

# BROOKFIELD ESTATES, SENECA LOTS 19-40

Seneca IL 61360

For more information contact:

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



<b>County:</b>	LaSalle
<b>Township:</b>	Mamlius/ North Part Brookfield
<b>Gross Land Area:</b>	22 lots with an approximate total of 22 acres
<b>Property Type:</b>	Vacant Single Family Lots
<b>Possible Uses:</b>	Residential Development Lots
<b>Total Investment:</b>	Asking price is \$220,000
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Electric
<b>Zoning:</b>	Residential



## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Brookfield Estates Residential Lots 19-40  
**Tax ID Number/APN:** 20-35-176-001 through 008  
20-35-177-001 through 016  
**Zoning:** Single Family Residential  
**Sale Terms:** Sellers prefer a conventional cash closing, but will consider sale terms.

### AREA & LOCATION

**School District:** Seneca Unit School District #170  
**Location Description:** South side of the Illinois River, Seneca Illinois. Excellent recreational opportunities.  
**Site Description:** Semi-finished lots with curb and gutter. This section of Brookfield Estates is being sold as is. Buyer is responsible for repair and completion of roads.  
**Highway Access:** I-80 access at Rt 6 is 8.15 miles northeast.  
Morris is 15 miles east.  
29 miles to I-55 & I-80 Interchange  
**Road Type:** Asphalt with curb & gutter.  
**Property Visibility:** Lots are easily seen from 2850th road or otherwise known as Brookfield Drive.  
**Largest Nearby Street:** Illinois Rt. 170

### LAND RELATED

**Lot Frontage (Feet):** Varies by lot  
**Lot Depth:** Varies by lot  
**Buildings:** No Buildings  
**Zoning Description:** Property is zoned for single family homes. Covenants and restrictions are in place to ensure a consistent quality home subdivision. Minimum ranch home of 1800 Square feet and 2100 Square feet two story homes. Each home must have a minimum two car garage.  
**Topography:** This area of Brookfield Estates is level.  
**Available Utilities:** Electric is to the site. Each dwelling will require a private well and septic system.

### FINANCIALS

**Finance Data Year:** Tax year 2015  
**Real Estate Taxes:** Real Estate taxes paid in 2016 are approximately \$100 per lot.  
**Investment Amount:** The asking price for lots 19-40 with approximately 22 acres is a total of \$220,000. The section of Brookfield Estates is being sold as is. Buyer must repair and complete road surface.

