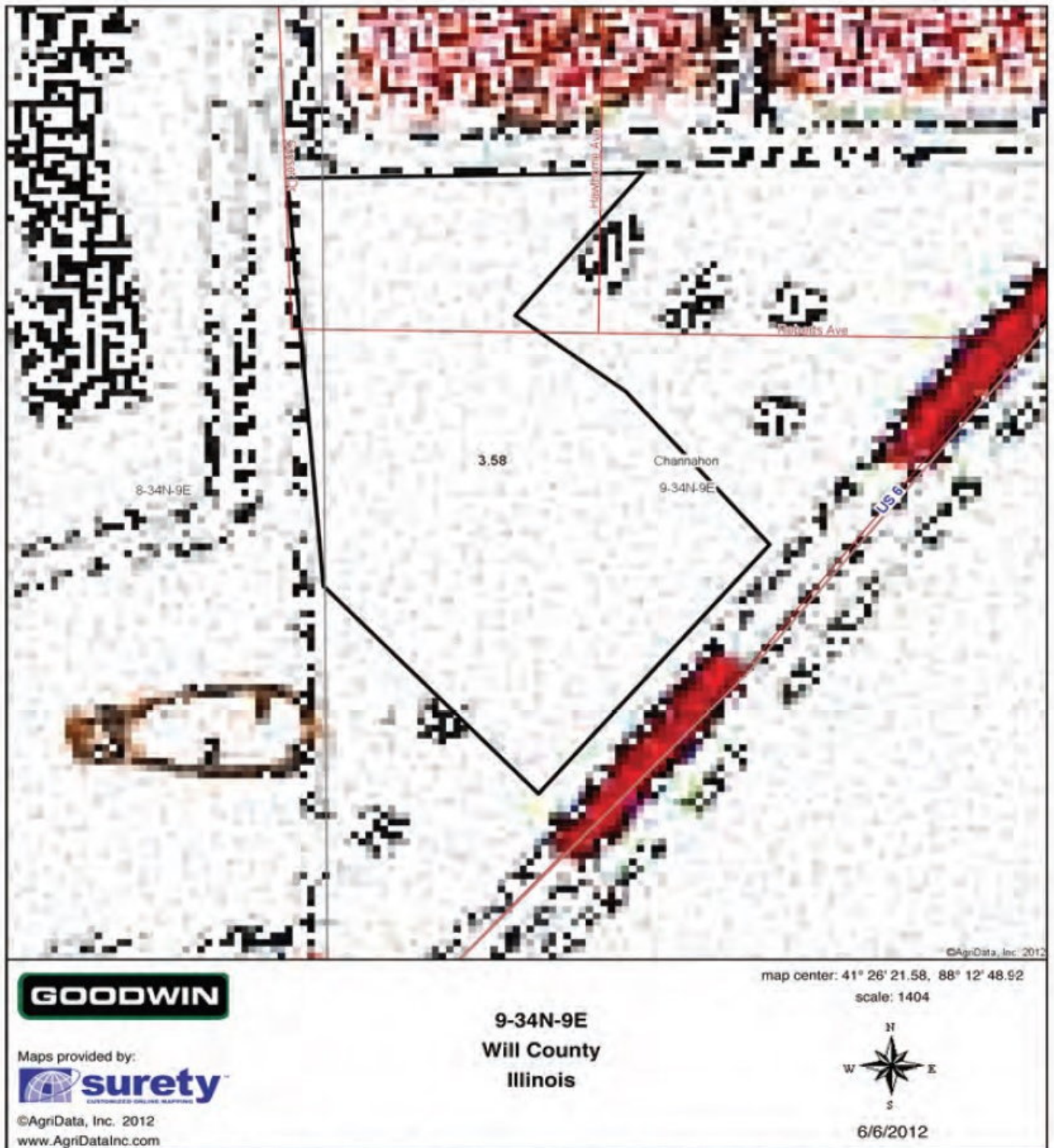


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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**318B	Lorenzo loam, 2 to 4 percent slopes	2.9	80.7%		**142	**47	**104
318A	Lorenzo loam, 0 to 2 percent slopes	0.7	19.3%		143	47	105
Weighted Average					142.2	47	104.2

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 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (B511) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 611 Table S3.

TOPOGRAPHY MAP



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Channahon 3.55
Possible Uses: Retail, drive-through stand alone; banking, restaurants, office bldg. etc.
Zoning: Commercial C-1
Sale Terms: All cash

AREA & LOCATION

Location Description: 24740 Eames St (Route 6), Channahon, IL 60410
Site Description: 3.55 acres (152,638 sf. +/-) of prime commercial land. Lot dimensions are 331X282X400X302X160X273. Improved land (Water/sanitary sewer to site) includes rights to recapture from adjoining connectors (developer(s) to land's utility improvements.)
Highway Access: Minutes from I-55 and I-80
Road Type: Rt. 6 Frontage
Property Visibility: Street access/frontage on US Route 6 and Roberts Road. Traffic count on US Route 6 is 15,800 vehicles per day (2004).
Largest Nearby Street: Route 6

LAND RELATED

Buildings: None
Zoning Description: Commercial C-1
Available Utilities: Water/sanitary sewer to site

FINANCIALS

Investment Amount: \$325,000

LOCATION

Address: 24740 Eames St, Channahon, IL 60410
County: Will
MSA: Chicago-Naperville-Elgin

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 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 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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