

Silver Cross 83 Acres
Silver Cross Blvd.
New Lenox IL 60451

www.bigfarms.com

SILVER CROSS 83 ACRES

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New Lenox IL 60451

For more information contact:

Mark Goodwin
1-815-741-2226
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.

GOODWIN



County:	Will
Township:	New Lenox
Gross Land Area:	83 Acres
Property Type:	Vacant Development Land
Possible Uses:	Multi-family Residential or Commercial
Productivity Index (PI):	115.6
Buildings:	Older set of farm buildings, vacant farm house
Utilities:	Sewer & Water are near the site
Zoning:	Agriculture



Easy access to I-355 and I-80. Utilities are near the site. Some recapture for sewer line is required. Many potential uses for this 83 acre site. Excellent location for a variety of residential uses. Assisted Living facility, Nursing home facility, Age restricted high density SF or Multi-Family development. Medical office is another potential use.
Property Video Available On Website.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Silver Cross 83 Acres
Tax ID Number/APN: 15-08-08-400-017-0000 (20.48 ac) & 15-08-08-200-003-0000 (63.2 ac)
Possible Uses: Many potential uses: Single family Residential, Multi-family residential, Age restricted single family or multi-family residential, Assisted living development, Nursing home development and Medical office development.
Zoning: Property is still zoned agriculture in Will County.
Sale Terms: Sellers are looking for a cash sale.

AREA & LOCATION

School District: New Lenox Grade School District 122 & Lincoln-Way High School District 210.
Location Description: Excellent location with easy access to expressway. Next to the new Silver Cross Hospital Campus on Rt. 6. North side of New Lenox, between Joliet, Lockport, Homer Glen, Mokena, and Orland Park.
Site Description: Level to gently rolling farmland. adjacent to Joliet Park District, Higinbotham Woods, Pilcher Park, and Woodruff Golf Course. Will County forest preserves Patawatomi woods preserve & Hadley Valley forest preserve are all nearby. Several golf courses in the immediate area.
Highway Access: Easy access by Rt. 6 to I-355 or I-80.
Road Type: Paved, but road improvements would be part of any development plan.
Property Visibility: Excellent visibility with approximately 3300 feet of frontage along Silver Cross Boulevard and approximately 900 feet of Francis road frontage.
Largest Nearby Street: I-355

LAND RELATED

Lot Frontage (Feet): Approximately 3300 feet of frontage on Silver Cross Boulevard and 900 feet of Francis road frontage.
Buildings: Old set of farm buildings are part of the offering.
Zoning Description: Currently zoned agriculture in Will County.
Flood Plain or Wetlands: Small area of creek with some flood plain.
Topography: Gently rolling
Available Utilities: Sewer and Water are available from the Village of New Lenox.

FINANCIALS

Real Estate Taxes: Real-estate taxes for 83 acres & old farm buildings paid in 2014 were \$2,561.

LOCATION

Address: Corner of Francis Road & Silver Cross Boulevard, New Lenox, Illinois
Latitude 41.540289 Longitude -87.986423
County: Will
MSA: Chicago - Joliet

