

FUTURE RESIDENTIAL DEVELOPMENT

Deer Creek Estates



looking southwest, 6.12.24

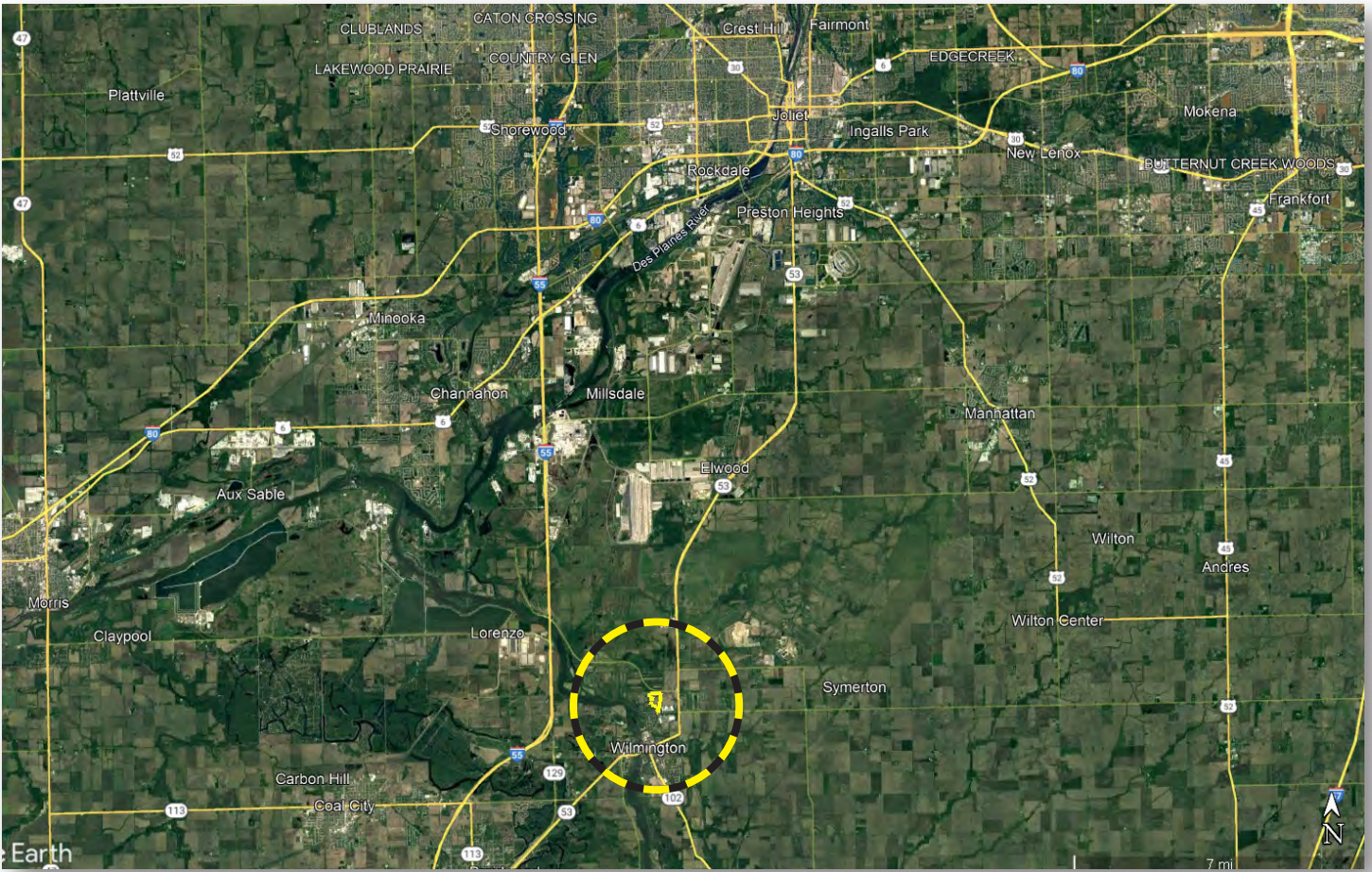


Jason J. Lestina, ALC AFM
Licensed IL, IN Real Estate Managing Broker
Accredited Land Consultant
Accredited Farm Manager
Land Pro LLC
815.546.8276c | jason@landprollc.us
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

