

CHESTNUT GROVE 39 AC LAND SITE

Cortland IL 60112

For more information contact:

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



County:	DeKalb
Township:	Cortland
Gross Land Area:	39.65 Acres
Property Type:	Vacant land with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$107,250.00
Unit Price:	\$2,750 per acre
Productivity Index (PI):	122.8 is the original PI index
Buildings:	No Buildings
Utilities:	All utilities available at the site
Zoning:	R-1 Single family detached residential.



- Great Investment Opportunity
- 39.65 Acres of vacant land south and west of Chestnut Grove Grade School, Cortland, Illinois. Preliminary site plane available for a single family residential development.
- Top soil has been removed and stockpiled on site.
- Stock pile of black dirt available on site to re-claim farmland.
- No FSA or yield history. This land has not been farmed since 2017. Soil map is of the original soils, not the current status of the land.
- Storm sewer lines have been installed with several manhole structures in place.
- This is a wonderful opportunity to re-claim farmland but still have long term development potential.
- Taxes are estimated to be \$35/ac if used as agriculture. They could be much higher if not farmed
- All due diligence must be done prior to contract.
- No finance contingencies accepted.
- Non-refundable earnest money requested.
- Closing in a 7-14 day period from contract signing.
- Survey available
- Title work available
- This property is bank owned

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Chestnut Grove 39 Acres
Tax ID Number/APN: 09-33-100-009 (39.65 acres)
Possible Uses: Single family residential development or agricultural production (crops only)
Please contact the village of Cortland for any other potential type of use. (815)-756-9041
Zoning: R-1 Single Family
Sale Terms: Cash sale, 7-14 day closing. All due diligence must be done on buyers time.

AREA & LOCATION

School District: Dekalb Community Unit School District 428
Site Description: The property has not been farmed in many years. There are a variety of small trees and shrubs growing. The black dirt (top soil) was removed and stock piled in anticipation of residential development back on 2008. Storm sewer was installed and manhole structures can be found on the parcel.

LAND RELATED

Available Utilities: At or near the site.

FINANCIALS

Real Estate Taxes: Dekalb County estimated taxes to be \$35/ac if kept in agricultural product. If no crop is planted, then taxes revert back to residential and would be significantly higher.
Investment Amount: \$107,250.00

