

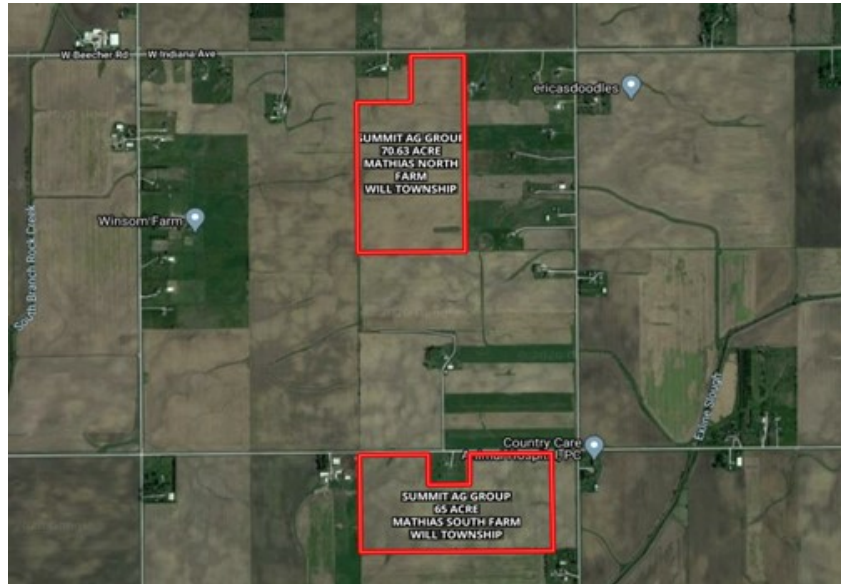
## 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP

**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.



<b>County:</b>	Will
<b>Township:</b>	Will
<b>Gross Land Area:</b>	136 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$1,200,000
<b>Unit Price:</b>	\$8,823 per acre
<b>Productivity Index (PI):</b>	121.6/120.8
<b>Buildings:</b>	No Buildings on this Parcel
<b>Utilities:</b>	Natural Gas and Electric
<b>Zoning:</b>	Agriculture



Located in Beecher, IL, this productive farm is available individually or as one of the 7 farms for sale in the Summit Ag Farms Group. Located on W. Indiana Avenue (North Mathias Property) and W. Corning Road (South Mathias Property) just west of S. Ashland Avenue. W. Indiana Avenue provides great access to downtown Beecher, IL.

Real-estate Taxes are \$25.64 per acre

Cash rented for the 2020 & 2021 crop year at \$300 per tillable acre. Bonus flex in place.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 136 Acre Mathias North/South Farms Summit AG Group  
**Tax ID Number/APN:** 20-21-23-200-020-0000  
20-21-26-200-011-0000  
**Possible Uses:** Agriculture

### AREA & LOCATION

**Location Description:** This 136 Acre Washington Township farm in Beecher, IL is part of the Summit Ag Farms. This is one of 6 farms available. This relatively flat farm has a soil PI is 120.8 and 121.6, with 132 tillable acres.

**Site Description:** The 136 acre farm is relatively flat with a Soil PI of 121.6 (North) and 120.8 (South), with great access and visibility.

**Side of Street:** This 136 acre farm makes up Mathias North which has 70.63 acres and sits on the south side of Indiana Ave. Mathias South sits on the south side of W. Corning Road and has 65.32 acres of farm.

**Property Visibility:** 2350 cars drive past the Mathias North farm each day. Mathias south has a little less traffic, but has 2300 feet of W. Corning Road frontage.

**Largest Nearby Street:** W. Indiana ave is an east west street with direct access to Beecher and US RT.1/Dixie Highway.

### LAND RELATED

**Lot Frontage (Feet):** Mathias North has 654 feet of W. Indiana Ave. frontage and Mathias South has 2300 feet of W. Corning Road frontage.

**Tillable Acres:** Between Mathias North and Mathias South there is 132 tillable acres.

**Lot Depth:** Mathias North is 2600 feet deep north to south and Mathias South is 1300 feet deep.

**Buildings:** There are not any buildings on this property.

**Flood Plain or Wetlands:** The 136 acre parcel is free of wetlands and flood plains. See the Wetland Map and the FEMA report in the gallery of the brochure.

**Topography:** This 136 acre farm is relatively flat. The details of the topography can be see in the Contours and Topography Maps in the brochure.

