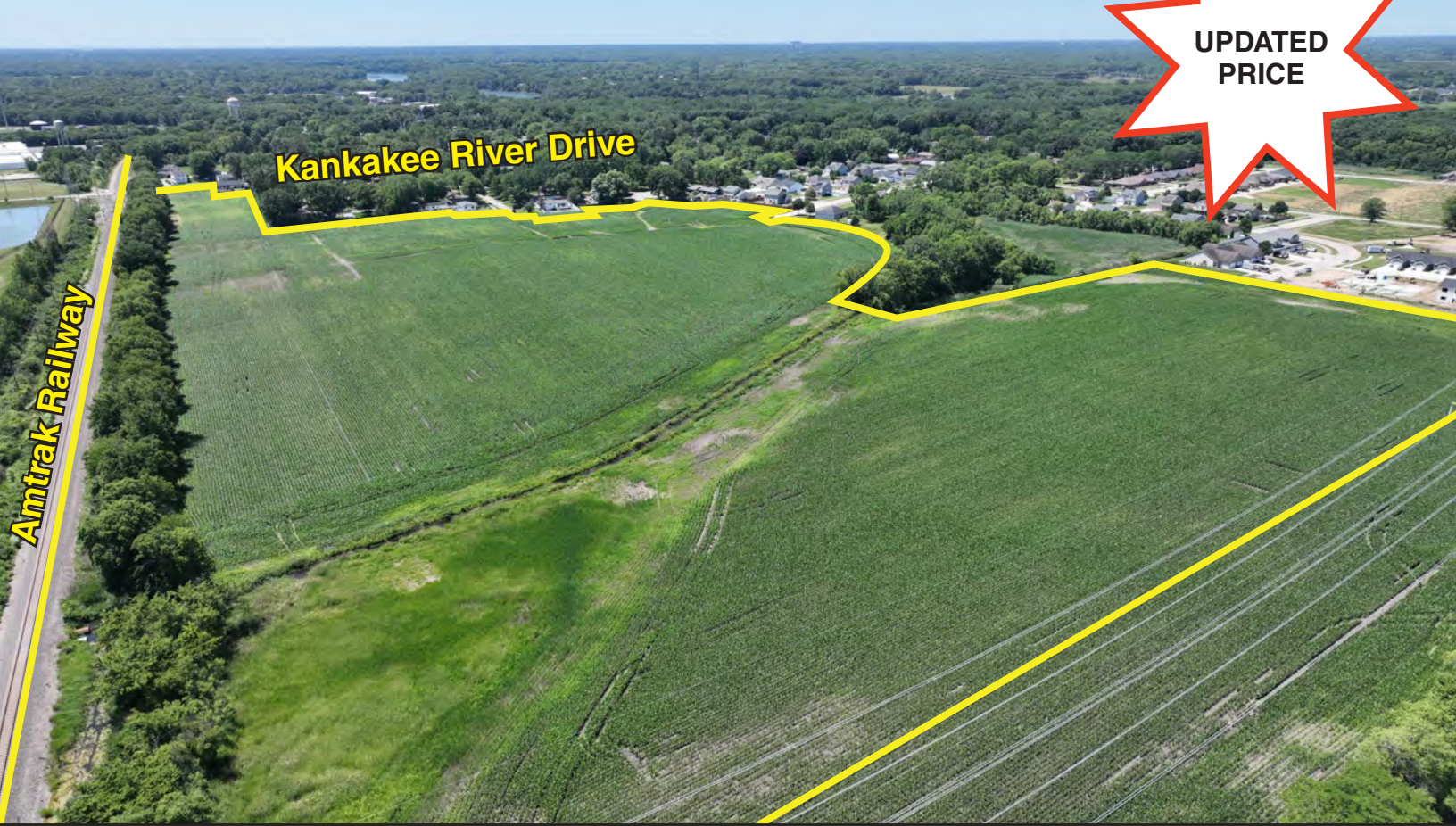


FUTURE RESIDENTIAL DEVELOPMENT

Deer Creek Estates

UPDATED
PRICE



looking southwest, 6.12.24



AN AFFILIATE OF PEOPLES COMPANY

Jason J. Lestina, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Seller's Agent

