

85 Acre Crete Farm
S. Klemme Road
Crete IL 60417

www.bigfarms.com

85 ACRE CRETE FARM

**S. Klemme Road
Crete IL 60417**

For more information contact:

Mark Goodwin
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:	85 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$586,500
Unit Price:	\$6,900 per acre
Productivity Index (PI):	PI Index is 111.3
Buildings:	No Buildings
Zoning:	Agriculture



Very nice parcel of farmland in eastern Will County Great views from the lake looking west. Close to everything, yet secluded from busy streets and noise. It is an area of estate type home-sites and woods. Tuckaway golf course is only 2 miles west of the farm. The Goodenow Grove Nature Preserve is also near the site. Only one mile to the Indiana State Line.

www.bigfarms.com

Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 85 Acre Crete Farm
Tax ID Number/APN: 23-16-31-100-006 (25 Acres)
23-16-31-100-002 (60 Acres)
Possible Uses: Agricultural Production, Estate Residential.
Zoning: Agricultural zoning by the County of Will.

AREA & LOCATION

School District: Crete-Monee Community Unit District 201-U
Market Type: This is an area of eastern Will County where the primary land use is farming. There are areas of timber where estate residential uses are present. The Tuckaway golf course is only two mile from this parcel.
Location Description: Approximately 1161 feet of frontage on S. Klemme road. The farm is in eastern Will County and only one mile west of the Indiana State line.
Site Description: Good farmland with small pond at west end of the farm. Level to gently rolling farm topography. Topographical map is included with the brochure.
Side of Street: The 85 acres is on the west side of S. Klemme road.
Highway Access: 9 miles to Rt. 30 and I-394
14 miles to Tri-State Tollway. I-80, I-94, I-294
16 miles to I-57 at Monee
Road Type: Tar & chip township road.
Property Visibility: Very good road access and visibility with 1161 feet of frontage on S. Klemme road.
Largest Nearby Street: 4.2 miles to I-394
Transportation: 13.5 miles to Metra Station at University Park

LAND RELATED

Lot Frontage (Feet): 1161 feet of frontage on Klemme road.
Tillable Acres: The Will County FSA office shows 88.85 crop acres which includes 4.25 acres of an adjacent field not included with this sale. This leaves 84.6 acres tillable.
Lot Depth: The farm is half a mile deep from Klemme road.
Buildings: No buildings
Zoning Description: Agricultural zoning allows for most any type of production agriculture including, cattle, swine, horses, sheep, chickens.
Flood Plain or Wetlands: There is a small pond at the west end of the parcel that is considered wetlands.
Topography: Flat to gently rolling
FSA Data: Corn base is 61.4 acres, PLC Yield is 108 bushels per acre.
Soybean base is 27.4 acres, PLC Yield is 34 bushels per acre.
Soil Type: Beecher silt loam (298B)
Ashkum silty clay loam (232A)
Markham silt loam (531C2)
Available Utilities: Electric to the site. Well and septic systems required for any future buildings.

FINANCIALS

Finance Data Year: 2018 taxes paid in 2019
Real Estate Taxes: 23-16-31-100-006 (25 Acres) \$536
23-16-31-100-002 (60 Acres) \$1,385
Total real-estate taxes are \$1,921 or \$22.60 per acre.
Investment Amount: The asking price for this farmland is \$586,500 or \$6,900 per acre.