**Soil Type:** Elliott Silt Loam (146B)  
Elliott Silty Clay Loam (146B2)  
Ashkum Silty Clay Loam (232A)  
Varma Silt Loam (223C2)

**Available Utilities:** Natural gas and electric are available.

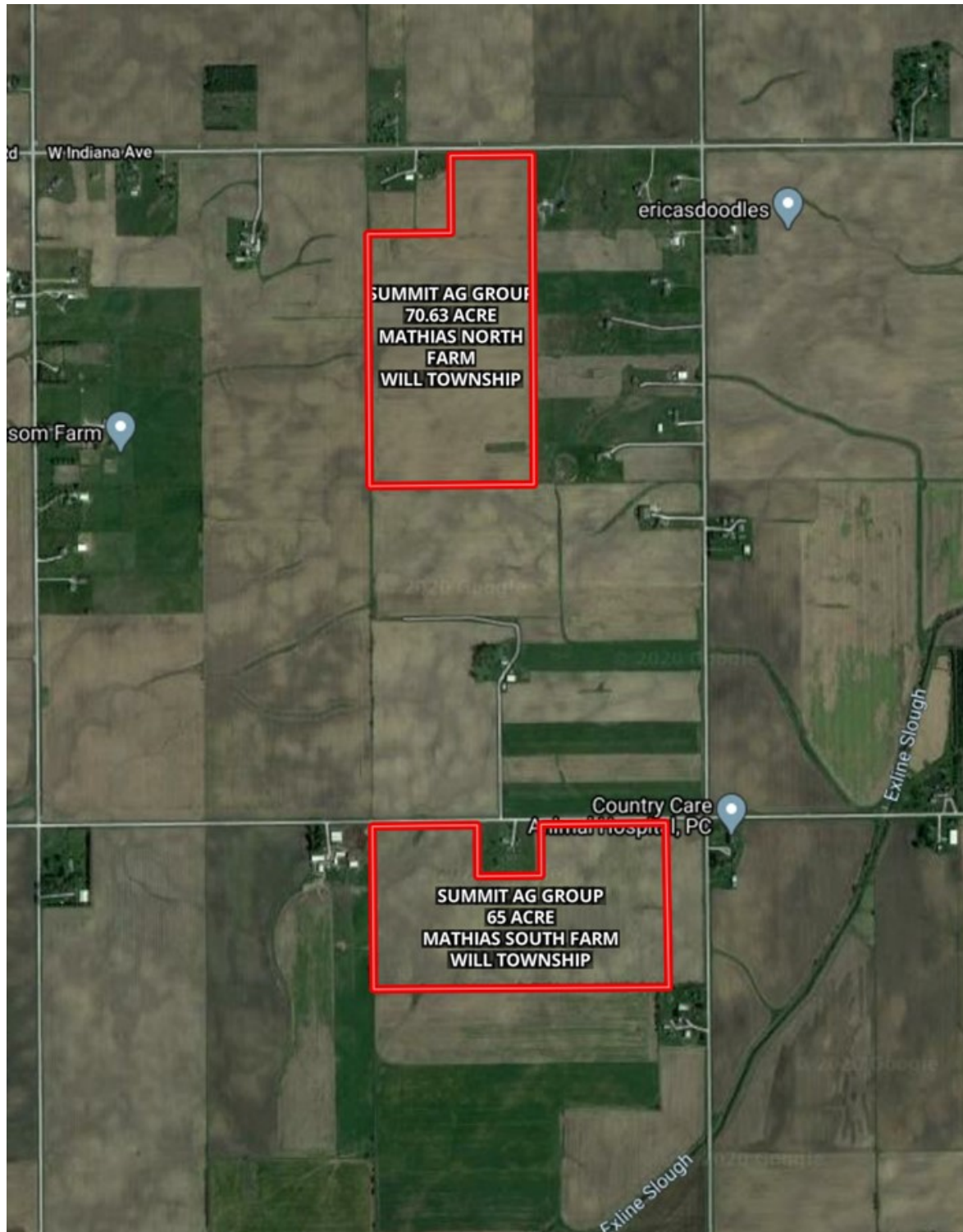
### FINANCIALS

**Finance Data Year:** 2018 taxes paid in 2019  
**Real Estate Taxes:** The owner paid \$3785.46 in real estate taxes in 2019 or \$27.83 per acre.