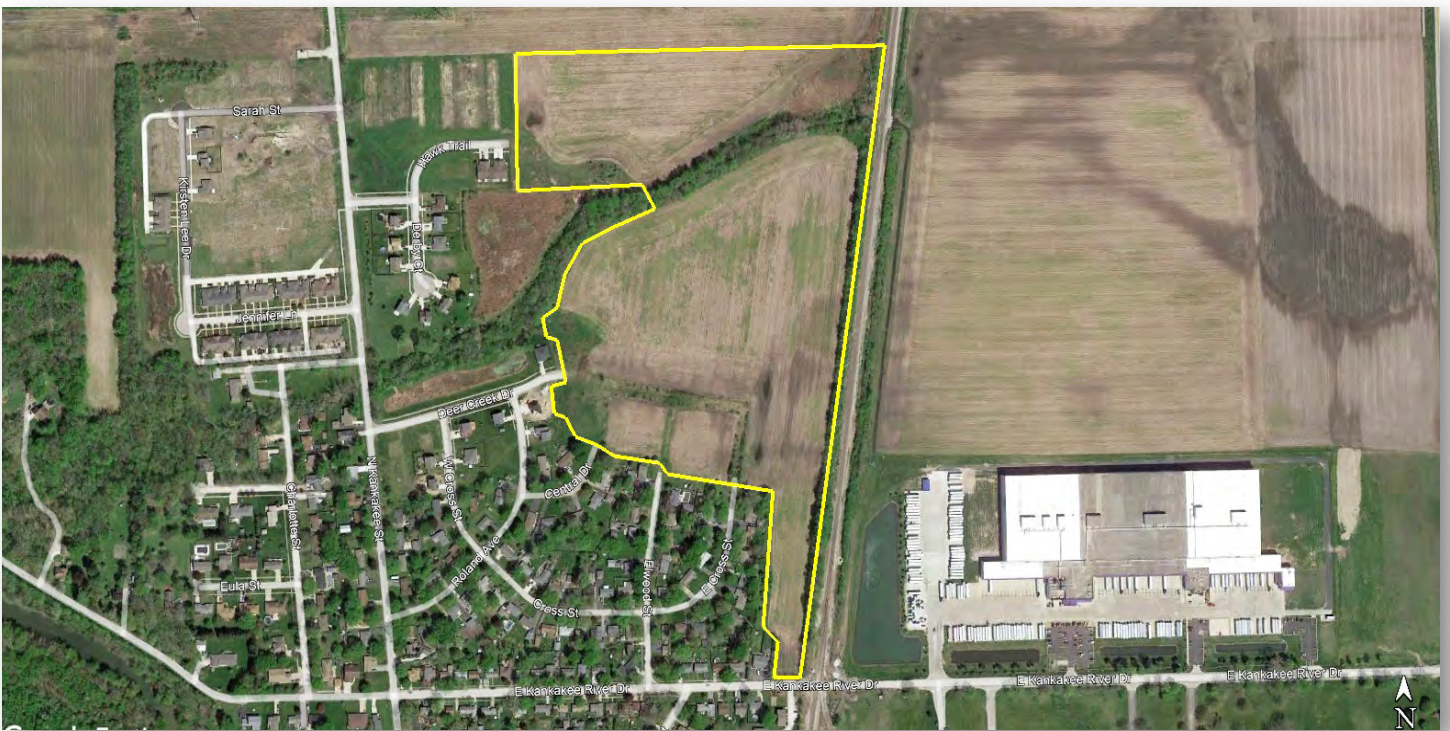
Deer Creek Estates

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

This information is from sources Land Pro deems reliable, but is not guaranteed. Property may be withdrawn from market or be subject to a price or terms change without notice. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization.



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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	\$801,930.00 (\$17,000/ac)
taxes (2023)	\$1,825.88 (\$38.70/ac)
zoning	Residential and Residential Townhomes
PIN	03.17.24.302.008.0000
improvements	Utilities on site
buildings	none
FSA	Farm 434, Tract 3481
frontage	Kankakee River Drive
GPS	41.32014, -88.14234



**DEER CREEK
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



annexed into Wilmington IL
 16.6± mi SW of Joliet IL
 22.4± mi NW of Kankakee IL
 58.5± mi SE of Chicago IL
 122.0± mi SE of Rockford IL
 143.0± mi NE of Moline IL
 150.0± mi NE of Springfield IL
 GPS 41.32014, -88.14234
 (points are to center of the city)



Boundaries and acreages are approximate.

