

186 AC BLOOMINGTON-NORMAL FARMS

IL Rt. 150
Bloomington -Normal IL

For more information contact:

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



GOODWIN

County:	McLean
Township:	Dry Grove Township, McLean County
Gross Land Area:	186 Total Acres in three parcels. (30, 77 & 78)
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$2,648,672
Unit Price:	30 acre @\$18,500/ac, 77 acres @\$15,000/ac, 78 acres @\$11,900/ac
Productivity Index (PI):	30 acre PI is 141.2, 77 acre PI is 136, 78 acre PI is 136.8
Buildings:	No Buildings
Utilities:	Utilities are near the site
Zoning:	Agriculture



Three well located parcels. The 30 acres is in the City of Normal and the 77 & 78 acre parcels are in the city of Bloomington. Excellent road frontage on IL Rt. 150 & Rt. 9. Good class A soils. 30 acres is zoned M-2 General Manufacturing District.

LISTING DETAILS

GENERAL INFORMATION

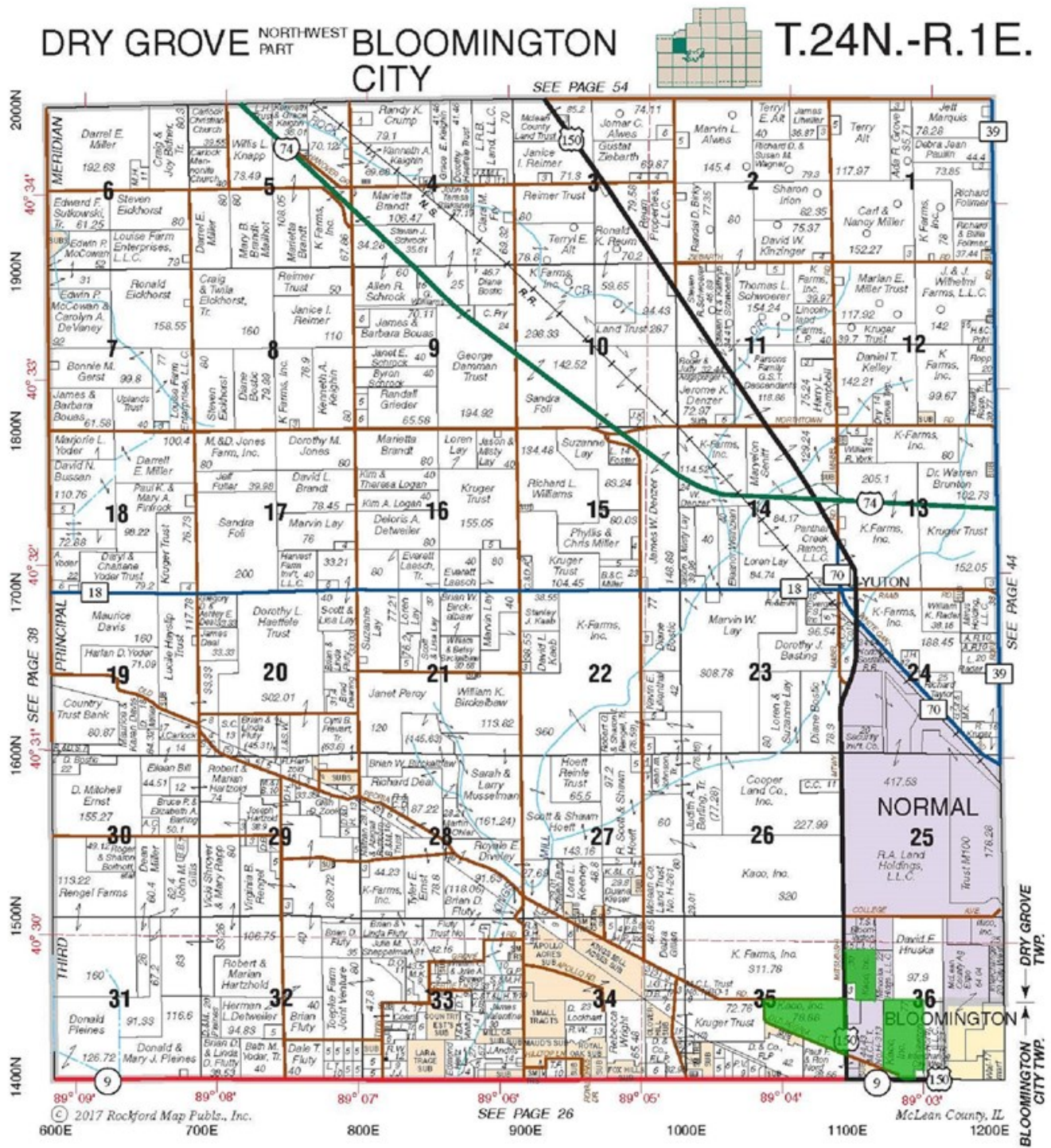
Zoning:

