

# 64 ACRE CRETE DEVELOPMENT PARCEL

E. Ridgefield Drive  
Crete IL 60417

**For more information contact:**

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[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Will
<b>Township:</b>	Crete
<b>Gross Land Area:</b>	64 Total Acres
<b>Property Type:</b>	Vacant Farm Land with Residential Development potential
<b>Possible Uses:</b>	Agricultural Production/Future Development
<b>Total Investment:</b>	\$416,845.00
<b>Unit Price:</b>	\$6500.00
<b>Productivity Index (PI):</b>	104.9
<b>Buildings:</b>	No Buildings on this Parcel
<b>Utilities:</b>	Natural Gas, Electric, Water and Sewer are available



This 64 acre parcel is located just north east of the Village of Beecher in Crete Township and 1.7 miles from the Illinois/Indiana border. The property has a PI index of 104.9 and is mostly Ozaukee silt loam and Blount silt loam.

The Plum Grove Forest Preserve and Goodenow Grove Nature Preserve both operated by the Forest Preserve District of Will County is west of this parcel. The Village of Crete is west of the property and the Village of Beecher is to the southwest.

It is also located 11 miles east of Bult Field and 1.7 miles east of Balmoral Equestrian Center.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 64 Acre Crete Development Parcel  
**Tax ID Number/APN:** 23-16-19-300-008-0000  
**Possible Uses:** This parcel is prime real estate for a residential development.  
**Zoning:** Formerly zoned for residential development, but has been changes back to agriculture and is being farmed.

### AREA & LOCATION

**School District:** Crete-Monee Community Unit District 201-U  
**Location Description:** This property is in the west end of the Ridgefield subdivision off of Klemme Road.

The Plum Grove Forest Preserve and Goodenow Grove Nature Preserve both operated by the Forest Preserve District of Will County is west of this parcel.  
It is also located 1.7 miles east of Balmoral Hunter/Jumper Equestrian Center.

**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:** This property is west of Klemme road in the back of the Ridgefield Subdivision.

**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:** The road leading to this parcel is paved black top.

**Property Visibility:** The property is not visible from Klemme Road, but is visible from the Ridgefield Subdivision. There is a Plat of Survey for this property as Phase II of the Ridgefield Subdivision.

**Largest Nearby Street:** 2.8 miles to I-394

**Transportation:** 10.4 miles to Metra Station at University Park

### LAND RELATED

**Tillable Acres:** Most of the 64 acres are tillable.

**Lot Depth:** 2100 feet from north to south and 1700 feet east to west. The lot is irregularly shaped.

**Buildings:** The parcel does not have any buildings on it.

**Flood Plain or Wetlands:** The property does have some FEMA Zone X areas and 4 acres of Zone A. See the FEMA Report and the Wetland map for further detail.

**Topography:** This 64 acre parcel is relatively flat. More topography detail can be found in the brochure on the Contours and Hillsdale maps.

**Soil Type:** Osaukee Silt Loam (530C2)  
Blount Silt Loam (23B)  
Beecher silt loam (298B)  
Ashkum silty clay loam (232A)  
Markham silt loam (531C2)

