

193 AC CRAWFORD-LOTUS FARM

155 E Goodenow Road
Beecher IL 60401

For more information contact:

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



County:	Will
Township:	Washington & Crete
Gross Land Area:	192.83
Property Type:	Farmland
Possible Uses:	Agriculture
Total Investment:	\$3,225,000.00
Unit Price:	\$16,710 per acre
Productivity Index (PI):	117.7
Buildings:	Full set of farm buildings and home
Utilities:	Utilities on site
Zoning:	Agriculture



This property is a combination of two parcels, a 152.82 acre parcel and 40.0 acre parcel. The 152.82 acres has two homes and multiple farm buildings. The 40.0 acre parcel is vacant farmland with no buildings. With a combined 175.78 tillable acres and an average soil PI of 118.4, it is a great combination of livable and productive farmland.

The property sits between Crete and Beecher, IL, about 5 miles from each, and with a 1 mile distance to IL-1, you can be in Kankakee or the suburbs of Chicago within 45 minutes.

Another great plus about this property is the close proximity to outdoor recreation. Goodenow Grove Nature Preserve and Plumb Grove Forest Preserve are less than 1 mile away which offers trails, a nature center, camping, and an 18-hole, public golf course with an on-site restaurant. There are also two other 18-hole, private golf course clubs within 5 miles of the property.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 193 AC Crawford-Lotus Farm
Tax ID Number/APN: 152.82 Acres: 23-15-34-300-001-0000
40.0 Acres: 22-22-03-100-002-0000
Possible Uses: Agriculture Production, possible owner-occupied housing or rental investment/tenant-occupancy possibility.
Zoning: A-1 Agriculture

AREA & LOCATION

School District: Crete Monee CUSD 201U
Location Description: The property is located in the southeastern part of Will County, IL, between Crete and Beecher, IL, approximately 5 miles from each. This property is composed of two separate parcels within a mile distance from each other, one 152.82 acres with home and farm buildings, the other 40.0 acres that is vacant farmland.
Site Description: This property is divided into two separate parcels, one 152.82 acres on the southeast corner of E Goodenow Road and S Park Avenue with home and farm buildings, and the other 40.0 acres off of S Park Avenue that is vacant farmland.
Side of Street: The 152.82 acre parcel is located on the south side of E Goodenow Road and the east side of S Park Avenue. The 40.0 acre parcel is located on the east side of S Park Avenue.
Highway Access: The property is 1 mile from IL-1/IL-394 and about 11 miles to I-57 to the west.
Road Type: All surrounding roads are asphalt/blacktop.
Property Visibility: The 152.82 acre parcel is visible from both E Goodenow Road and S Park Avenue. The 40.0 acre parcel is visible from S Park Avenue.
Largest Nearby Street: E Goodenow Road & IL-1
Transportation: This property is 5 miles from the Crete Metra Station, about 37 miles from Midway Airport, and approximately 58 miles from O'Hare Airport.

LAND RELATED

Lot Frontage (Feet): The 152.82 acre parcel has 2,650 feet of frontage on E Goodenow Road and 2,655 feet of frontage on S Park Avenue. The 40.0 acre parcel has about 1,503 feet of frontage on S Park Avenue.
Tillable Acres: The 152.82 acre parcel has approximately 138.6 tillable acres.
The 40.0 acre parcel has approximately 37.18 tillable acres.
Total between the two parcels is about 175.78 tillable acres.
Buildings: The 152.82 acre parcel contains a full set of farm buildings, house with attached garage, barns, pole buildings, shed, and small silo. The 40.0 acre parcel has no buildings.
Zoning Description: A-1, Agriculture
Flood Plain or Wetlands: Please see included Wetlands Map provided by Surety Maps.
Topography: This parcel is mostly flat. Please see topography maps included in brochure.
Soil Type: Between both parcels:
47.8% Beecher silt loam (298B)
37.1% Ashkum silty clay loam (232A)
*Please see included soil map for complete list of all soils.
Available Utilities: The 152.82 acre parcel has utilities on-site. The 40.0 acre parcel has no utilities.

FINANCIALS

Finance Data Year: 2021 taxes paid 2022
Real Estate Taxes: 152.82 acre parcel: \$12,321.04
40.0 acre parcel: \$1,150.10
Total 2021 taxes: \$13,471.14
Investment Amount: \$3,225,000 or \$16,710 per acre.

