

31 AC CRETE TOWNSHIP FARM

**E Burville Road
Crete IL 60417**

For more information contact:

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



County:	Will
Township:	Crete
Gross Land Area:	31.47 Acres
Property Type:	Farmland, Row Crop, Livestock, Hay, Pasture, Etc.
Possible Uses:	Row-crop farming with recreational creek/woodland
Total Investment:	\$398,000.00
Productivity Index (PI):	118.9
Buildings:	No Buildings Included
Utilities:	ComEd electric, NICOR natural gas, telecommunications/broadband along Burville Rd; private well & se
Zoning:	A-1 Agricultural (Will County unincorporated / Crete Township)



31-Acre Hybrid Farm and Wooded Recreational Tract — Crete Township, Will County

BigFarms Real Estate is pleased to present this distinctive 31-acre parcel on the Illinois/Indiana state line in Crete Township, Will County. The property combines roughly 17 acres of open ground — including 12.46 acres of USDA FSA-designated cropland (Farm 8425, weighted PI 118.9 on prime Milford and Ashkum silty clay loams) — with approximately 14 acres of mature wooded acreage featuring a perennial creek corridor, a rare hybrid offering with row-crop income, recreational and hunting value, and meaningful transitional upside given the adjacent Indiana residential subdivisions immediately east of the property.

Property Highlights

- 30.97 acres total on the south side of E Burville Rd (29.89 acres per Surety PLSS)
- Roughly 17 acres of open ground, including 12.46 acres of USDA FSA-designated cropland (Farm 8425, Tract 10874) — planted to soybeans in 2025
- Approximately 14 acres of mature wooded acreage with a perennial creek corridor (R5UBH Riverine)
- Weighted Productivity Index of 118.9 on the productive soils — predominantly Milford silty clay loam (51.7%) and Ashkum silty clay loam (21.7%)
- FSA Farm 8425 / Tract 10874 — 24.37 farmland acres, 7.80 commodity base acres (corn & wheat), ARC-County election, NHEL



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- classified, no CRP contracts
- 8.3 acres (27.8%) along the wooded creek corridor lie within the FEMA Zone A 100-year floodplain; the balance is Zone X (minimal flood hazard) per Panel 17197C0385G
 - Only 0.54 acres of National Wetlands Inventory wetlands — confined to the creek corridor
 - Approximately 600+ feet of frontage on E Burville Rd
 - Direct frontage on the IL/IN state line corridor; adjacent to established Indiana residential subdivisions
 - A-1 Agricultural zoning, Will County unincorporated (Crete Township)
 - 2024 real estate taxes of only \$885.36 — exceptionally low annual carrying cost
 - Approximately 5 miles east of the Village of Crete; 6 miles east-southeast of the planned Steger Metra Electric District station
 - Approximately 31 miles south of downtown Chicago via Calumet Expressway (IL Route 394) / I-94

Land Characteristics

The property is split between two distinct character zones. The northern portion — roughly 17 acres — is open ground, of which USDA Farm Service Agency designates 12.46 acres as cropland (FSA Farm 8425, Tract 10874), planted to soybeans in 2025. This ground carries a weighted Productivity Index of 118.9, reflecting strong Illinois prime farmland soils — predominantly Milford silty clay loam, 0 to 2 percent slopes (8.68 acres), with Ashkum silty clay loam, 0 to 2 percent slopes (3.64 acres) as the secondary soil. Minor Ozaukee silty clay loam and silt loam occurrences appear on the steeper, eroded slopes transitioning into the wooded southern portion. See the accompanying Soil Map and FSA Farm Aerial Map for detailed delineations.

The southern portion — approximately 14 acres — is mature wooded acreage with a perennial creek (classified R5UBH Riverine, 6.4 acres long) winding north-to-south through the parcel. This creek corridor and the surrounding hardwoods create high-quality recreational, wildlife, and hunting habitat — a rare combination directly within the southern Chicago metro reach. The Topography Map shows rolling terrain in the wooded portion with steeper slopes on Ozaukee soils transitioning down to the creek valley.

Per FEMA Panel 17197C0385G (effective 2/15/2019), 8.3 acres (27.8%) along the creek corridor fall within the Zone A 100-year floodplain, consistent with the perennial creek running through the property. The remaining 21.59 acres are mapped Zone X (Area of Minimal Flood Hazard). Buyers should review the accompanying FEMA Report for the full delineation.

Location, Access, and Infrastructure

The property sits on the south side of E Burville Rd in Crete Township, Will County, immediately west of the IL/IN state line. S State Line Rd runs north-south just east of the property, with established Indiana residential subdivisions directly across the state line. To the west and south, the surrounding land remains predominantly agricultural and rural-residential.