30 Acre is zone M-2 General Manufacturing District by the City of Normal.

LOCATION MAP OF 186 ACRE IN MCLEAN COUNTY



PLAT MAP OF 186 ACRES IN MCLEAN COUNTY



AERIAL MAP OF 186 ACRES IN DRY GROVE TOWNSHIP, MCLEAN COUNTY

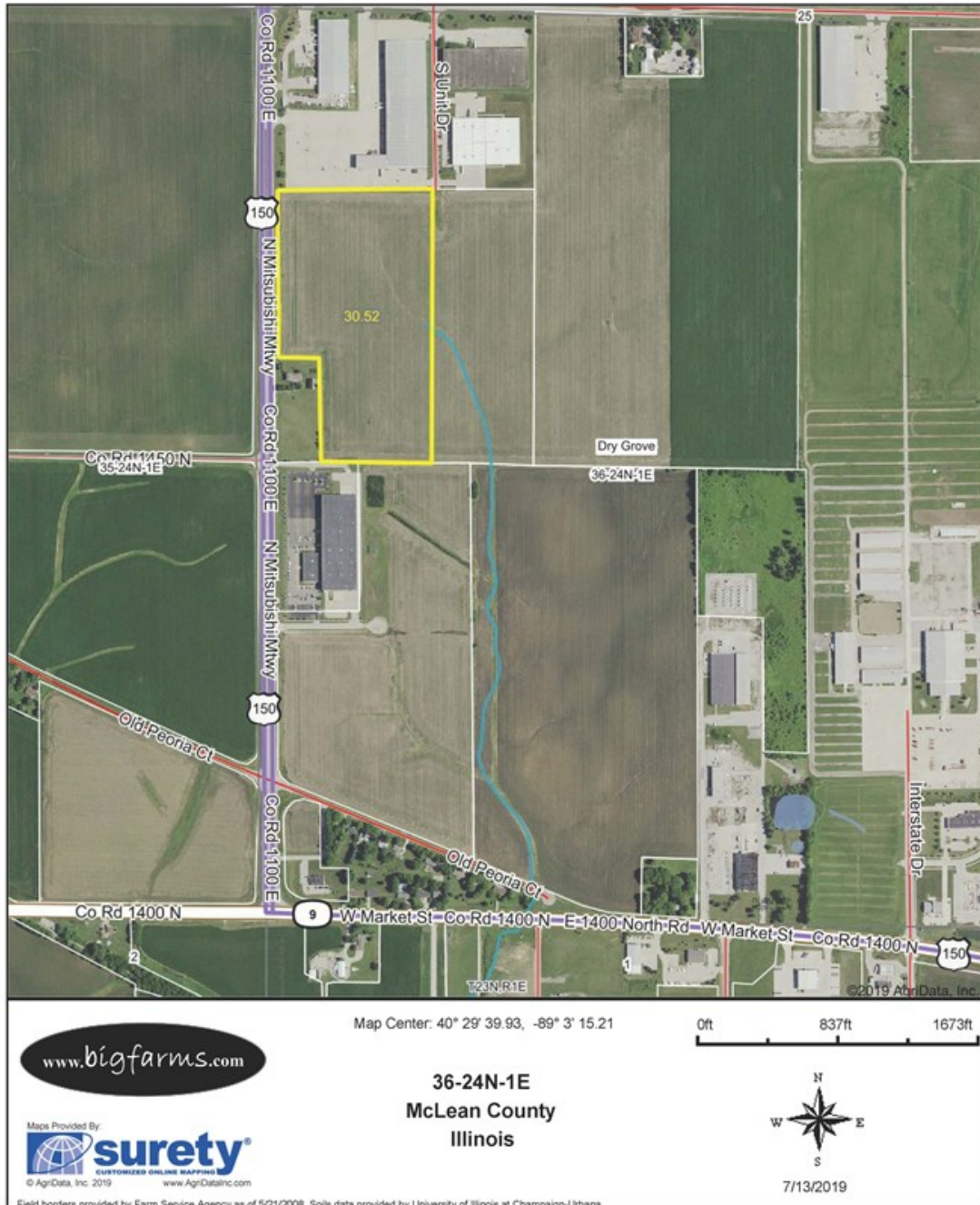


30 ACRE AERIAL MAP

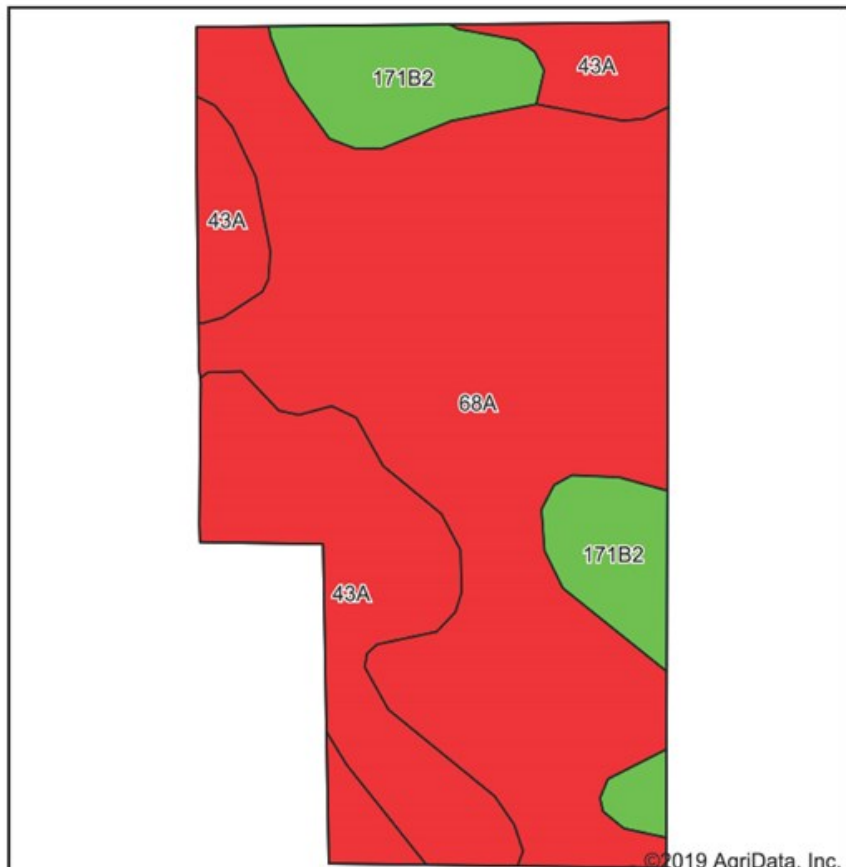