LOCATION

Address:

152.82 acre parcel: 155 E Goodenow Road, Beecher, IL 60401
40.0 acre parcel: S Park Avenue, Beecher, IL 60401

County:

Will County



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PROPERTY MAP



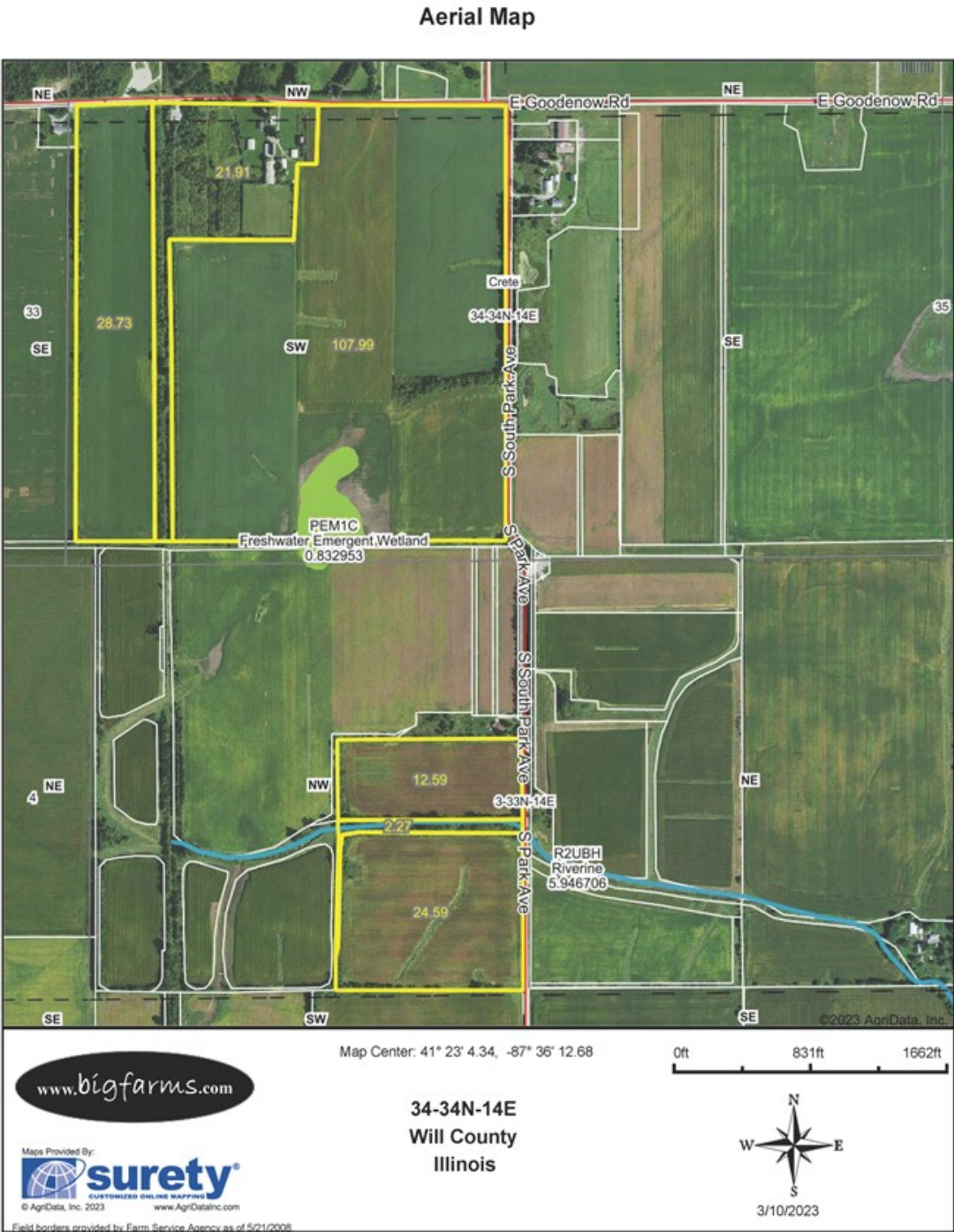
STREET VIEW OF HOMES & BUILDINGS ON 193 ACRE CRAWFORD-LOTUS FARM



SATELLITE VIEW OF HOMES & BUILDINGS ON 193 ACRE CRAWFORD-LOTUS FARM

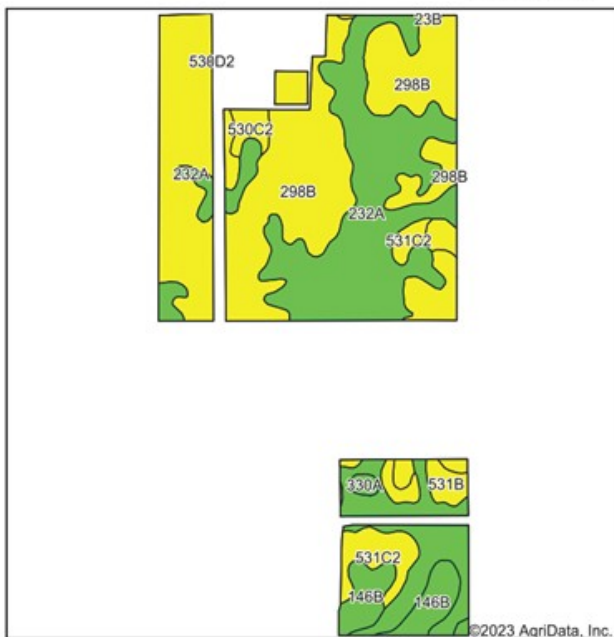