LOCATION

Address:

S. Klemme road
Crete, IL 60417

County:

Will County Illinois

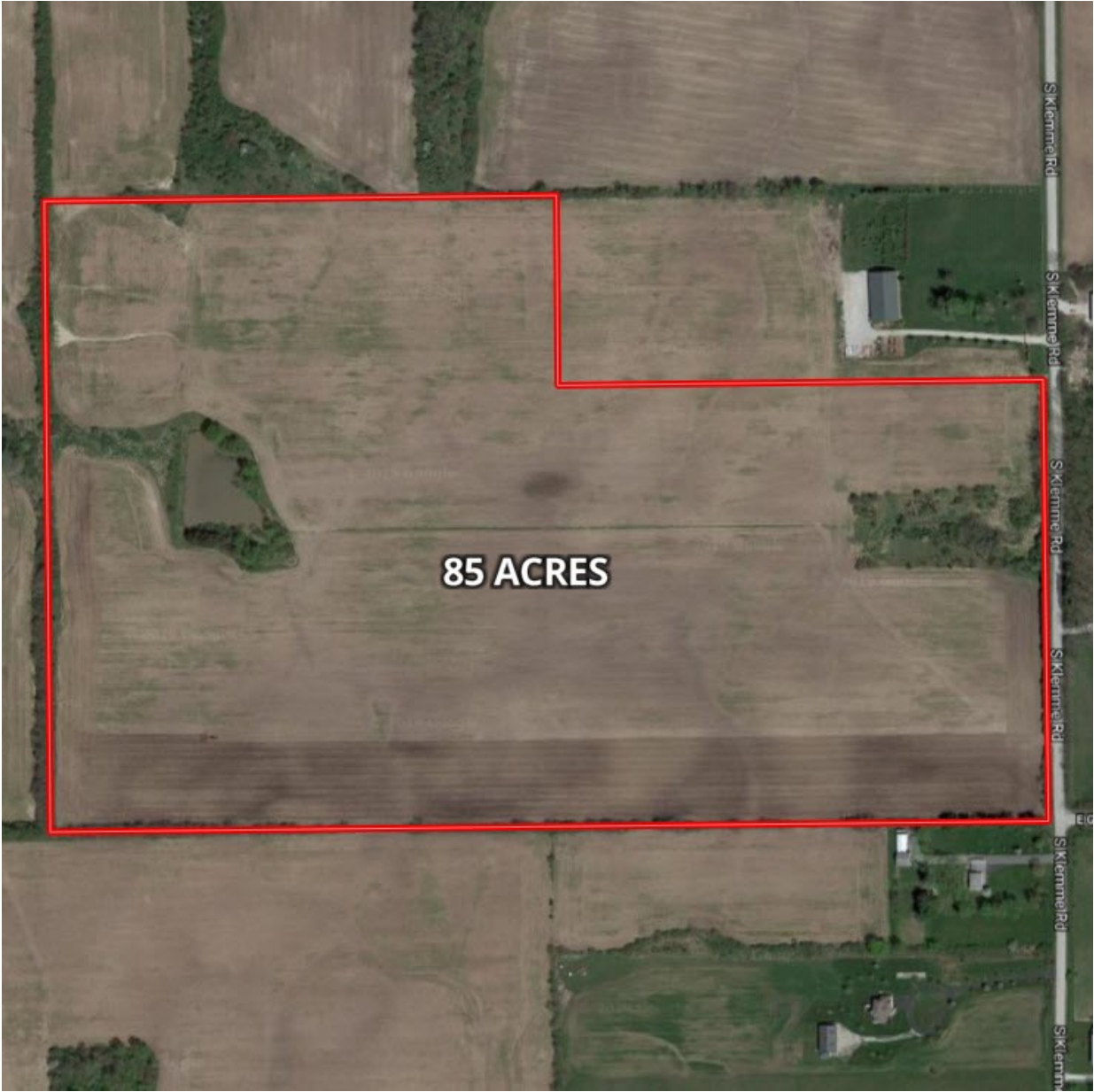


Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

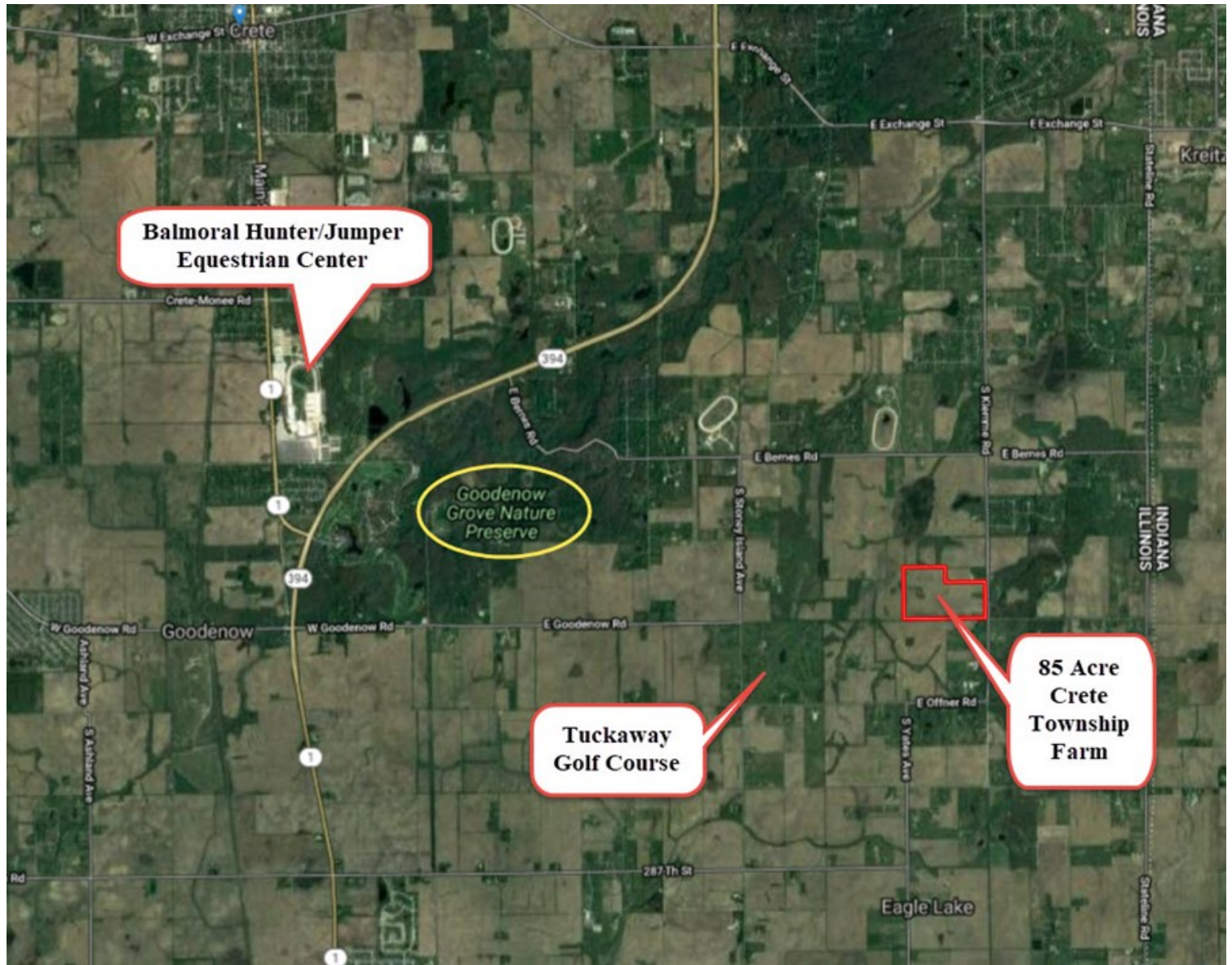
LOCATION MAP OF THE CRETE TOWNSHIP 85 ACRES



