

105 Acre Cloverdale Farm
648 Eagle Lake Rd
Beecher IL 60401



105 ACRE CLOVERDALE FARM

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Beecher IL 60401

For more information contact:

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



County:	Will
Township:	Washington Township
Gross Land Area:	105 Total Acres
Property Type:	Farmland with buildings
Possible Uses:	Agricultural Production with residence home
Total Investment:	\$1,056,000
Unit Price:	80 Acres@ \$8200/ac, 20 Acres@ \$10,000/ac & 5 Acre building site \$200,000
Productivity Index (PI):	PI Index is 117.2
Buildings:	House, barn & tool shed
Zoning:	Agriculture



105 Total Acres just outside of Beecher. Beautiful farmstead with 1 1/2 story home with natural gas, tool shed and barn. Easy access to highways. Seller is willing to split the farm. 5 acres and the building site at \$200,000, 20 acres on the south side of Eagle Lake road at \$10,000 per acres and the north 80 acres at \$8200 per acre. Beecher School district.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 105 Acre Cloverdale Farm
Tax ID Number/APN: 22-22-10-200-002 25 Acres
22-22-03-400-002 80 Acres with buildings
Possible Uses: Agriculture production with long term development potential.
Zoning: Agriculture
Sale Terms: Conventional sale terms, seller is willing to split the farm.

AREA & LOCATION

School District: Beecher unit district 200
Location Description: Nice road frontage on Eagle Lake road, approximately 1.25 miles east of Rt. 1. The northeast side of Beecher.
Site Description: Gently rolling farmland with very nice set of farm buildings with 1 1/2 story farmhouse. Natural gas along Eagle Lake road.
Side of Street: 85 acres on the north side of Eagle Lake road and 20 acres on the south side of Eagle Lake road.
Highway Access: 1.25 miles east of Rt. 1 with easy access to Interstate 57 to the west and the tri-state tollway approximately 12 miles north.
Road Type: Tar & chip
Largest Nearby Street: Illinois Rt. 1

LAND RELATED

Lot Frontage (Feet): 1320 feet on the north side of Eagle Lake road and 819 feet on the south side.
Tillable Acres: 75.78 tillable acres on the north side of Eagle Lake Rd and 24.63 tillable acres on the south side of Eagle Lake Rd.
Buildings: Good buildings with 1 1/2 story farmhouse.
Topography: Gently rolling
FSA Data: According to the Will County FSA office, the farm has 100.41 tillable acres. Corn base acres are 48.81 with a program yield of 141 bushels per acre. Soybean base acres are 48.81 with a program yield of 43 bushels per acre. The farm does have some acres considered HEL and a conservation system is being actively applied.
Available Utilities: The property is on well & septic with propane gas.

FINANCIALS

Finance Data Year: 2016 Taxes paid in 2017
Real Estate Taxes: 22-22-10-200-002 25 Acres (\$353)
22-22-03-400-002 80 Acres with buildings (\$5,293)
Total tax bill with buildings \$5,646 or \$53.77/Ac
Investment Amount: Total asking price is \$1,056,000 for all 105 acres. Seller will split the farm into 1) 5 acre farmstead with buildings (\$200,000) 2) 20 acres on the south side of Eagle Lake road (\$200,000) 3) 80 acres of farmland (\$656,000 or \$8200/ac)

