

+/-77.5 Acres FOR SALE

Squaw Prairie & Beaver Valley Roads Belvidere, Illinois

**Farm Land with Development
Potential and Current Income!**
***147 Future Single Family Lots in
Deer Hills Phase II***



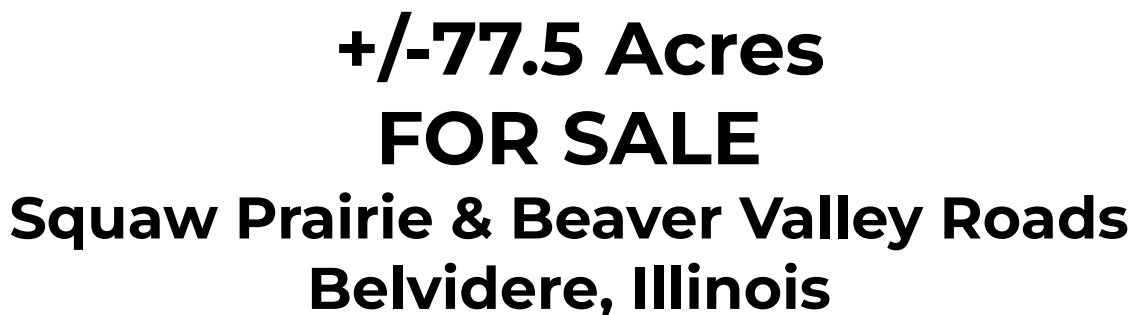
Dan Flanagan, ALC
Managing Broker

Phone: 630-388-8522

Fax: 630-443-1239

Dan@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 This offering may be withdrawn or subject to a change in price or terms without advance notice.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.



Cash rent is \$350/acre base plus additional flex rent, resulting in potential income of \$27,257 resulting in a 3.7% return! Great future development potential as well! Annexed, with sewer and water adjacent and plat approved for 82 future single family lots in the Deer Hills Phase II neighborhood. Asking price \$724,625, or approx. \$9,350 per acre. Approx. 56.2 tillable acres per FSA. Exceptional land investment opportunity!





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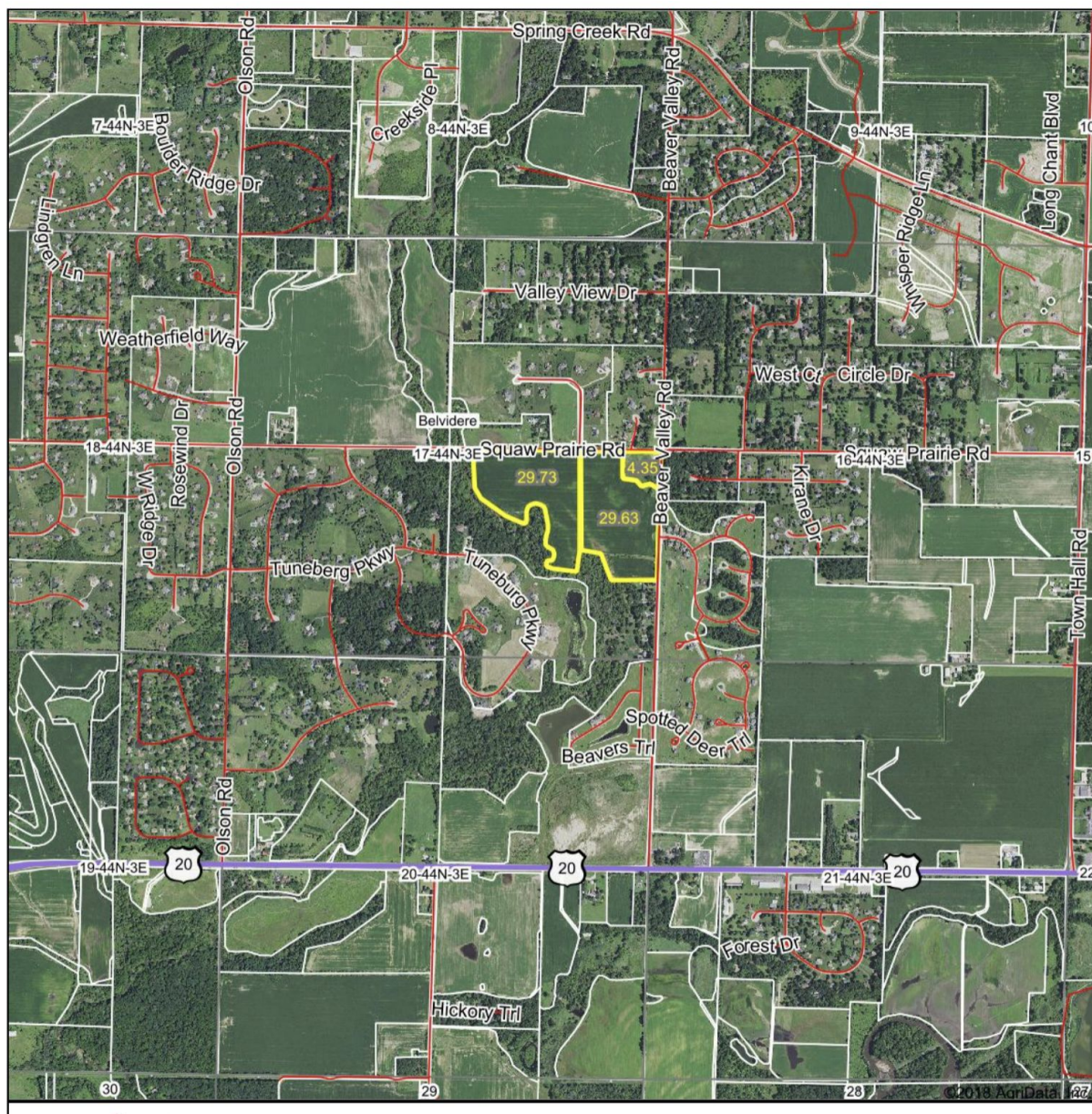
Summary

