

160 Acre Haage farm, Crete
1455 W. Goodenow Rd
Beecher IL 60401



160 ACRE HAAGE FARM, CRETE

1455 W. Goodenow Rd
Beecher IL 60401

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:	160 Acres
Property Type:	Farmland with house, toolsheds, grain storage and other small buildings
Possible Uses:	Agriculture, Residential
Total Investment:	\$1,468,750.00
Unit Price:	\$8,250 per acre for 155 acres of farmland and \$190,000 for 5 acre building site
Sold Price:	\$1,320,000
Productivity Index (PI):	PI of 116
Buildings:	Full set of farm buildings, house, grain storage, tool sheds, corn crib, other small out buildings.
Zoning:	Agriculture



Good 160 acres in Crete Township, but with a Beecher address. Full set of farm buildings, house, tool sheds, corn crib, quonset building, grain storage and one small out buildings in need or repair. Great location near highway transportation, with low Will County taxes.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 160 Acre Haage Farm, Crete Township, Will County Illinois
Tax ID Number/APN: 23-15-32-300-001-0000 (South 80 acres)
23-15-32-100-001-0000 (North 80 acres)
Possible Uses: Farm is in an area of potential industrial development.
Zoning: Agriculture
Sale Terms: Sellers are looking for a cash sale

AREA & LOCATION

Location Description: Eastern part of Will and south of Cook County. The farm has good frontage on Goodenow road and Ashland Ave. Section 32 of Crete Township, Will County. The farm is adjacent to the proposed Center Point Crete Inter-modal terminal. This facility was never built.
Site Description: Typical farmland parcel for the area. The farm is split by Goodenow road, with 80 acres on the north side of Goodenow and 80 with an old set of farm building on the south side of Goodenow.
Highway Access: The parcel is approximately 1.25 miles east to Rt. 1 (Dixie Hwy) and I-394. 394 allows for easy access to 80-94 expressway to the north. I-57 access is approximately 8 miles west.
Road Type: Asphalt County road.
Property Visibility: Excellent
Largest Nearby Street: Rt 1 or I-394 expressway.

LAND RELATED

Lot Frontage (Feet): Quarter mile of frontage on Goodenow road and half mile of frontage on Ashland Ave.
Yield History:
Year Corn Soybeans
2015 141 40
2014 131 56
2013 132 40
2012 153 43
2011 156 27
Tillable Acres: Approximately 139 tillable acres
Buildings: Old set of farm buildings. House, corn crib, garage, two functional tool sheds, 10,000 bushels of grain storage and small shop building.
Flood Plain or Wetlands: Flood plain map included with this package.
Topography: Gently rolling

