

35 AC Burville Rd Site
1 West Burville Road
Crete IL 60417

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35 AC BURVILLE RD SITE

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Crete IL 60417

For more information contact:

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GOODWIN



| | |
|---------------------------------|---|
| County: | Will |
| Township: | Crete |
| Gross Land Area: | 35 Acres |
| Property Type: | Vacant land with development potential |
| Possible Uses: | Commercial development potential |
| Total Investment: | \$612,500.00 |
| Unit Price: | \$17,500 per Acre |
| Soil Productivity Index: | PI Index is 111.3 for 27.3 tillable acres |
| Buildings: | No Buildings |
| Zoning: | Agriculture |



Nearly half a mile (2534 feet) of Rt 394 road frontage. The property is south of Crete and across from Plum Valley Forest preserve. Many potential uses. Combination of tillable land and forest.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 35 Acre Crete Township Development Site
Tax ID Number/APN: 23-15-14-400-007-0000
Possible Uses: Many potential uses. Great frontage for business exposure to Rt. 394.
Zoning: Agriculture
Sale Terms: Seller is asking for a cash sale, but will consider all options.

AREA & LOCATION

Location Description: South of Crete with frontage on Rt. 394 with easy access to the Tri-State Tollway. Tollway is only 10 miles north.
Site Description: Level land at the corner of Burville road and Rt. 394. Combination of tillable land and forest. No buildings.
Side of Street: SW corner of Burville road and Rt. 394.
Highway Access: Rt. 394 frontage and only 10 miles south of the Tri-State Tollway.
Road Type: Highway
Property Visibility: Excellent visibility

LAND RELATED

Lot Frontage (Feet): 542 feet of frontage on Burville Rd
2534 feet of frontage on Rt. 394
Tillable Acres: Approximately 27 tillable acres.
Buildings: No Buildings
Topography: Gently rolling