AERIAL MAP OF 85 ACRES



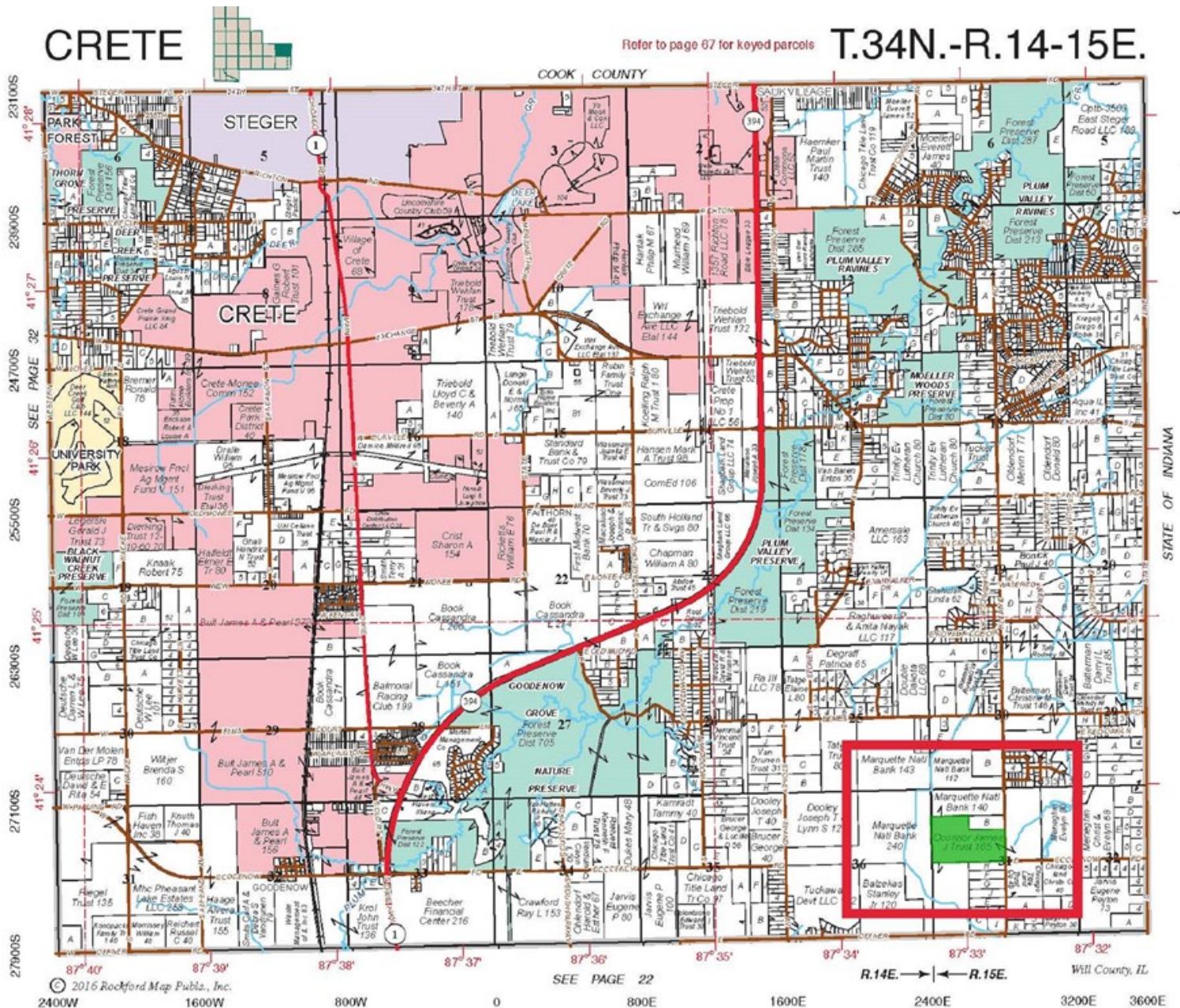
AERIAL MAP OF 85 ACRES CRETE TOWNSHIP, WILL COUNTY IL.



