

155 Acres Gore Road
1765 County Rd 7000 North (Gore Rd)
Morris Il 60450

www.bigfarms.com

155 ACRES GORE ROAD

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Morris Il 60450

For more information contact:

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



County:	Grundy
Township:	Saratoga
Gross Land Area:	155 Acres
Property Type:	Vacant Farmland
Possible Uses:	Currently in production agriculture
Total Investment:	\$2,635,000
Unit Price:	\$17,000 per acres
Soil Productivity Index:	The PI index for this farm is 128
Buildings:	Farmhouse, garage and small shed
Utilities:	Available from the city of Morris.
Zoning:	Currently zoned Agriculture



LARGE PRICE REDUCTION 155 acres with excellent frontage along I-80 in Morris. 26,000 vehicles pass by this site everyday. Easy access to Rt. 47 and I-80, near shopping and the Richie Brothers Auction facility. Great property to buy and hold for long term appreciation or develop now. Utilities available to the site from the city of Morris. Strong demographics, Industrial developments is in the area. Rt 47 is being widened to four lanes for easier north-south traffic movement. . Very good farmland with a PI of 128. On page 6 we have a proposed layout of an Industrial Park for this location.

Property Videos Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 155 Acres Gore Road Morris, Illinois
Tax ID Number/APN: 02-32-100-002
Possible Uses: Property designated as mixed-use per City of Morris Master Plan, offering multiple options for the strategic investor. There is a potential layout of an industrial park on the site in this brochure.
Zoning: Currently zoned Agriculture with significant multi-use potential.
Sale Terms: Cash at Closing

AREA & LOCATION

School District: Saratoga Grade School District 60C
Morris Community High School District 101
Location Description: Excellent location with exposure to I-80 and approximately 26,000 VPD. The site is at the SE corner of Ashton & Gore road. The 155 acres is adjacent to the Richie Brothers Auction facility. Easy access to I-80 and Rt. 47 interchange. Great location for an industrial park.
Site Description: Currently level farmland with house, garage barn and grain storage.
Side of Street: North side of Interstate 80
East of Ashton road
South of Gore road
Highway Access: Approximately 1.5 miles to the I-80 and Rt. 47 interchange.
Road Type: Tar & Chip
Property Visibility: The visibility of this site is excellent with a half mile of frontage. Interstate 80 has approximately 26,000 vehicles per day driving past this location. The property also has nearly half a mile of frontage on Ashton and Gore roads.
Largest Nearby Street: Rt. 47 is 1.5 miles east

LAND RELATED

Lot Frontage (Feet): 2581 feet on Gore road
2601 feet on Ashton road
2492 feet on I-80
Yield History: Farm is currently lease for the 2016 crop season.
Tillable Acres: Approximately 151 tillable acres providing a steady revenue-stream for an investor.
Buildings: House, barn, garage and grain storage
Zoning Description: Currently zoned Agriculture, may potential uses per the City of Morris Master Plan.
Flood Plain or Wetlands: None known, maps are included with this brochure. The national wetlands inventory map shows no wetlands.
Topography: Flat
Available Utilities: Utilities are near the site.

FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: Total tax bill for 155 acres is \$3,812 or \$24.59/ac.
Investment Amount: This excellent site is available at \$17,000 per acre or a total investment of \$2,635,000.

LOCATION

Address: 1745 Gore Rd
Morris, IL 60450
Latitude 41.3858098
Longitude -88.45591159999998
County: Grundy

