65 AC DIAMOND SPRING ROAD DEVELOPMENT

E Spring Road
Coal City IL 60416

For more information contact:

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

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

County:	Grundy
Township:	Braceville
Gross Land Area:	64.80
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	$1,943,500
Unit Price:	$29,900 per acre
Productivity Index (PI):	96.1
Buildings:	No Buildings
Utilities:	Near Site
Zoning:	A-1, Agriculture

This "L" shaped property can be annexed to either Coal City or Diamond. Ideal residential subdivision site. Utilities are available from either community. The site is next to an old Kennedy Homes subdivision in Coal City, Richards Subdivision.

Nestled in the heart of Grundy County, the Coal City/Diamond, IL area offers the perfect blend of small-town charm and modern convenience. With its strong community spirit, top-rated schools, and easy access to I-55, this thriving region is an ideal place for families and businesses alike. Residents enjoy scenic parks, local dining, and a rich history rooted in the area's coal mining heritage. Whether you're looking for a peaceful neighborhood or a prime location for development, Coal City and Diamond provide an exceptional opportunity for growth and investment.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	65 AC Spring Road Development Site
Tax ID Number/APN:	09-02-400-005
Possible Uses:	Agricultural Production, Possible Development
Zoning:	Currently Zoned: A-1, Agriculture

AREA & LOCATION

School District:	Coal City CUSD 1 (P-12)
Location Description:	This property is located on E Spring Road, just south of Route 113 in Grundy County, IL.
Site Description:	This property is an L-shaped lot of flat land with a bordered tree line on the west and north property lines.
Side of Street:	This property is located on the north side of E Spring Road.
Highway Access:	The property has near immediate access to Route 113, which connects to I-55 just a one and a half miles away.
Road Type:	All surrounding roads are of blacktop/asphalt construction.
Legal Description:	PART OF THE SW1/4 NE1/4; PART OF THE SE1/4 NE1/4; PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SE1/4 OF SECTION 2, TOWNSHIP 32 NORTH, 8 EAST, GRUNDY COUNTY, ILLINOIS
Property Visibility:	This property is visible from E Spring Road.
Largest Nearby Street:	The largest nearby street would be Route 113.

LAND RELATED

Lot Frontage (Feet):	There is approximately 665 feet of frontage on E Spring Road.
Tillable Acres:	There are approximately 63.82 tillable acres.
Buildings:	There are no buildings on this property.
Zoning Description:	Currently Zoned: A-1, Agriculture
Flood Plain or Wetlands:	Please see the included Wetland Map and FEMA Report provided by Surety Maps.
Topography:	Please see the included topographical maps provided by Surety Maps.
FSA Data:	65.70 Acres, 63.82 Tillable Acres. 34.9 Acre Corn Base with a PLC Yield of 137 bushels per acre. 28.9 Acre Soybean Base with a PLC Yield of 35 bushels per acre. No CRP or Wetland Acres.
Soil Type:	49.2% Sparta loamy fine sand (88B) 25.9% Gilford fine sandy loam (201A) 21.8% Watseka loamy fine sand (49A) For more details, please see the included Soil Map provided by Surety Maps.
Available Utilities:	Utilities are available from both Coal City and Diamond.

FINANCIALS

Finance Data Year:	2023 Tax Year, Payable 2024
Real Estate Taxes:	$1,117.92
Investment Amount:	Total investment of $2,047,500 or $31,500 per acre.