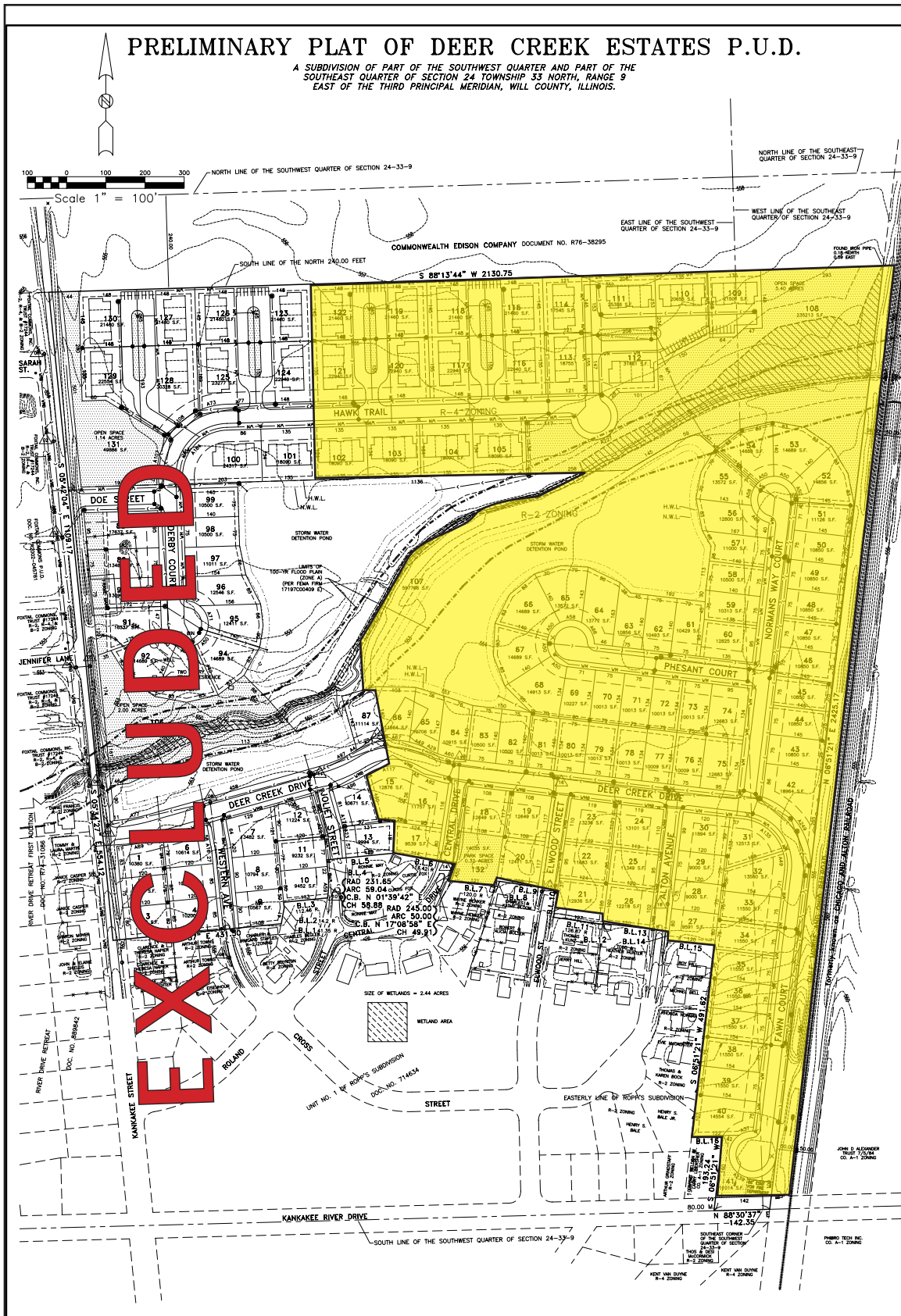


Wilmington, Illinois is located in Will County, which is ranked second on the fastest growing Illinois counties list. (based on population change from 2010-2020 <https://stacker.com/illinois/fastest-growing-counties-illinois>)

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.



<p>1</p>	<p>GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS 1207 CEDARWOOD DRIVE JOUET, ILLINOIS 60435 815/730-1010</p>	<p>DEER CREEK ESTATES P.U.D.</p>	<p>PRELIMINARY PLAT DRAWN BY: C.M.P. JOB # 16030 CHECKED BY: J.M.P. DATE: 11/29/05</p>	<p>11/24/06 C.M.P. REVISED PER MEETING 03/27/06 C.M.P. REVISED DETENTION/LOTS 03/20/04 C.M.P. REVISED/REMOVED LOTS DATE BY REVISION</p>
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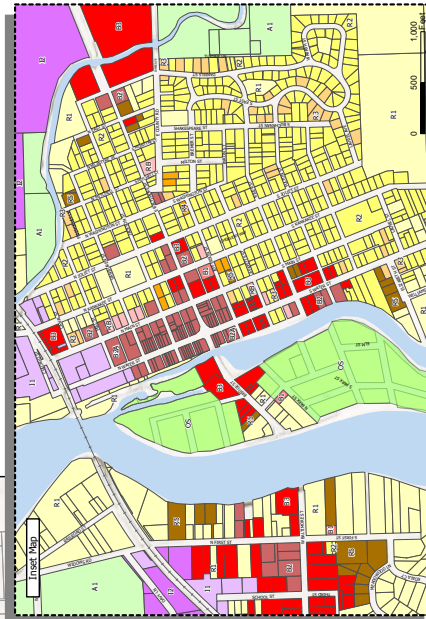
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CITY OF WILMINGTON 2023 ZONING MAP