CRETE

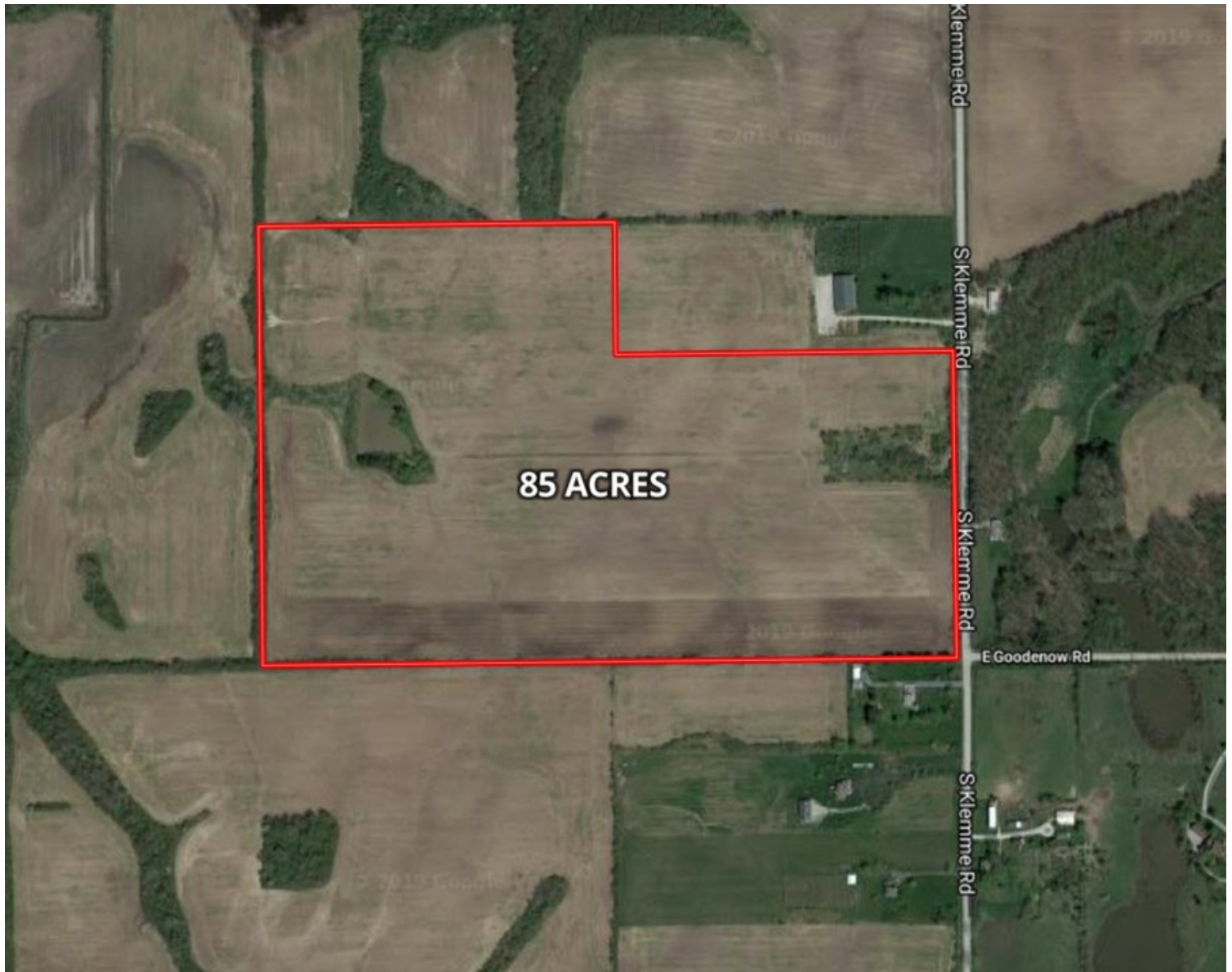
Refer to page 67 for keyed parcels

T.34N.-R.14-15E.



