

37 Acre Crete Grand Prairie Crossing
1740 W. Exchange Street
Crete IL 60417

www.bigfarms.com

37 ACRE CRETE GRAND PRAIRIE CROSSING

**1740 W. Exchange Street
Crete IL 60417**

For more information contact:

Douglas W. Deininger, ALC
1-815-439-9245
doug@deininger-land.com

Goodwin & Associates
Real Estate
1-815-741-2226
mgoodwin@bigfarms.com

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

GOODWIN



County:	Will
Township:	Crete
Gross Land Area:	37 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$240,500.00
Unit Price:	\$6500.00 per acre
Productivity Index (PI):	117.3
Buildings:	No Buildings on this Parcel
Utilities:	Natural Gas, Electric, Water and Sewer are available



This 37 acre farm has a soil PI of 117.3 . The parcel is located less than 1 mile to the west of downtown Crete, in Crete Township, Will County. The property is northeast of Deer Creek Golf Course and 2 miles east of Governors State University.

www.bigfarms.com

Douglas W. Deininger, ALC
Phone: 1-815-439-9245
doug@deininger-land.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 37 Acre Crete Grand Prairie Crossing
Tax ID Number/APN: 23-15-07-401-011-0000
23-15-07-401-012-0000
23-15-07-401-005-0000
Possible Uses: Agriculture and development

AREA & LOCATION

School District: Crete-Monee Community Unit School District 201-U

Coretta Scott King Magnet School
Crete-Monee Middle School
Crete-Monee High School

Location Description: This 37 acre parcel is located 1 mile west of downtown Crete, IL. The property located on W. Exchange Street is in a prime location for development. W. Exchange has approximately 8300 cars passing daily. This property sits adjacent to the Will County Sheriff's Crete substation.

The property is also just north east of Deer Creek Golf Course and 2 miles east of Governors State University.

Site Description: This parcel is relatively flat.

Side of Street: This 37 acre parcel is located on the north side of W. Exchange Street.

Highway Access: I-57 is 4.3 miles to the west of the property. I-57 is a direct route to Chicago and both airports. Champaign, IL is south on I 57.

Road Type: Asphalt blacktop construction

Property Visibility: This property has great visibility and according to IDOT data there are approximately 8300 cars passing daily according to IDOT data.

Largest Nearby Street: Steger Monee road is less than .5 miles to the west as well as Cicero Ave which is 3.2 miles to the west. Illinois 394 is 3 miles to the east of this property.

Transportation: Public transportation is essential to Crete. The Metra Electric line is located at Governors Highway and University Park. This Metra Electric goes between University Park and Chicago traveling through Matteson, Homewood, and Olympia Fields.

The PACE bus runs through Crete University Park.

LAND RELATED

Lot Frontage (Feet): There is 1874 feet of frontage along W. Exchange Street.

Tillable Acres: There are approximately 31.5 acres of the 37 acres that are tillable.

Lot Depth: The parcel is irregularly shaped. It is approximately 1832 feet from east to west and 708 feet from south to north.

Buildings: This property is free of buildings.

Flood Plain or Wetlands: This property does have approximately 3 acres of wetlands, but is free of any FEMA Designations. Please see the Wetlands Map and the FEMA Report in the Brochure for further information.

Topography: The 37 acre parcel is relatively flat. More information can be found on the Topography, Contour and the Hillshade maps in the brochure.

Soil Type: Ashkum Silty Clay Loam (232A)
Osaukee Silt Loam (530C2, 530E2, 530D3)

Available Utilities: All utilities are available on this property.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: 23-15-07-401-011-0000 \$670.42
23-15-07-401-012-0000 \$259.08

23-15-07-401-005-0000 \$98.02

Total amount paid in 2020 for 2019 taxes \$1027.52 or 27.77 per acre
An investment of \$240,500.00 or \$6500 per acre.