LOCATION

Address: Lexington Ave. Cortland, IL
County: DeKalb County Illinois

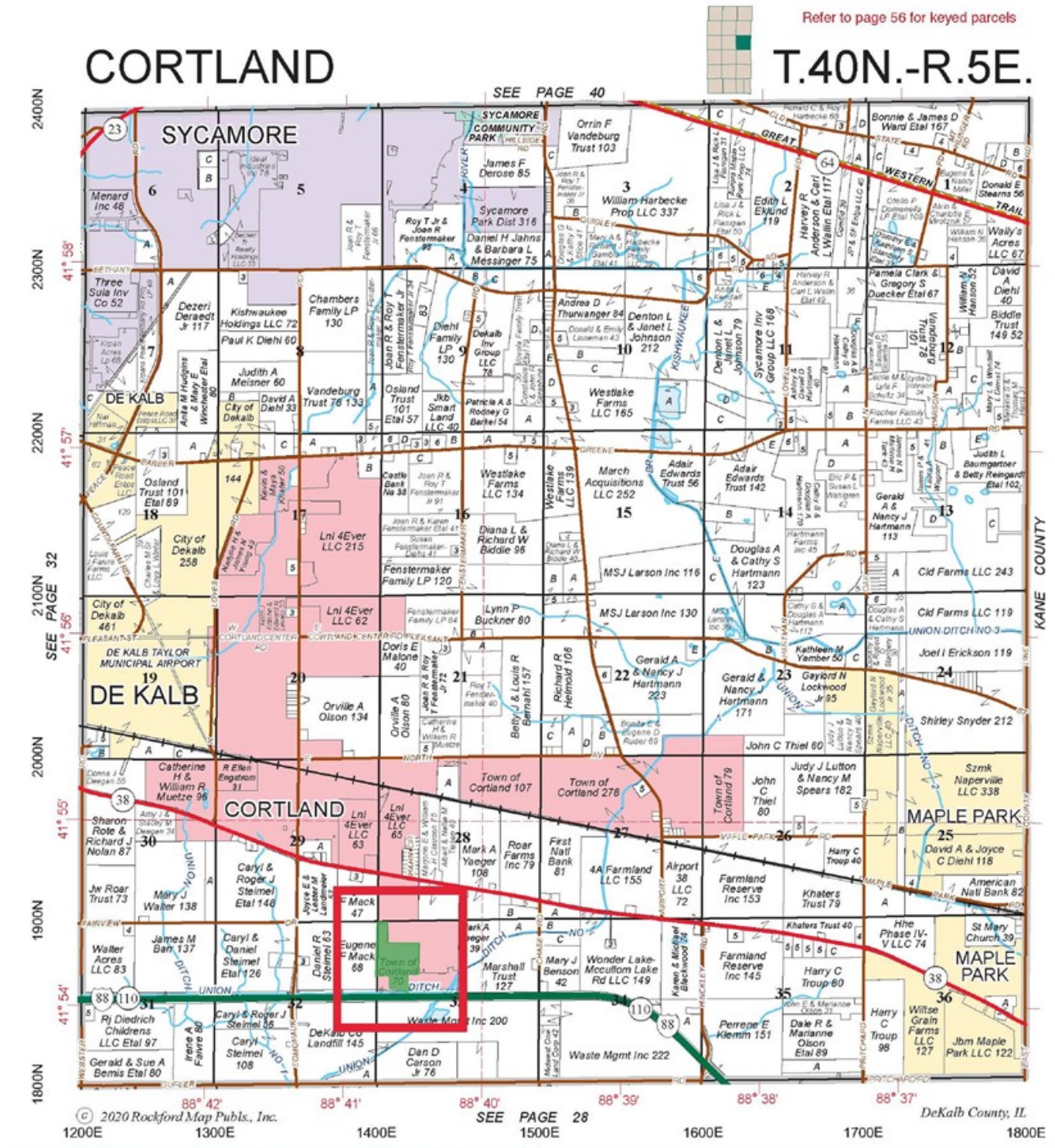
LOCATION OF CHESTNUT GROVE 39 ACRES OF VACANT LAND, CORTLAND, IL



AERIAL MAP OF CHESTNUT GROVE VACANT LAN