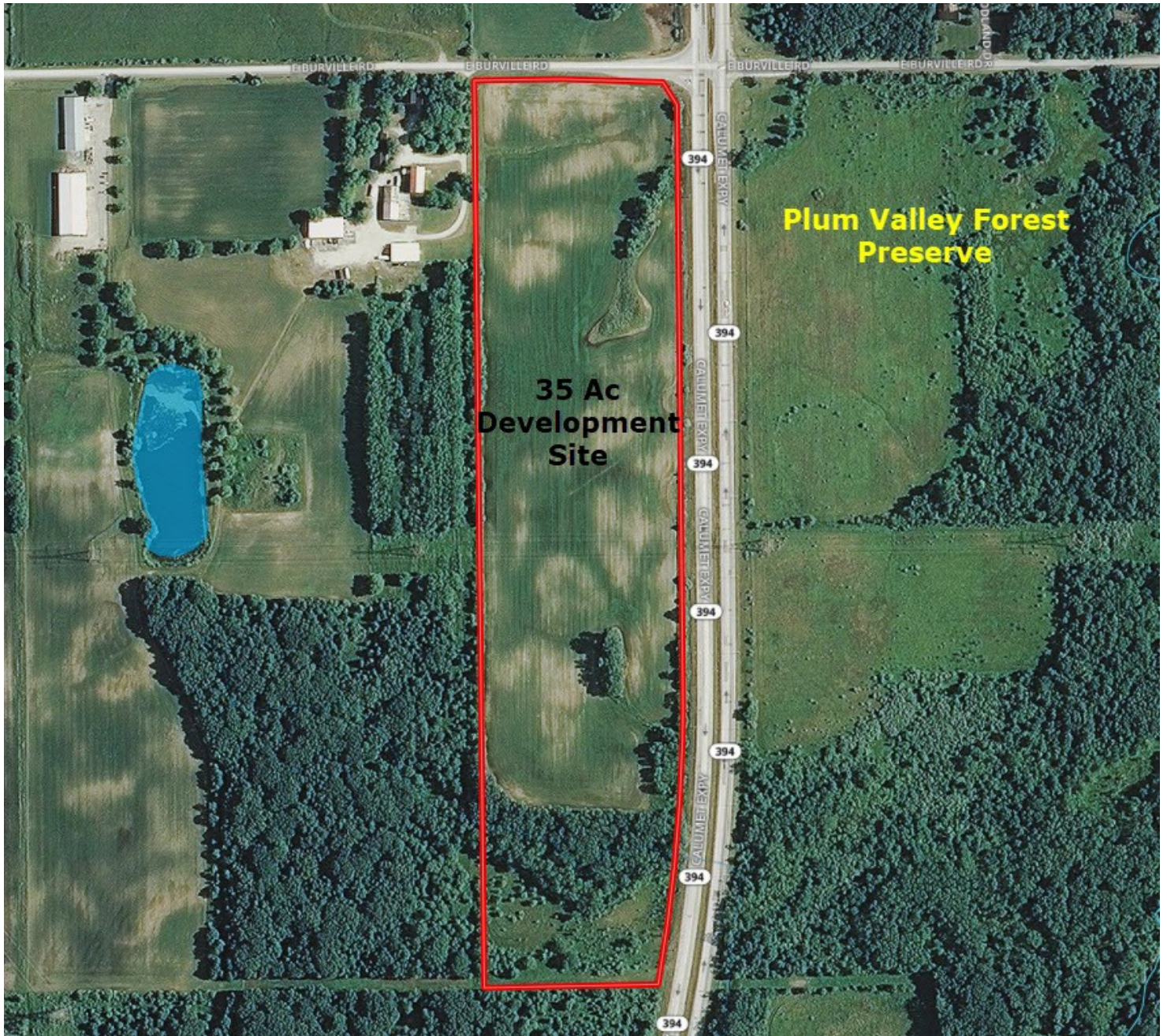
FINANCIALS

Finance Data Year: Tax year 2016
Real Estate Taxes: The taxes paid in 2016 were \$479.00 or \$13.68/ac
Investment Amount: Ownership is asking \$17,500 per acre for a total investment of \$612,500

LOCATION

Address: Southwest corner of Burville road and Rt. 394
County: Will
MSA: Chicago-Joliet

