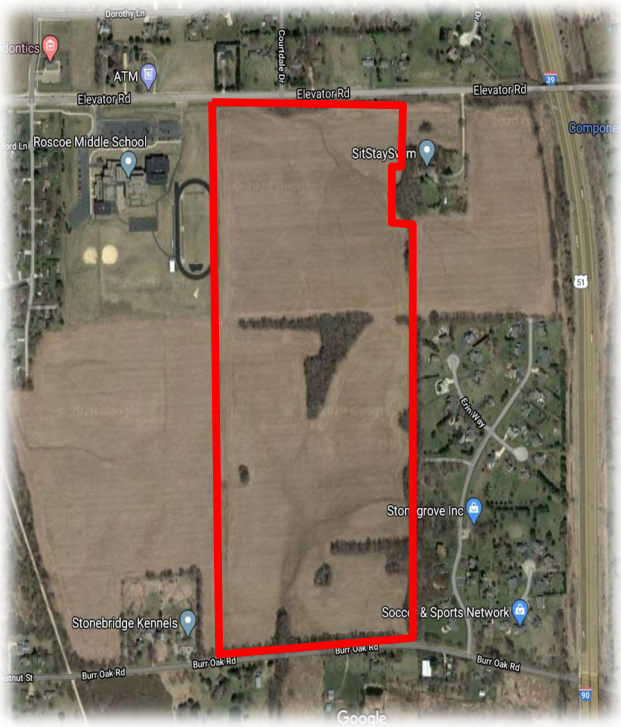
+/- 124.8 Acres

Elevator Road

FOR SALE

Roscoe, IL

Land Investment Opportunity!



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Dan Flanagan, ALC
Managing Broker
Phone: 630-388-8522
Fax: 630-443-1239
email: Dan@FlanaganLand.com
http://www.flanaganland.com

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

+/- 124.8 Acres
Elevator Road

FOR SALE
Roscoe, IL

Summary

Location:	The property is generally located west of I-90, south of Elevator Road and north of Burr Oak Road in Roscoe, Winnebago County, IL
Size/Dimensions:	+/- 124.8 Acres
Tillable Acres:	+/- 89 Acres
Soil Types:	Griswold silt loam, rodman-warsaw complex, jasper silt loam hononegah loamy coarse sand.
Improvements:	Sewer and water available at the property boundary.
Wetland/Floodplain:	None mapped
Taxes:	$1504 per 2018 assessment
Zoning:	Agricultural, future residential
Price:	$8,770.19 per acre

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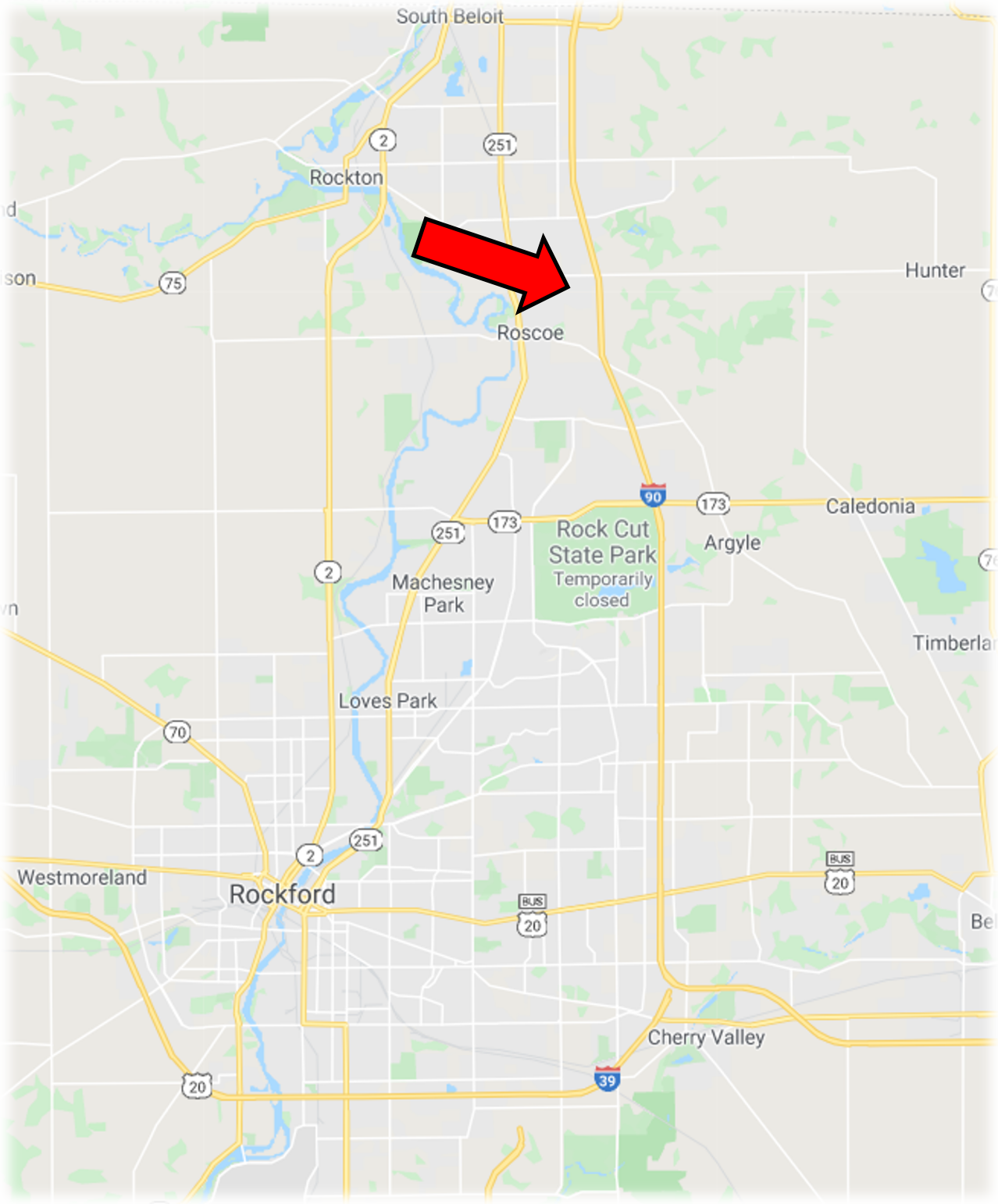
FOR SALE

