

# 25 AC CRETE TWP FARM

**W Crete Monee Road  
Crete IL 60417**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	Will
<b>Township:</b>	Crete
<b>Gross Land Area:</b>	25.00 Acres
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$625,000.00
<b>Unit Price:</b>	\$25,000 per Acre
<b>Productivity Index (PI):</b>	115.4
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



25 acre parcel right outside of Crete, IL city limits now available. Nice frontage on New Monee road with a small amount of timber makes for an ideal setting for building your personal compound or estate. This property has a Soil PI of 115.4, with approximately 75% tillable acres.

Crete, IL, is an ideal location for development due to its strategic positioning near major transportation hubs, offering convenient access to Chicago and other significant markets. The village boasts a blend of suburban charm and rural tranquility, appealing to both residential and commercial interests. With a proactive local government supportive of growth and development, Crete provides opportunities for new businesses and housing projects. Additionally, the community is known for its strong school system, vibrant local culture, and ample green spaces, making it an attractive choice for families and developers seeking a balanced and thriving environment.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 25 AC Crete Twp Farm  
**Tax ID Number/APN:** 23-15-19-400-024-0000  
**Possible Uses:** Some development potential. Good site for your estate or small business or Solar farm.  
**Zoning:** A-1, Agriculture

### AREA & LOCATION

**School District:** Crete Monee CUSD 201U  
**Location Description:** This property is located in Crete Township, Will County, IL, just outside of the southwester city limits of Crete, on W Crete Monee Road/W New Monee Road.  
**Site Description:** This property is a rectangular parcel with trees bordering the east and south property lines. There is also a crop of trees that hold a sandy area shared with the parcel to the west. The property slopes to the northeast corner and the southwest corner of the property.  
**Side of Street:** The property is located on the south side of W Crete Monee Road.  
**Highway Access:** IL-1 is located 1.2 miles to the east.  
IL-394 is located 2.8 miles away to the southeast.  
IL-50 is located 4.8 miles to the west.  
I-57 is located 5.8 miles to the west.  
**Road Type:** Asphalt/Blacktop  
**Legal Description:** PART OF THE SE1/4 NE1/4; PART OF THE NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 19, TOWNSHIP 34 NORTH, 14 EAST, WILL COUNTY, ILLINOIS  
**Property Visibility:** The property is visible from W Crete Monee Road.  
**Largest Nearby Street:** W Crete Monee Road  
**Transportation:** University Park Metra Train Station is located 6.9 miles to the northwest.  
Chicago Midway Airport is located 32.9 miles to the north.  
Chicago O'Hare Airport is located 54.8 miles to the north.  
  
There is also a planned expansion of the Metra Train Service to include a new station in Steger, IL, 4.7 miles to the north of the property.

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 659 feet of frontage on W Crete Monee Road.  
**Buildings:** There are no buildings on this property.  
**Zoning Description:** Currently zoned A-1, Agriculture  
**Flood Plain or Wetlands:** Please see included FEMA Map and Wetland Map provided by Surety Maps.  
**Topography:** Please see included topographical maps provided by Surety Maps.  
**FSA Data:** Part of a larger farm. Estimated at 15 acres.  
PLC Corn yield is 122 bushels per acre.  
PLC Soybean yield is 43 bushels per acre.  
**Soil Type:** 40.0% Ashkum silty clay loam (232A)  
28.3% Markham silt loam (531C2)  
15.9% Beecher silt loam (298B)  
  
Please see Soil Map provided by Surety Maps for more details.

### FINANCIALS

**Finance Data Year:** 2022 Taxes, Paid 2023  
**Real Estate Taxes:** 2022 Taxes: \$848.92  
**Investment Amount:** \$625,000.00 or \$25,000 per acre

### LOCATION



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Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