AERIAL 1 GORE ROAD 155 ACRES, MORRIS ILLINOIS



AERIAL 2 GORE ROAD 155 ACRES, MORRIS ILLINOIS



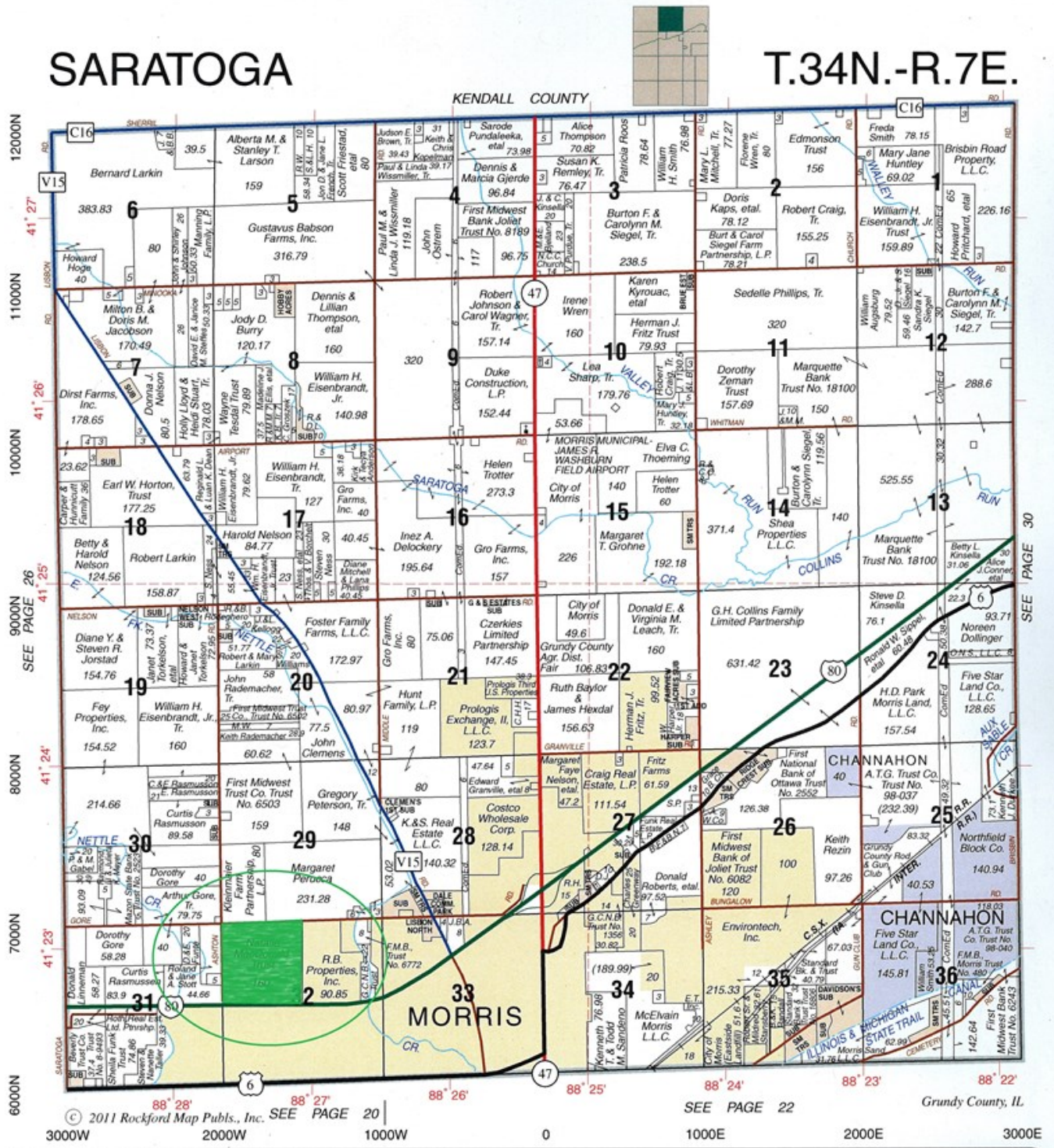
AERIAL 3 GORE ROAD 155 ACRES, SARATOGA TOWNSHIP GRUNDY COUNTY



INDUSTRIAL PARK SITE PLAN IDEA



PLAT MAP OF GORE ROAD 155 ACRES, SARATOGA TOWNSHIP GRUNDY COUNTY