Highway access is strong for a rural Will County location. US Route 30 (Lincoln Highway) is approximately 4 miles north. IL Route 394 (Calumet Expressway) is approximately 3 miles west, providing direct freeway access to downtown Chicago via I-94. I-80 is approximately 10 miles north. The planned Steger Metra station on the Metra Electric District line is approximately 6 miles west-northwest of the property, with current Metra commuter rail service available at the existing University Park station approximately 8 miles to the west.

Utilities serving the area include ComEd electric service and NICOR Gas natural gas along E Burville Rd, with telecommunications and broadband internet available at the road. Water and sewer would be private well and septic — standard for rural Crete Township.

Schools

The property is served by Crete-Monee Community Unit School District 201U (K-12), with elementary schools in Crete and Monee, Crete-Monee Middle School, and Crete-Monee High School.

Positioning

This property is well-suited for several distinct buyer profiles: an active farmer seeking row-crop ground with a recreational/hunting amenity; a private buyer pursuing a wooded estate homesite with a creek; a 1031-exchange investor looking for a low-carrying-cost transitional hold near growing Indiana residential markets; or a developer evaluating future rural-residential or annexed higher-density options given the adjacent Indiana subdivision pattern. The state-line location is uniquely positioned to draw both Illinois and Indiana buyer pools.

For more information, site tours, or to discuss acquisition structure, please contact Mark Goodwin at Goodwin & Associates.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 31 AC Crete Township Farm
Tax ID Number/APN: 23-16-17-101-017-0000 & 23-16-17-102-029-0000
Possible Uses: Row-crop farming, recreational hunting/wooded retreat, residential estate or homesite, transitional rural-residential development. Property could be operated as-is for row-crop and recreational use, split into private homesites under existing A-1 zoning, or held for future annexation/rezoning consideration given the adjacent Indiana subdivision pattern across the state line.
Zoning: A-1 Agricultural (Will County unincorporated, Crete Township)

AREA & LOCATION

School District: Crete-Monee Community Unit School District 201U (K-12): Crete Elementary School, Monee Elementary School, Crete-Monee Middle School, Crete-Monee High School.
Market Type: Agricultural and recreational with transitional rural-residential potential. State-line location creates dual buyer pool exposure spanning both the Will County (Illinois) agricultural/transitional market and the adjacent Lake County (Indiana) residential development market.
Location Description: This 31-acre property is located on the south side of E Burville Rd in unincorporated Crete Township, southeastern Will County, Illinois — approximately 31 miles south of downtown Chicago and 5 miles east of the Village of Crete. The property sits directly on the Illinois/Indiana state line, with S State Line Rd just east of the property and established Indiana residential subdivisions immediately across the border. The surrounding Illinois side remains predominantly agricultural and rural-residential, while the Indiana side has seen significant residential development pressure in recent decades.
Site Description: Irregularly shaped 31-acre parcel split between two distinct character zones. The northern portion (approximately 17 acres) is open, tillable cropland fronting on E Burville Rd. The southern portion (approximately 13 acres) is mature wooded acreage with a perennial creek (R5UBH Riverine, 6.4 acres long) winding north-to-south through the parcel. Property has a stepped/notched eastern boundary where a smaller residential parcel cuts into the property line. The property does not have direct frontage on S State Line Rd — separated by an adjacent residential parcel. Approximately 600+ feet of frontage on E Burville Rd along the north property line.
Side of Street: South side of E Burville Rd
Highway Access: US Route 30 (Lincoln Highway) is approximately 4 miles north. IL Route 394 (Calumet Expressway) is approximately 3 miles west, providing direct freeway access to downtown Chicago via the Bishop Ford Freeway (I-94). E Sauk Trail (major east-west arterial) is approximately 3 miles north. I-80 is approximately 10 miles north. I-294 (Tri-State Tollway) is approximately 10 miles west-northwest.
Road Type: E Burville Rd (north property boundary): paved township road serving the rural Crete Township residential and agricultural community. S State Line Rd (immediately east of property): paved arterial road that also serves as the Illinois/Indiana state border.
Legal Description: The N1/2 of the NW1/4 of Section 17, Township 34 North, Range 15 East lying south of Burville Rd (Ex County Clerk's Sub) & (Ex the W 591.67 ft) & (Ex Doc 1026952 & 951706 & 951699) & (Ex the W 851.67 ft) & (Ex that part of the W1/2 of the N1/2 of Fractional Section 17 T34N R15E lying south of Burville Rd). Per PLSS: portions of SE/SE Section 8 and NW/NE & NE/NE Section 17, T34N R15E, Will County, Illinois. Will County Tax PIN 23-16-17-101-017-0000.
Property Visibility: Direct visibility from E Burville Rd along the entire 600+ foot north boundary. The open tillable cropland on the northern portion is fully visible from the road; the wooded southern portion is screened by mature tree cover. The property is also visible from S State Line Rd looking west, across the intervening residential parcel.
Largest Nearby Street: S State Line Rd (immediately east of property — also functions as the Illinois/Indiana state border) and E Burville Rd (the property's north frontage).
Transportation: The future Steger Metra station on the Metra Electric District line is planned approximately 6 miles west-northwest of the property, providing direct commuter rail service to downtown Chicago Millennium Station. The existing University Park Metra station (end of the Metra Electric line) is approximately 8 miles west. Chicago Midway International Airport is approximately 27 miles north-northwest. Chicago O'Hare International Airport is approximately 42 miles north-northwest.

