

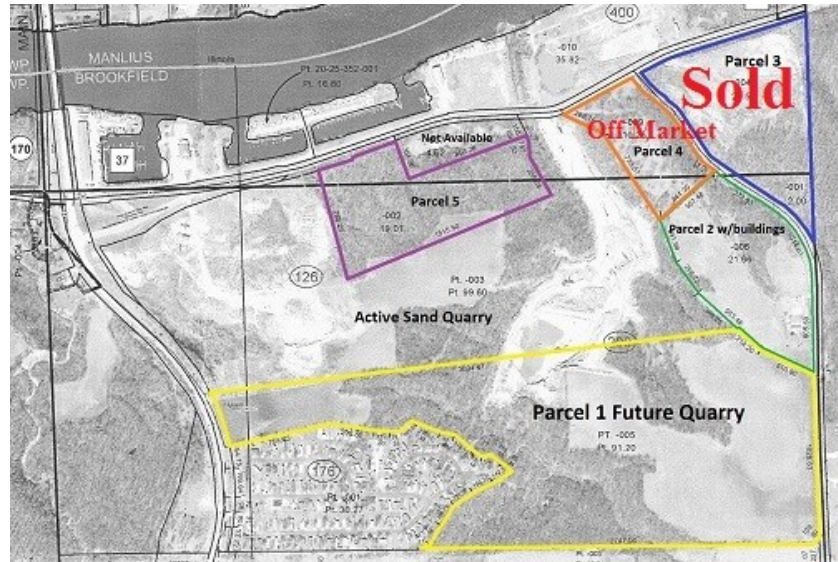
SENECA SAND QUARRY

2976-2992 Co. Hwy 30 (DuPont Rd)
Seneca IL 61360

For more information contact:

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

GOODWIN



County:	LaSalle
Township:	Manlius & north part of Brookfield
Gross Land Area:	131.8 Acres with additional 28 acres of Illinois River frontage
Property Type:	Vacant tillable & wooded land
Possible Uses:	Sand Quarry, Industrial, Recreational
Total Investment:	\$1,834,000
Unit Price:	Asking \$14,000 per acre for 131.8 acres
Soil Productivity Index:	87
Buildings:	House and garage on parcel 2
Utilities:	Well & Septic
Zoning:	Industrial



Great opportunity to purchase up to 131.8 acres with sand quarry potential plus 28 acres of Illinois River frontage. (separate brochure) Great opportunity to barge sand into the Chicago market. Active quarry adjacent to these three parcels and is available for purchase. Call Mark for details. Sand quality report available, state certified masonry and concrete sand has been mined in the adjacent quarry. Seller has no core borings available. Estimated 90,000,000 tons of potential sand at this location. Overburden of 20 feet, 80 foot sand vein, with potential silica sand below the 100 foot level. Buyer must verify at their own expense. These estimates are based on local knowledge and are not official numbers.

Parcel Breakdown:

- Parcel 1**
91.2 acres adjacent to active sand quarry. Frontage on Rt. 170 and E. 30th road (LaSalle road).
- Parcel 2**
21.5 acres adjacent to active quarry with house and garage, frontage on E. 30th Rd (LaSalle road).
- Parcel 3 SOLD**
22.59 acres on the east side of of LaSalle road with frontage on DuPont road. This area has been mined, but has a small area that still has potential. It is the lowest price parcel and has many potential uses.
- Parcel 4**
10.25 acres adjacent to active quarry. OFF MARKET
- Parcel 5**
19.01 acres mostly trees and adjacent to active quarry with frontage on DuPont road.

Property Videos Available On Website.



