

45 Ac Crete Township Farm
S. Cottage Grove Ave (SW corner of Cottage Grove & Munz Rd.
Crete IL 60417



45 AC CRETE TOWNSHIP FARM

**S. Cottage Grove Ave (SW corner of Cottage Grove & Munz Rd.
Crete IL 60417**

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Will
Township:	Crete
Gross Land Area:	45
Property Type:	Vacant land with tillable acres and wooded acres
Possible Uses:	Agricultural Production with residential potential
Total Investment:	\$355,500
Unit Price:	\$7,900 per acre
Productivity Index (PI):	The PI index for 33.85 tillable acres is 112.8
Buildings:	No Buildings
Utilities:	Electric, private well and septic systems are needed for residential use
Zoning:	Agriculture



PRICE REDUCED! 45 total acres in Crete Township, Will County Illinois. Nice combination of tillable and wooded acres. The farm is near the Balmoral Hunter/Jumper Equestrian Center (former Balmoral horse race track). The general area has many equestrian farms. Easy access to Rt. 394.



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 45 Acre Crete Township Farm
Tax ID Number/APN: 23-15-22-200-006-0000
Possible Uses: In an area of equestrian farms. Residential use, solar farm potential or Agriculture production.
Zoning: Agriculture

AREA & LOCATION

School District: Crete-Monee Community Unit School District 201-U
Location Description: Rural area with many horse boarding and training facilities. Area of estate housing and easy access to I-394 expressway.
Site Description: Corner parcel with 45 total acres. Nice combination of wooded and tillable acres.
Side of Street: Southwest corner of S. Cottage Grove Rd and Munz road.
Highway Access: 11 South of the Tri-State Tollway
1.5 miles to Rt. 394
9.7 miles to I-57 at Monee
10.2 miles to Metra station at University Park
Road Type: Tar & Chip
Legal Description: 45 acres in the NE corner of section 22, Crete Township, Will County Illinois.
Property Visibility: Excellent corner parcel.
Largest Nearby Street: Rt. 394 is only 1.5 miles to the NE.
Transportation: University Park train station is only 10.2 miles to the northwest.

LAND RELATED

Lot Frontage (Feet): 1304 feet of frontage on Munz Rd
1412 feet of frontage on S. Cottage Grove Ave.
Tillable Acres: Approximately 33.85 tillable acres
Buildings: No buildings
Flood Plain or Wetlands: The farm does have several acres considered wetland.
Topography: Flat to gently rolling
Soil Type: Beecher silt loam (298B)
Ashkum silty clay loam (232A)
Ozaukee silt loam (530C2)
Available Utilities: Electric to site. Private well and septic systems are required for any building or residential development.