**Available Utilities:** Natural Gas, electric are available

### FINANCIALS

**Finance Data Year:** 2019 taxes paid in 2020

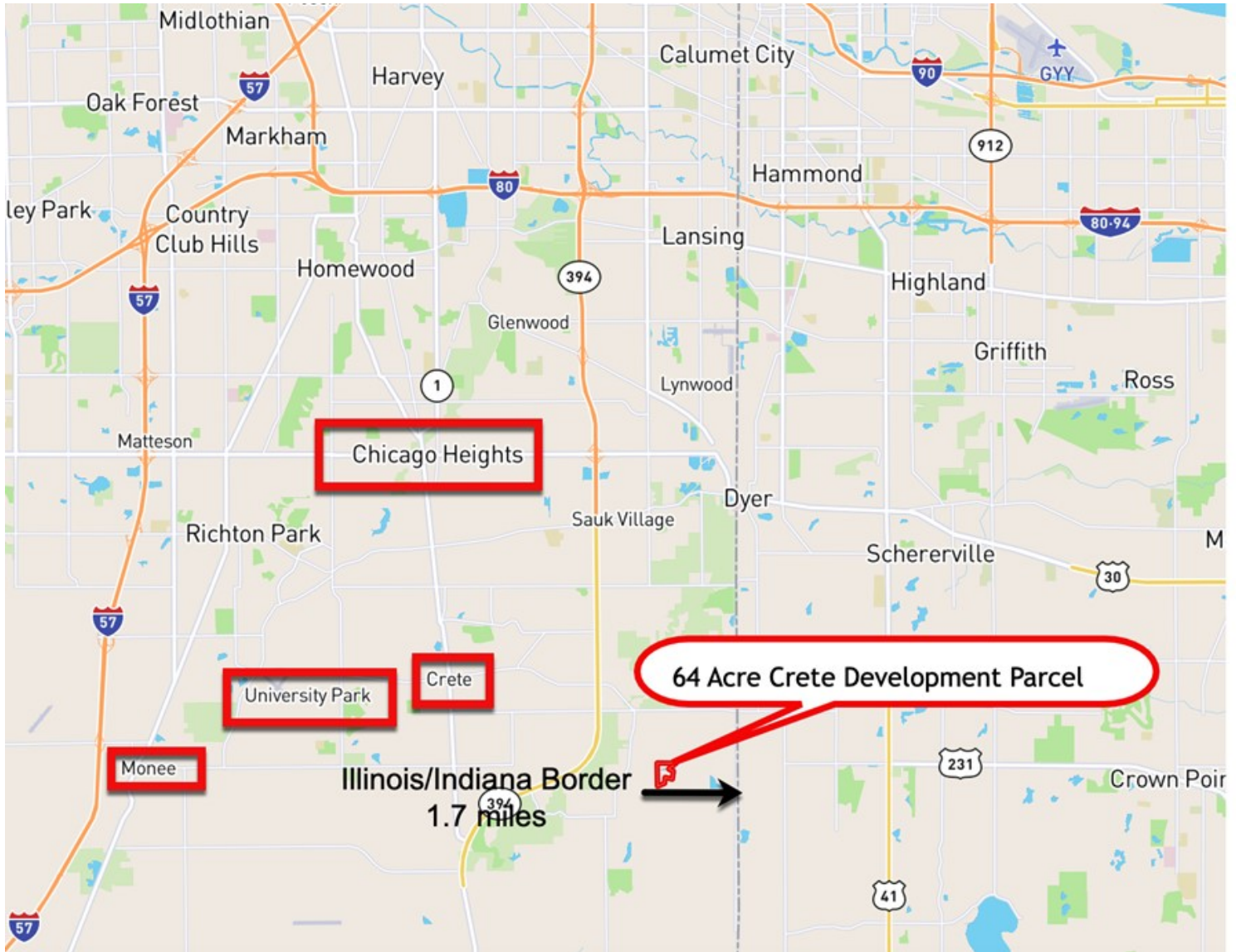
**Real Estate Taxes:** \$1474.98 in taxes were paid on time or \$23.05 per acre.

