

Aux Sable Twp. • Grundy County, IL

# FOR SALE

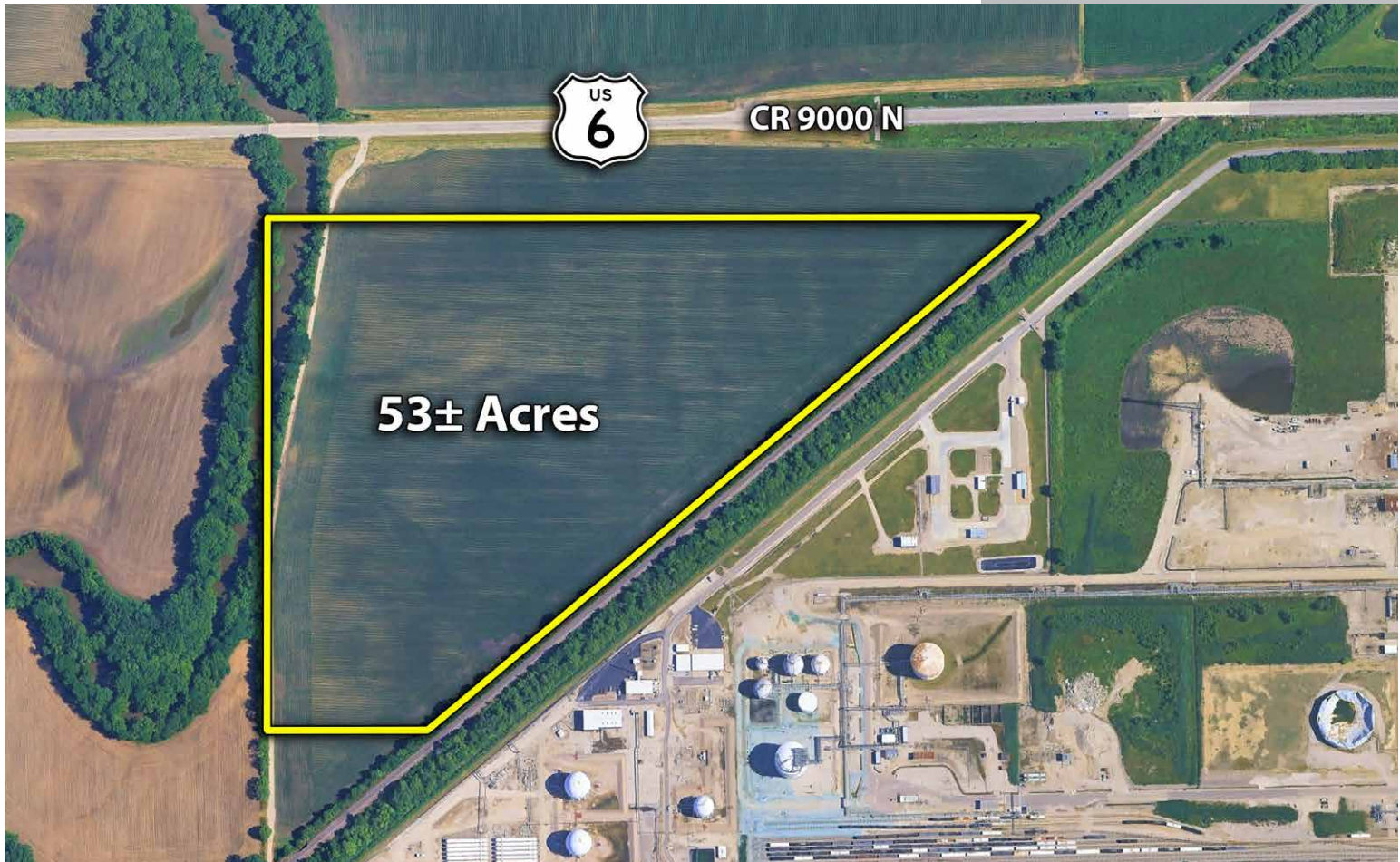
Potential Industrial Development Land  
& Potential Data Center Site

# 53.233

Taxed Acres

# \$7,984,950

\$150,000 per Acre



Manges Realty, Inc is pleased to present the following properties for sale in and near the Village of Channahon.

**Location:** South side of US Route 6, one mile east of Brisbin Road west of CSX railway, east of Aux Sable creek

**Description:** Part of NW 1/4 of Section 20 T34N R8E, Aux Sable Township, lying west of railway. Specifically, part of Lots 1 through 7 of Collins Subdivision lying west of railway.