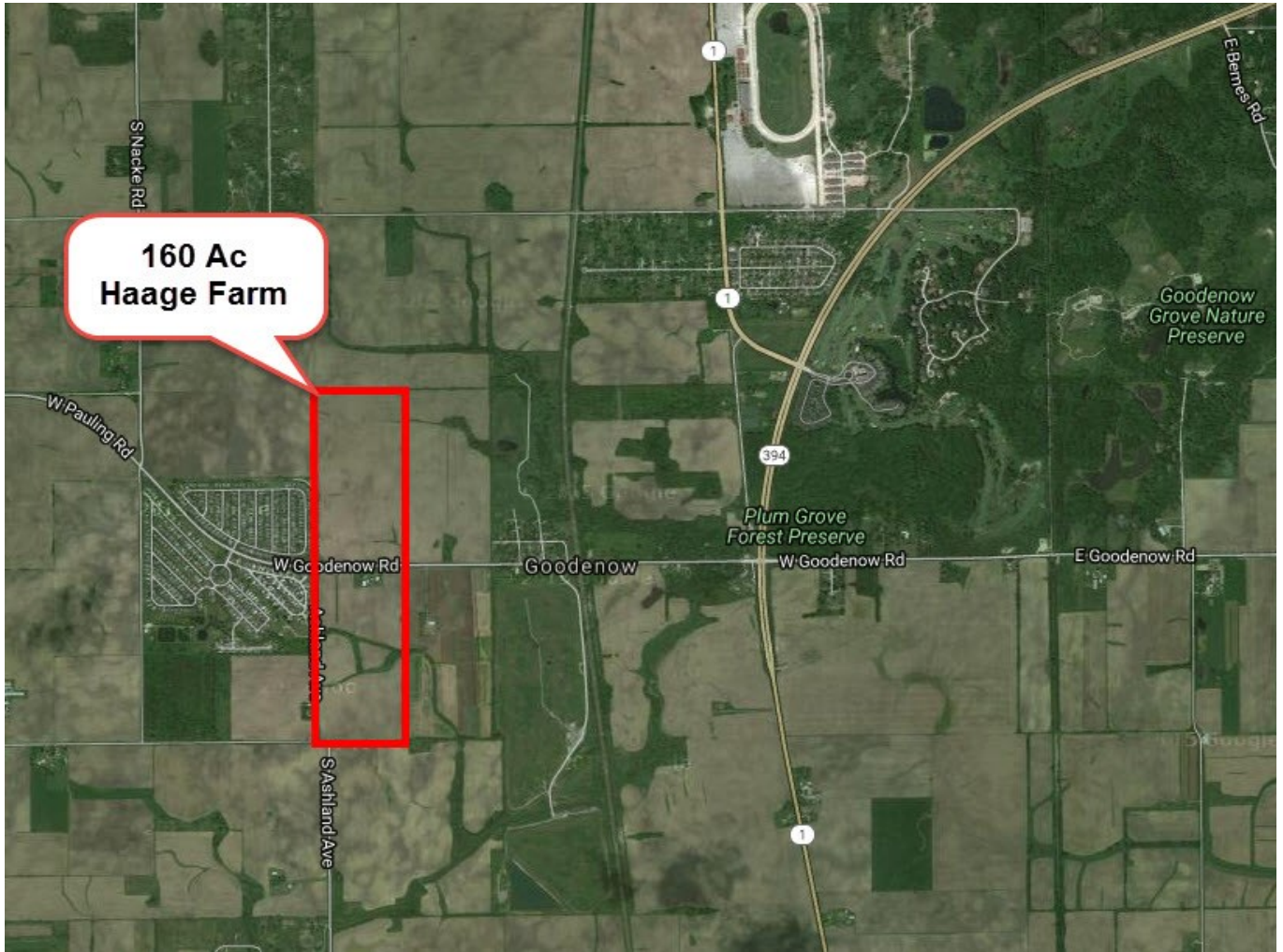
FINANCIALS

Finance Data Year: 2015
Real Estate Taxes: Total tax bill in 2015 was \$2,337 or \$14.60 per acre.
Investment Amount: Ownership is asking \$8,250 per acre for 155 acres and \$190,000 for 5 acres and farm buildings.

