

153 Acre Rt 47 Morris Industrial Site
8070 N. State Route 47
Morris IL 60450

www.bigfarms.com

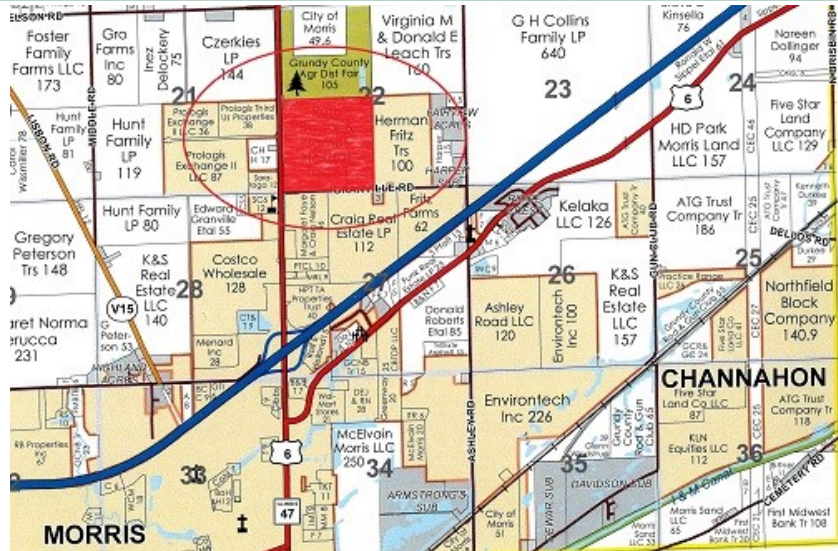
153 ACRE RT 47 MORRIS INDUSTRIAL SITE

8070 N. State Route 47
Morris IL 60450

For more information contact:

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

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



GOODWIN

County:	Grundy
Township:	Saratoga
Gross Land Area:	153 Acres
Property Type:	Vacant Industrial Land
Possible Uses:	Excellent location for Industrial development
Total Investment:	New Price \$6,426,000
Unit Price:	Sellers are asking \$42,000 per acre
Productivity Index (PI):	The PI index for this farm is 130.3
Buildings:	No Buildings
Utilities:	At the site
Zoning:	Agriculture



Price Reduced!! 153 acre Industrial development site. Additional acres available. The property is approximately half a mile north of Interstate 80 at Rt. 47 (exit 112). Utilities at the site. Rt 47 has been improved to four lanes, corner parcel with great frontage on Rt. 47 and Granville road. Traffic signal has been installed at the corner. The parcel is just south of the Grundy County fair grounds and the Morris Airport. The airport has a 5008 by 75 foot hard surfaced and lighted runway.

www.bigfarms.com

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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 153 Acre Rt. 47, Morris Industrial Site

Tax ID Number/APN: The parcel has two tax ID#'s:
02-22-300-001 (72.8 Acres)
02-22-300-002 (80.0 Acres)

Possible Uses: This is primarily an industrial location. The 153 acres is at the corner of Rt. 47 and Granville road. The corner location could provide an opportunity for some commercial or retail development.

Zoning: The 153 acres is zoned agriculture.

Sale Terms: Owners are seeking a conventional sale.

AREA & LOCATION

School District: Morris High School District
Saratoga Grade School District

Location Description: Corner parcel with Rt. 47 frontage and only half a mile north of Interstate 80. Morris airport is approximately one mile north on Rt. 47.

Site Description: Level ground with industrial and commercial development in three sides. Excellent highway access with signalized corner.

Side of Street: East side of Rt. 47

Highway Access: The parcel is only half a mile north of Interstate 80.

Road Type: State Highway frontage

Property Visibility: Excellent corner parcel. New traffic signal has been installed at the corner.

Largest Nearby Street: Illinois Route 47 frontage only half a mile north of Interstate 80, Exit 112.

LAND RELATED

Lot Frontage (Feet): Approximately 2,630 feet of Rt. 47 frontage

Tillable Acres: Approximately 152 tillable acres

Lot Depth: Approximately 2,630 X 2,640

Buildings: Grain bins and machine shed are at the corner.

