

Wilmington 25 Acres Commercial  
Lot 1 216th Ave.  
Wilmington IL 60481



# WILMINGTON 25 ACRES COMMERCIAL

Lot 1 216th Ave.  
Wilmington IL 60481

For more information contact:

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



<b>County:</b>	Will
<b>Township:</b>	Wilmington
<b>Gross Land Area:</b>	25.3 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Currently farmland, with development potential
<b>Total Investment:</b>	\$545,670
<b>Unit Price:</b>	\$21,500
<b>Productivity Index (PI):</b>	120.8
<b>Buildings:</b>	None
<b>Utilities:</b>	Water & Sewer at the site
<b>Zoning:</b>	Agriculture



The property contains 25.3 total acres. 21.88 acres are tillable. The property is zoned agriculture, but the comprehensive plan for Wilmington shows commercial and medium density residential. This is a great investment opportunity to own land in one of the fastest growing counties in the country. Wilmington is in the middle of one of the most dynamic industrial expansions we have seen in decades. Ridgeport Logistics Center has several million square foot warehouse buildings already in place with more to come.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Wilmington 27 Acres Commercial  
**Tax ID Number/APN:** 09-18-30-300-038-0000  
**Possible Uses:** The property is zoned agriculture, but the comprehensive plan for Wilmington shows commercial, industrial or medium density residential.  
**Zoning:** Agriculture  
**Sale Terms:** Cash at closing

### AREA & LOCATION

**School District:** Wilmington Unit School District Number 209  
**Market Type:** The Wilmington area has many recreational opportunities with the Kankakee River and State Park in the area. Strip mine lakes and recreational sites. The area also is the hub of industrial development with Ridgeport Logistics off to a great start. <http://www.ridgeportlogisticscenter.com/>  
**Location Description:** The Parcel is located on the North side of Wilmington at the corner of Rt. 53 and 216th Avenue (The Curve).  
**Site Description:** The property contains 25.3 total acres. 26.3 acres are tillable. The farm contains excellent soils.  
**Side of Street:** East  
**Highway Access:** Easy access to Rt. 53, I-80, I-55 and the future Illiana Expressway.  
**Road Type:** Rt. 53 is State Highway and S. 216th Ave is a township road.  
**Property Visibility:** Excellent  
**Largest Nearby Street:** Illinois Route 53

### LAND RELATED

**Lot Frontage (Feet):** 880 feet of frontage on S. 216th Ave.  
**Tillable Acres:** 21.88 Acres acre considered tillable.  
**Lot Depth:** The lot 1035 feet deep.  
**Buildings:** No buildings included with this parcel.  
**Topography:** This parcel contains gently rolling land.  
**Available Utilities:** Wilmington can provide all utilities to this site. Electric, Sewer, Water and Natural Gas.