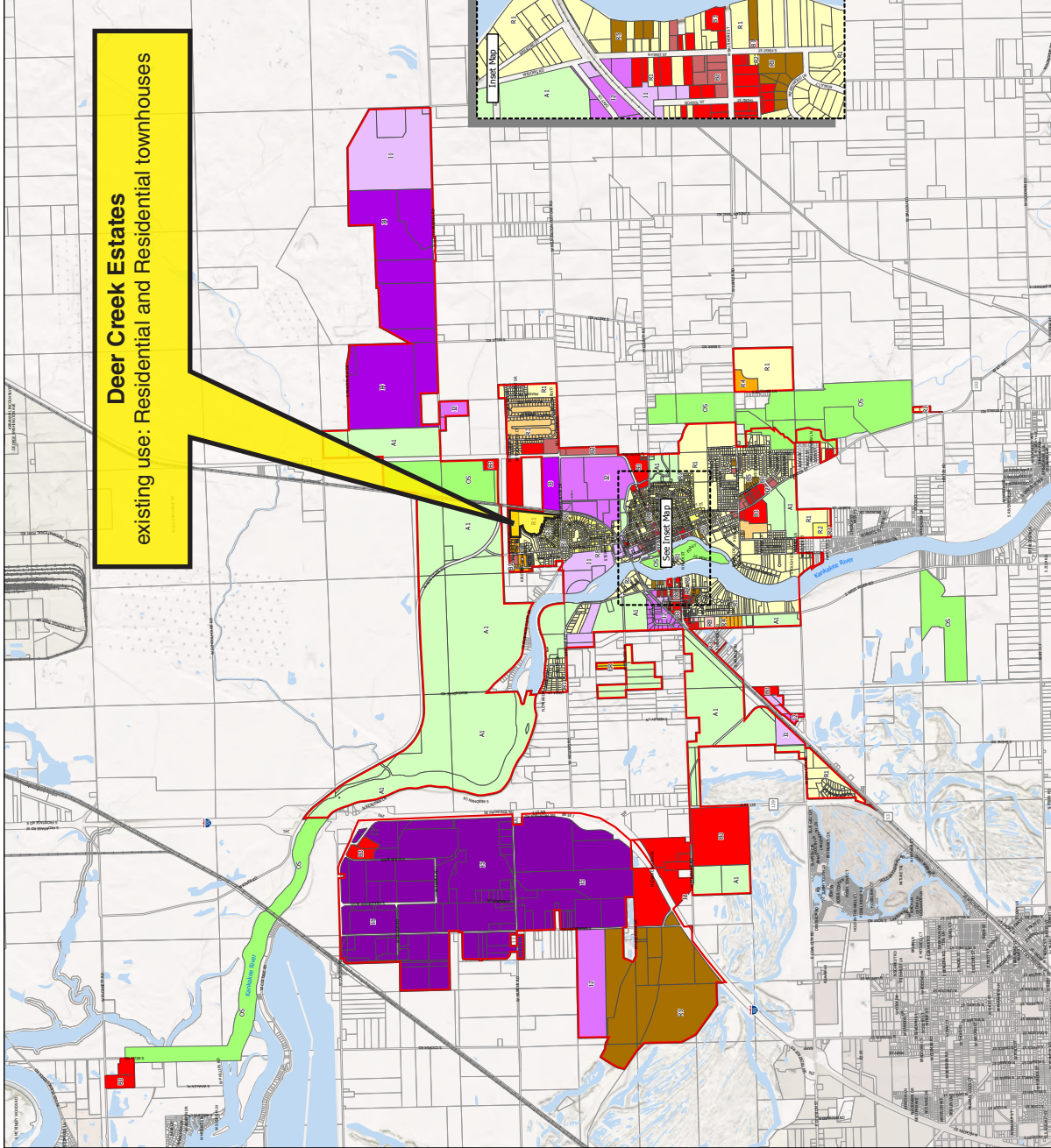
- Legend**
- WILMINGTON CORPORATE LIMITS**
 - A1- AGRICULTURAL
 - ER- ESTATE RESIDENTIAL
 - GR- GENERAL RESIDENTIAL
 - R1- RESIDENTIAL SINGLE FAMILY
 - R2- RESIDENTIAL TWO FAMILY
 - R3- RESIDENTIAL SINGLE FAMILY ATTACHED
 - R4- RESTRICTED BUSINESS
 - B1- NEIGHBORHOOD COMMERCIAL
 - B2- LIGHT COMMERCIAL
 - B2A- CENTRAL BUSINESS
 - B3- GENERAL COMMERCIAL
 - O1- OFFICE, RESEARCH, LIGHT INDUSTRIAL
 - L1- LIGHT INDUSTRIAL
 - L2- HEAVY INDUSTRIAL
 - L3- LARGE SCALE INDUSTRIAL
 - L4- LARGE SCALE PLANNED INDUSTRIAL
 - OS- OPEN SPACE