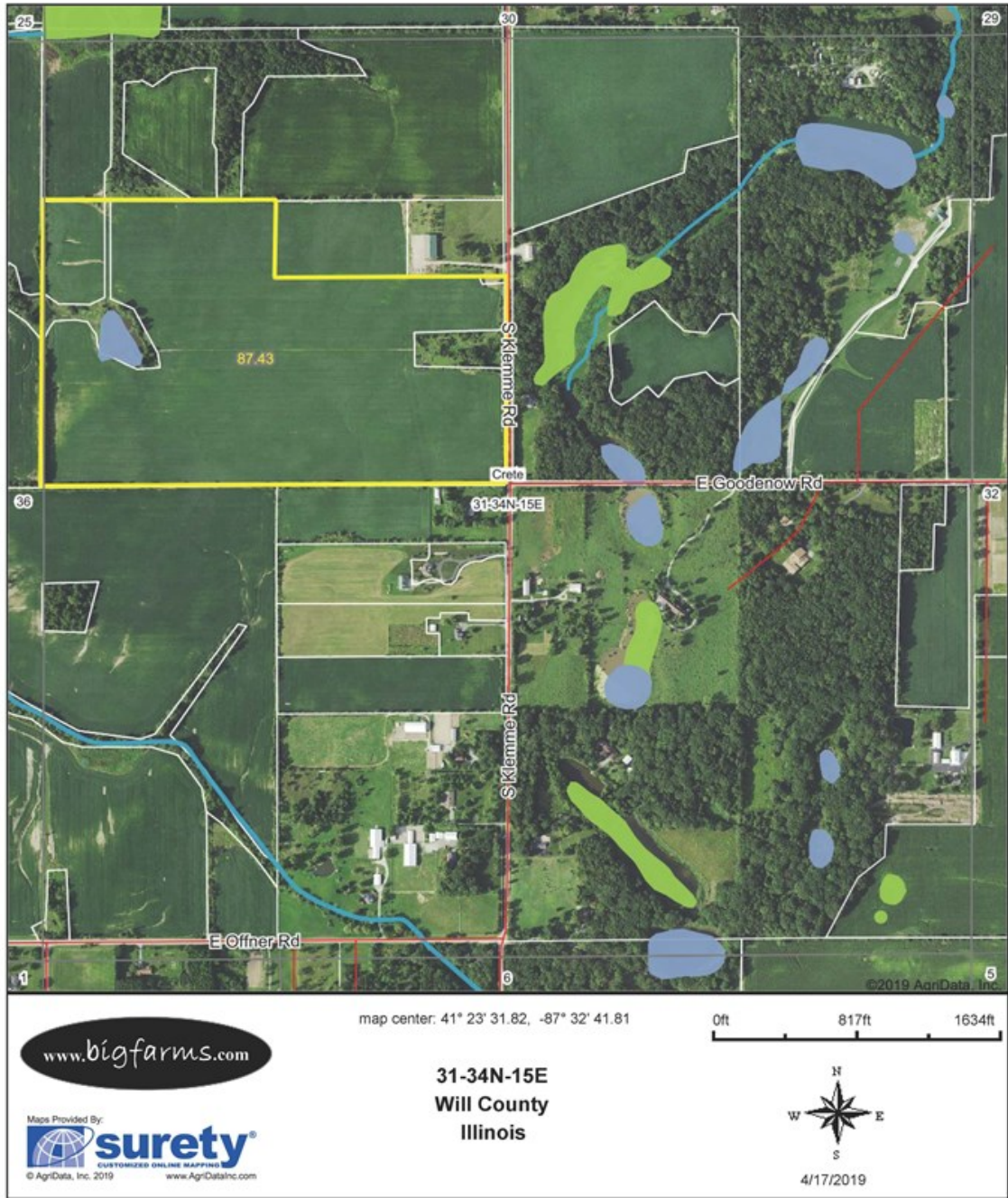
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP OF 85 ACRE CRETE TOWNSHIP FARM

