

## BEECHER INDUSTRIAL SITE

Dixie Highway and Goodenow Road  
Beecher IL 60401

For more information contact:

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<b>County:</b>	Will
<b>Township:</b>	Washington
<b>Gross Land Area:</b>	352 Acres
<b>Property Type:</b>	Vacant industrial Land
<b>Possible Uses:</b>	INDUSTRIAL
<b>Total Investment:</b>	\$9,680,000
<b>Unit Price:</b>	\$27,500 Per Acres
<b>Soil Productivity Index:</b>	Soil PI is 114.5
<b>Buildings:</b>	Old farmhouse on the property
<b>Utilities:</b>	Electric
<b>Zoning:</b>	AGRICULTURAL

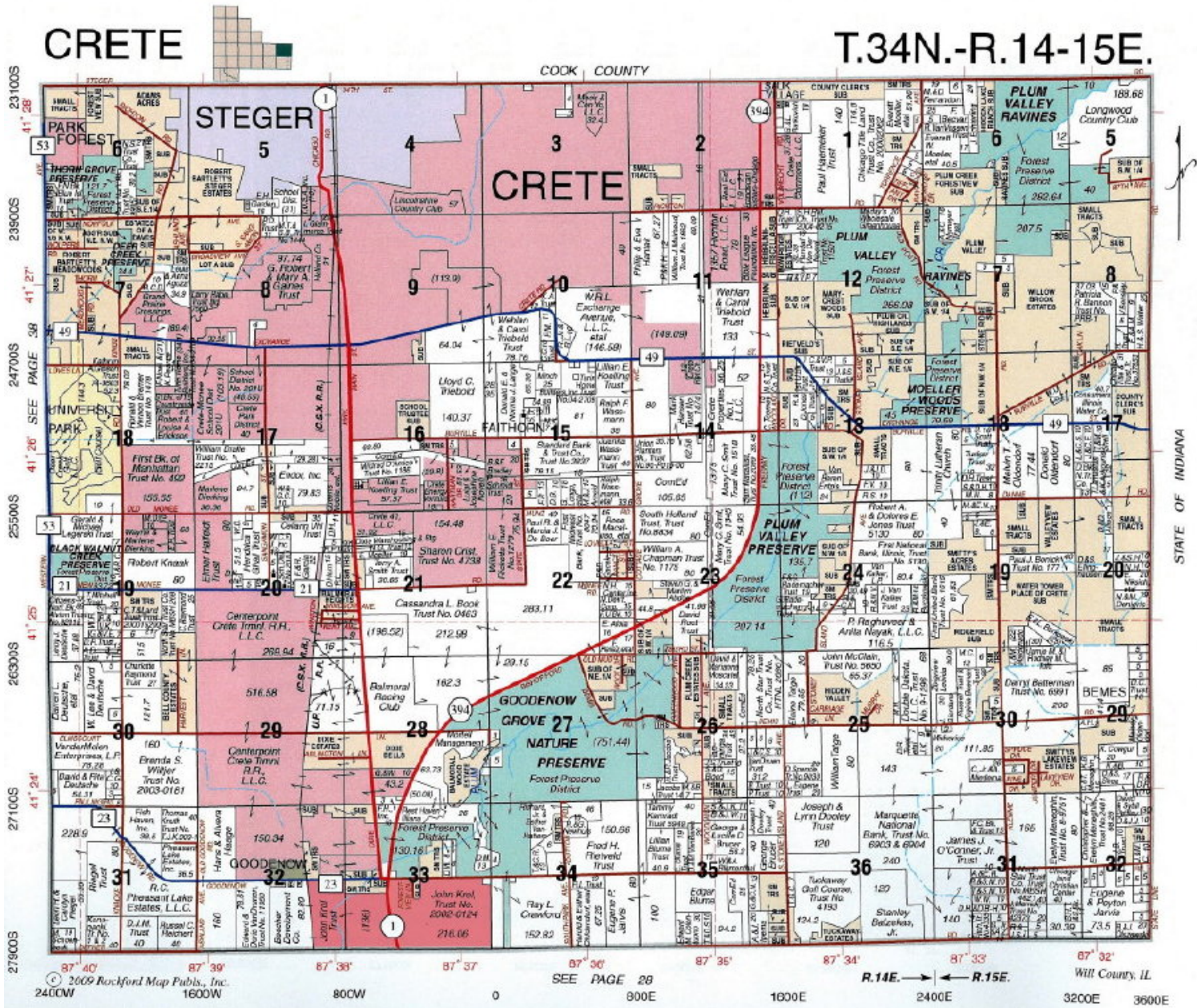


- This is a tremendous industrial development site.
- Easy access to Chicago via I-394
- Only 5 miles north of the proposed Illiana expressway.
- It's located at the NE corner of the proposed Peotone airport
- CSX Mainline Rail frontage
- IL Rt. 1 frontage & Goodenow road frontage