30 ACRE FSA MAP

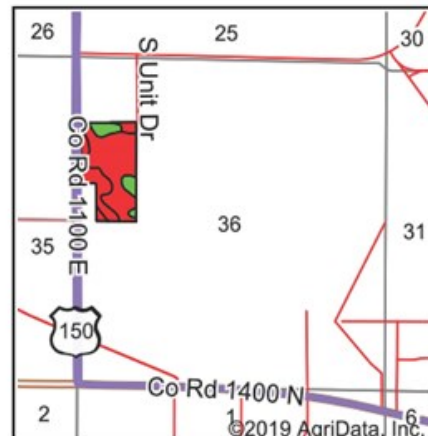
Aerial Map



SOIL MAP FOR 30 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **McLean**
Location: **36-24N-1E**
Township: **Dry Grove**
Acres: **30.52**
Date: **7/13/2019**

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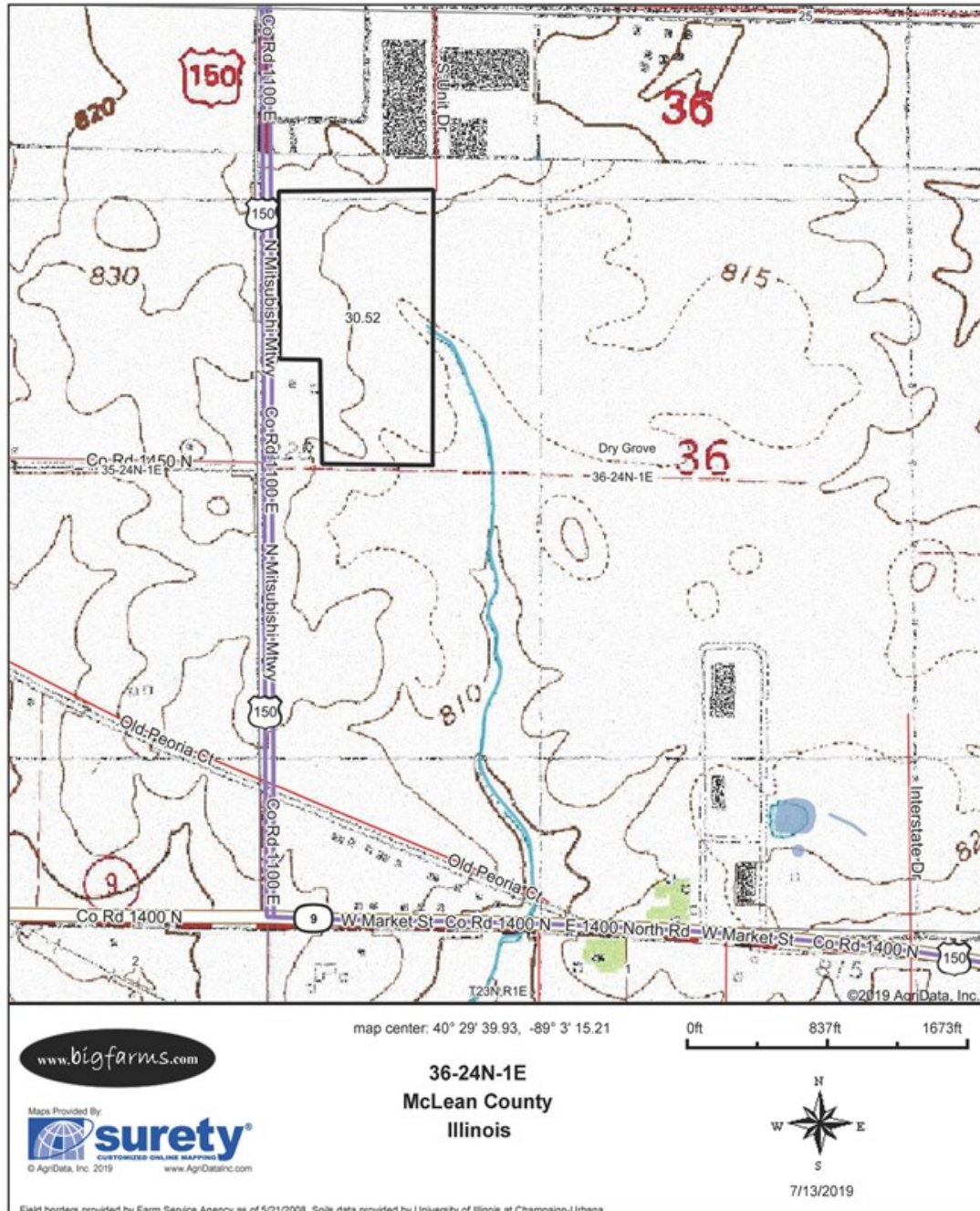