Gary/Chicago International Airport is approximately 14 miles north-northeast (in Indiana). I-80, I-94, and I-294 provide regional truck/auto access.

LAND RELATED

Lot Frontage (Feet):

Approximately 600+ feet of frontage on E Burville Rd (north property line).

Tillable Acres:

Approximately 12.46 (FSA cropland) acres of tillable cropland in the northern portion of the property, currently in row-crop production per Surety Maps AgriData. The southern approximately 13 acres are wooded with a perennial creek corridor — recreational/hunting/woodland acreage rather than tillable ground.

Lot Depth:

Approximately 1,500 feet north-to-south at the deepest point. Property is irregularly shaped with a stepped eastern boundary and is wider at the north (Burville Rd frontage) than at the south.

Buildings:

No Buildings Included — vacant agricultural and wooded acreage.

Zoning Description:

A-1 Agricultural under the Will County unincorporated zoning ordinance (Crete Township). Permitted uses include agriculture, single-family residential on minimum lot sizes per ordinance, and customary accessory uses. Buyers considering higher-density residential development should consult the Will County Land Use Department and the Village of Crete regarding potential annexation and rezoning. [VERIFY current zoning classification with Will County before publication.]

Flood Plain or Wetlands:

Per FEMA Panel 17197C0385G (effective 2/15/2019), 8.3 acres (27.8%) along the creek corridor lie within the Zone A 100-year floodplain (1% annual-chance flood hazard); the remaining 21.59 acres (72.2%) are mapped Zone X (Area of Minimal Flood Hazard, outside the 500-year floodplain). Prospective buyers should review the accompanying FEMA Report and consult FEMA/Will County floodplain resources for any development planning. National Wetlands Inventory identifies 0.54 acres of wetlands on the property: 0.40 acres of R5UBH Riverine (the perennial creek corridor) and 0.14 acres of PFO1A Freshwater Forested/Shrub Wetland. See the accompanying Wetland Map and FEMA Report.

Topography:

Topographically varied. The northern open cropland portion is gently rolling with predominantly 0 to 2 percent slopes — suitable for continued row-crop operation with no significant grading requirements. The southern wooded portion includes more pronounced terrain with Ozaukee soils on 4 to 20 percent slopes transitioning down to the creek valley. The creek corridor itself cuts a defined drainage through the south-central portion of the property. See accompanying Topo Map, Topo Contours Map, and Topo Hillshade Map.

FSA Data:

Per USDA Farm Service Agency records (Form FSA-156EZ, 2026 crop year), the property is FSA Farm 8425, Tract 10874 (Crete Township, Section 17). The tract carries 24.37 FSA farmland acres, of which 12.46 acres are designated cropland; the balance is wooded and non-cropland. Commodity base acres total 7.80 — 3.90 acres corn and 3.90 acres wheat — under ARC-County program election, and the farm is ARC/PLC eligible with no CRP contracts. The tract is classified NHEL (non-highly erodible land). The 2025 reported crop was soybeans on the 12.46 cropland acres. NRCS wetland determinations have not been completed for the tract. See the accompanying FSA Farm Aerial Map.

Soil Type:

Predominantly Milford silty clay loam, 0 to 2 percent slopes (Code 69A — 8.68 acres, 51.7% of the open ground) and Ashkum silty clay loam, 0 to 2 percent slopes (Code 232A — 3.64 acres, 21.7%). Minor occurrences of Ozaukee silty clay loam and silt loam on the slopes transitioning to the creek corridor: 530C3 Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded (3.58 acres, 21.3%); 530E2 Ozaukee silt loam, 12 to 20 percent slopes, eroded (0.49 acres, 2.9%); and 530C2 Ozaukee silt loam, 4 to 6 percent slopes, eroded (0.41 acres, 2.4%). All Milford and Ashkum soils are well-drained prime farmland; the Ozaukee soils are prime-if-drained or steeper non-prime. Of this open ground, USDA Farm Service Agency designates 12.46 acres as program cropland (see FSA Data). Soils data provided by USDA and NRCS — see accompanying Soil Map.

