

PLANO 96 ACRE INDUSTRIAL SITE

**Little Rock Township, Kendall County, IL
Plano IL 60545**

For more information contact:

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



County:	Kendall
Township:	Little Rock
Gross Land Area:	96 total acres
Property Type:	Vacant farmland
Possible Uses:	Industrial with rail spur
Total Investment:	\$4,320,000
Unit Price:	\$45,000 per acre
Buildings:	None
Utilities:	Utilities are near the site.
Zoning:	Agriculture



96 Acre Industrial Site, Plano, IL
The subject site is approximately 6 miles from Yorkville, 40 miles from Oak Brook and 58 miles from Chicago.
Currently zoned agricultural, but the city's comprehensive plan would allow light industrial at this location. Utilities are near the site.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 96 Acre Industrial Site
Plano, IL
Tax ID Number/APN: 01-24-100-005
Possible Uses: Many potential uses. Rail spur is available.
Zoning: Current zoning is Agriculture, Comprehensive plan calls for future industrial use.
Sale Terms: Cash at closing

AREA & LOCATION

School District: Plano School District 88
Location Description: From the intersection of Rt. 34 and Rt. 47 in Yorkville, take Rt. 34 West to Eldamain road. Go North on Eldamain approximately 1 mile to Faxon, turn left or West. Follow Faxon through the "S" curve approximately 1/2 mile. Property is on the South side of the road.
Site Description: Level and well-drained property. Mineral rights stay with the farm.
Side of Street: South
Highway Access: Easy access to Rt. 34, Rt. 47, and I-88
Road Type: Paved
Largest Nearby Street: Route 34

LAND RELATED

Lot Frontage (Feet): The property has frontage on Faxon Road and frontage on the B.N.S.F main line
Buildings: None.
Zoning Description: Current zoning is agriculture. The city's comprehensive plan is looking for an industrial use on this site.
Flood Plain or Wetlands: None.
Topography: Level
Available Utilities: Sewer and water are available from the city of Plano.

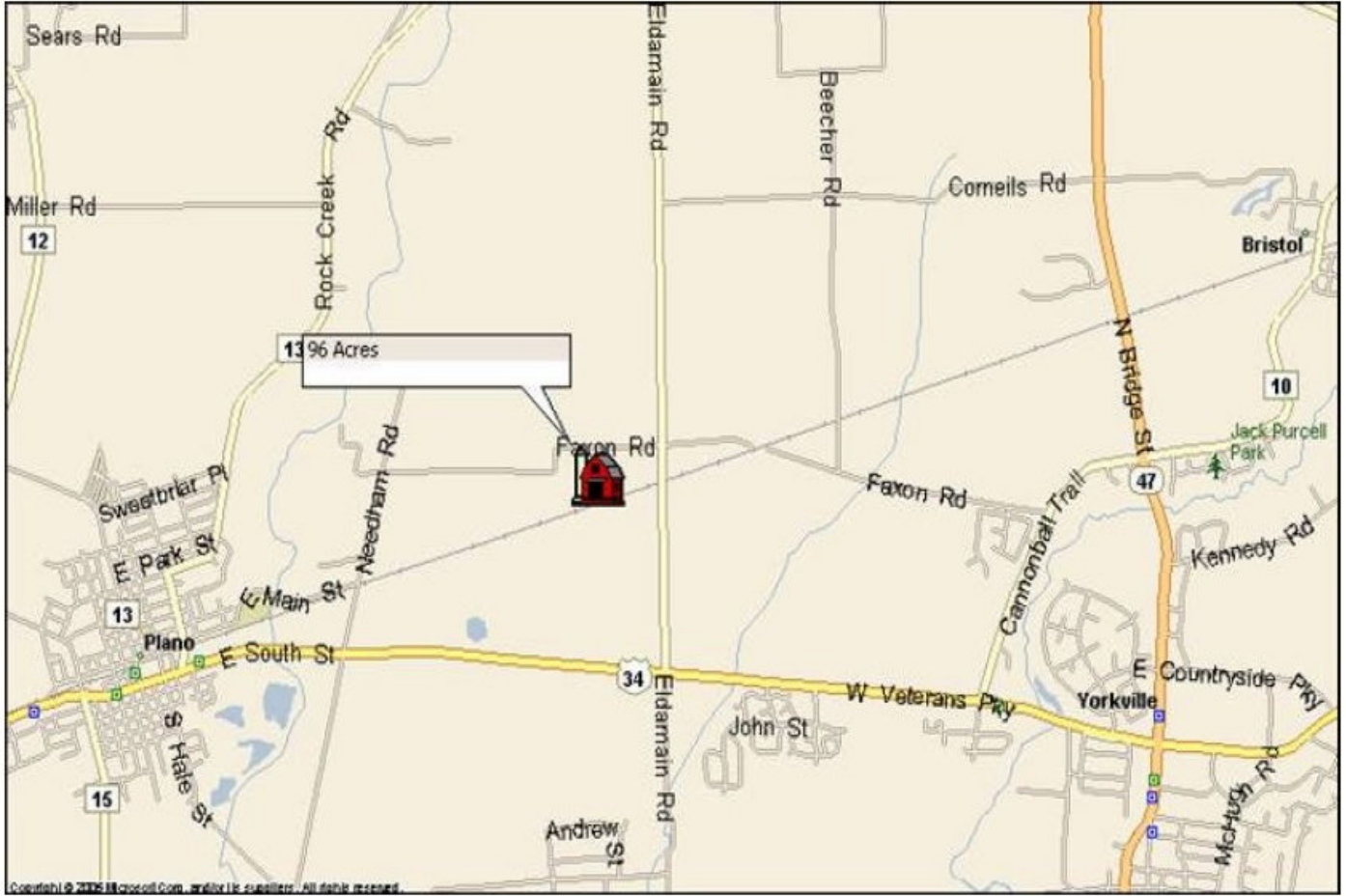
FINANCIALS

Real Estate Taxes: Property is taxed as farmland.
Investment Amount: \$4,320,000; \$45,000 per acre