### LOCATION

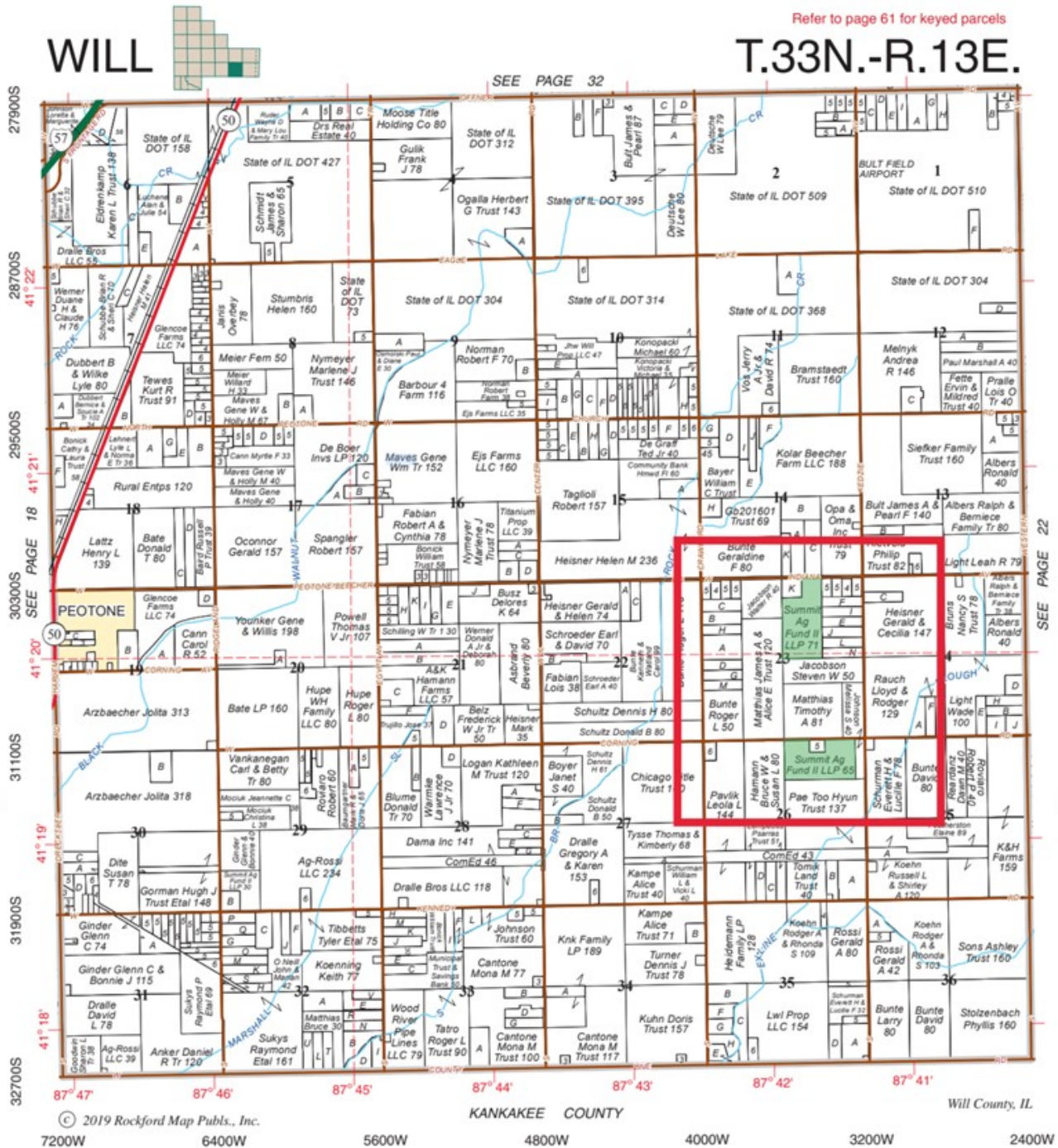
**Address:** W. Indiana Avenue, Beecher, IL 60401  
**County:** Will County

AERIAL MAP 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP, WILL COUNTY, IL