Land Pro LLC, an Affiliate of Peoples Company

815.546.8276c | jason@landprollc.us

2681 US Hwy 34 | Oswego, IL 60543

331.999.3490 | www.landprollc.us

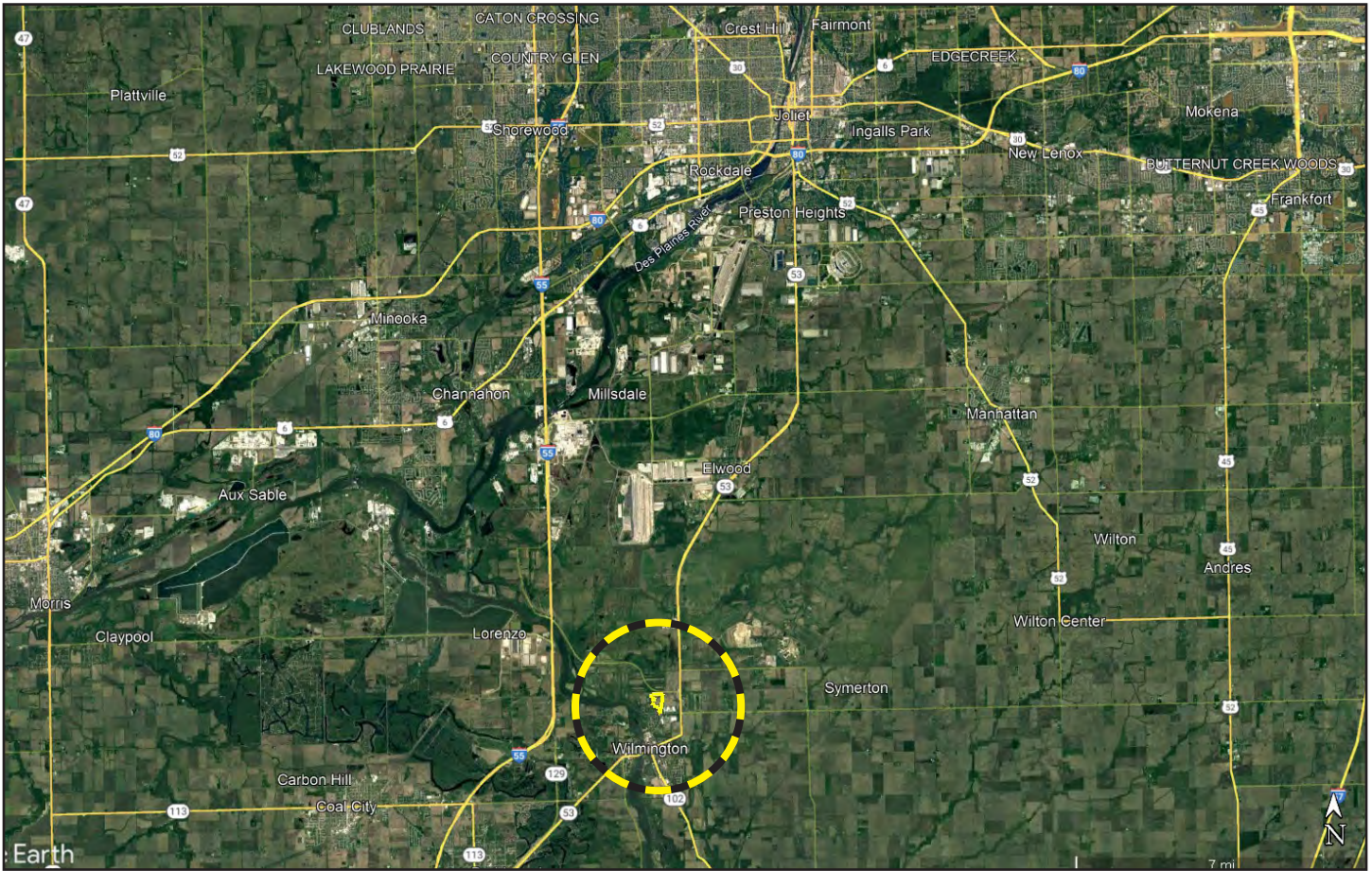
April 8, 2025

Professional Land Specialists



Deer Creek Estates

47.1724± surveyed acres (46.56± tillable acres) | Section 24 | Wilmington Township | T.33N.-R.9E. | Will County IL



Jason J. Lestina, ALC AFM | Licensed IL, IN Real Estate Managing Broker

Land Pro LLC, an Affiliate of Peoples Company | 2681 US Hwy 34 | Oswego, IL 60543 | 815.546.8276 | jason@landprollc.us



Boundaries and acreages are approximate.

FUTURE RESIDENTIAL DEVELOPMENT PLATTED FOR SUBDIVISION

acres	47.1724± surveyed acres (46.56± tillable)
2024 farm lease	Custom farmed
productivity index	132.6 (Dunham, Grundelein, Waupecan soil types)
description	part of the SW¼ of Section 24, Wilmington Township, T.33N.-R.9E., Will County, IL
price	\$850,000.00 (\$18,019/ac)
taxes (2023)	\$1,825.88 (\$38.70/ac)
zoning	Residential and Residential Townhomes
PIN	03.1724.302.008.0000
improvements	Utilities on site
buildings	none
FSA	Farm 434, Tract 3481
frontage	Kankakee River Drive
GPS	41.32014, -88.14234