Investment Amount:

LOCATION

Address:

1740 W. Exchange St.
Crete, IL 60417

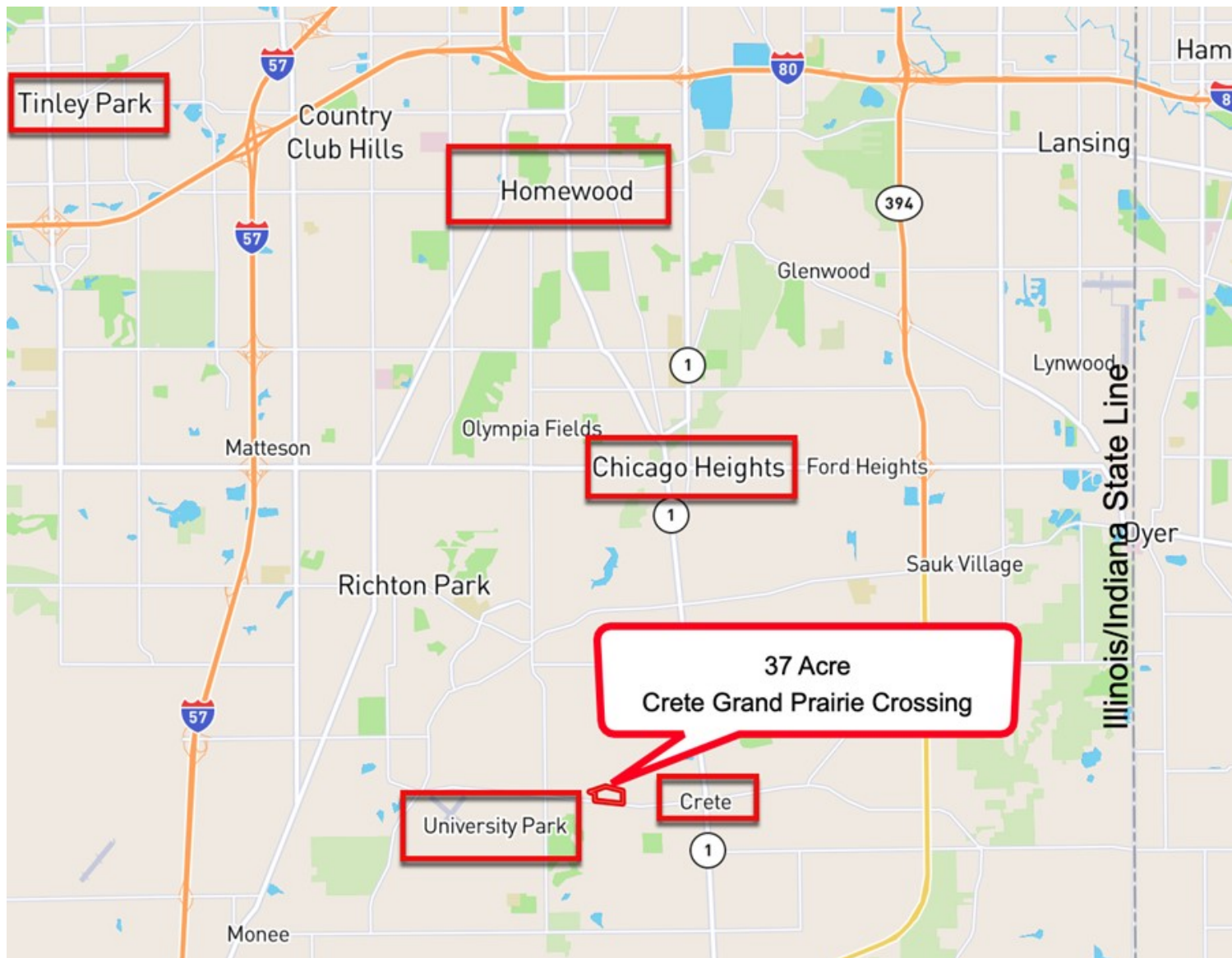
County:

Will County



Douglas W. Deininger, ALC
Phone: 1-815-439-9245
doug@deininger-land.com

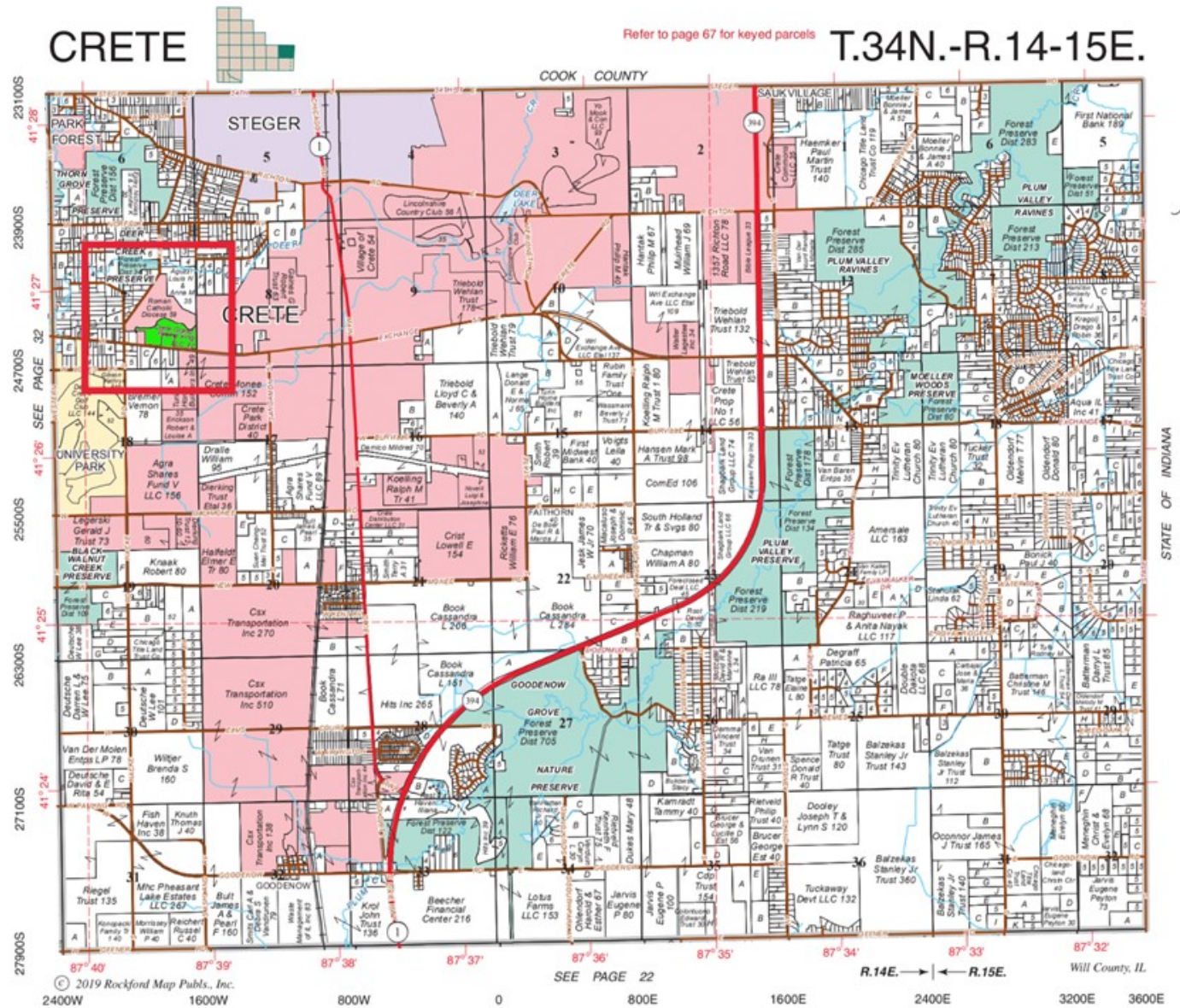
ROADWAYS MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY



AREA MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY



PLAT MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY



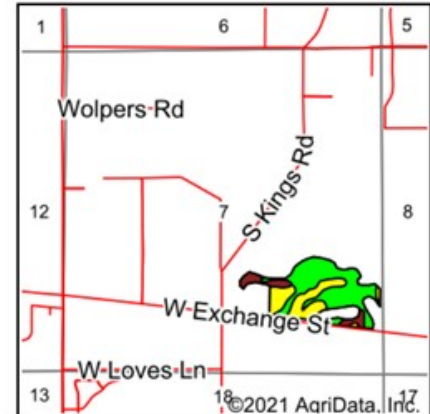
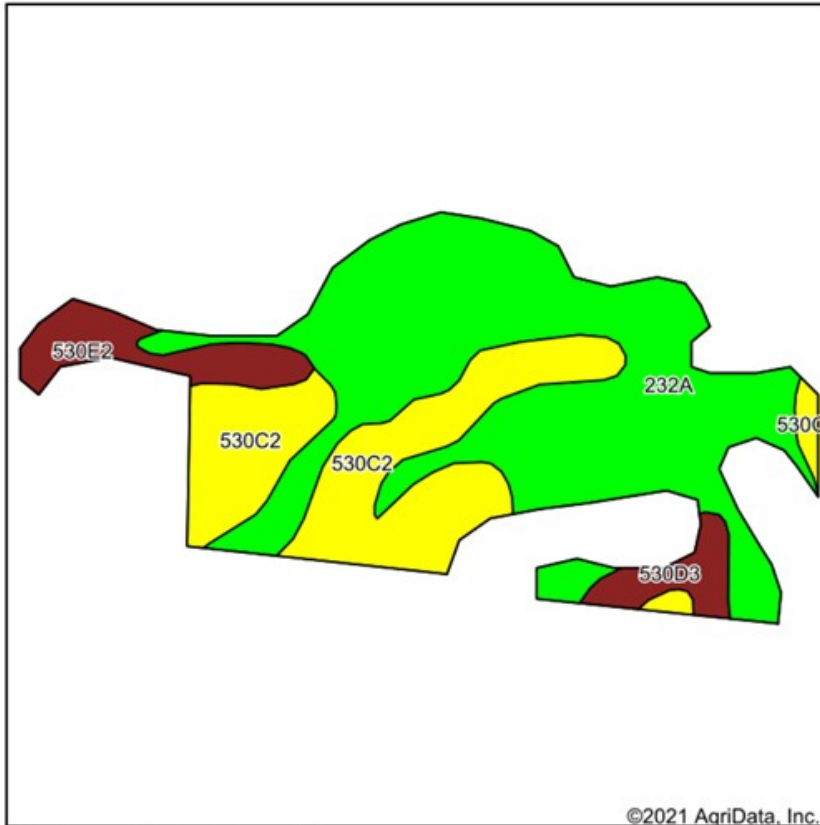
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY



TILLABLE SOIL MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY

Soils Map



State: **Illinois**
County: **Will**
Location: **7-34N-14E**
Township: **Crete**
Acres: **31.85**
Date: **1/28/2021**



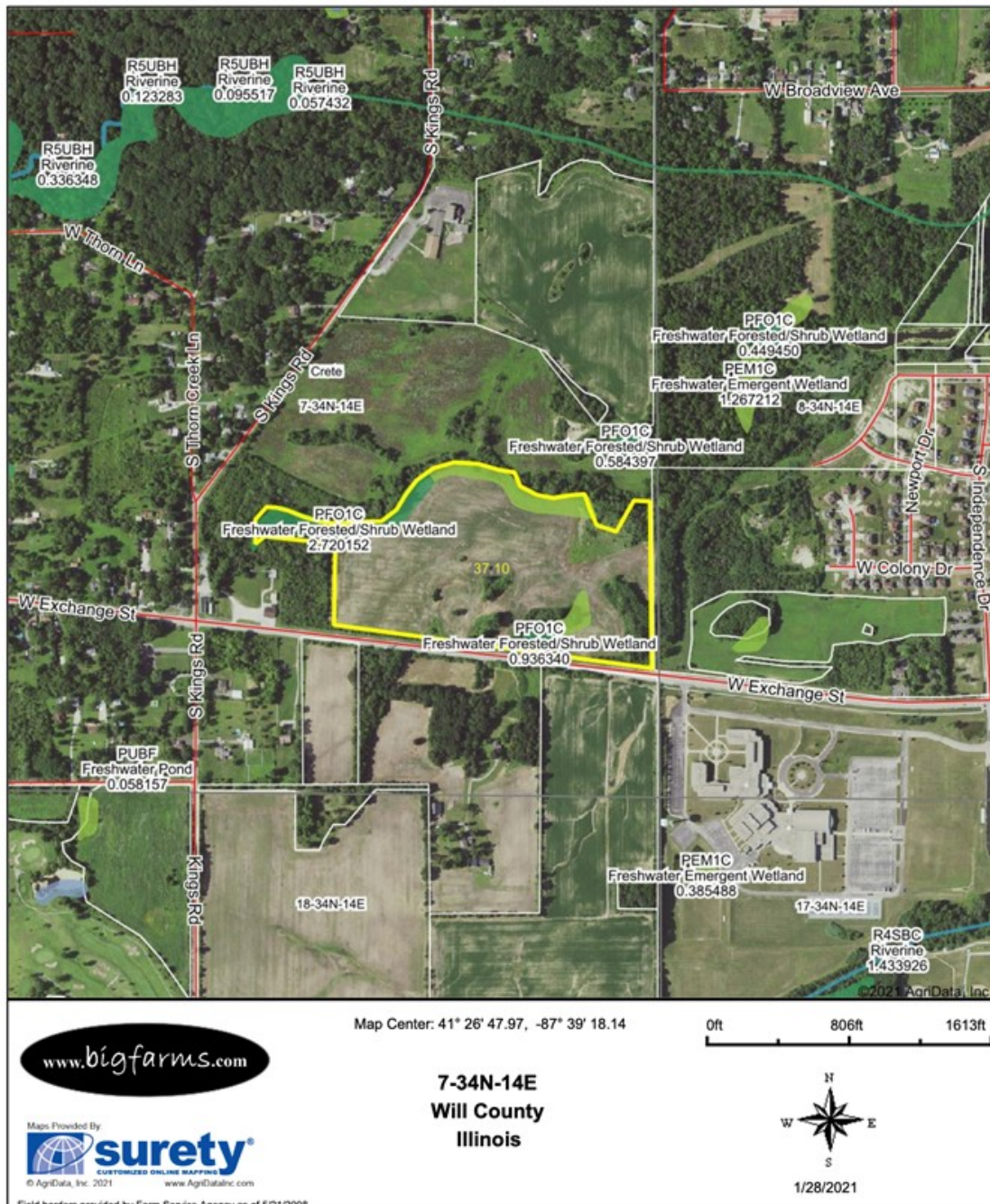
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.82	59.1%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	9.43	29.6%		**143	**45	**104
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	2.31	7.3%		**123	**39	**89
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.29	4.1%		**129	**40	**94
Weighted Average					156.9	50.9	116.1

