

**131 Acre Beecher Farm**  
751 W Goodenow Road  
Beecher IL 60401

www.bigfarms.com

## 131 ACRE BEECHER FARM

**751 W Goodenow Road**  
**Beecher IL 60401**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	Crete
<b>Gross Land Area:</b>	131 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agriculture, Transitional
<b>Total Investment:</b>	\$2,620,000.00
<b>Unit Price:</b>	\$20,000.00 per acre
<b>Productivity Index (PI):</b>	113.4
<b>Buildings:</b>	Farmhouse with 5 acres is NOT included
<b>Zoning:</b>	Agriculture



This 131 acre farm is located just north of the Village of Beecher in Crete Township along Illinois 394 at Dixie Highway (US 1). The property has a PI index of 113.4 and is mostly Markham silt loam and Ashkum silty clay loam. The 5 acre building site is not included with this offering, but can be purchased separately.

The Plum Grove Forest Preserve and Goodenow Grove Nature Preserve both operated by the Forest Preserve District of Will County is north and east of the farm. The Village of Crete is north of the property and the Village of Beecher is to the south.

It is also located 5.5 miles east of Bult Field and 1.5 miles south of the old Balmoral race track.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 131 Acre Beecher Farm  
**Tax ID Number/APN:** 23-15-33-300-012-0000  
23-15-33-300-013-0000 (Farmhouse with 5 additional acres sold separately)  
**Possible Uses:** Agriculture, transitional, industrial and commercial are all zoning possibilities for this land.  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Crete-Monee Community Unit School District 201-U  
**Location Description:** This property is located at Illinois Route 394 and Goodenow Road in Crete Township, Will County Illinois across the street from Plum Grove Forest Preserve and Goodenow Nature Preserve. The Balmoral Race Track is 1.5 miles north on US Route 1 and the Bult Air Field is 5.5 Miles to the southwest off Eagle Lake Road. The CN railroad road runs along the west side of the property.

**Site Description:** This property is located near the 394 Enterprise Zone and is just south of the Village of Crete and north of the Village of Beecher. There are 1,100 acres north of the property that is owned by Centerpoint CSX for a possible Intermodal site.

**Side of Street:** This is rolling farmland, with a PI index of 113.4. Plum Creek runs through the middle of the property from the north to the southwest. There are some wetland areas along Plum Creek.

**Highway Access:** This 131 acre farm is located south of Goodenow Road and west of Illinois Route 394/US Route 1. Illinois Route 394 is adjacent to the property. I-80 is 14 miles north on Illinois Route 394 and I-57 is 11 miles to the west of the property.

**Road Type:** The roads surrounding the property are asphalt construction.

**Property Visibility:** This 131 acre farm sits on the corner of Goodenow Road and US Route 1/Illinois Route 394. 11,100 cars travel down Illinois Route 394 daily with another 3000 cars on Goodenow Road.

**Largest Nearby Street:** US Route 1 and IL 394 are adjacent and accessible from the property.

**Transportation:** Illinois Route 394 is adjacent to the property with access to I-80 14 miles north. I-57 is 11 miles to the west and north using Goodenow Road to IL 50.

The Crete, IL Horse Track Metra Station is 1.5 miles north off of US Route 1.

### LAND RELATED

**Lot Frontage (Feet):** There is 1200 feet of Goodenow road frontage on the north and 2200 feet of frontage on US-1 to the east.

**Tillable Acres:** There are approximately 113.31 tillable acres located on this property.

**Lot Depth:** The lot is 2629 feet deep from north to south.

**Buildings:** There are not any buildings on this property, but there is an additional 5 acres with buildings that can be purchased for an additional \$150,000.00.

**Flood Plain or Wetlands:** There is some wetland around Plum Creek which runs through the middle of the property from north to south. Along the Plum Creek there is FEMA Flood Hazard Zone A.

**Topography:** This 131 acre property is rolling farmland. The contours can be seen in the topography map included in the brochure.