LOCATION

Address:	E Spring Road, Coal City, IL 60416
County:	Grundy County

PROPERTY MAP

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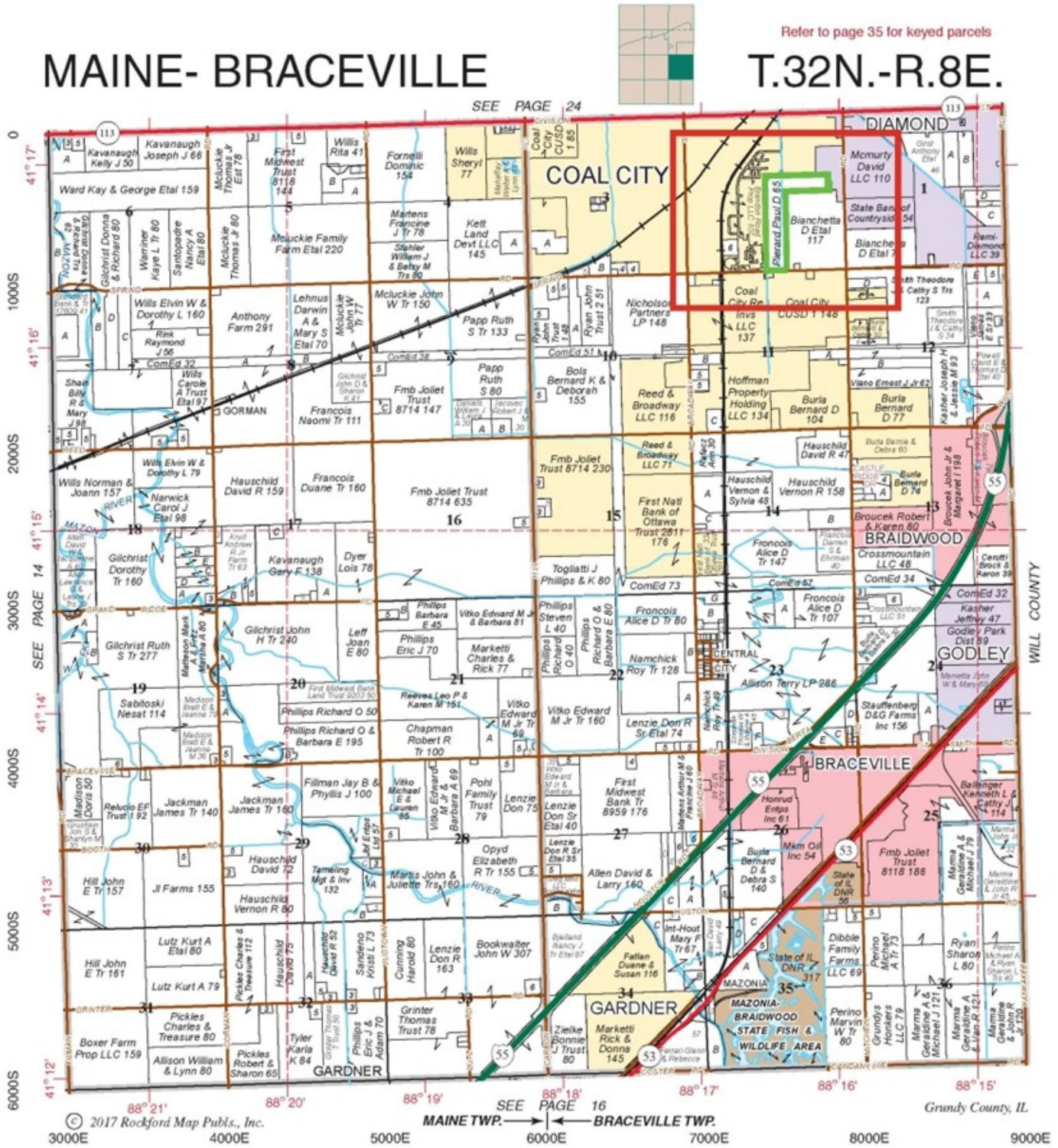
PLAT MAP