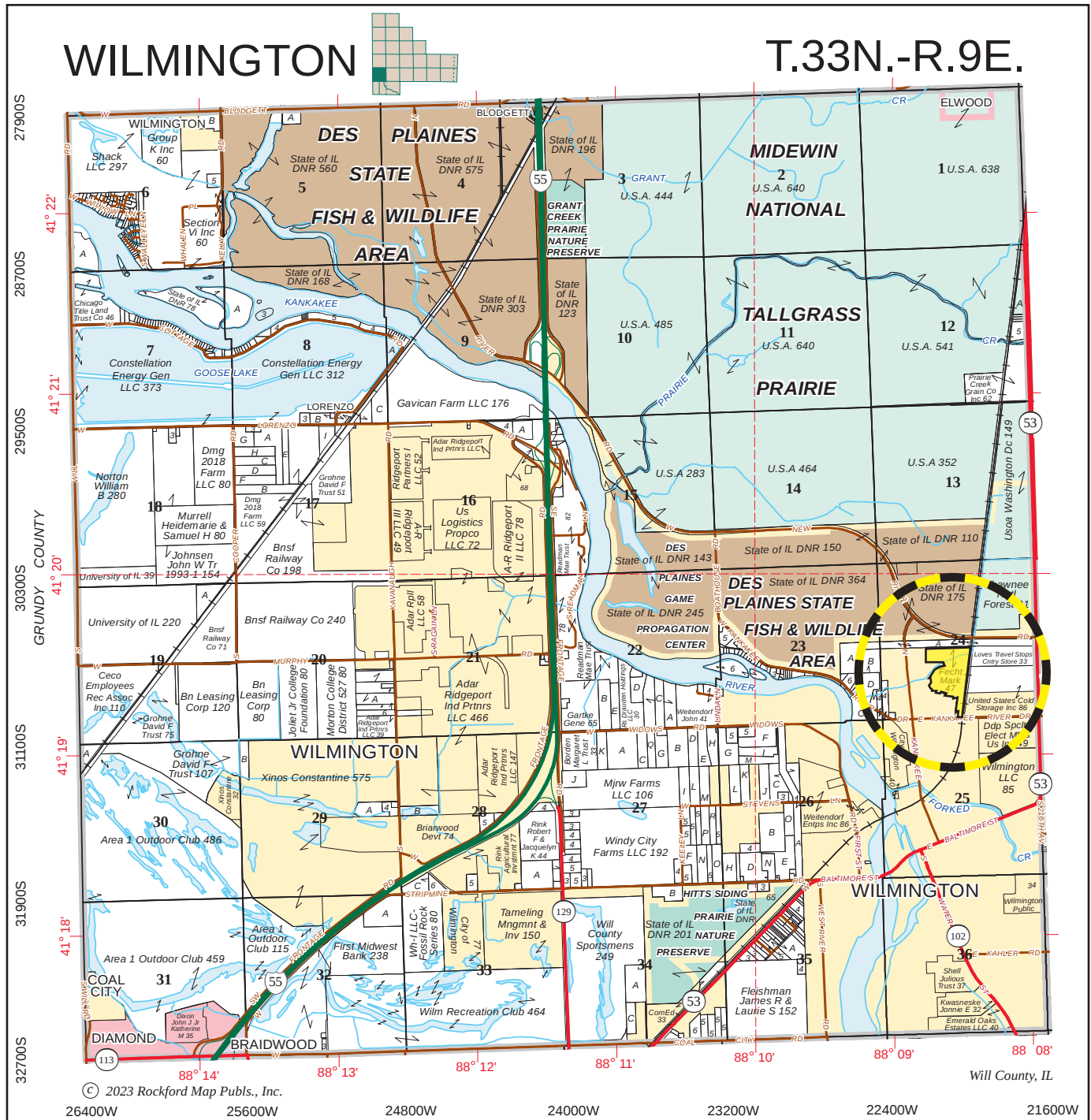
**UPDATED
PRICE**

Wilmington Demographics

school district	Wilmington Community Unit School District 209U
college	Illinois Community College District 525
fire	Wilmington Fire District
population	5,624 (2021)
household income	\$57,679 (2017-2021 - in 2021 dollars)
home value	\$171,700 (2017-2021 - median value, owner occupied)
source: City of Wilmington, U.S. Census Bureau	

Within Illinois, the Deer Creek Estates Property is annexed into Wilmington, and is 16.6± miles southwest of Joliet, 22.4± miles northwest of Kankakee, 58.5± miles southwest of Chicago, 122.0± miles southeast of Rockford, 143.0± miles southeast of Moline, 150.0± miles northeast of Springfield.
GPS 41.32014, -88.14234





