

# LAND FOR SALE - For Development - Next to Future Solar Farm

## +/-142 Acres within two parcels (+/-20 Acres on US 20)

### I-90 and US-20, Cherry Valley, Illinois

#### PROPERTY HIGHLIGHTS:

**Zoning:** CG (Commercial General) in Cherry Valley.

**Utilities:** Sewer/Water near the southwest end of the property. Sewer also located near the northwest corner of the property.

**Location:** Approximately 1 mile east of I-90/I-39 and I-39/US 20 interchanges and 2.5 miles west of Chrysler Assembly Plant. Frontage on I-90 and US 20.

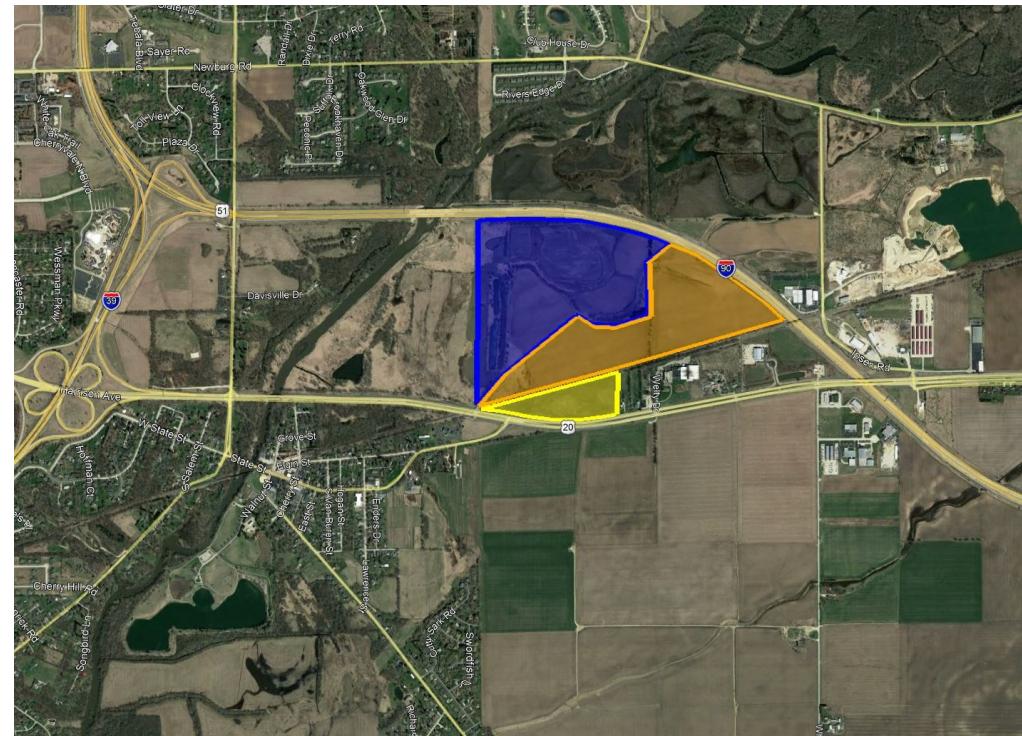
**Railroad:** Union Pacific Railroad and Fiber Optics at north border of the 20 acre parcel.

**Improvements:** House is at the northwest area of the property.

**Acreage:** Will Consider Dividing The Property.  
+/-122 acre (north parcel in blue)  
+/-20 acres along Route 20 (in yellow)