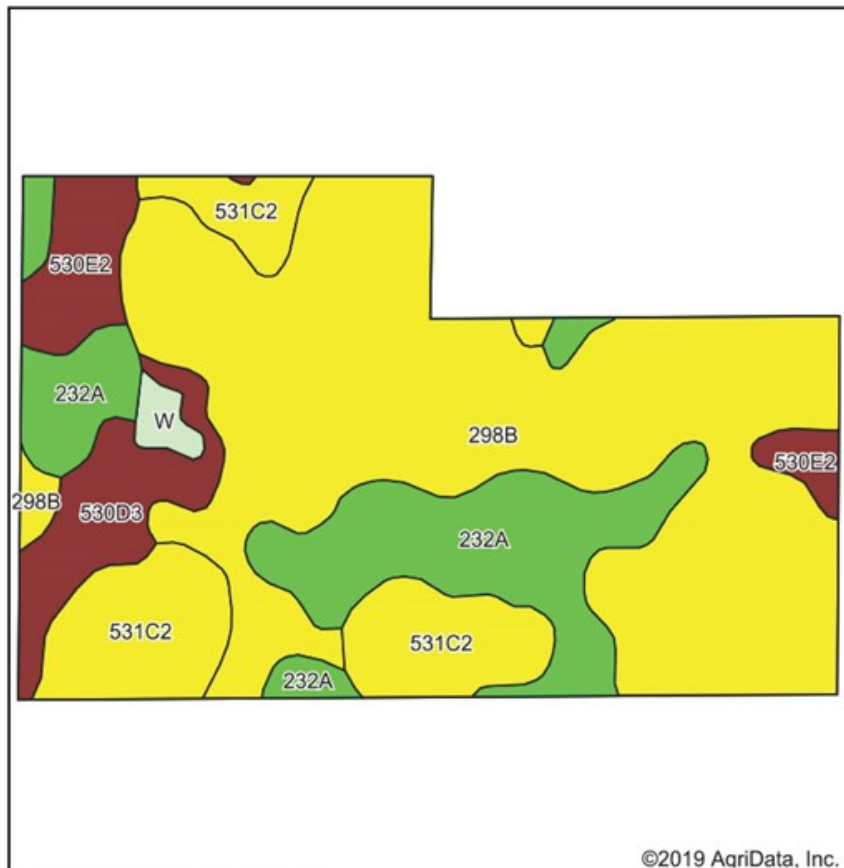


FSA MAP OF 85 ACRE CRETE TOWNSHIP FARM

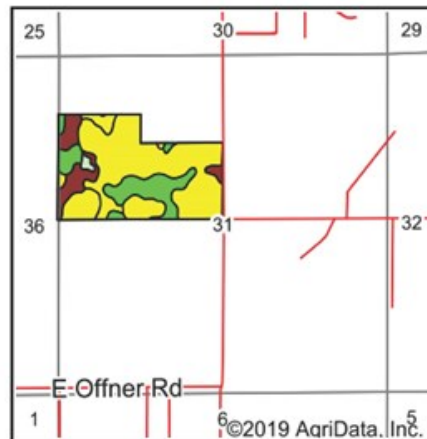
Aerial Map



SOIL MAP FOR 85 ACRES IN CRETE TOWNSHIP, WILL COUNTY IL.