Area Symbol: IL 113, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	19.09	62.5%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	7.47	24.5%		191	62	142
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.96	13.0%		**178	**56	**131
Weighted Average					189.9	61.8	141.2

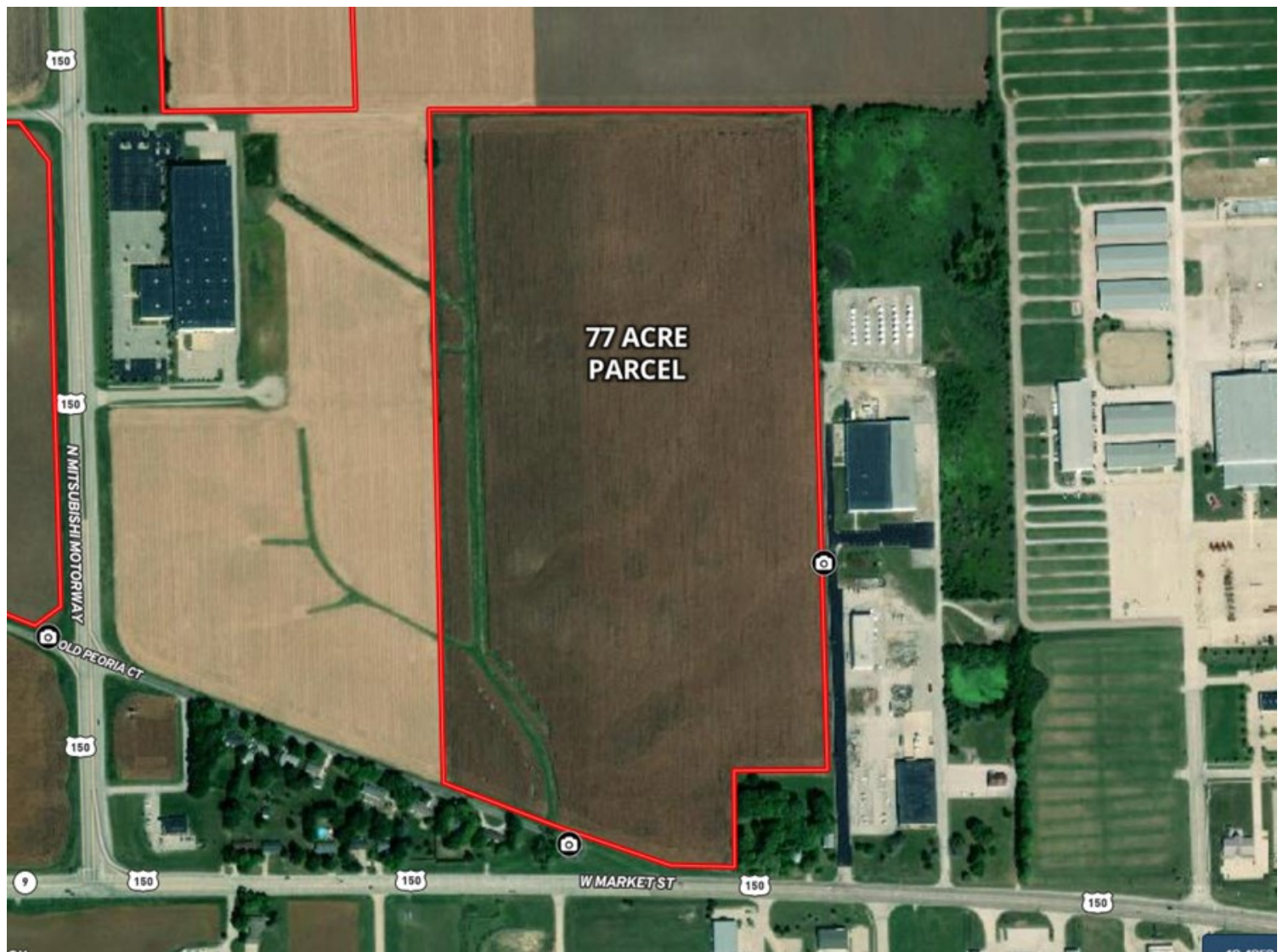
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