**Soil Type:** Markham Silt Loam (531C2)  
Ashkum Silty Clay Loam (232A)  
Ozaukee Silt Loam (530D2)  
Beecher Silt Loam (298B)

**Available Utilities:** Natural gas and electric are available. Water and sewer is available from the Village of Beecher.

### FINANCIALS

**Finance Data Year:** The 2021 taxes paid in 2022  
**Real Estate Taxes:** 23-15-33-300-012-0000: \$3,696.24

**Investment Amount:**

The investment amount for this farmland parcel is \$2,620,000.00 or \$20,000 per acre.

There is also a 5 acre building site with structures on it, surrounded by the farmland. It is available for an additional \$150,000.00 or \$30,000.00 per acre.

**LOCATION**

**Address:**

751 W Goodenow Road, Beecher, IL, 60401

**County:**

Will County



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PROPERTY MAP

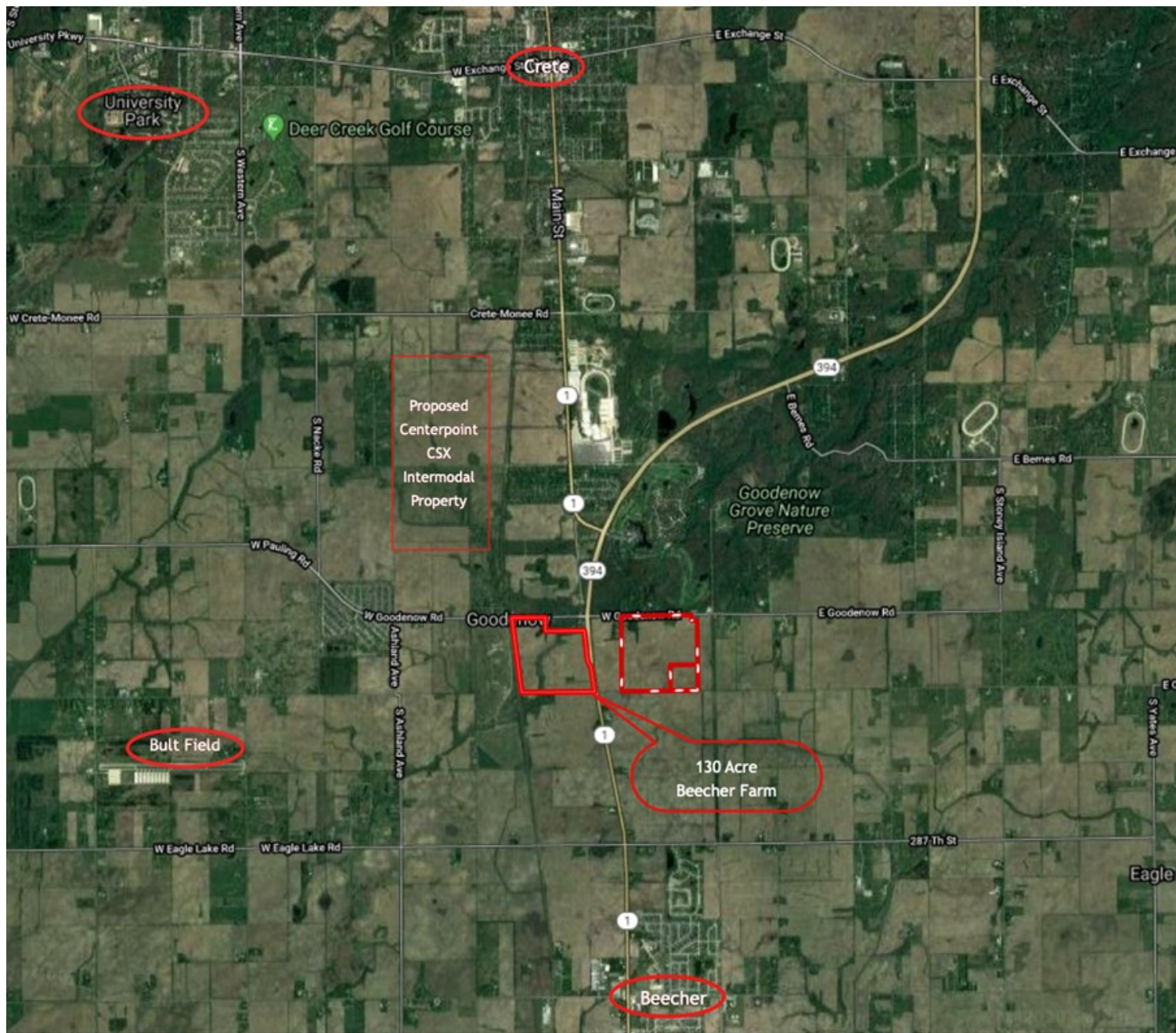




## 131 ACRE BEECHER FARM IN CRETE TOWNSHIP AREA ROADWAYS MAP



131 ACRE BEECHER FARM IN CRETE TOWNSHIP AREA MAP

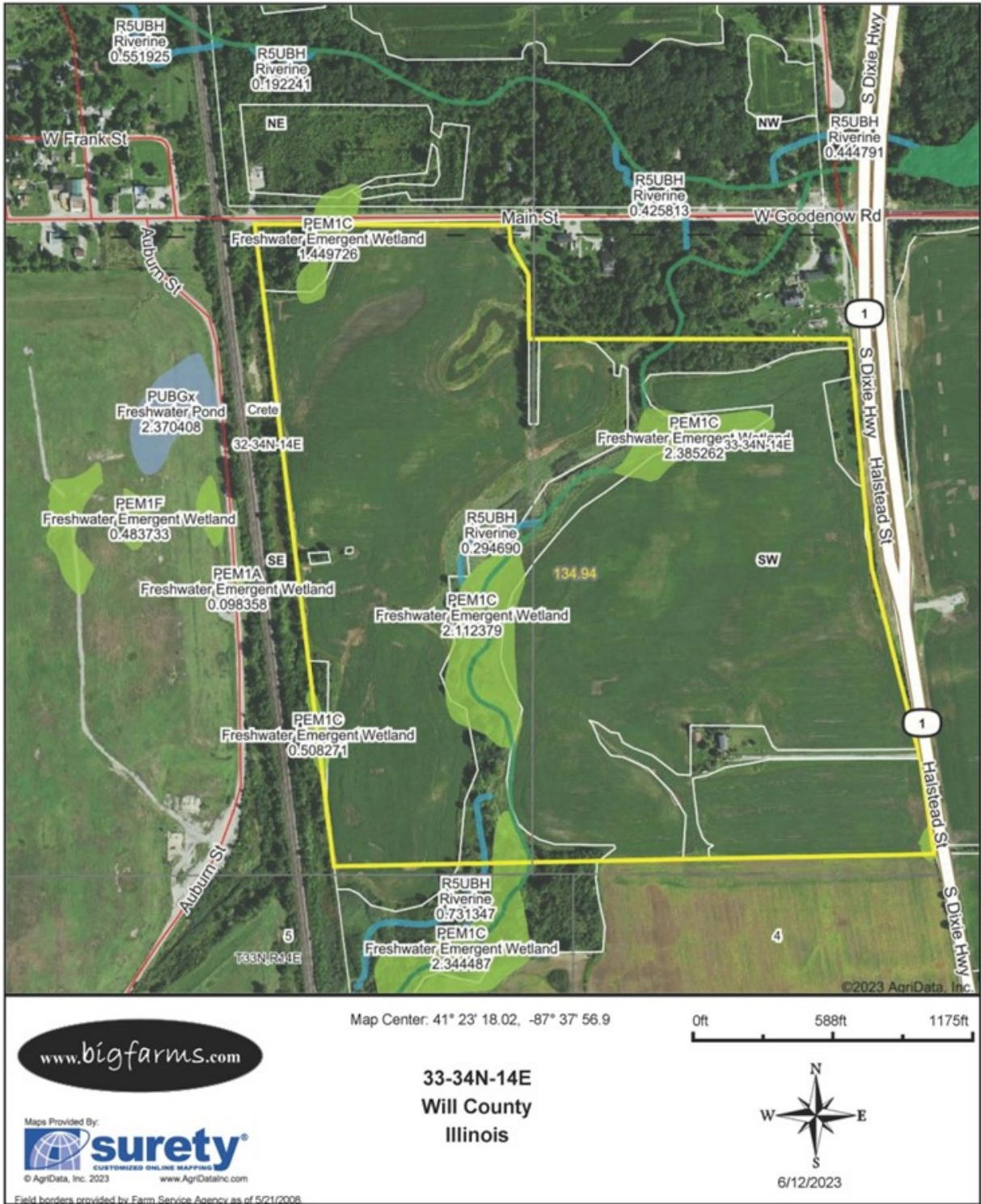






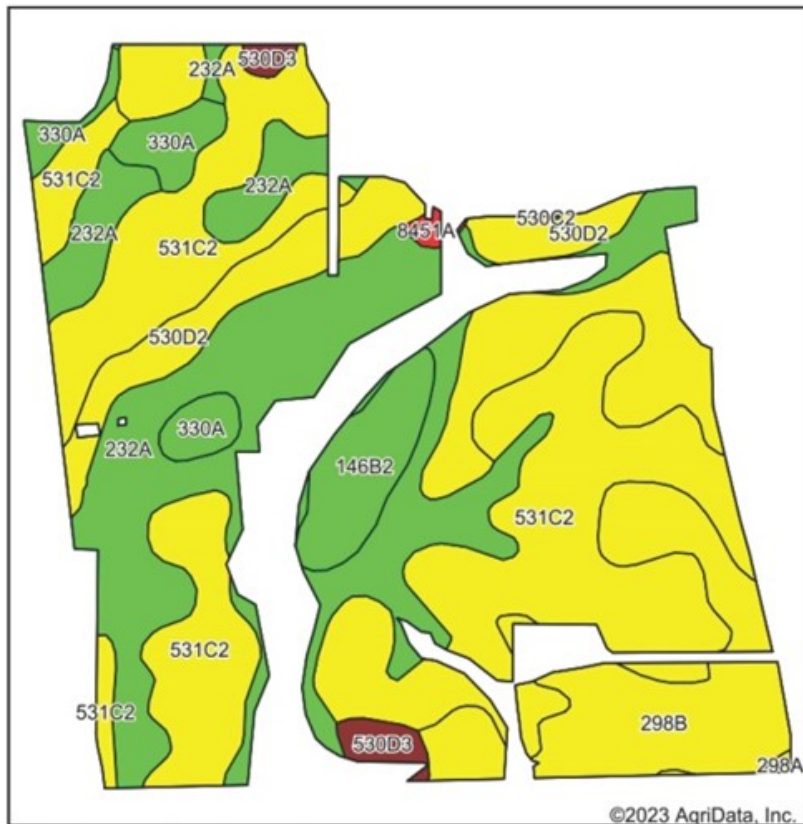


AERIAL MAP OF 131 ACRE BEECHER FARM





## SOIL MAP OF 131 ACRE BEECHER FARM



State: **Illinois**  
County: **Will**  
Location: **33-34N-14E**  
Township: **Crete**  
Acres: **113.31**  
Date: **6/12/2023**

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

Area Symbol: IL197, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	42.48	37.5%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	30.29	26.7%		170	56	127
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	17.28	15.3%		**140	**44	**101
**298B	Beecher silt loam, 2 to 4 percent slopes	12.94	11.4%		**150	**50	**113
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.53	4.0%		**160	**52	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.84	3.4%		164	55	123
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.48	1.3%		**129	**40	**94
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	0.31	0.3%		190	61	140
298A	Beecher silt loam, 0 to 2 percent slopes	0.16	0.1%		152	51	114
Weighted Average					153.4	50.1	113.4

