

78 AC BLOOMINGTON DEVELOPMENT SITE

IL Rt. 150
Bloomington IL 61701

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
Gross Land Area:	78.8 Total Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$937,720.00
Unit Price:	\$11,900/ac
Productivity Index (PI):	78.8 acre PI is 136.8
Buildings:	No Buildings
Utilities:	Utilities are near the site
Zoning:	Agriculture



78.8 acres is to be annexed into the City of Bloomington and part of 560 total acres in the area around the Rivian Auto plant. Excellent road frontage on IL Rt. 150 & Rt. 9. Good class A soils. Many potential uses, Residential, Commercial or Industrial.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 78 Acre Bloomington Development Site
Tax ID Number/APN: 13-35-426-001 (78.88 Acres) McLean County
Possible Uses: Residential, Industrial, Manufacturing or Commercial.
Zoning: The 78 acres is currently zoned Agriculture and would require a zoning change for future Residential, Commercial, Industrial or Manufacturing use.

AREA & LOCATION

School District: McLean County Unit School District 5
Location Description: Frontage on Rt. 150 or Mitsubishi Mtwy.
Site Description: The 78 acres is just south of the Rivian Electric truck automotive plant. The property has road frontage on four sides, Rt. 150, Old Peoria Ct., & Old Peoria road. The site is being farmed.
Side of Street: West side of Mitsubishi Mtwy.
Highway Access: Easy access to Interstate 74 and Interstate 55.
Road Type: Concrete & Asphalt
Property Visibility: Excellent frontage on Rt. 150 and Old Peoria Ct.

LAND RELATED

Lot Frontage (Feet): 1545 feet of frontage on Mitsubishi Mtwy.
2477 Feet of frontage on Old Peoria Road
3470 feet of frontage on Old Peoria Ct.
Tillable Acres: FSA office shows 73.92 tillable acres.
Buildings: No buildings
Flood Plain or Wetlands: None known.
Topography: Gently rolling farmland.
FSA Data: T 38087
Farmland is 73.92 Acres
Cropland is 73.92 Acres
Corn base is 36.10 Acres and PLC Yield is 161 bushels per acre.
Soybean base is 36.10 Acres and PLC Yield is 51 bushels per acre.
Soil Type: The Productivity Index for this farm is 135.6. The primary soils types are:
Catlin silt loam (171B2)
Ipava silt loam (43A)
Sable silty clay loam (68A)
Available Utilities: All utilities area available at the site.