Flood Plain or Wetlands: None known

Topography: Level farmland

Available Utilities: All Utilities are available from the City of Morris and are at the site.

FINANCIALS

Finance Data Year: 2014

Real Estate Taxes: The parcel has two tax ID#'s:
02-22-300-001 (72.8 Acres) \$1,424.00
02-22-300-002 (80.0 Acres) \$1,682.00
Total taxes paid in 2015 were \$3,106 or \$20.30/acre

Investment Amount: Owners are asking \$42,000 per acre for a total investment of \$6,426,000.00

LOCATION

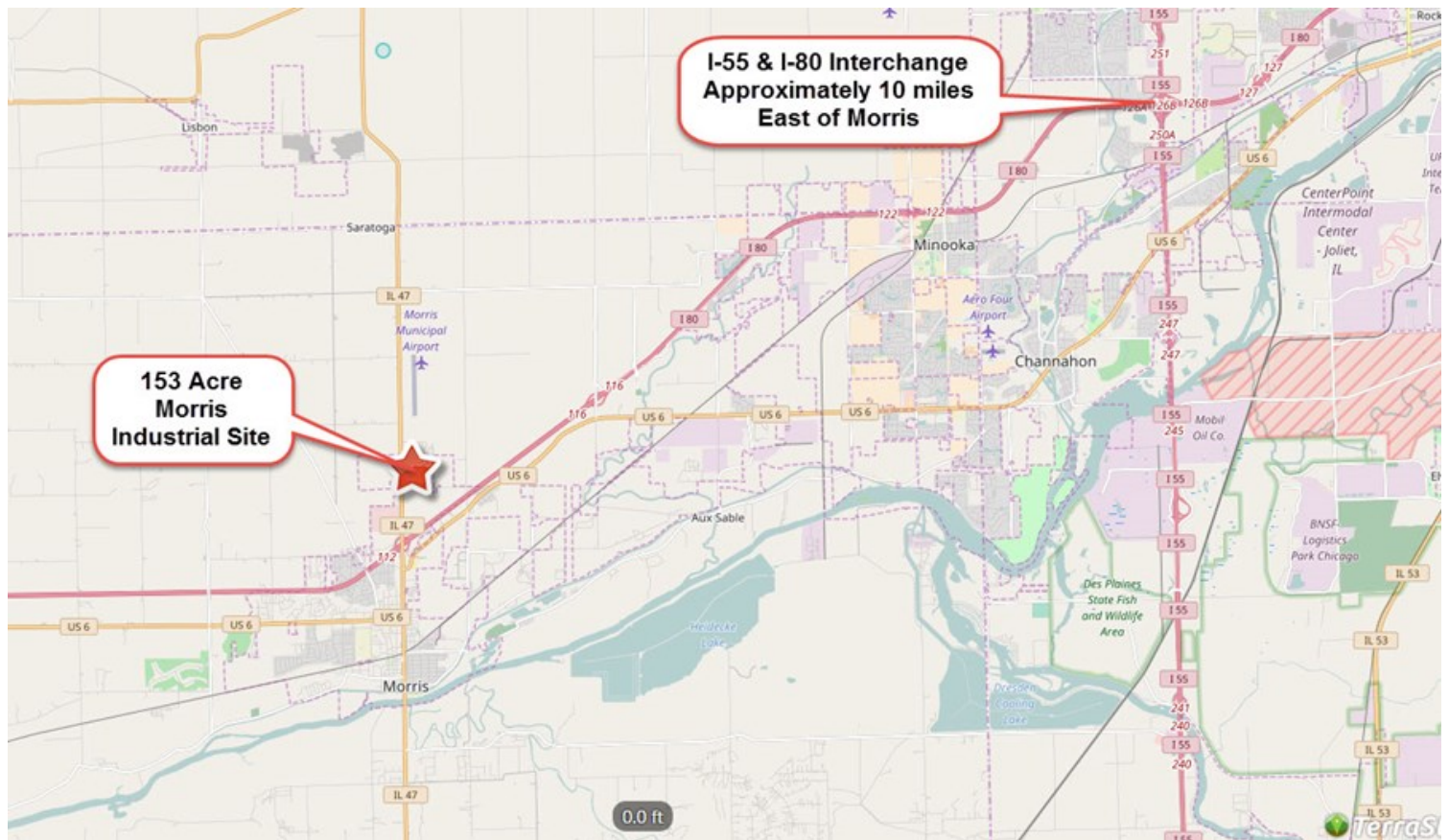
Address: 8070 North State Route 47
Morris, IL 60450-9370