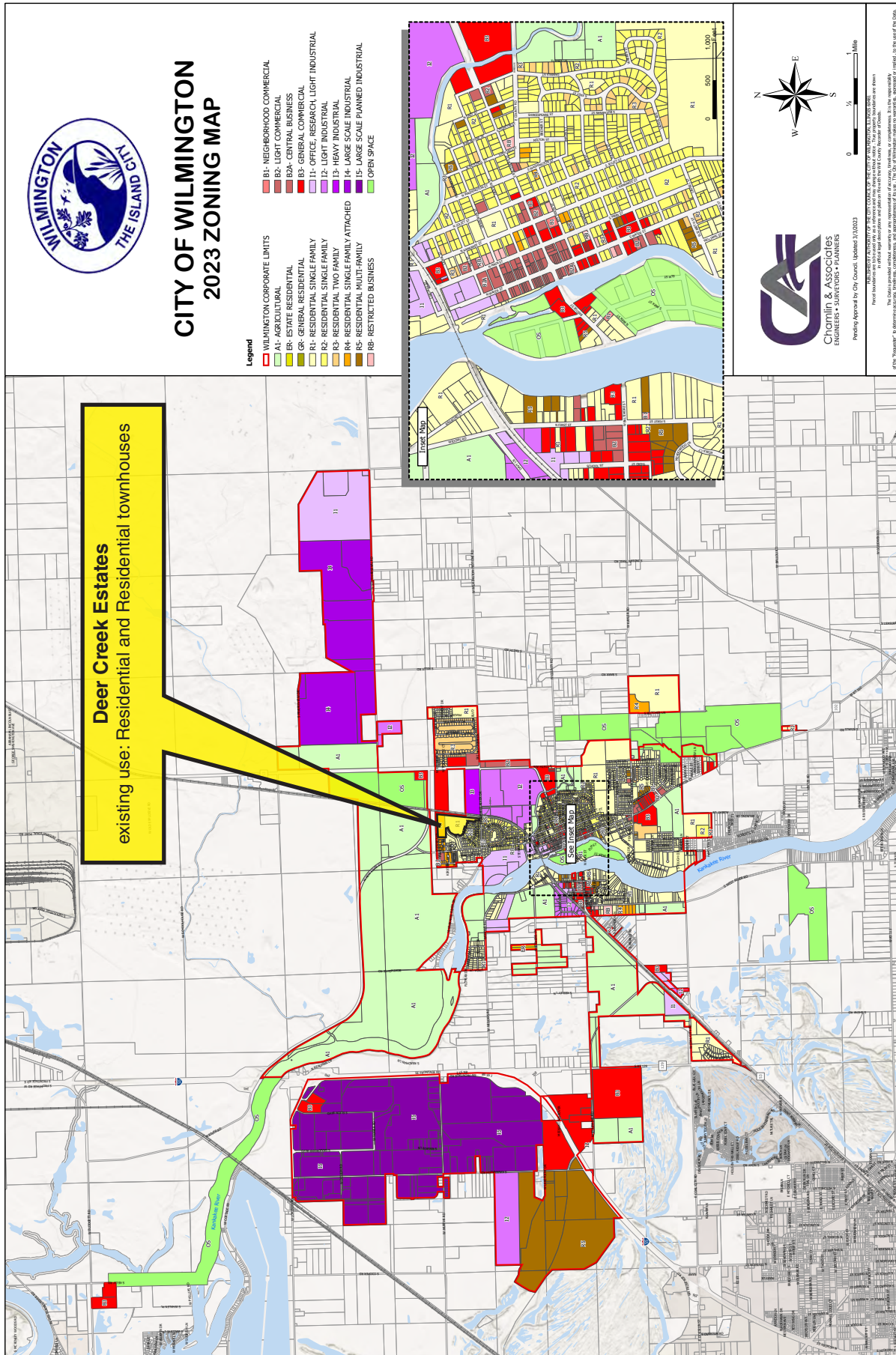
Wilmington, Illinois is located in Will County, which is ranked second on the fastest growing Illinois counties list. (based on population change from 2010-2020 <https://stacker.com/illinois/fastest-growing-counties-illinois>)

Wilmington is 16.6± miles south of Joliet, which ranks seventh on the fastest growing Illinois cities list. (9.23.22 <https://www.redfin.com/blog/fastest-growing-cities-in-illinois/>)