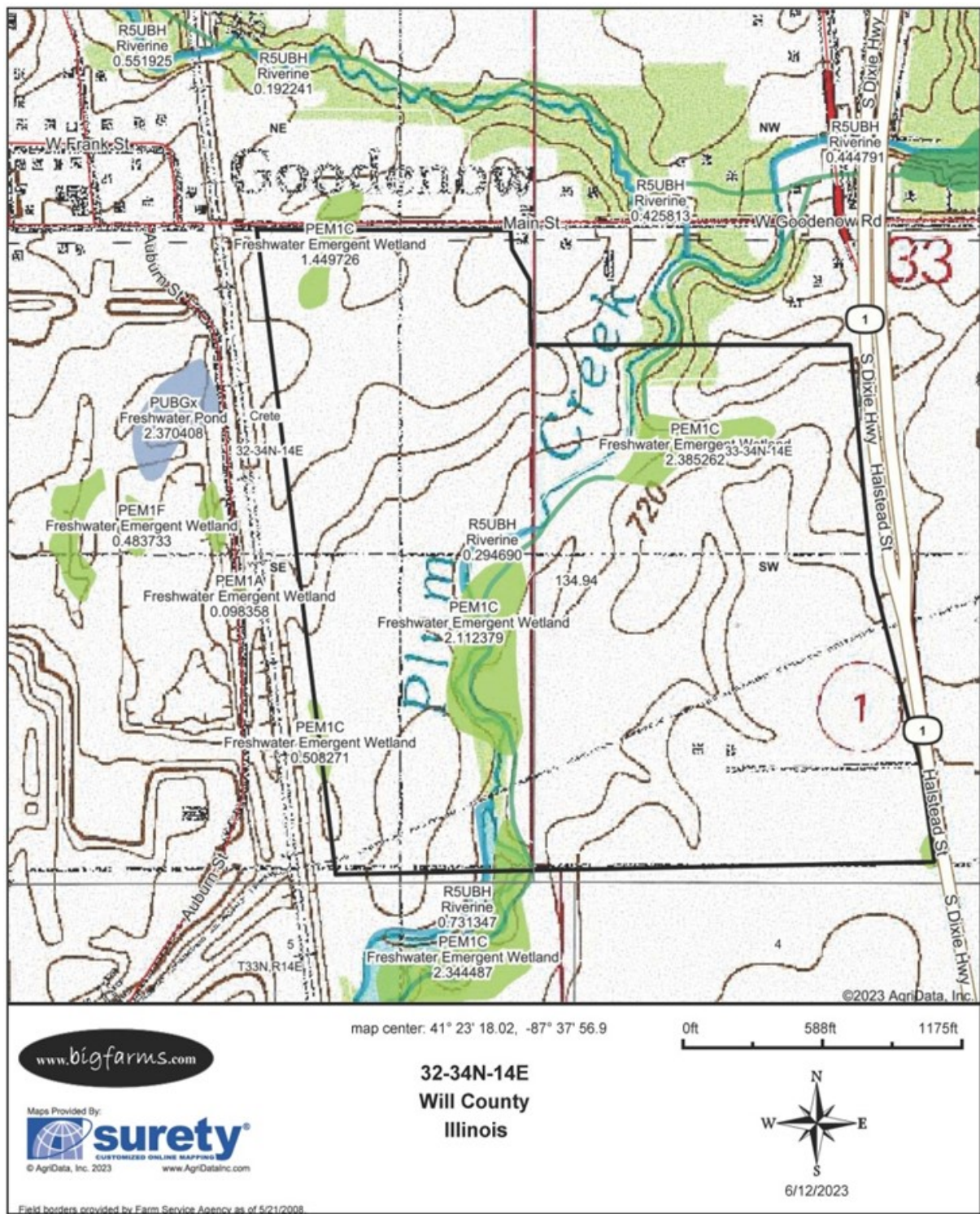
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