Pending Approval by City Council, Updated 5/10/2023

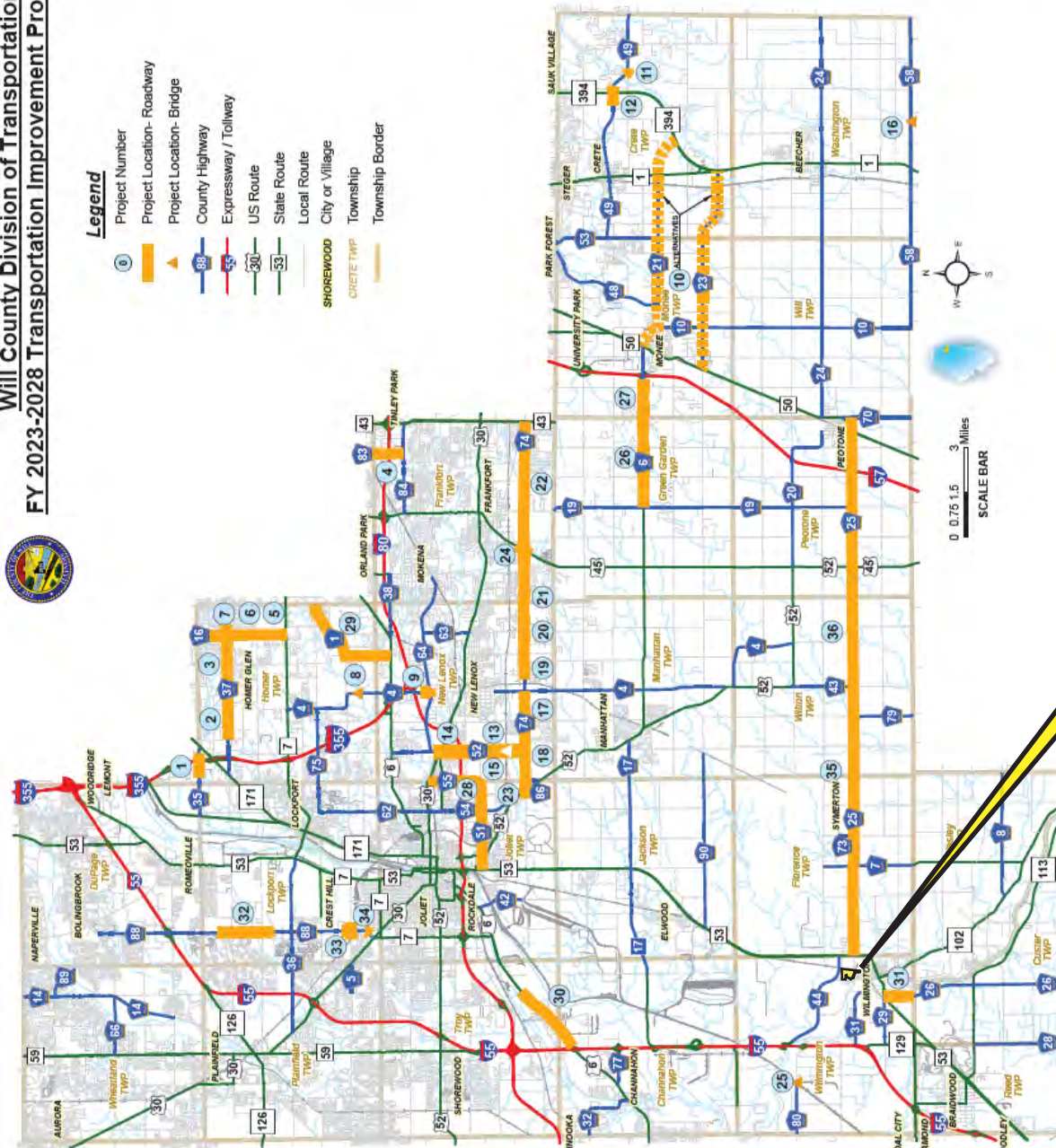
THIS ZONING MAP IS A PUBLIC RECORD OF THE CITY OF WILMINGTON, DE. IT IS THE PROPERTY OF THE CITY OF WILMINGTON AND IS LOANED TO YOU BY THE CITY OF WILMINGTON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE CITY OF WILMINGTON. THE CITY OF WILMINGTON IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS ZONING MAP. THE CITY OF WILMINGTON IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS ZONING MAP. THE CITY OF WILMINGTON IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS ZONING MAP.