LOCATION

Address: 648 E. Eagle Lake Road
Beecher, IL 60401
County: Will

CLOVERDALE FARM



CLOVERDALE FARM PHOTOS, BEECHER, IL



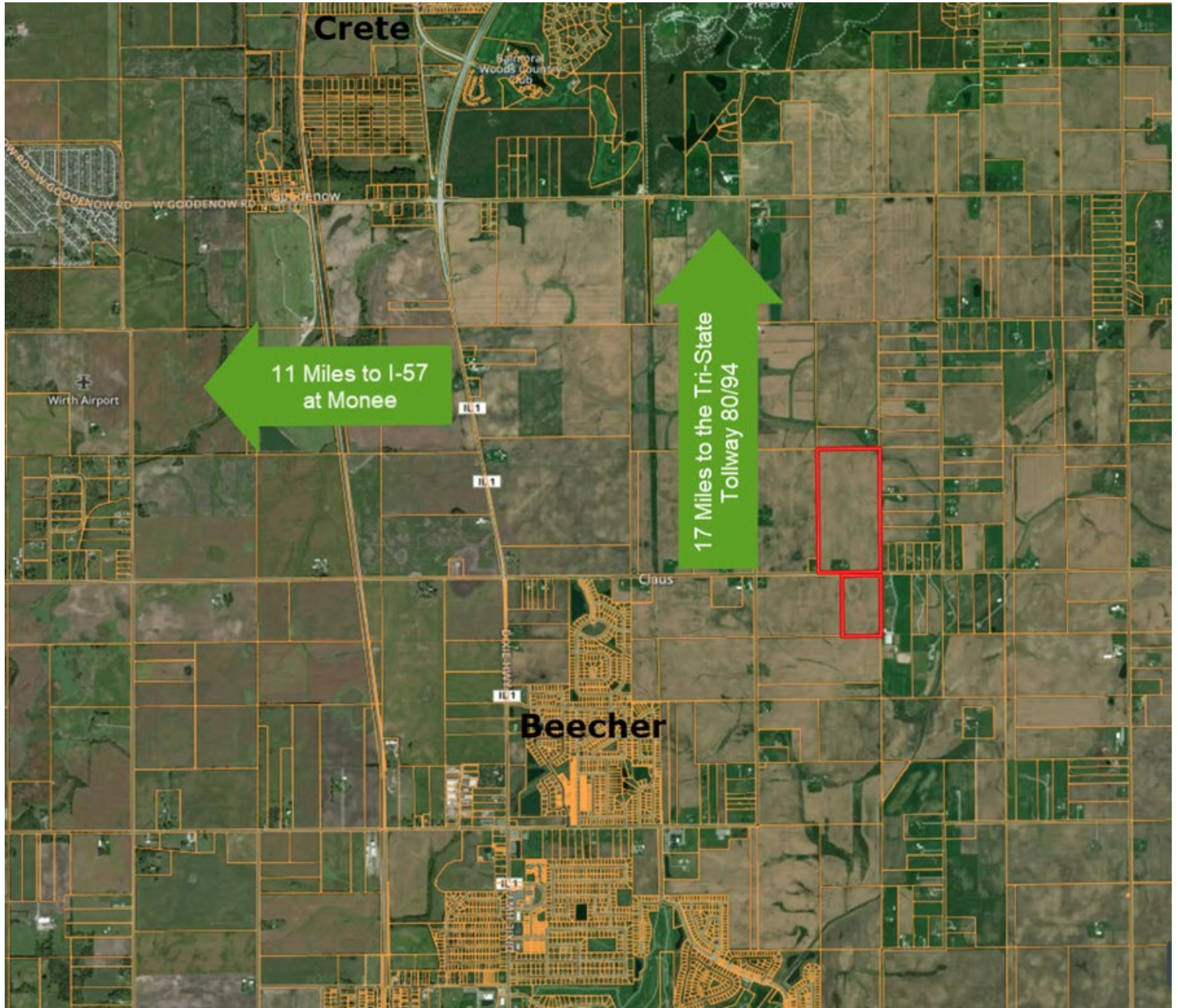
AERIAL MAP OF THE 104 ACRE WASHINGTON TOWNSHIP CLOVERDALE FARM



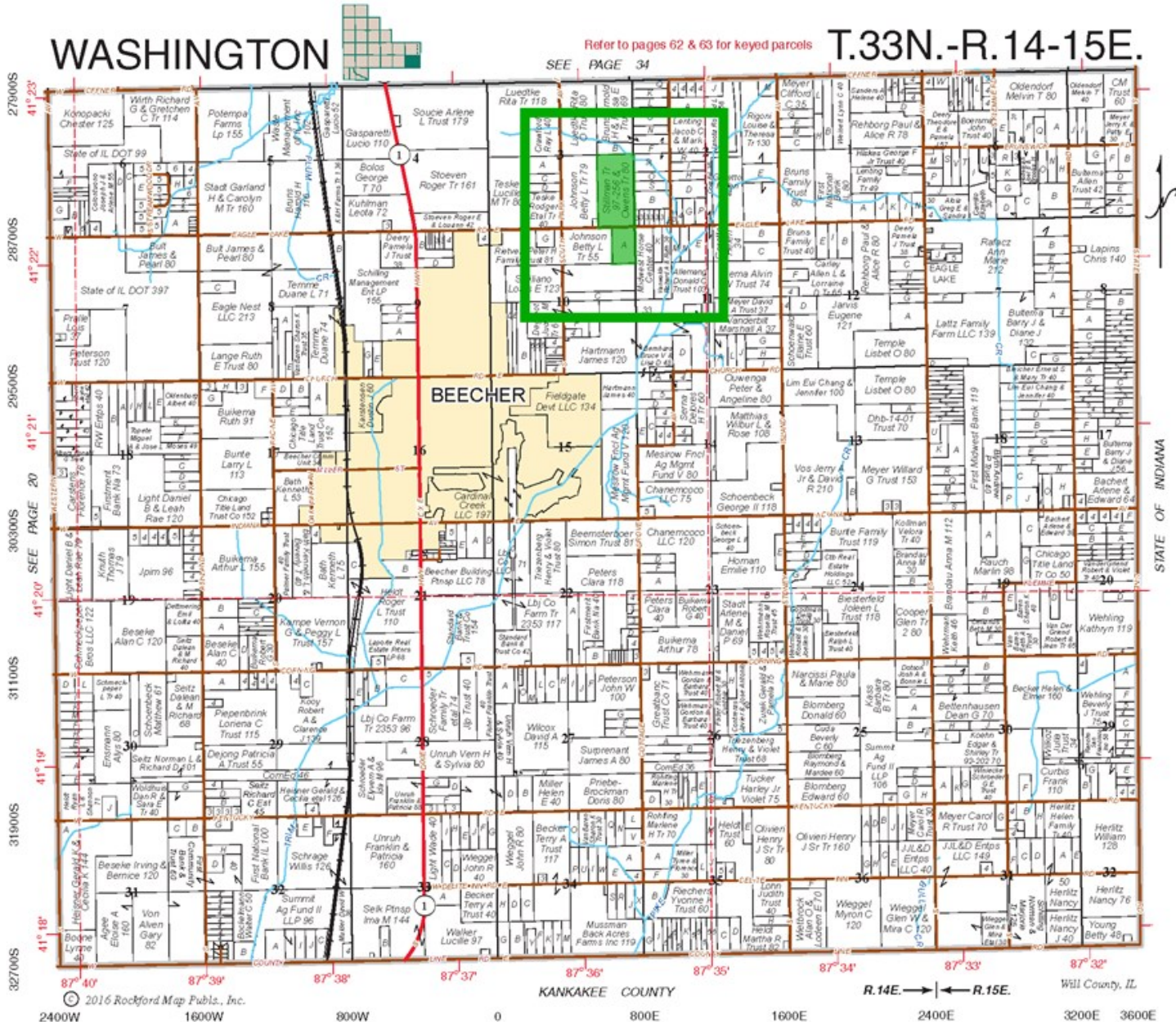