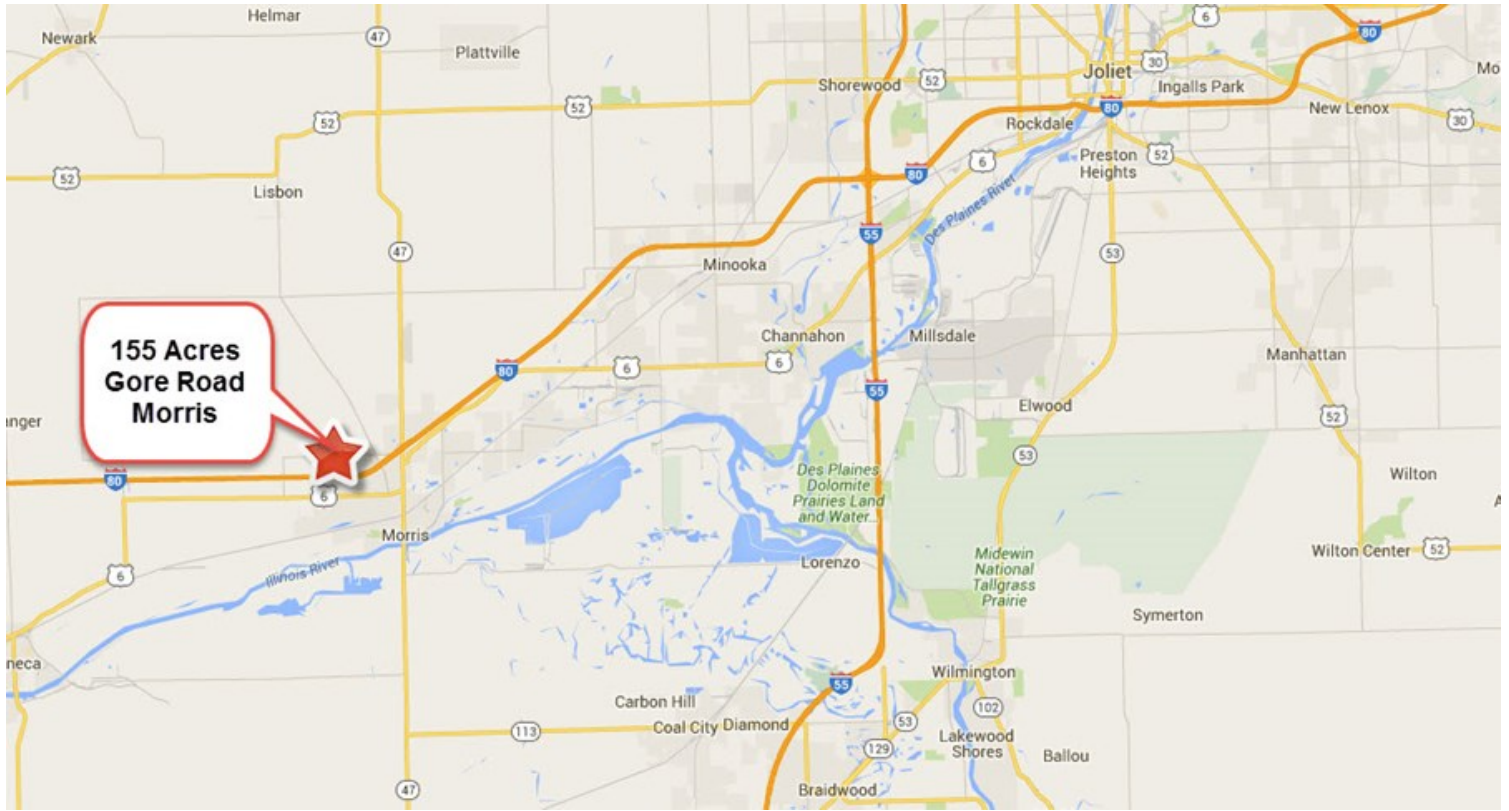


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

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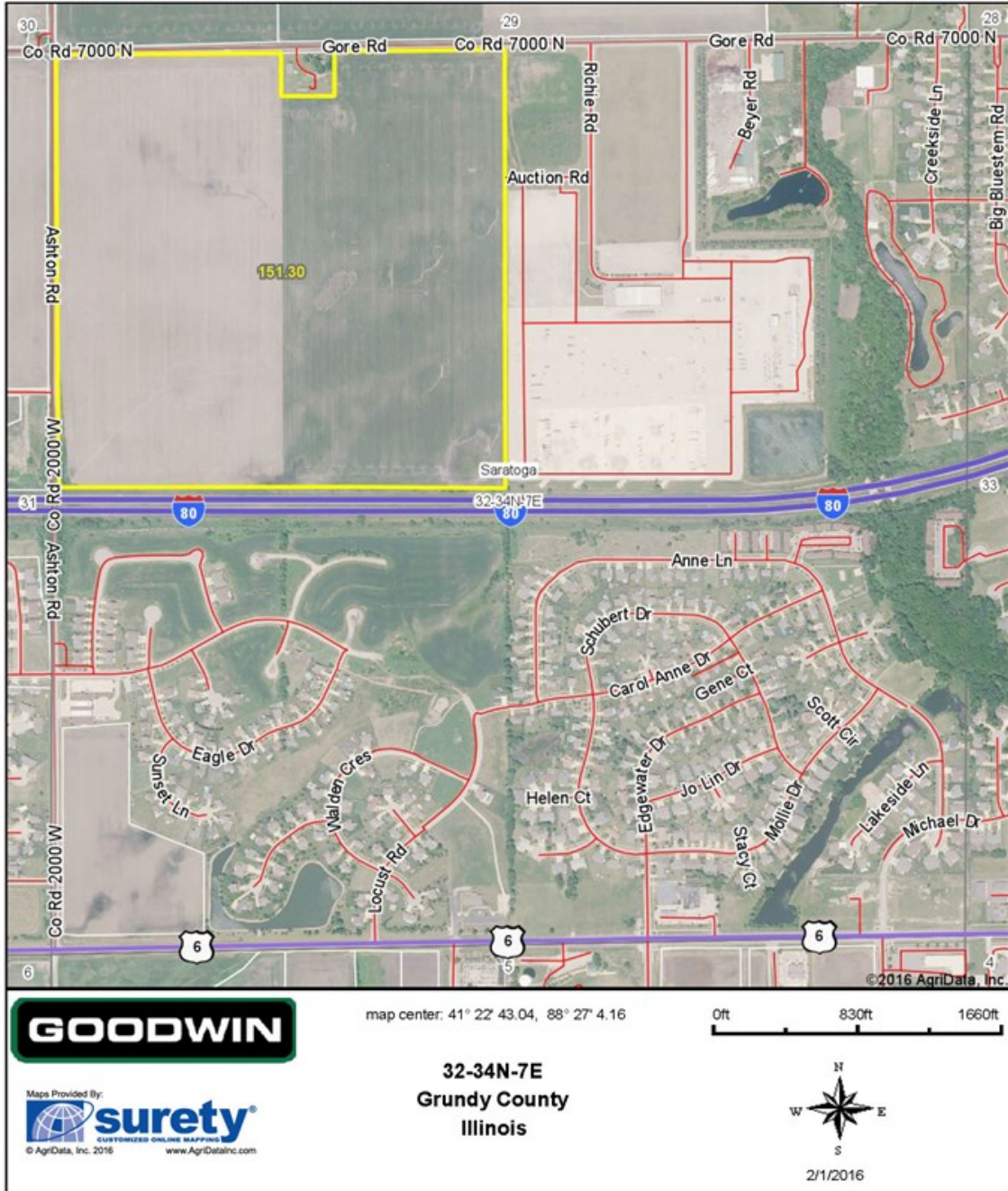
LOCATION MAP OF GORE ROAD 155, MORRIS, ILLINOIS



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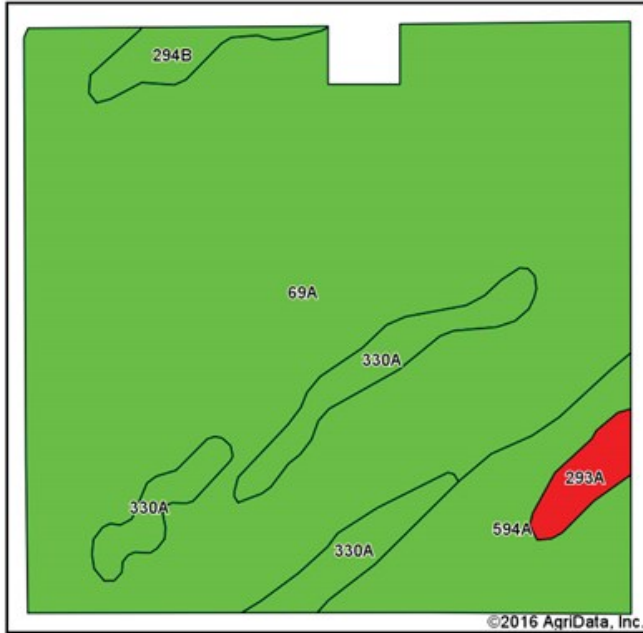
FSA MAP OF SARATOGA TOWNSHIP 155 ACRES IN GRUNDY COUNTY

Aerial Map



SOIL MAP FOR 155 ACRES GORE ROAD, SARATOGA TOWNSHIP, GRUNDY COUNTY

Soils Map



State: Illinois
 County: Grundy
 Location: 32-34N-7E
 Township: Saratoga
 Acres: 151.3
 Date: 2/1/2016



