

20 Ac Mitchell Farm, Crete
25900-26068 S Nacke Road
Crete IL 60417



20 AC MITCHELL FARM, CRETE

25900-26068 S Nacke Road
Crete IL 60417

For more information contact:

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



| | |
|---------------------------------|-------------------------------------|
| County: | Will |
| Township: | Crete |
| Gross Land Area: | 20 Acres |
| Property Type: | Vacant Development Land |
| Possible Uses: | Production Agriculture |
| Total Investment: | \$240,000 |
| Unit Price: | \$12,000 per acre |
| Soil Productivity Index: | The PI Index for this farm is 120.5 |
| Buildings: | No Buildings |
| Zoning: | Agriculture |



20 acres at the corner of Nacke and Old Monee road with a Crete address. Surrounded by the Will County Black Walnut Creek Preserve. The parcel has easy access to I-57 or 394 to the east.



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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 20 Acre Mitchell Farm
Tax ID Number/APN: 23-15-19-300-009-0000
Possible Uses: Many potential uses.
Zoning: Agriculture

AREA & LOCATION

School District: Crete-Monee School District 201-U
1500 Sangamon St. Crete, IL 60417

Location Description: Excellent location at the SW corner of New Monee road (W Crete-Monee Rd) and South Nacke road. Surrounded by the Black Walnut Forest Preserve.

Site Description: Level to gently rolling farmland surrounded by forest preserve.

Side of Street: SW corner of New Monee road (W Crete-Monee Rd) and South Nacke road.

Highway Access: I-394 is approximately 3.25 miles east.
I-57 is approximately 5 miles west.

Road Type: County Highway frontage

Property Visibility: Excellent corner location

Largest Nearby Street: New Monee road, I-394 & I-57

LAND RELATED

Lot Frontage (Feet): 1293 feet of frontage on New Monee road (W. Crete-Monee Rd)
777 feet of frontage on S. Nacke Rd.

Tillable Acres: Approximately 19 tillable acres.

Lot Depth: 548 feet at the west end of farm.

Buildings: No buildings

Flood Plain or Wetlands: None known

Topography: Gently rolling

Soil Type: Markham silt loam, Drummer silty clay loam, Camden silt loam, Beecher silt loam.

FINANCIALS

Finance Data Year: 2014

Real Estate Taxes: Real-estate taxes paid in 2015 were \$564 or \$28.20 per acre.

Investment Amount: Sellers are asking \$240,000 or \$12,000 per acre.