AERIAL MAP 2 OF 105 AC CLOVERDALE FARM, BEECHER, IL



AERIAL MAP 3 DISTANCE TO HIGHWAYS

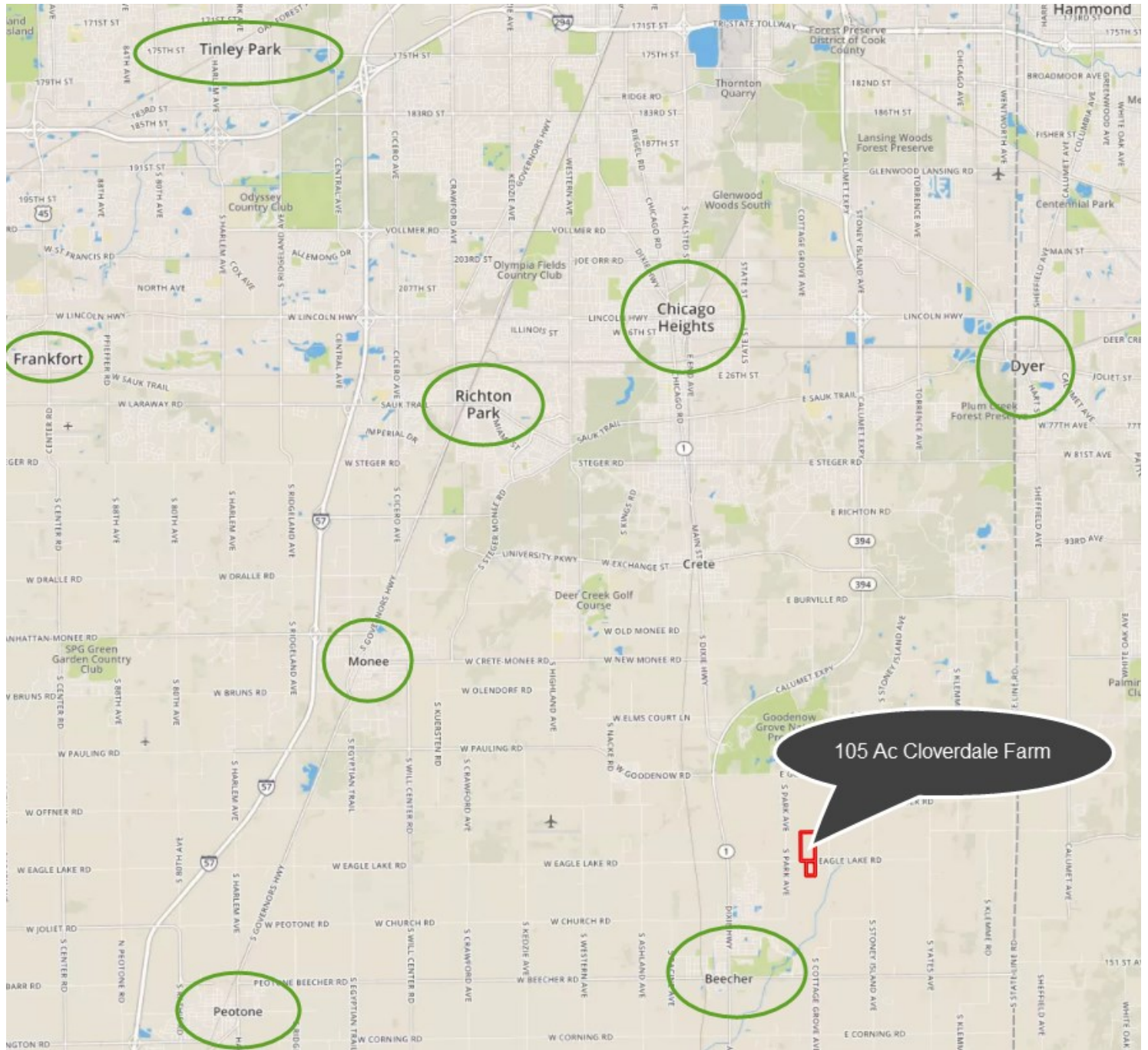


PLAT MAP OF 105 ACRES WASHINGTON TOWNSHIP, WILL COUNTY



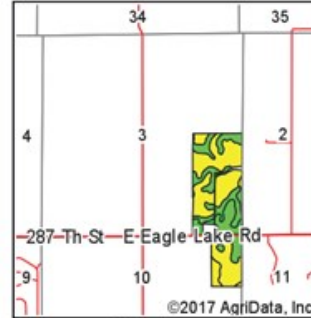
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

LOCATION MAP OF 105 ACRE CLOVERDALE FARM, WASHINGTON TOWNSHIP, WILL COUNTY



SOIL MAP OF CLOVERDALE FARM IN BEECHER ILLINOIS

Soils Map



State: Illinois
 County: Will
 Location: 3-33N-14E
 Township: Washington
 Acres: 100.41
 Date: 7/12/2017



Soils data provided by USDA and NRCS.