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

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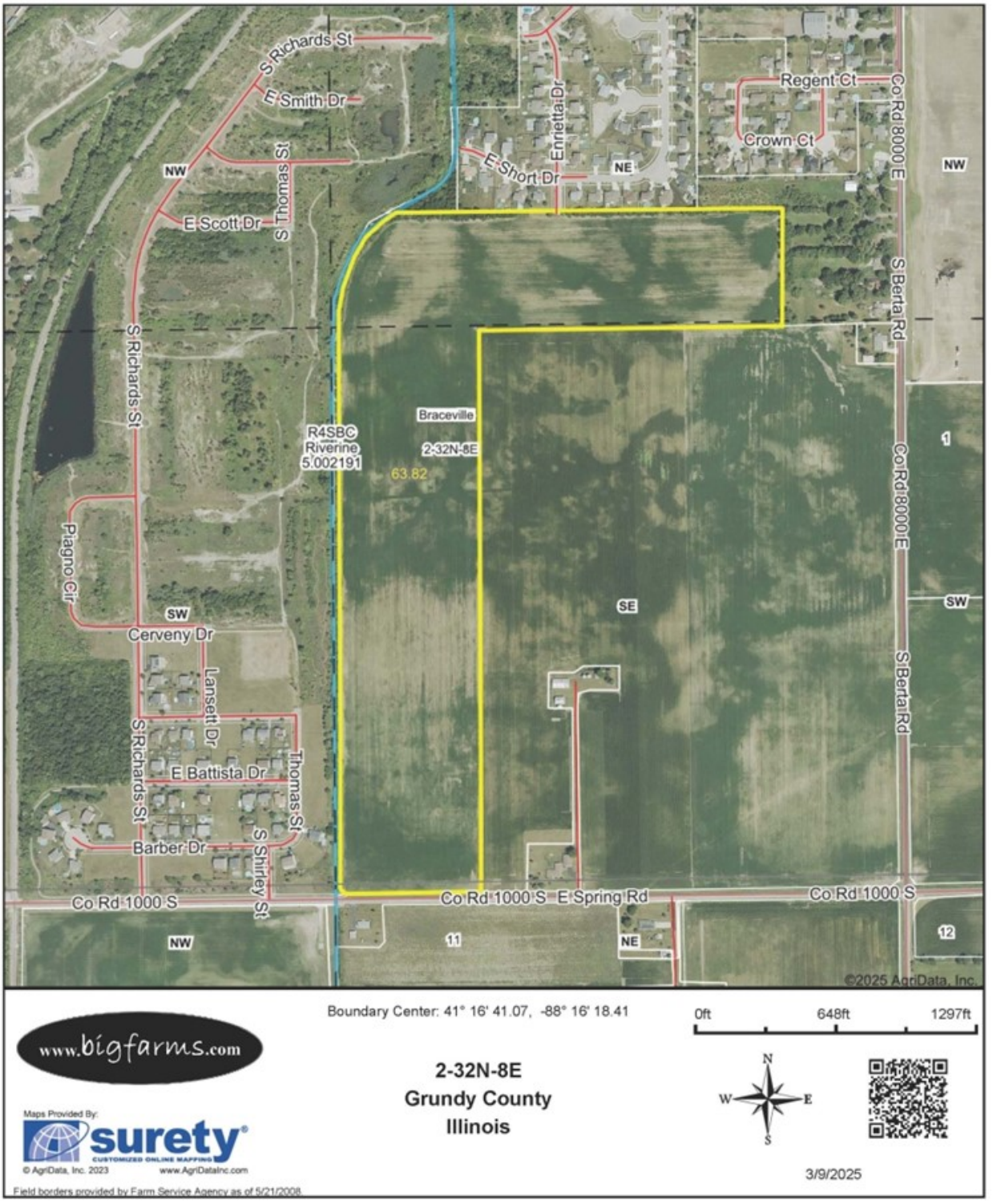
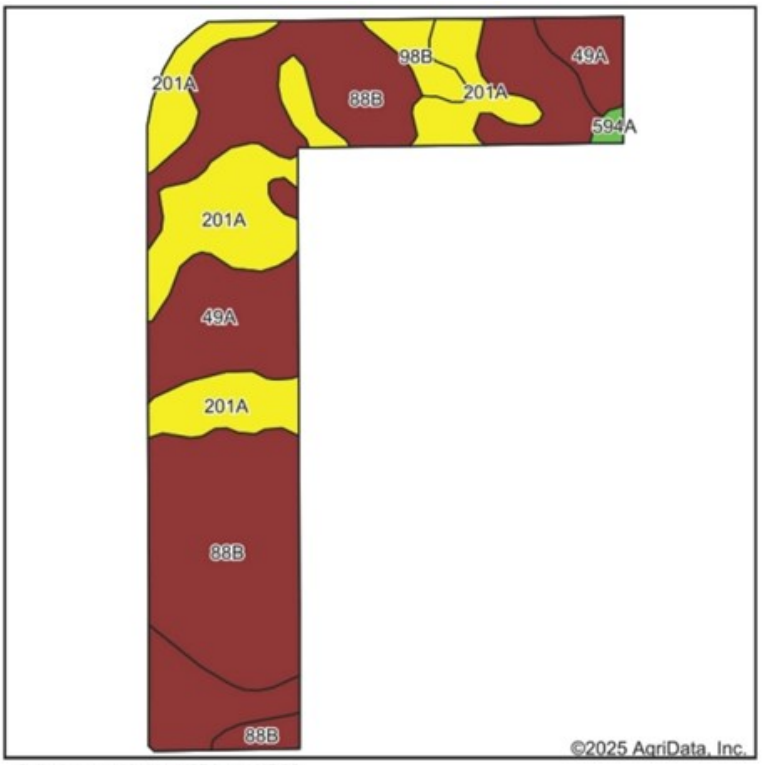
FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.