Soil Fertility:

Weighted Productivity Index: 118.9 (Illinois State Productivity Index based on Bulletin 811 optimum management ratings, adjusted for slope, erosion, and surface texture per the Illinois Soils EFOTG). The dominant Milford (PI 128) and Ashkum (PI 127) soils on the cropland portion reflect strong prime Illinois farmland productivity. The Ozaukee soils on the slopes (PI 92–102) contribute to the wooded recreational character of the southern portion. The consistently strong PI on the open cropland confirms its position as productive Illinois row-crop ground.

Available Utilities:

Electric: ComEd service available along E Burville Rd.

Natural Gas: NICOR Gas service available along E Burville Rd. [VERIFY connection availability with NICOR.]

Telecommunications: broadband and fiber service available along the E Burville Rd corridor.

Water: private well required — standard for rural unincorporated Crete Township.

Sewer: private septic system required — standard for rural unincorporated Crete Township.

Storm: natural drainage through the existing creek corridor.

FINANCIALS

Finance Data Year:

2024 Tax Year, Payable 2025

Real Estate Taxes:

Total 2024 real estate taxes: \$885.36 (payable 2025) for Will County PIN 23-16-17-101-017-0000. Property is assessed at \$9,212 under the agricultural classification. The exceptionally low annual carrying cost reflects agricultural use assessment and will reassess upon any change of use, residential development, or improvement to the property.

Investment Amount:

\$398,000.00

LOCATION

Address:

0 E Burville Rd, Crete, IL 60417

County:

Will County, Illinois

MSA:

Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area

PROPERTY NOTES

Area Resources and Additional Information

- [Crete, IL — Demographics — Census Reporter](#)
- [Village of Crete, IL — Official Website](#)
- [Will County, Illinois — Government Website](#)
- [Will County Land Use Department — Zoning and Permitting](#)
- [Crete-Monee Community Unit School District 201U](#)
- [Metra Electric District — Schedules and Stations](#)
- [Plum Valley Forest Preserve — Will County Forest Preserve District](#)
- [U.S. Fish & Wildlife Service — National Wetlands Inventory Mapper](#)
- [FEMA Flood Map Service Center](#)

Additional resources available upon request: full Surety AgriData maps package (Soil, Topo, Topo Contours, Topo Hillshade, Wetland, FEMA, FSA Aerial), plat map, parcel survey, and recent aerial imagery.

PROPERTY MAP



SURROUNDING AREA MAP

31 AC CRETE TWP FARM — AREA MAP
 0 E Burville Rd, Crete, IL 60417 • Crete Township, Will County

AREA DIRECTORY

Subject Property

RETAIL & ATTRACTIONS

- 1 Plum Valley Preserve (Forest Preserve / Dog Park)
- 2 Green Acres Ranch (Equestrian)
- 3 Smits Farms (Farm Market & Greenhouse)

GROCERY

- 4 Berkot's Super Foods (Crete)

RESTAURANT & BAR

- 5 La Cabana Bar & Grill

PHARMACY

- 6 Walgreens (Sauk Village)

GAS & CONVENIENCE

- 7 Gas N Wash (Sauk Trail)
- 8 Marathon Gas (Sauk Trail)

Indiana state line is immediately east of the subject property; Lake County, IN residential subdivisions border the property east.

DISTANCE FROM PROPERTY

CITIES & TOWNS

St. John, IN	3 mi ENE
Dyer, IN	4 mi N
Sauk Village, IL	4 mi NNW
Schererville, IN	5 mi NE
Crete, IL	5 mi W
Steger, IL	6 mi WNW
Park Forest, IL	8 mi WNW
Crown Point, IN	9 mi ESE
Hammond, IN	10 mi N
Tinley Park, IL	16 mi NW
Kankakee, IL	28 mi SW
Joliet, IL	29 mi WNW
Downtown Chicago	31 mi N

HIGHWAYS & INTERSTATES

IL Rte 394 (Calumet Expwy)	3 mi WNW
I-94 / Bishop Ford Fwy	4 mi NW
I-65 (Indiana)	7 mi ENE
I-57	7 mi W
I-80	10 mi N
I-294 (Tri-State Tollway)	10 mi WNW