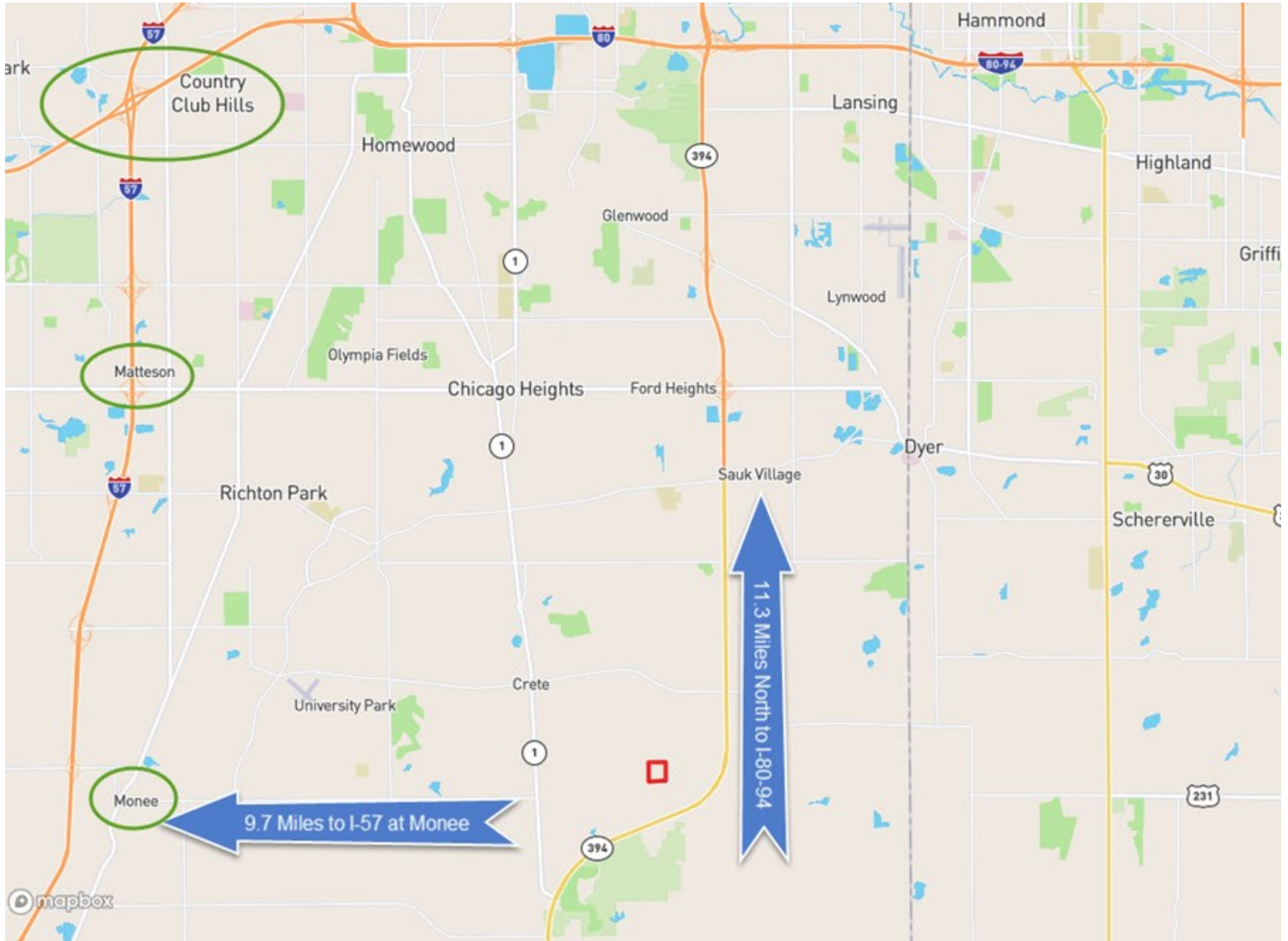
FINANCIALS

Finance Data Year: 2016 taxes paid in 2017
Real Estate Taxes: Total tax amount is \$672 or \$14.93/acre
Investment Amount: The investment needed to purchase this farm is \$355,500 or \$7,900 per acre.

LOCATION

Address: S. Cottage Grove Ave.
Southwest corner of S. Cottage Grove ave and Munz road in Crete Township.
County: Will County Illinois