LOCATION

Address: Faxon Road, Plano
County: Kendall
MSA: Chicago-Joliet-Naperville

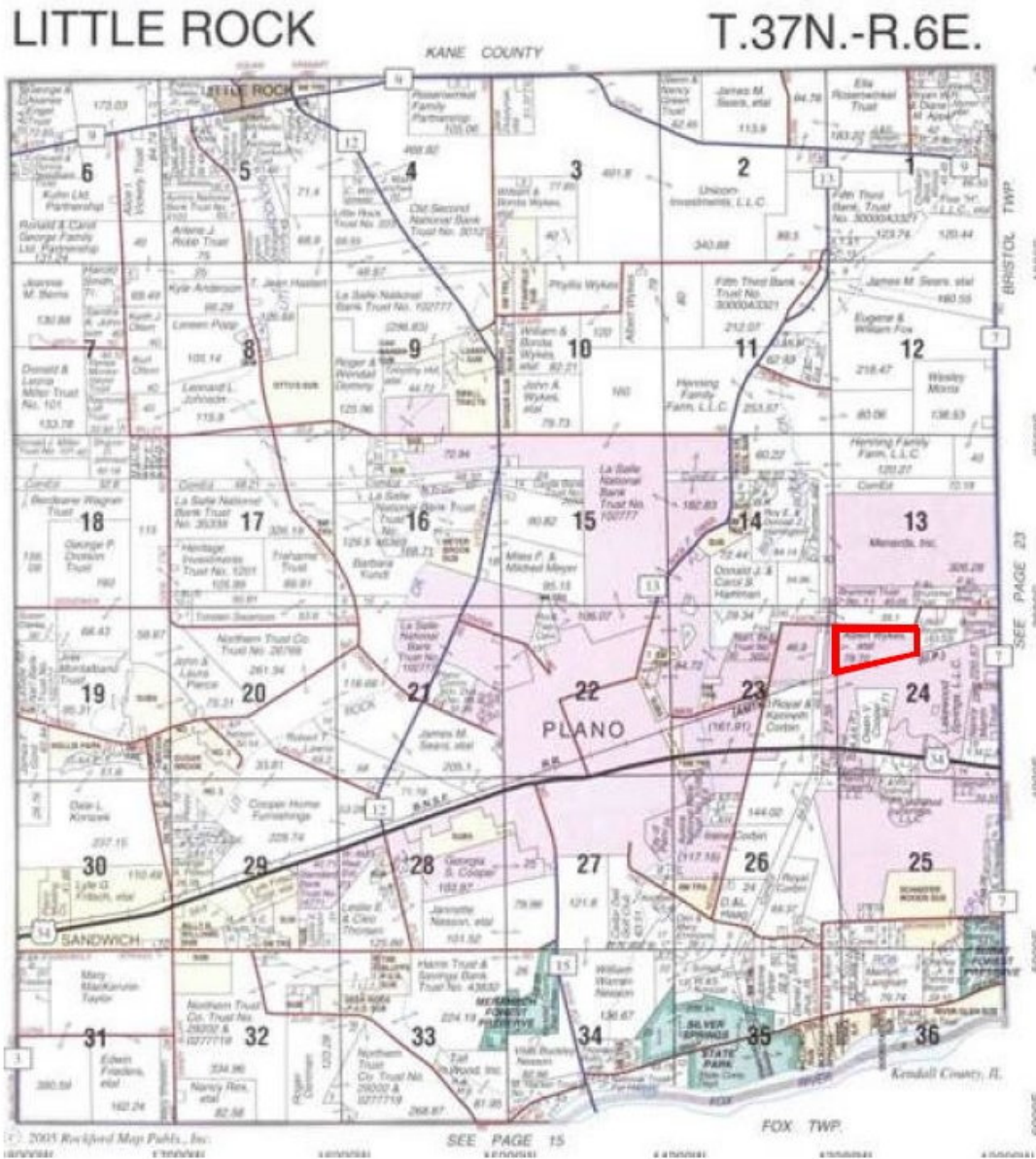
LOCATION



AERIAL VIEWS



PLAT MAP



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

SOIL MAPS



State: **IL**
 County: **Kendall**
 Location: **23-37N-6E**
 Township: **Little Rock**
 Acres: **147.8**



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Field borders provided by the Farm Service Agency.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass-legume hay	Grass-legume pasture	Oats	Soybeans	Winter wheat
679A	Blackberry silt loam, 0 to 2 percent slopes	54.8	37.1%	I	177	5.8	8.5	89	55	67
663A	Clare silt loam, 0 to 2 percent slopes	38.5	26.0%	I	164	5.8	8.5	87	51	63
663B	Clare silt loam, 2 to 5 percent slopes	37.9	25.6%	Ile	162	5.7	8.4	86	50	62
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	7.7	5.2%	IIIe	154	5.4	7.7	83	48	59
224C2	Strawn silt loam, 5 to 10 percent slopes, eroded	3.4	2.3%	IIIa	118	2.9	4.3	51	39	47
191A	Knight silt loam, 0 to 2 percent slopes	2.6	1.8%	IIw	146	4.8	7.0	76	48	58
198A	Elburn silt loam, 0 to 2 percent slopes	2.4	1.6%	Iw	178	5.2	7.7	85	55	67
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	0.5	0.3%	IIIe	133	4.2	6.1	62	44	53
Weighted Average					166	5.6	8.3	86	52	64

AERIAL MAP



PHOTOGRAPHS



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.