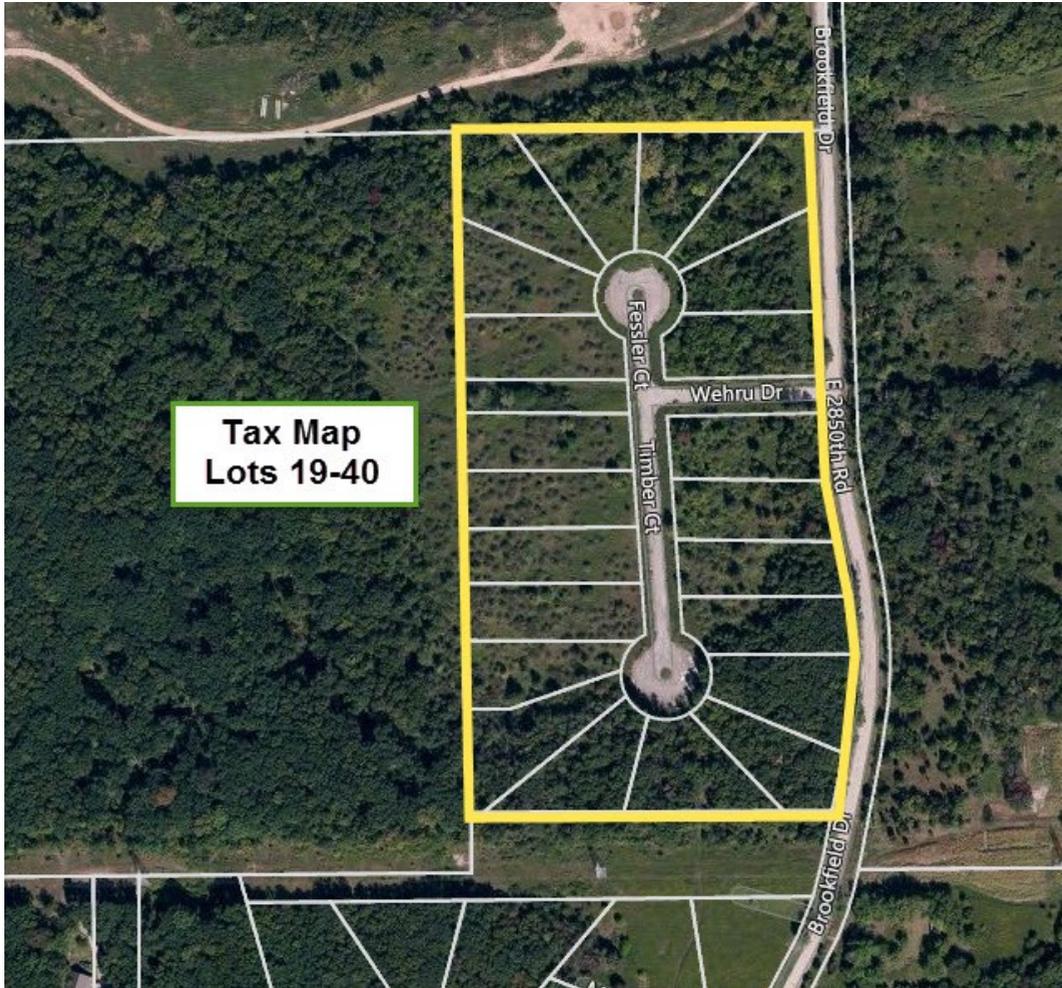
### LOCATION

**Address:** 2435 Brookfield Dr  
Seneca, IL 61360  
**County:** LaSalle

## PROPERTY NOTES

Brookfield Estates is a single family development in Seneca, IL. The development is found on the south side of the Illinois River. Many boating and recreational opportunity along with the highly regarded Seneca school district. Lots 19-40 have frontage on Wehrl Dr. and Fessler Ct. with approximately 22 total acres when you combine all 22 lots. Several of these lots are wooded as you can see from the aerial photographs. Excellent building site for up to 22 single family homes. Brookfield Estates is in an area of high quality homes. Lots 19-40 are part of a larger 40 lot development. Section one are lots 1-3, section two are lots 4-18 and section three are lots 19-40. Each section is being sold separately.