30 AC TOPOGRAPHICAL MAP

Topography Map

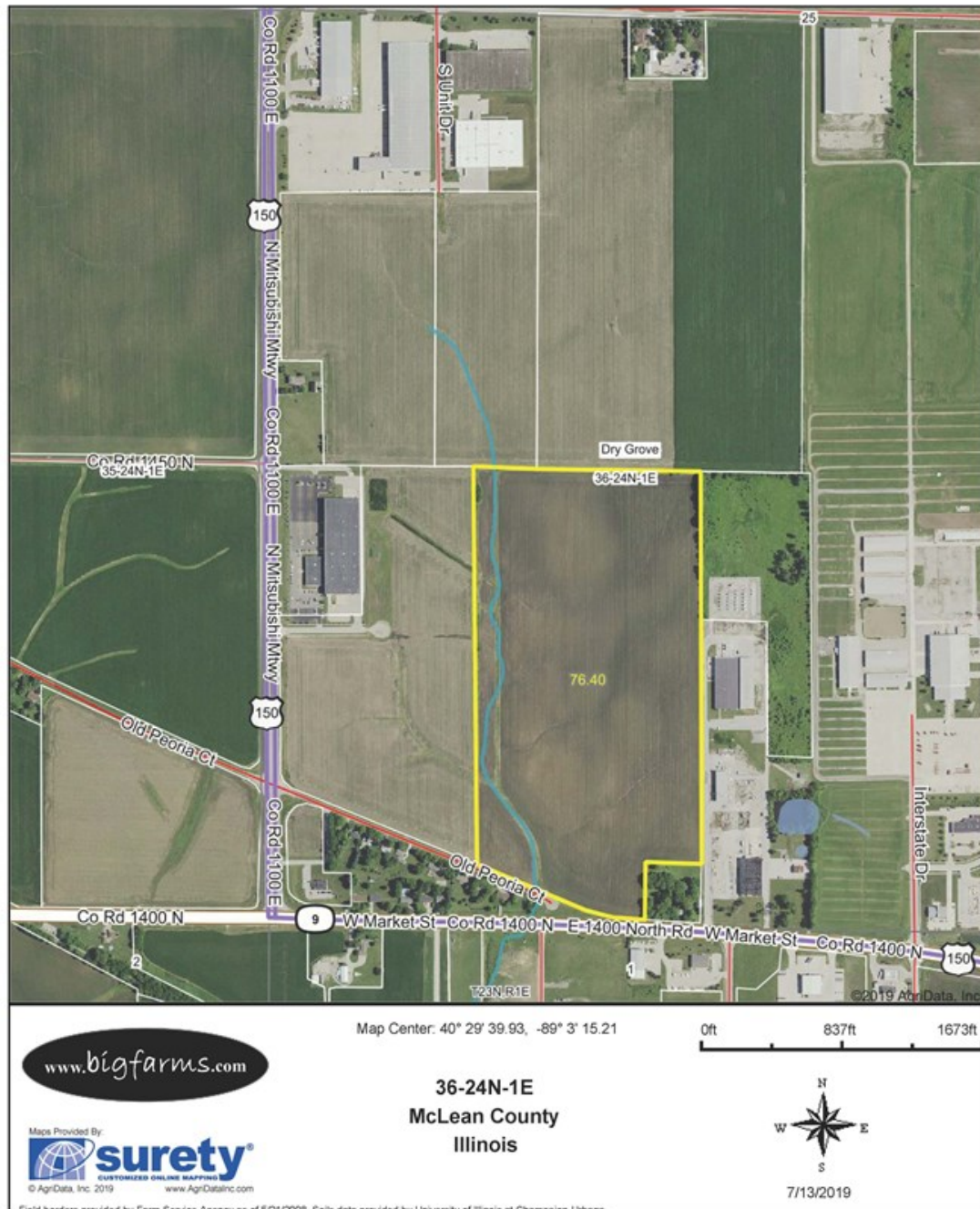


AERIAL MAP OF 77 ACRES

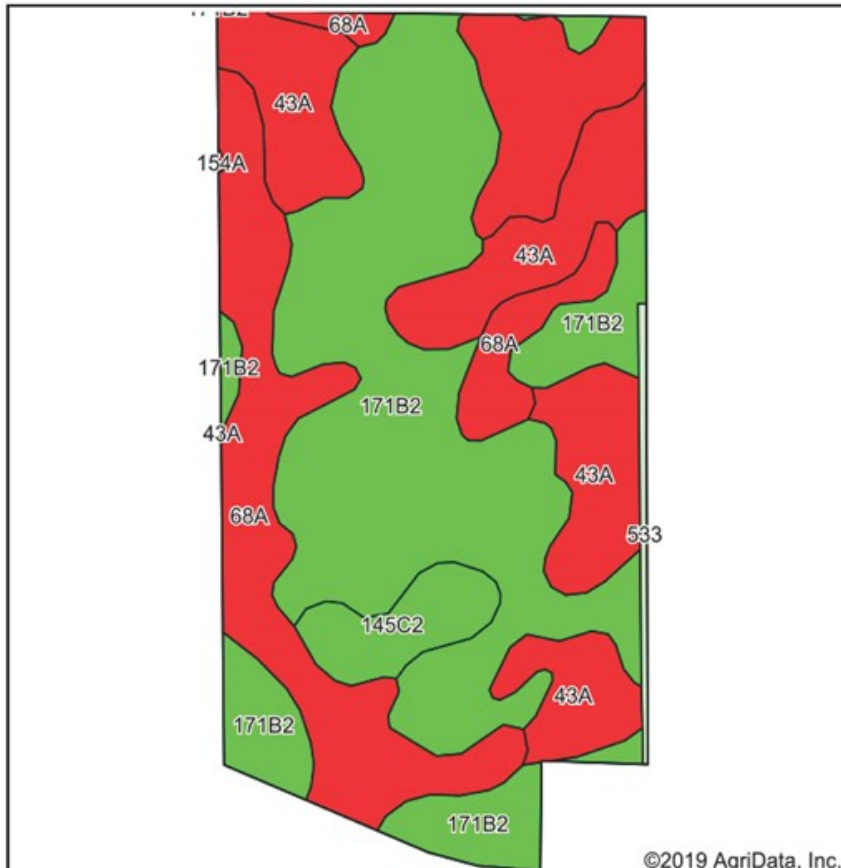


FSA MAP OF 77 ACRES

Aerial Map



77 ACRE SOIL MAP, BLOOMINGTON, IL



