

## 162 ACRE MORRIS BUSINESS PARK SITE

**Granville Road  
Morris IL 60450**

**For more information contact:**

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

**GOODWIN**



<b>County:</b>	Grundy
<b>Township:</b>	Saratoga
<b>Gross Land Area:</b>	162 Acres
<b>Property Type:</b>	Vacant land with Development Potential
<b>Possible Uses:</b>	Business Park Development
<b>Total Investment:</b>	\$3,807,000
<b>Unit Price:</b>	\$23,500 per acre
<b>Productivity Index (PI):</b>	PI Index is 130
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	At the Site



Excellent site for business park development. Utilities are in place from the City of Morris. Only half a mile east of Rt. 47 north of Morris. The site has frontage on I-80.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 162 Acre Morris Business Park Site  
**Tax ID Number/APN:** 02-22-400-001  
02-27-200-001  
**Possible Uses:** Business Park  
**Zoning:** Currently zoned to the City of Morris as B-3 Commercial District.

### AREA & LOCATION

**School District:** Saratoga Community Consolidated School District 60C  
Morris Community High School District 101  
**Location Description:** North side of Morris on Granville road. Signalized intersection at Rt 47. Rt. 47 has been widened to four lanes. The parcel is just south of the Grundy County fair grounds and speedway. The Morris airport is only one mile north.  
**Site Description:** Level farmland with frontage on I-80. Creek crosses the southern parcel.  
**Side of Street:** North of Interstate 80 and on both north and south side of Granville road. South parcel has frontage on Ashley road.  
**Highway Access:** Easy access to Interstate 80 at Rt. 47, approximately one mile.  
**Road Type:** Tar & chip township road.  
**Property Visibility:** Excellent exposure to Interstate 80 with approximately 26,000 vehicles per day passing by the site.  
**Largest Nearby Street:** Interstate 80.

### LAND RELATED

**Lot Frontage (Feet):** 2290 feet of I-80 frontage  
1525 feet of frontage north side of Granville Road  
1927 feet of frontage south side of Granville Road  
660 feet of frontage on Ashley Road  
All measurements are approximate from aerial maps.  
**Lot Depth:** 2687 feet deep on the north 100 acres  
2053 feet deep on the south side of Granville (west side)  
660 feet deep along the frontage of Ashley road (east side)  
**Buildings:** Old farmhouse and barns on north 100 acre parcel. Grain bins at the corner of Ashley and Granville.  
**Flood Plain or Wetlands:** Creek crosses south 64 acre parcel.  
**Topography:** Flat to gently rolling.  
**Available Utilities:** City sewer and water are at Granville road.