## AERIAL MAP

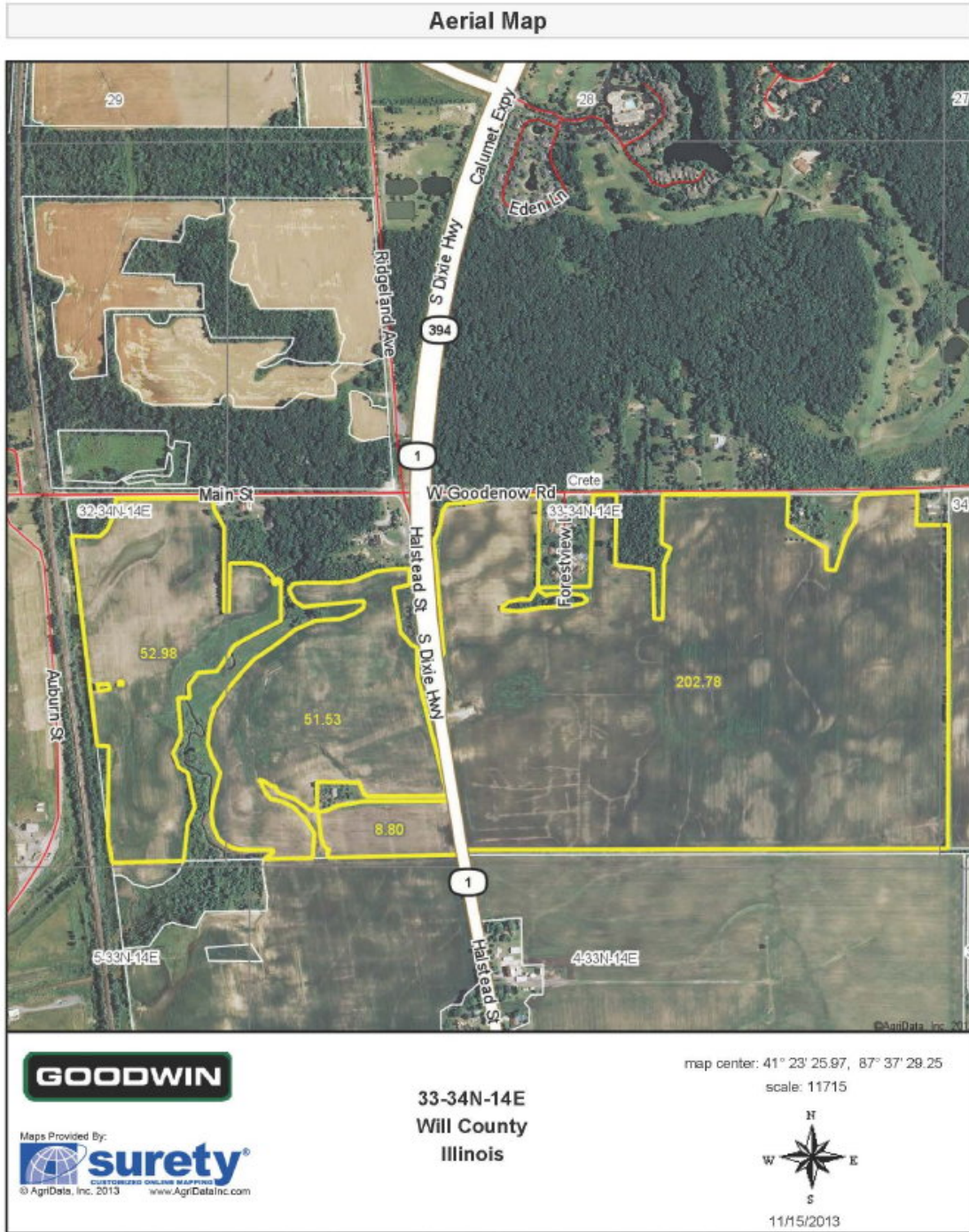


CRETE TOWNSHIP PLAT PAGE

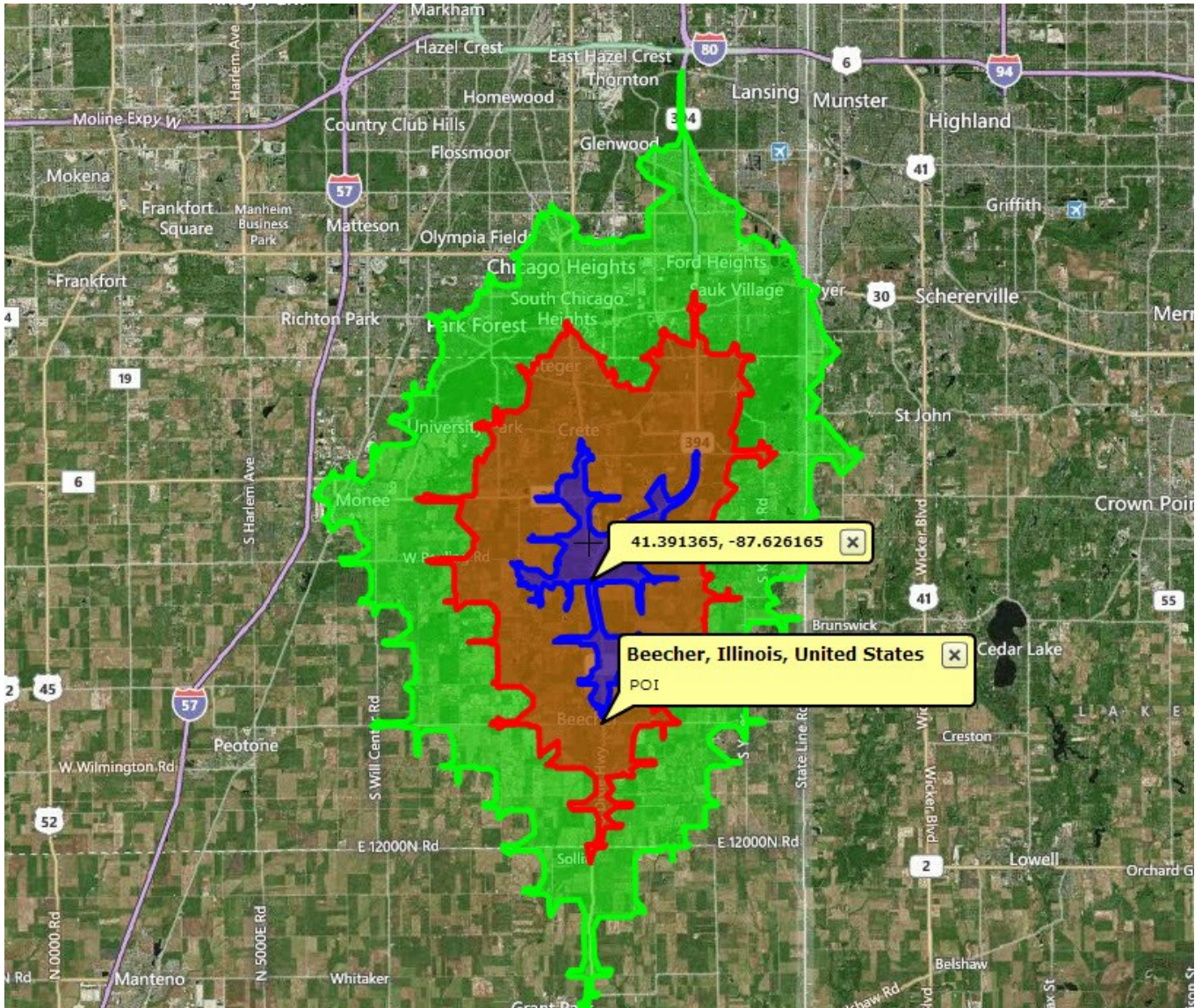


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

### CRETE TOWNSHIP, WILL COUNTY FSA MAP



### 5 - 10 - 15 MINUTE DRIVE TIMES

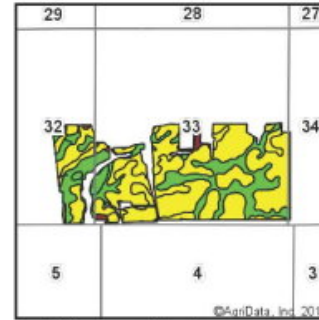
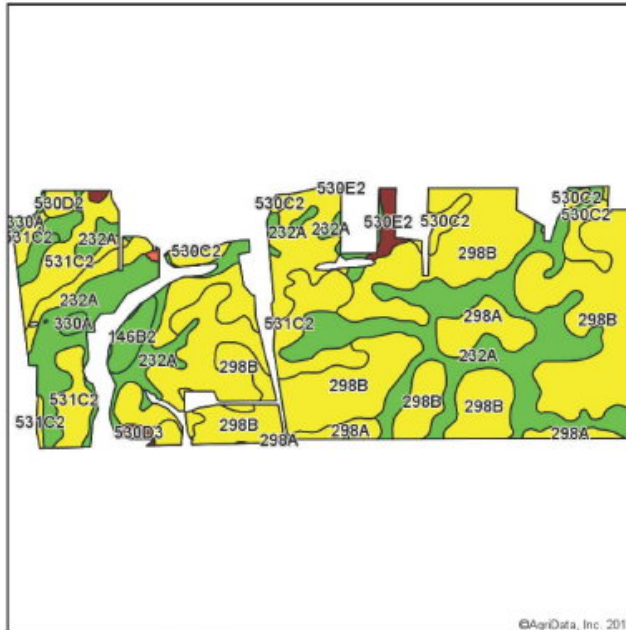


### 100, 200 & 300 MILE DRIVE RADIUS



SOIL MAP

Soil Map



State: Illinois  
 County: Will  
 Location: 33-34N-14E  
 Township: Crete  
 Acres: 316.09  
 Date: 11/15/2013



Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. 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	112.52	35.6%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	84.54	26.7%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	54.11	17.1%		**147	**48	**108
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	30.45	9.6%		**140	**44	**101
298A	Beecher silt loam, 0 to 2 percent slopes	13.83	4.4%		152	51	114
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	7.70	2.4%		**143	**45	**104
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.56	1.4%		**160	**52	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.88	1.2%		164	55	123
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	2.72	0.9%		**123	**39	**89
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.47	0.5%		**129	**40	**94
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	0.31	0.1%		190	61	140
Weighted Average					153.8	50.6	114.5