**Address:**  
**County:**

W Crete Monee Road, Crete, IL 60417  
Will County



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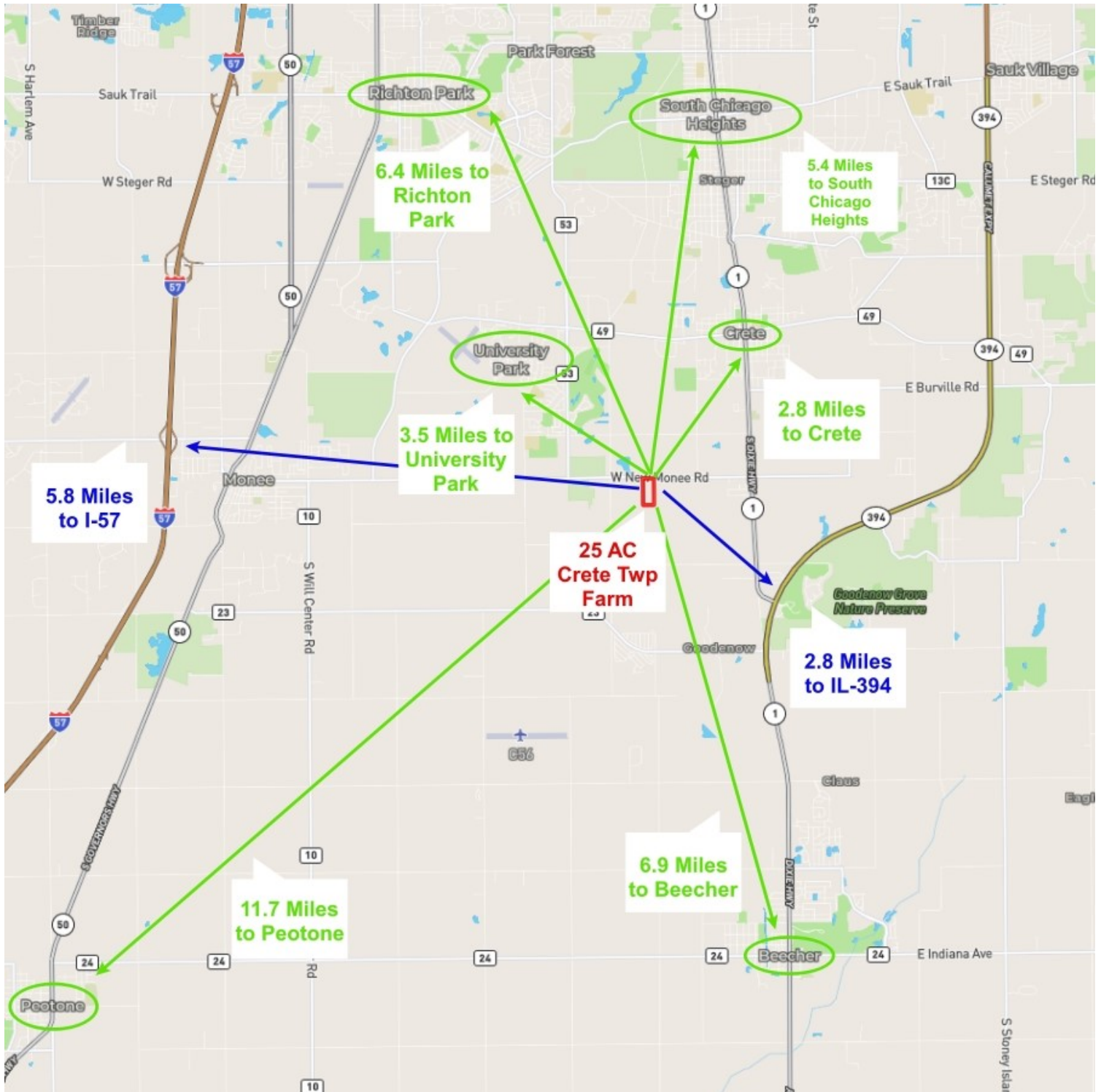
PROPERTY MAP