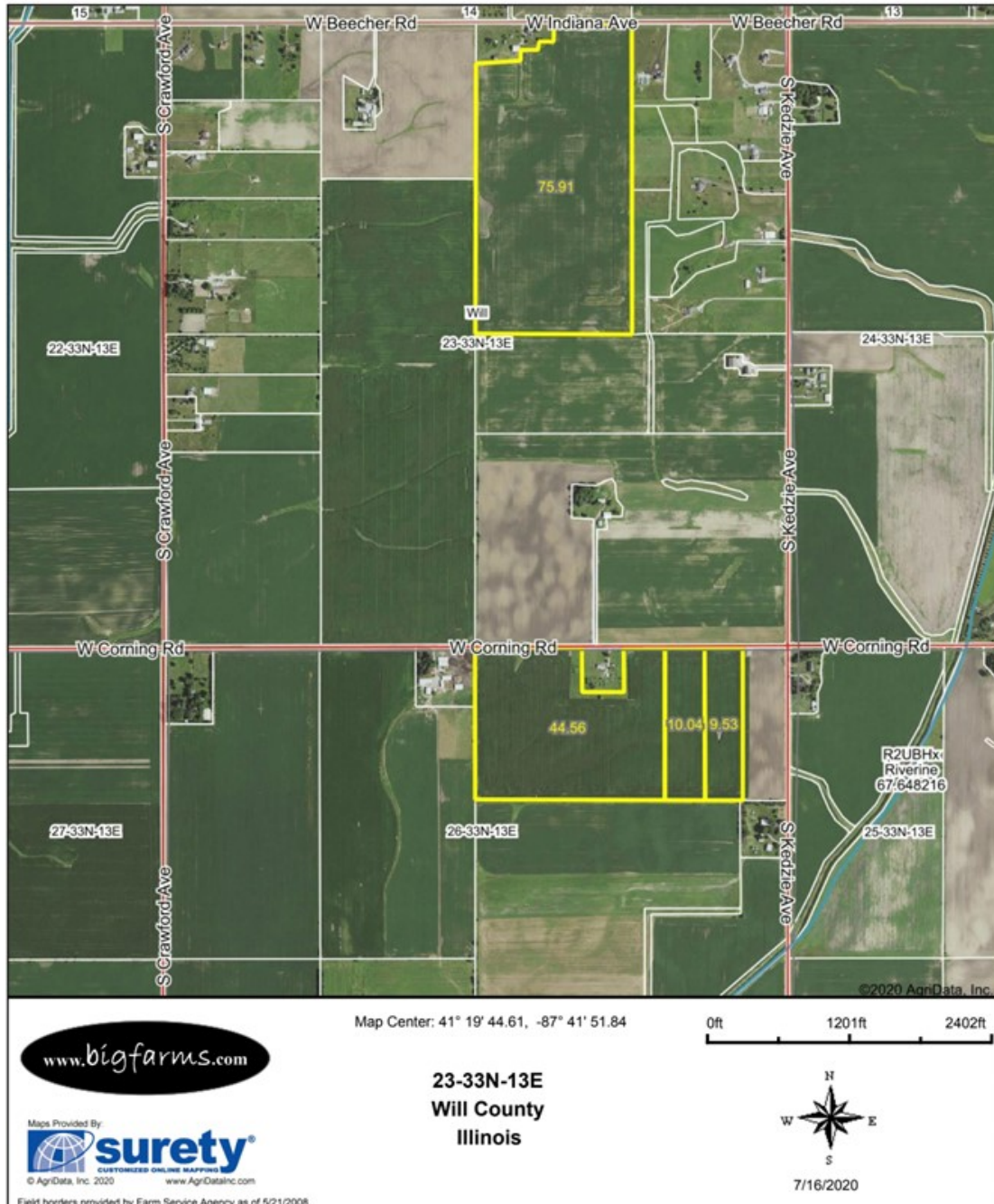
PLAT MAP 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP, WILL COUNTY, IL