Roscoe, IL

Location Map



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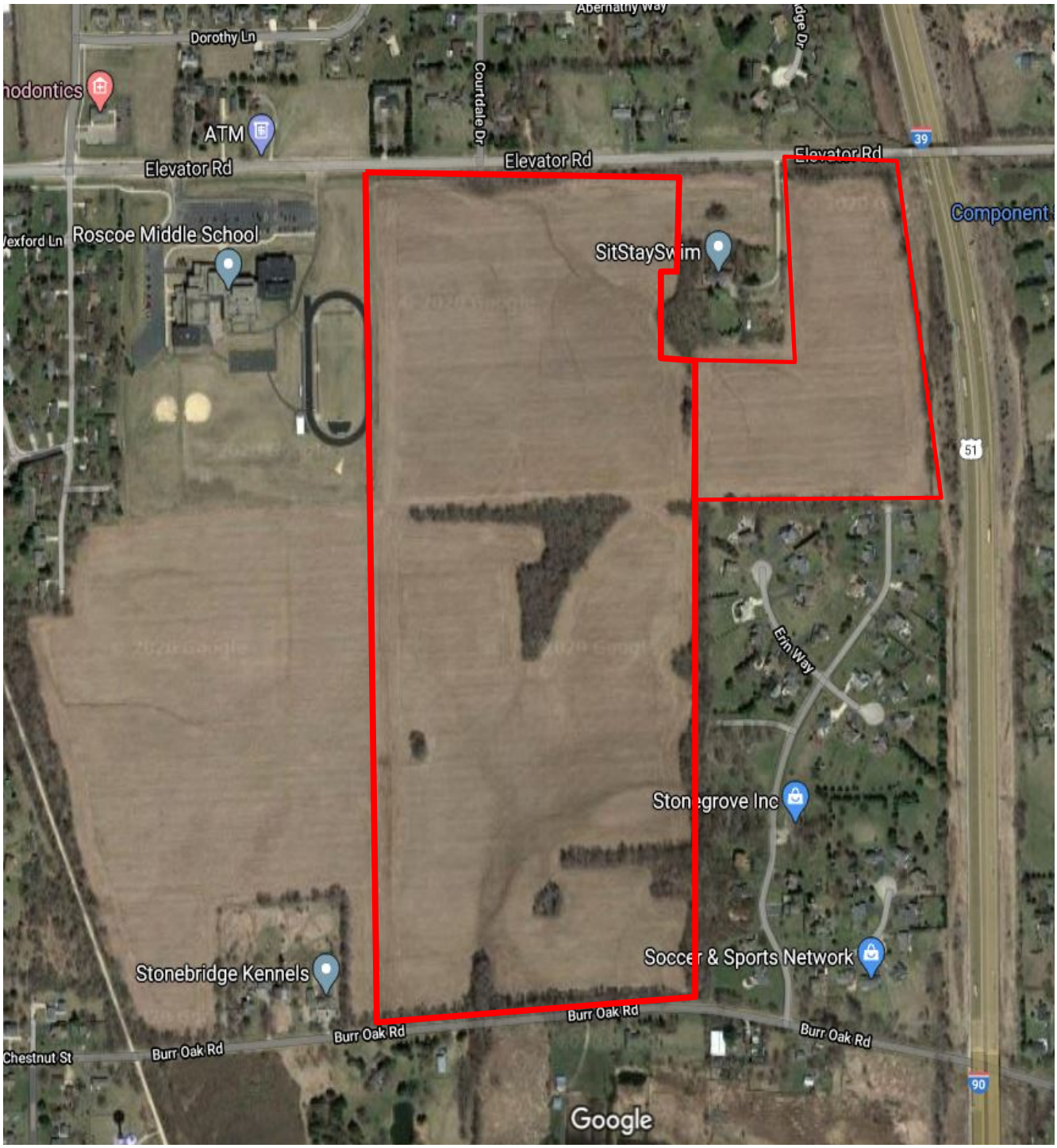
Elevator Road