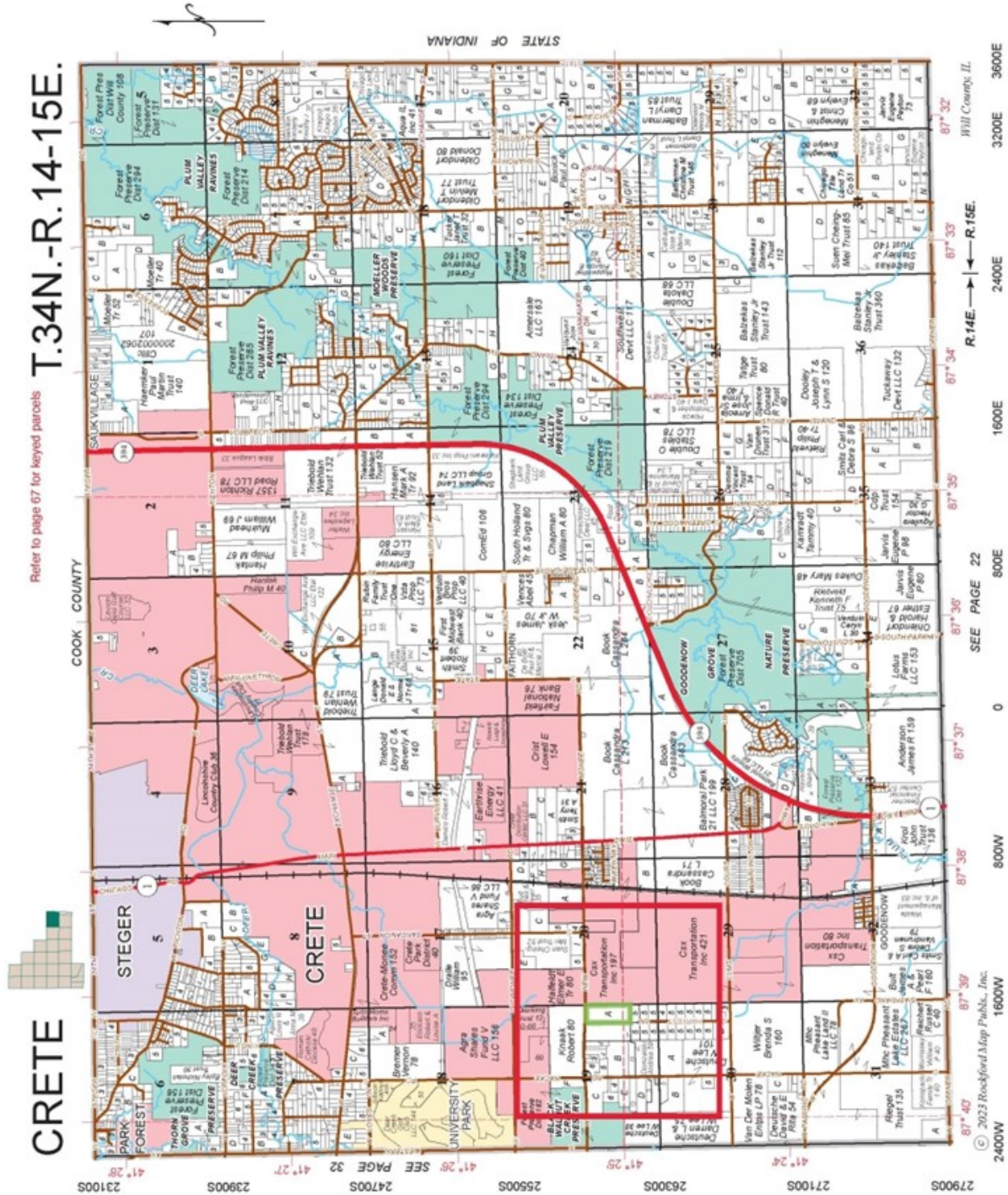
AERIAL MAP



AERIAL ROAD MAP



PLAT MAP



Refer to page 67 for keyed parcels  
T.34N.-R.14-15E.

Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



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Boundary Center: 41° 25' 5.5, -87° 39' 9.67