LOCATION

Address: 1455 W. Goodenow Road Beecher, IL
County: Will

160 ACRE HAAGE FARM AERIAL, CRETE TOWNSHIP, WILL COUNTY



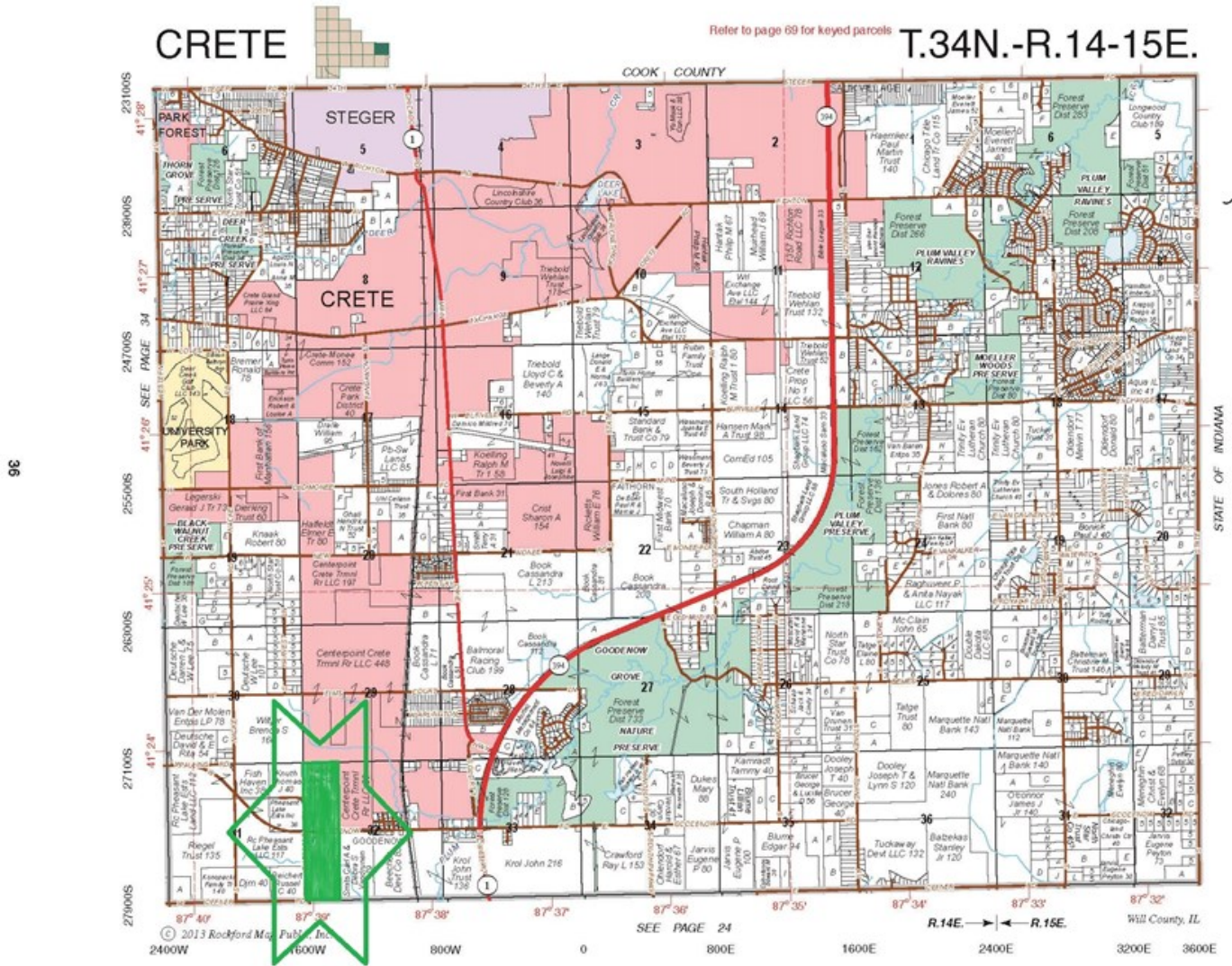
LOCATION MAP OF CRETE TOWNSHIP 160 ACRE FARM



GENERAL LOCATION AERIAL MAP FOR THE 160 ACRE CRETE FARM IN WILL COUNTY



PLAT MAP OF CRETE TOWNSHIP 160 ACRE FARM, WILL COUNTY