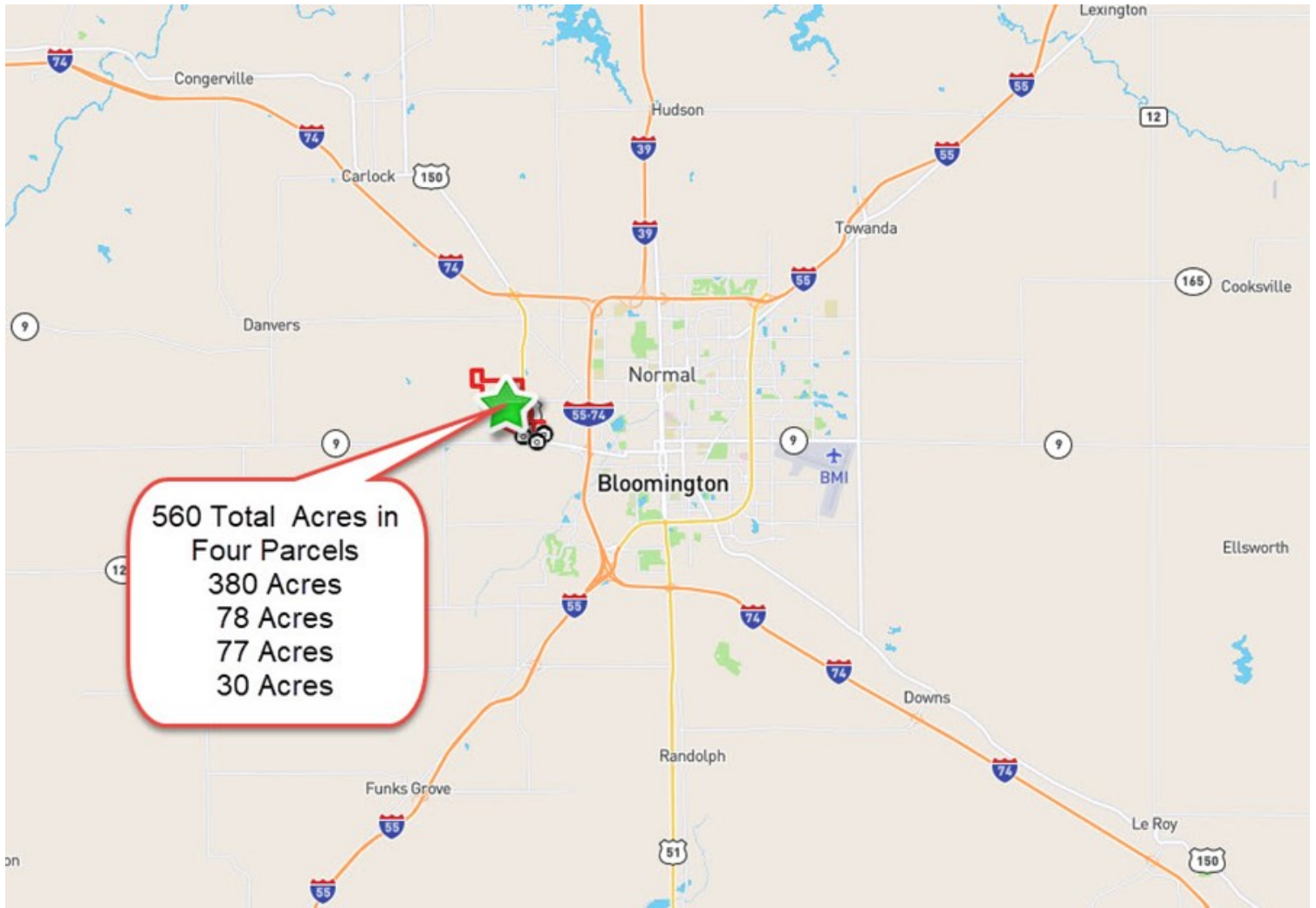
FINANCIALS

Finance Data Year: The 2017 taxes paid in 2018.
Real Estate Taxes: \$2,541 is the total real-estate tax bill for this 78.88 acre parcel.
Investment Amount: \$11,900 per acre for a total investment of \$937,720.00.