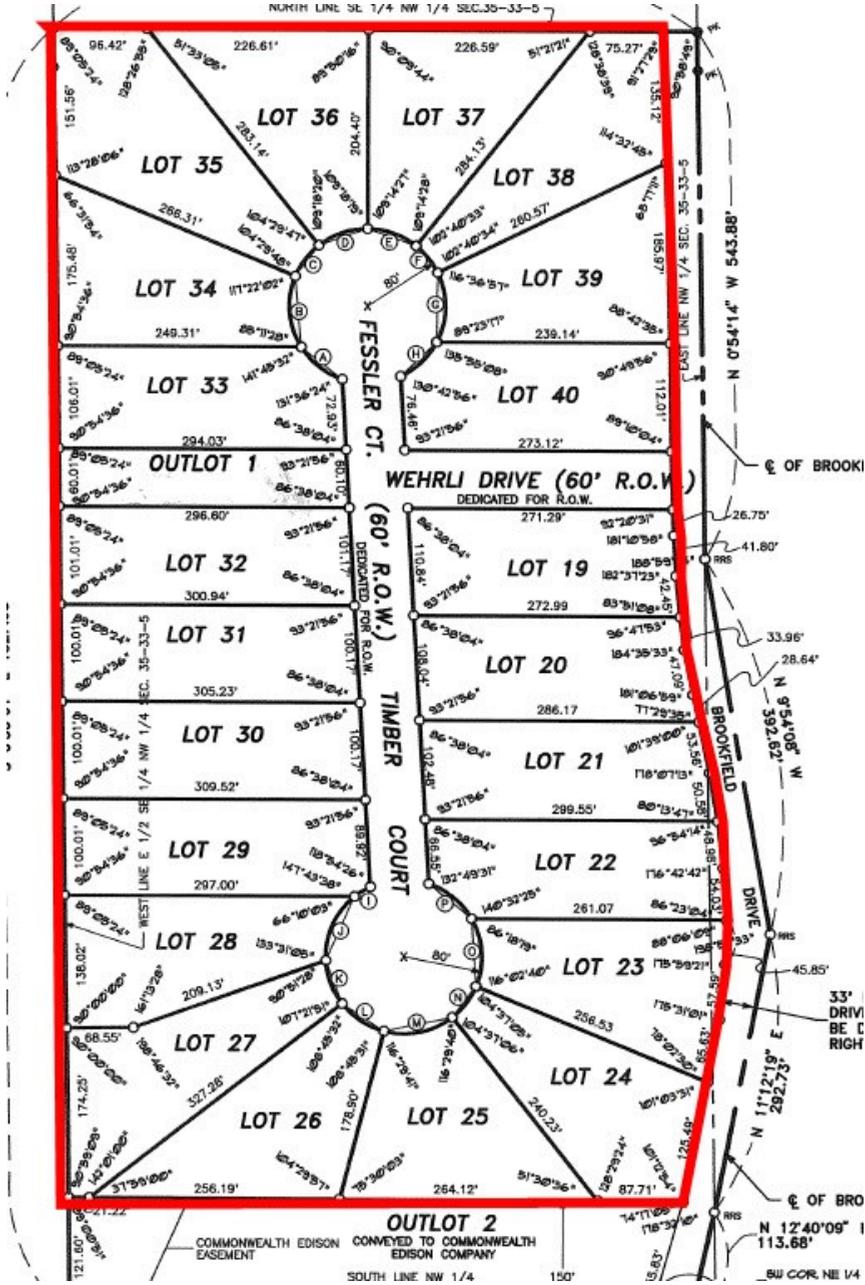
AERIAL TAX MAP OF LOTS 19-40, BROOKFIELD ESTATES, LASALLE COUNTY, SENECA IL



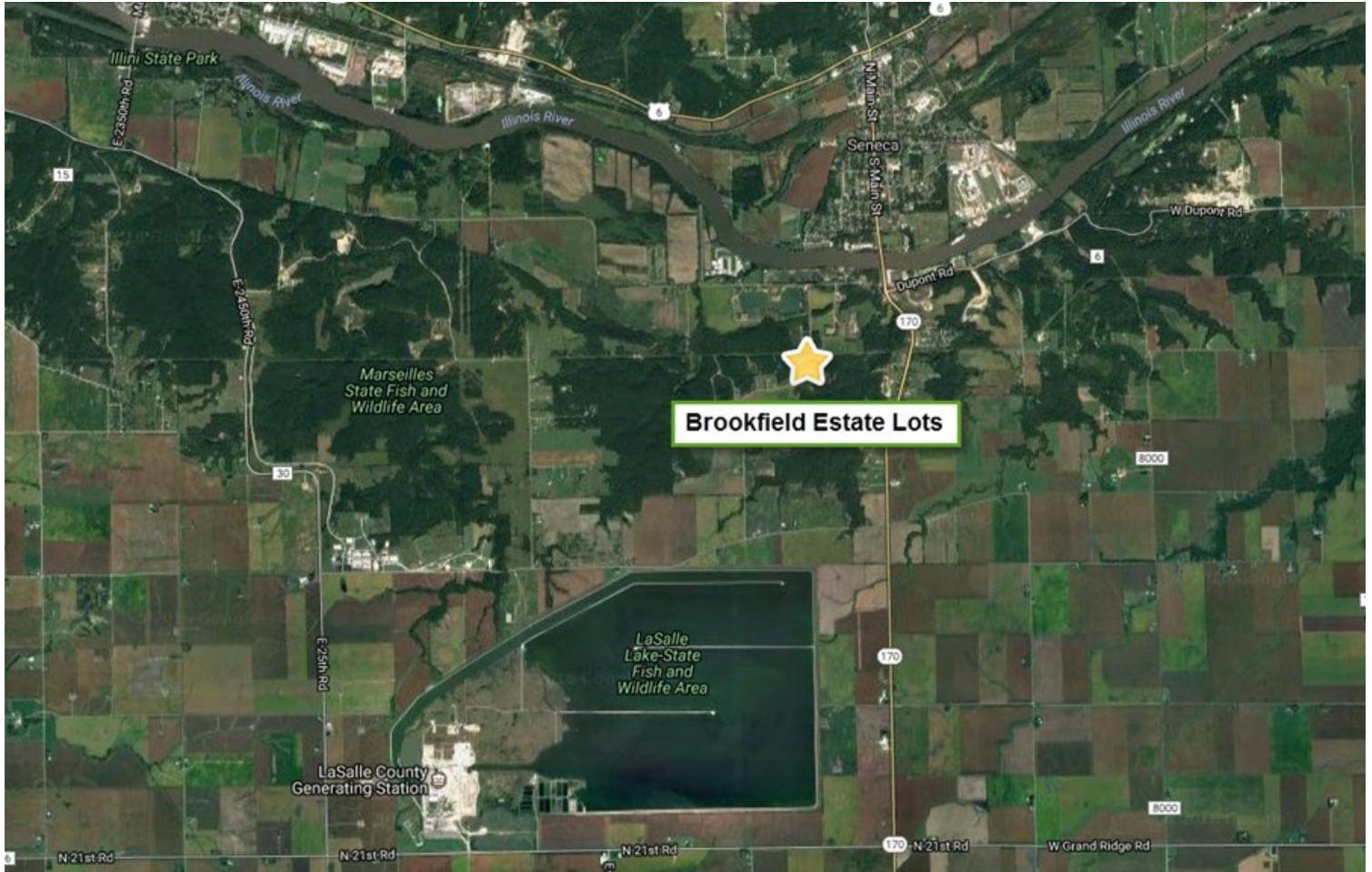
AERIAL MAP OF LOTS 19-40 BROOKFIELD ESTATES, SENECA IL