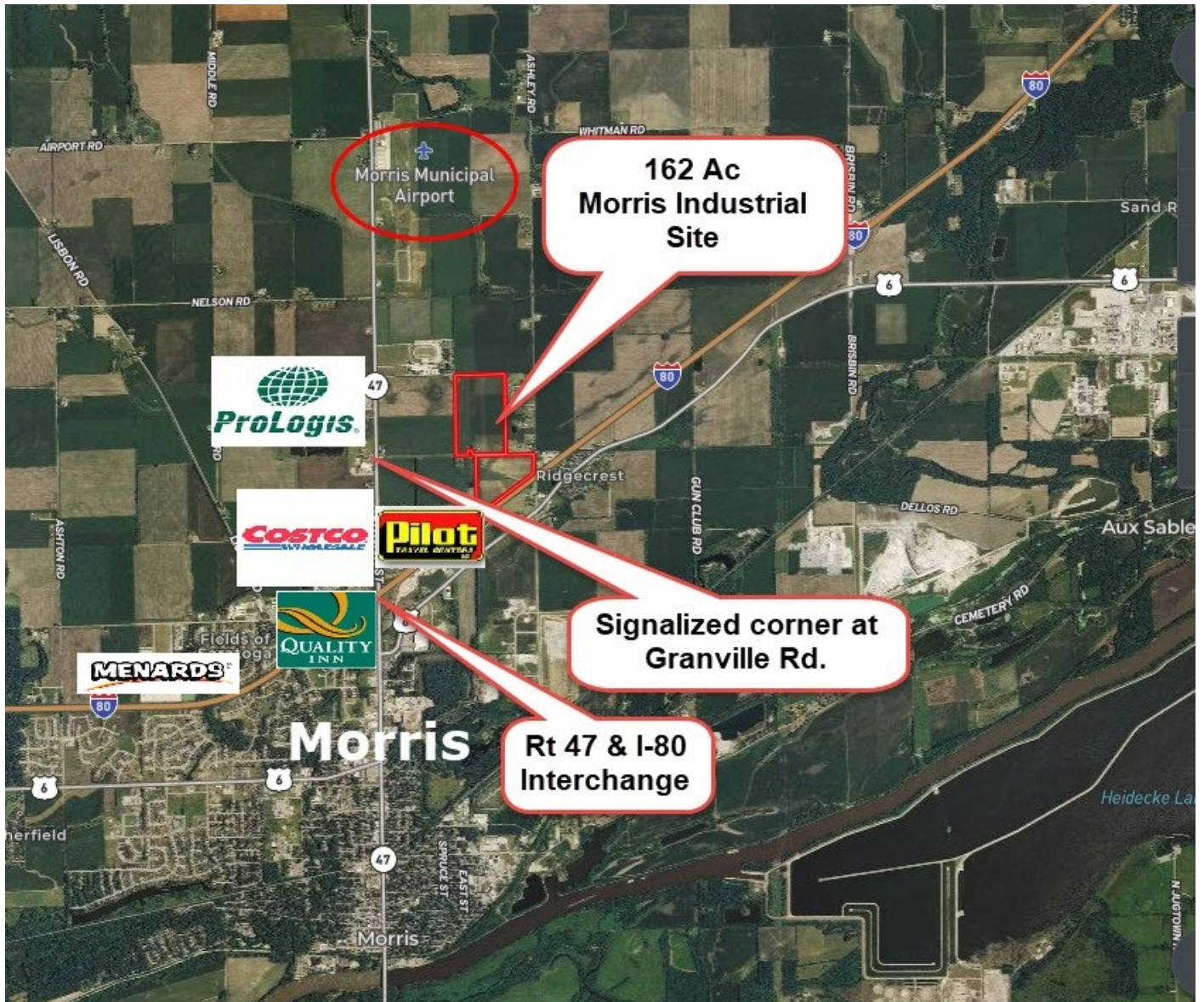
### FINANCIALS

**Finance Data Year:** 2016 taxes paid in 2017  
**Real Estate Taxes:** 02-22-400-001 (99.52 acres) \$4,683  
02-27-200-001 (61.59 acres) \$1,203  
Total real-estate taxes are \$7,661 or \$36.53/ac  
**Investment Amount:** The investment amount for this excellent development site is \$3,807,000 or \$23,500 per acre.

