

110 ACRE DIAMOND RESIDENTIAL DEVELOPMENT SITE

S, Berta Road
Diamond IL 60461

For more information contact:

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



County:	Grundy
Township:	Maine-Braceville
Gross Land Area:	110 Acres
Property Type:	Vacant farmland with Residential Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$1,537,000 for 106 Acres \$345,867 for 3.97 Commercial. Total investment \$1,879,381
Unit Price:	\$14,500 per acre for 106 acres of platted lots and \$2/SF for 3.97 acres of Commercial land.
Sold Price:	\$1,490,000
Productivity Index (PI):	The PI Index for this farm is 101.8
Buildings:	No Buildings
Utilities:	All utilities available at the site
Zoning:	B-1, R-3 & R-1



110 total acres make up Prairie Lake Estates in Diamond, Illinois. The site is platted for 108 units of Duplex homes, 180 single family lots and 3.97 acres of commercial. Utilities are at the site, no recapture fees. Diamond and Coal City are running low on residential lot inventory. Site plan calls for 12,000 SF lots, but could be amended to smaller lots. Current site plan has expired. Bike path has been previously donated to the village of Diamond along the angling eastern boarder of the property. Easy access to I-55 at two locations, Rt. 113 or Reed road to the south.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 110 Acre Diamond Residential Development Site.
(Prairie Lake Estates)

Tax ID Number/APN: 09-01-101-022
09-01-151-001

Possible Uses: This 110 acres is platted for 180 single family homes, 108 duplex homes (54 lots) and 3.97 acres of Commercial. The current site plan has expired, but the village of Diamond is open to renewing the plan or updating the plan for smaller single family lot sizes.

Zoning: R-1 Single Family Residential
R-3 Two Family Residential
B-1 Village Retail

AREA & LOCATION

School District: Coal City Unit School District 1

Market Type: The top three Tapestry Segmentation Neighborhoods are:
Middleburg 52.8%
Soccer Moms 11.3%
Down the Road 11.3%
Chart with additional demographic details is included with this brochure package.

Location Description: Only minutes away from I-55 and Rt. 113 intersection. Diamond is a small town between Coal City, Braidwood and Wilmington. Diamond straddles between Grundy and Will Counties of Illinois.

Site Description: The parcel is currently being farmed. This is flat agricultural land with road frontage on Berta road and Rt. 113.

Side of Street: Southeast corner of Rt. 113 and Berta Rd.

Highway Access: Approximately 2 miles to Interstate 55 at Rt. 113 or I-55 at Reed road.

Road Type: Rt. 113 is a State Highway
Berta road is a City road

LAND RELATED

Lot Frontage (Feet): There is an access point of approximately 44 feet on Rt. 113 for the commercial development. 330 feet of commercial frontage on Berta road plus an additional 2223 feet of frontage on Berta road.

Buildings: No Buildings

Zoning Description: R-1 is single family lots
R-3 is duplex lots
B-1 Business-Commercial.

Flood Plain or Wetlands: None known

Topography: Flat

FSA Data: 103.65 Cropland Acres
Corn base of 77.77 acres and corn yield of 104
Soybean base of 25.88 acres and soybean yield of 32

Soil Type: The primary soils on this farm are:
Sparta loamy fine sand (88B)
Gilford fine sandy loam C201A)
Papineau sandy loam (42A)

Available Utilities: All utilities are at the site.

FINANCIALS

Finance Data Year: 2017

Real Estate Taxes: The 2017 Real estate taxes paid in 2018 were \$1,612 or \$14.65 per acre.

Investment Amount: 106 acres of platted residential lots at \$14,500 per acre for a total of \$1,537,000
3.97 acres of commercial land at \$2/SF or \$345,867.
The total investment amount for Prairie Lake Estates platted subdivision in Diamond Illinois is

\$1,879,381.

LOCATION

Address:

South Berta Road
Diamond, IL 60416

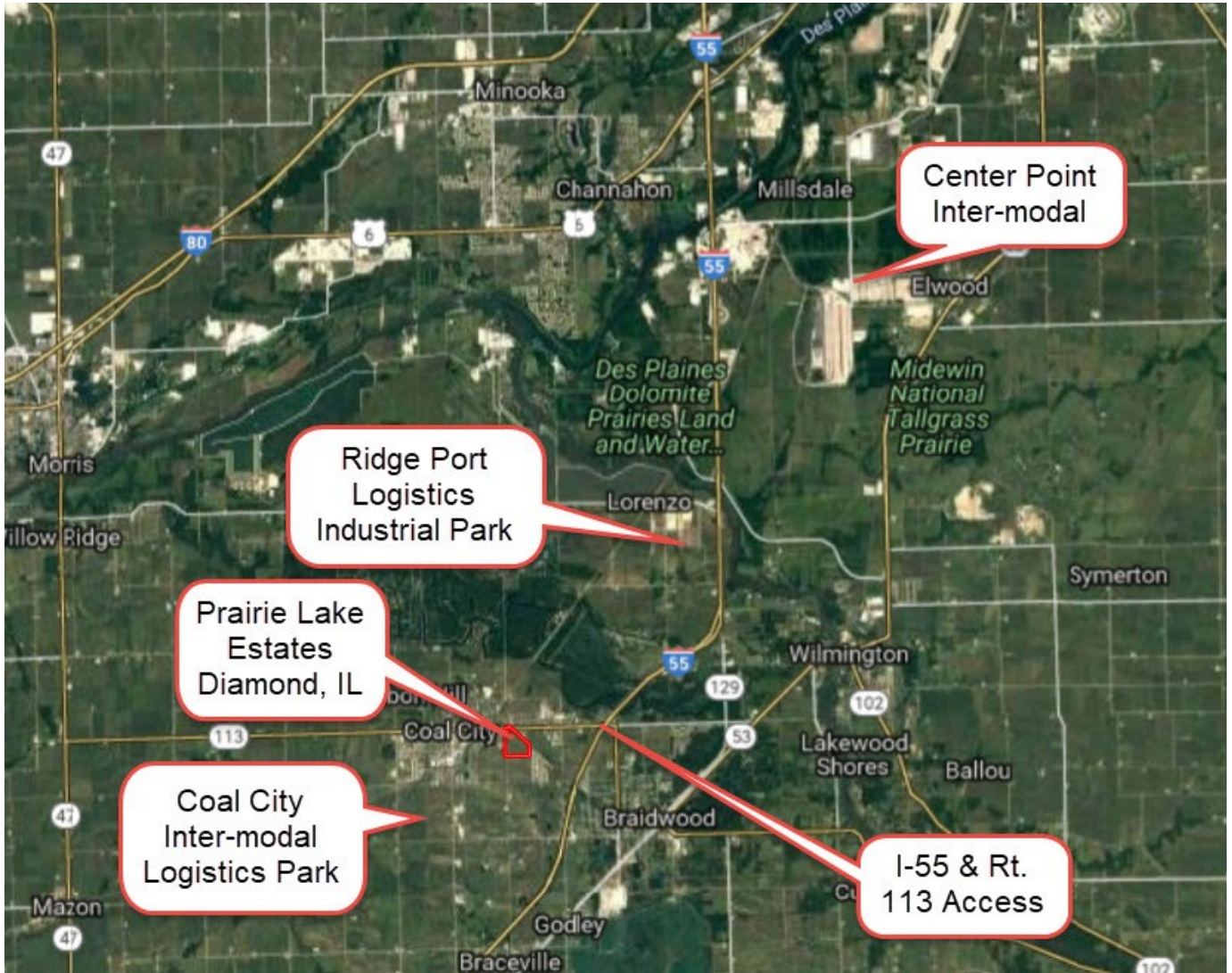
County:

Grundy County Illinois



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AERIAL MAP OF PRAIRIE LAKE ESTATES IN DIAMOND, ILLINOIS



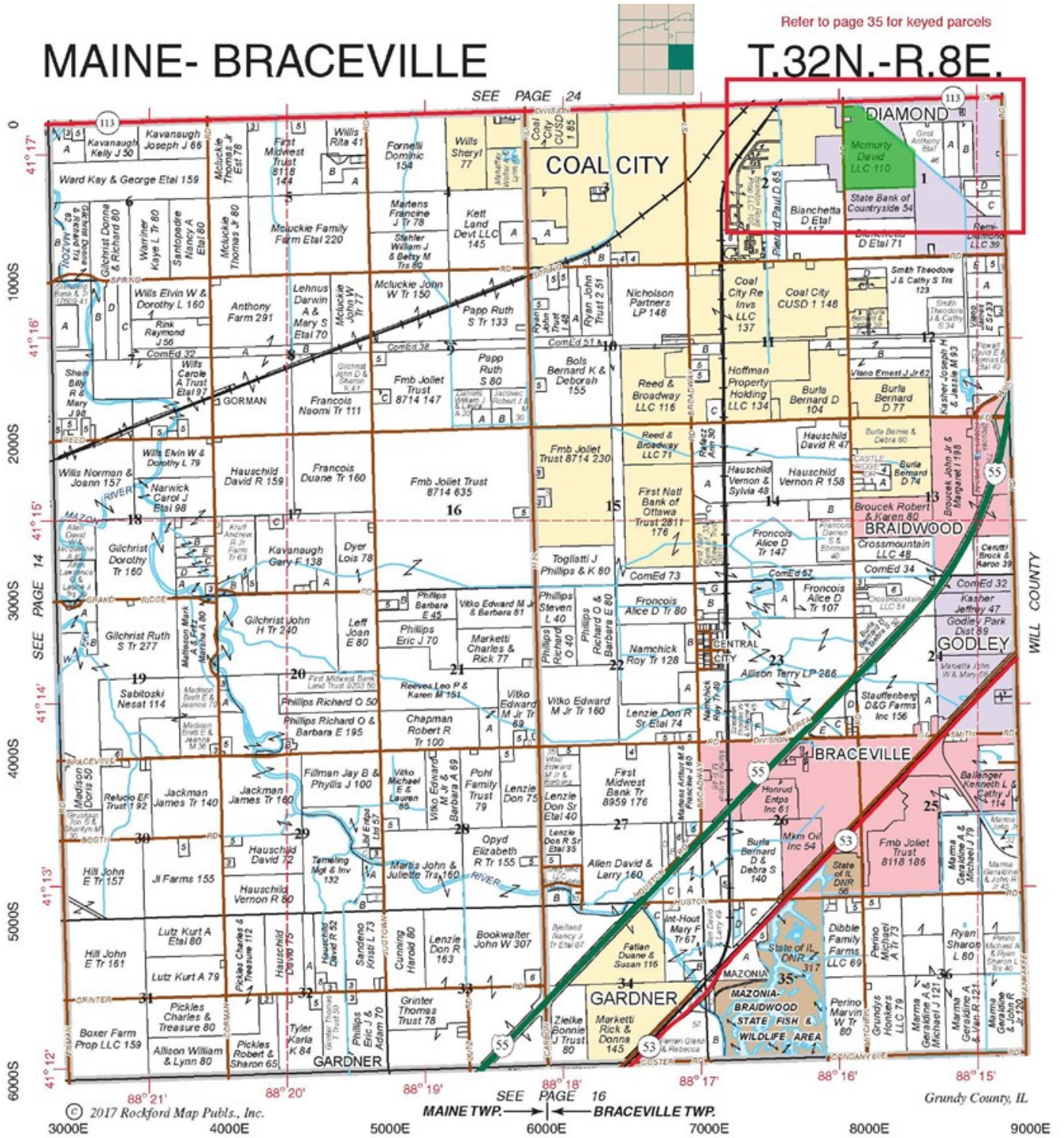
LOCATION MAP OF PRAIRIE LAKE ESTATES RESIDENTIAL SUBDIVISION, DIAMOND, IL



AERIAL MAP OF PRAIRIE LAKE ESTATES, DIAMOND, ILLINOIS



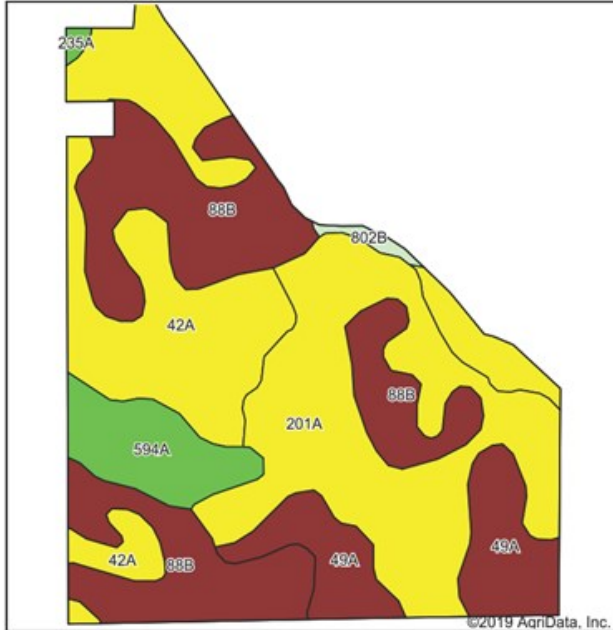
PLAT MAP FOR PRAIRIE LAKE ESTATES IN MAINE-BRACEVILLE TOWNSHIP, GRUNDY COUNTY



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP OF PRAIRIE LAKE ESTATES IN GRUNDY COUNTY

Soils Map



State: Illinois
 County: Grundy
 Location: 1-32N-8E
 Township: Braceville
 Acres: 103.65
 Date: 3/14/2019



Soils data provided by USDA and NRCS.