FOR SALE
Roscoe, IL

Aerial Photo



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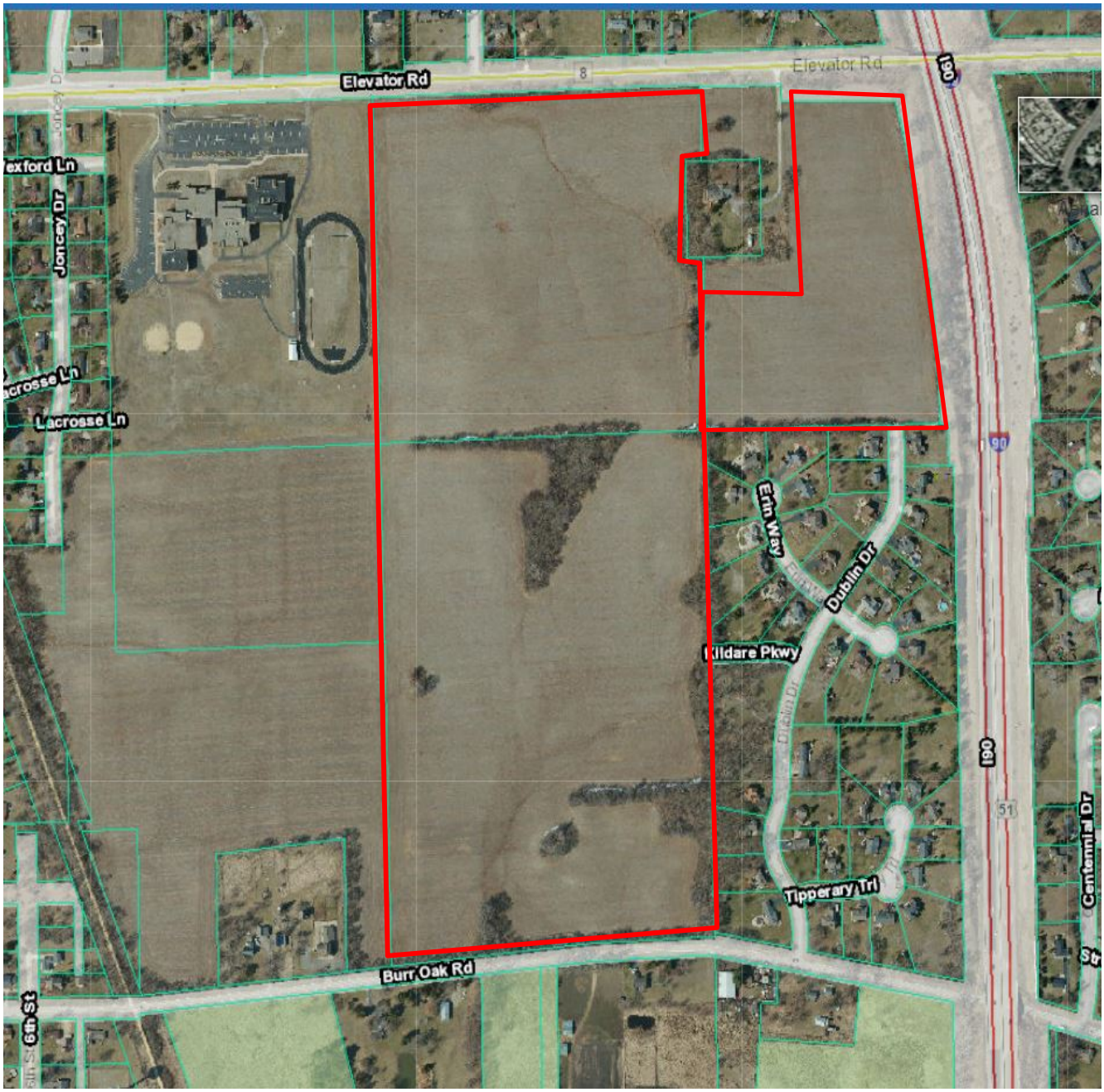
FOR SALE