**Solar Farm:** 92 Acre shown in Orange was recently purchased for a Solar Farm Development.

**Asking Price:** Subject to Offer



**FOR MORE INFORMATION  
Please Contact:**

**Brian Coleman & Associates, Inc.**

A REAL ESTATE COMPANY

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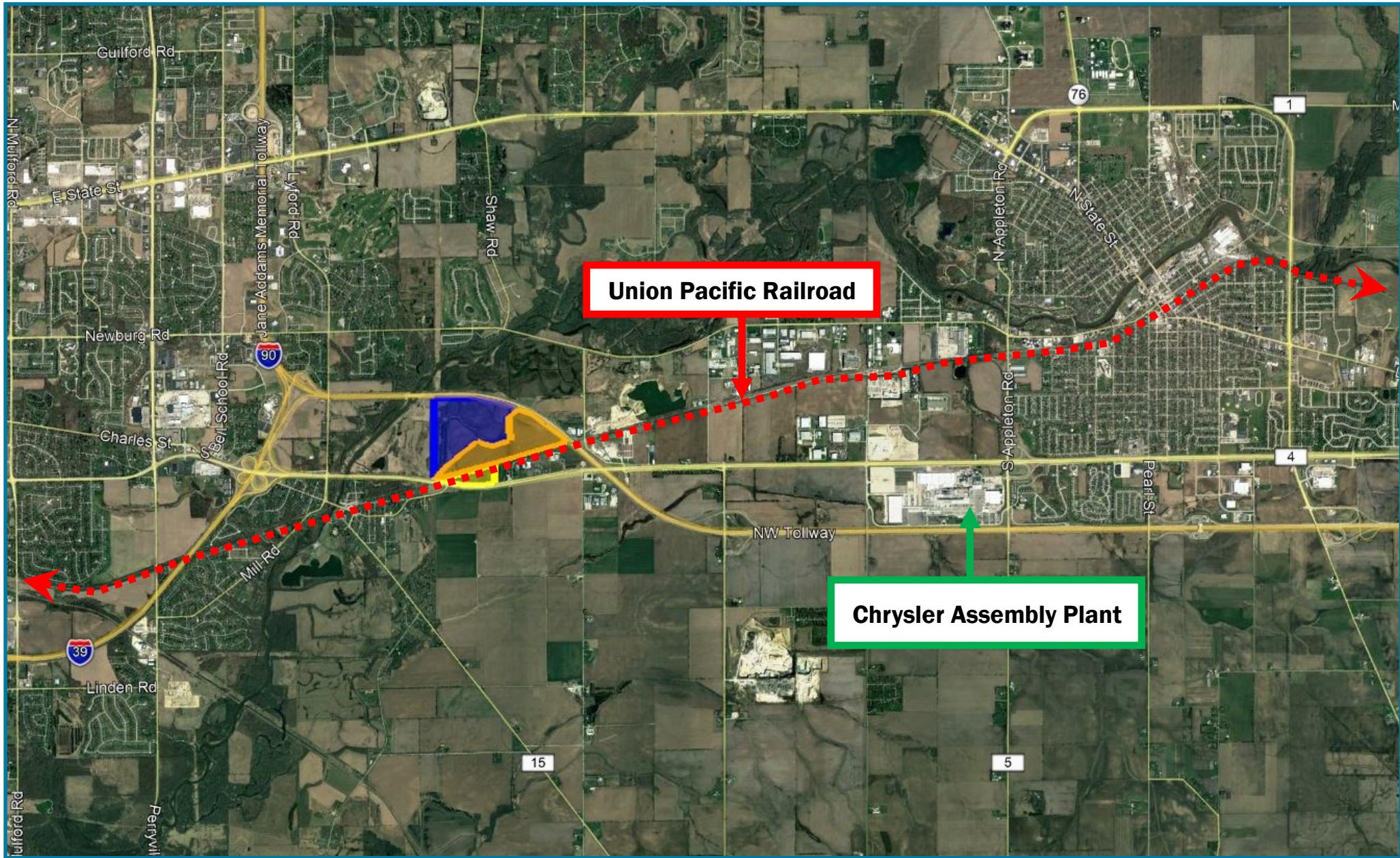
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# DEVELOPMENT OPPORTUNITY