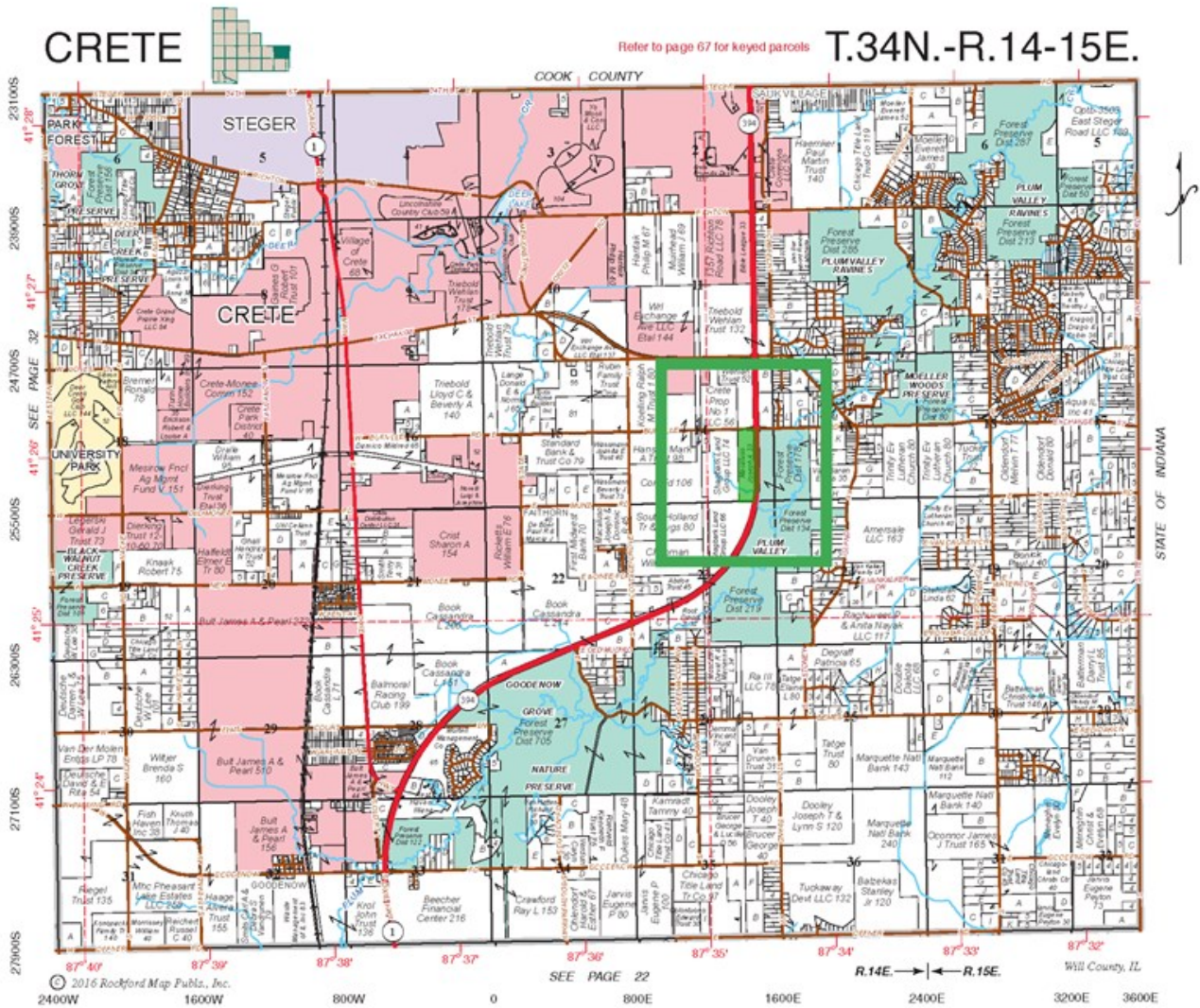
AERIAL MAP OF THE 35 ACRE CRETE TOWNSHIP DEVELOPMENT SITE



LOCATION MAP OF 35 ACRE CRETE DEVELOPMENT SITE IN CRETE TOWNSHIP, WILL COUNTY



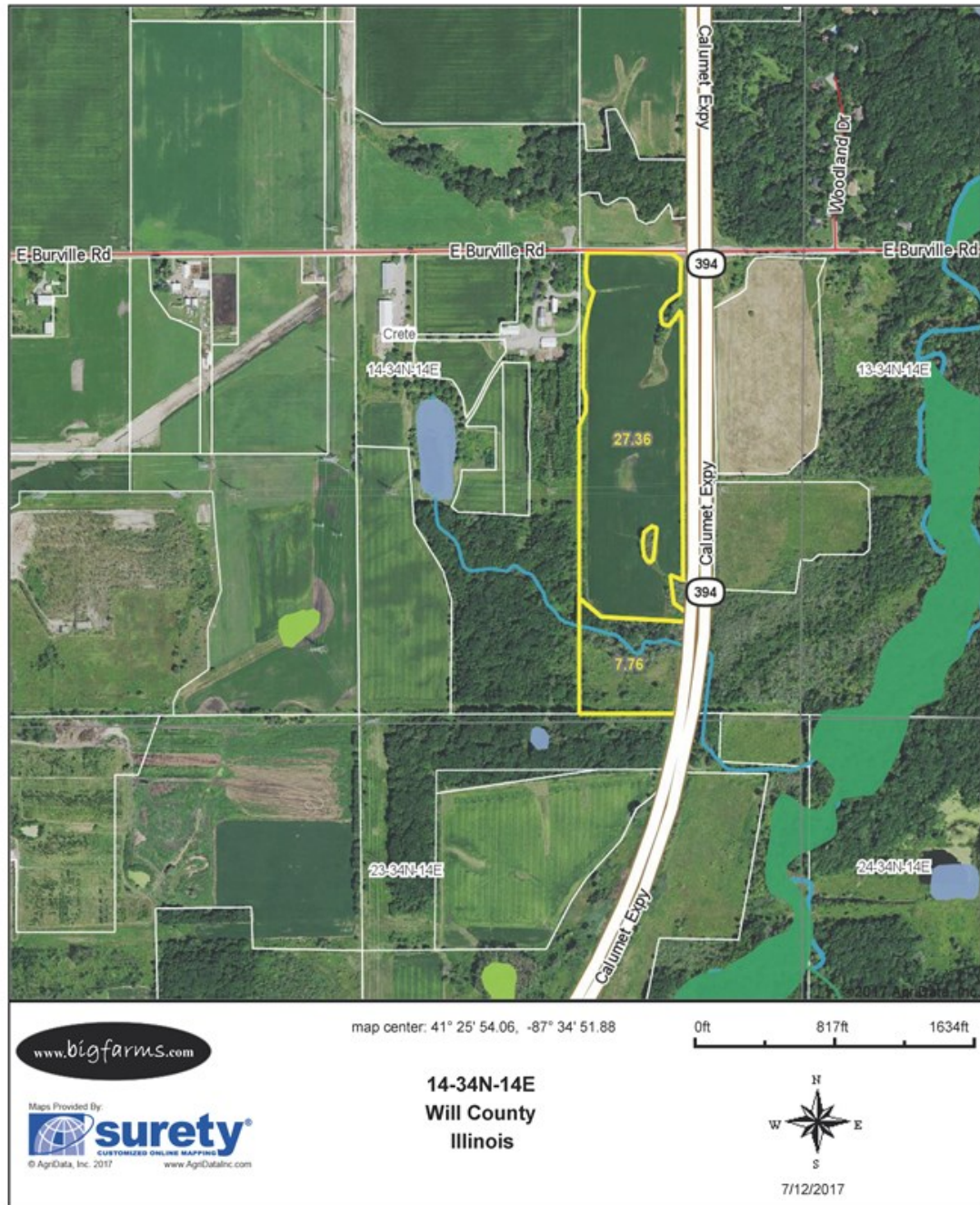
PLAT MAP OF 35 ACRES DEVELOPMENT SITE, CRETE TOWNSHIP, WILL COUNTY



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

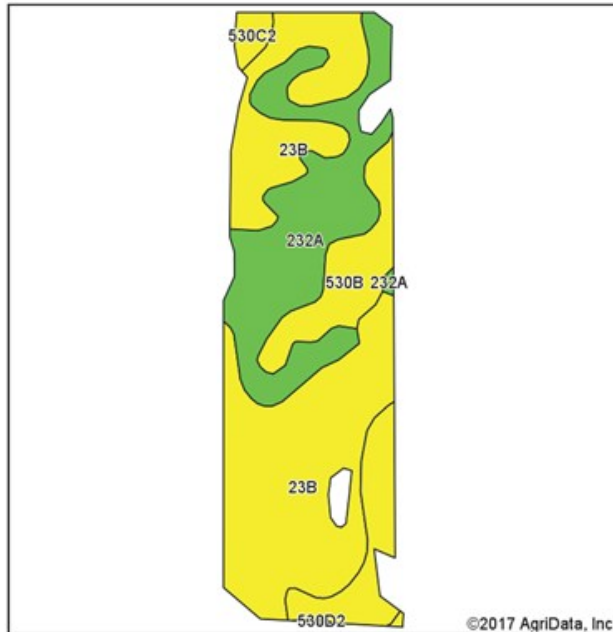
FSA MAP OF CRETETOWNSHIP 35 ACRE DEVELOPMENT SITE

Aerial Map



SOIL MAP OF 35 ACRE CRETE TOWNSHIP DEVELOPMENT SITE, WILL COUNTY

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **14-34N-14E**
Township: **Crete**
Acres: **27.36**
Date: **7/12/2017**

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Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 11

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| **23B | Blount silt loam, 2 to 4 percent slopes | 14.04 | 51.3% | | **138 | **47 | **104 |
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 7.84 | 28.7% | | 170 | 56 | 127 |
| **530B | Ozaukee silt loam, 2 to 4 percent slopes | 5.02 | 18.3% | | **149 | **47 | **108 |
| **530C2 | Ozaukee silt loam, 4 to 6 percent slopes, eroded | 0.46 | 1.7% | | **143 | **45 | **104 |
| Weighted Average | | | | | 149.3 | 49.5 | 111.3 |