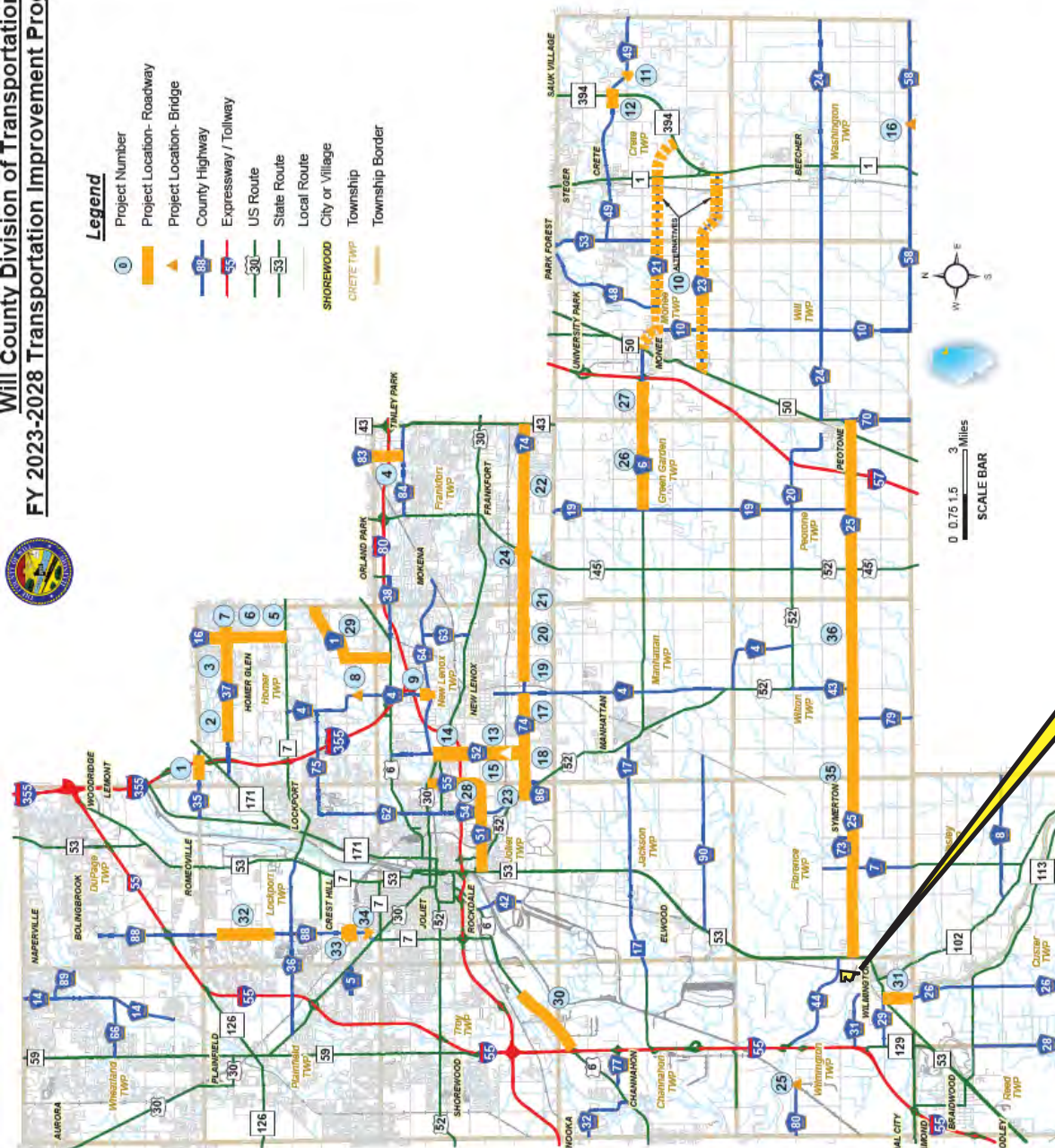


Boundaries and acreages are approximate.