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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
**298B	Beecher silt loam, 2 to 4 percent slopes	44.38	44.2%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	21.65	21.6%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	17.76	17.7%		**166	**54	**124
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	16.02	16.0%		**147	**48	**108
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.60	0.6%		164	55	123
Weighted Average					156.7	51.7	117.2

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/>

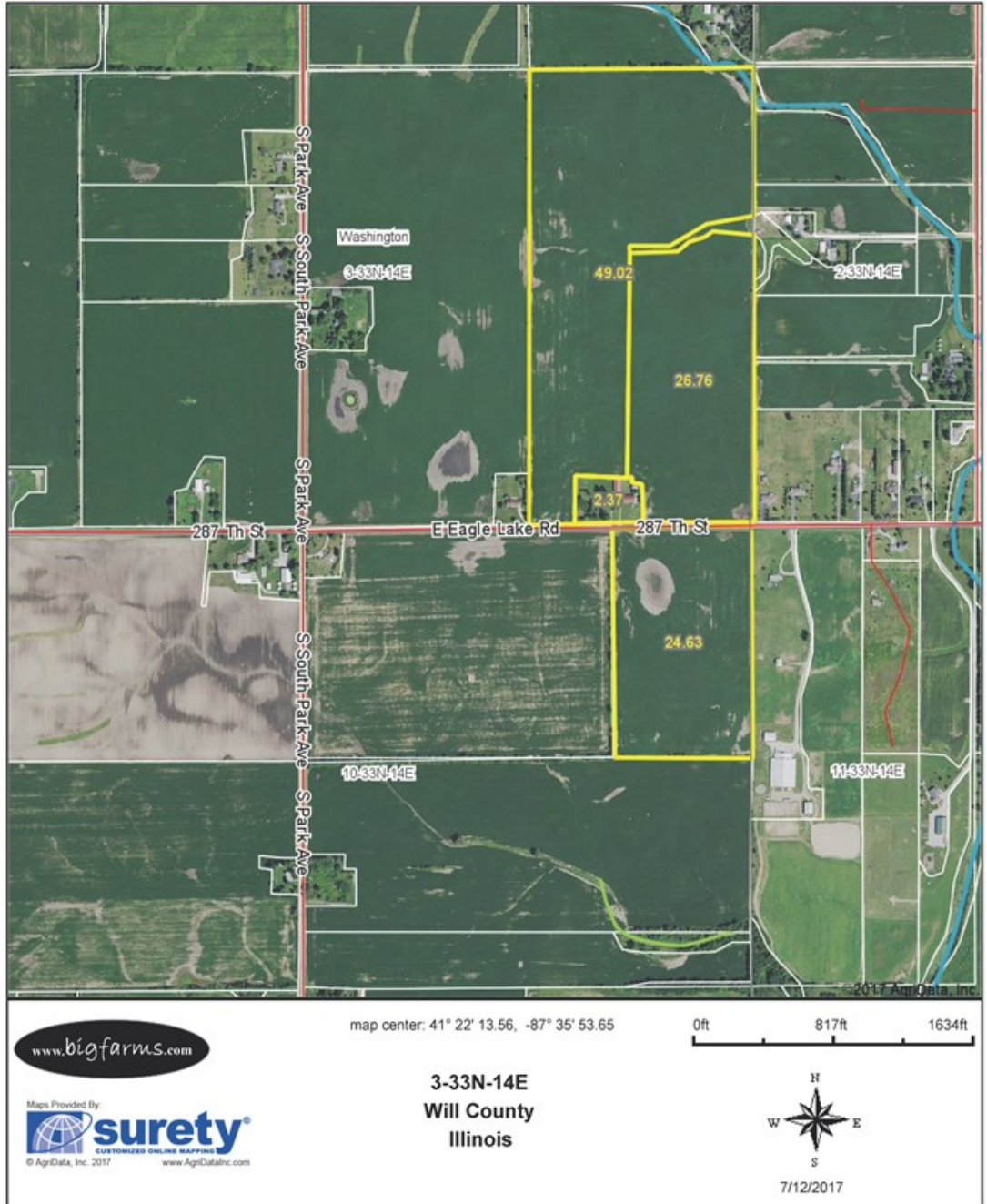
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

