

119 AC STATE LINE FARM

State Line Road
Beecher IL 60401

For more information contact:

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GOODWIN



County:	Will
Township:	Washington
Gross Land Area:	119 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$773,500
Unit Price:	\$6,500 per Acre
Sold Price:	\$650,000
Productivity Index (PI):	The PI for the farm is 114.5
Buildings:	No Buildings
Utilities:	Electric
Zoning:	Agriculture



The State Line road farm has a total of 119 acres and is found southeast of Beecher, IL in Will County. The farm has great road frontage on both State Line road and Coming road. The PI for the farm is 114.5 with approximately 116.7 tillable acres. The building site is not part of this farmland offering. Good access to I-57, I-80, Rt. 394 and Rt 41 (Indiana)

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 119 Acre State Line Farm
Tax ID Number/APN: 5 Acres on Corning Road 22-23-20-300-004
114 Acres on State Line Road 22-23-20-300-005
Possible Uses: There is enough frontage on both roads to allow for 5 or 10 acre building sites. Currently used for production agriculture.
Zoning: Agriculture

AREA & LOCATION

School District: Beecher Unit School District 200U
Location Description: The farm is on the Illinois and Indiana state line southeast of Beecher.
Site Description: Level open farmland with frontage on Corning road and State Line road.
Highway Access: 16.7 miles west to I-57 at Peotone
19.5 miles north to I-80 and Rt 394
3.7 miles east to Rt 41
Road Type: Tar & chip
Largest Nearby Street: Rt 1 Beecher

LAND RELATED

Lot Frontage (Feet): 382 feet on State Line Rd north of buildings
1705 feet on State Line Rd south of buildings
1108 feet on Corning Rd
Tillable Acres: Approximately 116.7 tillable acres
Buildings: No Buildings
Flood Plain or Wetlands: None known.
Topography: Flat to gently rolling
Soil Type: Beecher silt loam (298B)
Ashkum silty clay loam (232A)
Markham silt loam (531C)

FINANCIALS

Finance Data Year: The 2016 taxes paid in 2017
Real Estate Taxes: 5 Acres on Corning Road 22-23-20-300-004 \$89.00
114 Acres on State Line Road 22-23-20-300-005 \$1,868
Total real-estate taxes \$1,957 or \$16.45/Ac
Investment Amount: Total investment for this farm is \$773,500 or \$6,500 per acre.