Mark Goodwin
Phone: 815-741-2226
Email: mgoodwin@bigfarms.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Seneca Sand Quarry
Tax ID Number/APN: Parcel 1 20-36-200-005 91.2 Acres
Parcel 2 20-36-200-006 21.66 Acres (Has Buildings)
Parcel 5 20-36-200-002 19.01 Acres
SOLD Parcel 3 20-25-400-006 20.59 Acres & 20-36-200-001 2.0 Acres
OFF MARKET Parcel 4 20-25-400-009 10.25 Acres
Possible Uses: There are many potential uses for these parcels. The largest parcel and the others adjacent to the active quarry should be considered for expansion of that quarry. Other sites could be for storage, recreation, or home sites.
Sale Terms: Cash at closing

AREA & LOCATION

School District: Seneca Community Grade School District 170
Seneca Township High School District 160
Location Description: Seneca is located in LaSalle County, Illinois
Site Description: Rolling land with some tillable acres and timber acres. The site has excellent high quality sand deposits and potential access to the Illinois River.
Side of Street: North side of DuPont road.
Highway Access: IL Rt. 170 frontage will take you to Interstate I-80 or South to I-55.
8 miles to I-80 access
29 miles to I-80 & I-55 Interchange
45 miles up Illinois river and shipping canal to Lemont
Road Type: DuPont road is Asphalt
Largest Nearby Street: IL Rt. 170 frontage
8 miles to I-80 access point
Transportation: Potential barge access to the Illinois River and a CSX rail spur is nearby. Approximately 45 miles up river to Lemont.

LAND RELATED

Tillable Acres: Approximately 72 Tillable acres
Buildings: House trailer and buildings found on the 21.66 acre parcel. (Parcel 2)
Flood Plain or Wetlands: None known
Topography: Rolling
Soil Type: Soil map included with this brochure.
Available Utilities: Natural gas nearby.

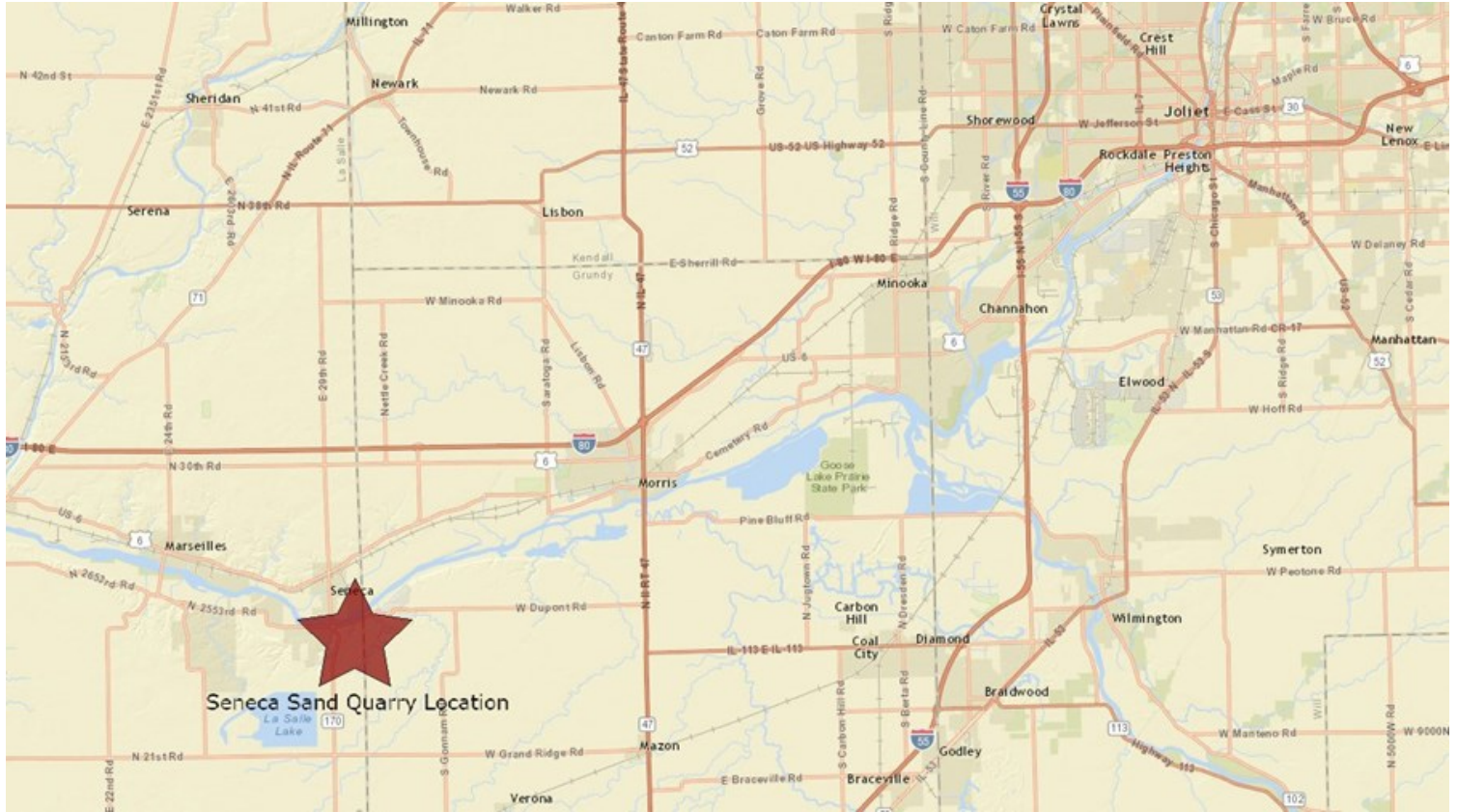
FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: There are three parcels with a total of 131.8 acres. The total tax bill paid in 2015 was \$4,381.00
Investment Amount: Total package asking price is \$1,834,000. Parcels can be split. Asking price per acre is \$14,000.