**Will County Division of Transportation
FY 2023-2028 Transportation Improvement Program (TIP)**

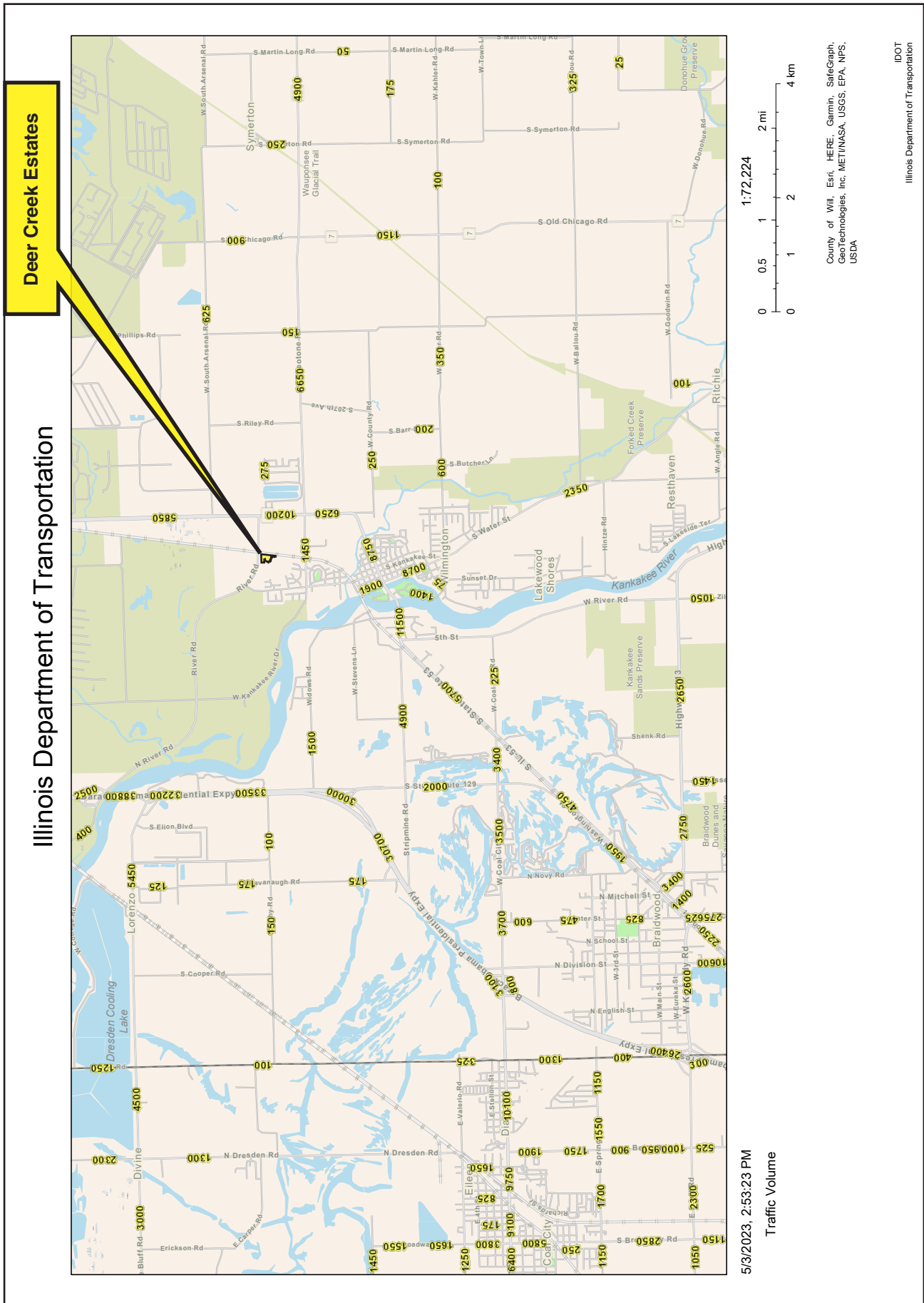


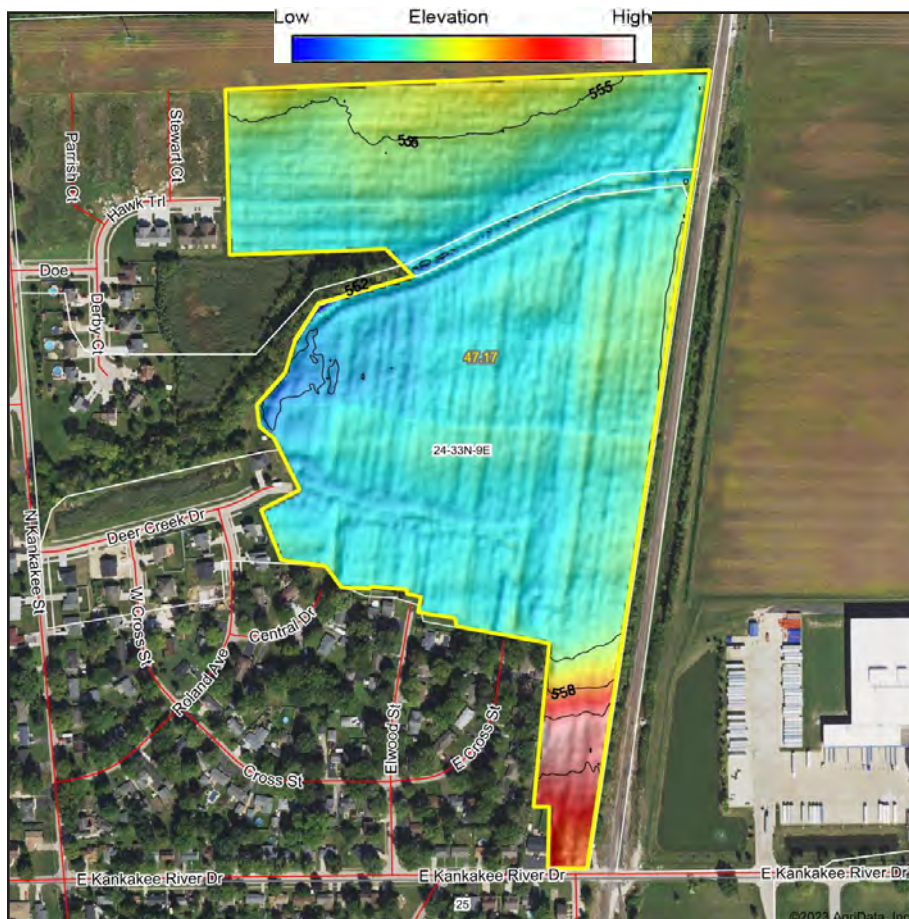
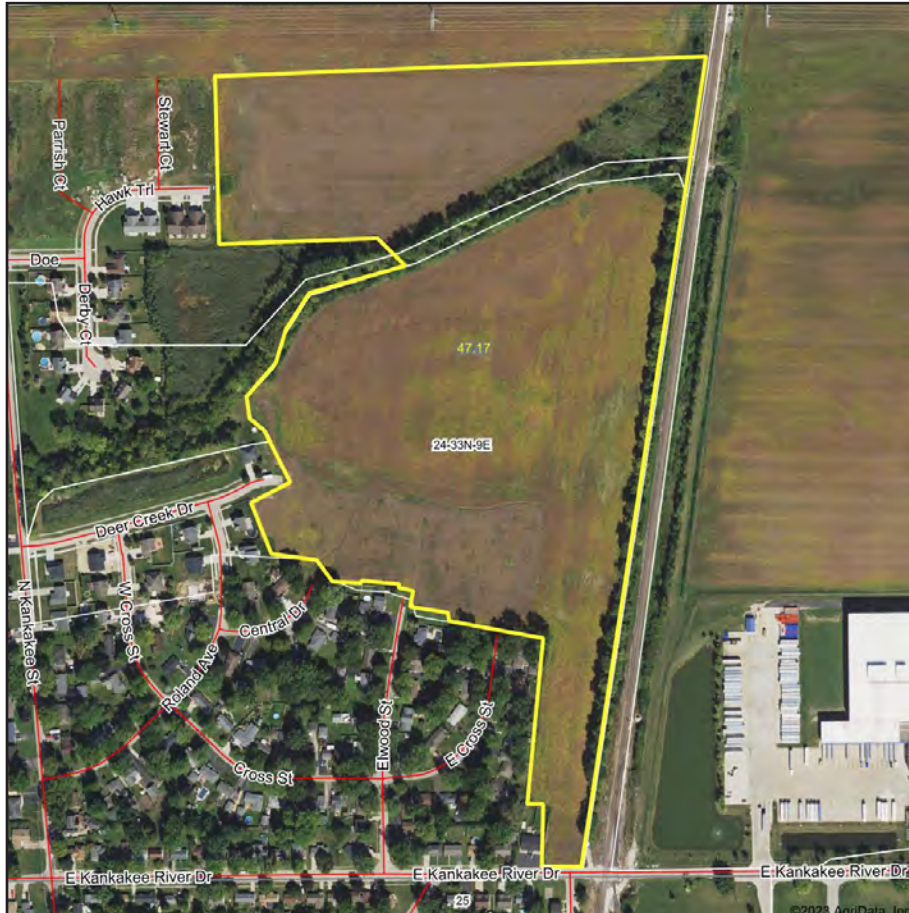
Project #	County Highway	Roadway	Limits / Location
1	35	135th Street	IL 171 (Acher Ave) to Smith Rd
2	37	143rd Street	Landon Road/State Street to Collins Road
3	37	143rd Street	Collins Road to Bell Road
4	83	80th Avenue	151st Street to 153rd Street
5	16	Bell Road	159th Street to 151st Street
6	16	Bell Road	151st Street to 145th Street
7	16/17	Bell Road	145th Street
8	4	Cedar Road	Spring Creek
9	4/64	Cedar Road	Francis Road
10	21/23	Eastern Will Truck Route	IL 50 to IL 394/IL 1
11	49	Exchange Street	Banville Road
12	49	Exchange Street	IL Route 394
13	52	Gougar Road	Laneway Road to Herten Road
14	52	Gougar Road	Herten Road to Francis Road
15	52	Gougar Road	CN Railroad
16	58	Kankakee County Line Road	Pine Creek
17	74	Laneway Road	Nelson Road to Cedar Road