### LOCATION

**Address:** E Ridgefield Drive  
Crete, IL 60417

**County:** Will

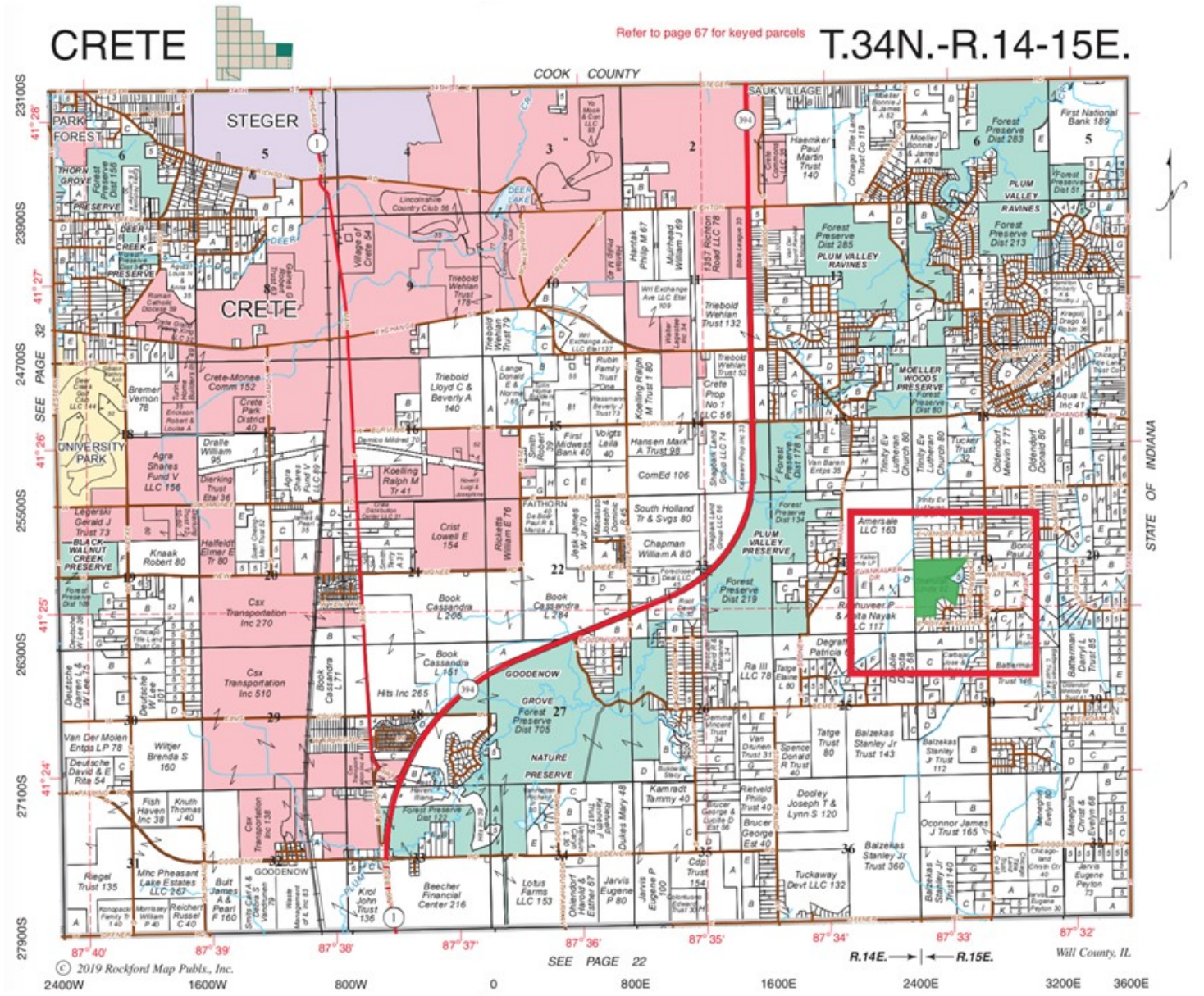
ROADWAY MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY



AREA MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY



PLAT MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY

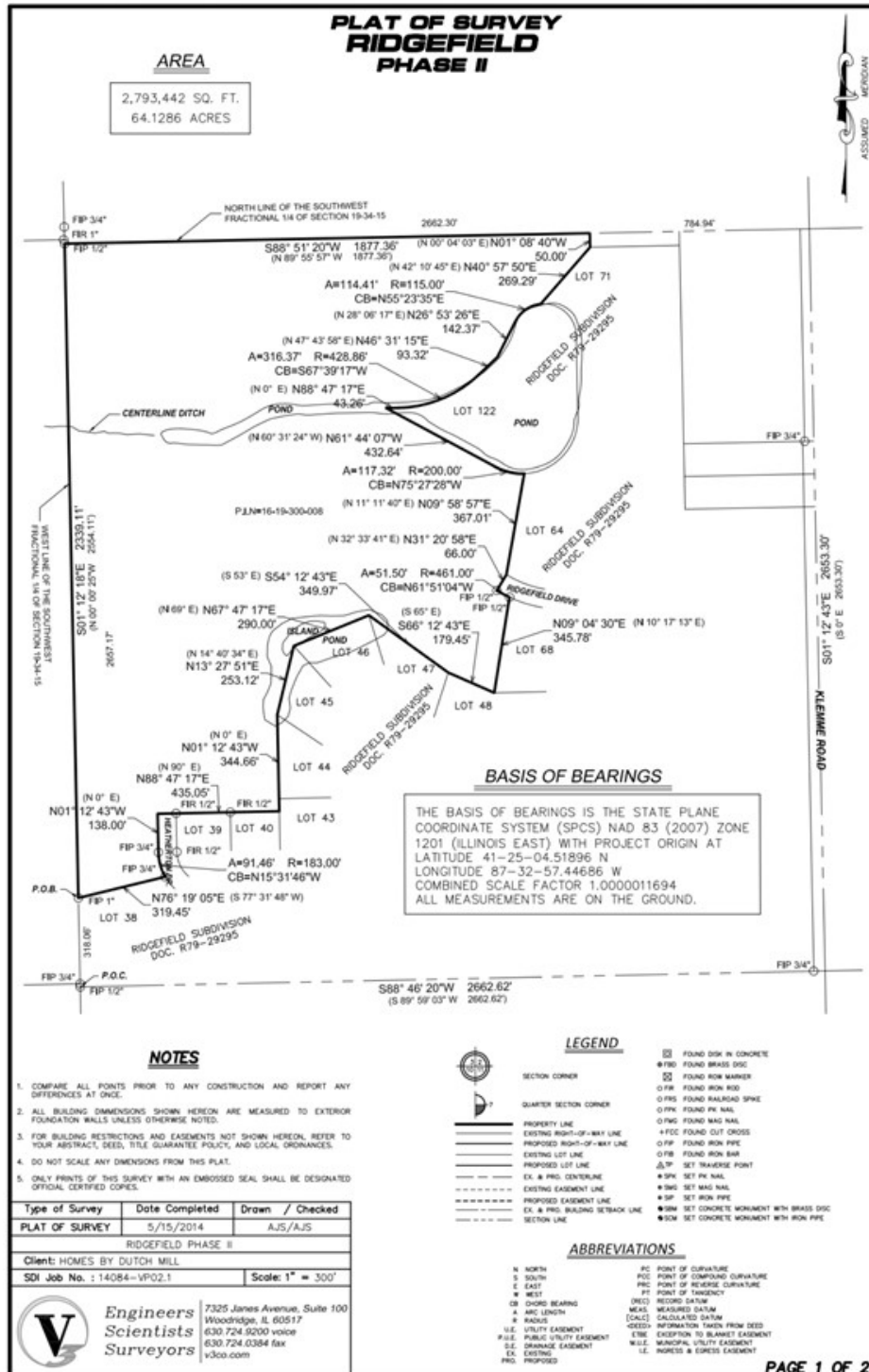


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

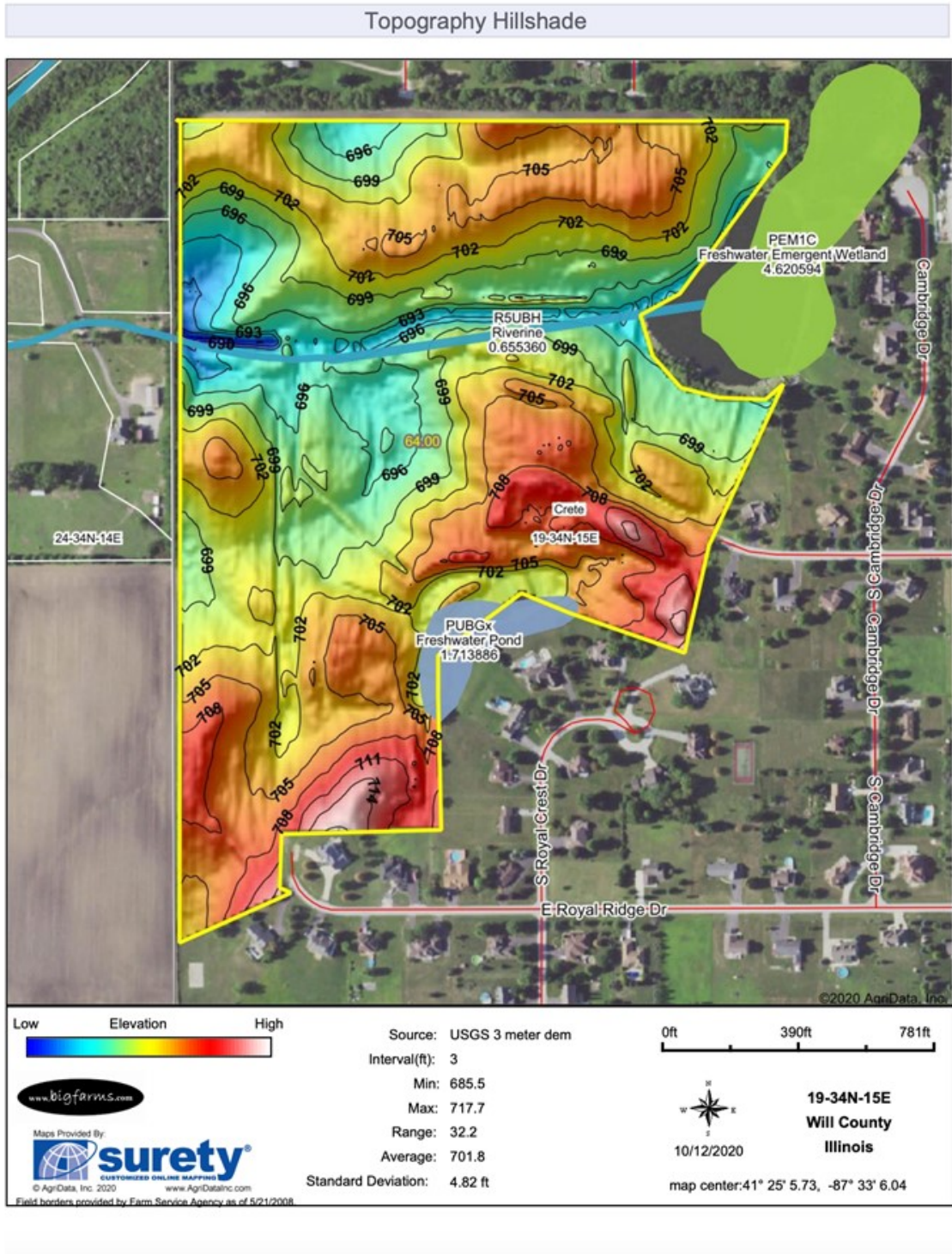
AERIAL MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY



PLAT OF SURVEY PHASE II PG 1 - 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TWP, WILL COUNTY