LOCATION

Address: The general address is 2976-2992 Co Hwy 36 or DuPont road, Seneca, IL 61360. or
2976-2992 North 2553rd Road Seneca, IL
County: LaSalle

LOCATION MAP OF THE SENECA SAND QUARRY IN LASALLE COUNTY ILLINOIS



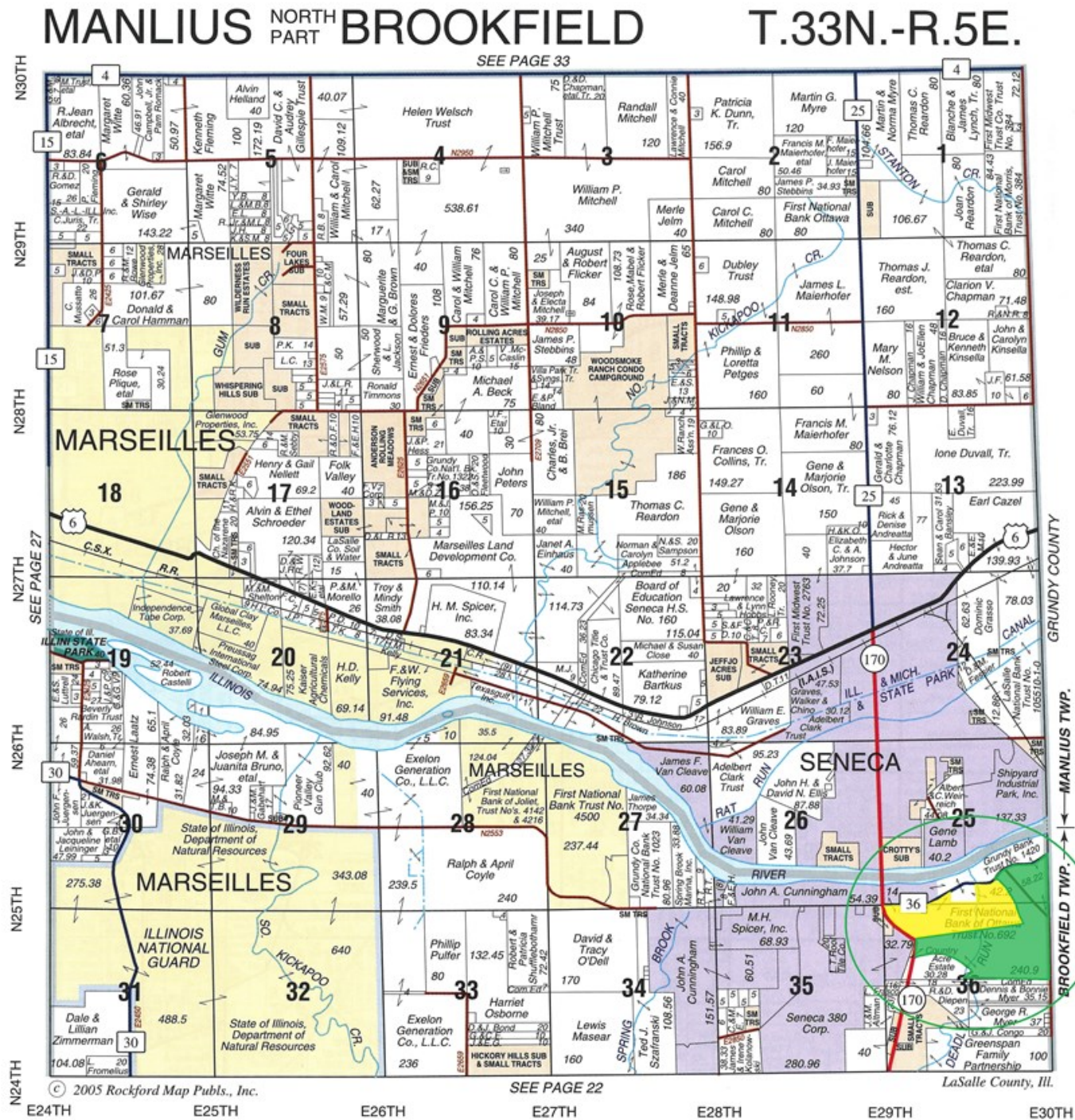
SENECA SAND QUARRY AVAILABLE PARCELS



AERIAL OVERVIEW OF SAND QUARRY & ILLINOIS RIVER FRONTAGE