County: Grundy

AERIAL MAP OF 153 ACRE MORRIS INDUSTRIAL SITE



LOCATION MAP FOR 153 ACRE MORRIS INDUSTRIAL SITE, GRUNDY COUNTY

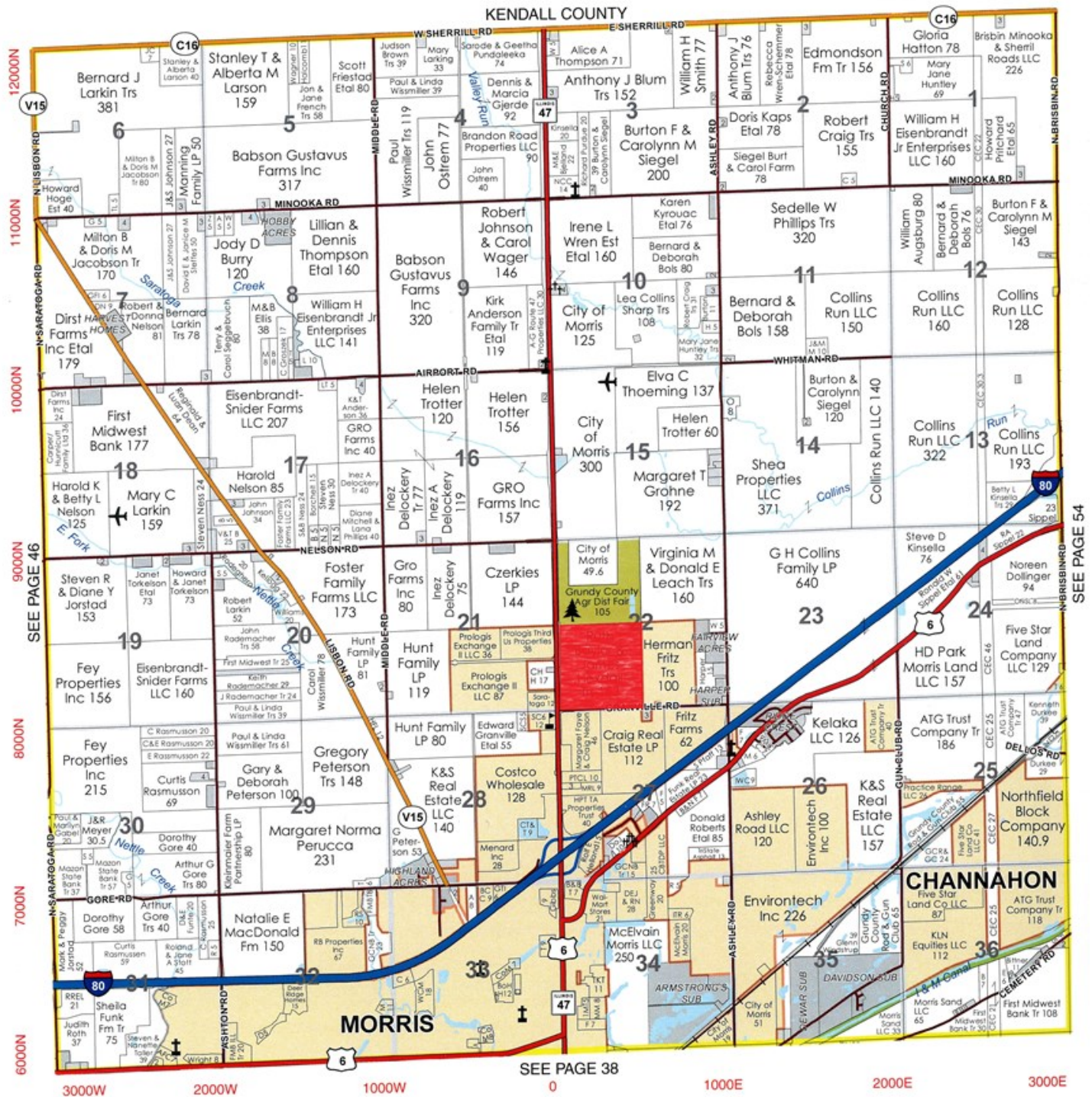