Location:	Southwest corner of Beaver Valley Road and Squaw Prairie Road in Belvidere, Illinois in Boone County. Just miles to I-39 and I-90.
Size:	Approx. +/- 77.5 acres
Future Use:	Preliminary plat for 147 single family lots.
Permit Fees:	Upon request, village is considering reductions
Improvements:	Sewer and water adjacent in Deer Hills Phase I
Schools:	Belvidere Consolidated School District #100
Tillable Acres:	Approx. 62.5 tillable acres per FSA
Soils:	Predominantly Comfrey, Martinsville, Millington, Virgil & St Charles silt loams Average Productivity Index of 126
Taxes:	\$2,160
Zoning:	Ag, PUD
Farm Rent:	Cash Rent \$16,875/yr Includes \$275/acre plus indexed flex rent
Asking Price:	\$724,625 (\$9,350 per acre)

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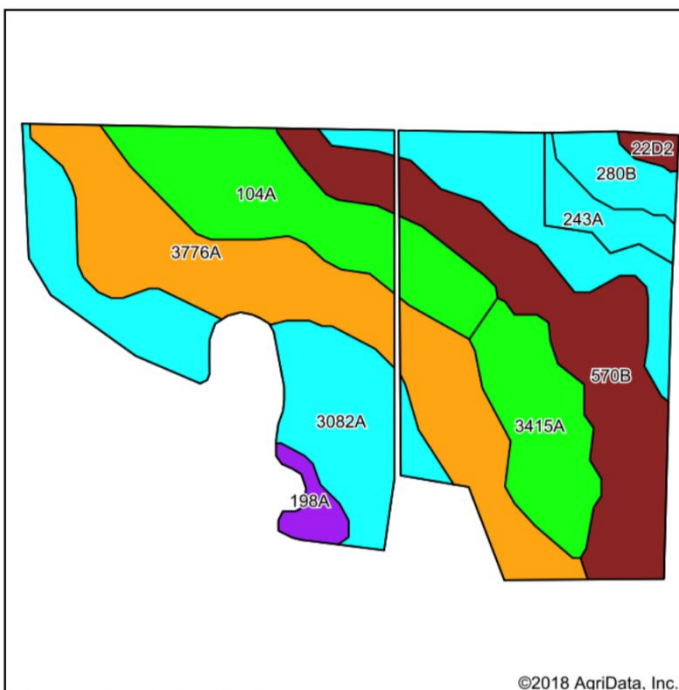
Location Map



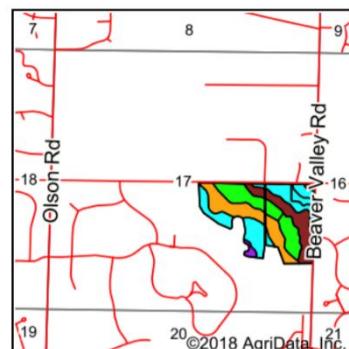
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Boone**
Location: **17-44N-3E**
Township: **Belvidere**
Acres: **63.71**
Date: **12/27/2018**



Maps Provided By:



Area Symbol: IL007, Soil Area Version: 12

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
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	14.74	23.1%		FAV	185	61	69	138
**570B	Martinsville silt loam, 2 to 4 percent slopes	11.94	18.7%		FAV	**153	**49	**62	**113
3082A	Millington silt loam, 0 to 2 percent slopes, frequently flooded	10.95	17.2%		FAV	171	54	65	125
104A	Virgil silt loam, 0 to 2 percent slopes	9.11	14.3%		FAV	182	56	70	132
243A	St. Charles silt loam, 0 to 2 percent slopes	7.65	12.0%		FAV	168	52	65	122
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	5.73	9.0%		FAV	180	57	66	131
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	2.00	3.1%		FAV	**165	**52	**65	**121
198A	Elburn silt loam, cool, 0 to 2 percent slopes	1.09	1.7%		FAV	197	61	74	143
**22D2	Westville silt loam, 10 to 18 percent slopes, eroded	0.50	0.8%		FAV	**135	**45	**53	**101
Weighted Average						172.9	55	66.2	126.9