Deer Creek Estates
existing use: Residential and Residential townhouses



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



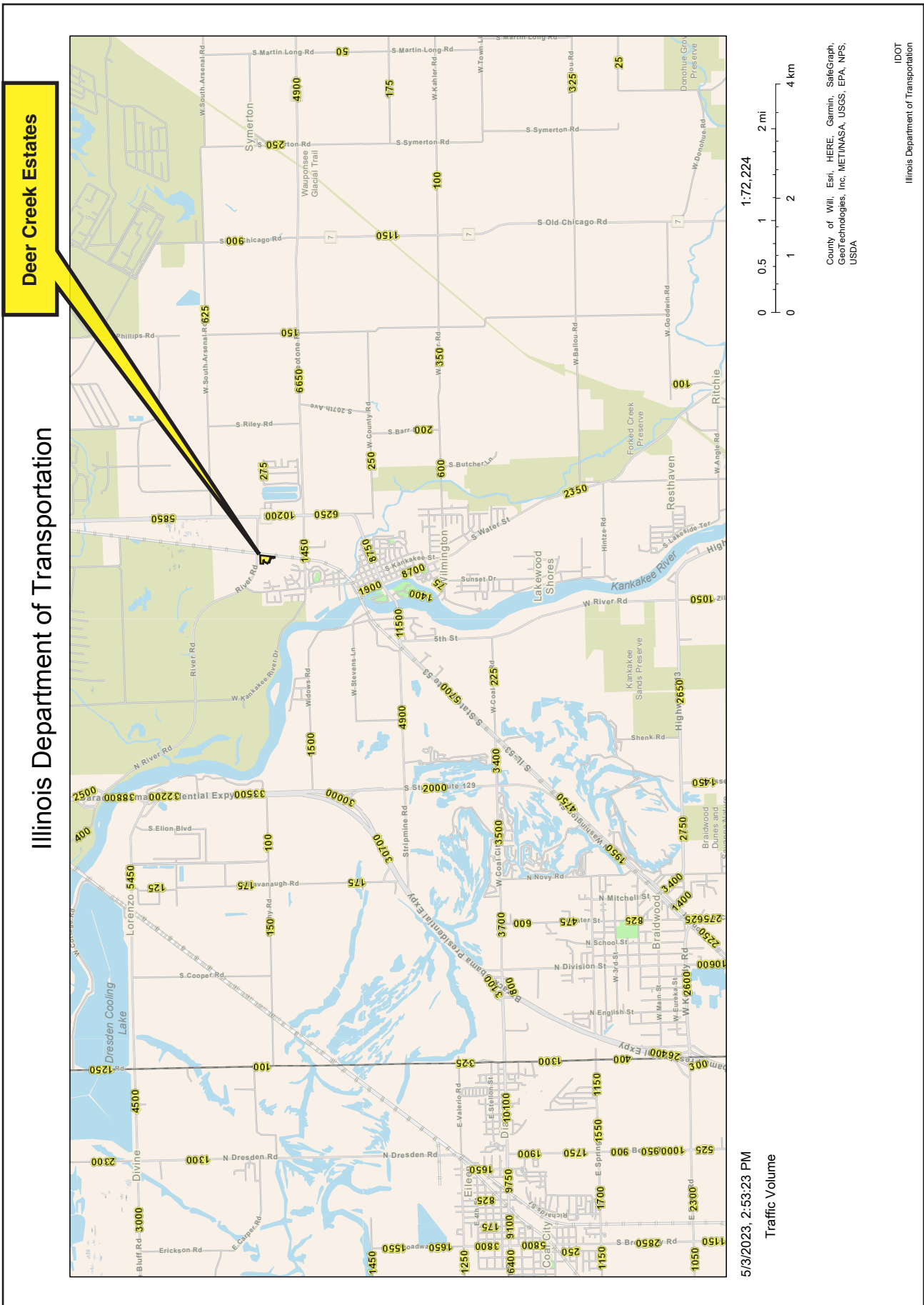
Project #	County Highway	Roadway	Limits / Location
1	35	136th Street	IL 171 (Archer Ave) to Smith Rd
2	37	142nd Street	Lansford Road/State Street to Colina Road
3	37	143rd Street	Crimin Road to Bell Road
4	83	80th Avenue	191st Street to 183rd Street
5	15	Bell Road	159th Street to 151st Street
6	15	Bell Road	151st Street to 145th Street
7	31/37	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	Laraway Road to Hobart Road
14	52	Gougar Road	Heaven Road to Francis Road
15	52	Gougar Road	CN Railroad
16	58	Kankakee County Line Road	Pine Creek
17	74	Laraway Road	Nelson Road to Cedar Road
18	74	Laraway Road	Cherry Hill Road to Nelson Road
19	74	Laraway Road	Callings to Spencer Road
20	74	Laraway Road	Spencer Road to Shear Road
21	74	Laraway Road	Shear Road to Wolf Road
22	74	Laraway Road	US 45 to Barkum Avenue
23	74	Laraway Road	US Route 52
24	74	Laraway Road	US Route 45 (LeGrange Road)
25	89	Laraway Road	BNSF Railroad
26	6	Manhattan-Monroe Road	Center Road to Sidgeland Road
27	6	Manhattan-Monroe Road	Sidgeland Avenue
28	51/25	Mills Road/Cherry Hill Road	IL 53 to US Route 30
29	1	Parker Road / Hadley Road	US R. 6 to Cook County Line
30	N/A	US Route 6	1:35 to Hobart Road
31	26	W. River Road	IL 53 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	Knapp Road
35	25	Wilmington-Proctors Road	IL Route 53 to Wilton-Center Road
36	25	Wilmington-Proctors Road	Wilton-Center Road to Deardorfer Road