LOCATION MAP FOR 45 ACRE CRETE FARM



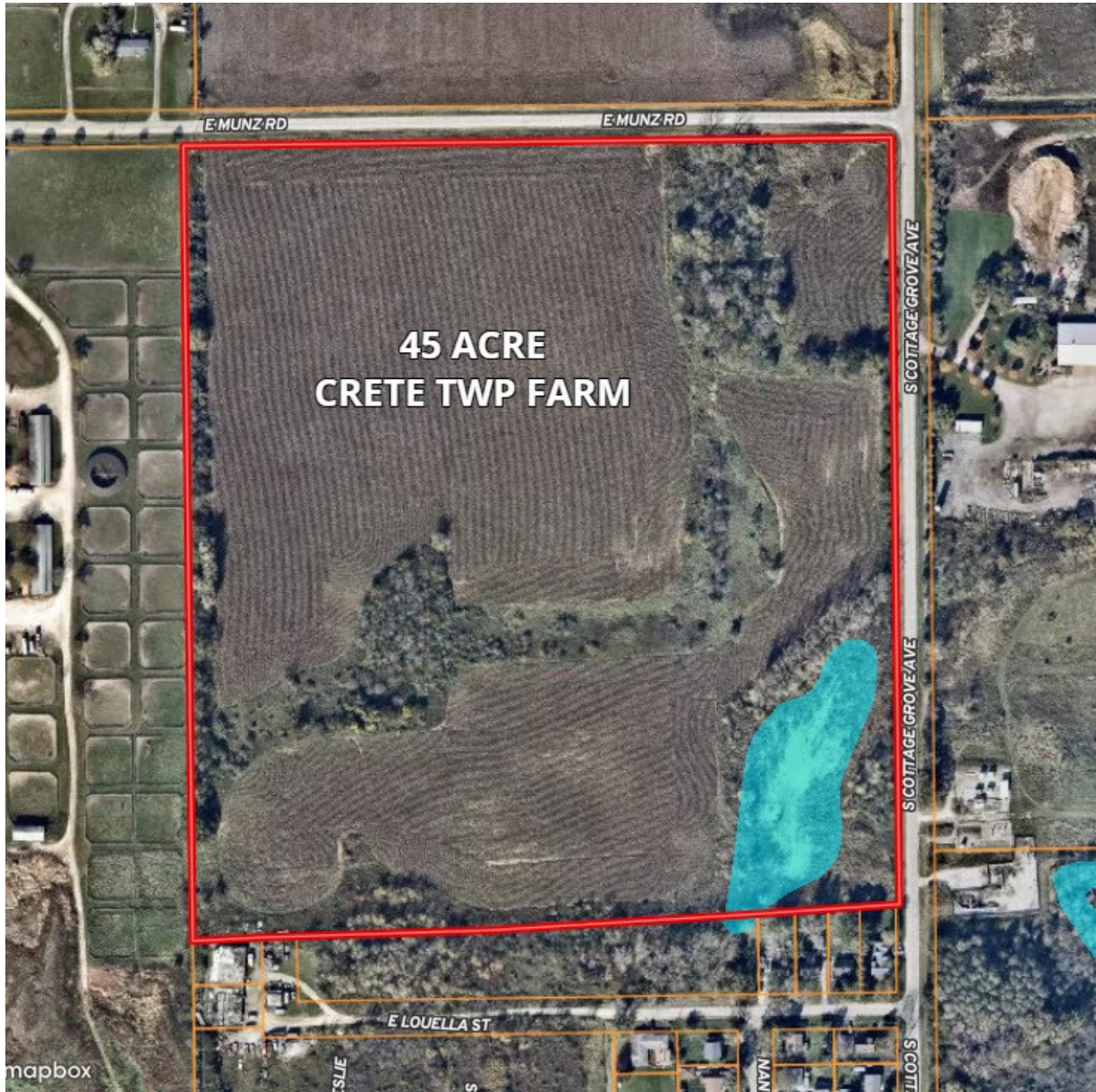
AERIAL 1 CRETE FARM



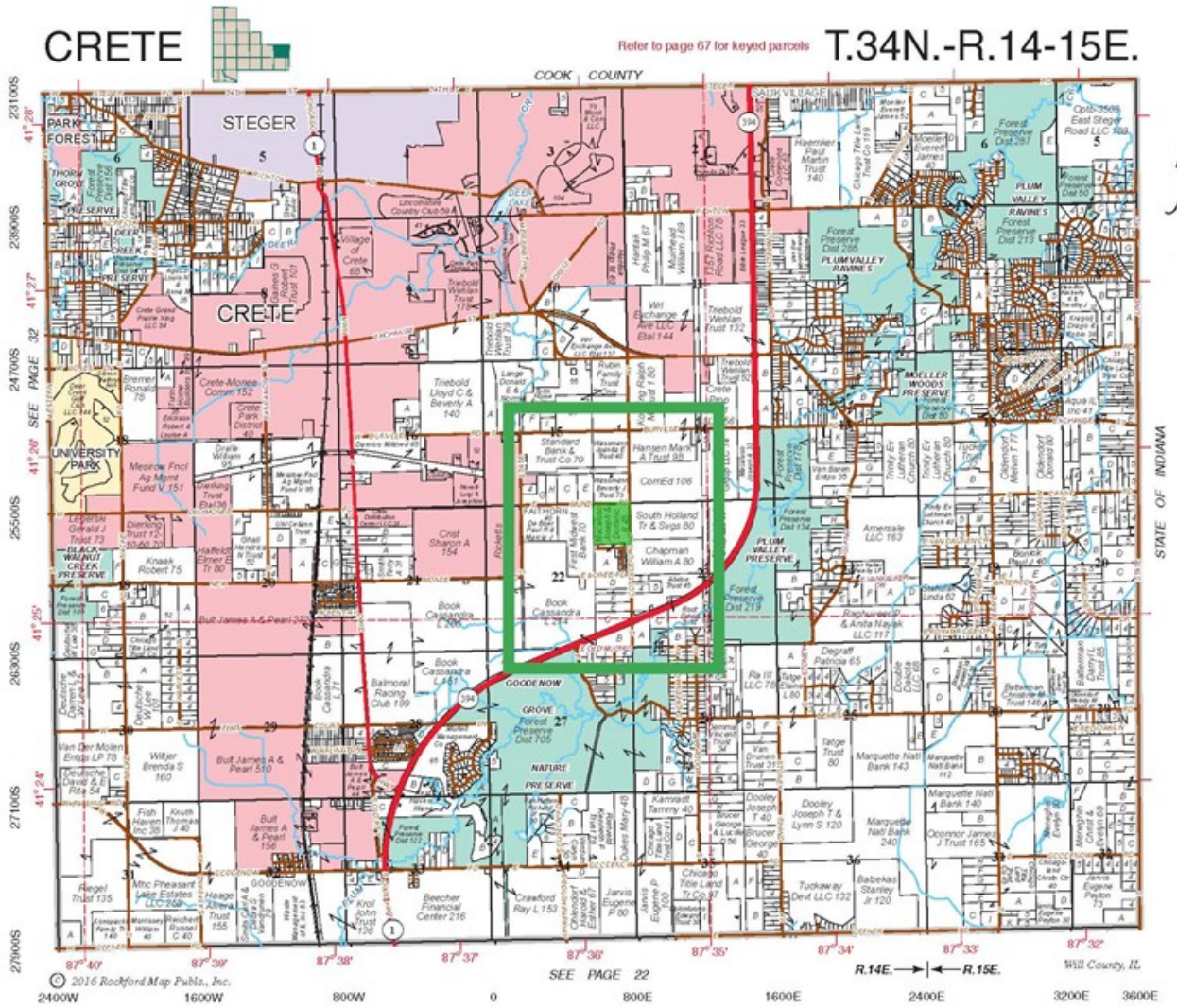
AERIAL 2 OF CRETE FARM



AERIAL 3 OF 45 ACRE FARM

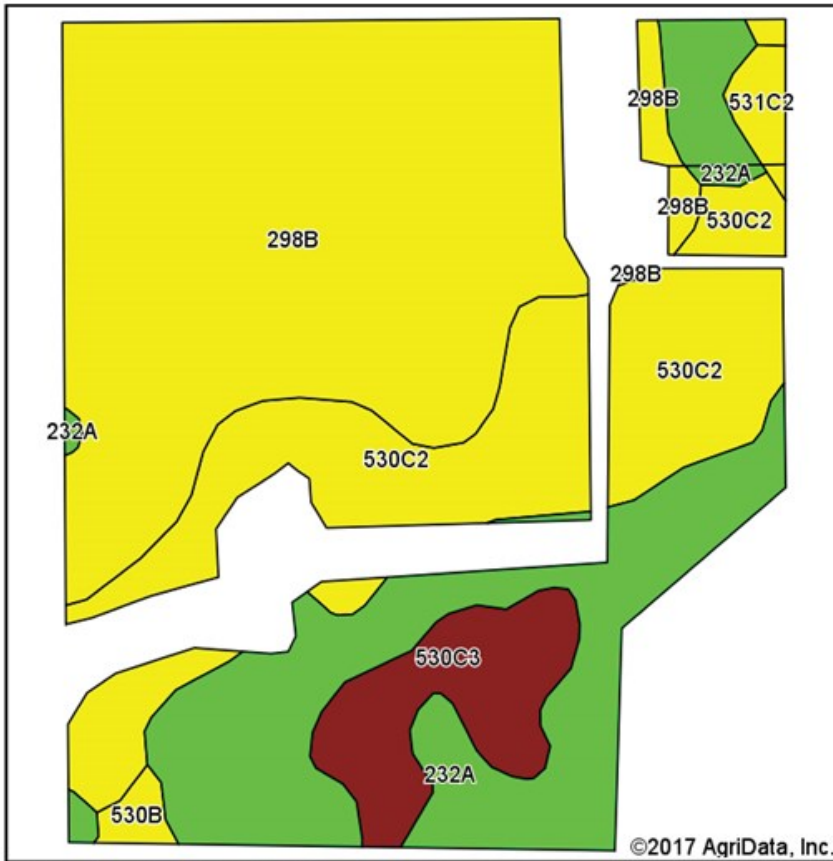


CRETE TOWNSHIP PLAT MAP

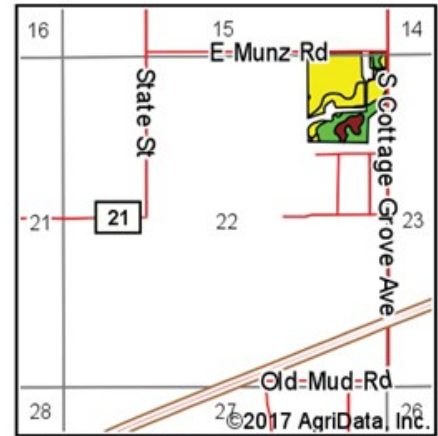


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP OF TILLABLE ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Will**
 Location: **22-34N-14E**
 Township: **Crete**
 Acres: **33.85**
 Date: **7/12/2017**