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

FSA MAP 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP, WILL COUNTY, IL

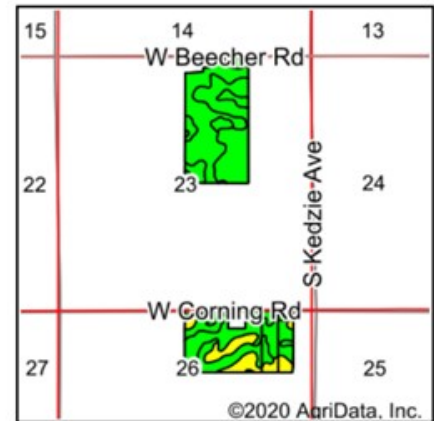
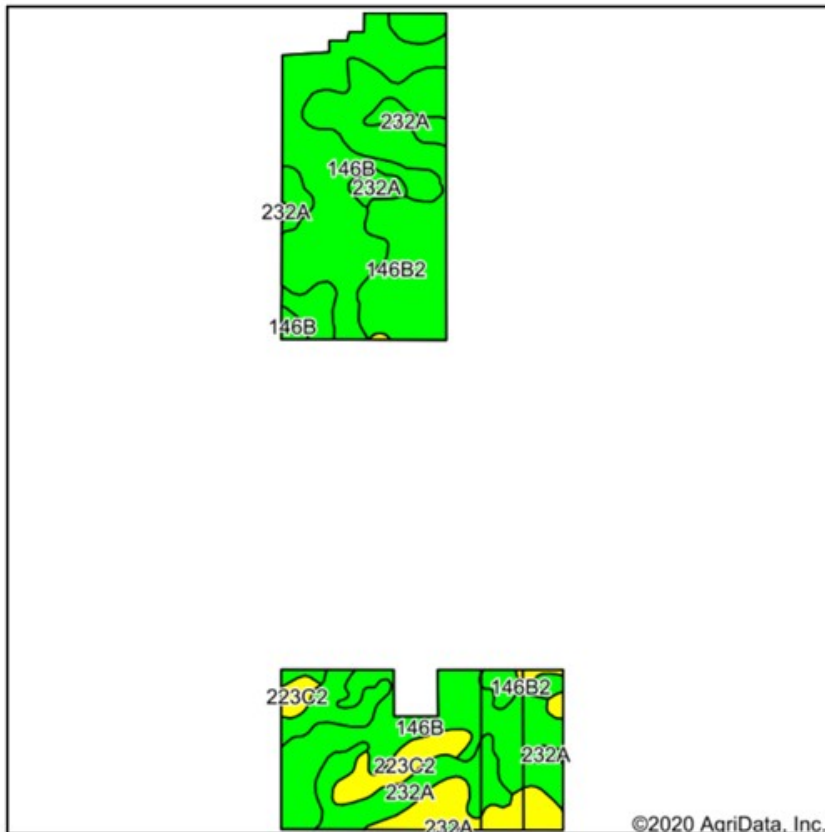
Aerial Map





## SOILS MAP 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP, WILL COUNTY, IL

## Soils Map



State: **Illinois**  
 County: **Will**  
 Location: **23-33N-13E**  
 Township: **Will**  
 Acres: **140.04**  
 Date: **7/16/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL 197, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	60.91	43.5%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	39.86	28.5%		**160	**52	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	22.25	15.9%		170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	17.02	12.2%		**150	**48	**110
Weighted Average					163	53	121.4

**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

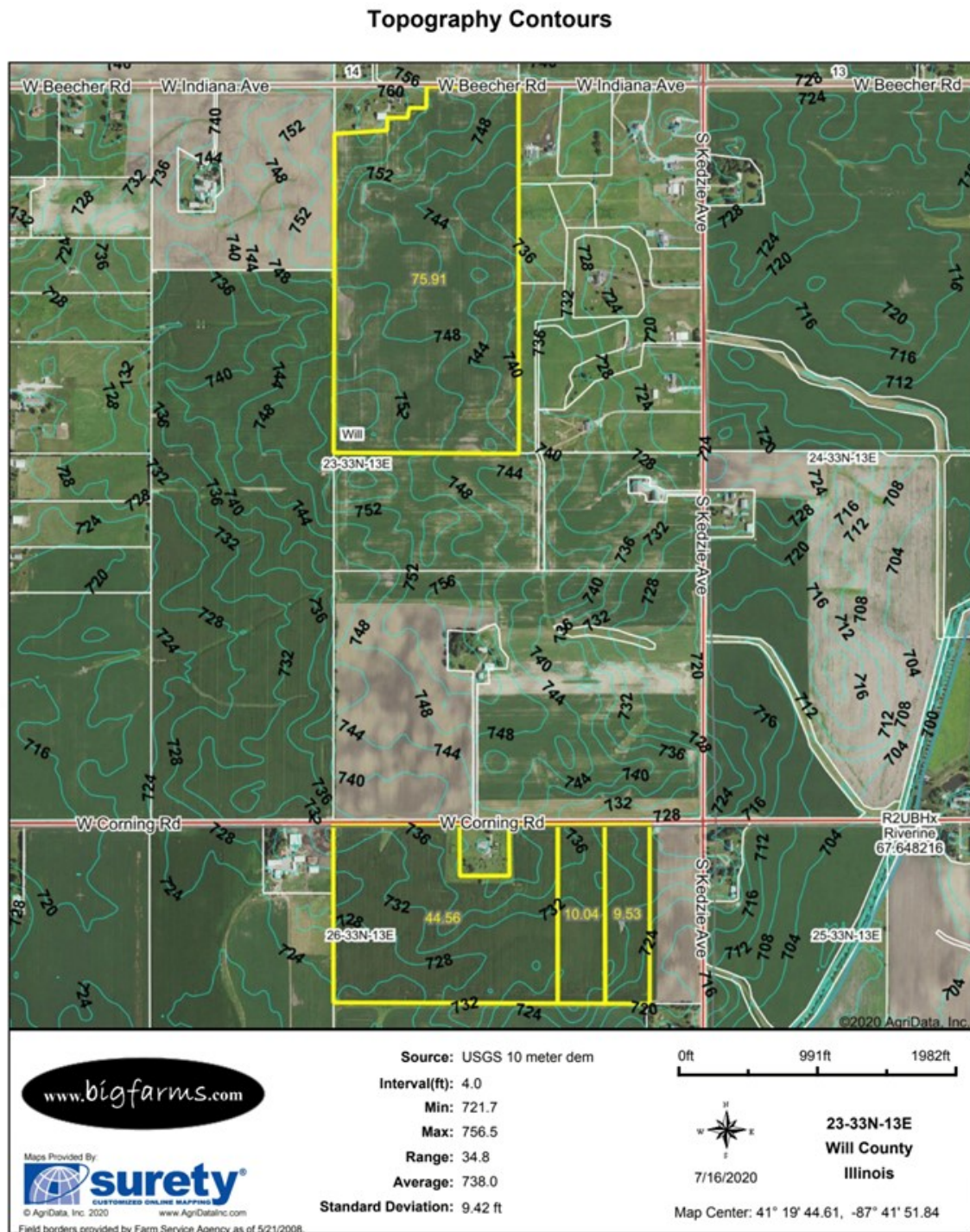
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