Area Symbol: IL063, 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
69A	Milford silty clay loam, 0 to 2 percent slopes	118.86	78.6%		171	57	128
594A	Reddick clay loam, 0 to 2 percent slopes	15.47	10.2%		177	56	130
330A	Pectone silty clay loam, 0 to 2 percent slopes	11.31	7.5%		164	55	123
**294B	Symerton silt loam, 2 to 5 percent slopes	3.00	2.0%		**177	**55	**130
293A	Andres silt loam, 0 to 2 percent slopes	2.66	1.8%		184	59	135
Weighted Average					171.4	56.7	128

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

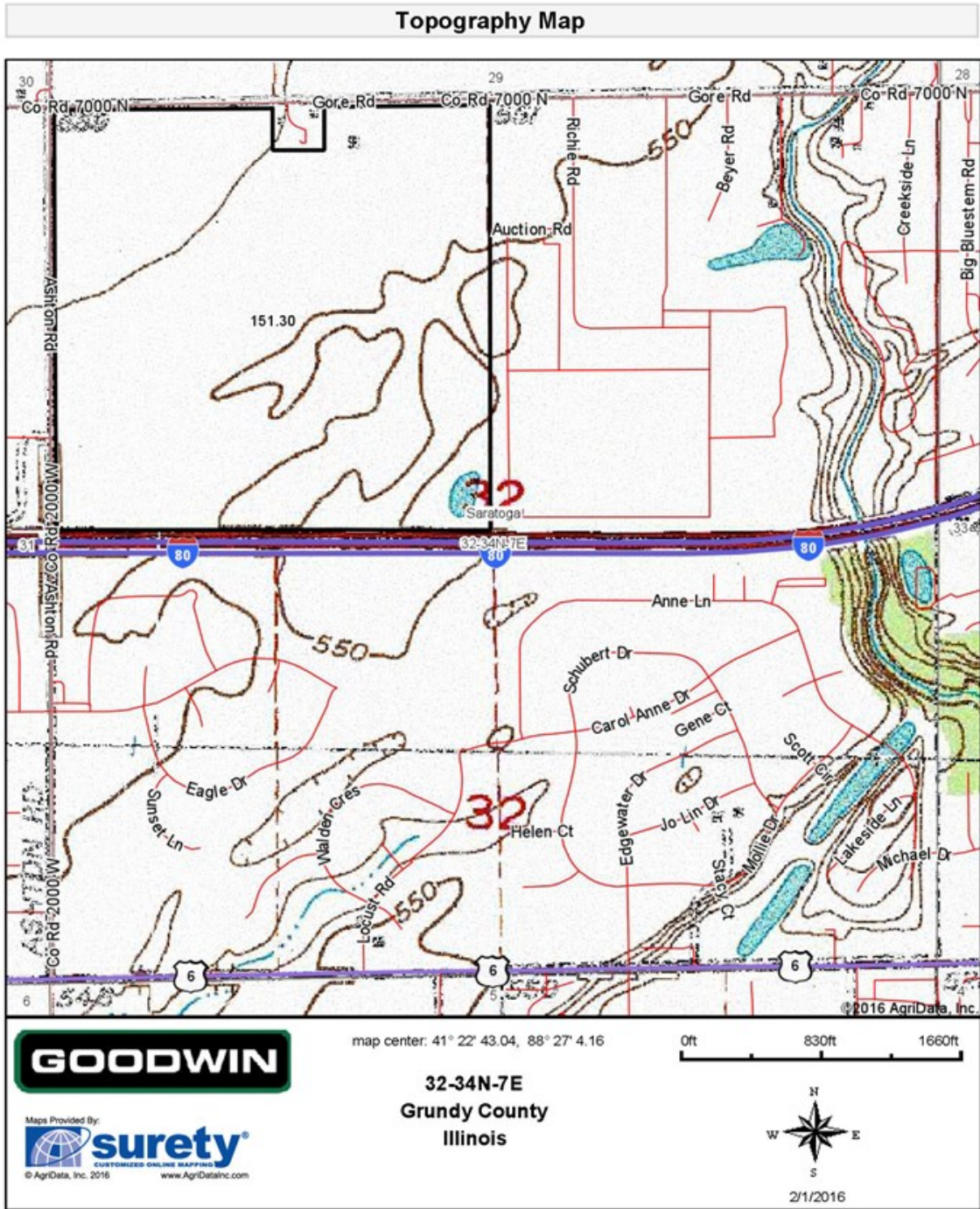
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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 FOR 155 ACRES IN SARATOGA TOWNSHIP, GRUNDY COUNTY