Roscoe, IL



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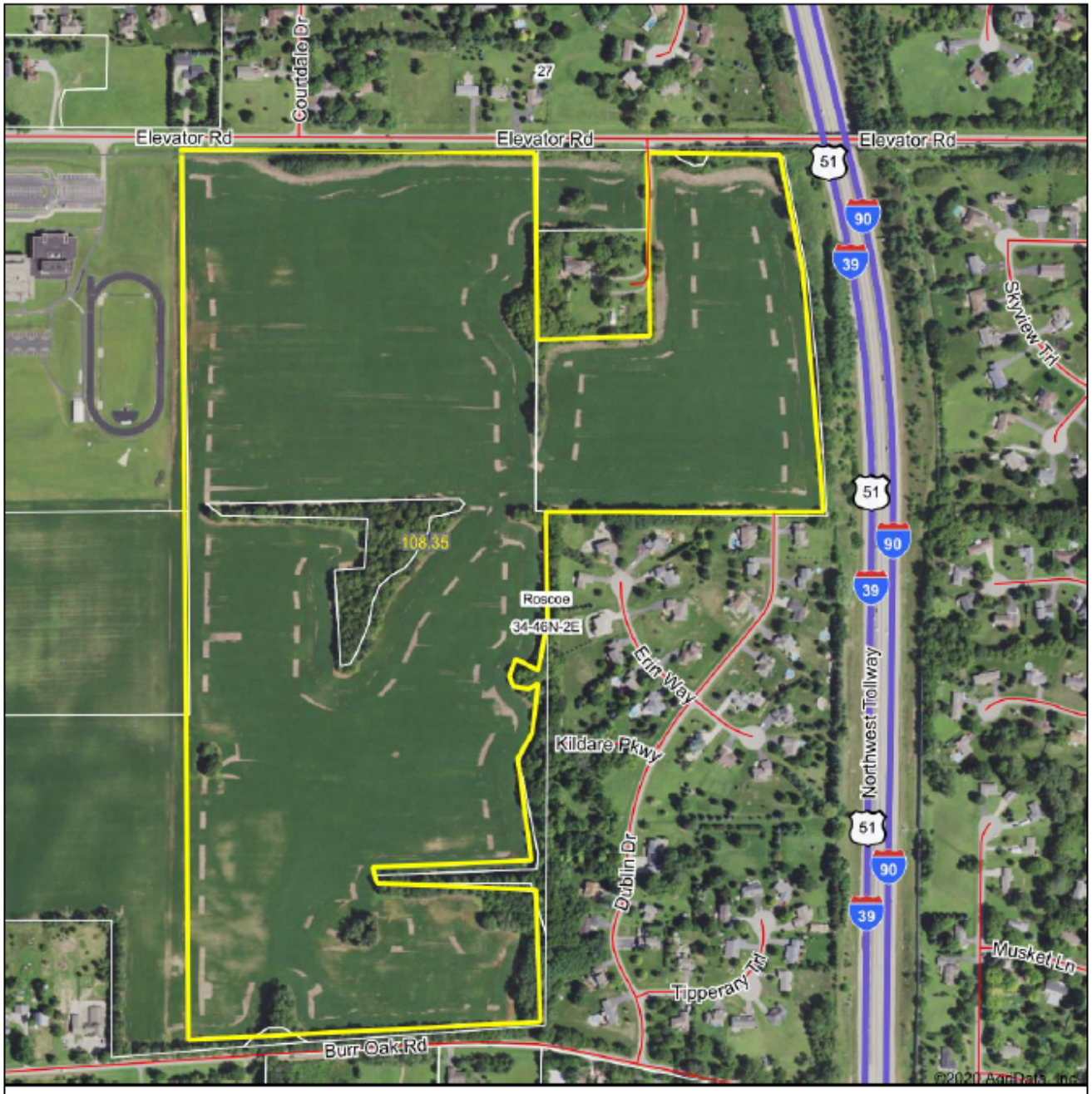
Aerial Map