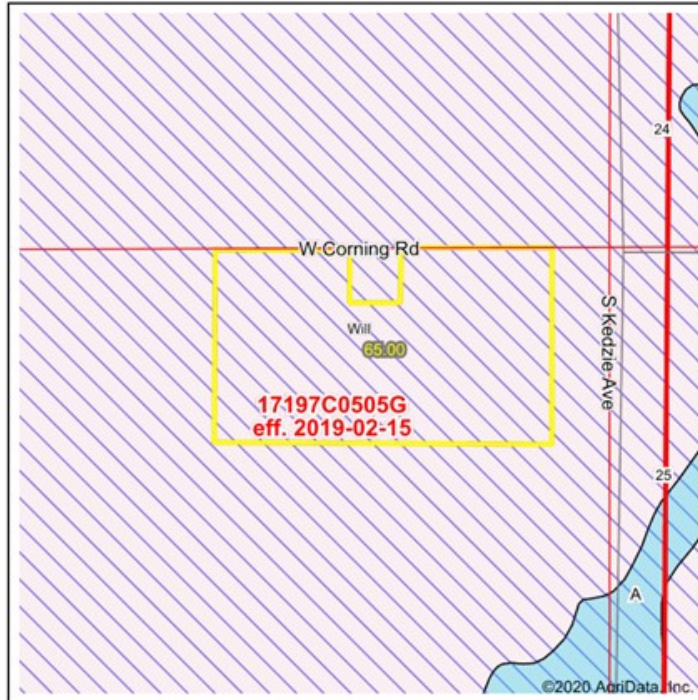
CONTOURS MAP 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP,  
WILL COUNTY, IL





## FEMA REPORT 136 ACRE MATHIAS SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP, WILL COUNTY, IL

## FEMA Report



State: IL Acres: 65  
 County: Will Date: 7/16/2020  
 Location: 26-33N-13E  
 Township: Will

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	65	100%
<b>Total</b>				65	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	65	100%
<b>Total</b>			65	100%

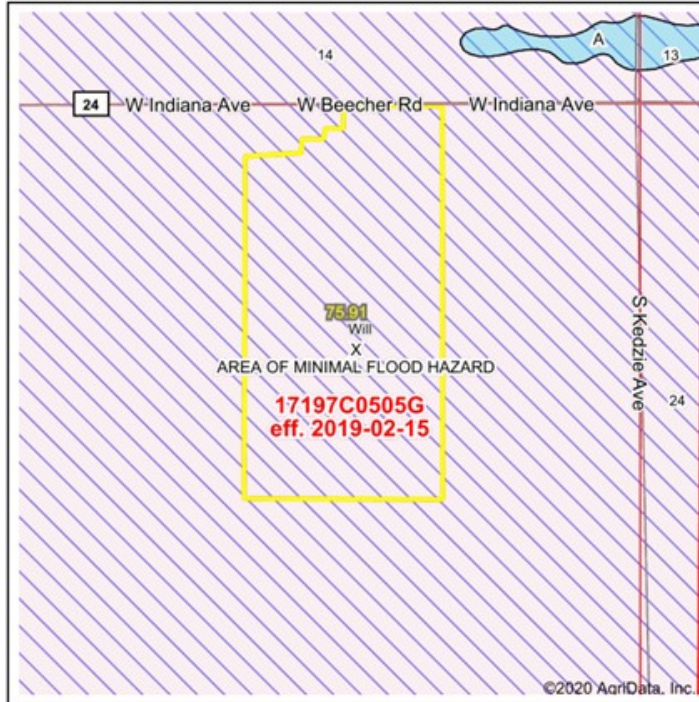
Panel	Effective Date	Acres	Percent
17197C0505G	2/15/2019	65	100%
<b>Total</b>		65	100%