LOCATION

Address: 25900-26068 S. Nacke Rd
Crete, IL 60417

County: Will

MSA: Chicago - Kankakee

20 Ac Mitchell Farm, Crete
25900-26068 S Nacke Road
Crete IL 60417

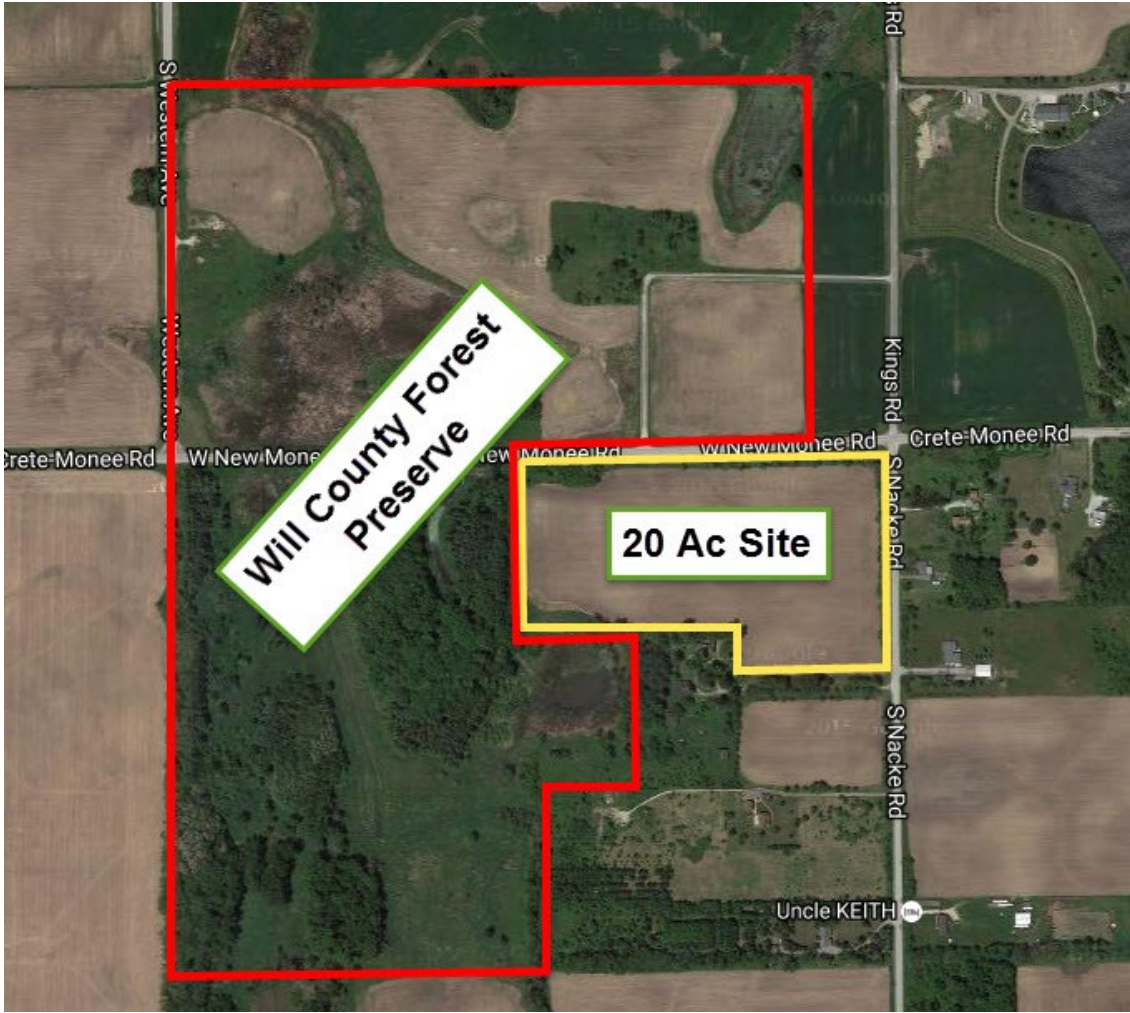


20 ACRES VACANT LAND IN WILL COUNTY



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

FOREST PRESERVE OUTLINE MAP



20 Ac Mitchell Farm, Crete
25900-26068 S Nacke Road
Crete IL 60417



20 ACRES OF ILLINOIS FARMLAND



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

20 Ac Mitchell Farm, Crete
25900-26068 S Nacke Road
Crete IL 60417

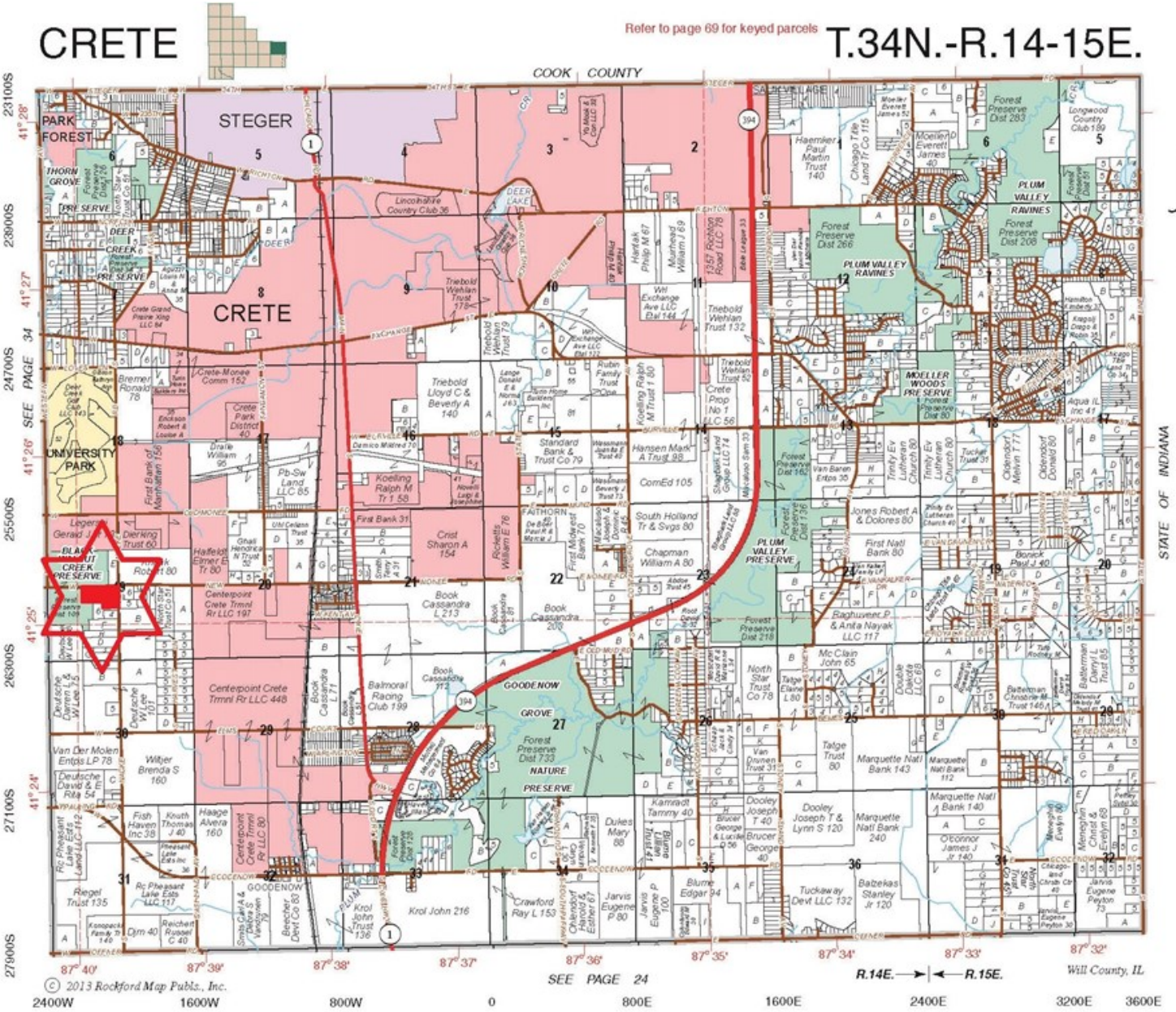