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

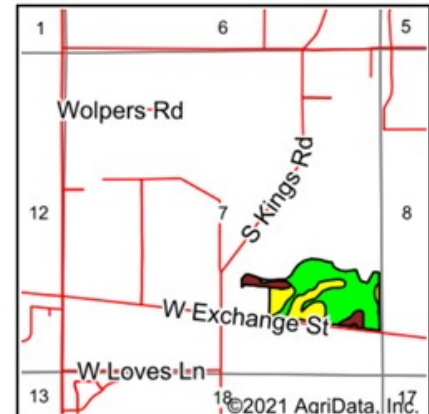
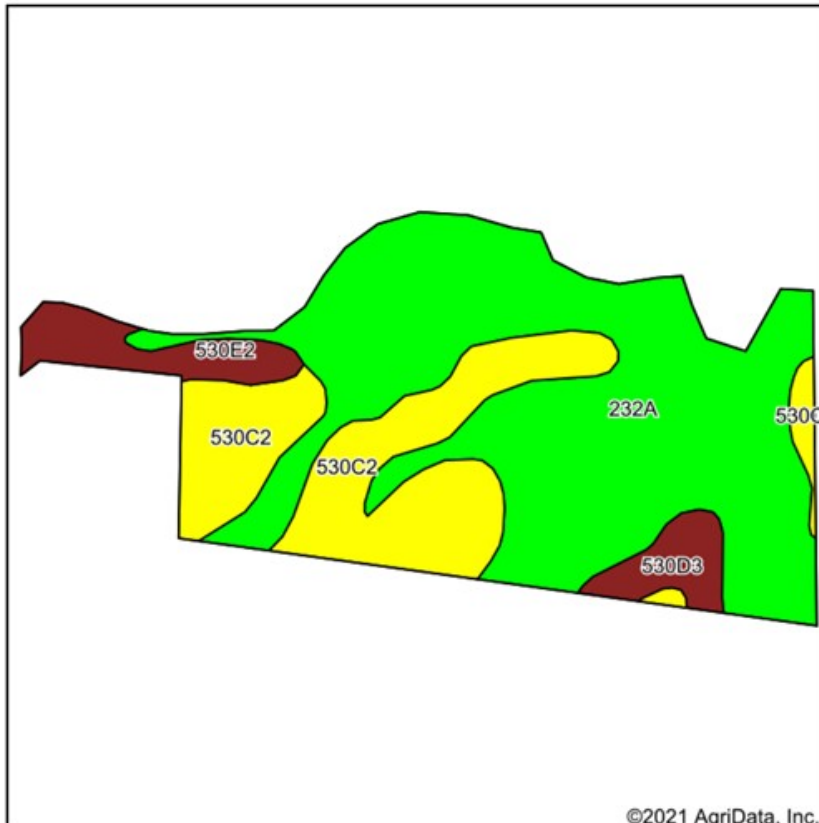
FSA MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY

Aerial Map



SOIL MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY

Soils Map



State: Illinois
County: Will
Location: 7-34N-14E
Township: Crete
Acres: 37.1
Date: 1/28/2021

www.bigfarms.com

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

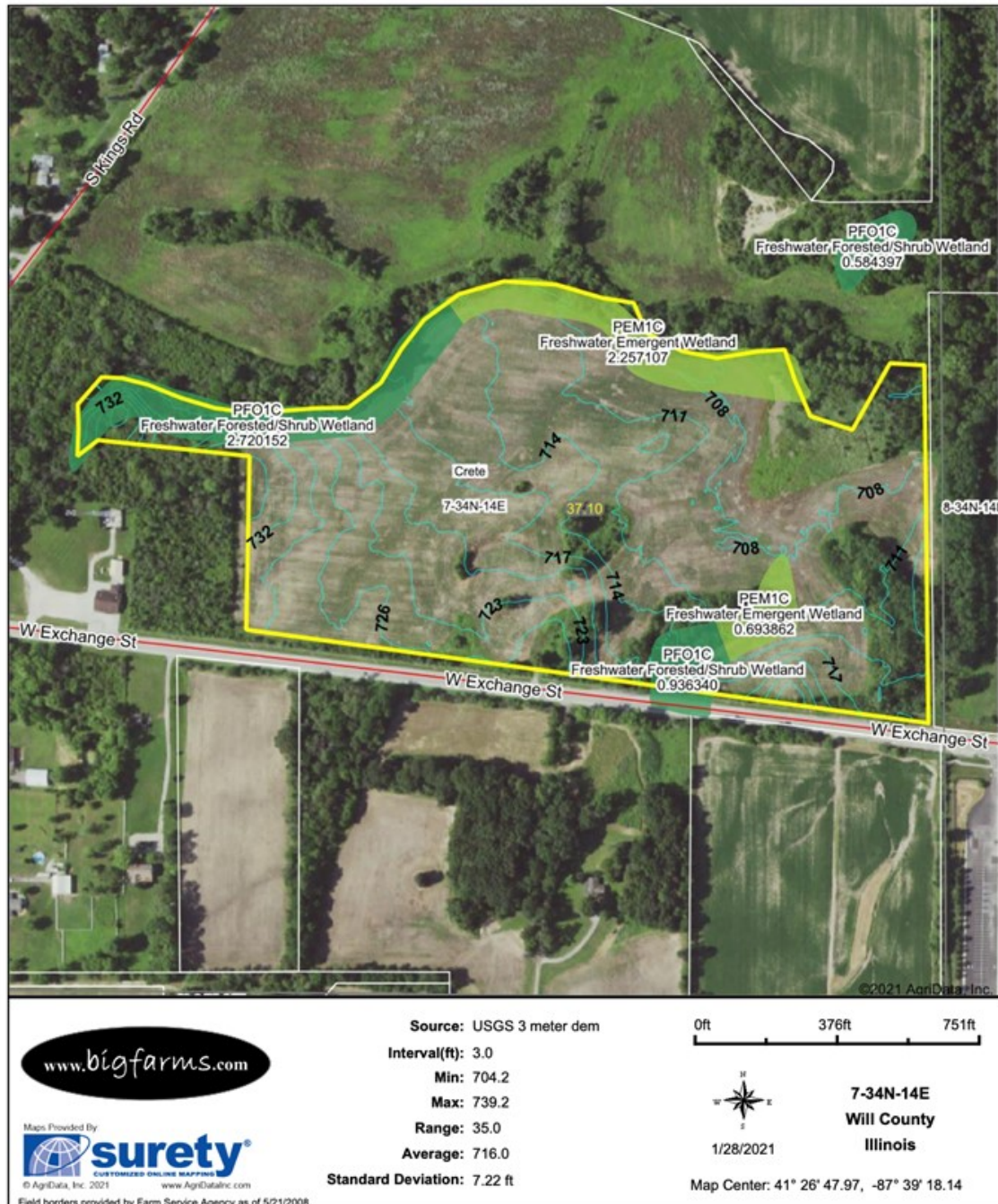
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	23.54	63.5%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	9.88	26.6%		**143	**45	**104
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	2.19	5.9%		**123	**39	**89
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.49	4.0%		**129	**40	**94
Weighted Average					158.4	51.4	117.3