AIRPORTS

Gary/Chicago Intl	14 mi NNE
Chicago Midway (MDW)	27 mi NNW
Chicago O'Hare (ORD)	42 mi NNW

METRA COMMUTER RAIL

Steger Station (planned)	6 mi WNW
University Park Station	8 mi W

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FSA AERIAL MAP



Boundary Center: 41° 26' 30, -87° 31' 44.79



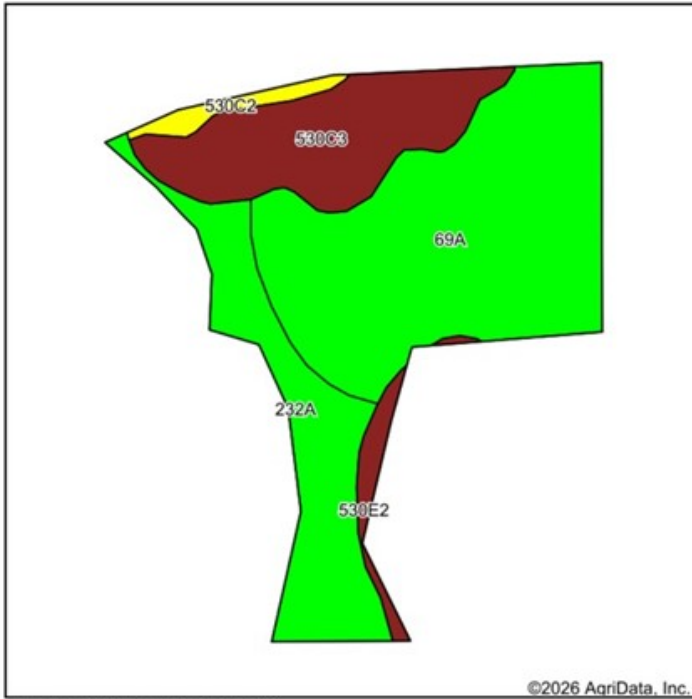
17-34N-15E
Will County
Illinois



5/17/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



State: **Illinois**
 County: **Will**
 Location: **17-34N-15E**
 Township: **Crete**
 Acres: **16.8**
 Date: **5/17/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20							
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	8.68	51.7%		**171	**57	**128
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.64	21.7%		**170	**56	**127
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	3.58	21.3%		**129	**40	**94
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.49	2.9%		**126	**39	**92
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	0.41	2.4%		**141	**44	**102
Weighted Average					159.8	52.3	118.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

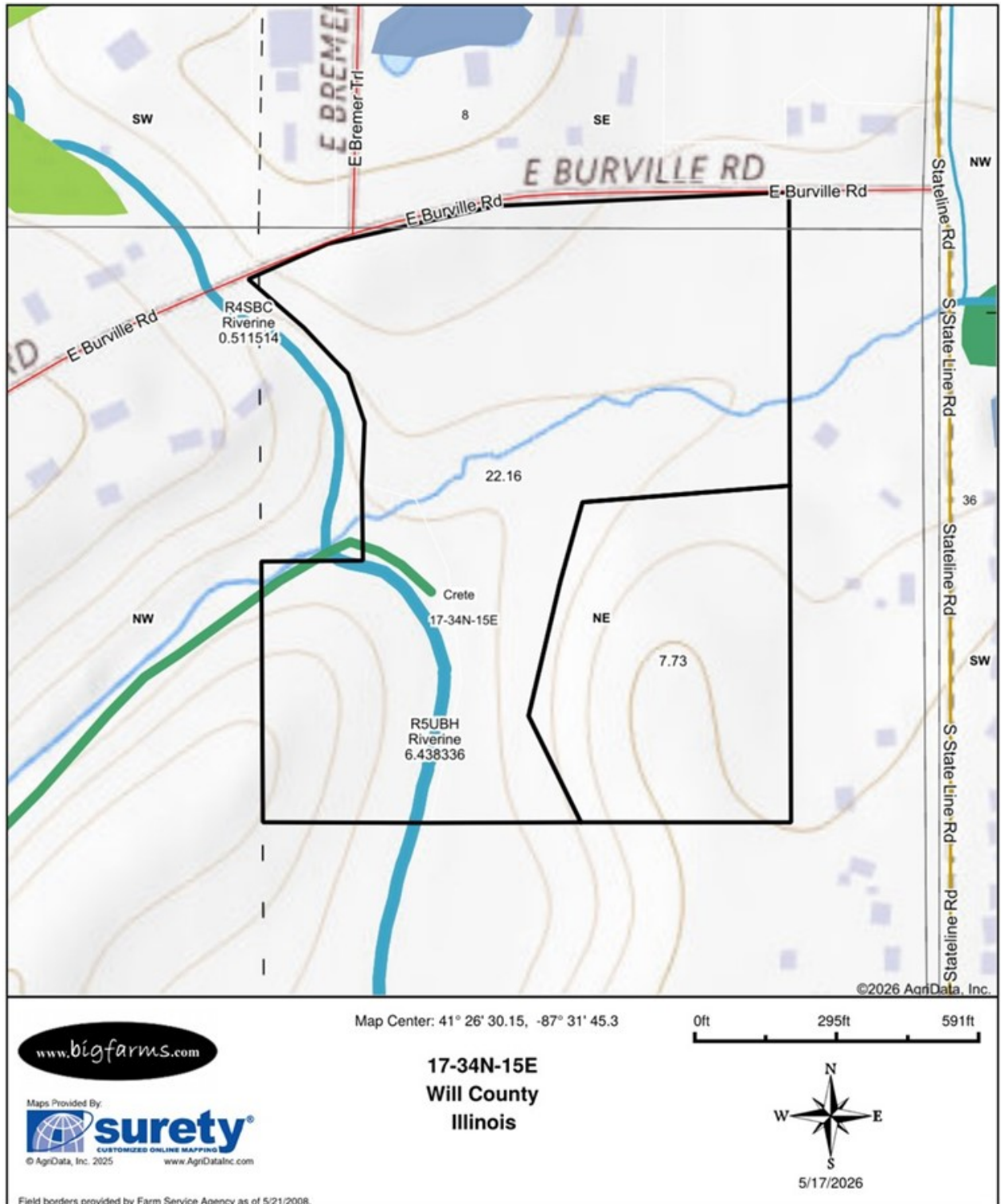
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