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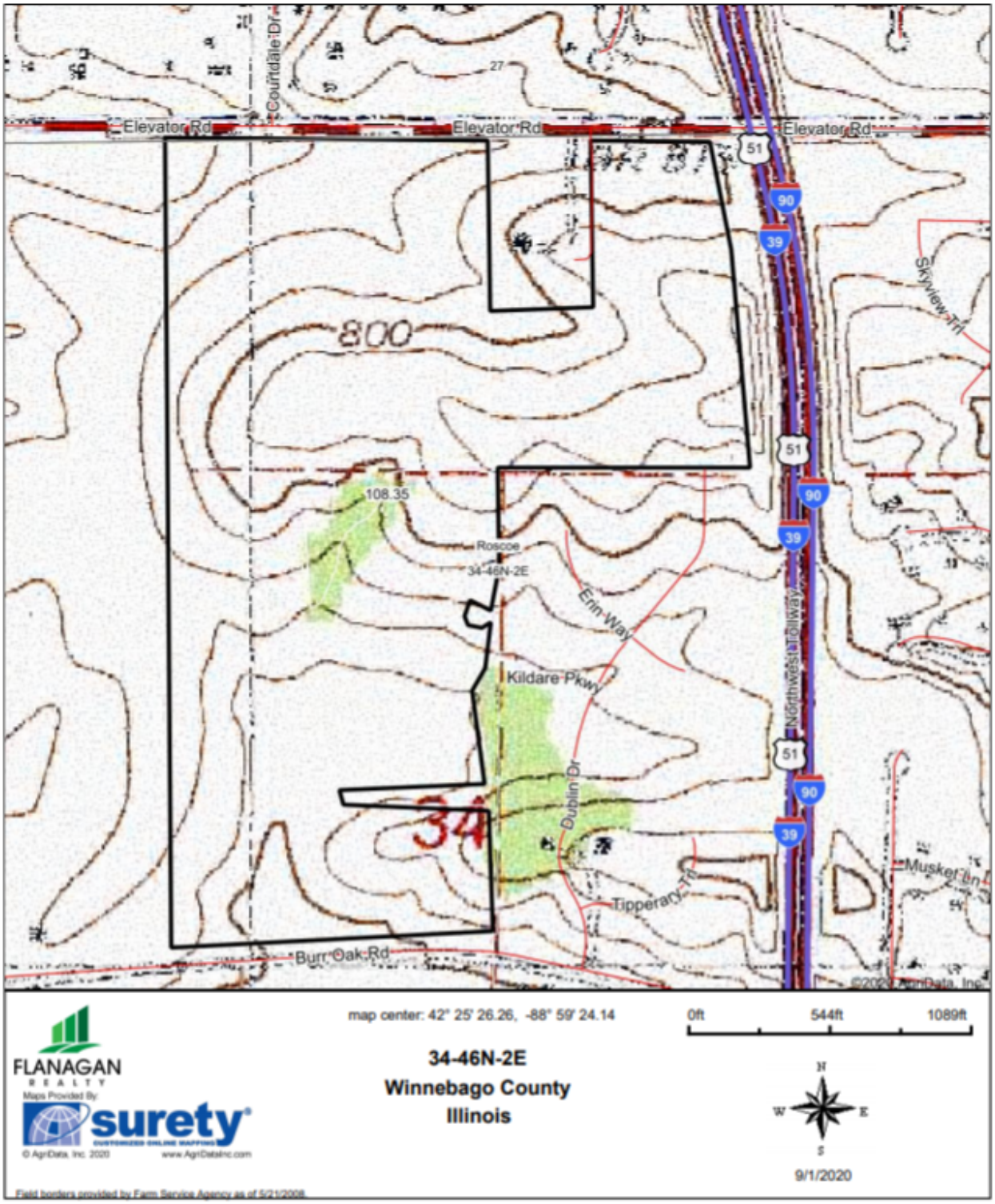
Roscoe, IL