18	74	Laneway Road	Cherry Hill Road to Nelson Road
19	74	Laneway Road	Callings to Spencer Road
20	74	Laneway Road	Spencer Road to Schear Road
21	74	Laneway Road	Scheer Road to Wolf Road
22	74	Laneway Road	US 45 to Herten Avenue
23	74	Laneway Road	US Route 52
24	74	Laneway Road	US Route 45 (Laneway Road)
25	80	Lorenzo Road	BNP Railroad
26	6	Manhattan-Monroe Road	Center Road to Ridgeland Road
27	6	Manhattan-Monroe Road	Ridgeland Avenue
28	51/25	Mills Road/Cherry Hill Road	IL 51 to US Route 30
29	1	Parker Road / Hadley Road	US R. 6 to Cook County Line
30	N/A	US Route 6	1-55 to Hubbard Road
31	26	W. River Road	IL 51 to W. Coal City Road
32	88	Weber Road	Airport Road to 135th Street
33	88	Weber Road	Custom Farm Road
34	88	Weber Road	Knappe Road
35	25	Wilmington Postone Road	IL Route 51 to Wilton-Center Road
36	25	Wilmington Postone Road	Wilton-Center Road to Jendrick Road

Date: 5/17/2022

Deer Creek Estates

Boundaries and acreages are approximate.





Boundaries and acreages are approximate.