Date: 5/17/2022

Deer Creek Estates

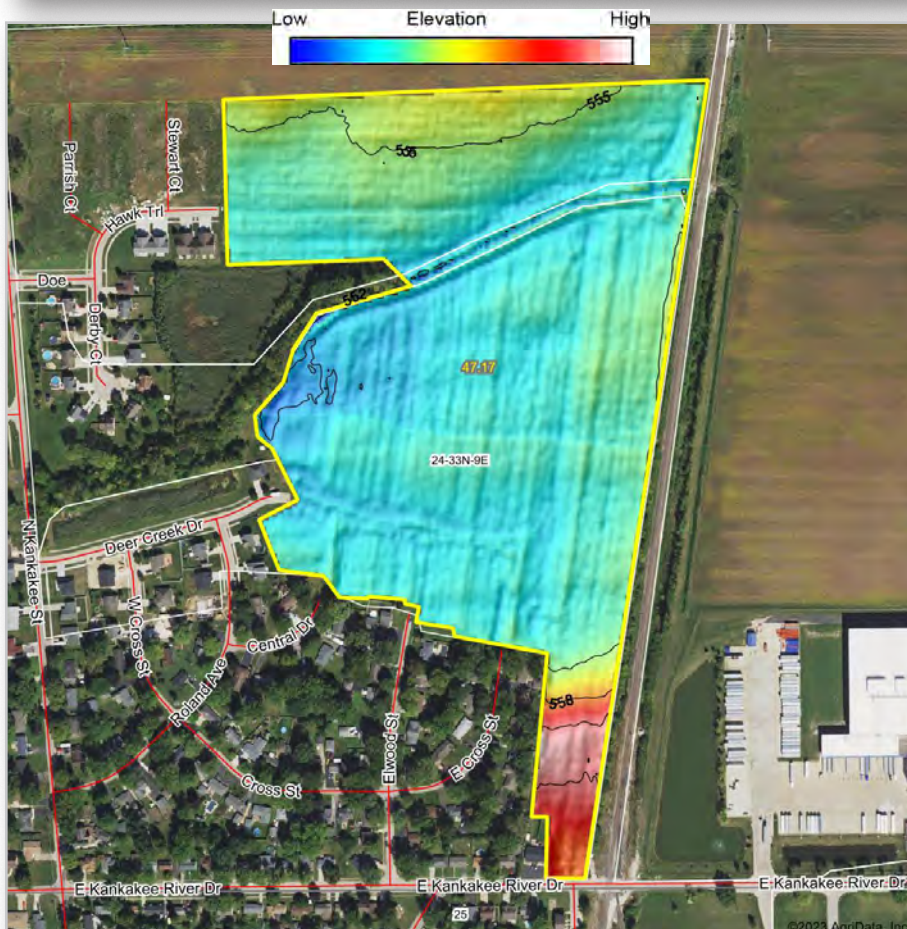
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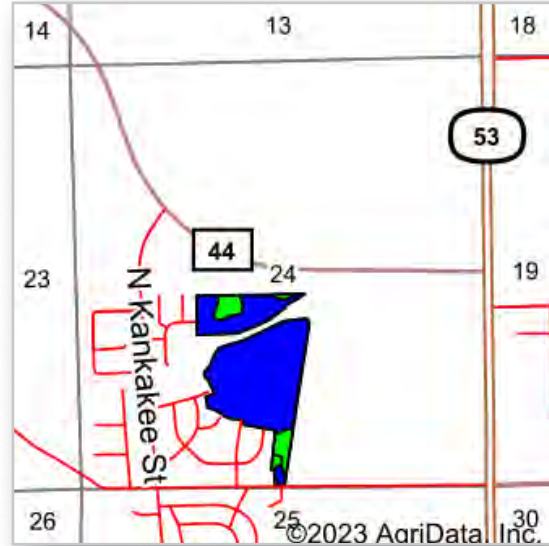
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Boundaries and acreages are approximate.