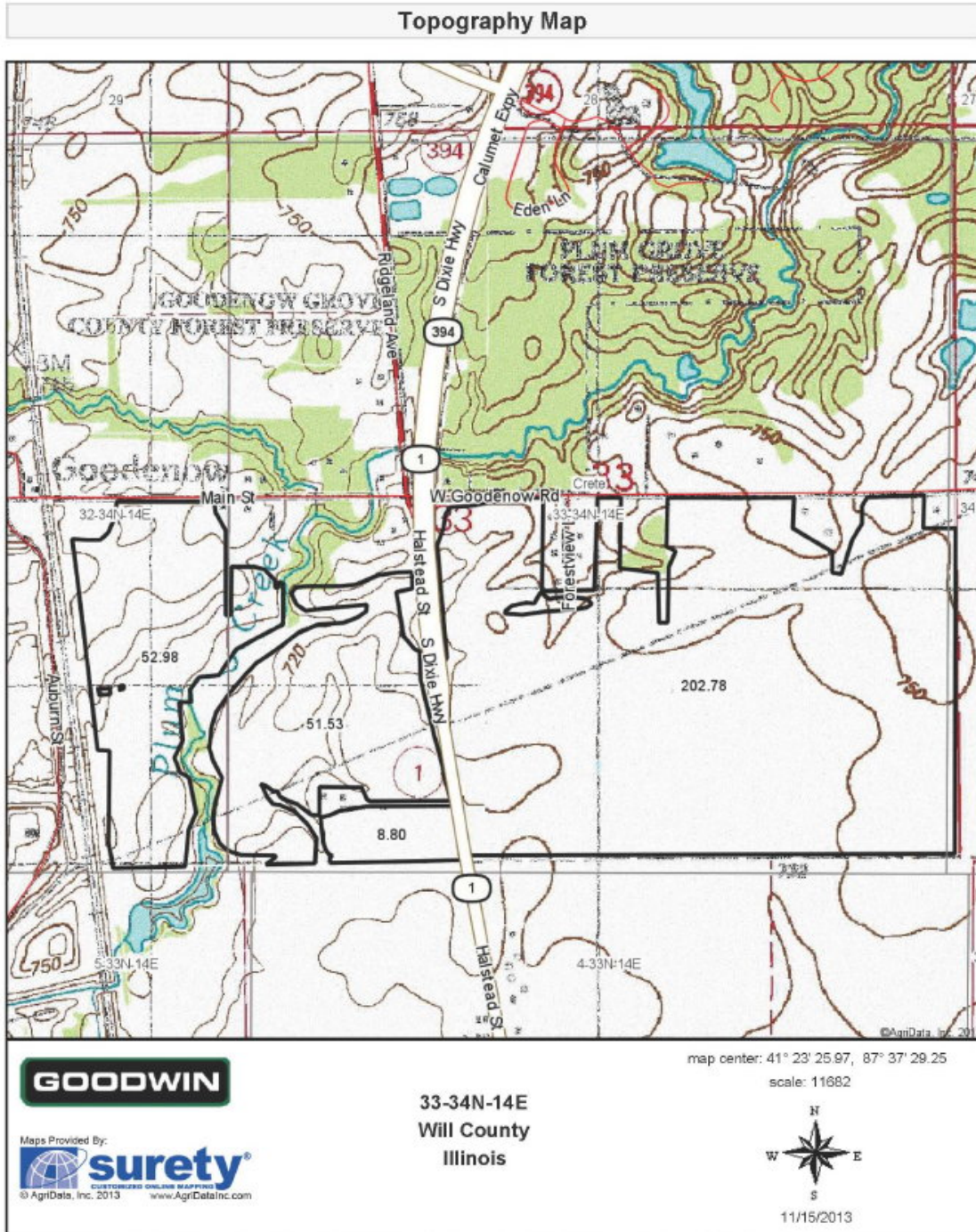
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