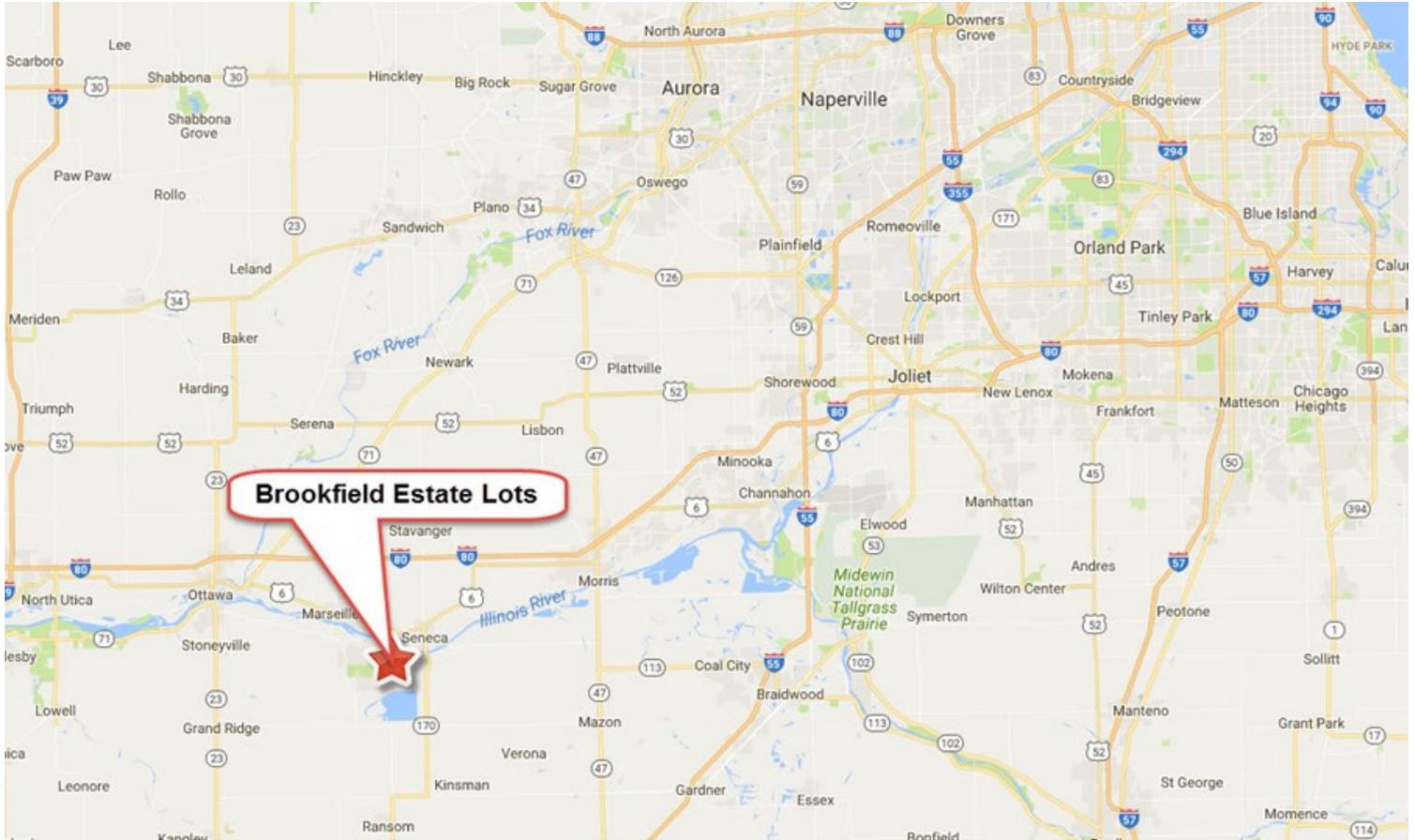
RECORDED PLAT FOR LOTS 19-40 BROOKFIELD ESTATES, SENECA, IL



AERIAL MAP OF SENECA AND BROOKFIELD ESTATES

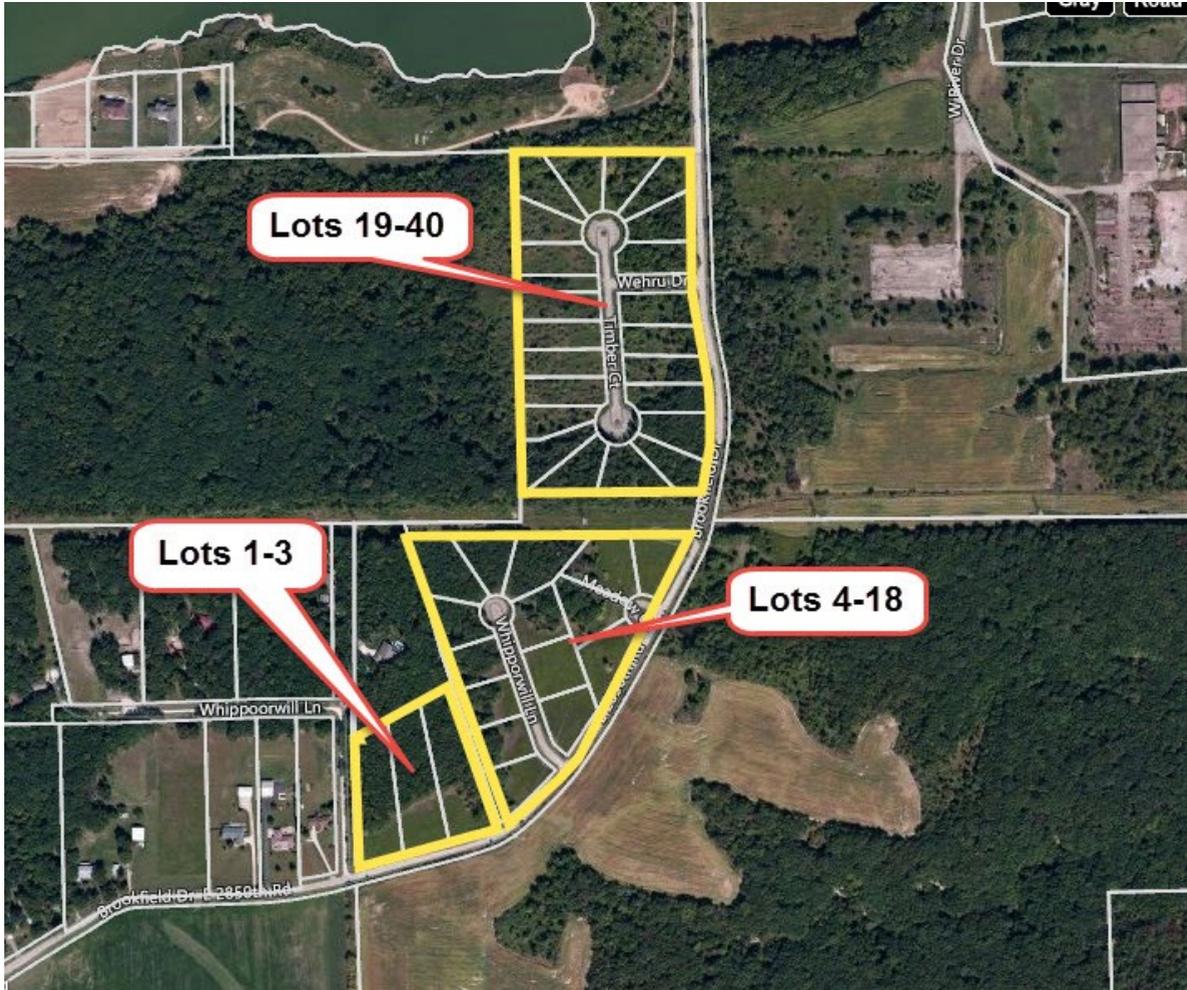


ROAD MAP TO SHOW LOCATION OF BROOKFIELD ESTATES, SENECA IL





TAX MAP OF ALL LOTS BROOKFIELD ESTATES



## 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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