

140 Acre Beecher Farm  
141 Goodenow Rd.  
Beecher IL 60401

www.bigfarms.com

## 140 ACRE BEECHER FARM

141 Goodenow Rd.  
Beecher IL 60401

### For more information contact:

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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>	140 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production/Future Development
<b>Total Investment:</b>	\$2,100,000.00
<b>Unit Price:</b>	\$15,000 per Acre
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Natural Gas and Electric
<b>Zoning:</b>	Agriculture



This 140 acre tillable 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 115.7 and is mostly Markham silt loam and Ashkum silty clay loam.

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.

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It is also located 5.5 miles east of Bult Field and 1.5 miles south of Balmoral Hunter/Jumper Equestrian Center.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 140 Acre Beecher Farm  
**Tax ID Number/APN:** 23-15-33-400-001-0000  
**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 Hunter/Jumper Equestrian Center 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 CSX railroad road runs along the west side of the property.

The property is just south of the Village of Crete and north of the Village of Beecher. There are 1,100 acres northwest of this property that is owned by Centerpoint CSX for a possible Intermodal site.

**Site Description:** This land is relatively flat, with a PI index of 115.7.  
**Side of Street:** This 140 acre farm is located south of Goodenow Road and east of Illinois Route 394/US Route 1.  
**Highway Access:** 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 140 acre farm is just 1200 feet east of 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:** IL 394 and US Route 1 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 are 2566 feet of Goodenow road frontage on the north.  
**Tillable Acres:** There are approximately 140 tillable acres located on this property.  
**Lot Depth:** The lot is 2629 feet deep from north to south.  
**Buildings:** There are no buildings on this property.

**Zoning Description:** The 140 acres is currently zoned agricultura  
**Flood Plain or Wetlands:** There is a 4.7 acre section of FEMA flood hazard Zone A in the middle west side of the property.  
**Topography:** This 140 acre property is relatively flat. The contours can be seen in the topography map included in the brochure.  
**Soil Type:** Beecher Silt Loam (298B)  
Ashkum Silty Clay Loam (232A)  
Ozaukee Silt Loam (530C2)  
**Available Utilities:** Natural gas and electric are available. Water and sewer is approximately .5 miles away, but can be brought to the property.

#### **FINANCIALS**

**Real Estate Taxes:** 2018 taxes paid in 2019 \$3747.08 or \$23.56 per acre  
**Investment Amount:** The investment amount for this farmland parcel is \$2,100,000.00 or \$15,000 per acre.

#### **LOCATION**

**Address:** 141 W Goodenow RD, Beecher, IL, 60401  
**County:** Will County



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## 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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