State: **Illinois**
County: **Grundy**
Location: **2-32N-8E**
Township: **Braceville**
Acres: **63.82**
Date: **3/9/2025**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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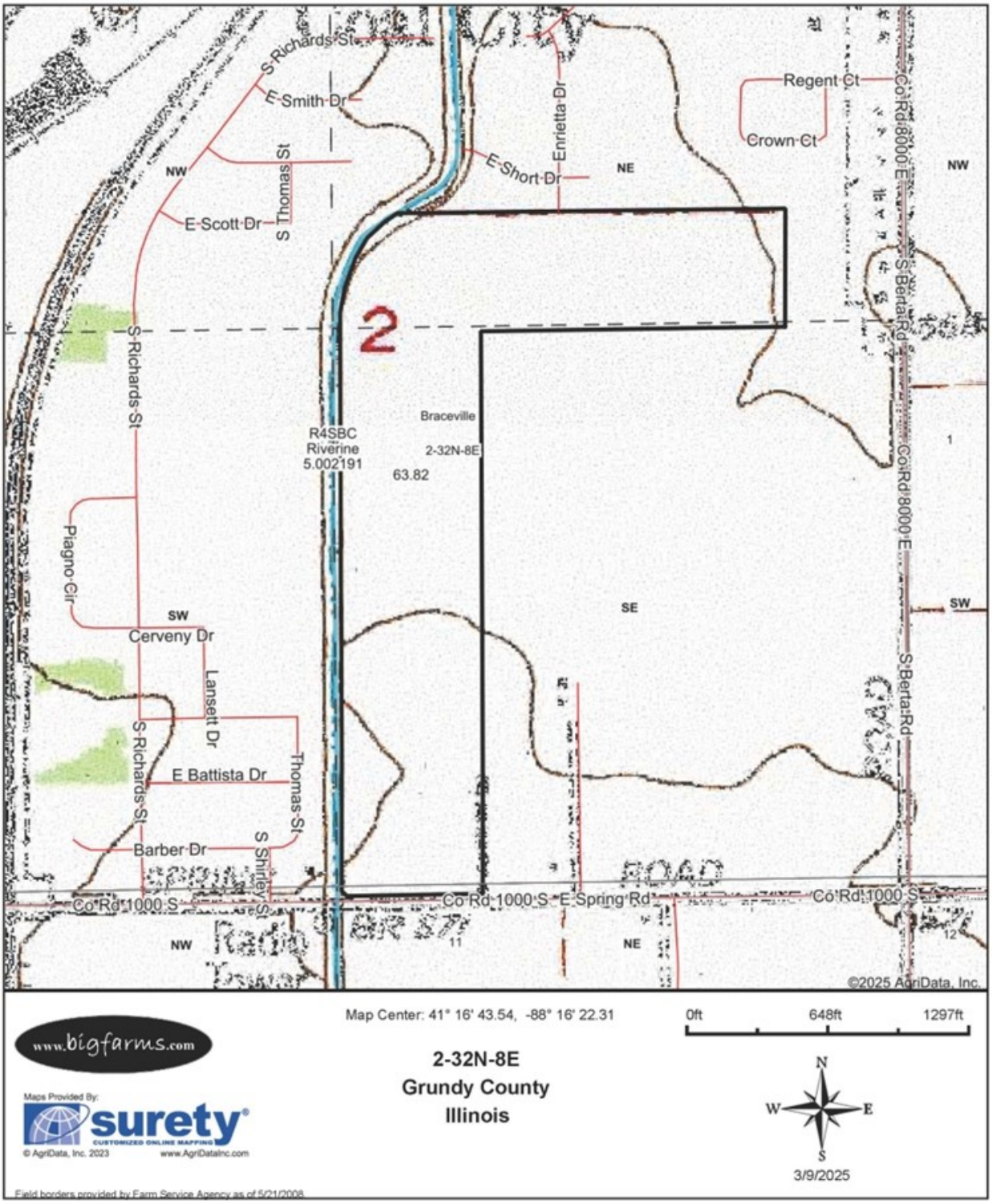
N W E S