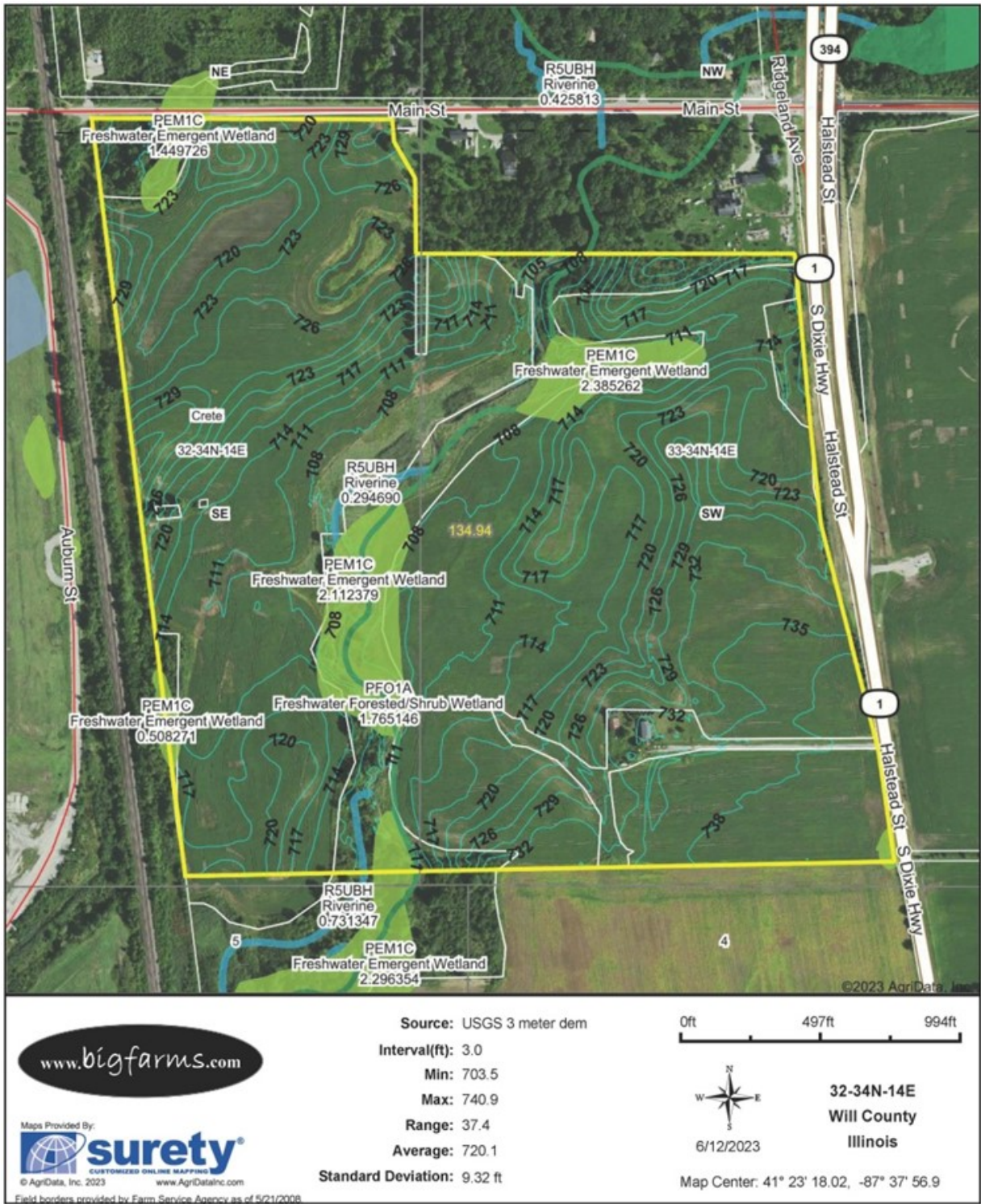
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPO MAP OF 131 ACRE BEECHER FARM