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **31-34N-15E**
Township: **Crete**
Acres: **87.43**
Date: **4/17/2019**

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IL197, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	47.34	54.1%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.30	18.6%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	12.71	14.5%		**147	**48	**108
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	5.61	6.4%		**129	**40	**94
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	4.62	5.3%		**123	**39	**89
W	Water	0.85	1.0%				
Weighted Average					149.1	49.1	111.3

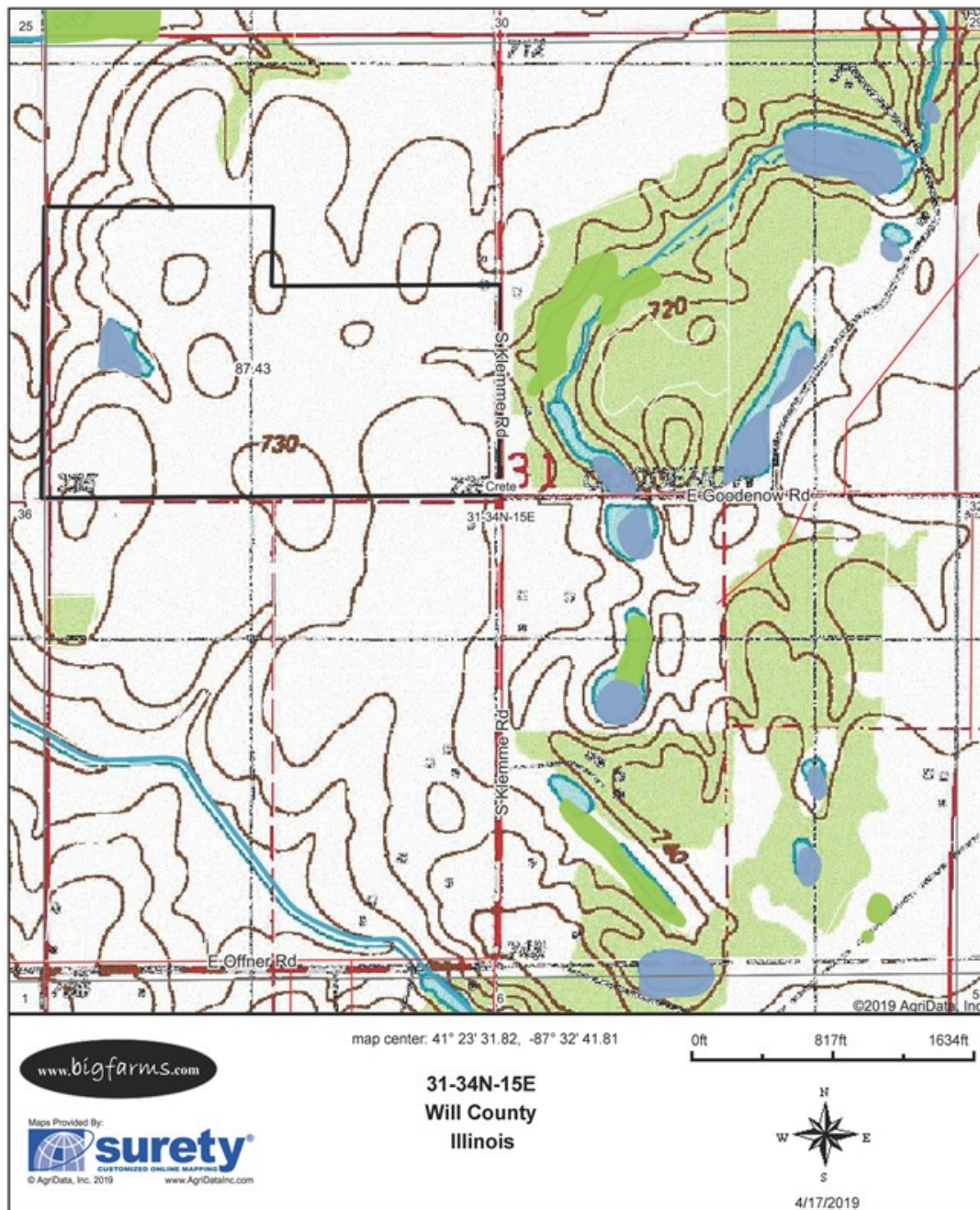
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

TOPOGRAPHICAL MAP OF 85 ACRE CRETE FARM

Topography Map



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

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

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.