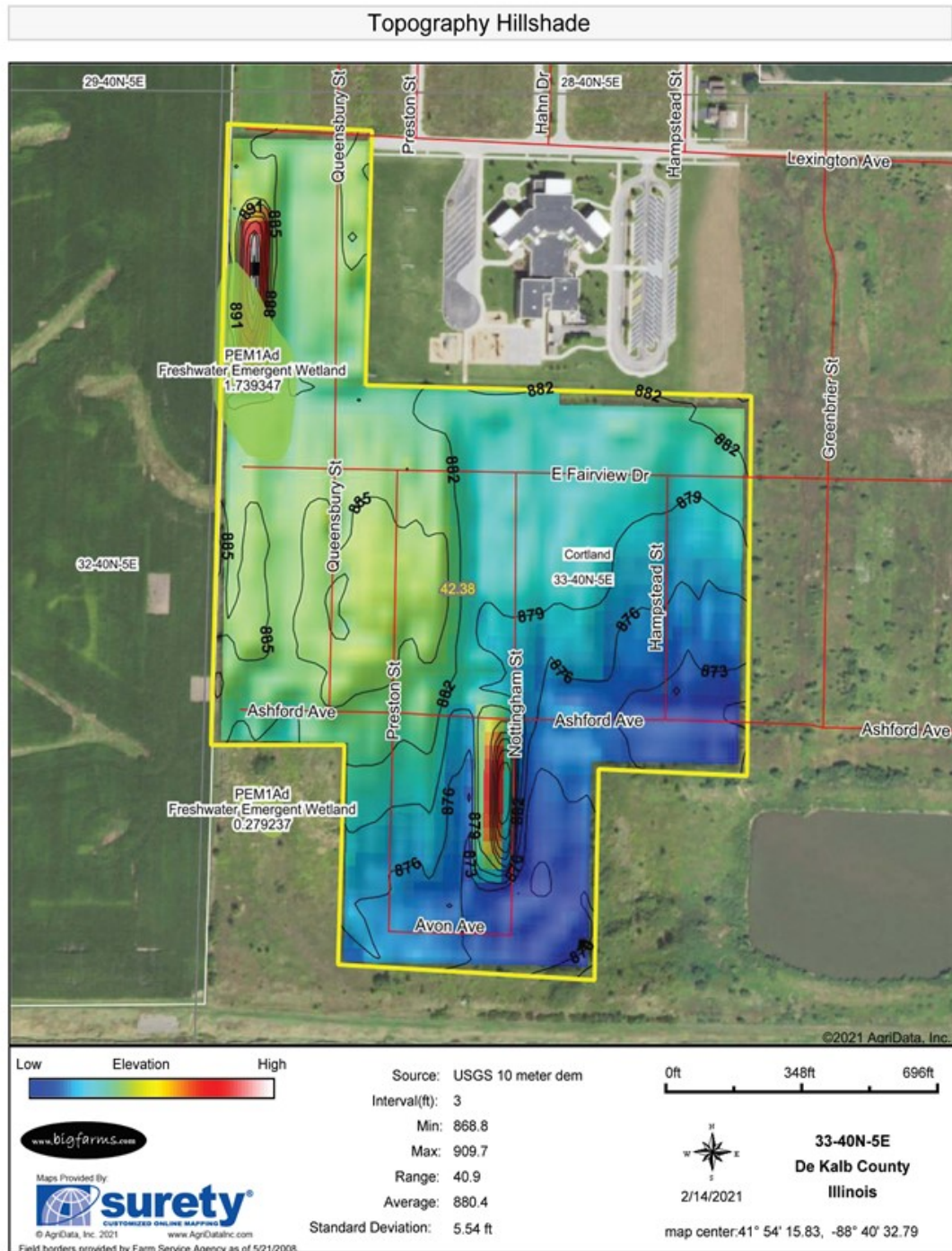


PLAT MAP OF 39 ACRES CHESTNUT GROVE, CORTLAND IL



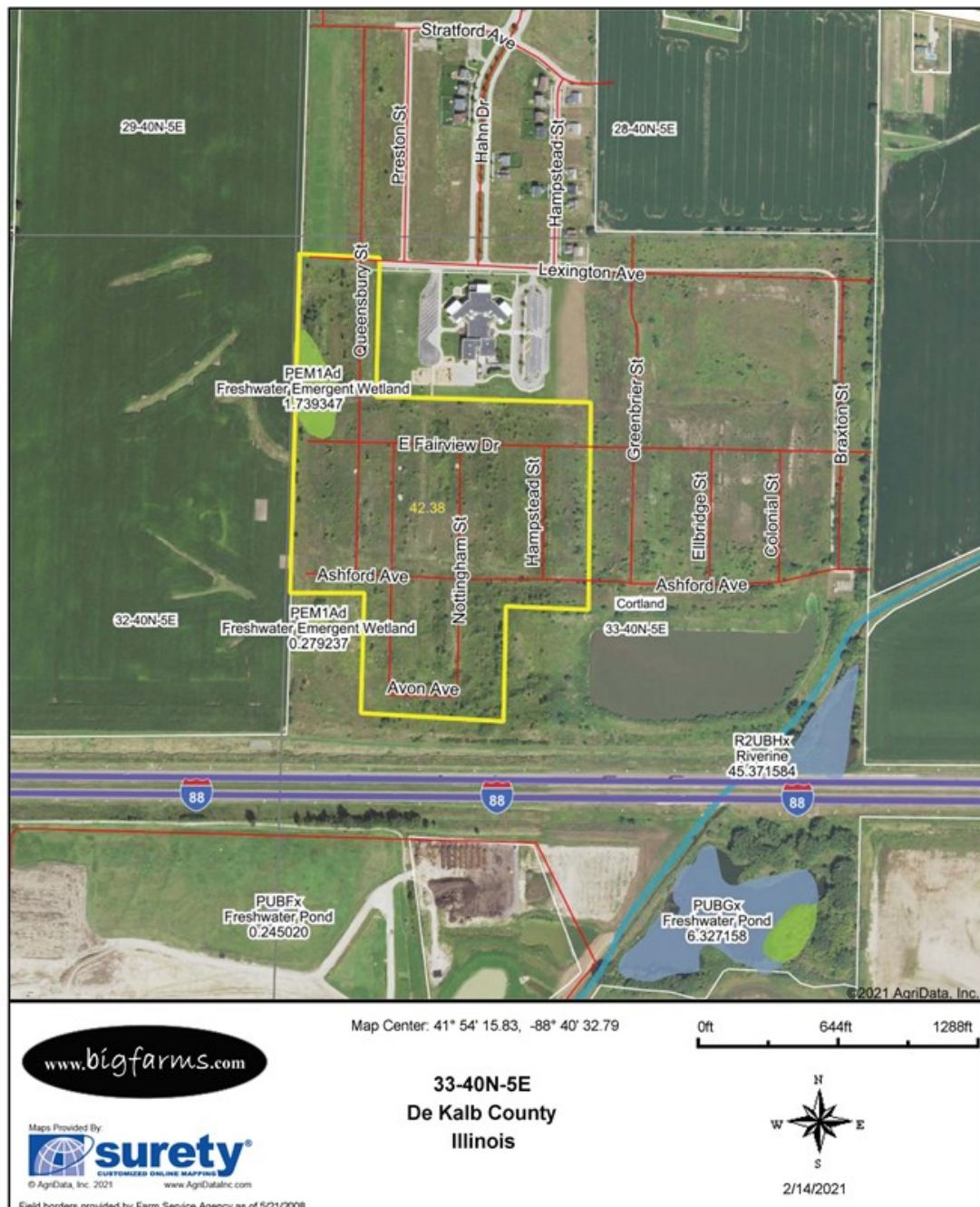
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