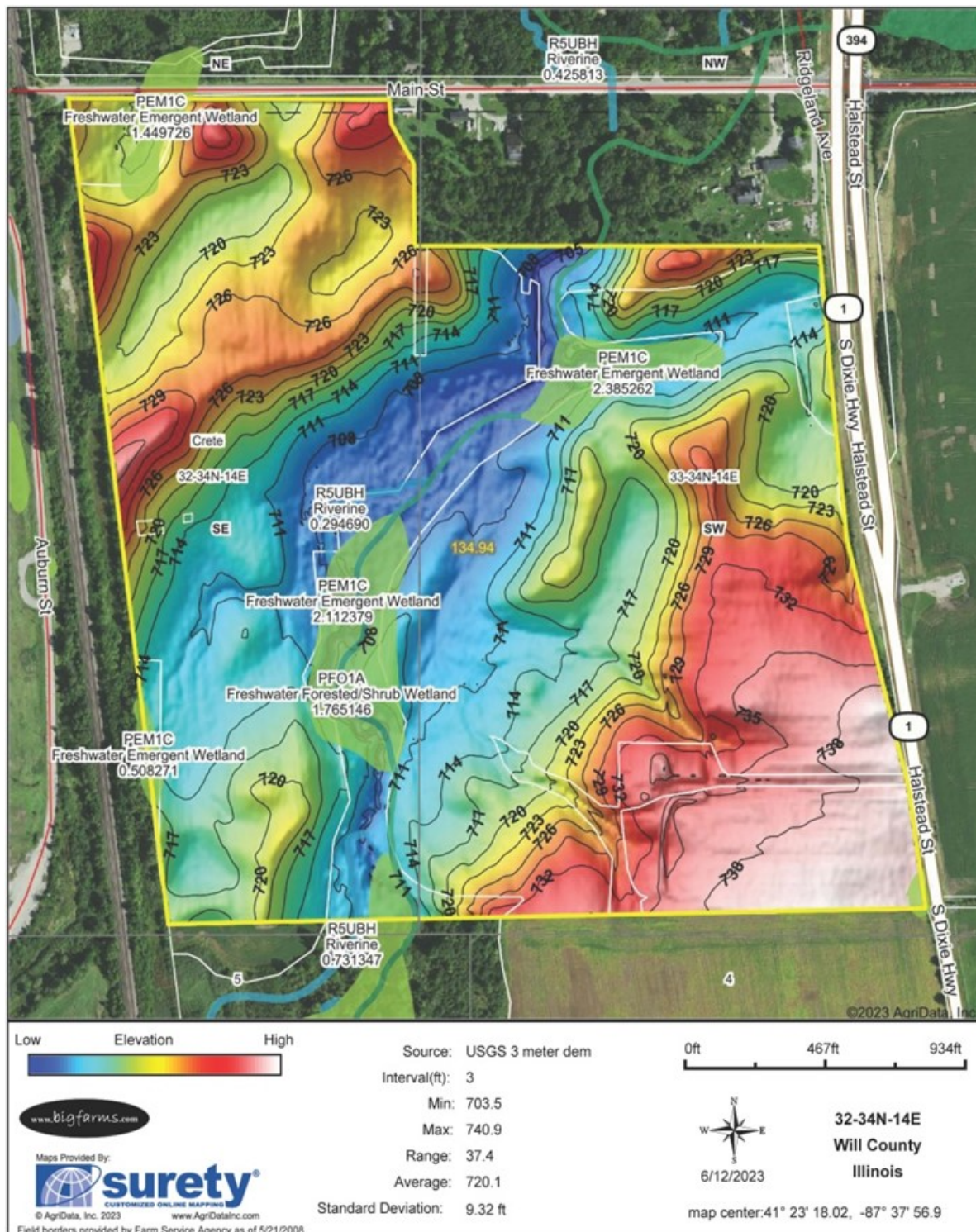


TOPO CONTOURS MAP OF 131 ACRE BEECHER FARM





TOPO HILLSHADE MAP OF 131 ACRE BEECHER FARM





# WETLANDS MAP OF 131 ACRE BEECHER FARM



State: **Illinois**  
Location: **32-34N-14E**  
County: **Will**  
Township: **Crete**  
Date: **6/12/2023**

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Maps Provided By:



**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING

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	Classification Code	Type	Acres
	PEM1C	Freshwater Emergent Wetland	8.16
	PFO1A	Freshwater Forested/Shrub Wetland	1.08
	R5UBH	Riverine	0.50
	PEM1Af	Freshwater Emergent Wetland	0.12
		Total Acres	9.86

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

## 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

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