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### Aerial Photograph



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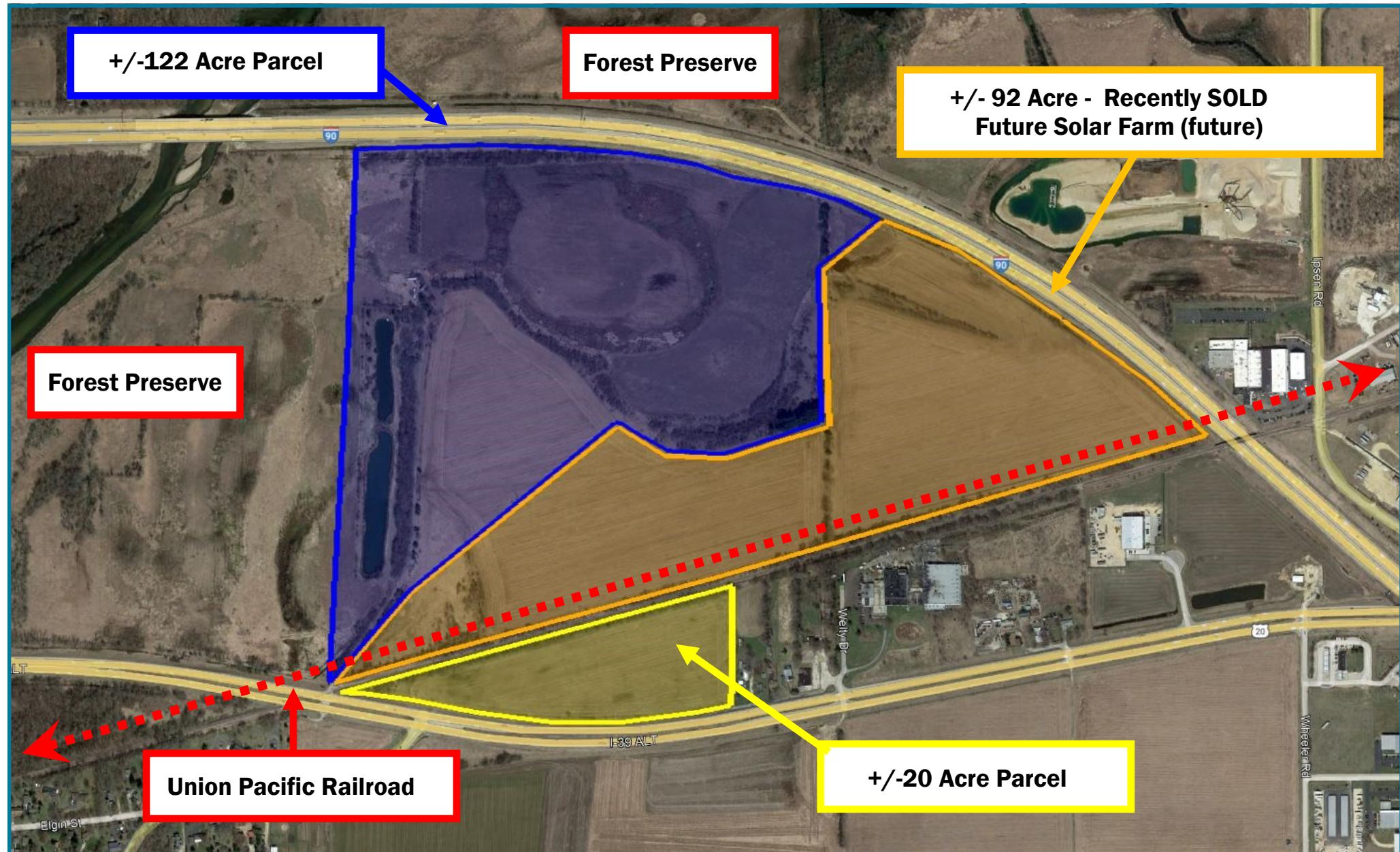