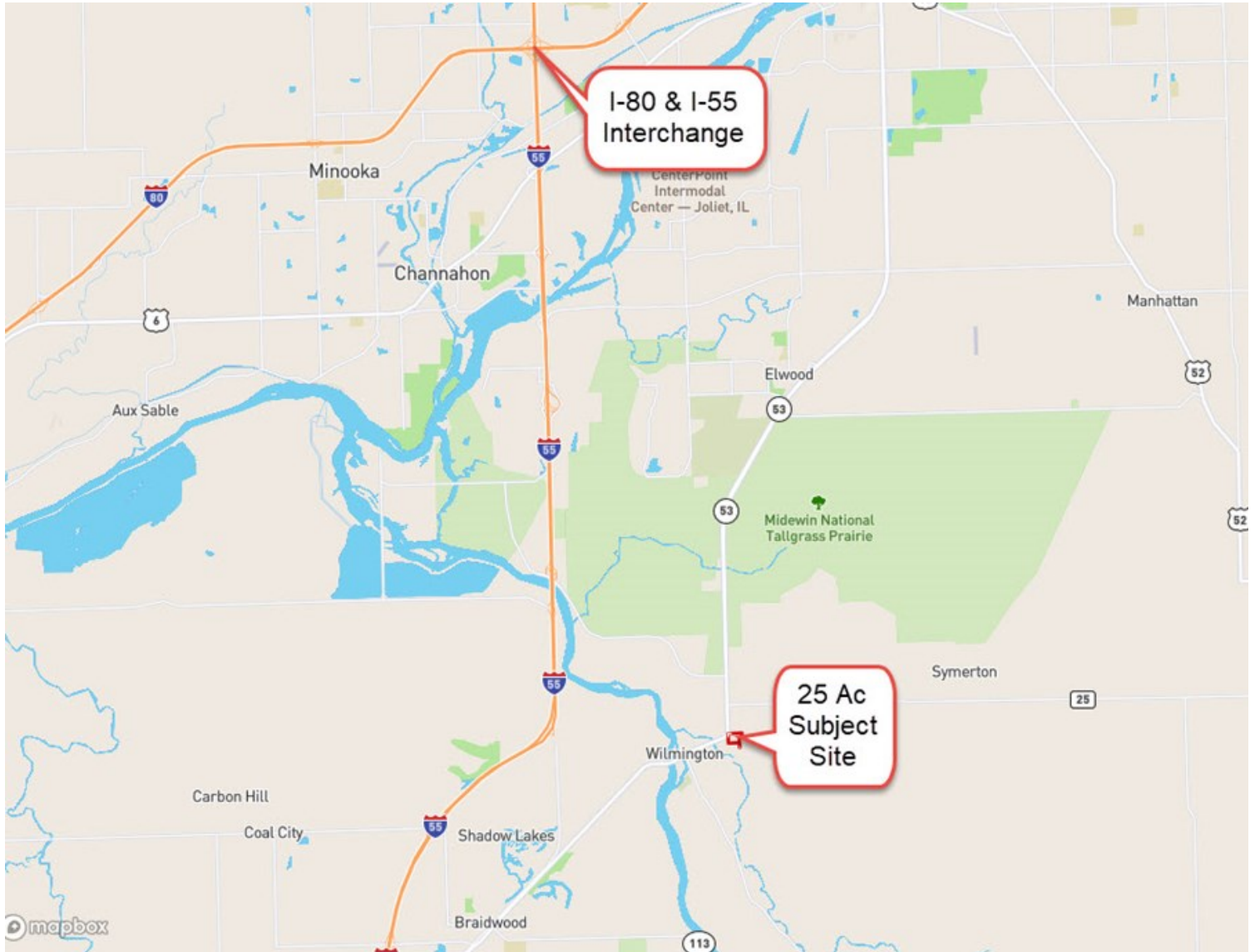
### FINANCIALS

**Finance Data Year:** The 2017 taxes paid in 2018.  
**Real Estate Taxes:** 2017 Tax Year Total: \$409.00 or \$16.11 per acre  
**Investment Amount:** \$545,670 or \$21,500/acre

### LOCATION

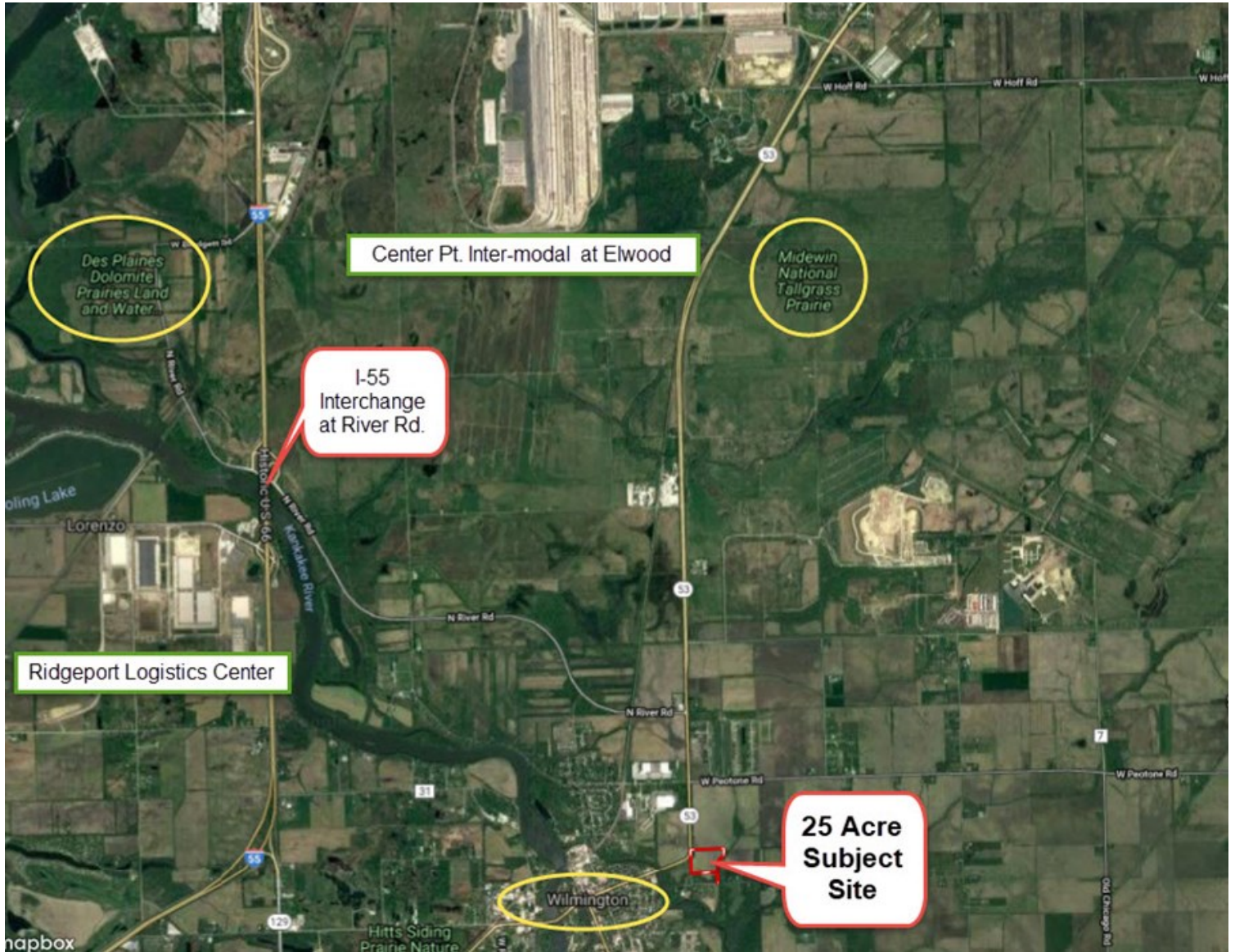
**Address:** Southeast corner of Rt. 53 & S. 216th Ave.  
Wilmington, IL 60481  
Latitude 41.311684  
Longitude -88.130828  
**County:** Will County Illinois  
**MSA:** Chicago-Joliet-Naperville