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

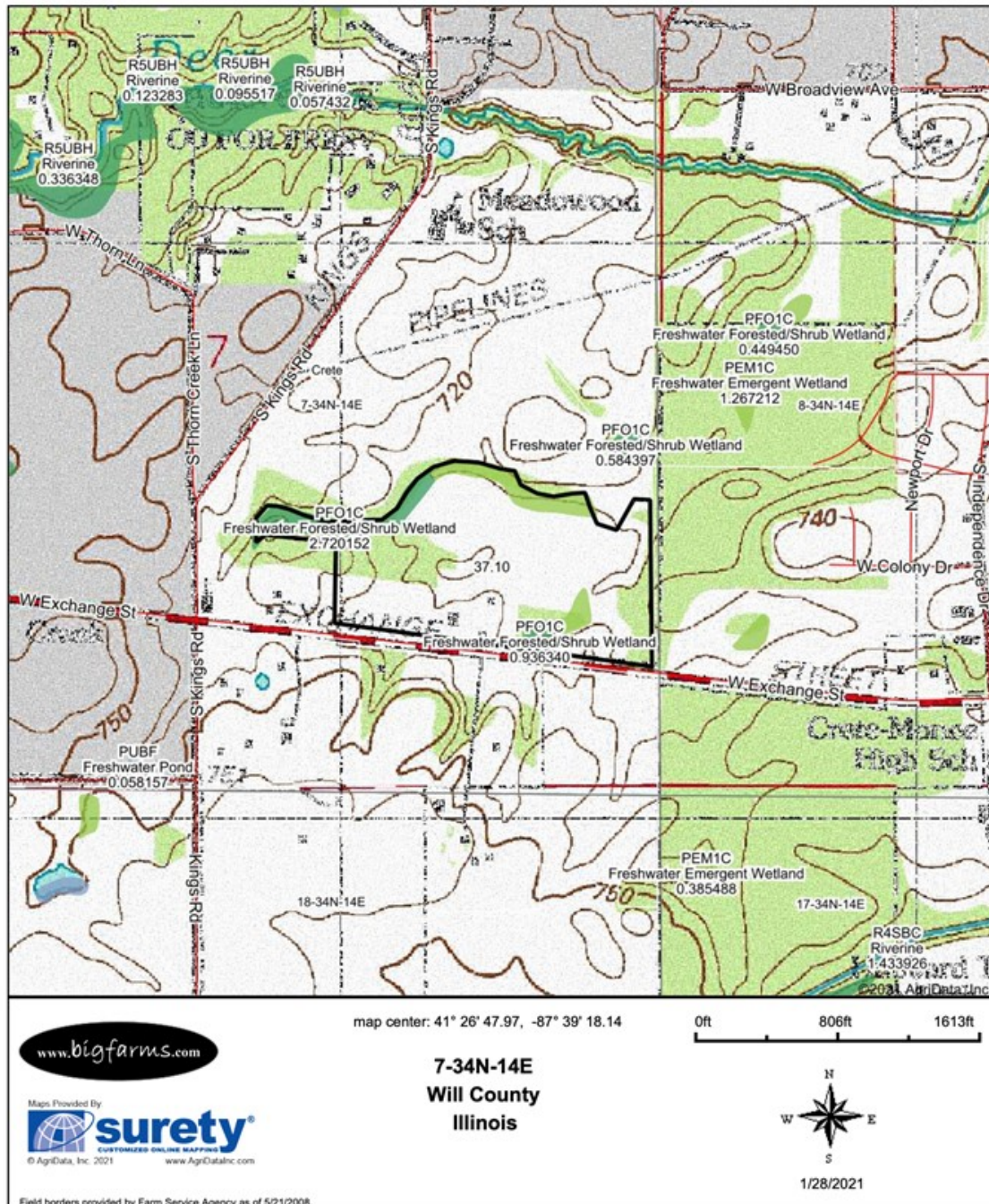
CONTOURS MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY

Topography Contours

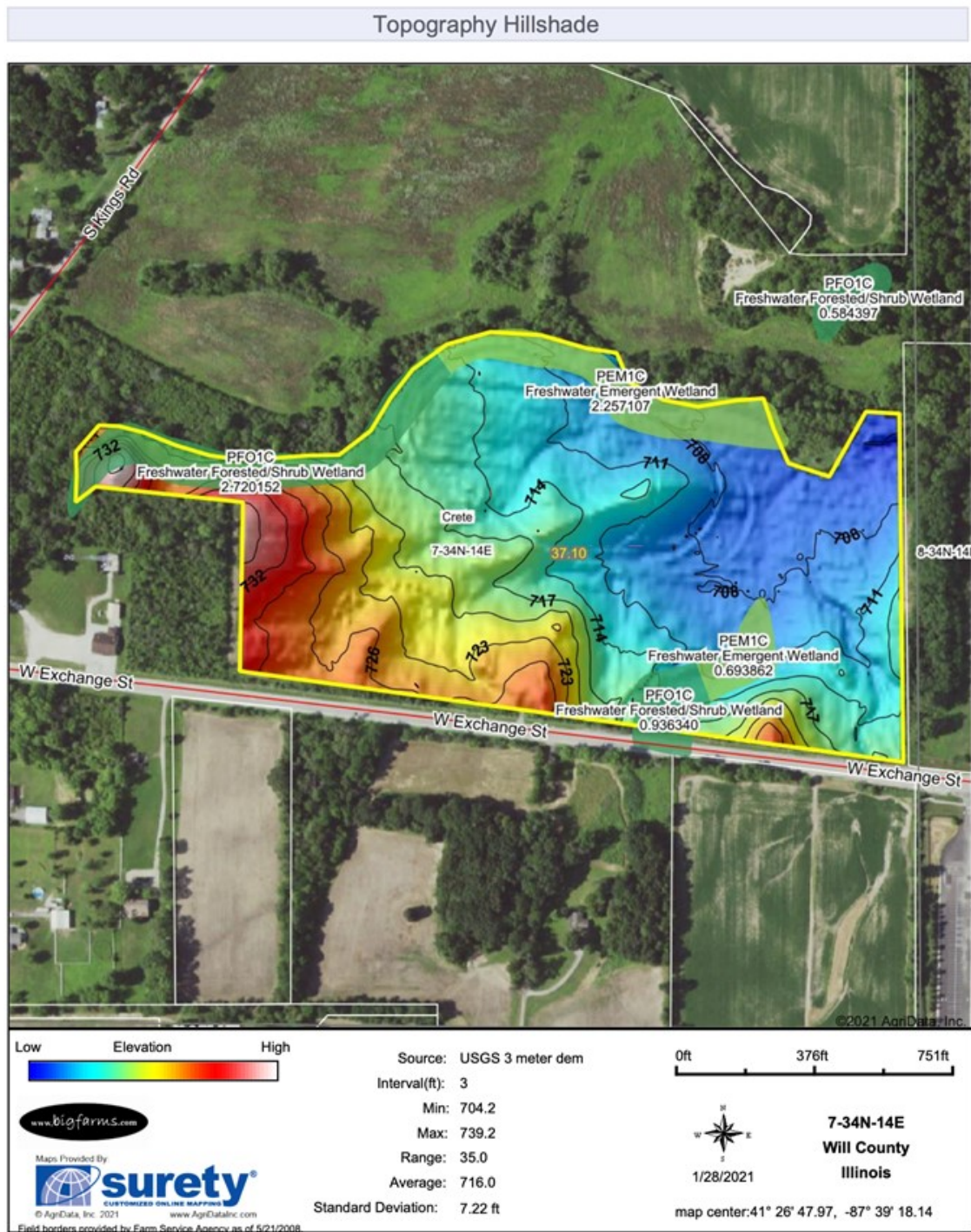


TOPOGRAPHY MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY

Topography Map



HILLSHADE MAP 37 ACRE CRETE GRAND PRAIRIE CROSSING, CRETE TOWNSHIP, WILL COUNTY



DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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.