Area Symbol: IL197, Soil Area Version: 11							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	15.44	45.6%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	7.67	22.7%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	7.59	22.4%		**143	**45	**104
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	2.46	7.3%		**132	**41	**96
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.42	1.2%		**147	**48	**108
**530B	Ozaukee silt loam, 2 to 4 percent slopes	0.27	0.8%		**149	**47	**108
Weighted Average					151.6	49.5	112.8

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

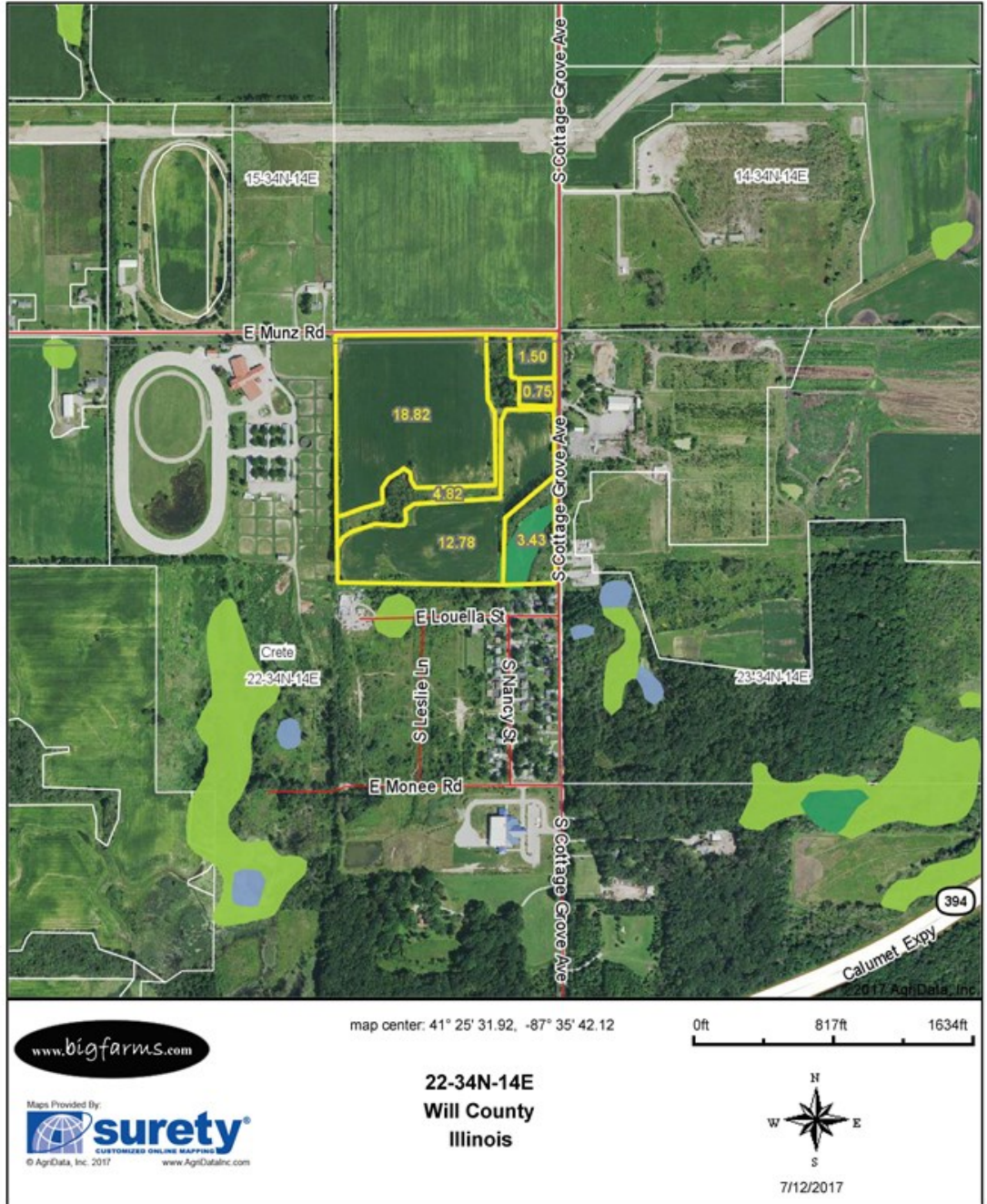
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

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

FSA MAP FOR 45 ACRES IN CRETE TOWNSHIP

Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHICAL MAP

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.