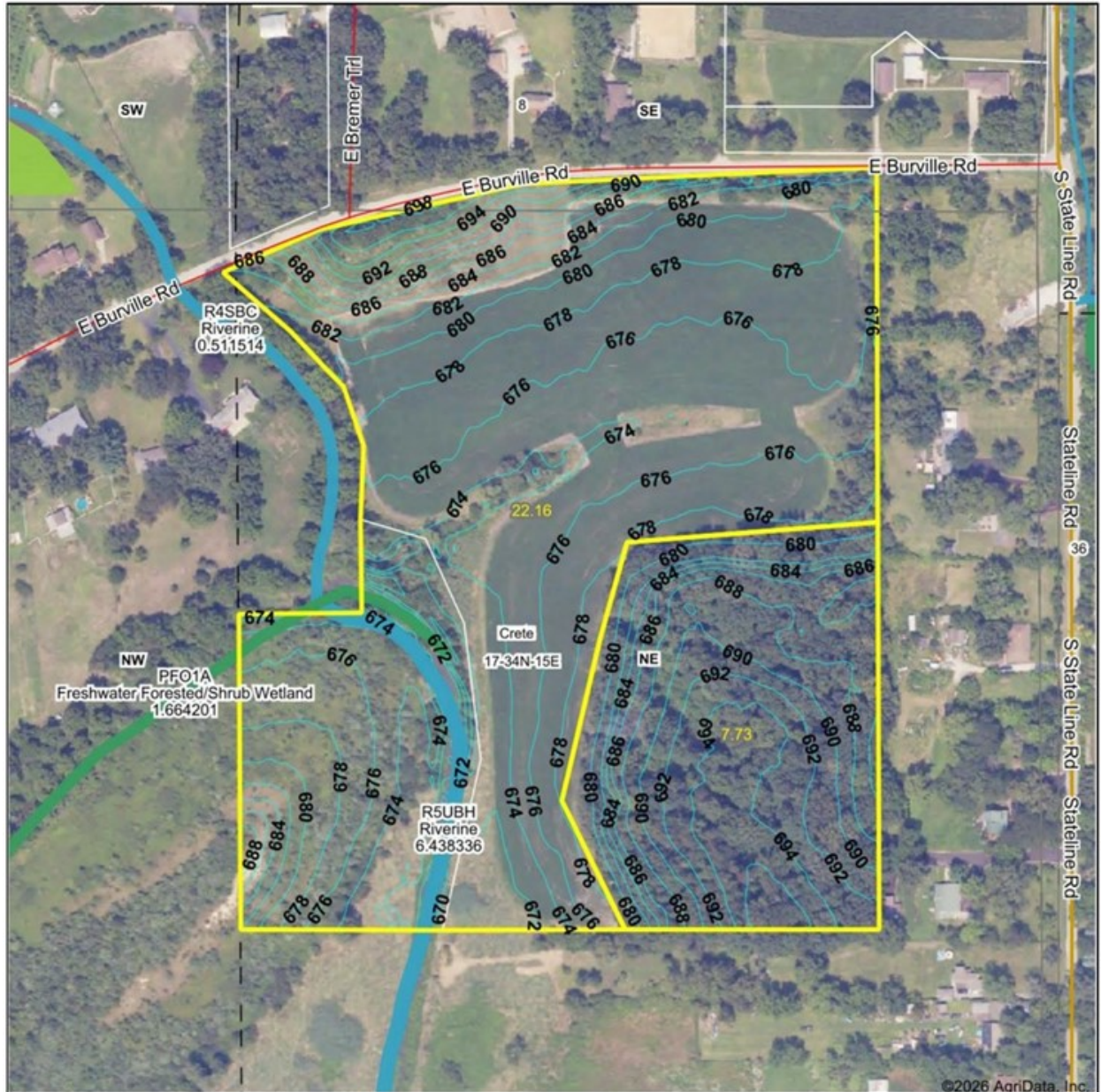
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