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

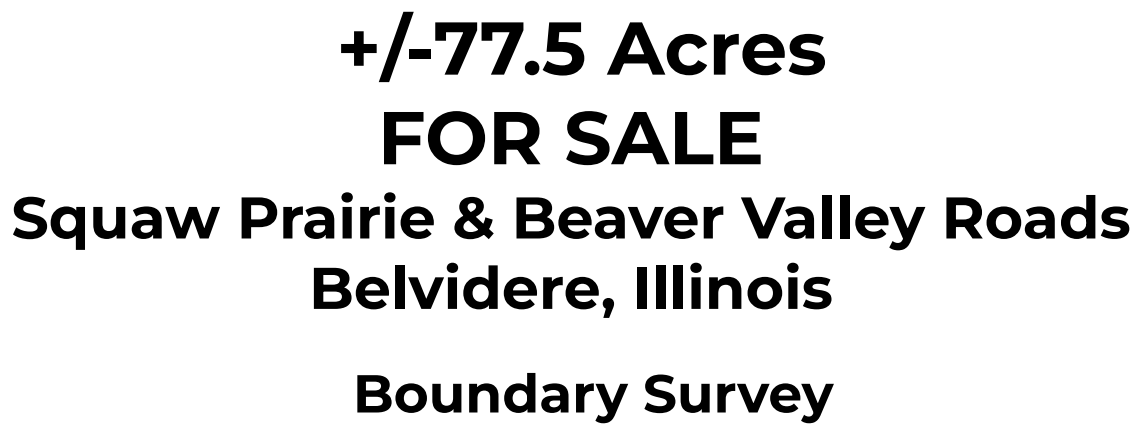
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

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

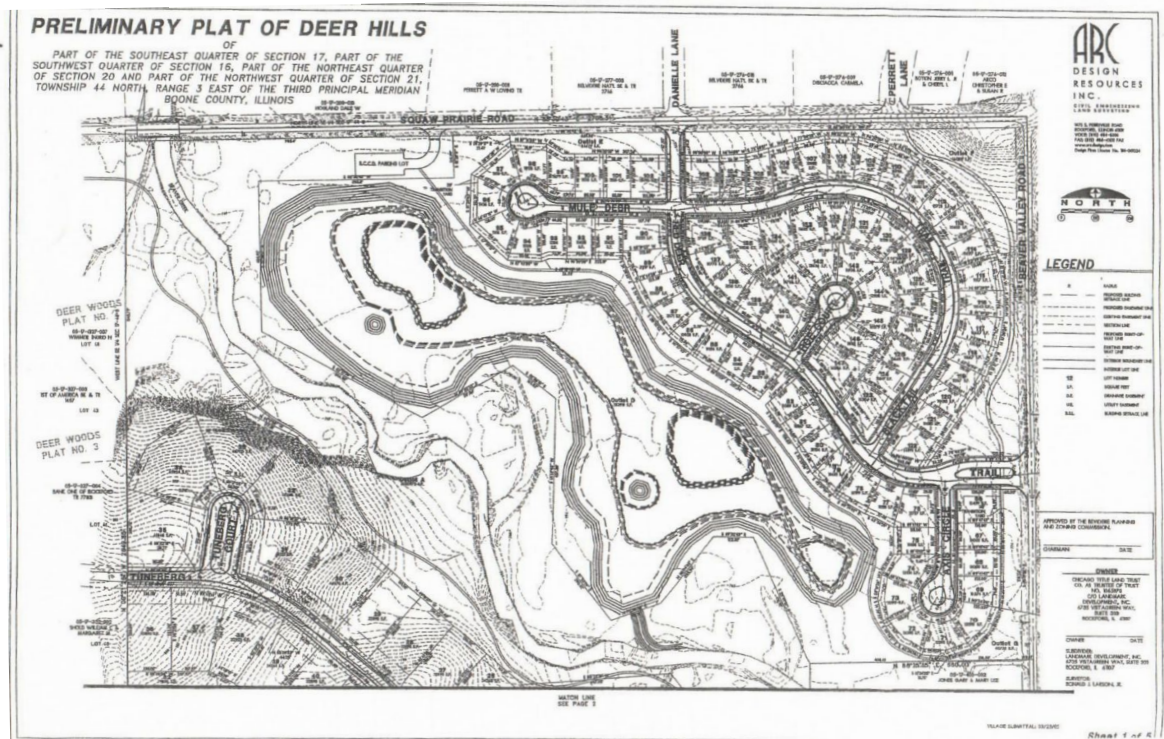
*c: Using Capabilities Class Dominant Condition Aggregation Method



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Deer Hills Phase II Plat



ABOUT FLANAGAN REALTY, LLC



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