19-34N-14E  
Will County  
Illinois

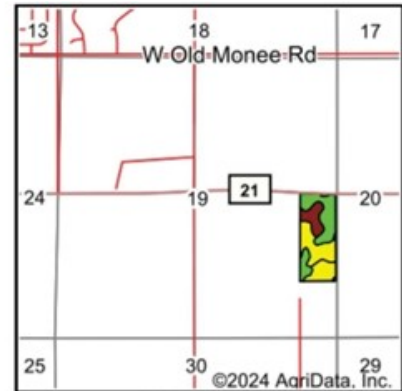
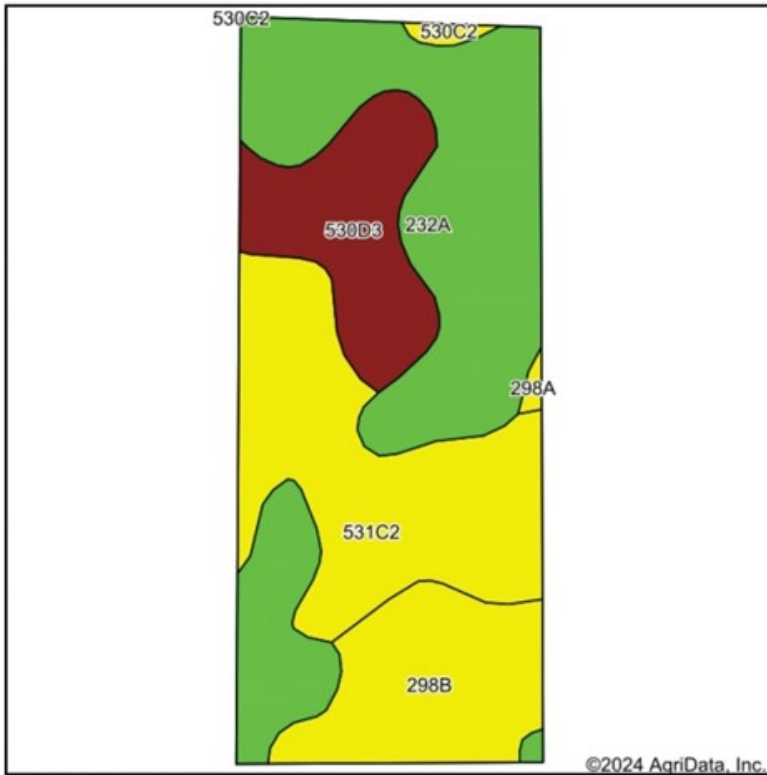


6/6/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



SOIL MAP



State: Illinois  
County: Will  
Location: 19-34N-14E  
Township: Crete  
Acres: 25.39  
Date: 6/6/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 18

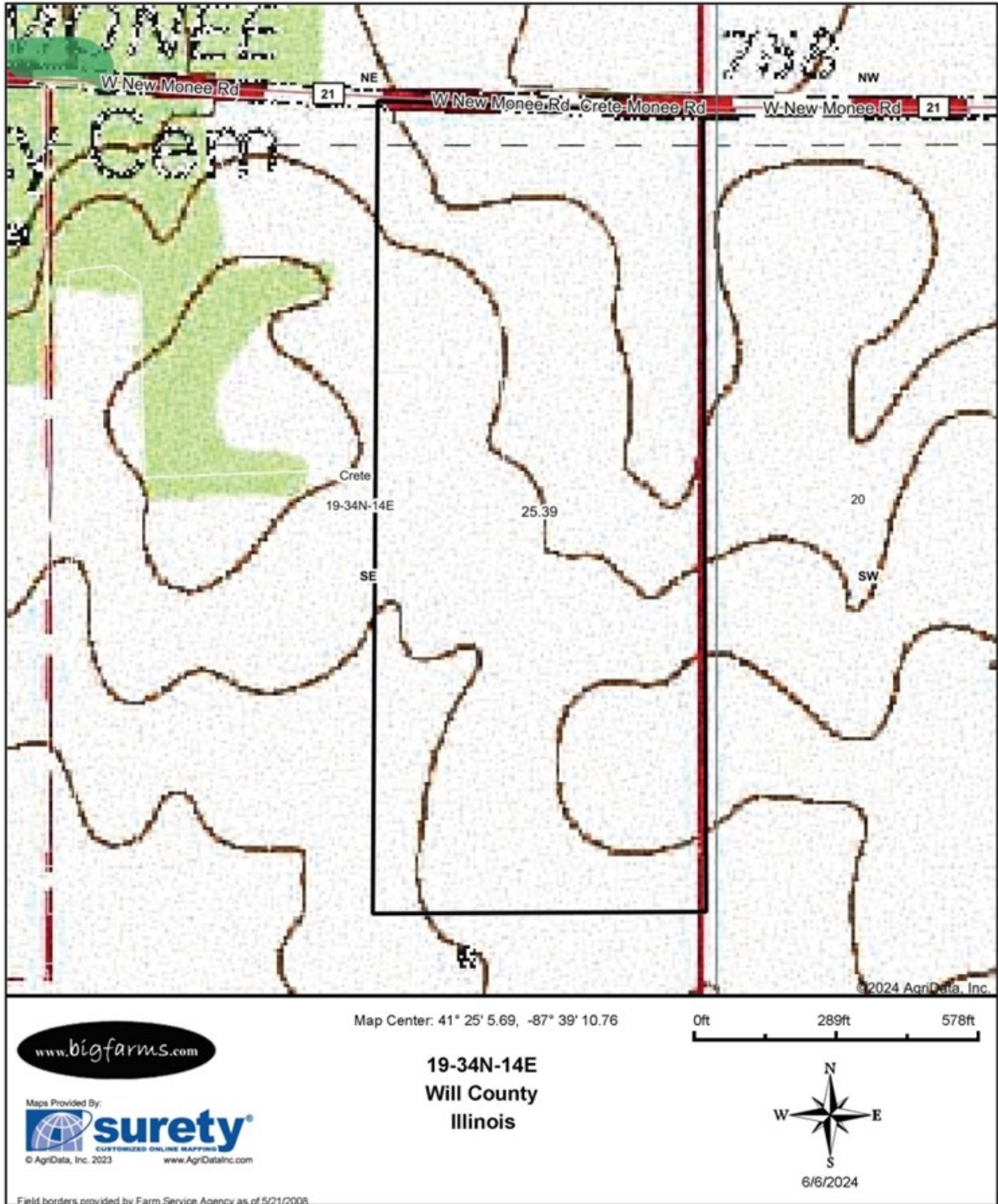
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.16	40.0%	Green	**170	**56	**127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	7.19	28.3%	Yellow	**153	**49	**113
**298B	Beecher silt loam, 2 to 4 percent slopes	4.03	15.9%	Yellow	**150	**50	**113
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	3.74	14.7%	Red	**127	**40	**92
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	0.17	0.7%	Yellow	**141	**44	**102
298A	Beecher silt loam, 0 to 2 percent slopes	0.10	0.4%	Yellow	152	51	114
Weighted Average					155.4	50.6	115.4