Area Symbol: IL197, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
523A	Dunham silty clay loam, 0 to 2 percent slopes	38.56	89.3%		FAV	177	58	69	0.00	5.27	132
526A	Grundehein silt loam, 0 to 2 percent slopes	2.75	6.4%		FAV	186	61	71	0.00	5.27	138
**369B	Waupecan silt loam, 2 to 4 percent slopes	1.89	4.4%		FAV	**187	**58	**73	**6.83	0.00	**138
Weighted Average						178	58.2	69.3	0.30	5.04	132.6

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

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

^a UNF = unfavorable; FAV = favorable

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



looking east, 6.12.24

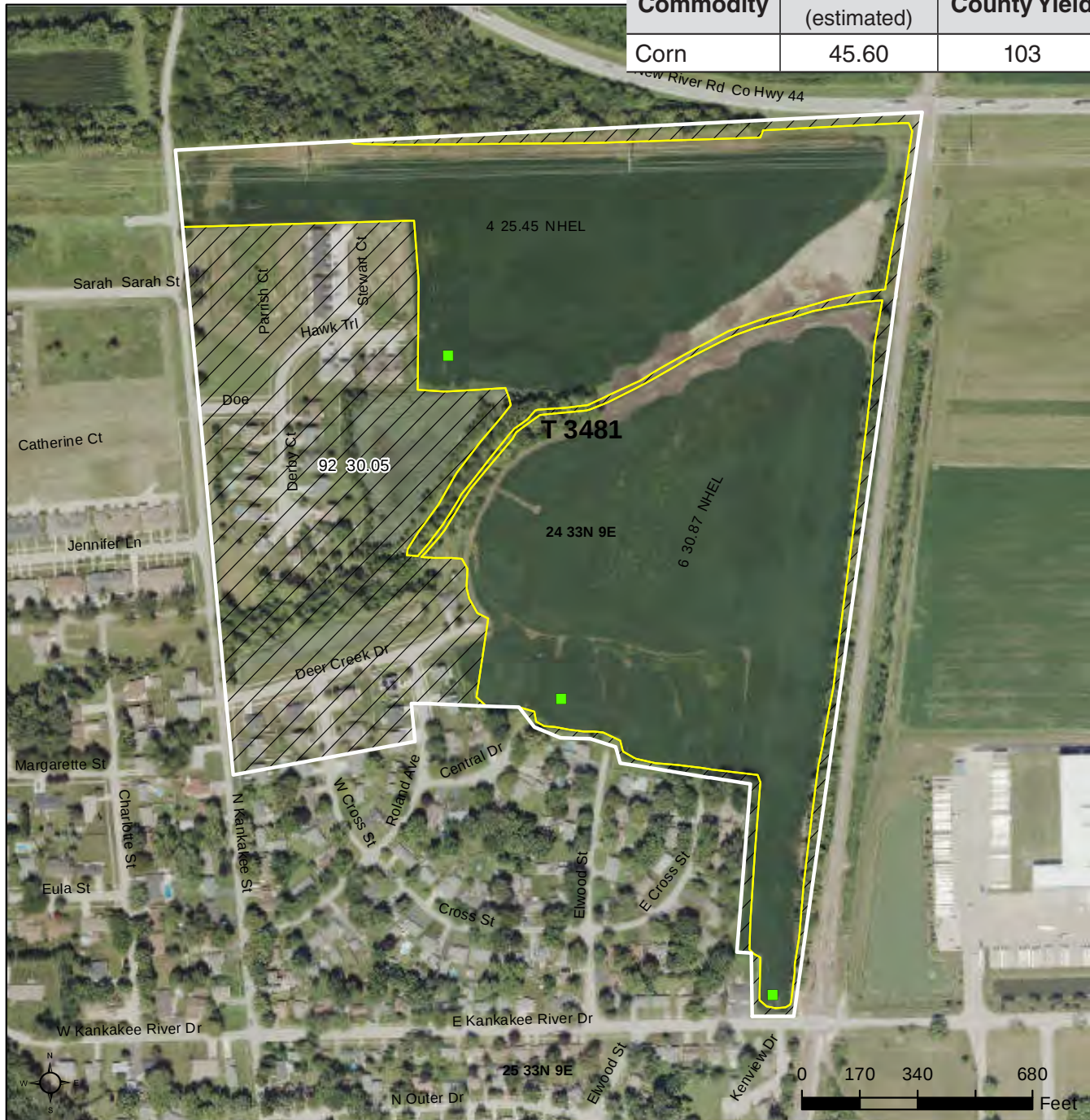


United States
Department of
Agriculture

Will County, Illinois

FSA Information
Farm 434 | Tract 3481
ARC-CO

Commodity	Base Acres (estimated)	County Yield
Corn	45.60	103



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created March 05, 2024

Farm 434
Tract 3481

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Boundaries and acreages are approximate.

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Land Brokerage | Land Management

Land Auctions | Land Consulting



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