LOCATION

Address: S. State Line Road
Beecher, IL 60401
County: Will

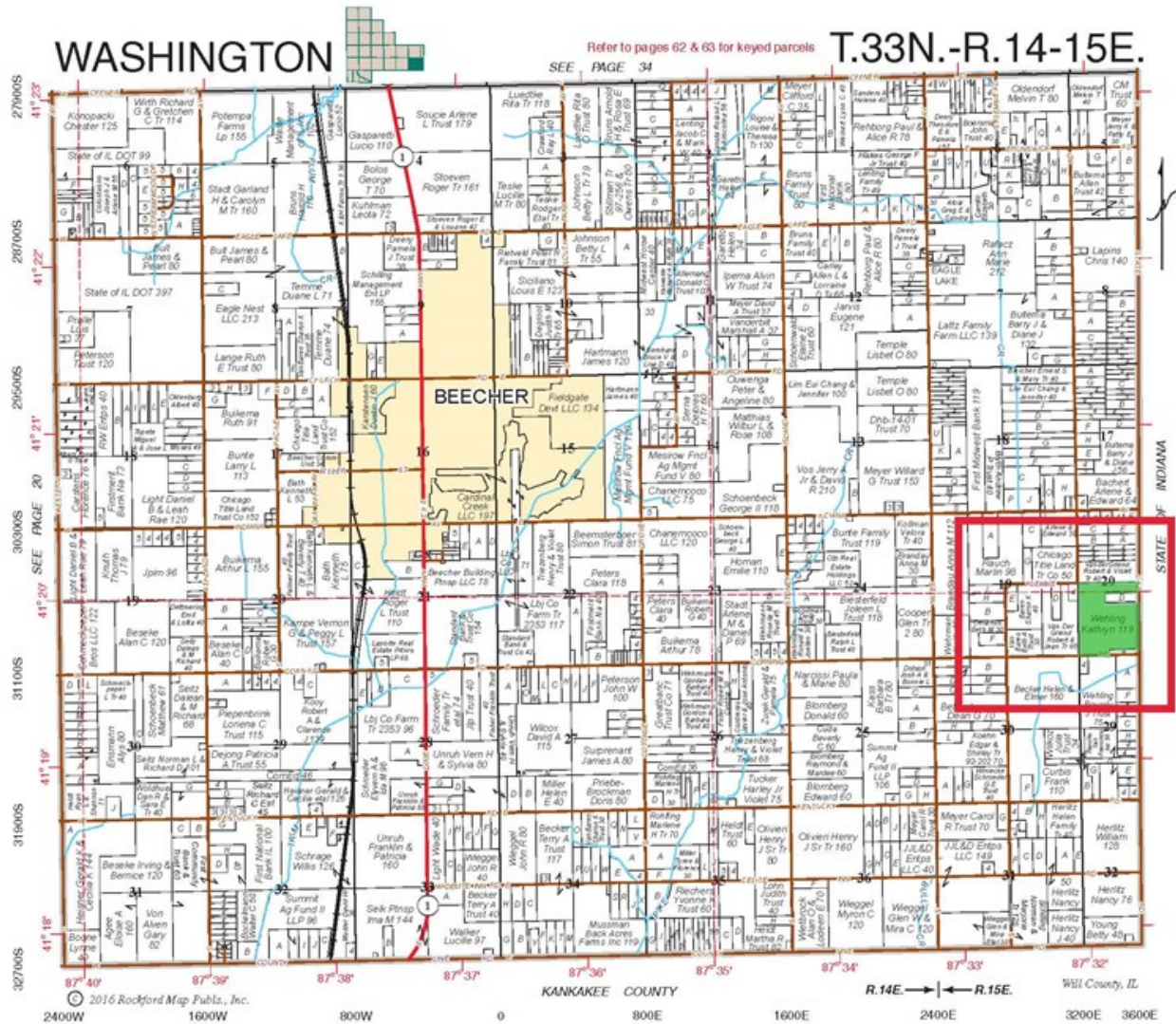
AERIAL MAP OF 119 ACRES, WASHINGTON TOWNSHIP