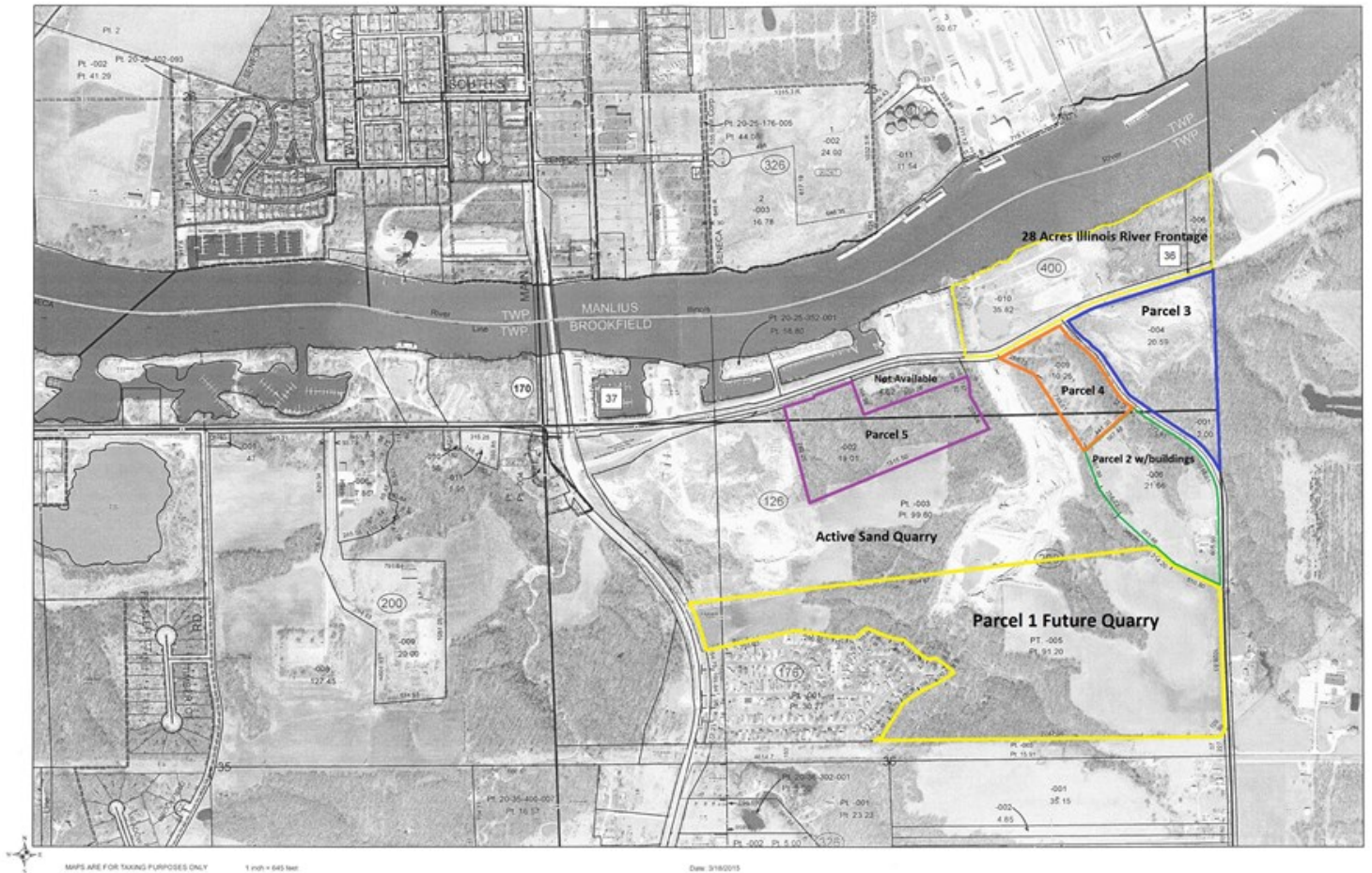


PLAT MAP OF 164 ACRE SENECA SAND QUARRY

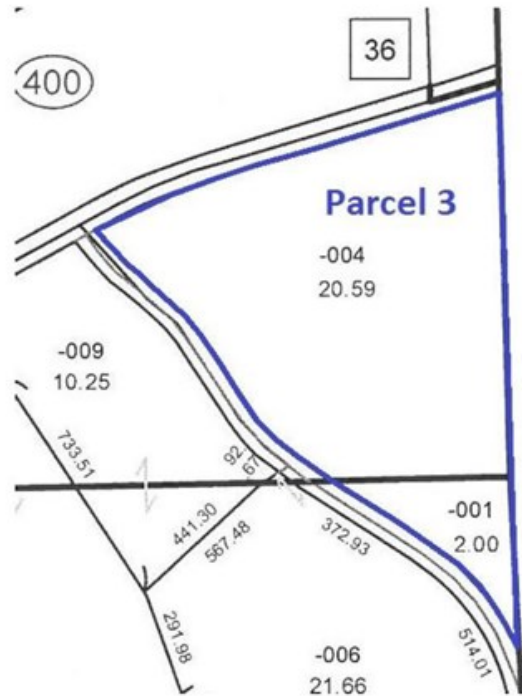
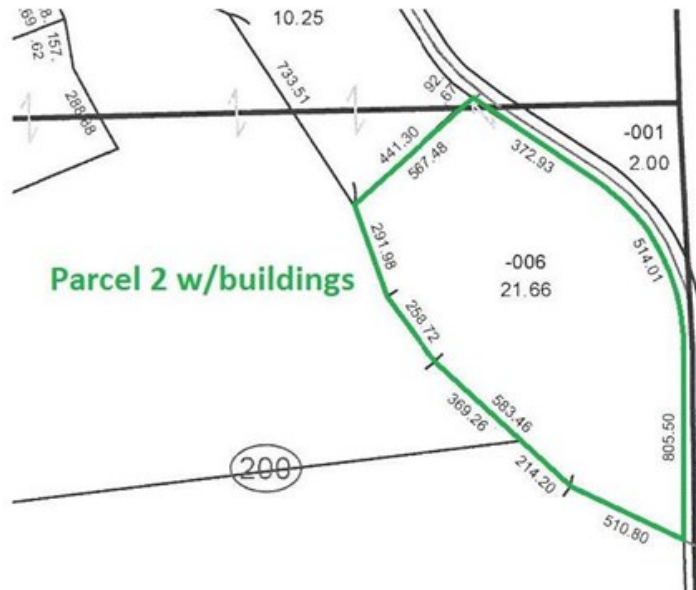