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Area Symbol: IL063, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	28.92	27.9%		**118	**41	**91
201A	Gilford fine sandy loam, 0 to 2 percent slopes	28.70	27.7%		148	49	110
42A	Papineau sandy loam, 0 to 2 percent slopes	27.13	26.2%		138	46	103
49A	Watsoka loamy fine sand, 0 to 2 percent slopes	11.00	10.6%		122	41	93
594A	Reddick clay loam, 0 to 2 percent slopes	6.96	6.7%		177	56	130
802B	Orthents, loamy, undulating	0.62	0.6%				
235A	Bryce silty clay, 0 to 2 percent slopes	0.32	0.3%		162	54	121
Weighted Average					135.4	45.3	101.8

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

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

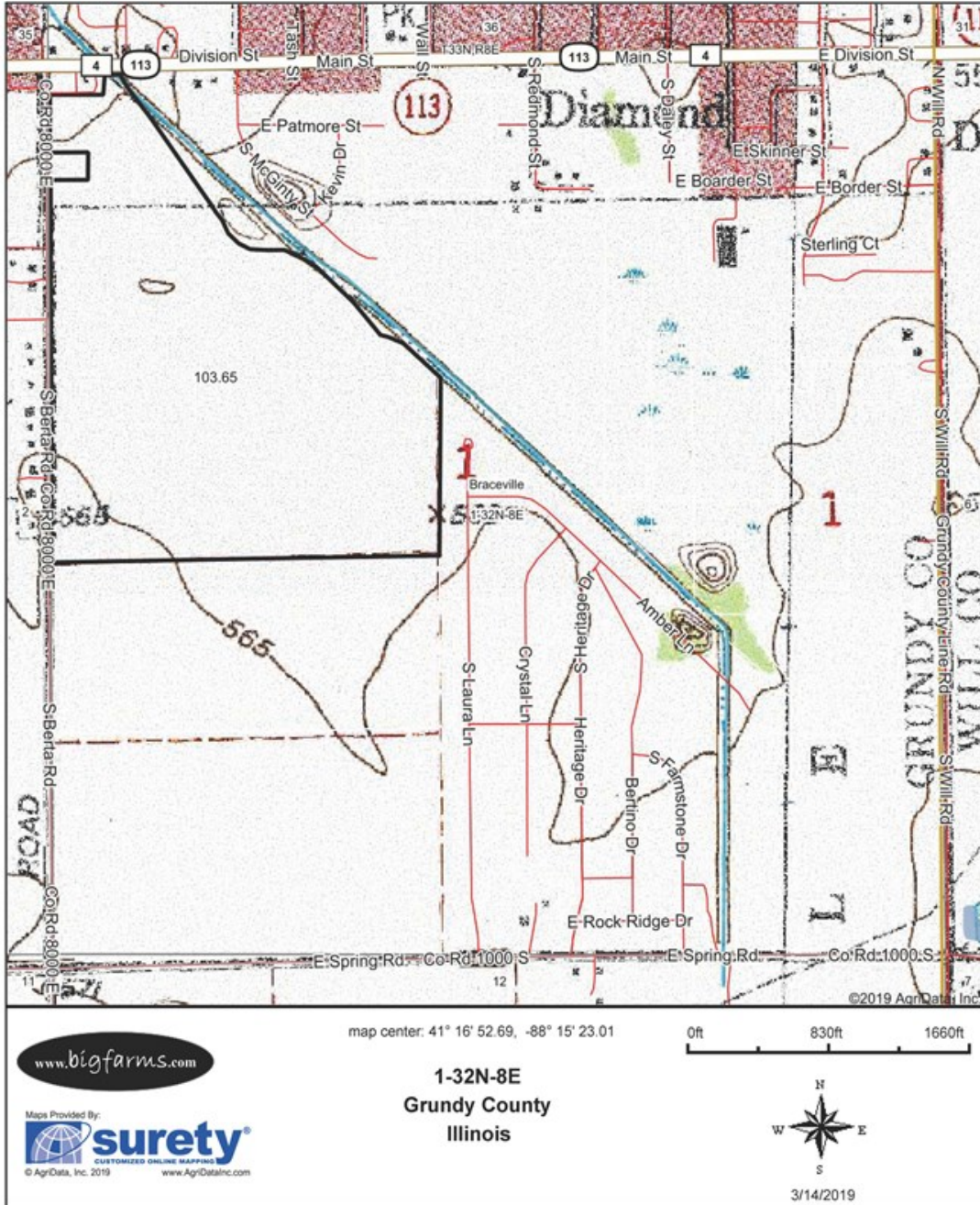
*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP OF THE PRAIRIE LAKE ESTATES IN DIAMOND ILLINOIS