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **McLean**
Location: **36-24N-1E**
Township: **Dry Grove**
Acres: **76.4**
Date: **7/13/2019**

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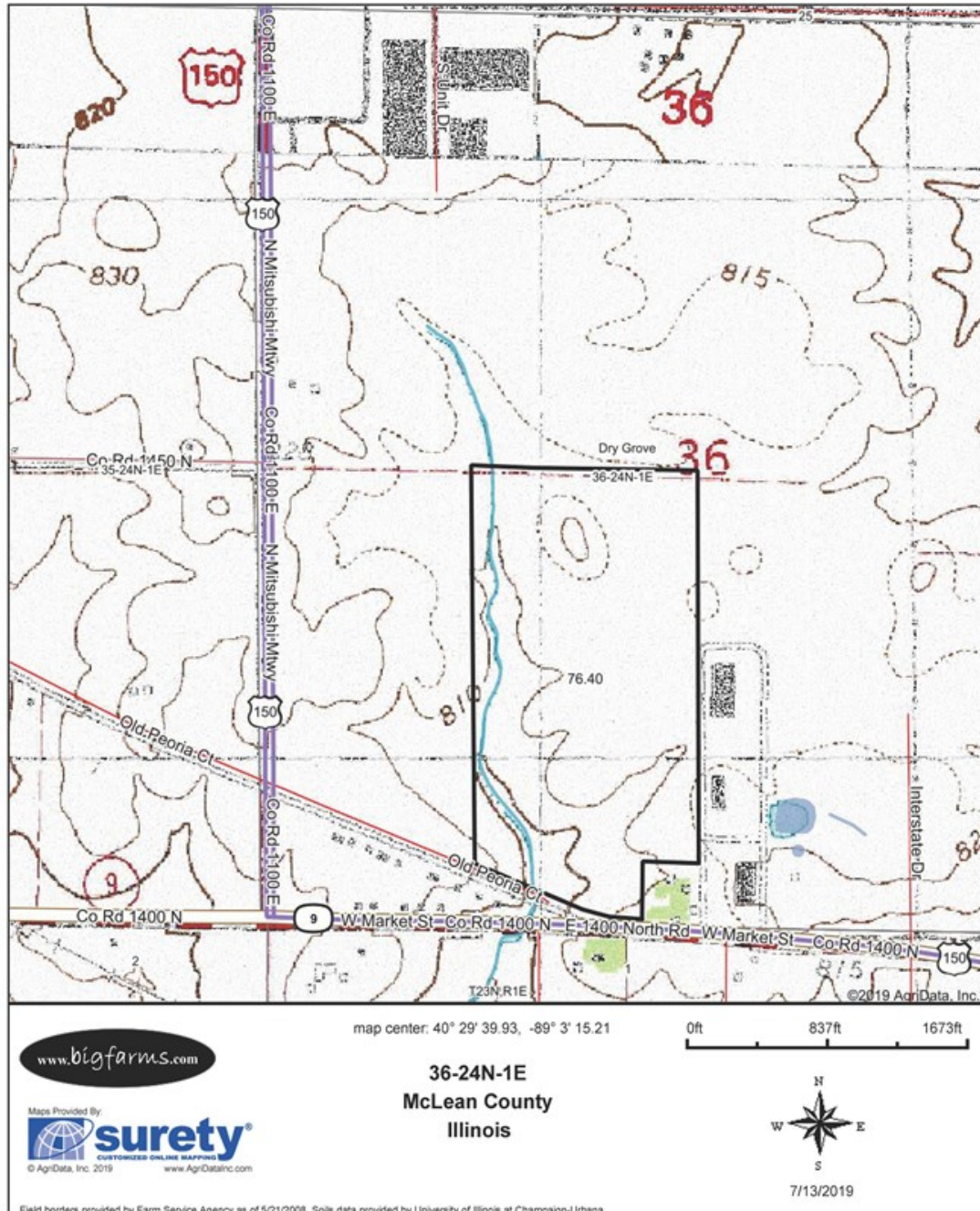