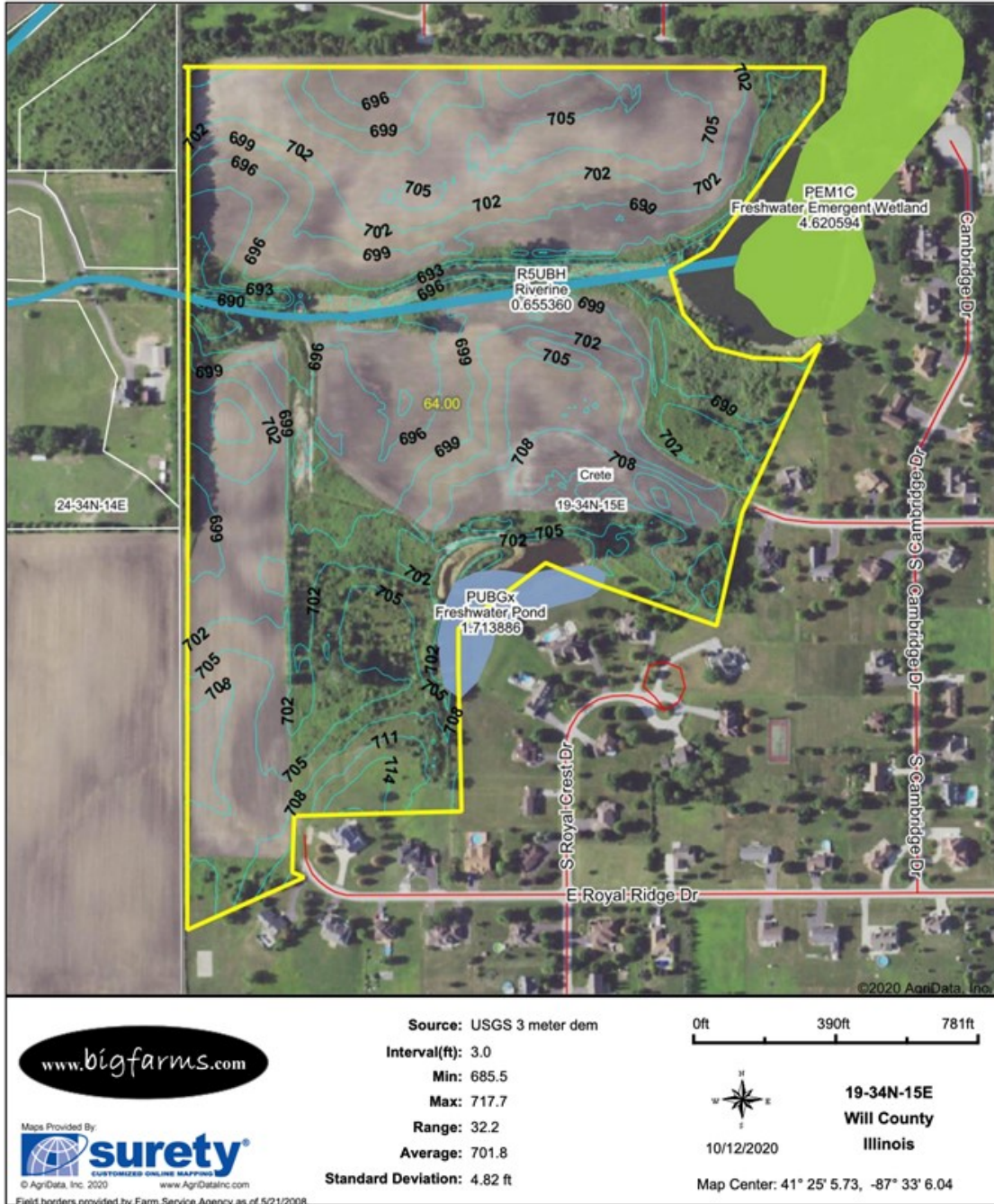
TOPOGRAPHY MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY





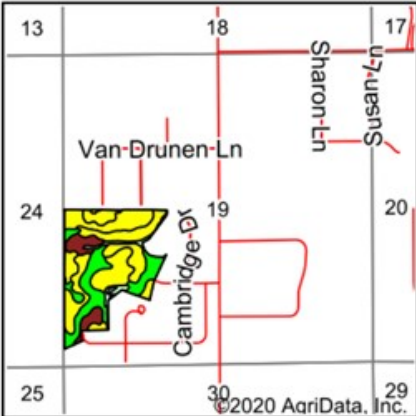
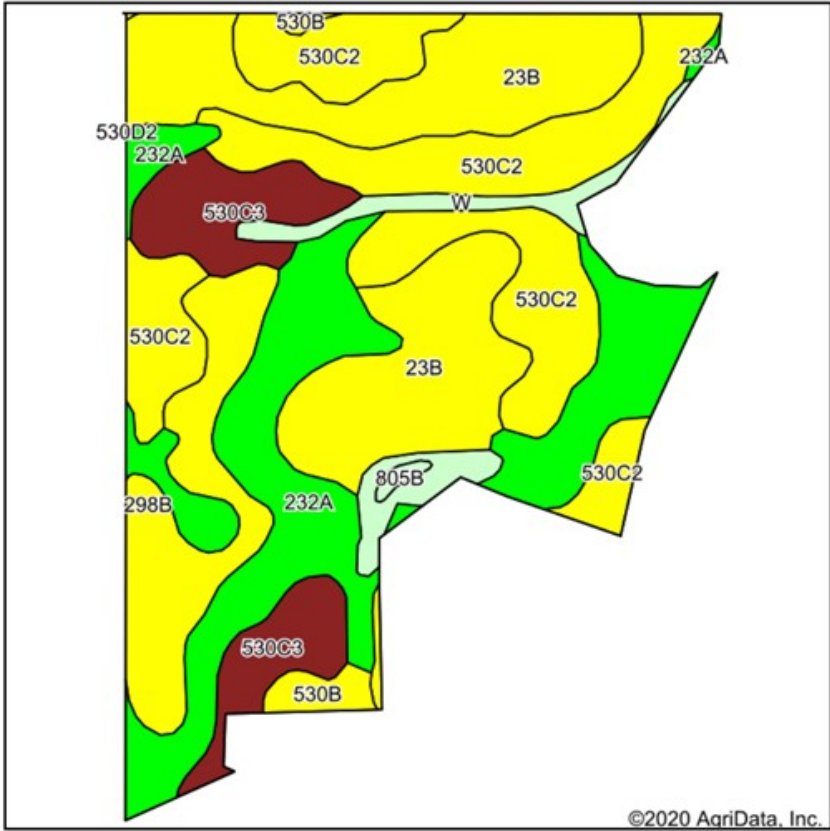
# CONTOURS MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY

## Topography Contours



SOIL MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY

**Soils Map**



State: **Illinois**  
 County: **Will**  
 Location: **19-34N-15E**  
 Township: **Crete**  
 Acres: **64**  
 Date: **10/12/2020**



Soils data provided by USDA and NRCS.

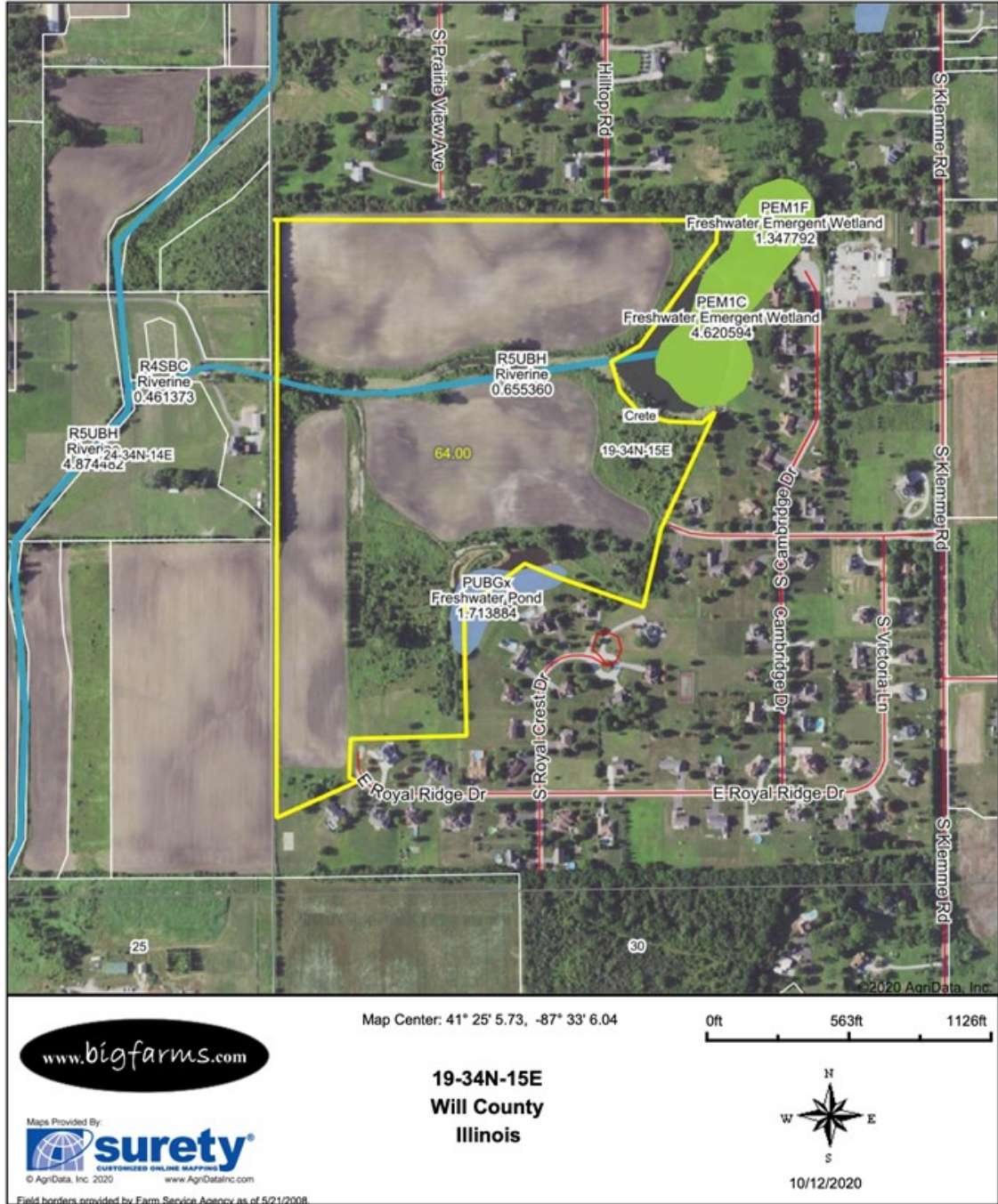
Area Symbol: IL 197, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	16.91	26.4%		**143	**45	**104
**23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	15.81	24.7%		**138	**47	**104
232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.23	23.8%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	6.27	9.8%		**150	**50	**113
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	5.87	9.2%		**132	**41	**96
W	Water	2.77	4.3%				
**530B	Ozaukee silt loam, 2 to 4 percent slopes	0.96	1.5%		**149	**47	**108
805B	Orthents, clayey, undulating	0.18	0.3%				
<b>Weighted Average</b>					<b>141.4</b>	<b>46.2</b>	<b>104.9</b>