ROAD MAP FOR WILMINGTON COMMERCIAL SITE





LOCATION AERIAL MAP ON WILMINGTON COMMERCIAL SITE



AERIAL MAP 1





AERIAL MAP 2

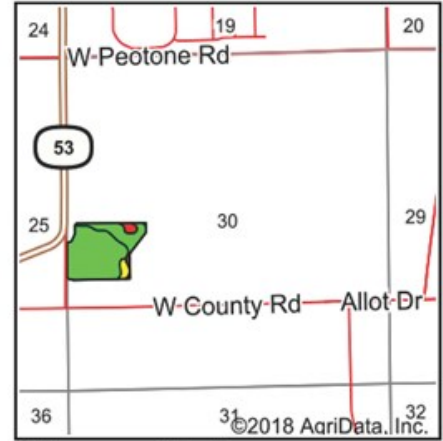
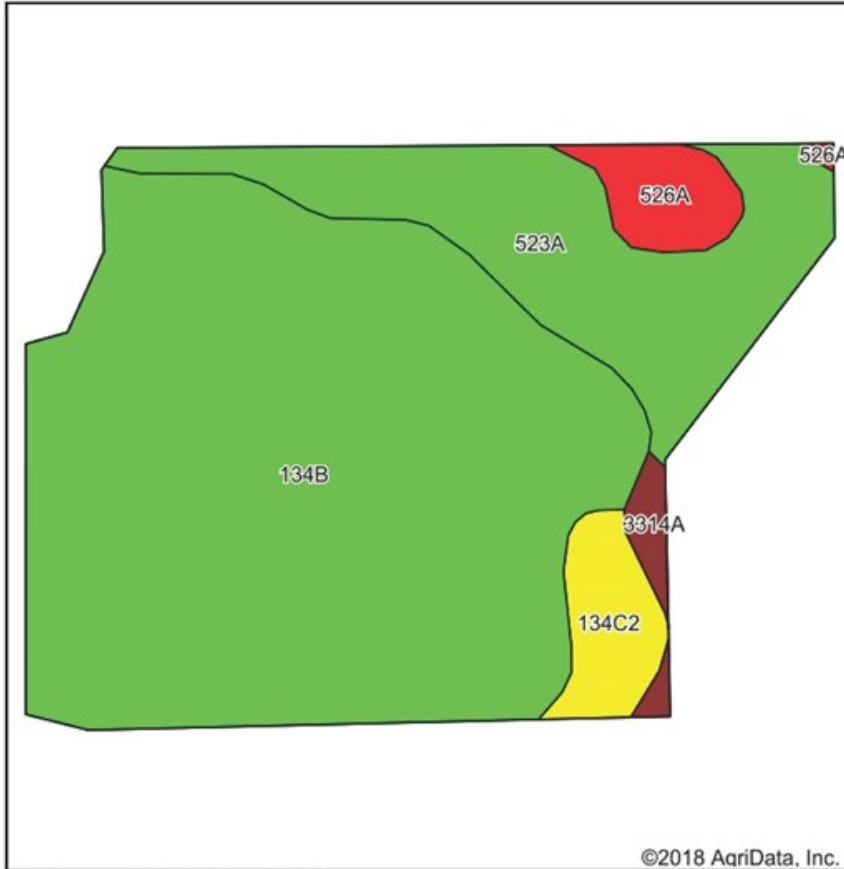