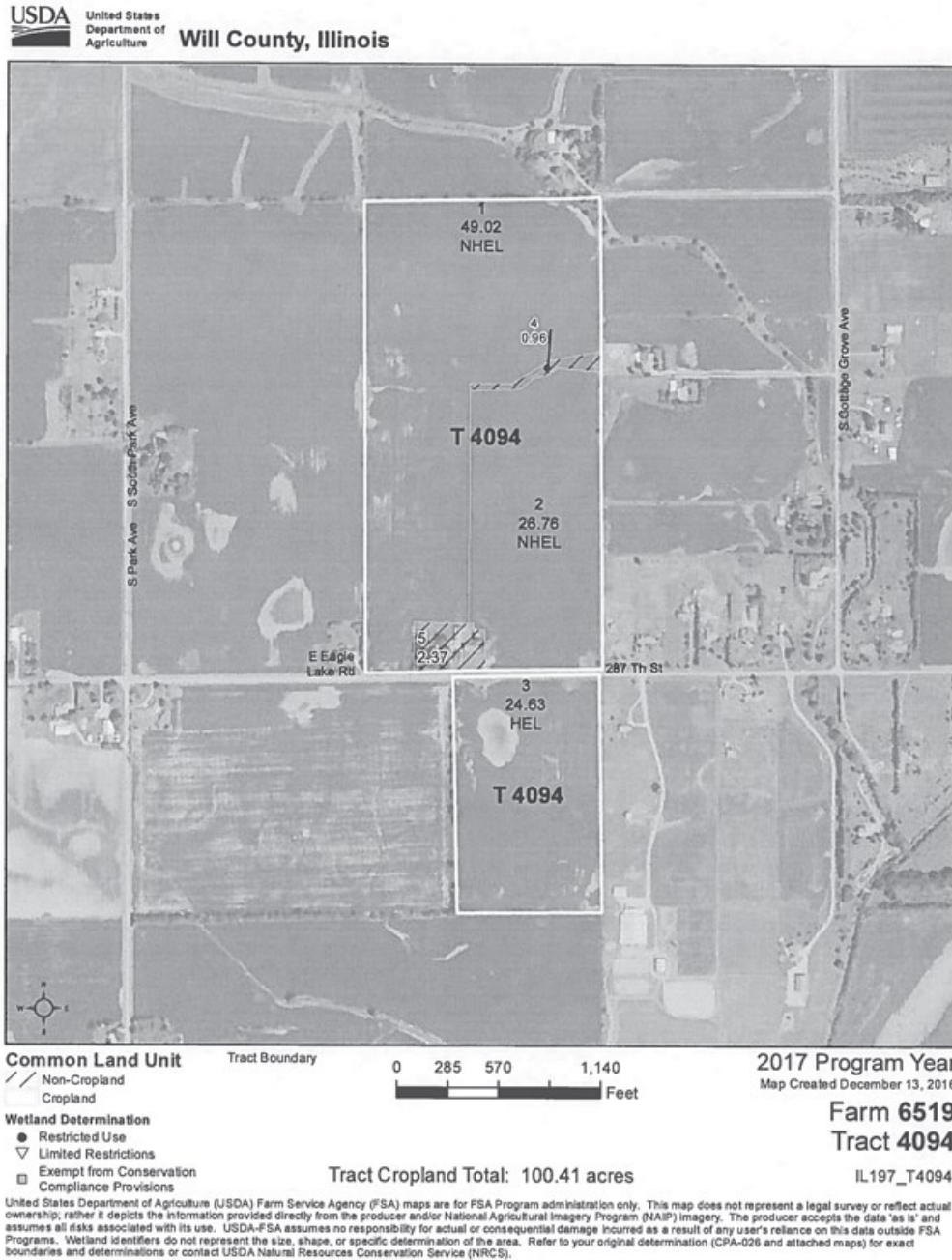
FSA MAP OF CLOVERDALE FARM, BEECHER ILLINOIS

Aerial Map



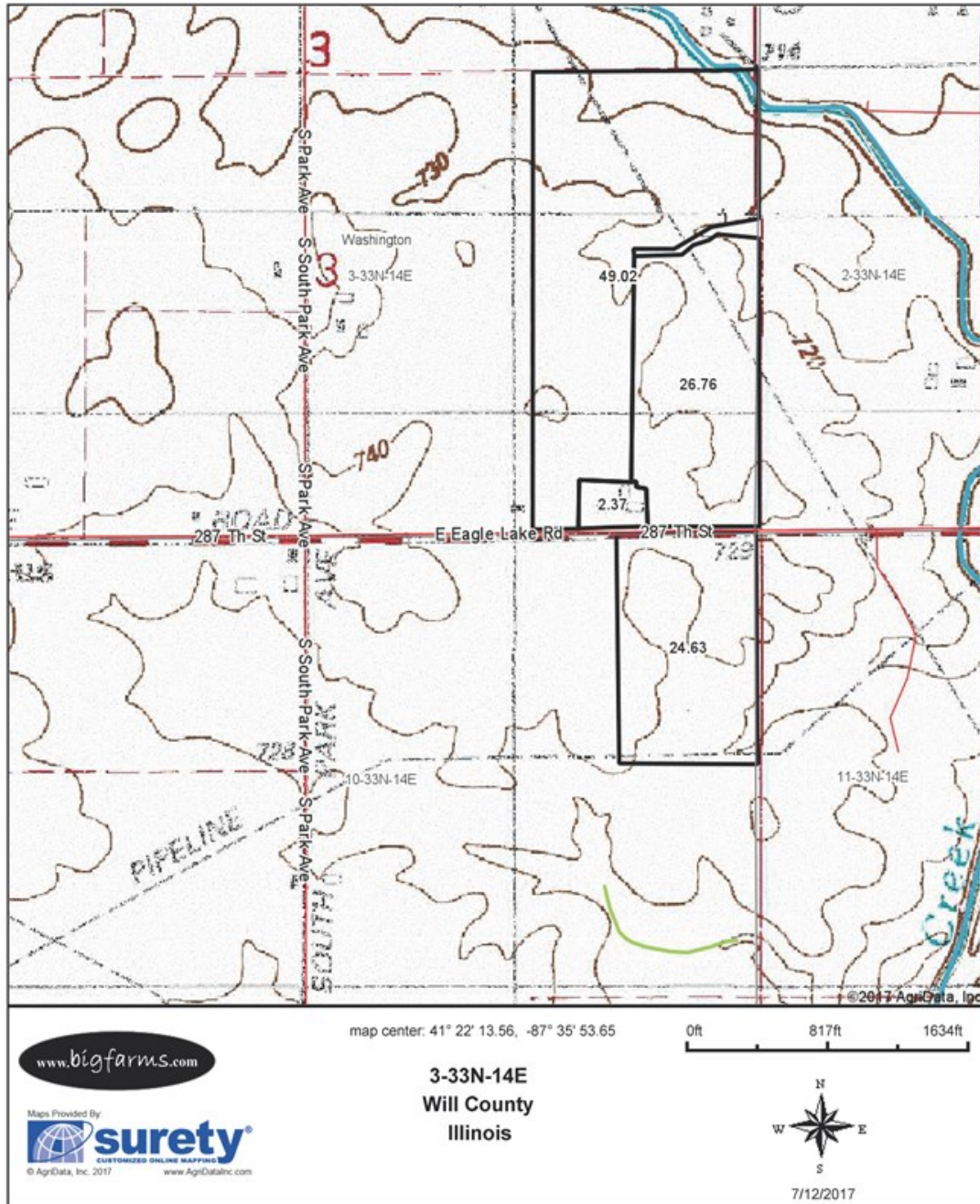
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

FSA MAP OF 105 ACRE WASHINGTON TOWNSHIP CLOVERDALE FARM



TOPOGRAPHICAL MAP OF THE 105 ACRE CLOVERDALE FARM, BEECHER, IL

Topography Map



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

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.



GOODWIN & ASSOCIATES REAL ESTATE, LLC

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*Goodwin & Associates
Real Estate, L.L.C.*

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