HILLSIDE MAP OF CHESTNUT GROVE 39 ACRES, CORTLAND, IL



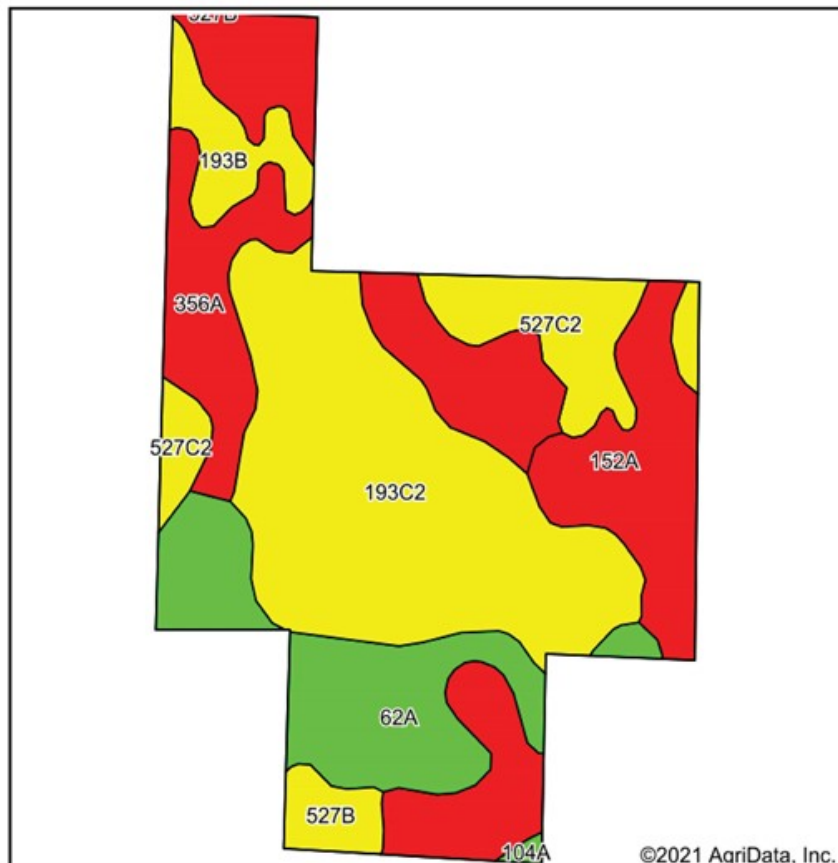
FSA MAP

Aerial Map



SOIL MAP OF CORTLAND 39 ACRES

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **De Kalb**
 Location: **33-40N-5E**
 Township: **Cortland**
 Acres: **42.38**
 Date: **2/14/2021**

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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
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	14.00	33.0%		**139	**46	**102
356A	Elpaso silty clay loam, 0 to 2 percent slopes	8.09	19.1%		195	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	7.08	16.7%		195	63	144
62A	Herbert silt loam, 0 to 2 percent slopes	6.48	15.3%		179	56	131
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	3.80	9.0%		**149	**48	**109
**193B	Mayville silt loam, 2 to 5 percent slopes	1.79	4.2%		**148	**49	**109
**527B	Kidami silt loam, 2 to 4 percent slopes	1.03	2.4%		**155	**50	**114
104A	Virgil silt loam, 0 to 2 percent slopes	0.11	0.3%		182	56	132
Weighted Average					166.9	54	122.8

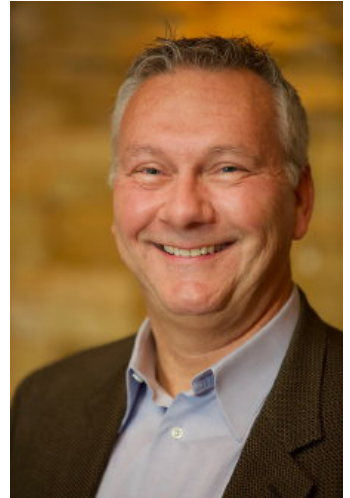
AERIAL MAP



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

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