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

AERIAL MAP OF THE NORTH 80 ACRE CRETE FARM



AERIAL CRETE FARM SOUTH 80 ACRES WITH FARM BUILDINGS

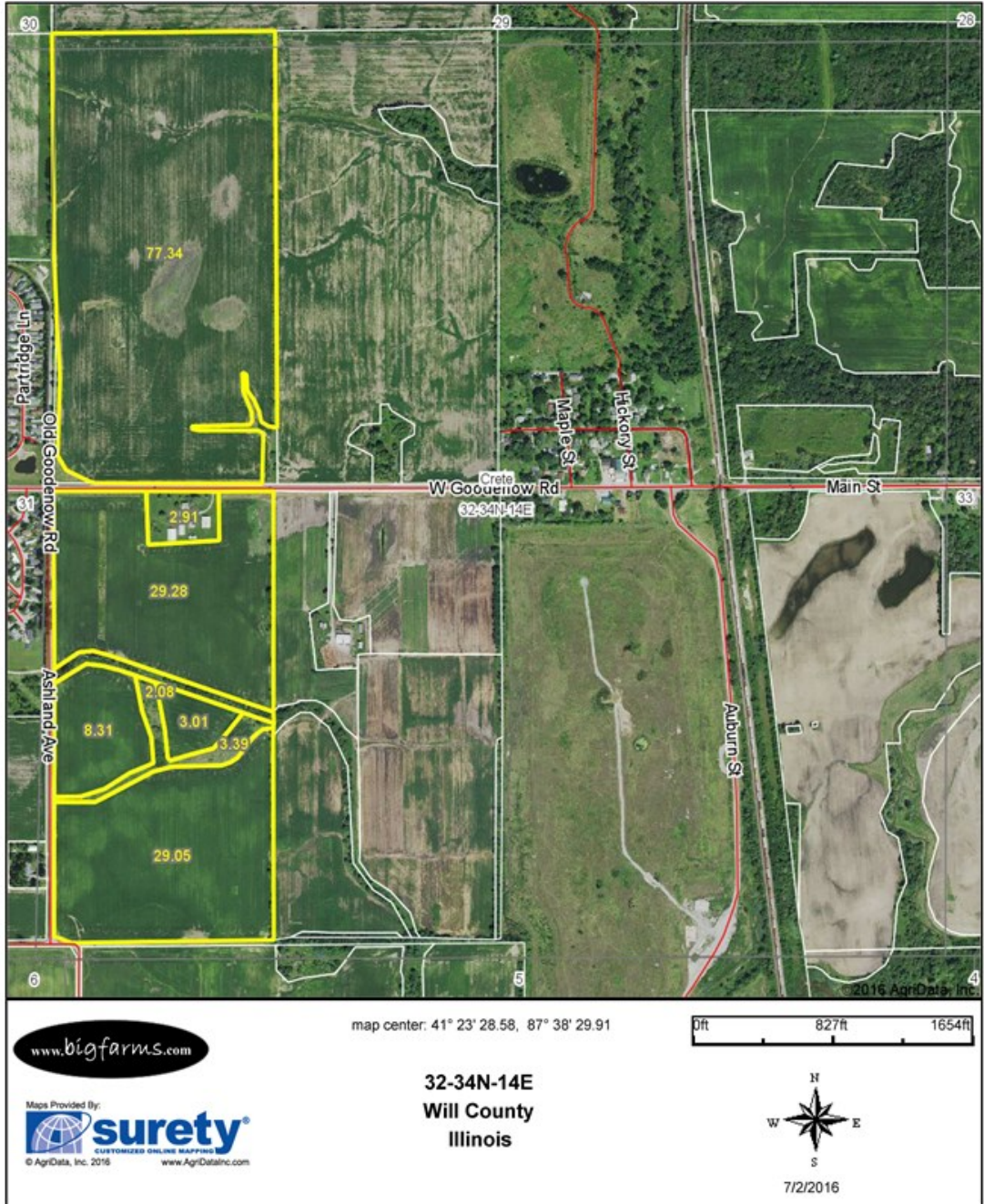


BUILDING SITE IN CRETE TOWNSHIP, WILL COUNTY



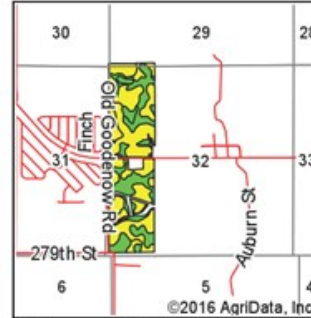
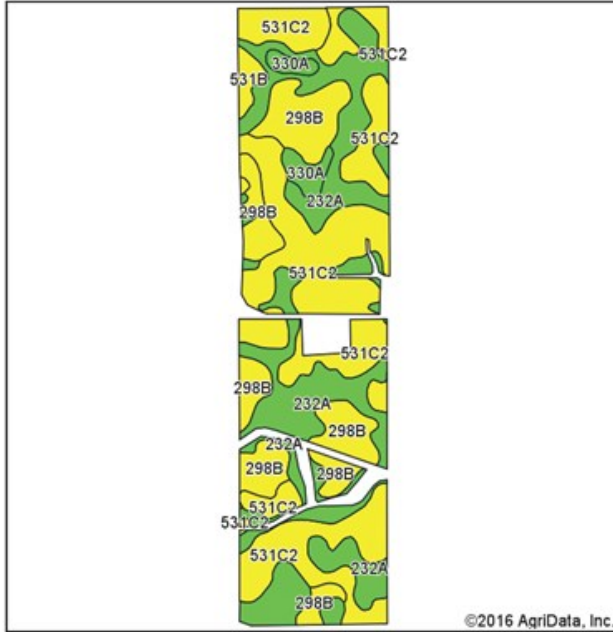
FSA MAP CRETE TOWNSHIP 160 ACRES, WILL COUNTY