153 ACRES MORRIS INDUSTRIAL SITE AERIAL MAP



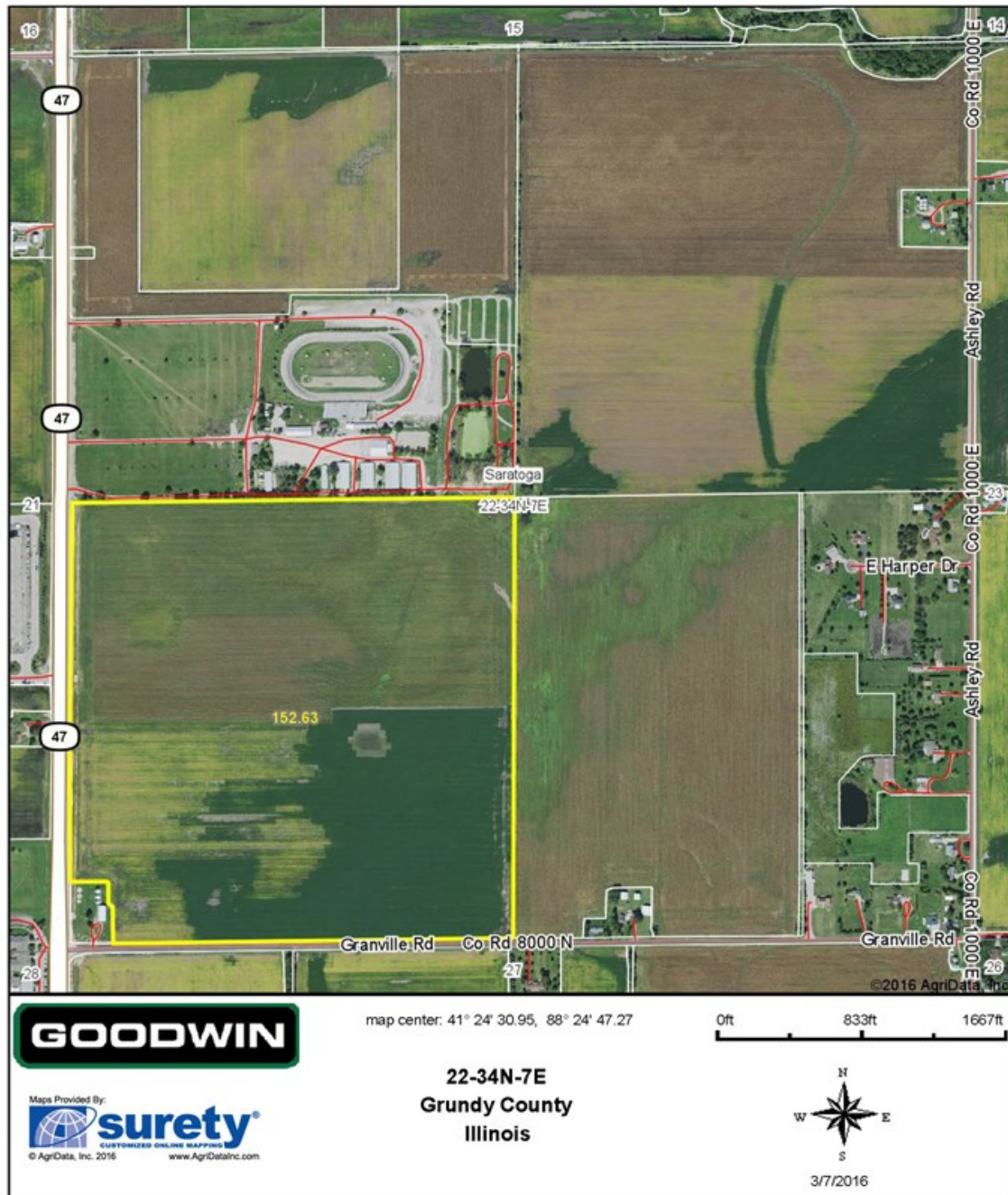
SARATOGA TOWNSHIP PLAT MAP GRUNDY COUNTY ILLINOIS

Copyright © 2015 Mapping Solutions

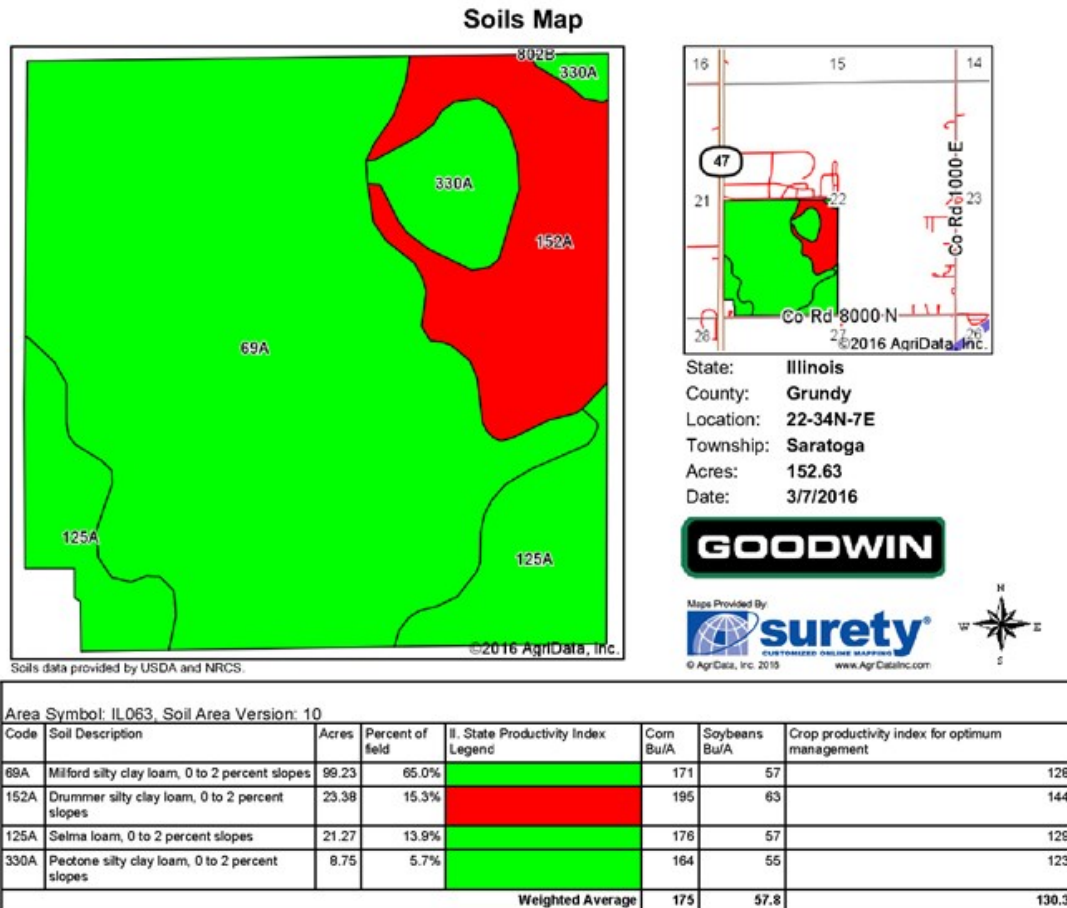