Area Symbol: IL 113. Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	36.11	47.3%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	20.43	26.7%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	16.08	21.0%		191	62	142
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.08	4.0%		**166	**53	**123
533	Urban land	0.70	0.9%				
Weighted Average					182.4	58.5	135

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

TOPOGRAPHICAL MAP 77 ACRES

Topography Map



AERIAL MAP OF 78 ACRES

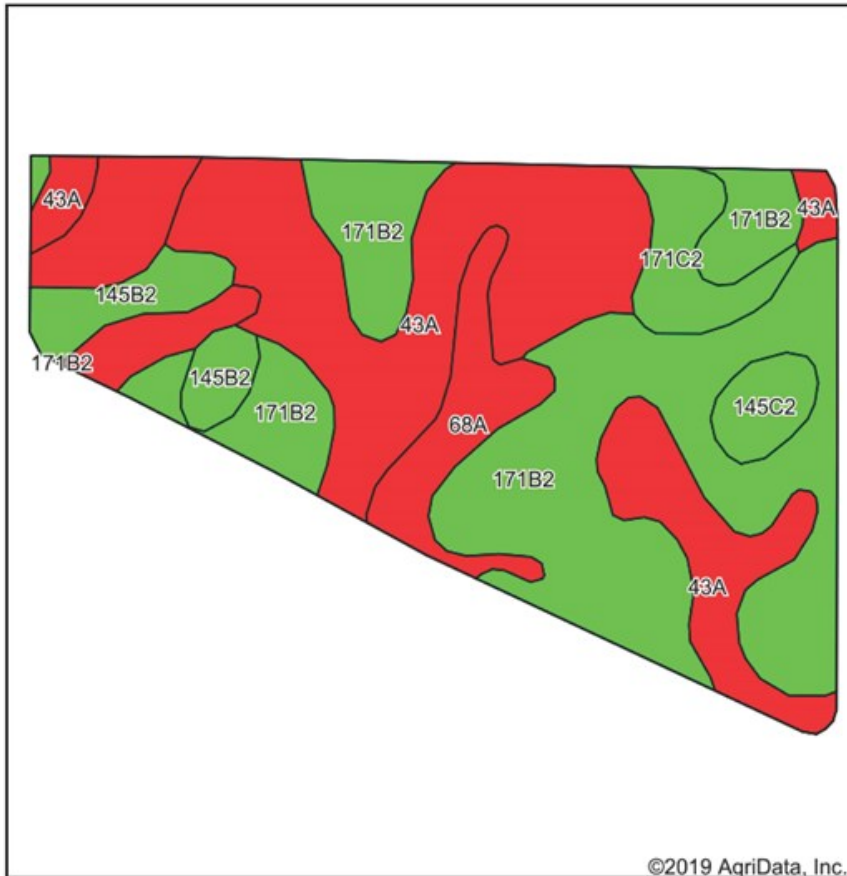


78 ACRE FSA MAP

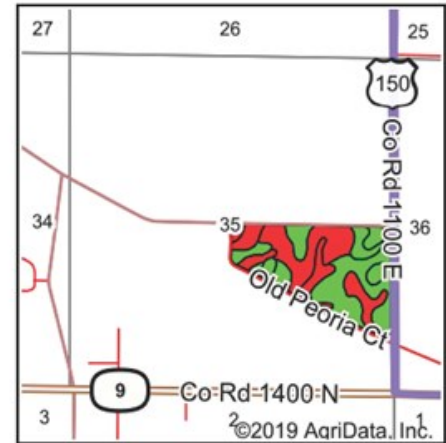
Aerial Map



SOIL MAP OF 78 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **McLean**
Location: **35-24N-1E**
Township: **Dry Grove**
Acres: **73.92**
Date: **7/13/2019**