TOPO MAP

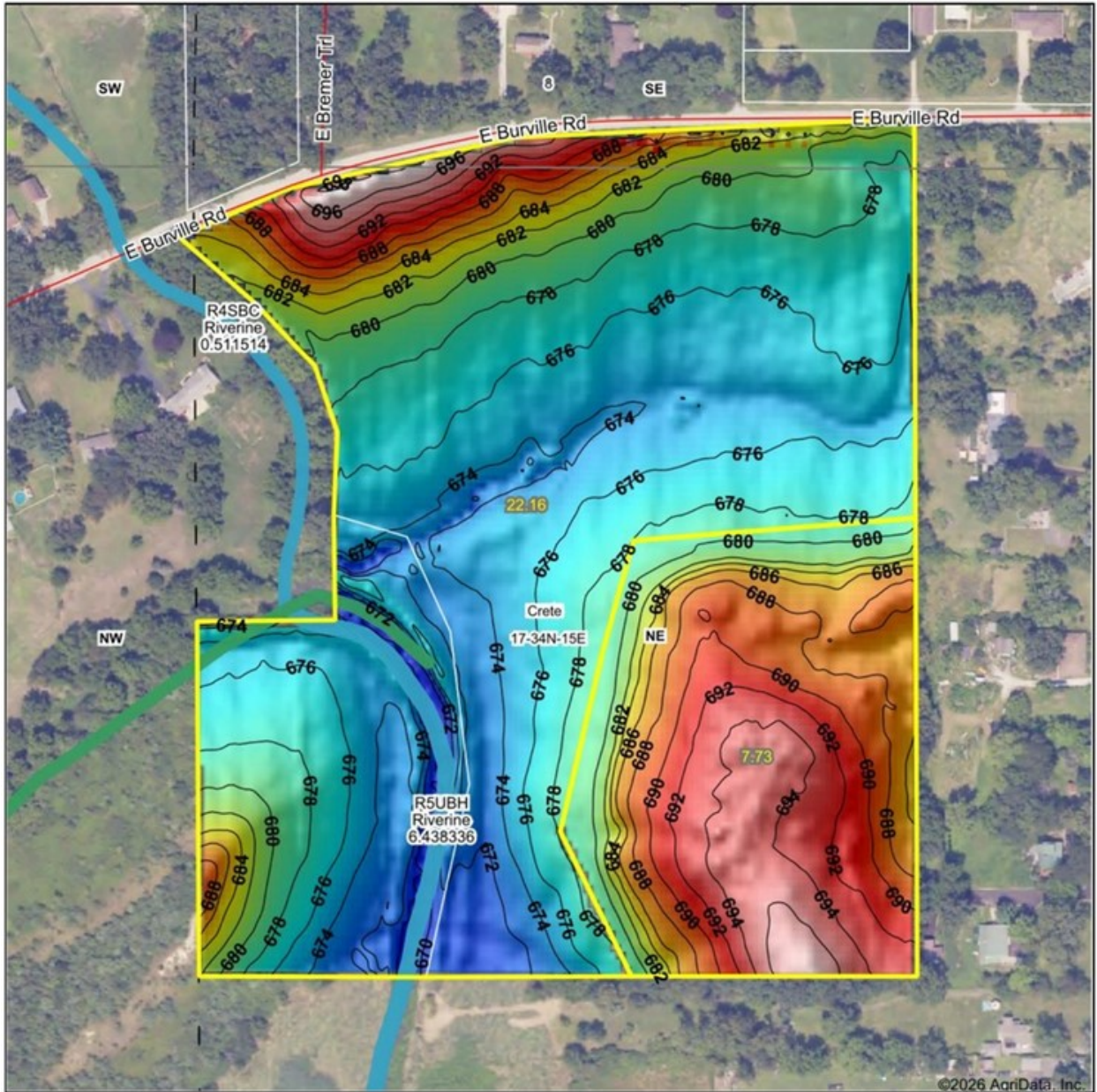


TOPO CONTOURS MAP



	Source: USGS 3 meter dem	0ft 269ft 537ft
	Interval(ft): 2.0	
	Min: 669.2	17-34N-15E Will County Illinois
<small>Maps Provided By</small> <small>© AgriData, Inc. 2025 www.AgriDataInc.com</small>	Max: 698.8	
<small>Field borders provided by Farm Service Agency as of 5/21/2008.</small>	Range: 29.6	5/17/2026
	Average: 680.6	Boundary Center: 41° 26' 30", -87° 31' 44.79
	Standard Deviation: 6.99 ft	

TOPO HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 669.2
 Max: 698.8
 Range: 29.6
 Average: 680.6
 Standard Deviation: 6.99 ft



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 Field borders provided by Farm Service Agency as of 5/21/2008.



17-34N-15E
 Will County
 Illinois

Boundary Center: 41° 26' 30, -87° 31' 44.79

WETLAND MAP



State: **Illinois**
 Location: **17-34N-15E**
 County: **Will**
 Township: **Crete**
 Date: **5/17/2026**

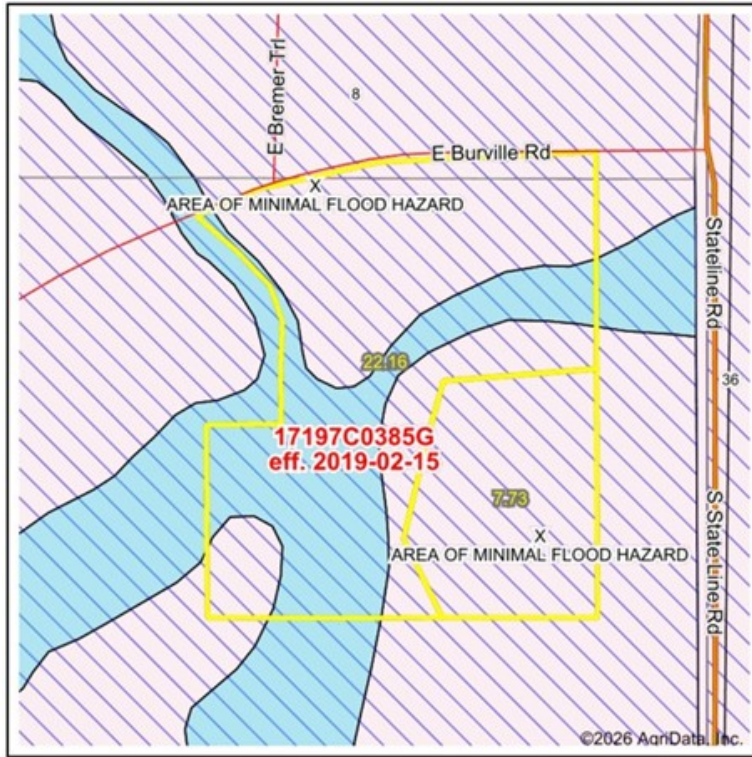