Flood related information provided by FEMA



## FEMA REPORT 136 ACRE MATHIAS NORTH FARMS SUMMIT AG GROUP WILL TOWNSHIP, WILL COUNTY, IL

## FEMA Report



State: IL Acres: 75.91  
 County: Will Date: 7/16/2020  
 Location: 23-33N-13E  
 Township: Will

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	75.91	100%
Total				75.91	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

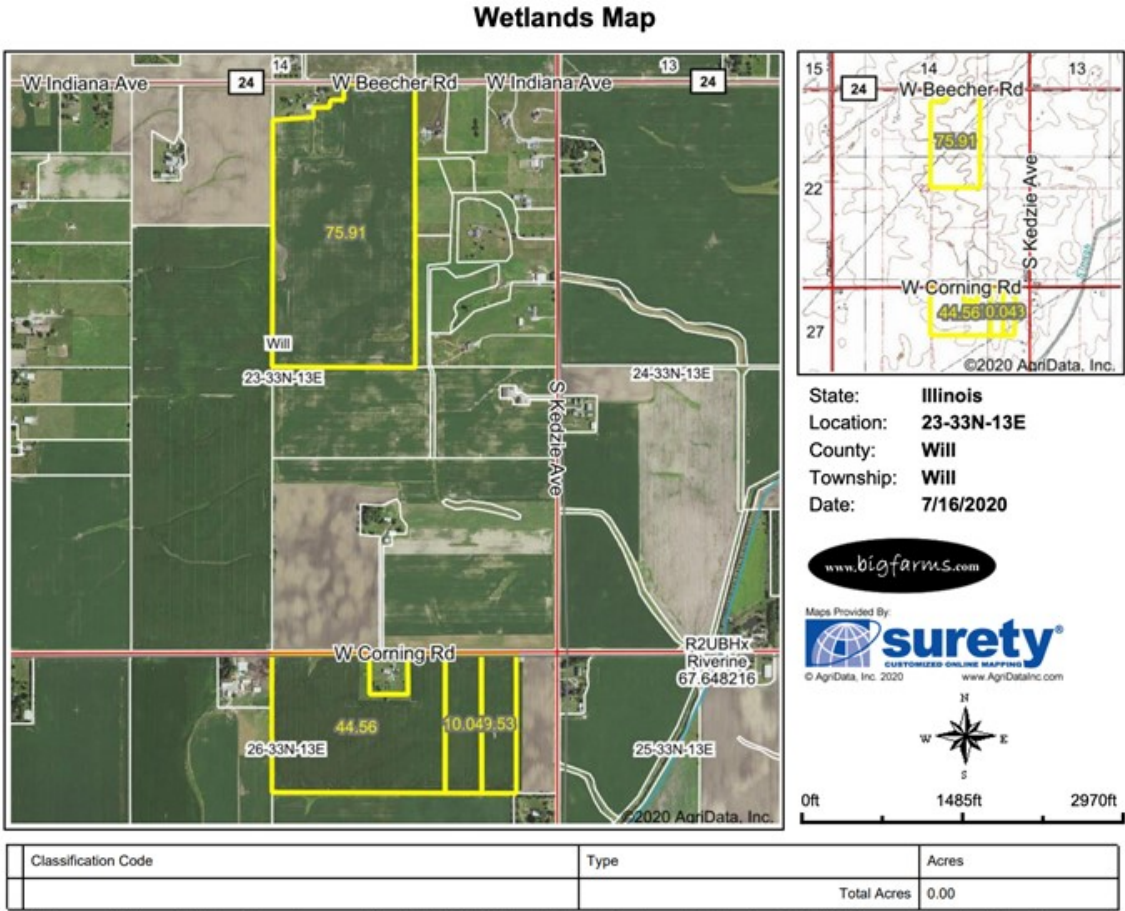
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	75.91	100%
Total			75.91	100%