Area Symbol: IL063, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	31.38	49.2%		**117	**41	**90
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	16.54	25.9%		**147	**48	**110
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	13.91	21.8%		**121	**41	**92
**98B	Ade loamy fine sand, 1 to 6 percent slopes	1.61	2.5%		**133	**46	**101
**594A	Reddick clay loam, 0 to 2 percent slopes	0.38	0.6%		**172	**55	**126
				Weighted Average	**126.4**	**43**	**96.1**

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP


S Richards St
E Smith Dr
S Thomas St
E Scott Dr
Enrietta Dr
E Short Dr
Regent Ct
Crown Ct
Co Rd 8000 E
S Berta Rd
NW
NE
SW
SE
2
Braceville
R4SBC
Riverine
5.002191
2-32N-8E
63.82
Piagno Cir
Cerveny Dr
Lansett Dr
E Battista Dr
Thomas St
Barber Dr
S Shirley St
Co Rd 1000 S
E Spring Rd
11
12
1
©2025 AgriData, Inc.
Map Center: 41° 16' 43.54, -88° 16' 22.31
0ft
648ft
1297ft
2-32N-8E
Grundy County
Illinois
N
W
E
S
3/9/2025
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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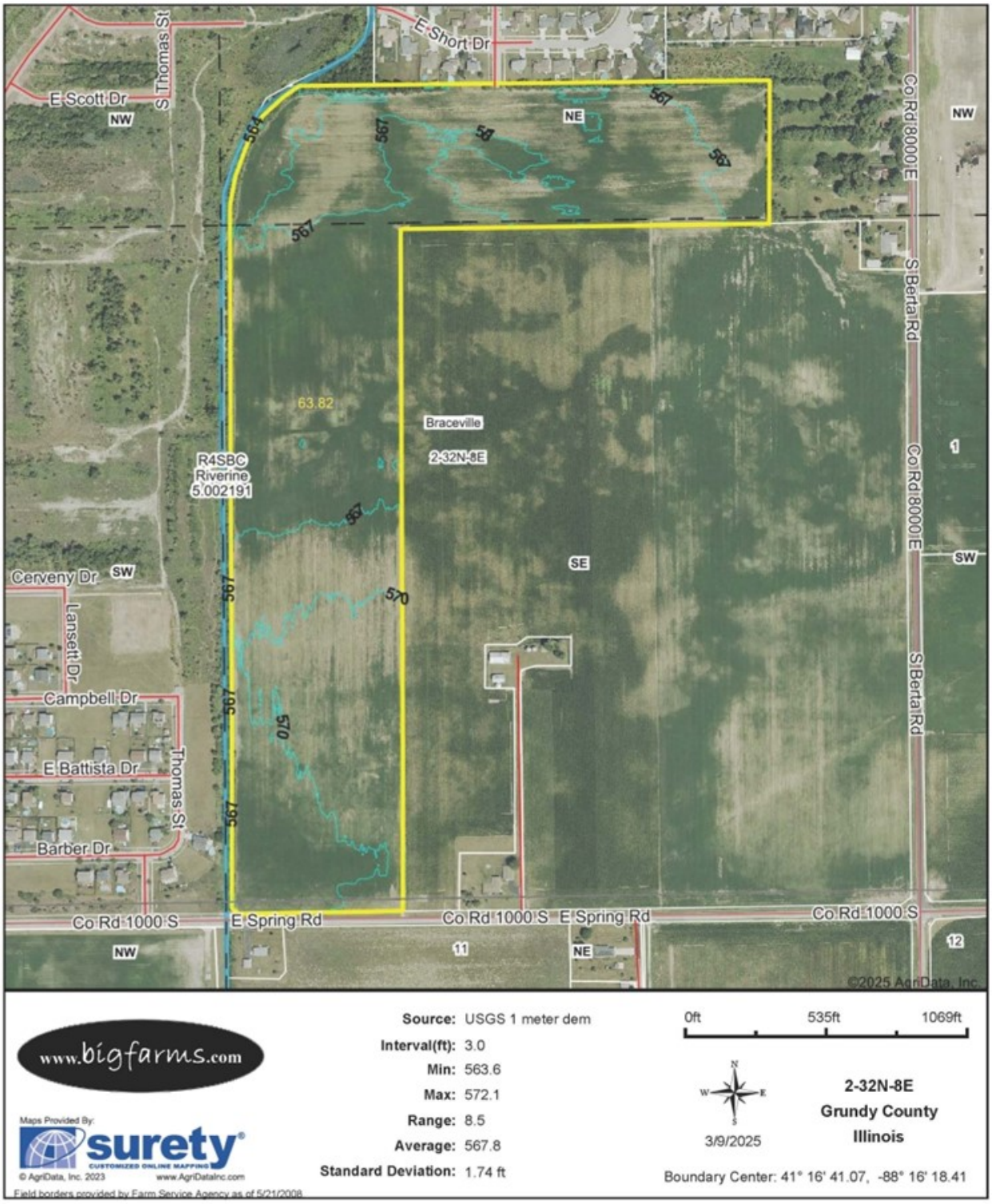
Field borders provided by Farm Service Agency as of 5/21/2008.