Aerial Map



SOIL MAP 160 ACRE HAAGE FARM, CRETE TOWNSHIP

Soils Map



State: Illinois
 County: Will
 Location: 32-34N-14E
 Township: Crete
 Acres: 146.99
 Date: 7/2/2016



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	59.63	40.6%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	49.78	33.9%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	31.43	21.4%		**150	**50	**113
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.11	2.8%		164	55	123
**531B	Markham silt loam, 2 to 4 percent slopes	2.04	1.4%		**153	**50	**113
Weighted Average					156	51.4	116

Area Symbol: IL197, Soil Area Version: 10

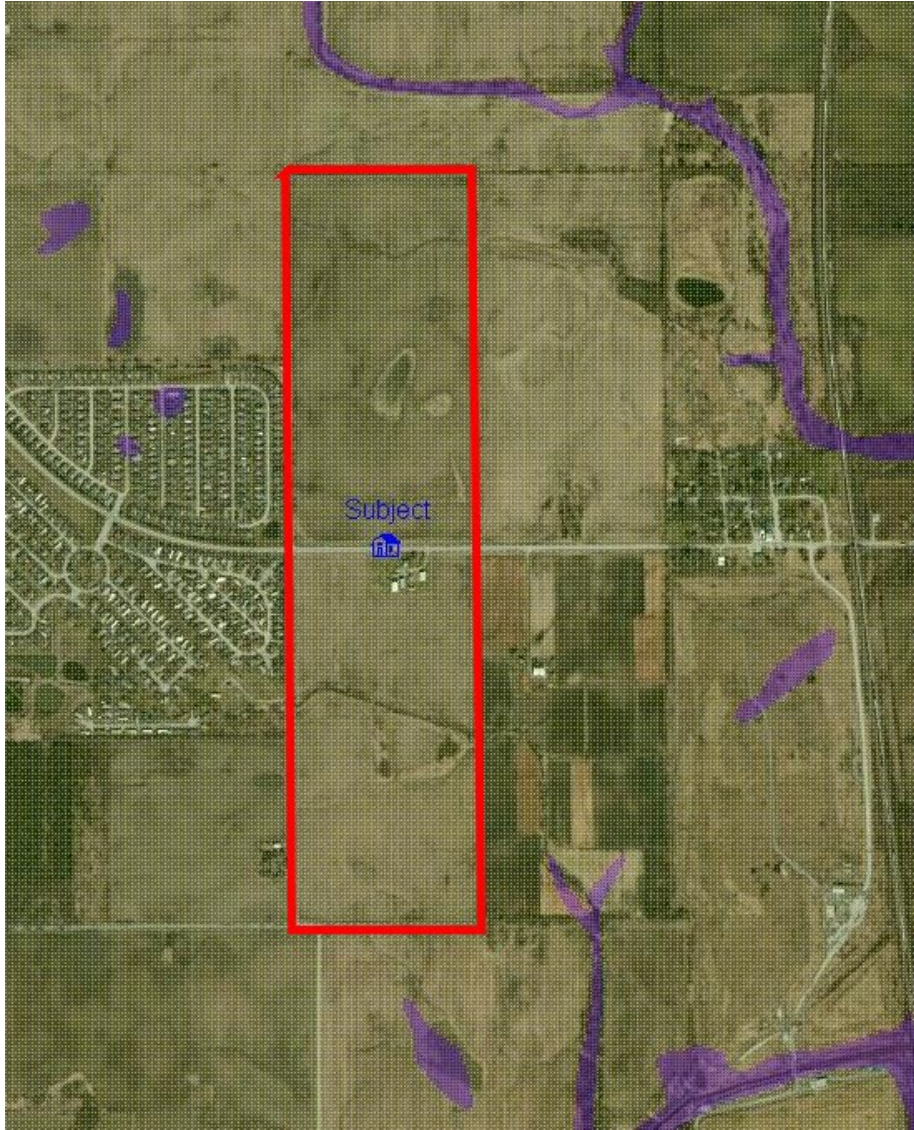
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/11027/>

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FLOOD PLAIN MAP FOR 160 ACRE CRETE FARM, WILL COUNTY ILLINOIS



TOPOGRAPHICAL MAP FOR 160 ACRES CRETE TOWNSHIP WILL COUNTY

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.**

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