LOCATION MAP OF 119 ACRE STATE LINE RD FARM



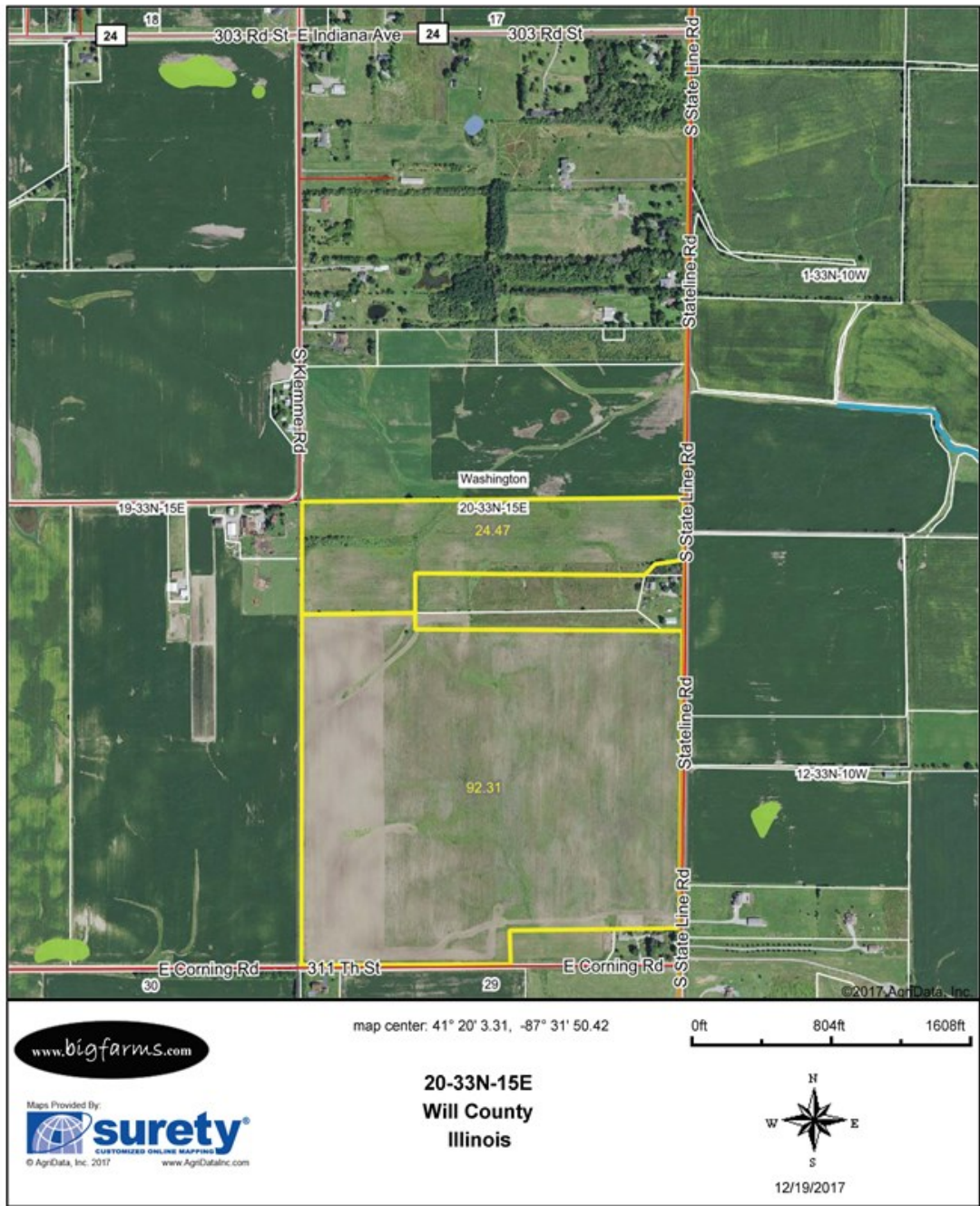
PLAT MAP OF 119 ACRES IN WASHINGTON TOWNSHIP, WILL COUNTY



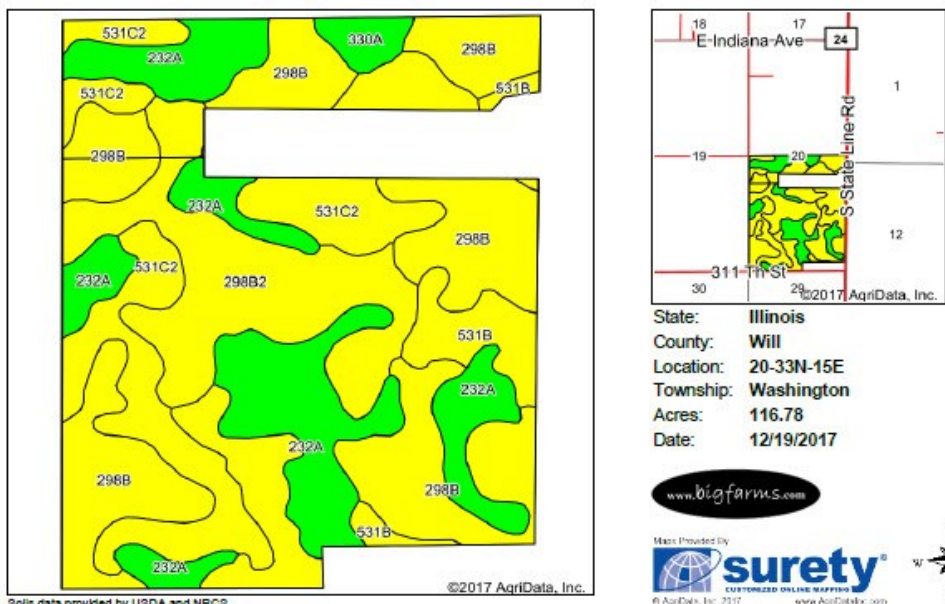
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP OF 119 ACRE WASHINGTON TOWNSHIP STATE LINE RD FARM

Aerial Map



SOIL MAP OF 119 ACRES WASHINGTON TOWNSHIP, WILL COUNTY



Area Symbol: IL197, Soil Area Version: 12

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	42.65	36.5%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.53	21.9%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	21.68	18.6%		**147	**48	**108
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	19.14	16.4%		**144	**48	**108
**531B	Markham silt loam, 2 to 4 percent slopes	5.91	5.1%		**153	**50	**113
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.87	1.6%		164	55	123
Weighted Average					153.2	50.7	114.5