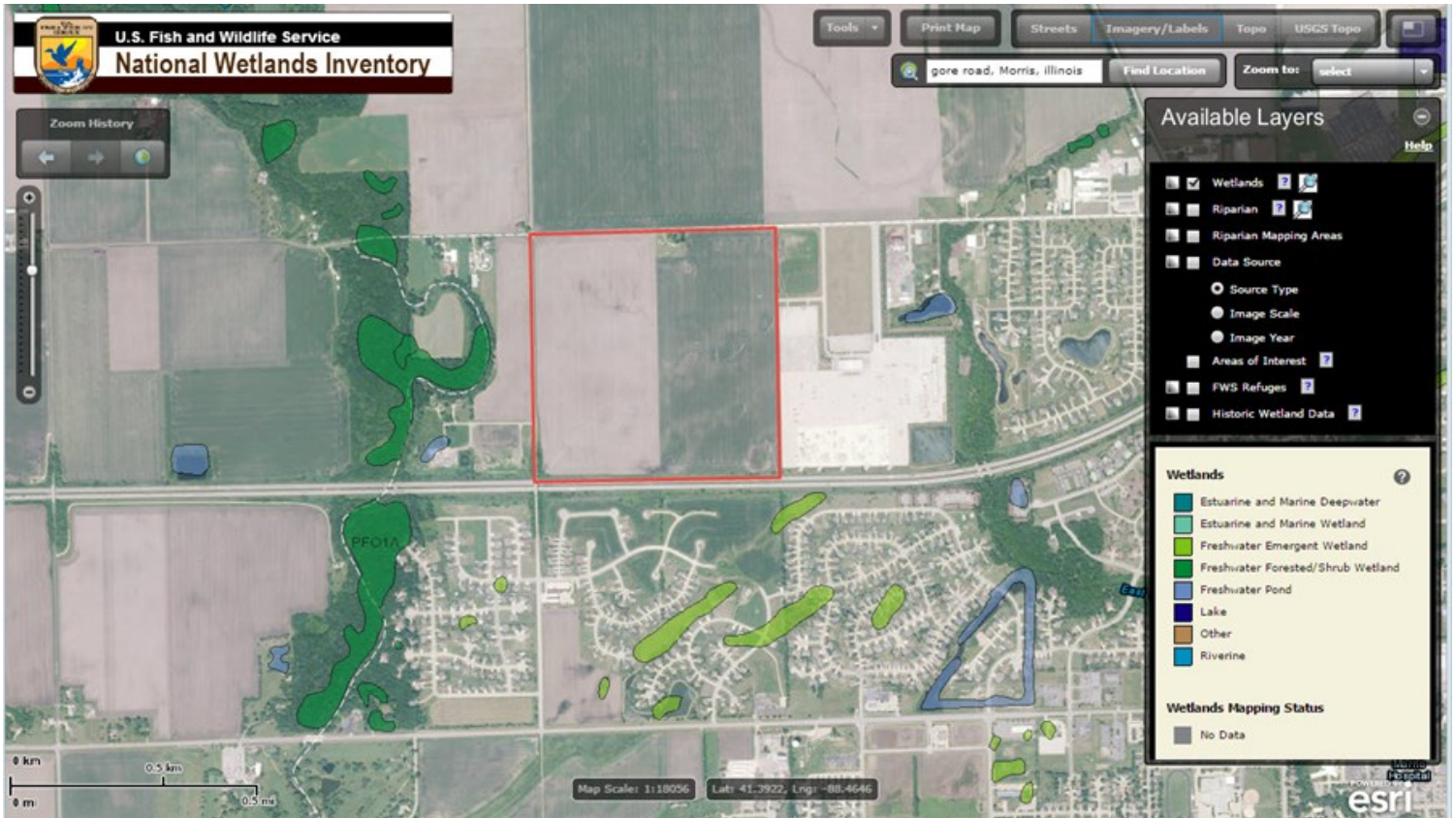


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

FLOOD PLAIN MAP



NATIONAL WETLAND INVENTORY MAP



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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