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

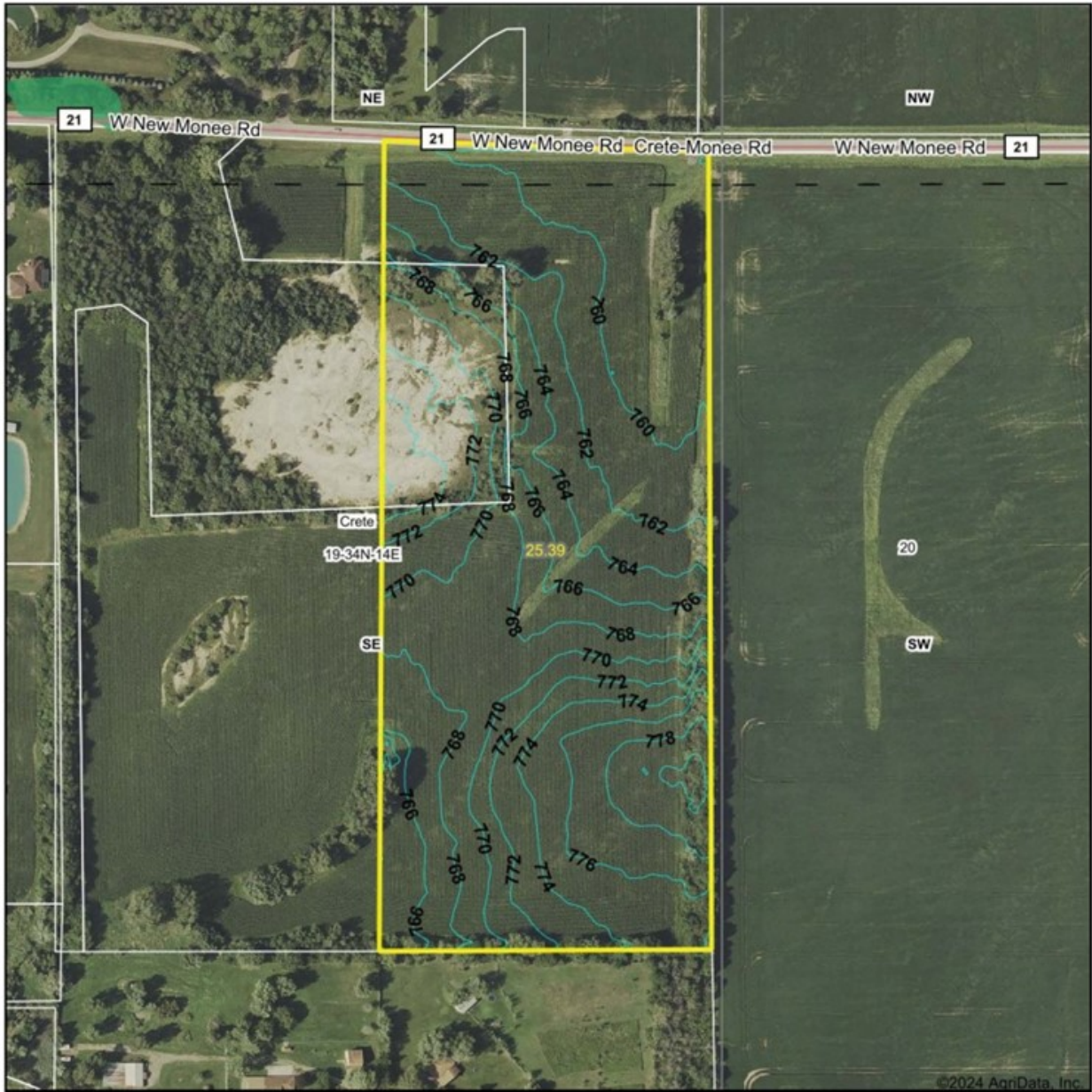
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP

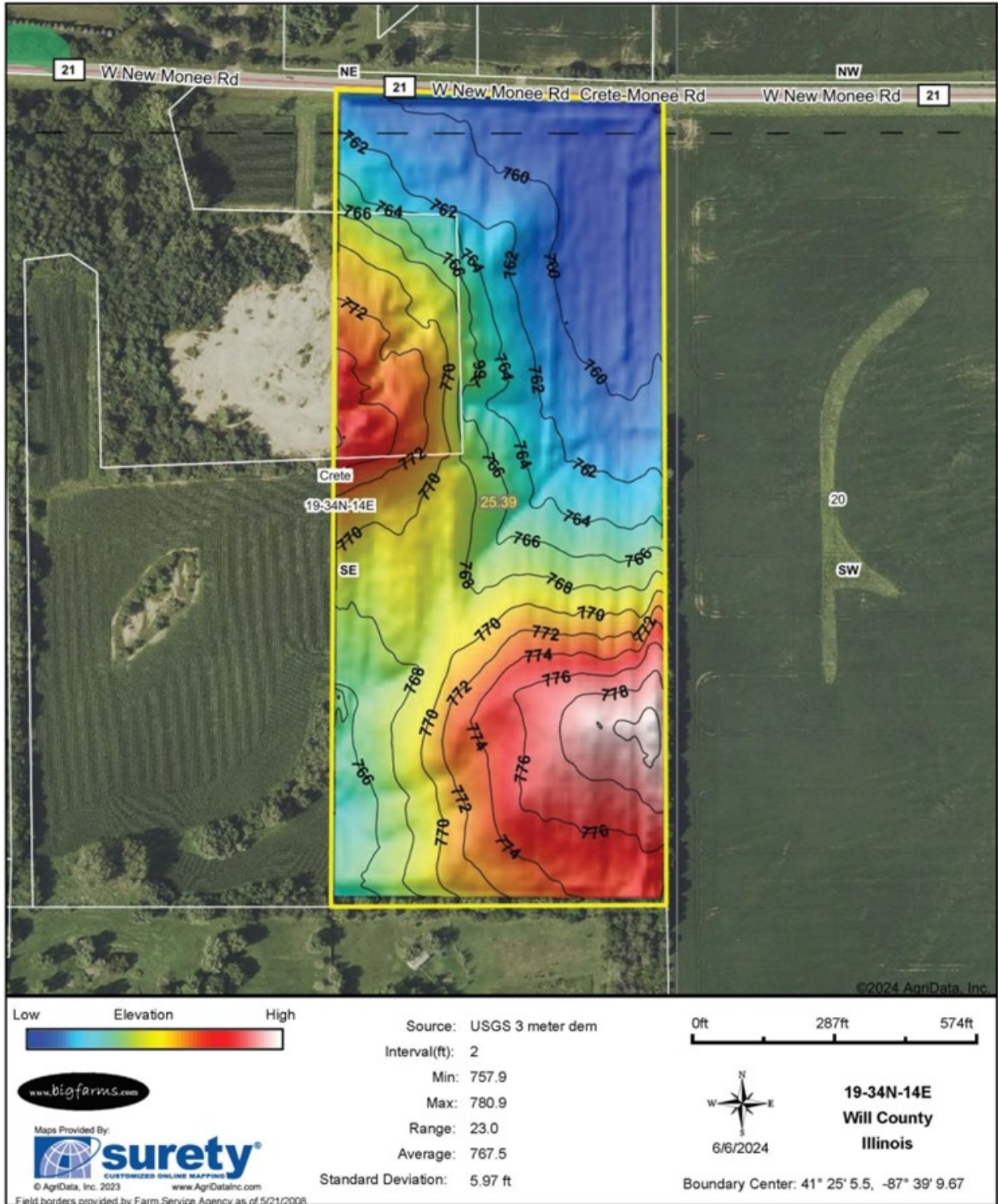


TOPO CONTOURS MAP



	Source: USGS 3 meter dem	0ft	317ft	634ft
	Interval(ft): 2.0	[Scale bar]		
	Min: 757.9		19-34N-14E	
	Max: 780.9			Will County
© AgriData, Inc. 2023	Range: 23.0	6/6/2024	Illinois	
www.AgriDataInc.com	Average: 767.5	Boundary Center: 41° 25' 5.5, -87° 39' 9.67		
Field borders provided by Farm Service Agency as of 5/21/2008	Standard Deviation: 5.97 ft			

TOPO HILLSHADE MAP



WETLAND MAP



State: **Illinois**  
Location: **19-34N-14E**  
County: **Will**  
Township: **Crete**  
Date: **6/6/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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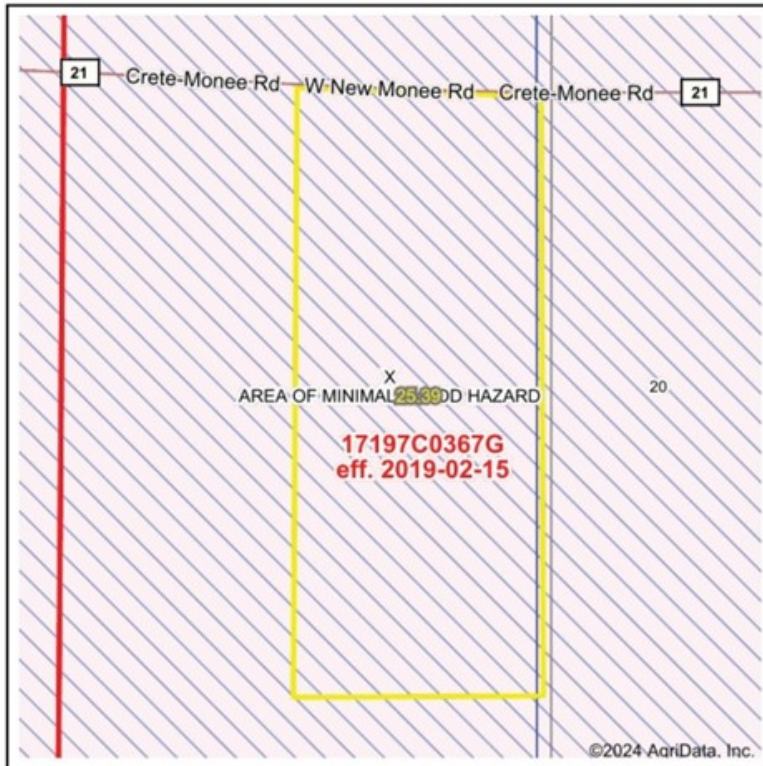


0ft 461ft 923ft

Classification Code	Type	Acres
		Total Acres
		0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA MAP



Map Center: 41° 25' 5.69, -87° 39' 10.76  
State: IL Acres: 25.39  
County: Will Date: 6/6/2024  
Location: 19-34N-14E  
Township: Crete



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	24.83	97.8%
VILLAGE OF CRETE	170700	Will	Regular	0.56	2.2%
<b>Total</b>				25.39	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	25.39	100%
<b>Total</b>			25.39	100%

Panel	Effective Date	Acres	Percent
17197C0367G	2/15/2019	25.39	100%
<b>Total</b>		25.39	100%

## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



## AGENCY DISCLOSURE

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