LOCATION MAP OF SILVER CROSS 83 ACRES

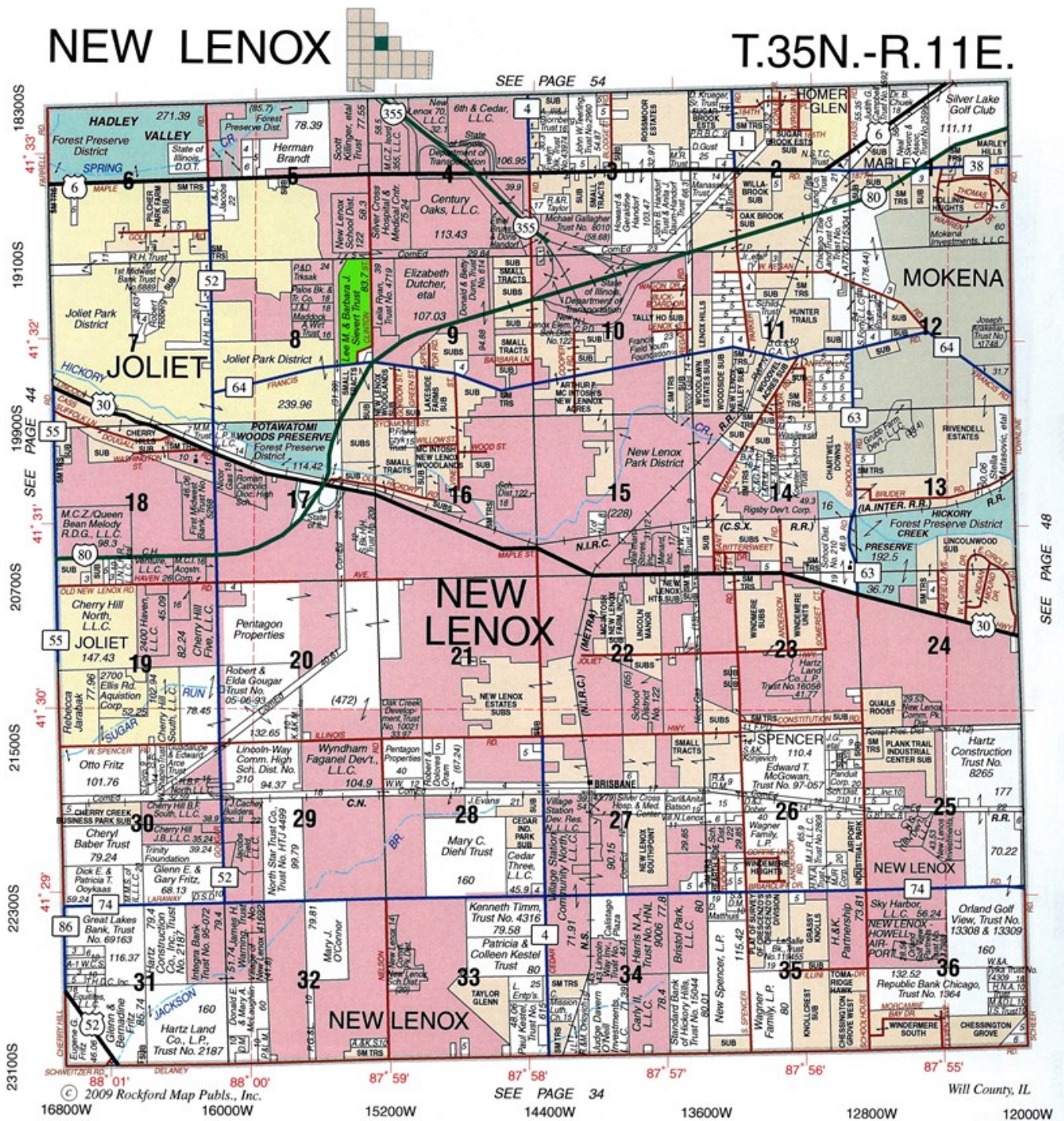


AERIAL MAP OF 83 ACRES



NEW LENOX

T.35N.-R.11E.