LOCATION

County: McLean County Illinois

LOCATION MAP OF 560 ACRE IN MCLEAN COUNTY



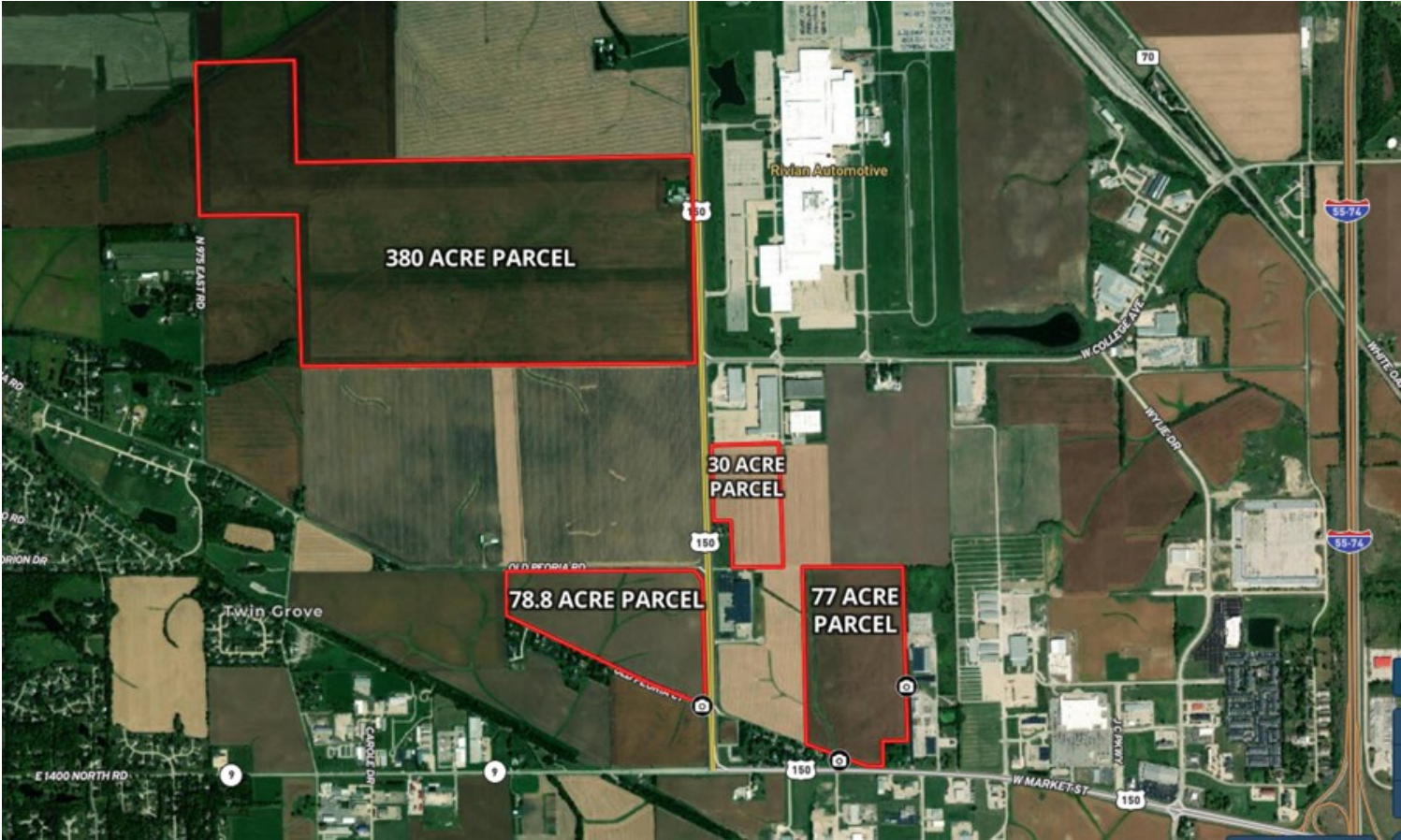
AERIAL MAP OF 78 ACRES



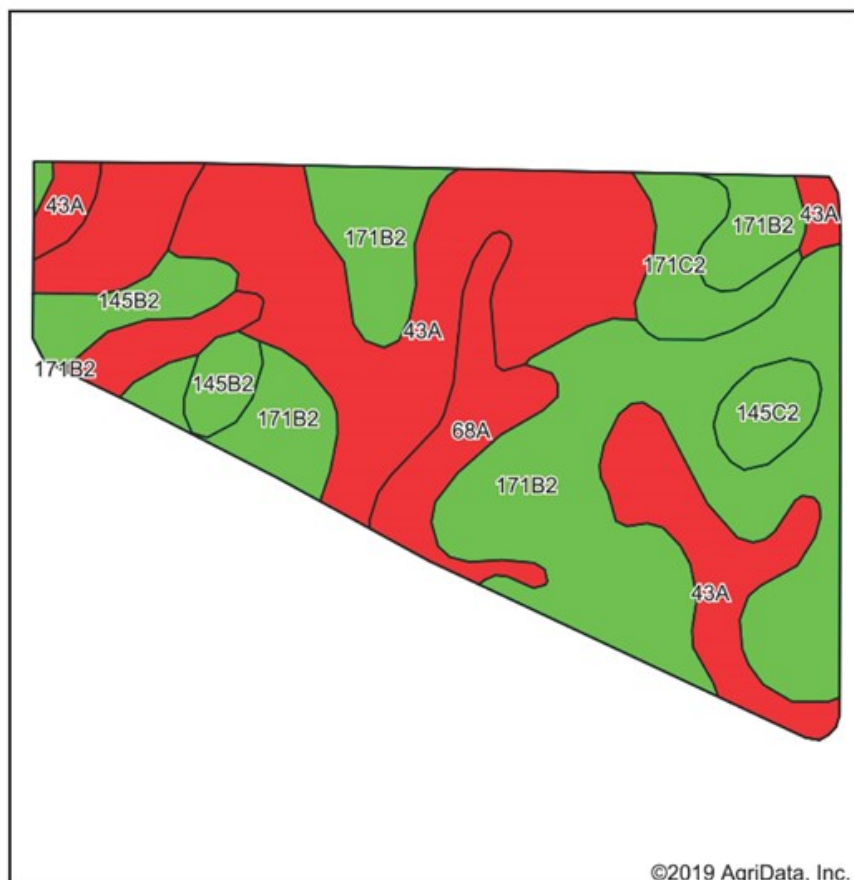
DRY GROVE NORTHWEST PART BLOOMINGTON CITY T.24N.-R.1E.