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	Grundelein 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



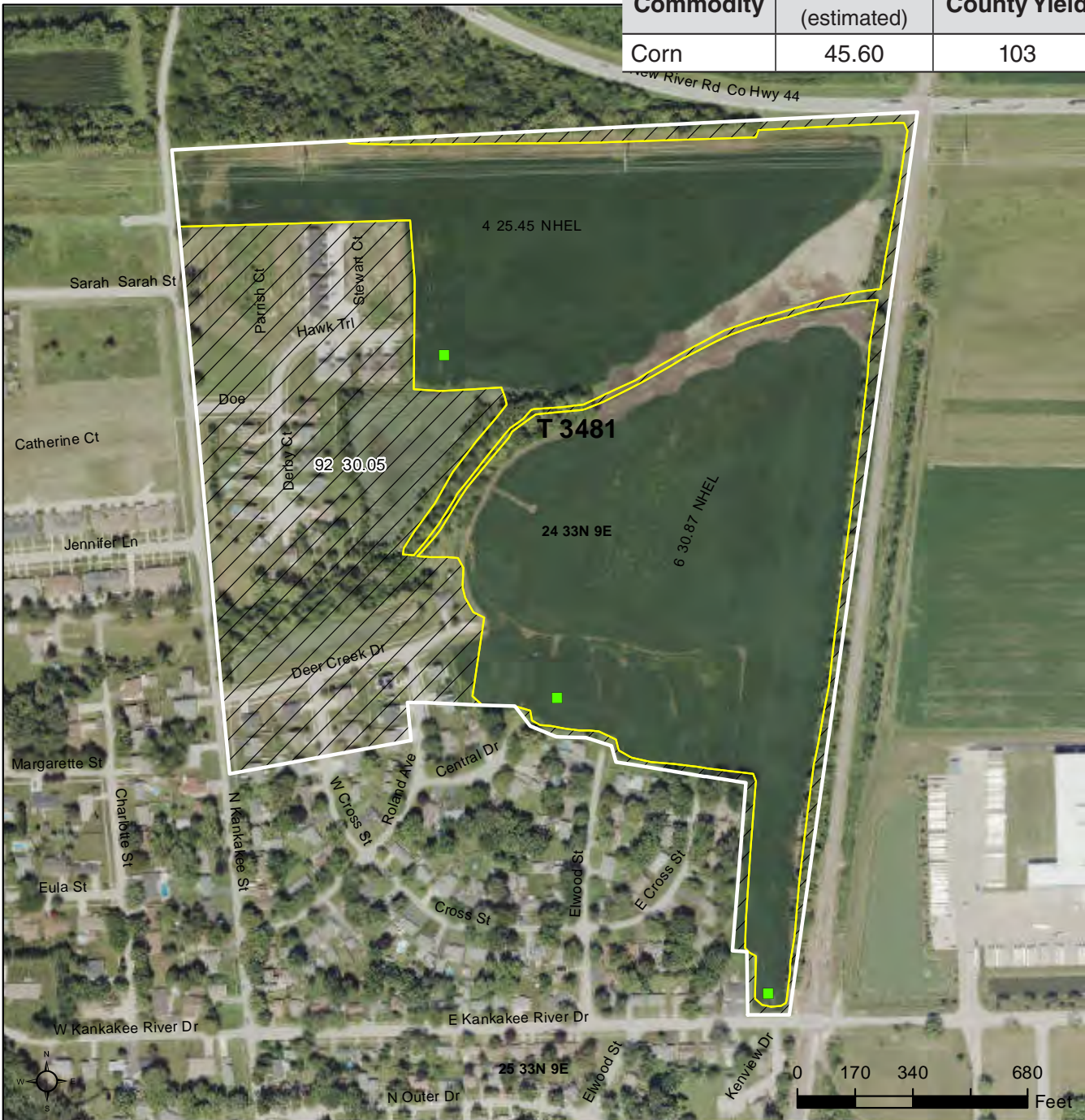
Boundaries and acreages are approximate.



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

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Professional Land Specialists

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