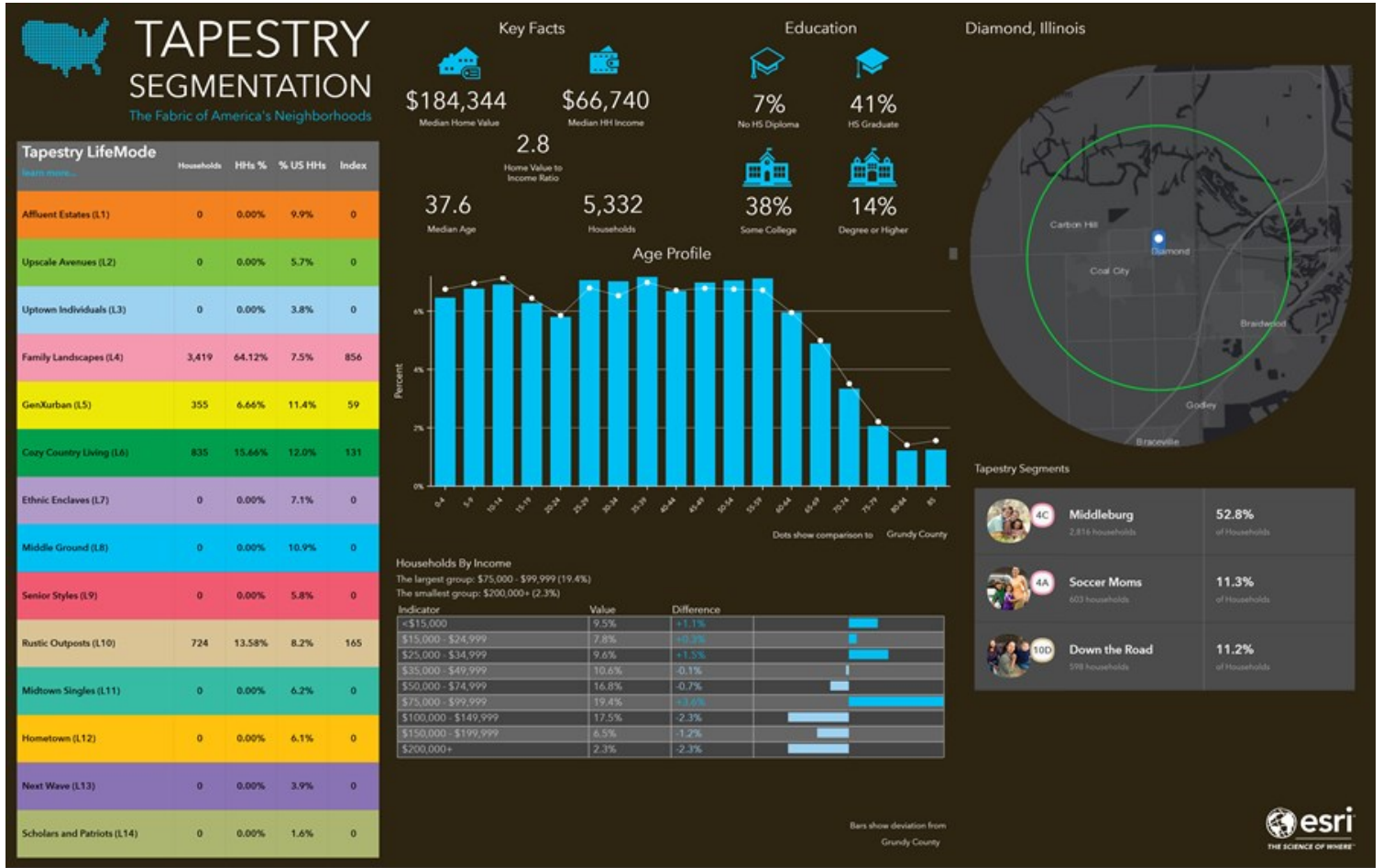


TOPOGRAPHICAL MAP OF PRAIRIE LAKE ESTATES

Topography Map



DEMOGRAPHIC PROFILE OF DIAMOND IN A THREE MILE RADIUS



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.



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