WILMINGTON FSA MAP

Aerial Map



25 AC SOIL MAP



State: **Illinois**  
 County: **Will**  
 Location: **30-33N-10E**  
 Township: **Florence**  
 Acres: **21.88**  
 Date: **1/4/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 13

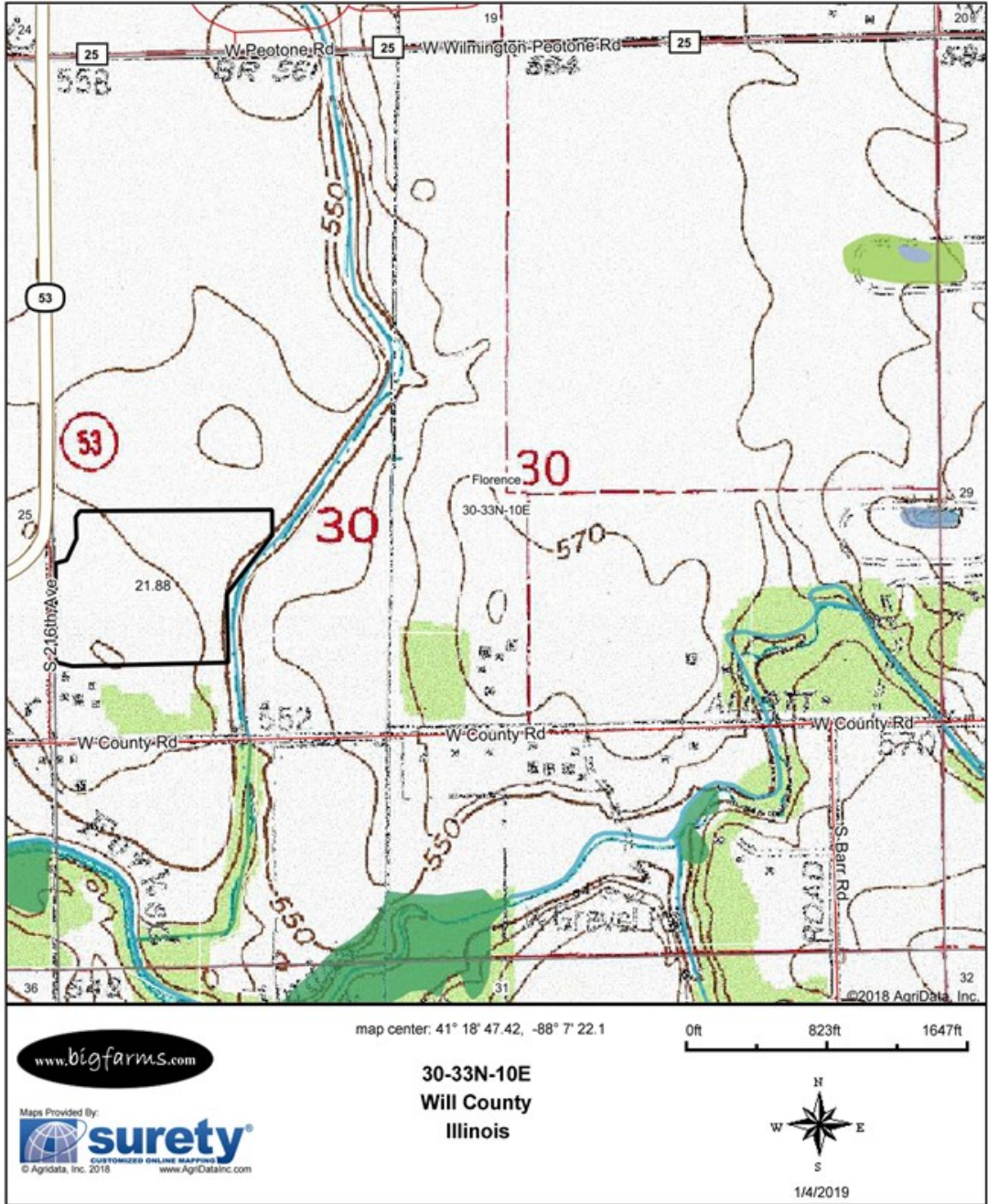
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**134B	Camden silt loam, 2 to 5 percent slopes	15.44	70.6%		**164	**50	**118
523A	Dunham silty clay loam, 0 to 2 percent slopes	4.39	20.1%		177	58	132
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.96	4.4%		**154	**47	**111
526A	Grundelein silt loam, 0 to 2 percent slopes	0.78	3.6%		186	61	138
3314A	Joliet silt loam, 0 to 2 percent slopes, frequently flooded	0.31	1.4%		131	45	98
<b>Weighted Average</b>					<b>166.5</b>	<b>51.8</b>	<b>120.9</b>

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  
 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 811 Table S3



TOPOGRAPHICAL MAP

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.





## 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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