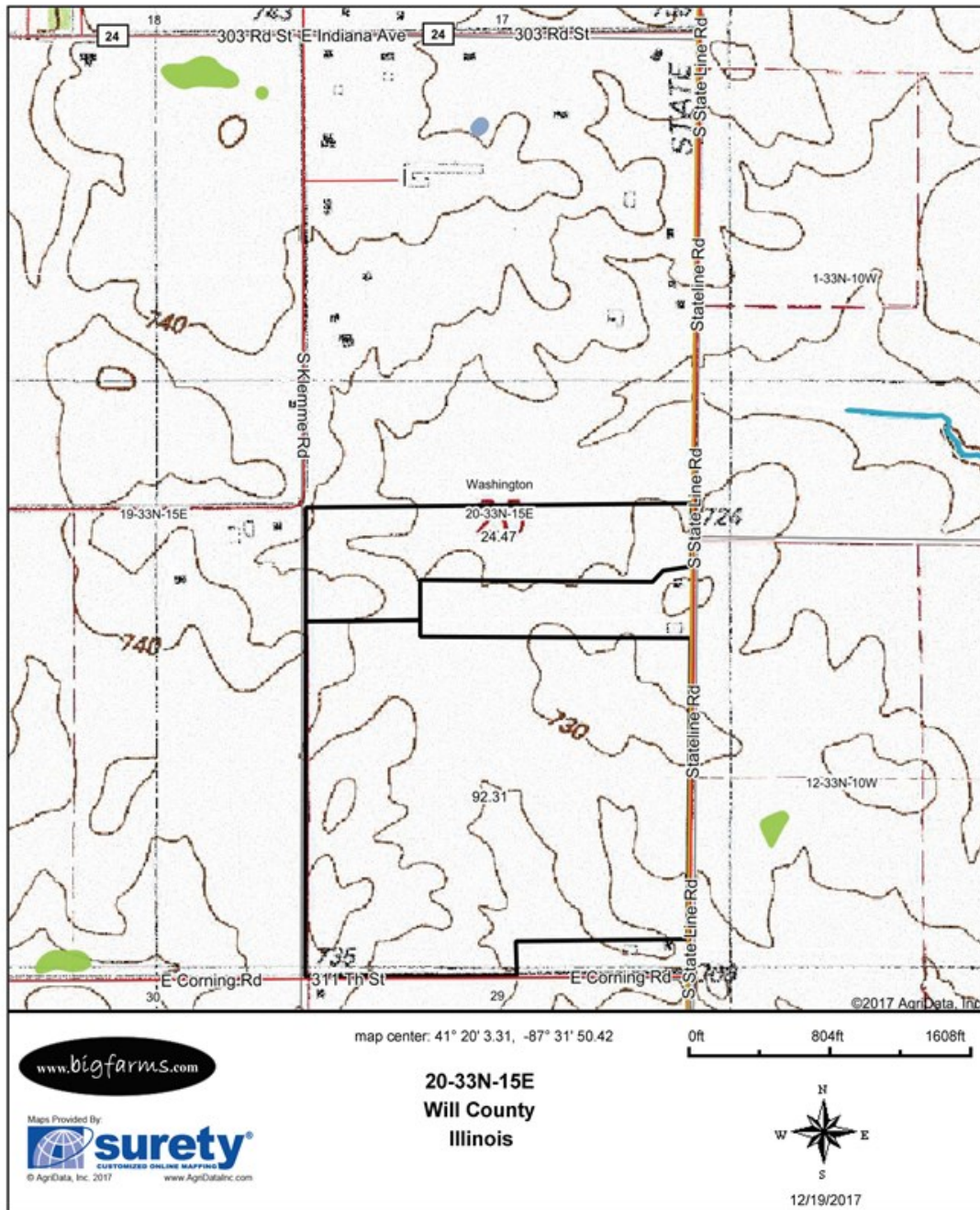
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at

LAND PHOTO OF 119 ACRES WASHINGTON TOWNSHIP, WILL COUNTY



TOPOGRAPHICAL MAP OF 119 ACRE WASHINGTON TOWNSHIP

Topography Map



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

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.



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