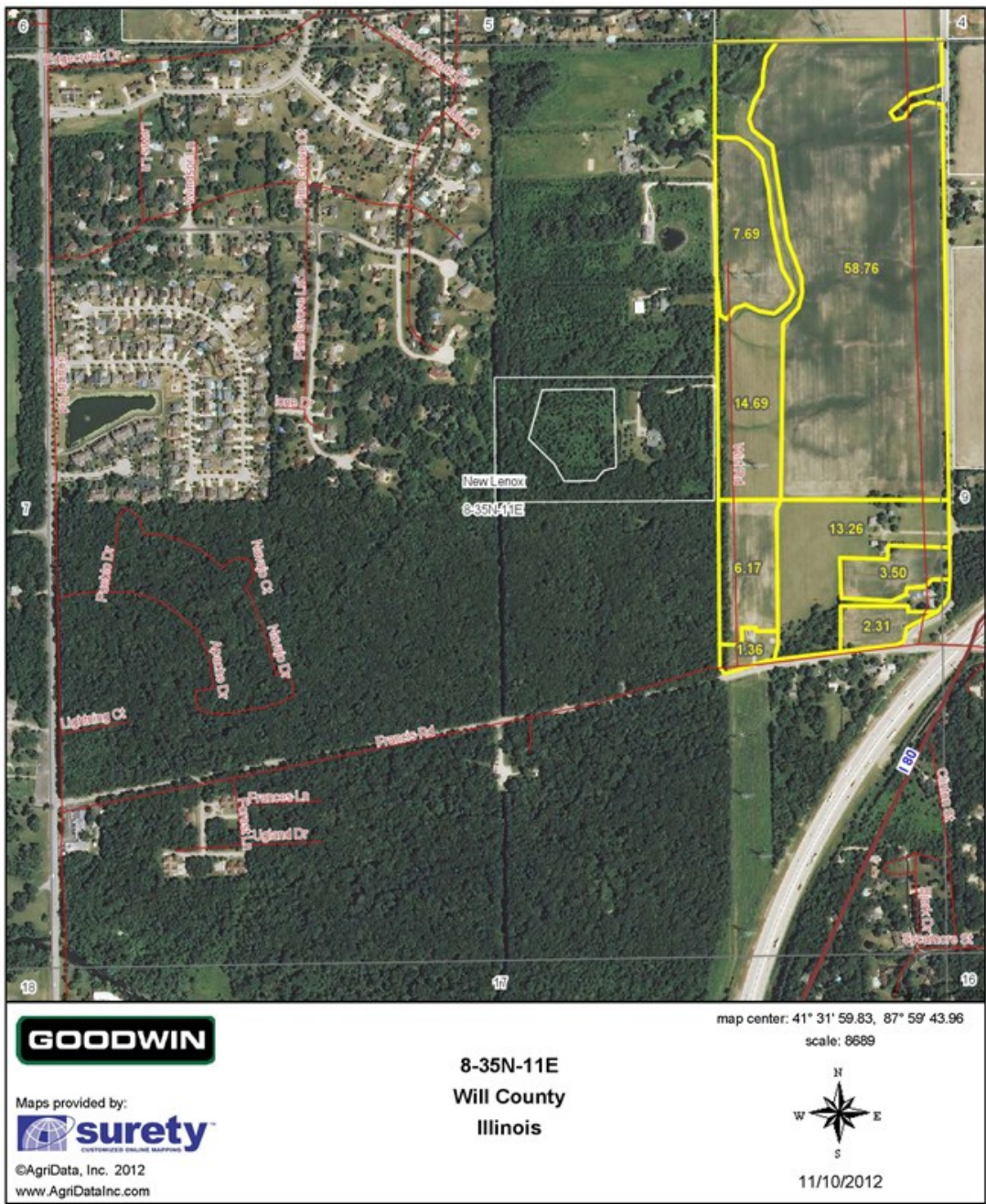
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

Topography Map



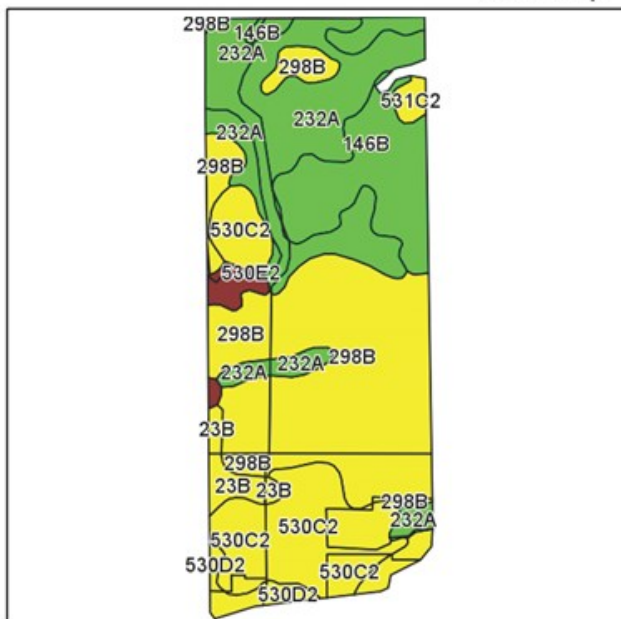
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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: 8-35N-11E
Township: New Lenox
Acres: 107.7
Date: 11/10/2012