FSA MAP

Aerial Map



SOIL MAP FOR 153 ACRE MORRIS INDUSTRIAL SITE



Area Symbol: IL063, Soil Area Version: 10

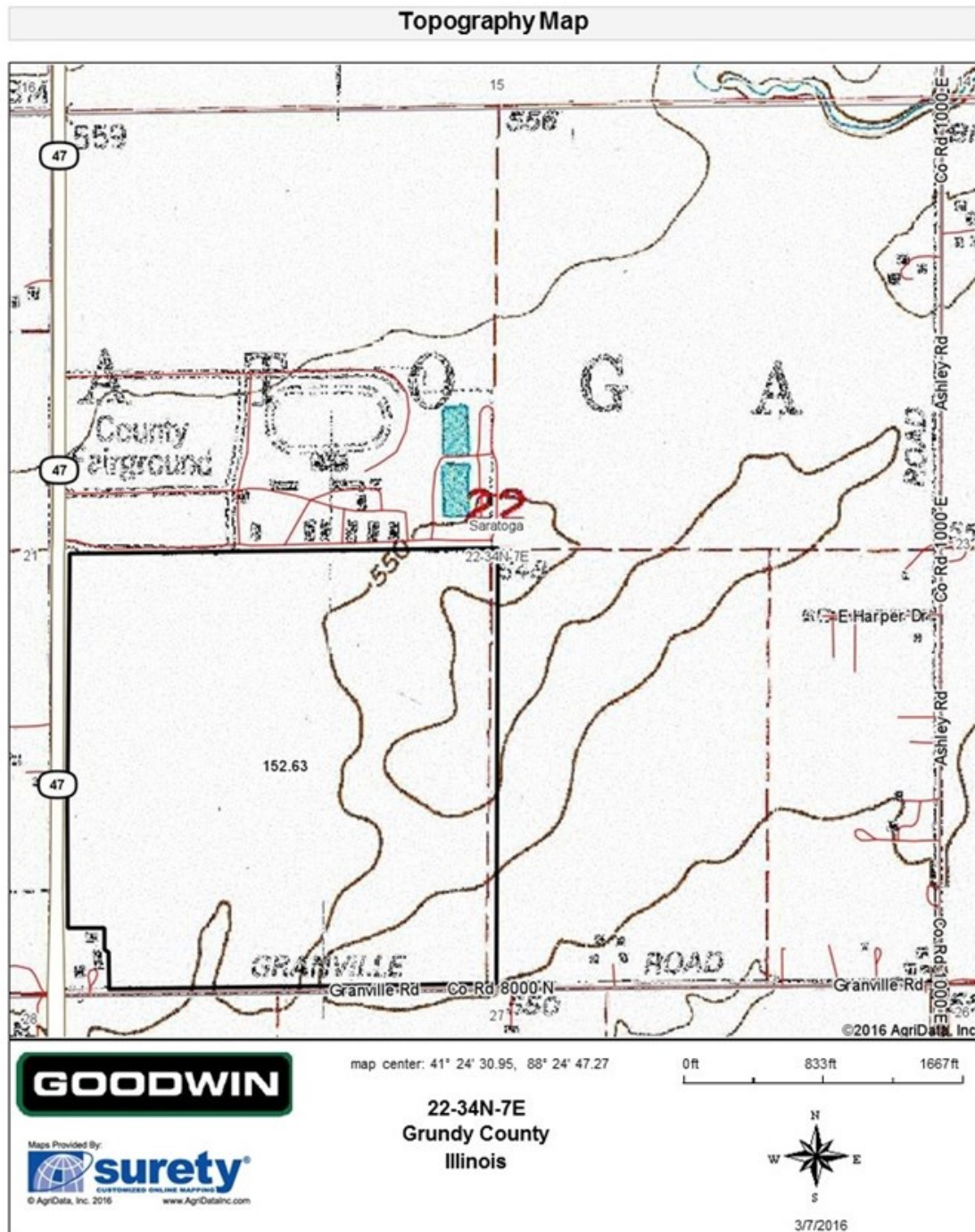
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES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

TOPOGRAPHICAL MAP OF THE MORRIS INDUSTRIAL SITE, GRUNDY COUNTY



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.