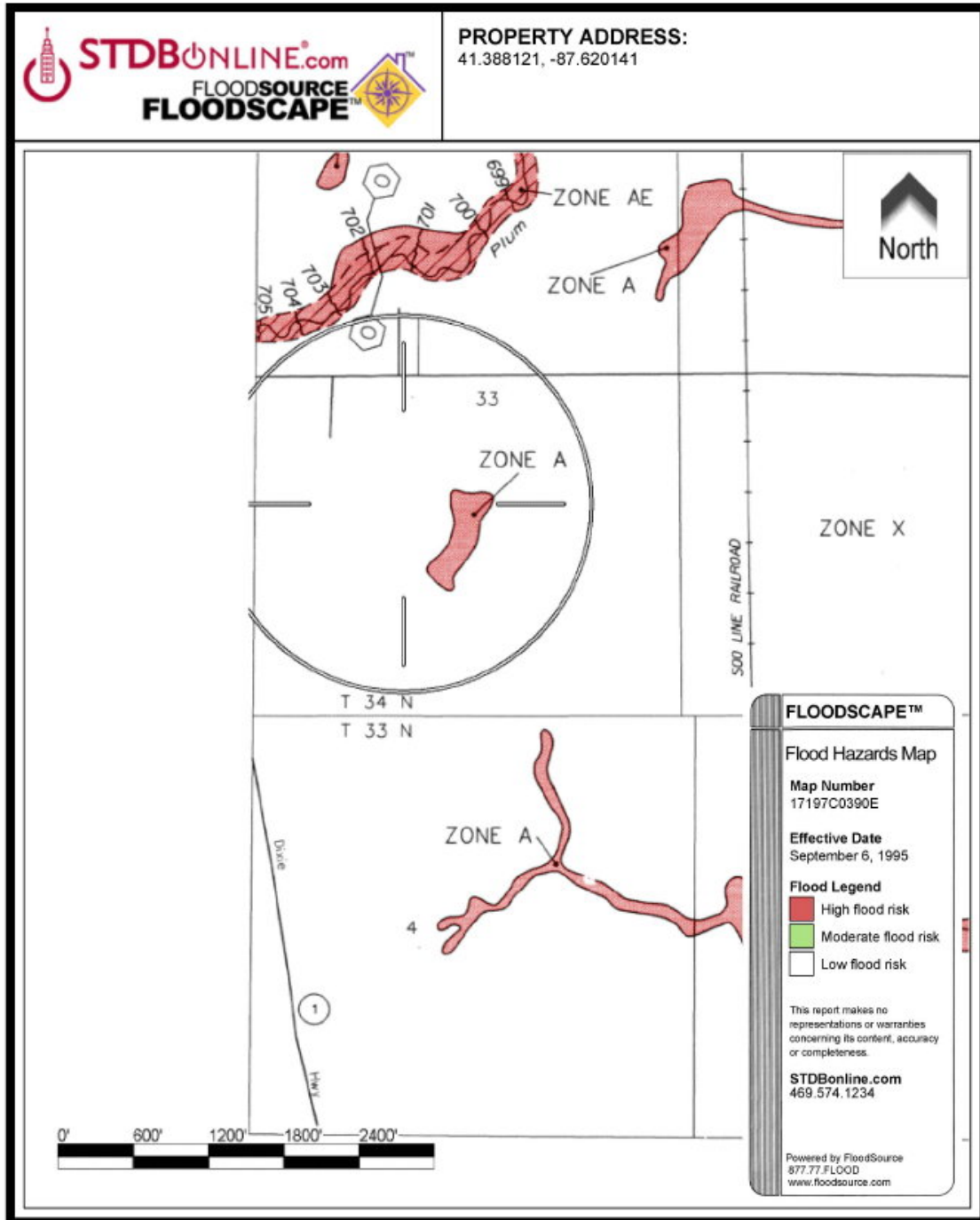
# TOPOGRAPHICAL MAP



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

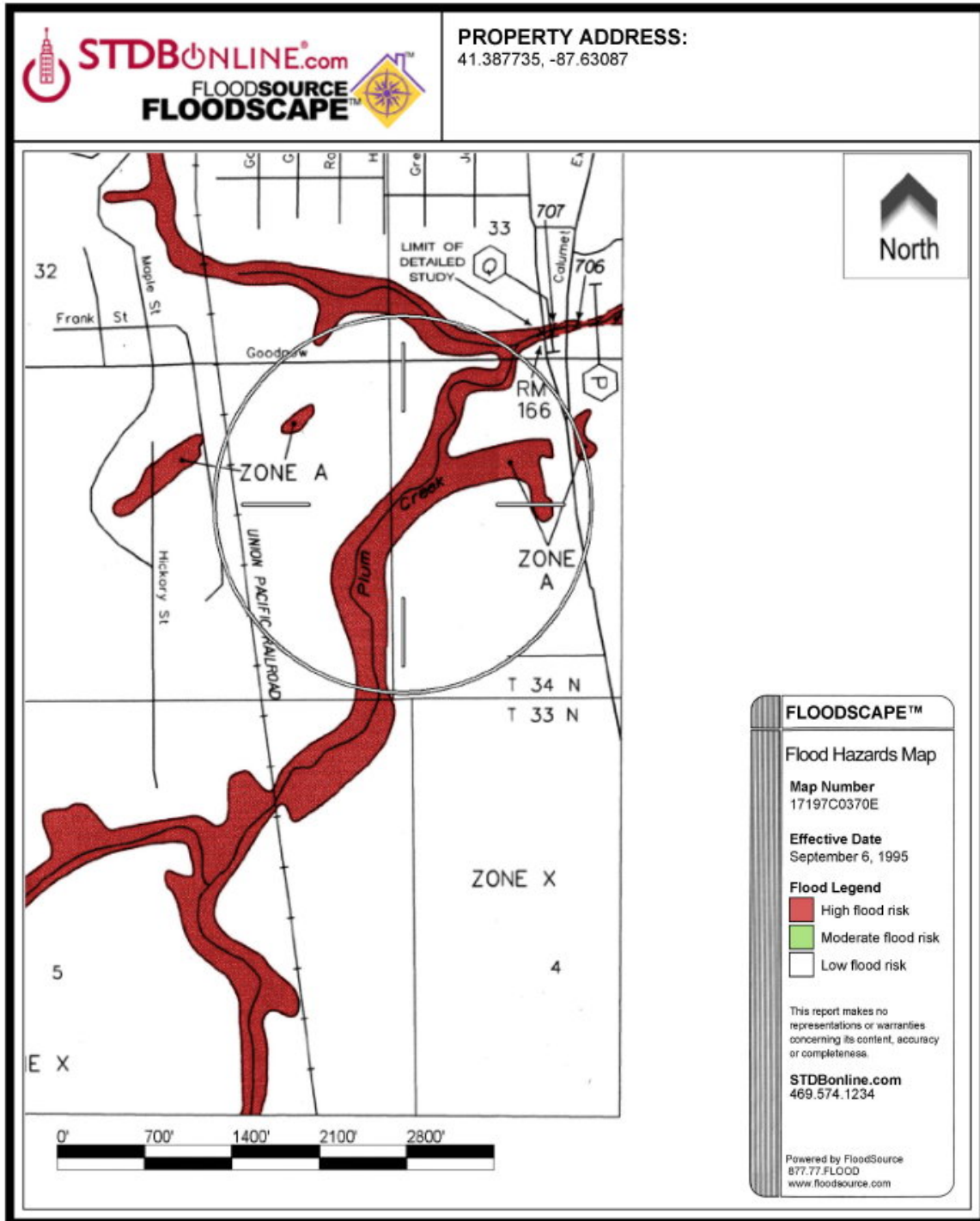


FLOOD MAP EAST OF RT. 1



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FLOOD MAP WEST OF RT. 1



## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Beecher Industrial Site  
**Possible Uses:** Industrial warehousing & manufacturing. Many potential uses.  
**Zoning:** Property is zoned Agriculture  
**Sale Terms:** Seller requires cash at closing.

### AREA & LOCATION

**Location Description:** The property is found South of Crete and North of Beecher on IL. Rt. 1.  
**Site Description:** Currently open farmland on the East and West side of Rt. 1. The site is at the junction of Rt. 1 & I-394.  
**Side of Street:** East and West side of Rt. 1  
**Highway Access:** The property is at the junction of Rt. 1 & I-394. Easy access to Chicago, Michigan and Indiana.  
**Road Type:** Excellent Highway frontage and access.  
**Legal Description:** Sections 32 & 33 of Crete Township, T.34N.-R.14-15E, Will County, Illinois.  
**Property Visibility:** Excellent Highway frontage and over a mile of frontage on Goodenow road and half a mile of Rt. 1 frontage.  
**Largest Nearby Street:** Frontage on IL Rt. 1 and I-394.  
**Transportation:** The property has approximately 2640 feet of CSX Rail frontage and excellent access to I-394.

### LAND RELATED

**Tillable Acres:** There are approximately 316 tillable acres.  
**Buildings:** Yes, there are several old farm buildings still on the site.  
**Zoning Description:** It is still zoned Agriculture.  
**Flood Plain or Wetlands:** Yes, the property does have several acres in a flood plain.  
**Topography:** Rolling on the west side Rt. 1 and flat on the east side of Rt. 1.

### FINANCIALS

**Real Estate Taxes:** Real estate taxes for 352 total acres paid in 2013 were \$6,493.25 or \$18.44 per acre.  
**Investment Amount:** The property is being offered at \$27,500 per acre for a total purchase price of \$9,680,000.

### LOCATION

**County:** Will County  
**MSA:** Chicago-Joliet

## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 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 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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