FSA AERIAL MAP OF 193 ACRE CRAWFORD-LOTUS FARM



SOIL MAP OF 193 ACRE CRAWFORD-LOTUS FARM

Soils Map



State: **Illinois**
County: **Will**
Location: **34-34N-14E**
Township: **Crete**
Acres: **175.78**
Date: **3/16/2023**

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Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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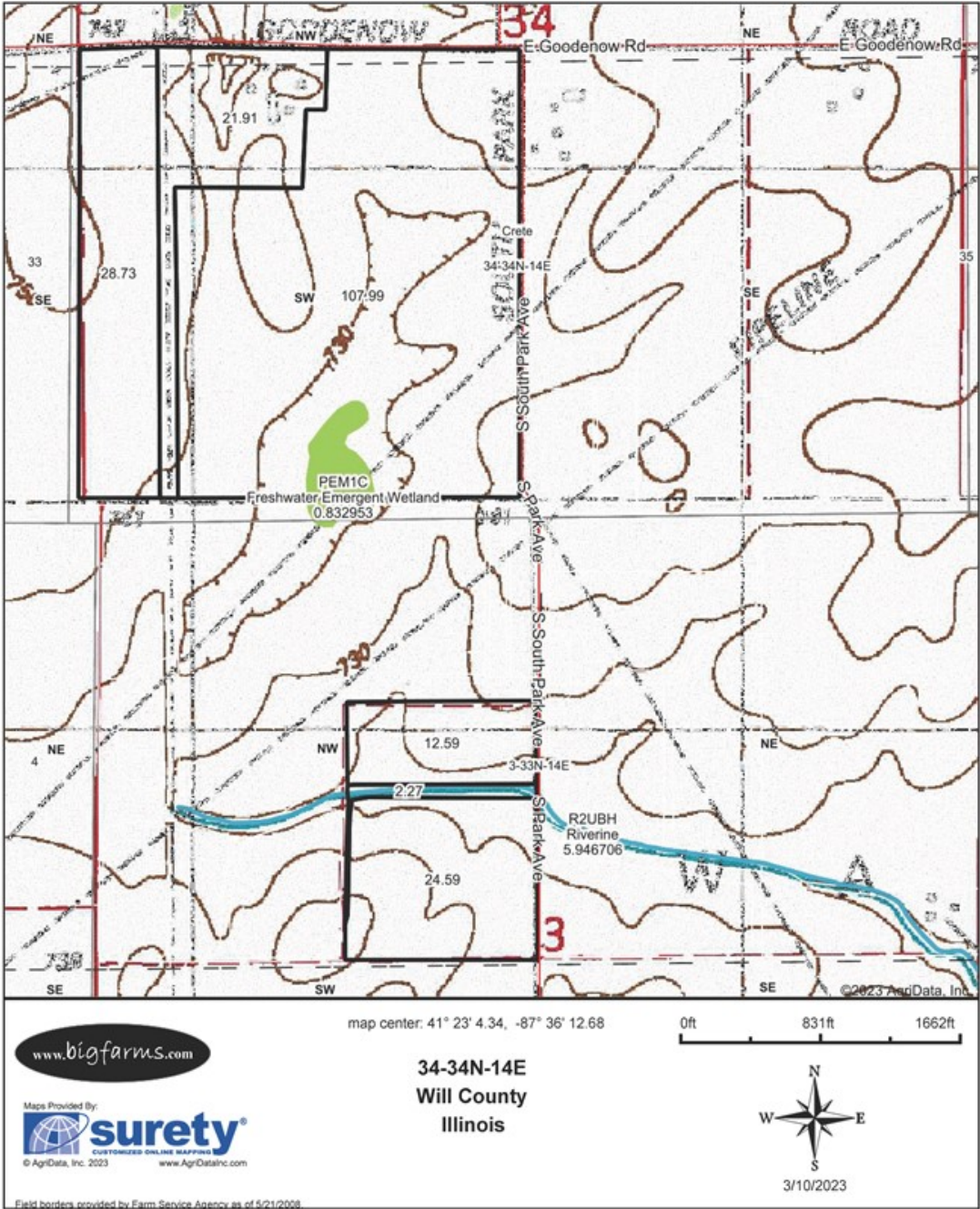