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 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R5UBH	Riverine	0.40
PFO1A	Freshwater Forested/Shrub Wetland	0.14
Total Acres		0.54

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT



Map Center: 41° 26' 30.15, -87° 31' 45.3
 State: IL Acres: 29.89
 County: Will Date: 5/17/2026
 Location: 17-34N-15E
 Township: Crete



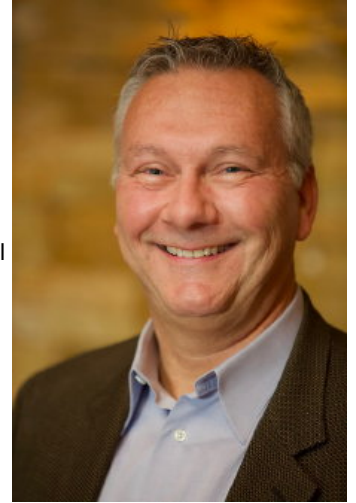
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	29.89	100%
Total				29.89	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	10.92	36.5%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	9.44	31.6%	
A		100-year Floodplain	8.3	27.8%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.23	4.1%	
Total				29.89	100%
Panel	Effective Date	Acres	Percent		
17197C0385G	2/15/2019	29.89	100%		
Total				29.89	100%

Flood related information provided by FEMA

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.**

DISCLAIMER

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