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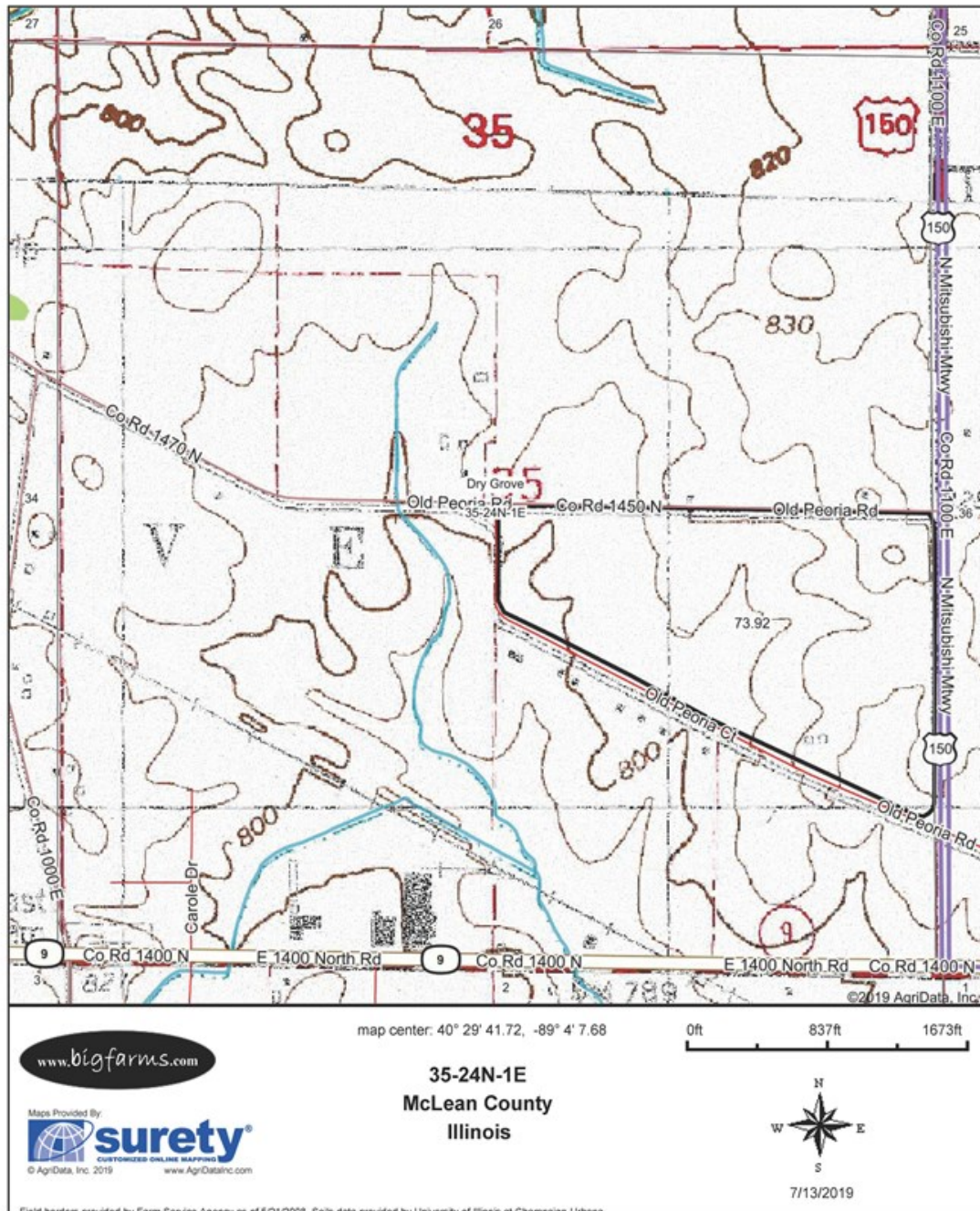


Area Symbol: IL 113, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	30.03	40.6%		**178	**56	**131
43A	Ipava silt loam, 0 to 2 percent slopes	24.98	33.8%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	9.73	13.2%		192	63	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	3.90	5.3%		**170	**54	**125
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	3.34	4.5%		**174	**55	**128
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	1.94	2.6%		**166	**53	**123
Weighted Average					183.3	58.7	135.6

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 S2 B811

TOPOGRAPHICAL MAP 30 ACRES, DRY GROVE TOWNSHIP MCLEAN COUNTY IL.

Topography Map



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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