Area Symbol: IL197, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	63.98	47.8%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	65.29	37.1%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	9.57	5.4%		**166	**54	**124
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	7.43	4.2%		**147	**48	**108
**531B	Markham silt loam, 2 to 4 percent slopes	4.25	2.4%		**153	**50	**113
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	2.37	1.3%		**143	**45	**104
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	1.66	0.9%		**144	**48	**108
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.86	0.5%		164	55	123
**23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	0.37	0.2%		**138	**47	**104
Weighted Average					158.1	52.3	118.4

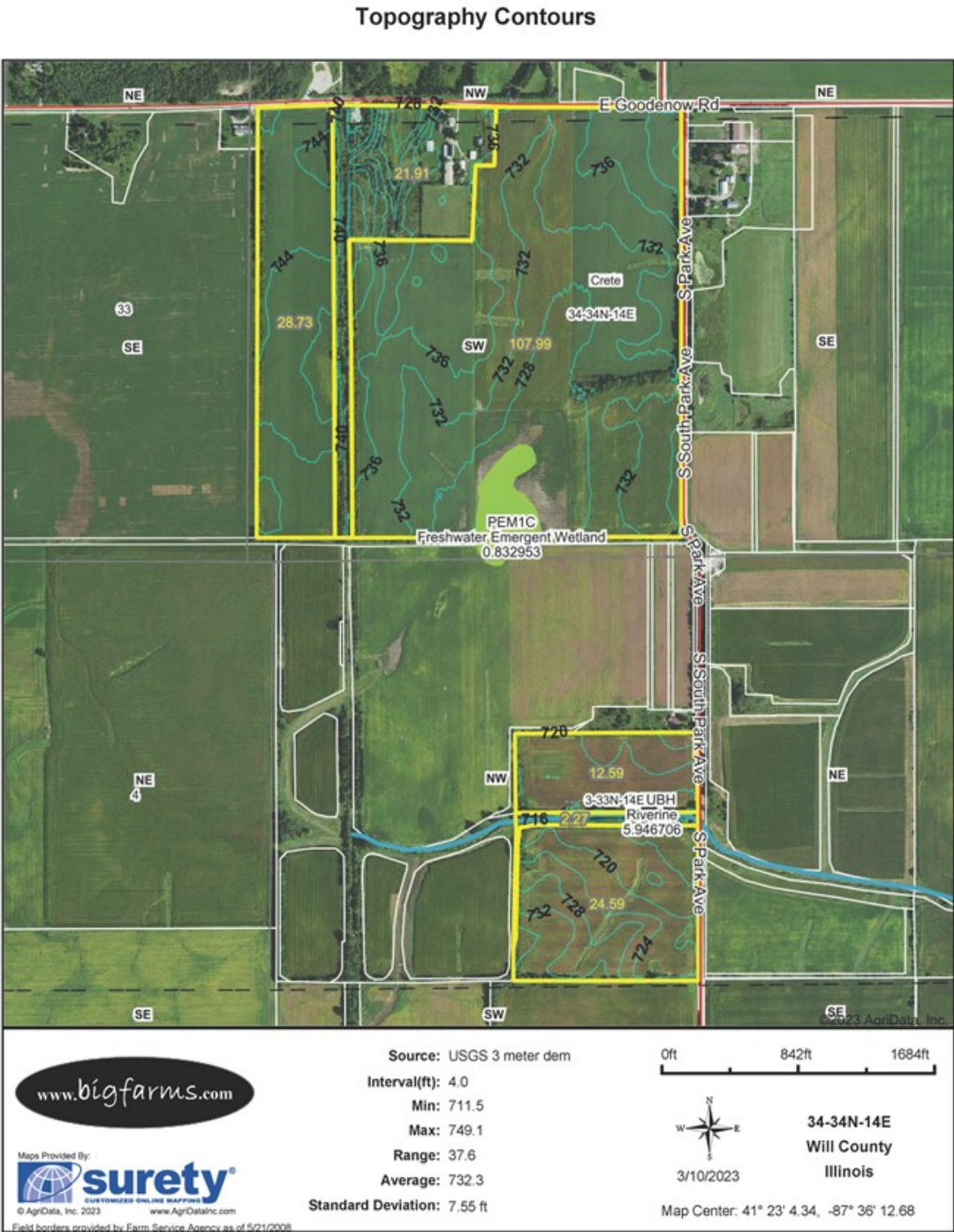
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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 193 ACRE CRAWFORD-LOTUS FARM