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/>

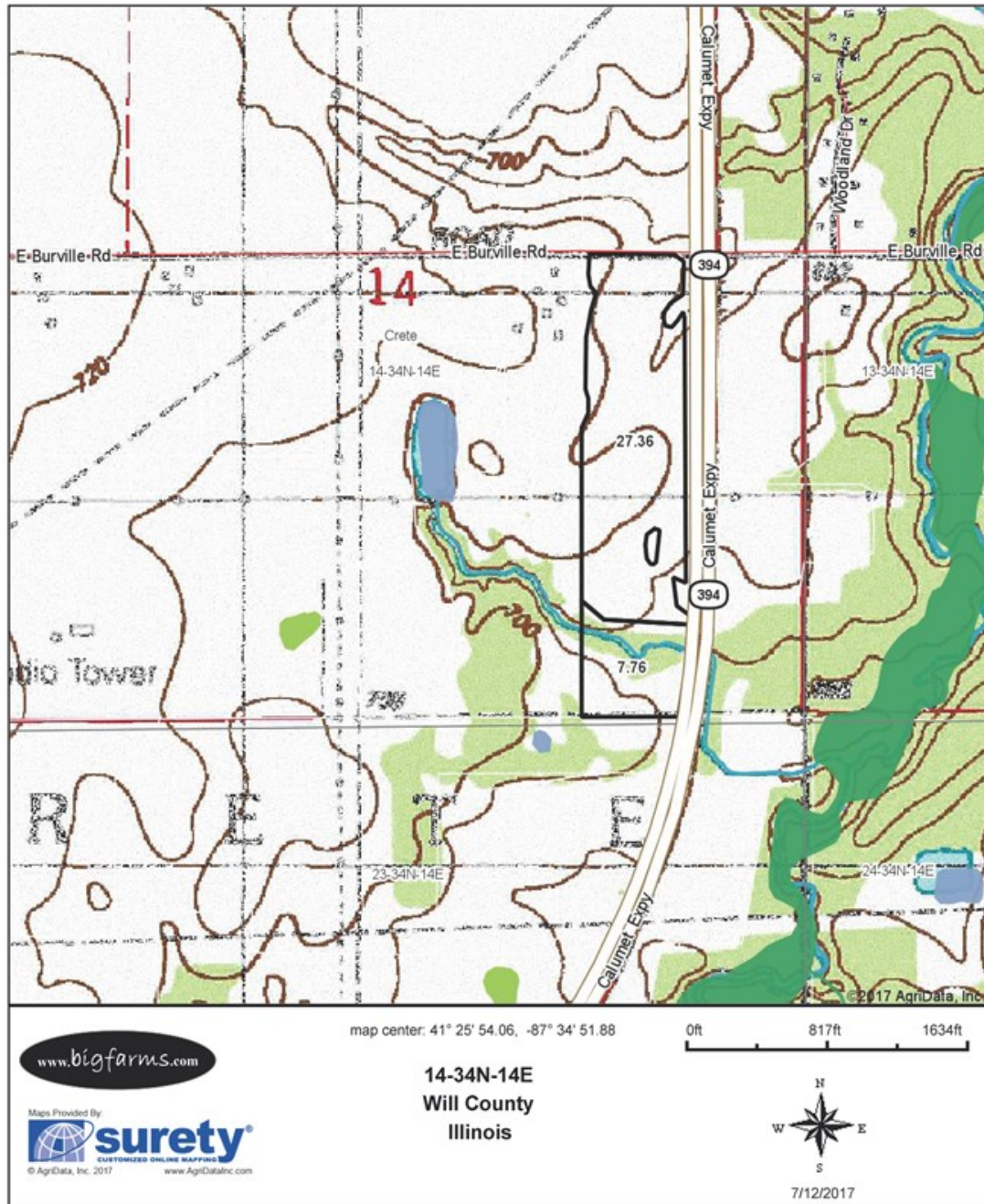
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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 BURVILLE ROAD AND RT 394

Topography 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

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