TOPO CONTOURS MAP



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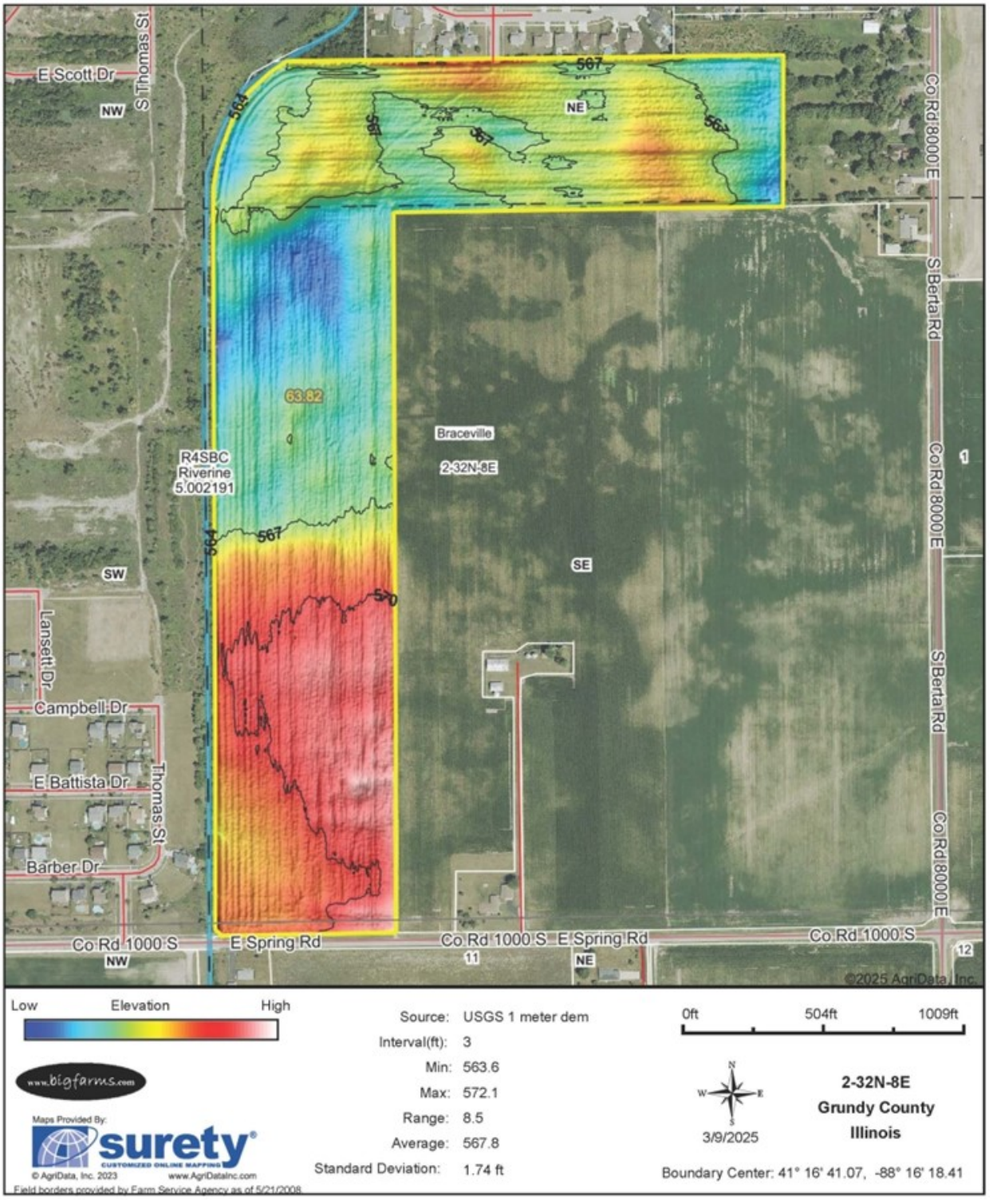
TOPO HILLSHADE MAP