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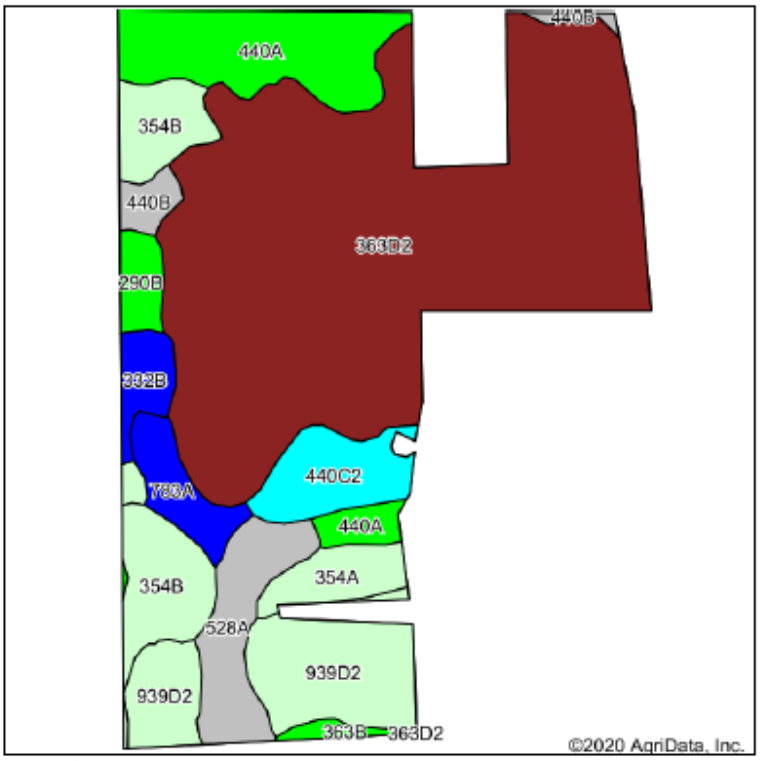
+/- 124.8 Acres

Elevator Road

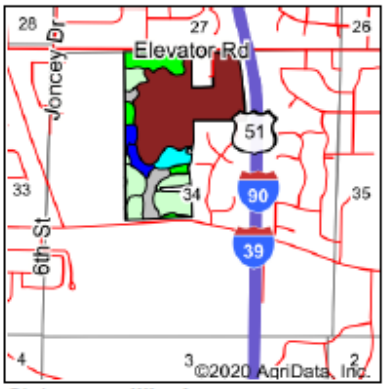
FOR SALE

Roscoe, IL

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Winnebago
Location: 34-46N-2E
Township: Roscoe
Acres: 108.35
Date: 9/1/2020

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Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL201, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	57.99	53.5%		FAV	**145	**48	**60	**109
**939D2	Rodman-Warsaw complex, 6 to 12 percent slopes, eroded	10.29	9.5%		UNF	**113	**40	**45	**88
440A	Jasper silt loam, 0 to 2 percent slopes	10.26	9.5%		FAV	175	57	71	130
**354B	Hononegah loamy coarse sand, 2 to 6 percent slopes	7.72	7.1%		FAV	**113	**37	**47	**83
528A	Lahoguess loam, 0 to 2 percent slopes	5.56	5.1%		FAV	170	55	65	126
**440C2	Jasper silt loam, 5 to 10 percent slopes, eroded	4.54	4.2%		FAV	**163	**53	**66	**121
354A	Hononegah loamy coarse sand, 0 to 2 percent slopes	3.18	2.9%		FAV	114	37	47	84
783A	Flagler sandy loam, 0 to 2 percent slopes	2.97	2.7%		FAV	129	44	51	96
**332B	Billett sandy loam, 2 to 5 percent slopes	1.98	1.8%		FAV	**134	**44	**53	**98
**290B	Warsaw loam, 2 to 4 percent slopes	1.69	1.6%		FAV	**159	**51	**63	**118
**440B	Jasper silt loam, 2 to 5 percent slopes	1.55	1.4%		FAV	**173	**56	**70	**129
**363B	Griswold loam, 2 to 4 percent slopes	0.62	0.6%		FAV	**154	**51	**63	**116
					Weighted Average	143.7	47.6	58.6	107.7

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
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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ABOUT FLANAGAN REALTY, LLC

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Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of $25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.

ILLINOIS ASSOCIATION OF REALTORS
NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

_____
Customer Signature

_____
Print Customer's Name

_____
Date