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

TAX MAP INCLUDING 28 ACRE ILLINOIS RIVER FRONTAGE



TAX MAP DETAILS FOR PARCELS 2 & 3 OF THE SENECA SAND QUARRY



Parcel 4 is off the market

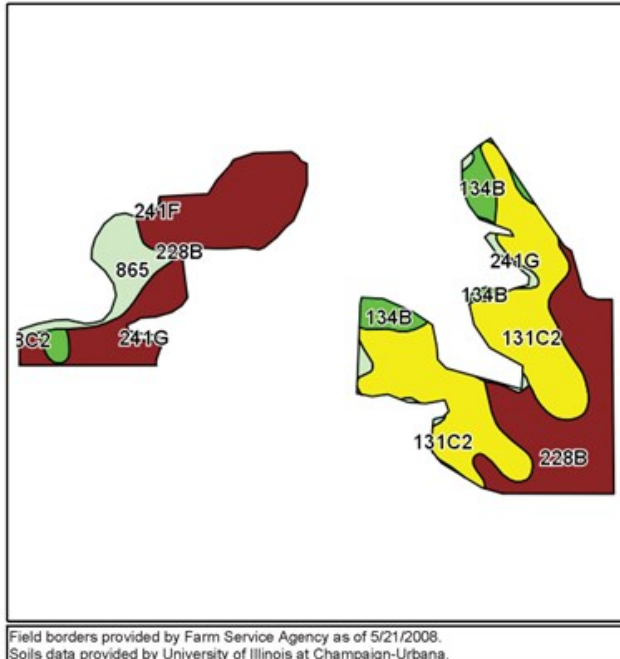
Parcel 4

Parcel 5

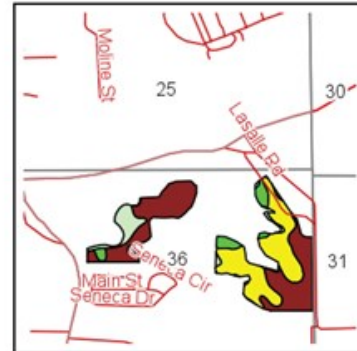
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SOIL MAP FOR SECTION 36 OF MANLIUS & BROOKFIELD TOWNSHIP, LASALLE COUNTY

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: La Salle
Location: 36-33N-5E
Township: Brookfield
Acres: 72.4
Date: 8/8/2012

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Maps provided by:



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**228B	Nappanee silt loam, 2 to 4 percent slopes	34.5	47.5%		**114	**41	**88
**131C2	Alvin fine sandy loam, 5 to 10 percent slopes, eroded	26.2	36.2%		**140	**46	**103
865	Pits, gravel	5.1	7.1%				
**134B	Camden silt loam, 2 to 5 percent slopes	4	5.6%		**164	**50	**118
**241G	Chatsworth silty clay loam, 30 to 50 percent slopes	1.7	2.3%		**49	**18	**38
235A	Bryce silty clay, 0 to 2 percent slopes	0.8	1.1%		162	54	121
**241F	Chatsworth silty clay loam, 20 to 30 percent slopes	0.1	0.1%		**78	**28	**59
Weighted Average					116.9	39.9	87.9

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 (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 611 Table G3

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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