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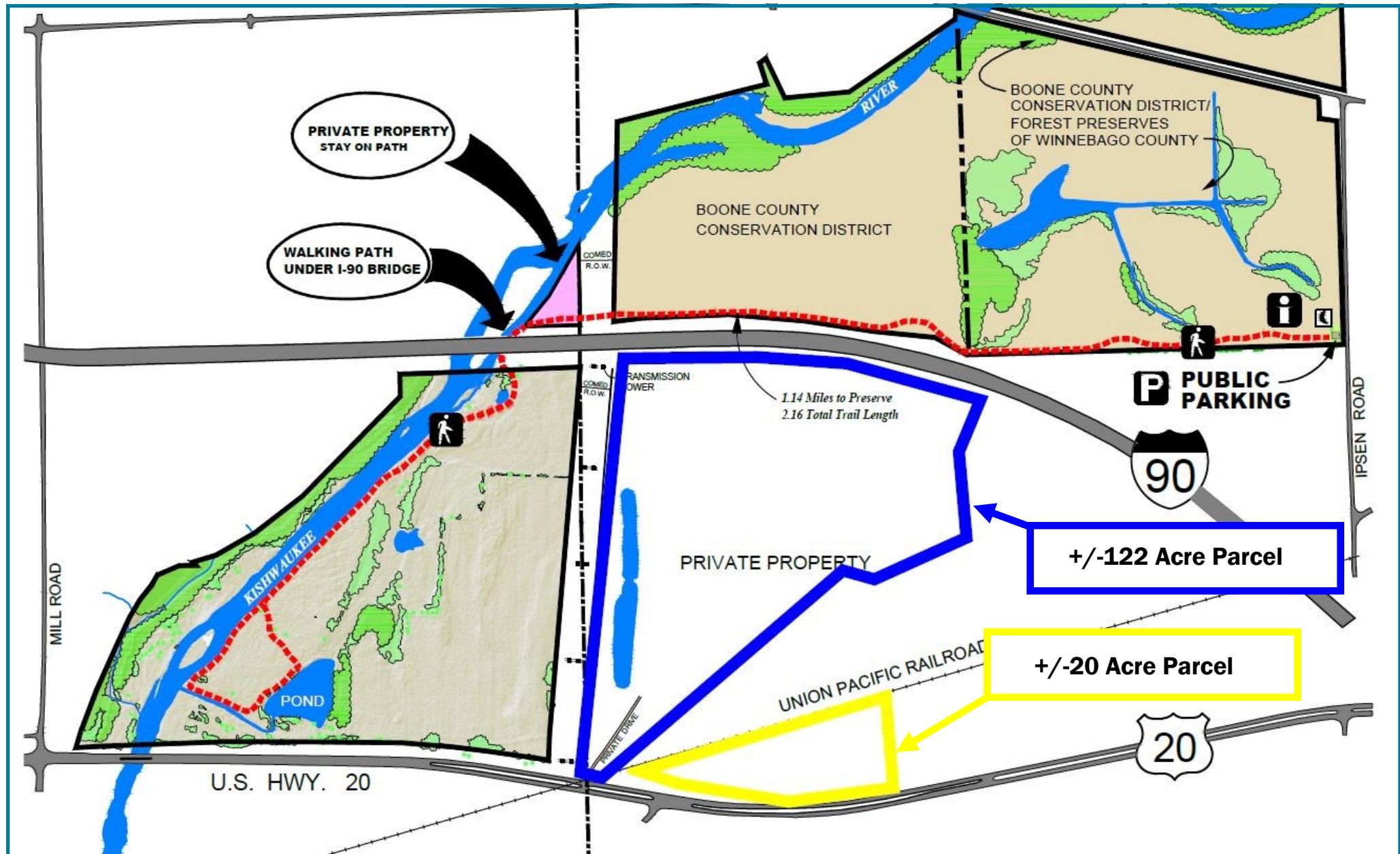
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## Forest Preserve