Tax Parcels:	PIN	Taxed Acres	Taxes	Surveyed Acres
	03-20-100-002	33.92	\$1266.26	
	03-20-100-003	18.00	\$692.76	53.233
		51.92	\$1959.02	53.233

**Details:** Private road provides access to all parcels.

Village of Channahon purchased property directly south for new proposed sewage treatment facility. Studies and planning are in process for new plant. One mile east of Brisbin Road exit of I-80, easy access to Route 6 corridor

**Data Center Site:** Preliminary request indicates electric power is available in this area with transmission line directly south of site. Fiber Optic service is available to the site.



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3939 Garnette Ct.  
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630-730-2975

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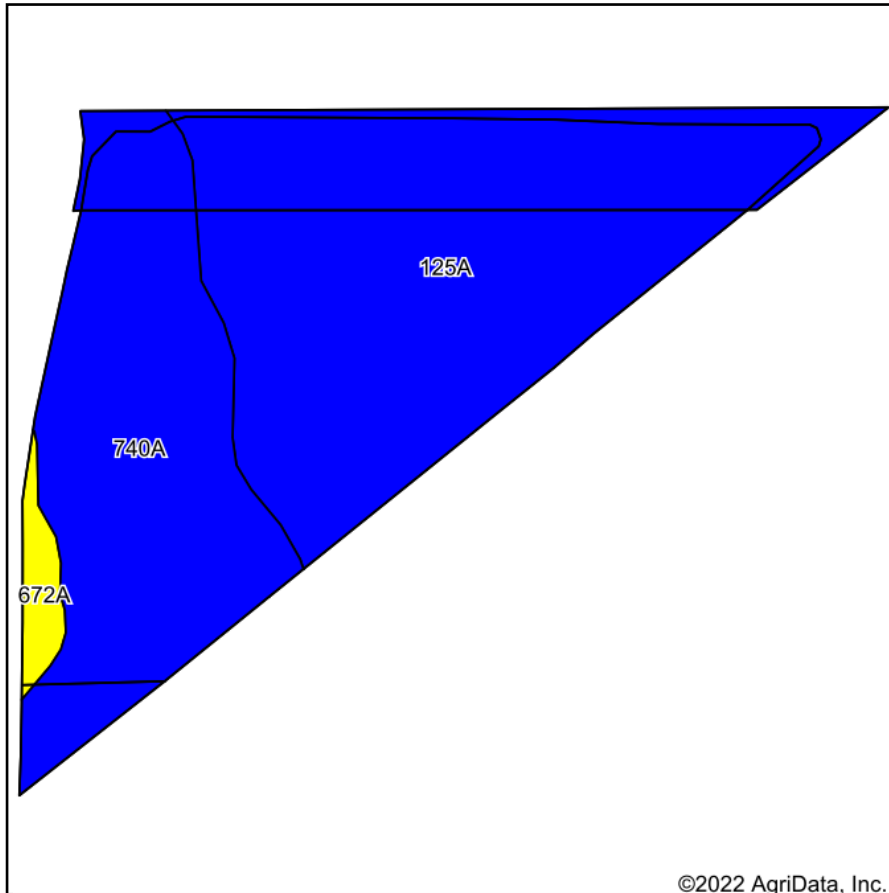
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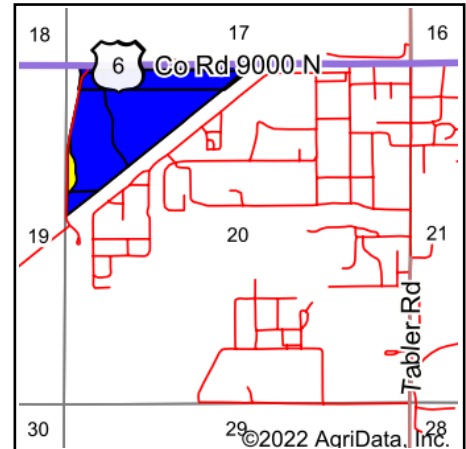
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## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Grundy**  
Location: **20-34N-8E**  
Township: **Aux Sable**  
Acres: **71.89**  
Date: **4/4/2022**

**Manges Realty, Inc.**

Maps Provided By:



Area Symbol: IL063, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	43.34	60.3%		0.5ft.	> 6.5ft.	Poorly drained	FAV	176	57	129
740A	Darroch silt loam, 0 to 2 percent slopes	26.76	37.2%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	177	57	129
672A	Crescent loam, 0 to 2 percent slopes	1.79	2.5%		> 6.5ft.	> 6.5ft.	Well drained	FAV	158	51	117
Weighted Average									175.9	56.9	128.7

**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

<sup>a</sup> UNF = unfavorable; FAV = favorable

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

**Additional Information is available online at [www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)**

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