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

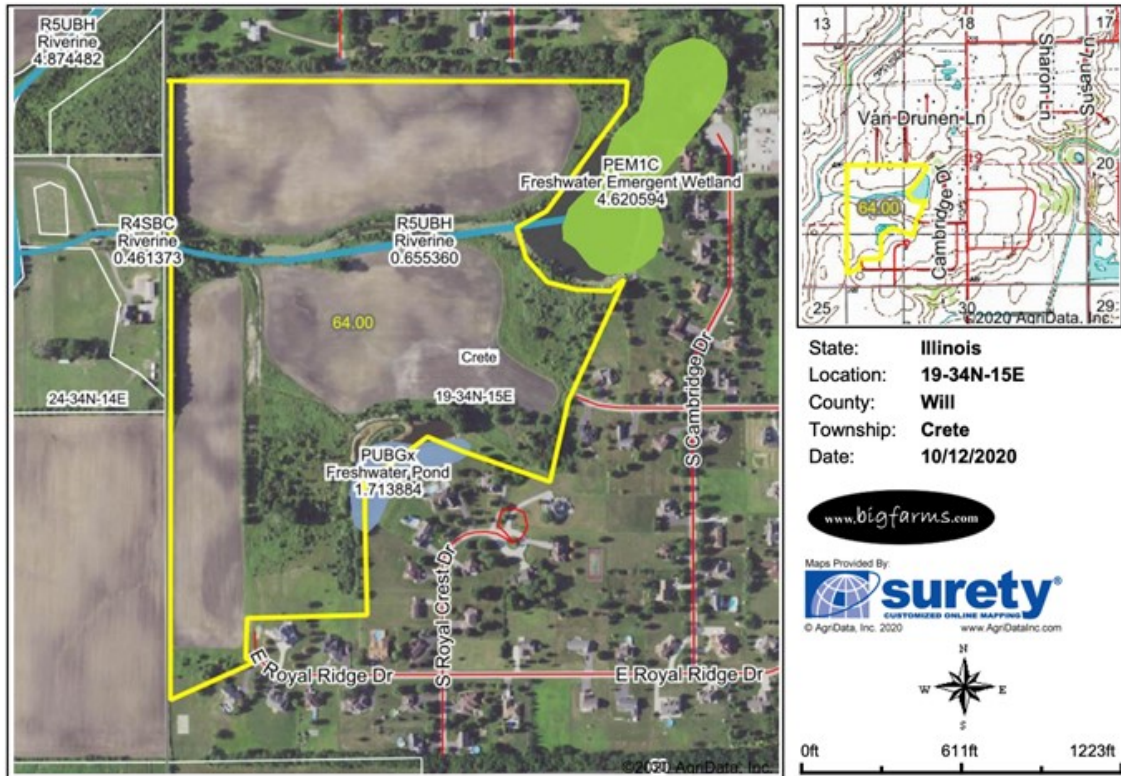
FSA MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY

Aerial Map



WETLANDS MAP 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY

Wetlands Map



State: **Illinois**  
 Location: **19-34N-15E**  
 County: **Will**  
 Township: **Crete**  
 Date: **10/12/2020**

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Maps Provided By:

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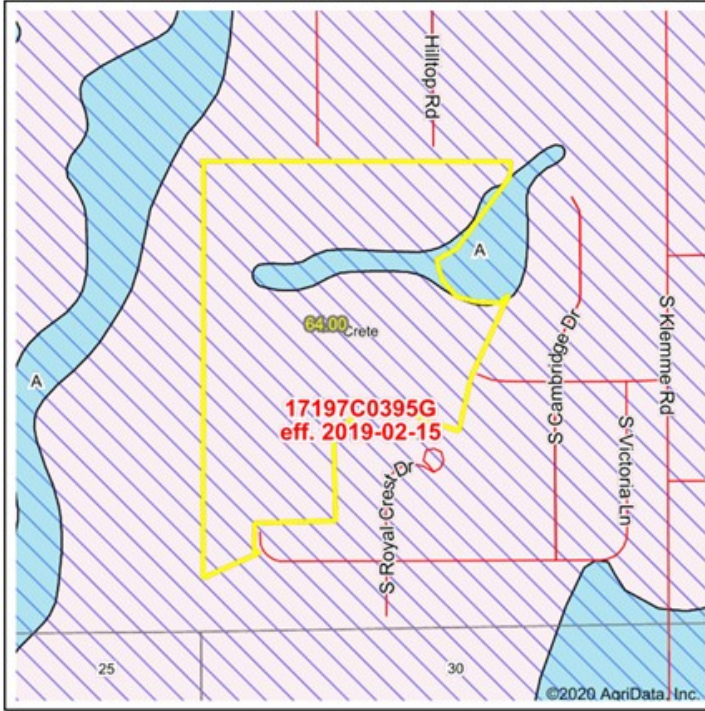
Classification Code	Type	Acres
PUBGx	Freshwater Pond	0.75
R5UBH	Riverine	0.55
R4SBC	Riverine	0.19
Total Acres		1.49