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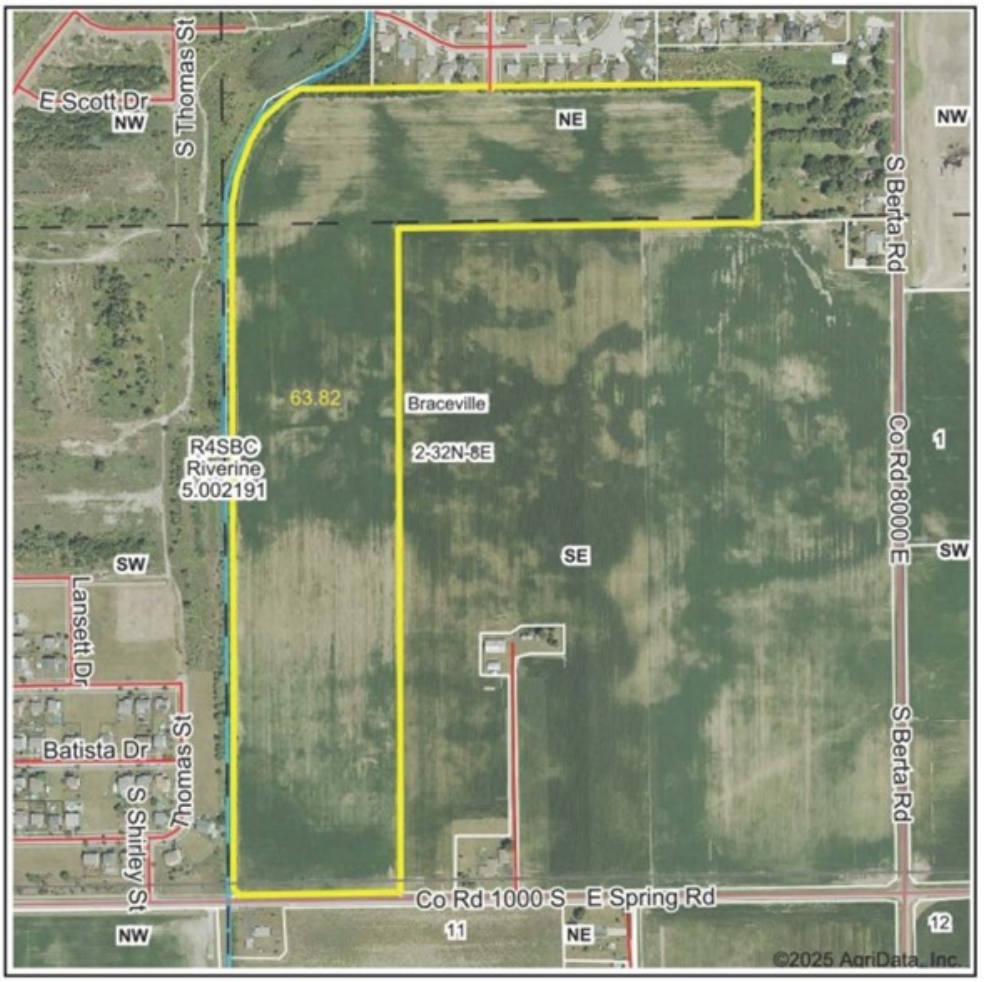
WETLAND MAP