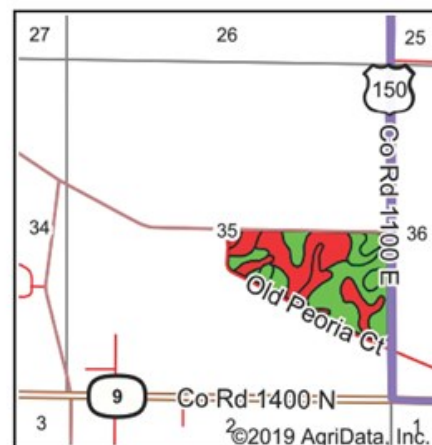
AERIAL MAP OF 560 ACRES IN DRY GROVE TOWNSHIP, MCLEAN COUNTY



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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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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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

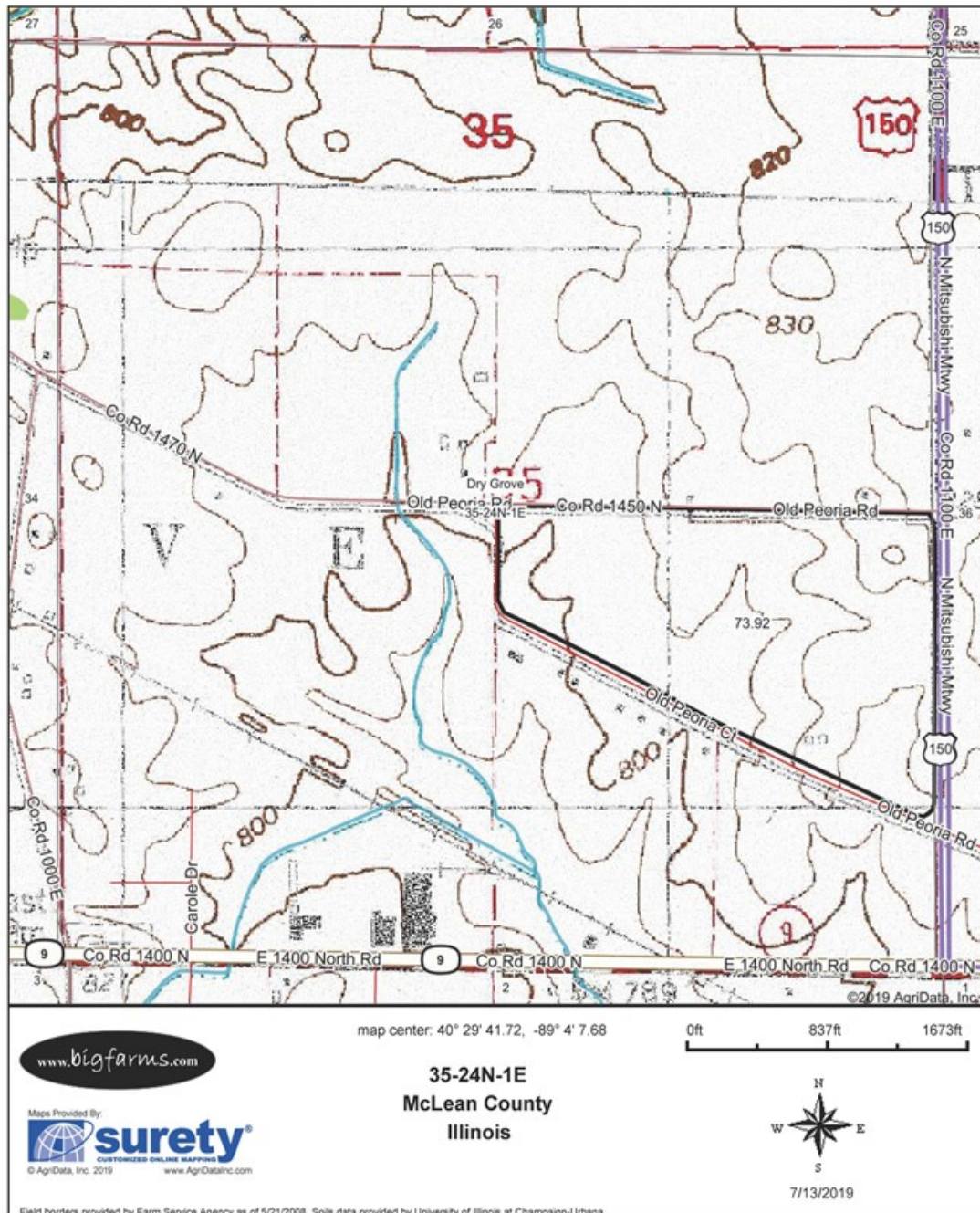
78 ACRE FSA MAP

Aerial Map



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

Topography Map



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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