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 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TOWNSHIP, WILL COUNTY

FEMA Report



State: IL                      Acres: 64  
 County: Will                Date: 10/12/2020  
 Location: 19-34N-15E  
 Township: Crete



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPS  
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	64	100%
<b>Total</b>				64	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	60.00	93.8%
A		100-year Floodplain	4	6.2%
<b>Total</b>			64.00	100%

Panel	Effective Date	Acres	Percent
17197C0395G	2/15/2019	64	100%
<b>Total</b>		64	100%

Flood related information provided by FEMA

PLAT OF SURVEY PHASE II PG 2 - 64 ACRE CRETE RESIDENTIAL DEVELOPMENT PARCEL CRETE TWP,  
 WILL COUNTY

**PLAT OF SURVEY  
 RIDGEFIELD  
 PHASE II**

LEGAL DESCRIPTION

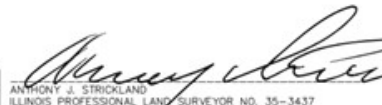
THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 34 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ON WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 318.06 FEET TO THE POINT OF BEGINNING, THENCE NORTH 77 DEGREES, 31 MINUTES 48 SECONDS EAST A DISTANCE OF 319.45 FEET TO A POINT ON THE ARC OF A CURVE; THENCE NORTHWESTERLY ON THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 183.00 FEET, A DISTANCE OF 91.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES EAST A DISTANCE OF 138.00 FEET TO A POINT; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 435.05 FEET TO A POINT; THENCE NORTH 00 DEGREES EAST A DISTANCE OF 344.66 FEET TO A POINT; THENCE NORTH 14 DEGREES 40 MINUTES 34 SECONDS EAST A DISTANCE OF 253.12 FEET TO A POINT; THENCE NORTH 69 DEGREES EAST A DISTANCE OF 290.00 FEET TO A POINT; THENCE SOUTH 53 DEGREES EAST A DISTANCE OF 349.97 FEET TO A POINT; THENCE SOUTH 65 DEGREES EAST A DISTANCE OF 179.45 FEET TO A POINT; THENCE NORTH 10 DEGREES 17 MINUTES 13 SECONDS EAST A DISTANCE OF 345.78 FEET TO A POINT ON THE ARC OF A CURVE; THENCE NORTHWESTERLY ON THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 461.00 FEET, A DISTANCE 51.50 FEET TO A POINT; THENCE NORTH 32 DEGREES 33 MINUTES 41 SECONDS EAST A DISTANCE OF 66.00 FEET TO A POINT; THENCE NORTH 11 DEGREES 11 MINUTES 40 SECONDS EAST A DISTANCE OF 367.01 FEET TO A POINT ON THE ARC OF A CURVE; THENCE WESTERLY ON THE ARC OF A CIRCLE, CONVEX TO THE SOUTH HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 117.32 FEET TO A POINT; THENCE NORTH 60 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 432.64 FEET TO A POINT; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 43.26 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 428.86 FEET, A DISTANCE OF 316.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 47 DEGREES 43 MINUTES 58 SECONDS EAST TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 93.32 FEET TO A POINT; THENCE NORTH 28 DEGREES 06 MINUTES 17 SECONDS EAST A DISTANCE OF 142.37 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 115.00 FEET A DISTANCE OF 114.41 FEET TO A POINT; THENCE NORTH 42 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 269.29 FEET TO A POINT; THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; (SAID POINT BEING 784.94 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER); THENCE NORTH 89 DEGREES 55 MINUTES 57 SECONDS WEST ON THE LAST DESCRIBED LINE A DISTANCE OF 1877.36 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER A DISTANCE OF 2554.11 FEET TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATE

STATE OF INDIANA }  
 ) SS  
 COUNTY OF LAKE }

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION, ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MAY, A.D., 2014.

  
 ANTHONY J. STRICKLAND  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437  
 MY LICENSE EXPIRES ON NOVEMBER 30, 2014.  
 V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2015.



 **Engineers  
 Scientists  
 Surveyors**  
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 Woodridge, IL 60517  
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 v3co.com

## 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.**

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