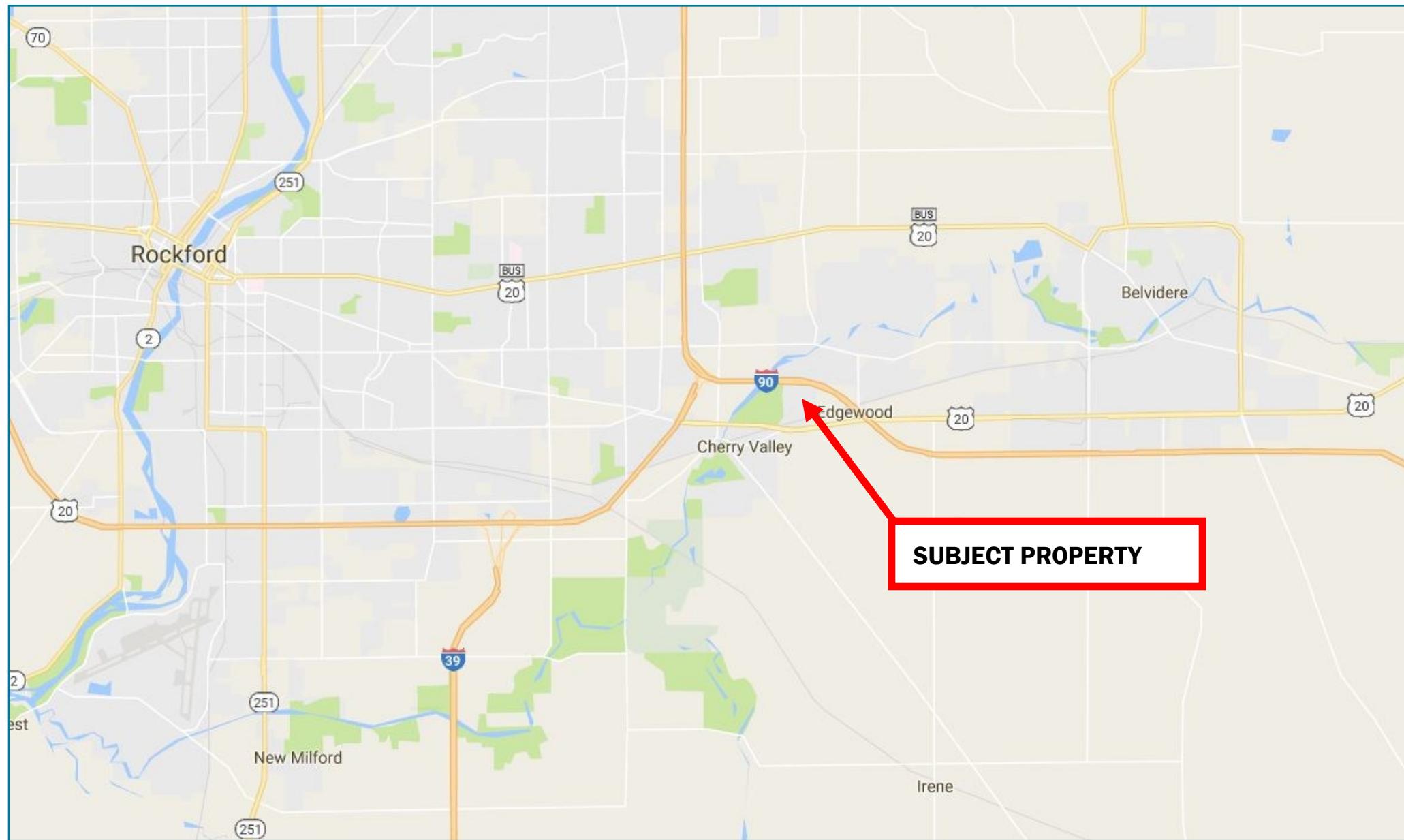


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### Location Map



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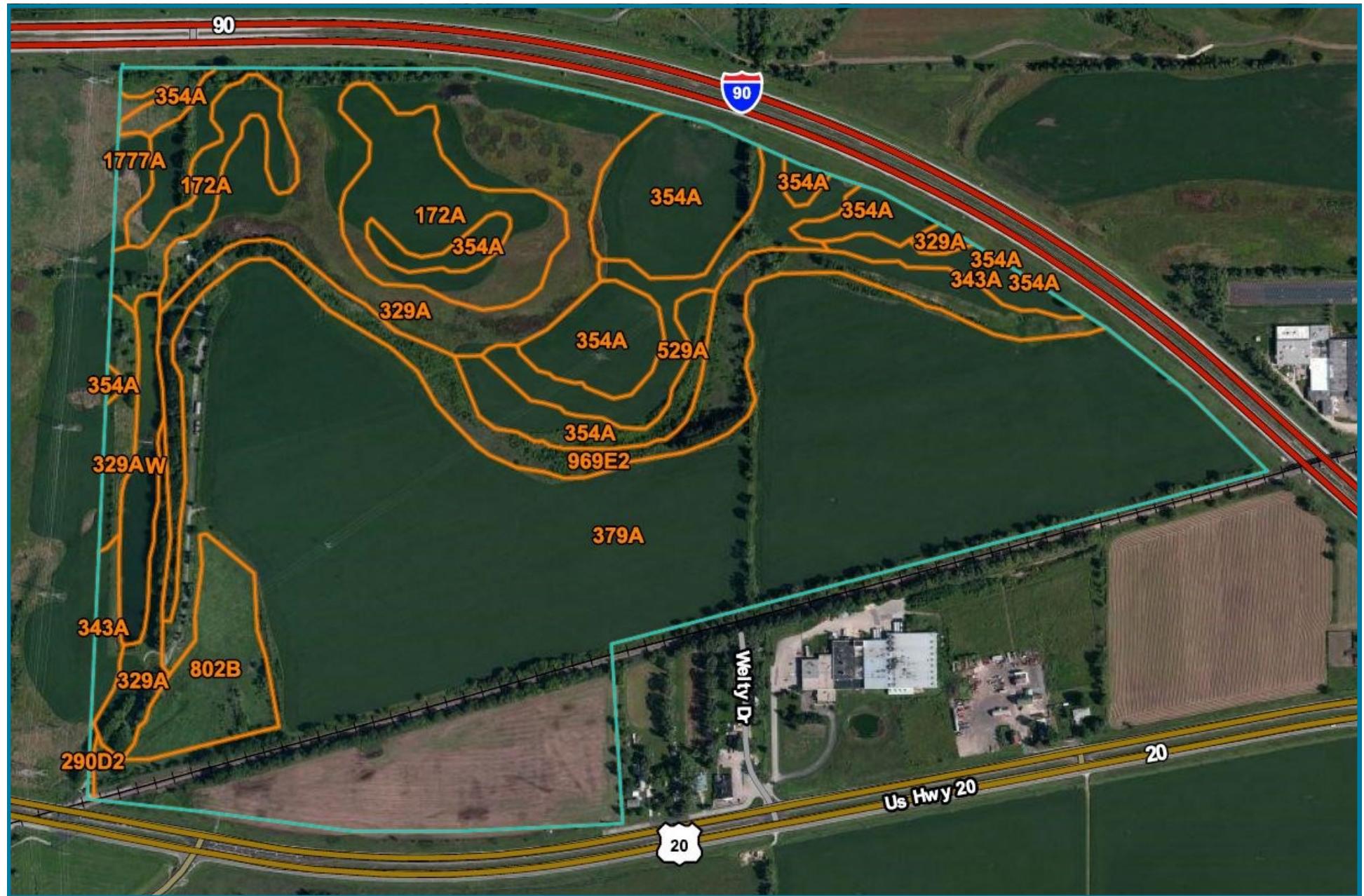
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## USDA Soil Map



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### Legend - Soil Map

Boone County, Illinois (IL007)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
172A	Hoopeston sandy loam, 0 to 2 percent slopes	14.6	6.2%
290D2	Warsaw loam, 6 to 12 percent slopes, eroded	0.2	0.1%
329A	Will loam, 0 to 2 percent slopes	32.2	13.7%
343A	Kane silt loam, 0 to 2 percent slopes	4.0	1.7%
354A	Hononegah loamy coarse sand, 0 to 2 percent slopes	22.7	9.6%
379A	Dakota loam, 0 to 2 percent slopes	128.5	54.5%
529A	Selmass loam, 0 to 2 percent slopes	6.7	2.9%
802B	Orthents, loamy, undulating	6.8	2.9%
969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	14.9	6.3%
1777A	Adrian muck, undrained, 0 to 2 percent slopes, frequently flooded	1.5	0.6%
W	Water	3.8	1.6%
<b>Totals for Area of Interest</b>		<b>235.7</b>	<b>100.0%</b>