### LOCATION

**Address:** 985 Granville Road, Morris, IL 60450  
**County:** Grundy

## AREIAL INCLUDING SURROUNDING BUSINESSES





162 ACRE MORRIS INDUSTRIAL SITE AERIAL



LOCATION MAP



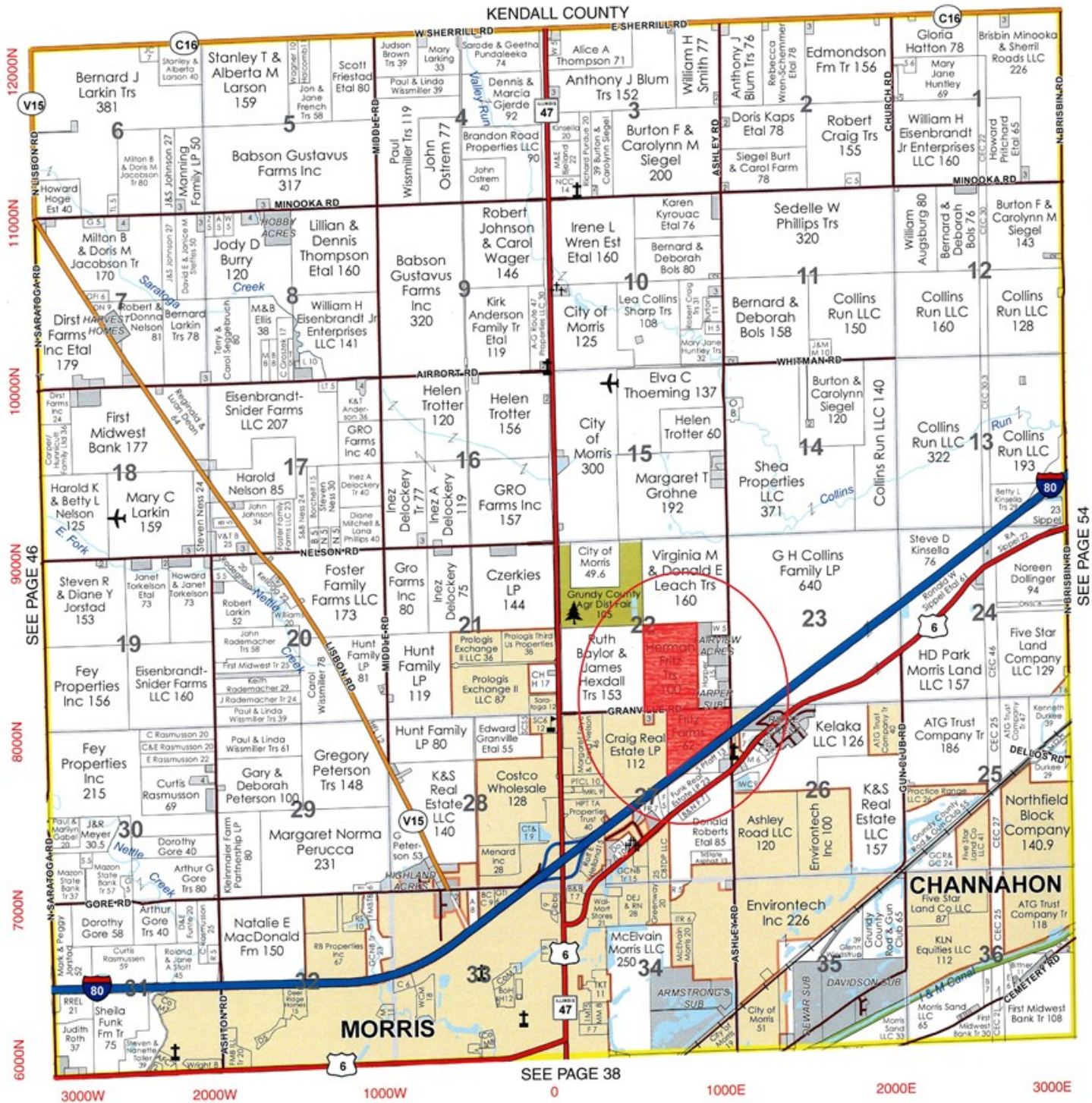
COMBINED FARMS AERIAL



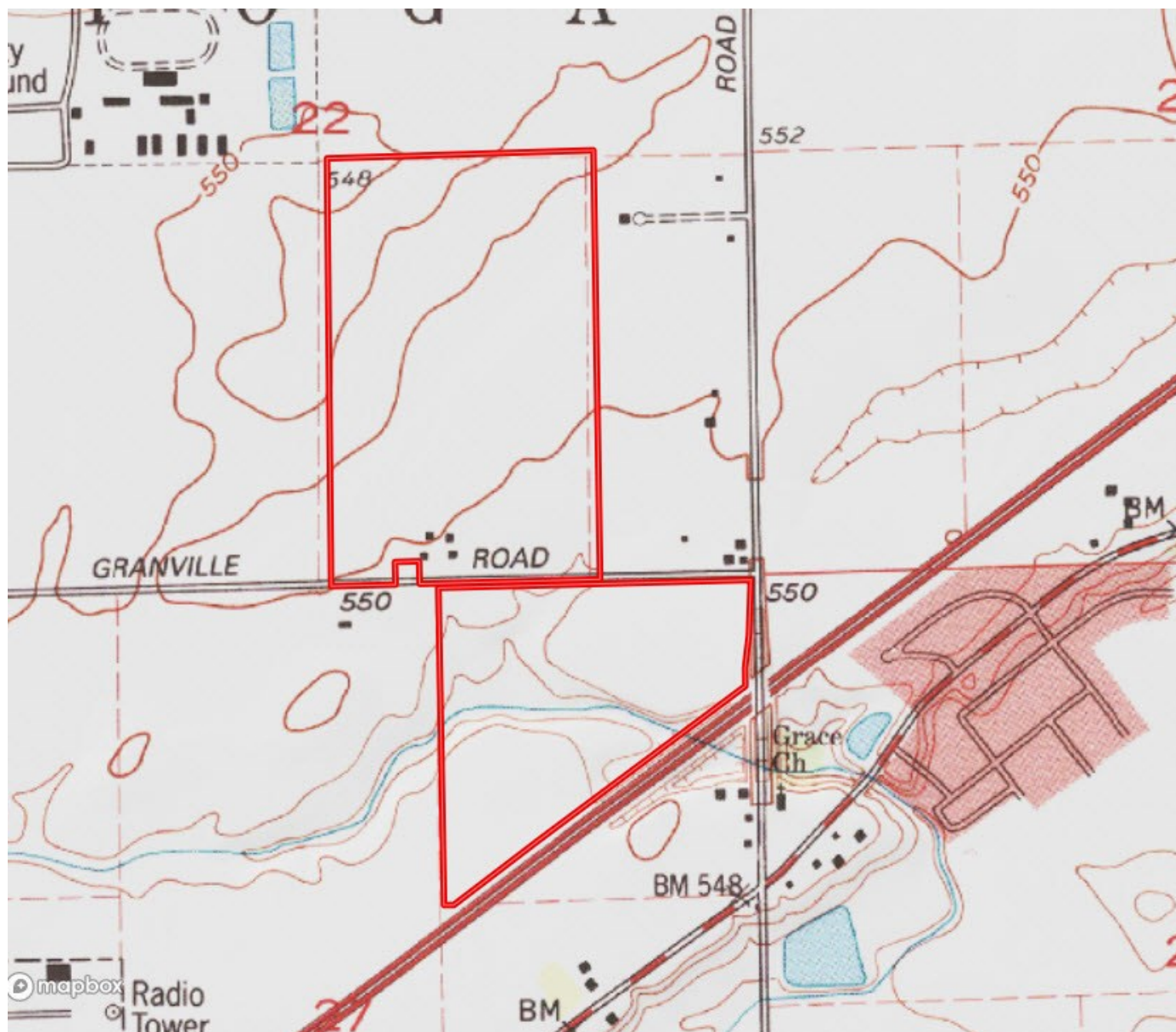


SARATOGA TOWNSHIP PLAT MAP

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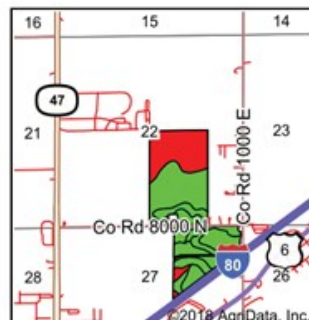
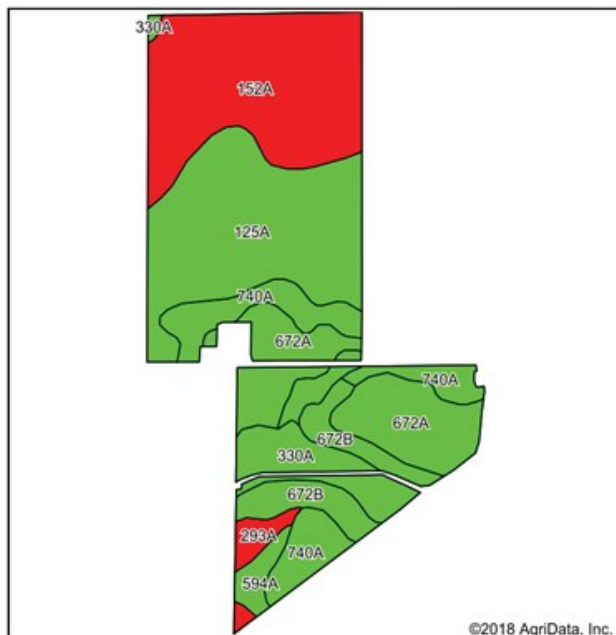
## TOPOGRAPHICAL MAP





## SOIL MAP

### Soils Map



State: **Illinois**  
County: **Grundy**  
Location: **22-34N-7E**  
Township: **Saratoga**  
Acres: **153.72**  
Date: **5/3/2018**

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL063, Soil Area Version: 12							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	44.15	28.7%		176	57	129
152A	Drummer silty clay loam, 0 to 2 percent slopes	41.28	26.9%		195	63	144
672A	Crescent loam, 0 to 2 percent slopes	23.64	15.4%		158	51	117
740A	Darroch silt loam, 0 to 2 percent slopes	17.54	11.4%		177	57	129
**672B	Crescent loam, 2 to 5 percent slopes	10.69	7.0%		**156	**50	**116
330A	Peotone silty clay loam, 0 to 2 percent slopes	10.57	6.9%		164	55	123
293A	Andres silt loam, 0 to 2 percent slopes	2.99	1.9%		184	59	135
594A	Reddick clay loam, 0 to 2 percent slopes	2.86	1.9%		177	56	130
Weighted Average					176.4	57.1	130

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: <http://soilproductivity.nres.illinois.edu/>  
\*\* 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

MORRIS 152 ACRE INDUSTRIAL SITE FSA MAP

Aerial Map





## 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.



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