GOODWIN



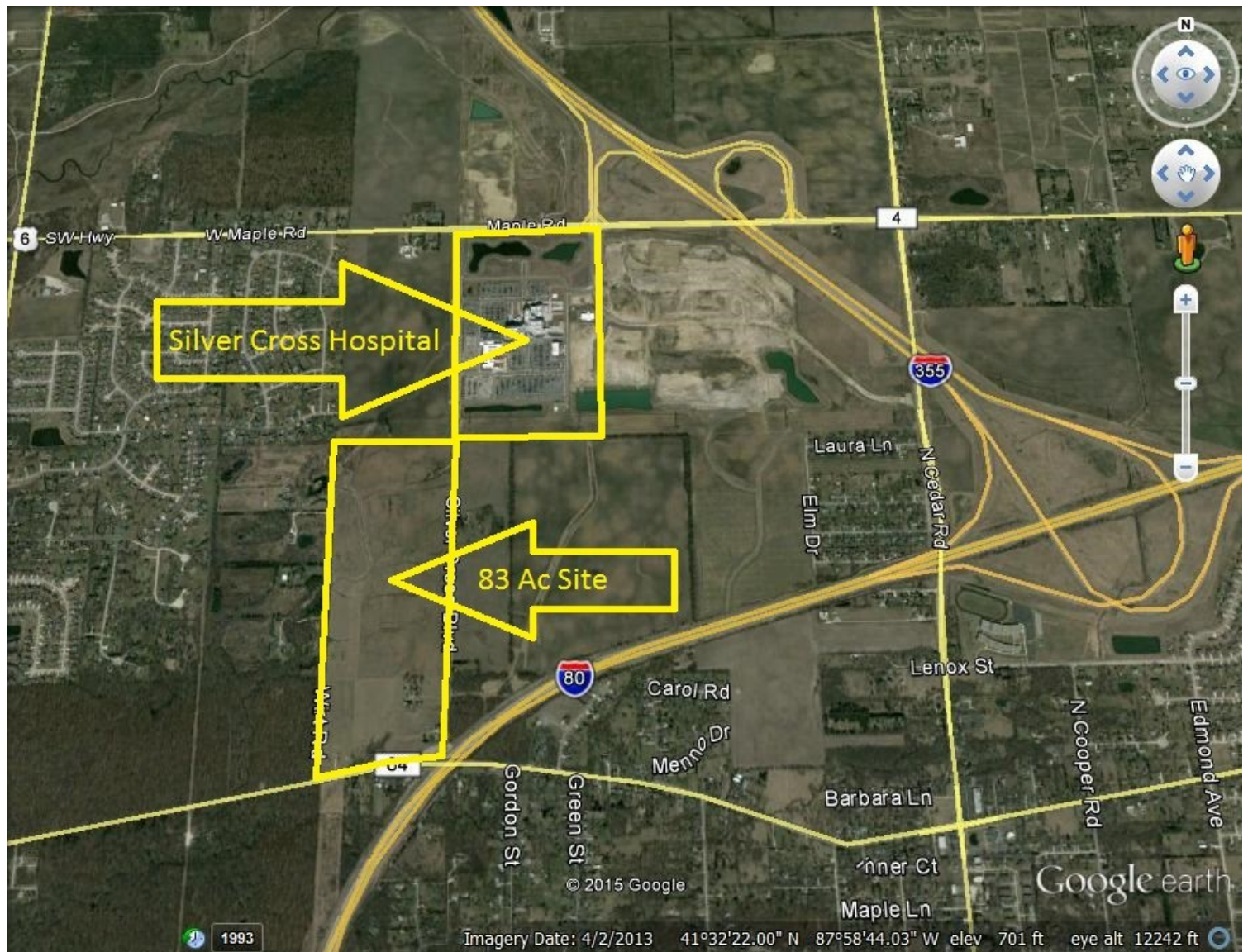
Maps provided by:



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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
**298B	Beecher silt loam, 2 to 4 percent slopes	41.4	38.4%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.7	23.9%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	18	16.7%		**143	**45	**104
**146B	Elliott silt loam, 2 to 4 percent slopes	15.2	14.1%		**166	**54	**124
**23B	Blount silt loam, 2 to 4 percent slopes	2.4	2.3%		**138	**47	**104
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	2.1	2.0%		**140	**44	**101
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	1.9	1.7%		**123	**39	**89
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1	1.0%		**147	**48	**108
Weighted Average					155.1	50.8	115.6

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 52 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 53



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

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.