Panel	Effective Date	Acres	Percent
17197C0505G	2/15/2019	75.91	100%
Total		75.91	100%

Flood related information provided by FEMA

WETLANDS MAP 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP, WILL COUNTY, IL



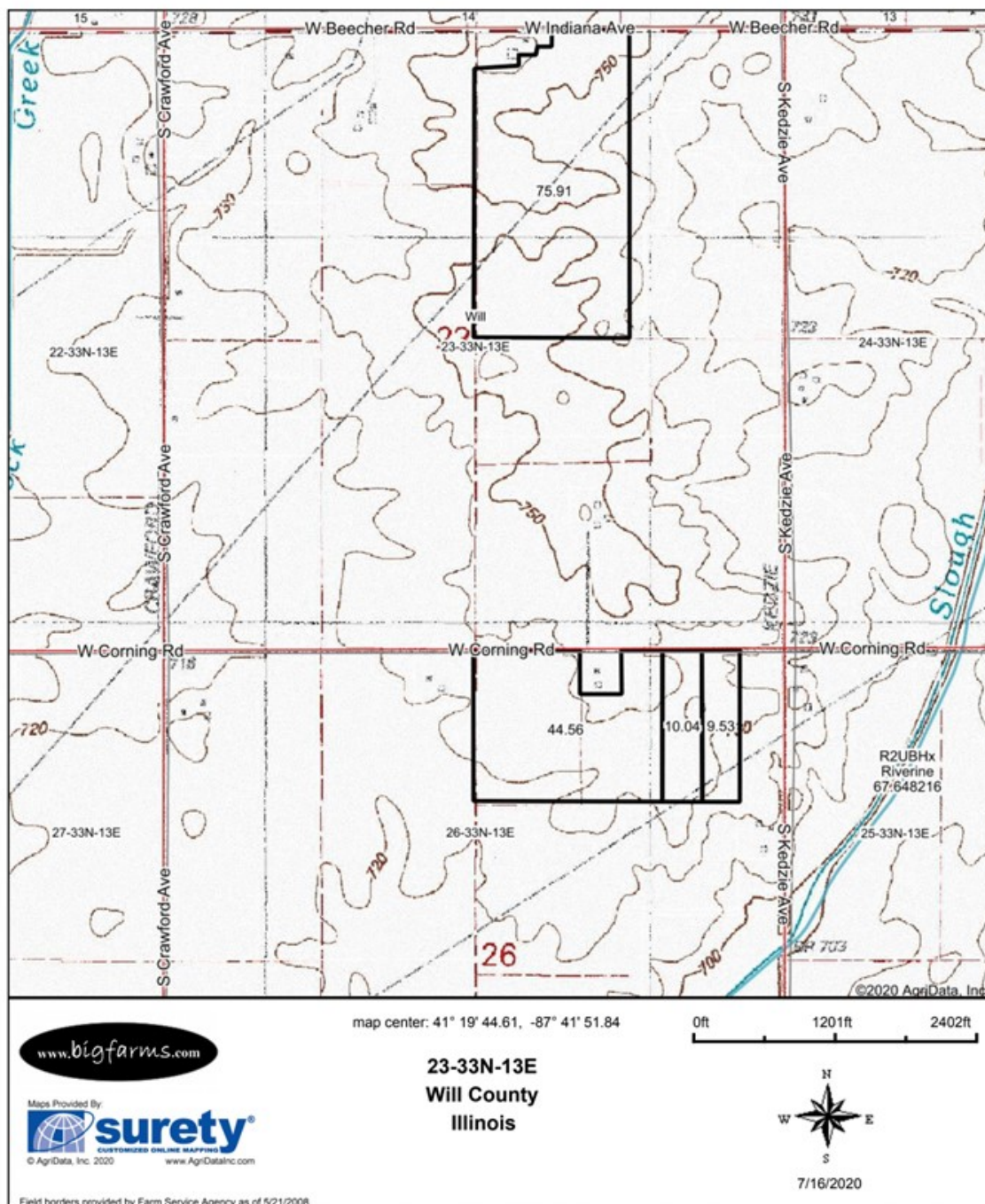
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.



TOPOGRAPHY MAP 136 ACRE MATHIAS NORTH/SOUTH FARMS SUMMIT AG GROUP WILL TOWNSHIP,  
WILL COUNTY, IL

Topography Map





## 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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