State: **Illinois**
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N W E S

0ft 778ft 1555ft

	Classification Code	Type	Acres
	R4SBC	Riverine	0.01
		Total Acres	0.01

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

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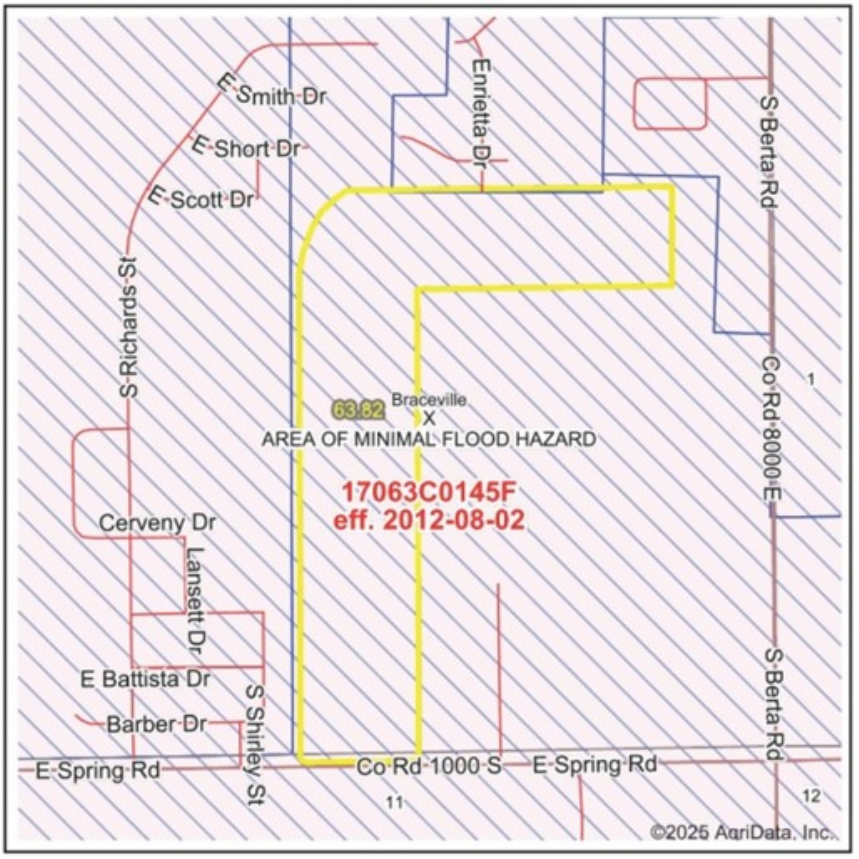
FEMA REPORT



Map Center: 41° 16' 43.54, -88° 16' 22.31
State: IL Acres: 63.82
County: Grundy Date: 3/9/2025
Location: 2-32N-8E
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N W E S

Name	Number	County	NFIP Participation	Acres	Percent
Grundy County	170256	Grundy	Regular	63.29	99.2%
Village of Coal City	170258	Grundy	Regular	0.53	0.8%
			Total	63.82	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	63.82	100%
		Total	63.82	100%

Panel	Effective Date	Acres	Percent
17063C0145F	8/2/2012	63.82	100%
	Total	63.82	100%

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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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