20 AC MITCHELL MONEE ROAD LOCATION MAP



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

20 AC MITCHELL MONEE CROPPED PLAT MAP



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

20 AC MITCHELL MONEE ROAD IN CRETE TOWNSHIP

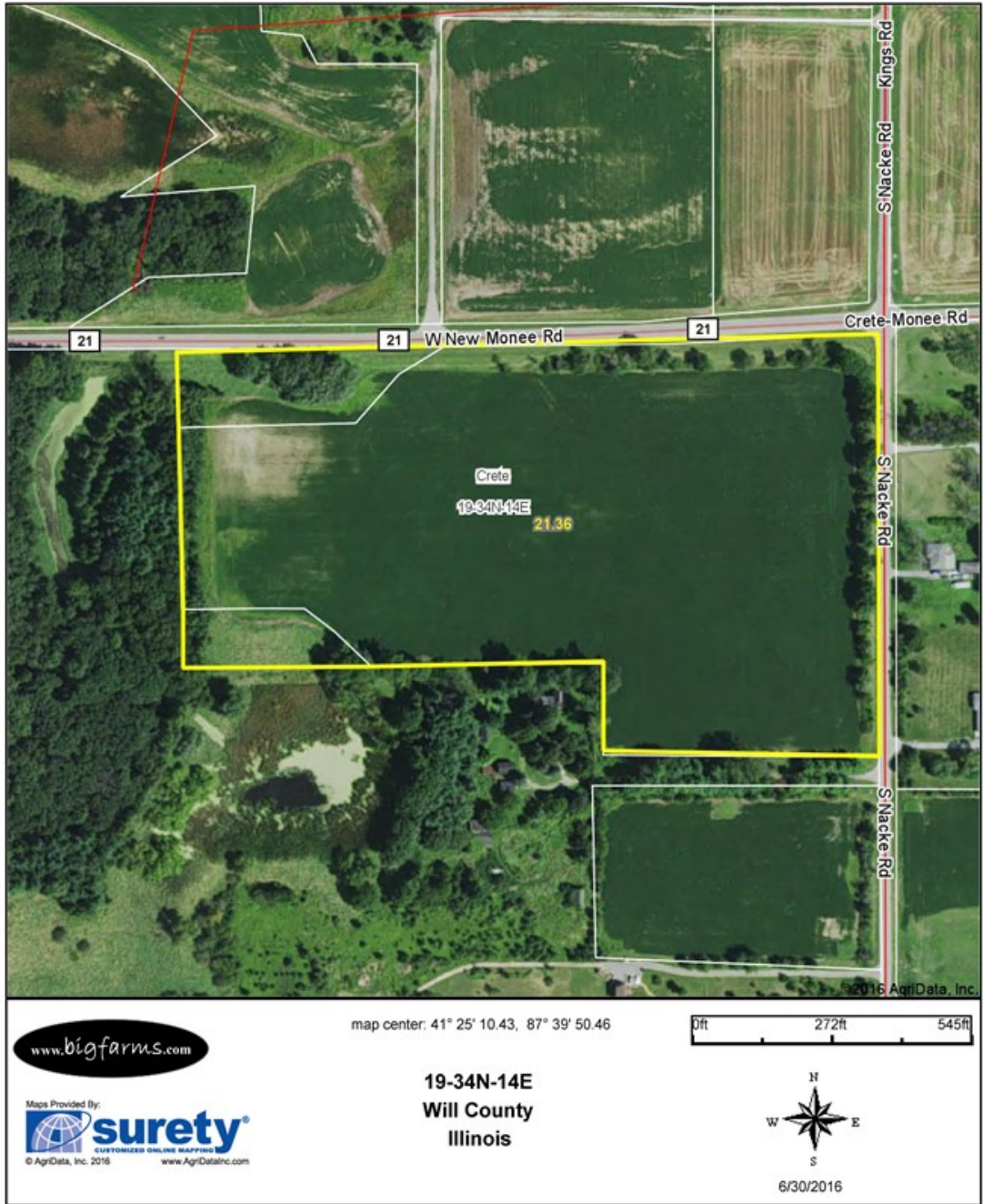


CRETE 20 ACRES TAX AERIAL



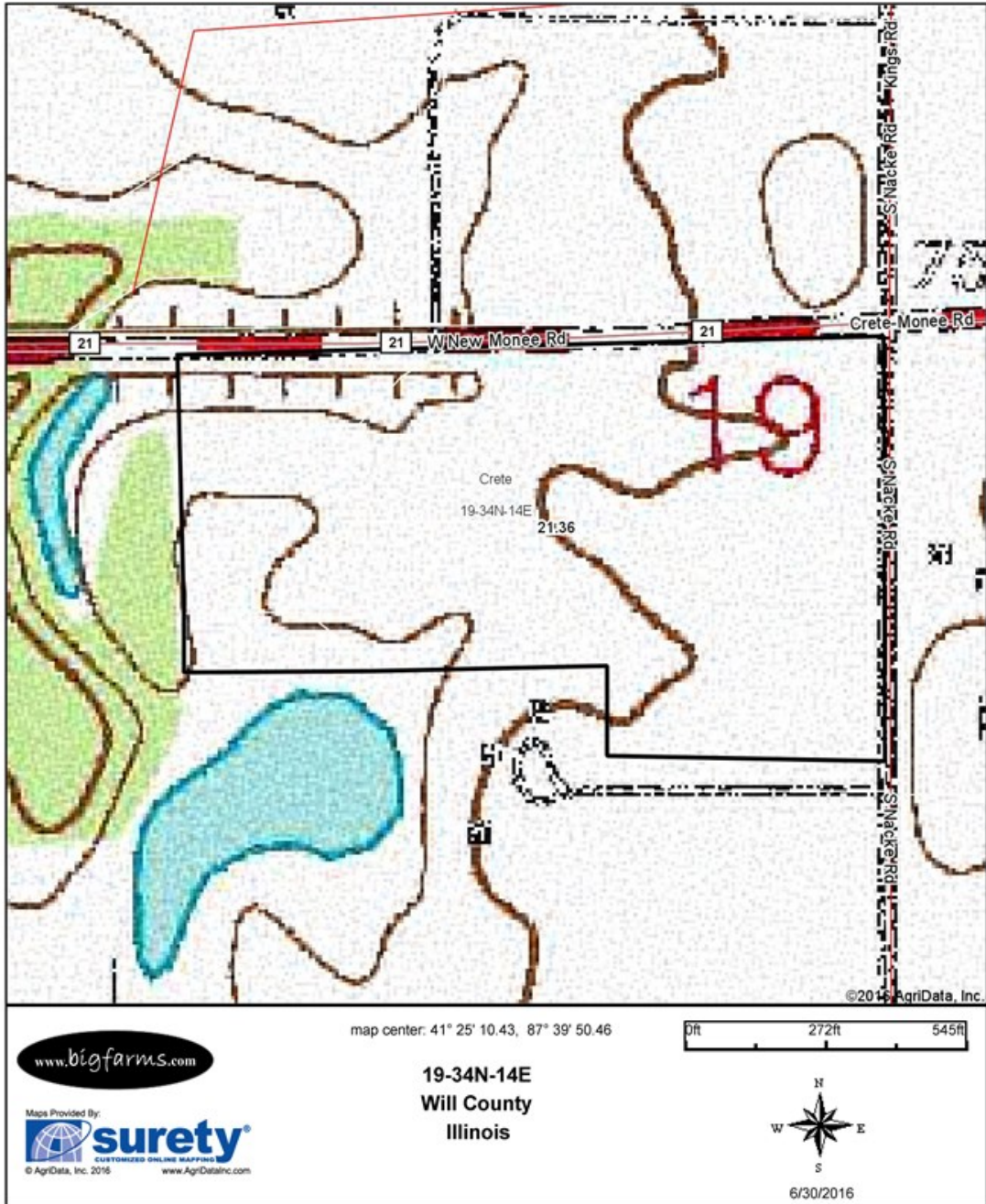
20 AC FSA MAP

Aerial Map



20 AC TOPO

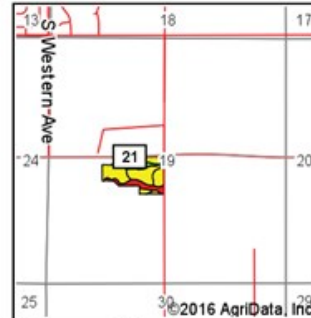
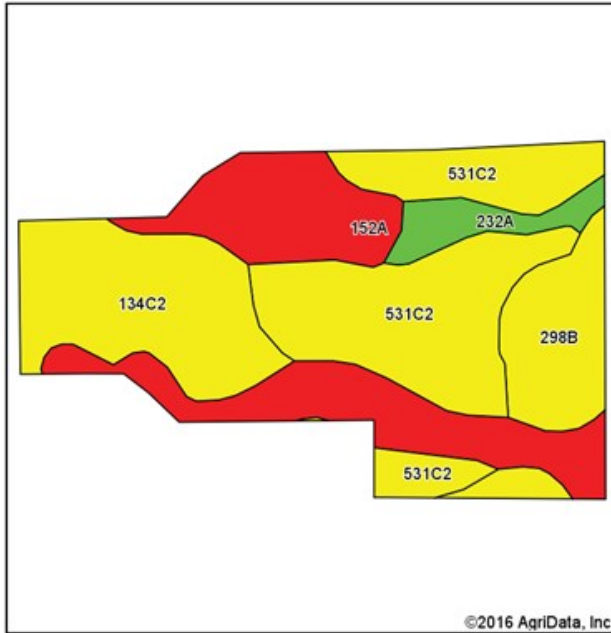
Topography Map



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

20 AC SOIL MAP

Soils Map



State: **Illinois**
 County: **Will**
 Location: **19-34N-14E**
 Township: **Crete**
 Acres: **19.15**
 Date: **6/30/2016**



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

Area Symbol: IL197, Soil Area Version: 10

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|--|-------|------------------|-------------------------------------|--------------|---------------|--|
| **531C2 | Markham silt loam, 4 to 6 percent slopes, eroded | 6.28 | 32.8% | Yellow | **147 | **48 | **108 |
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 5.49 | 28.7% | Red | 195 | 63 | 144 |
| **134C2 | Camden silt loam, 5 to 10 percent slopes, eroded | 4.08 | 21.3% | Yellow | **154 | **47 | **111 |
| **298B | Beecher silt loam, 2 to 4 percent slopes | 2.41 | 12.6% | Yellow | **150 | **50 | **113 |
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 0.89 | 4.6% | Green | 170 | 56 | 127 |
| Weighted Average | | | | | 163.7 | 52.7 | 120.5 |

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/2142/1027/>

** 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

BLACK WALNUT CREEK PRESERVE



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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, 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, 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.