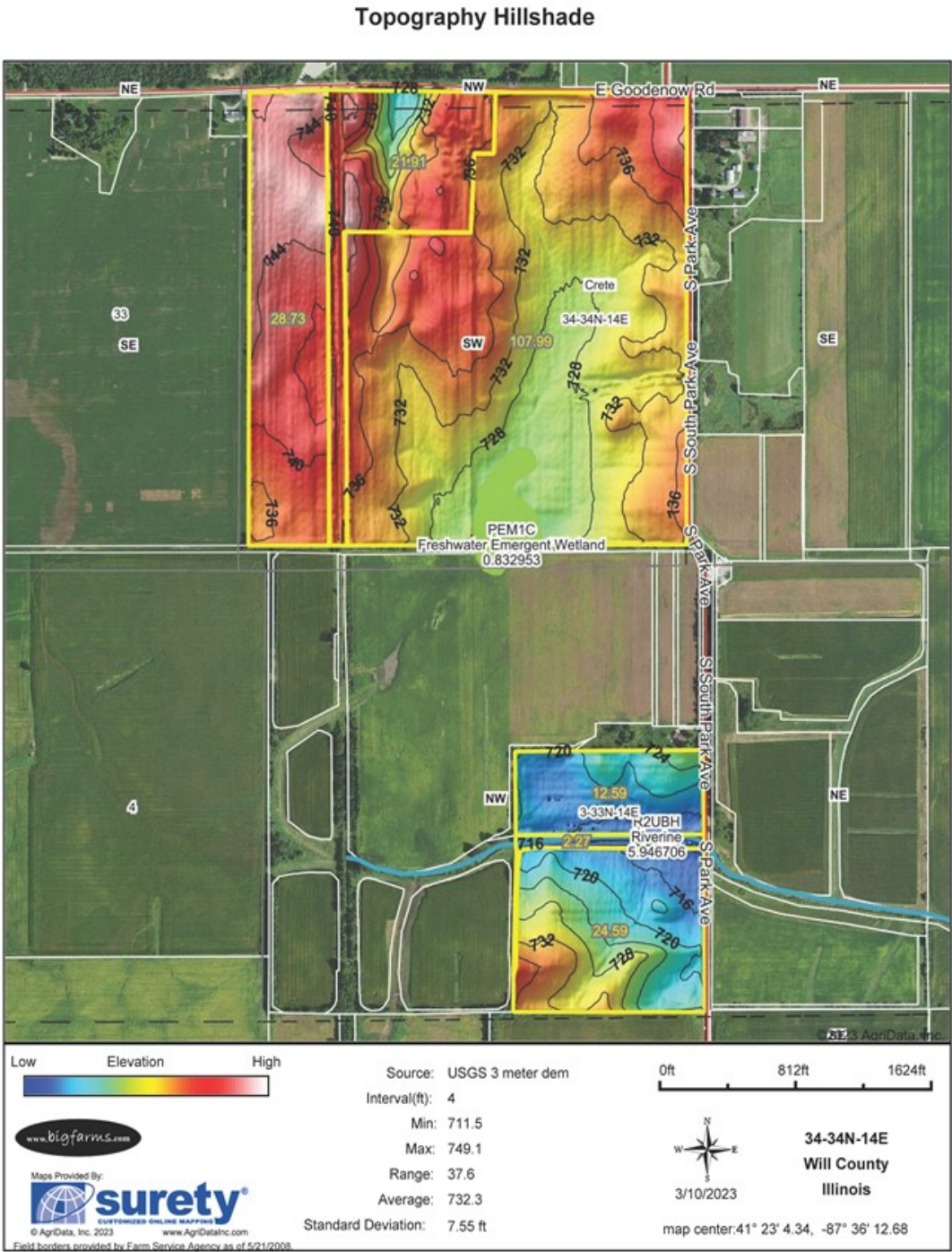
Topography Map



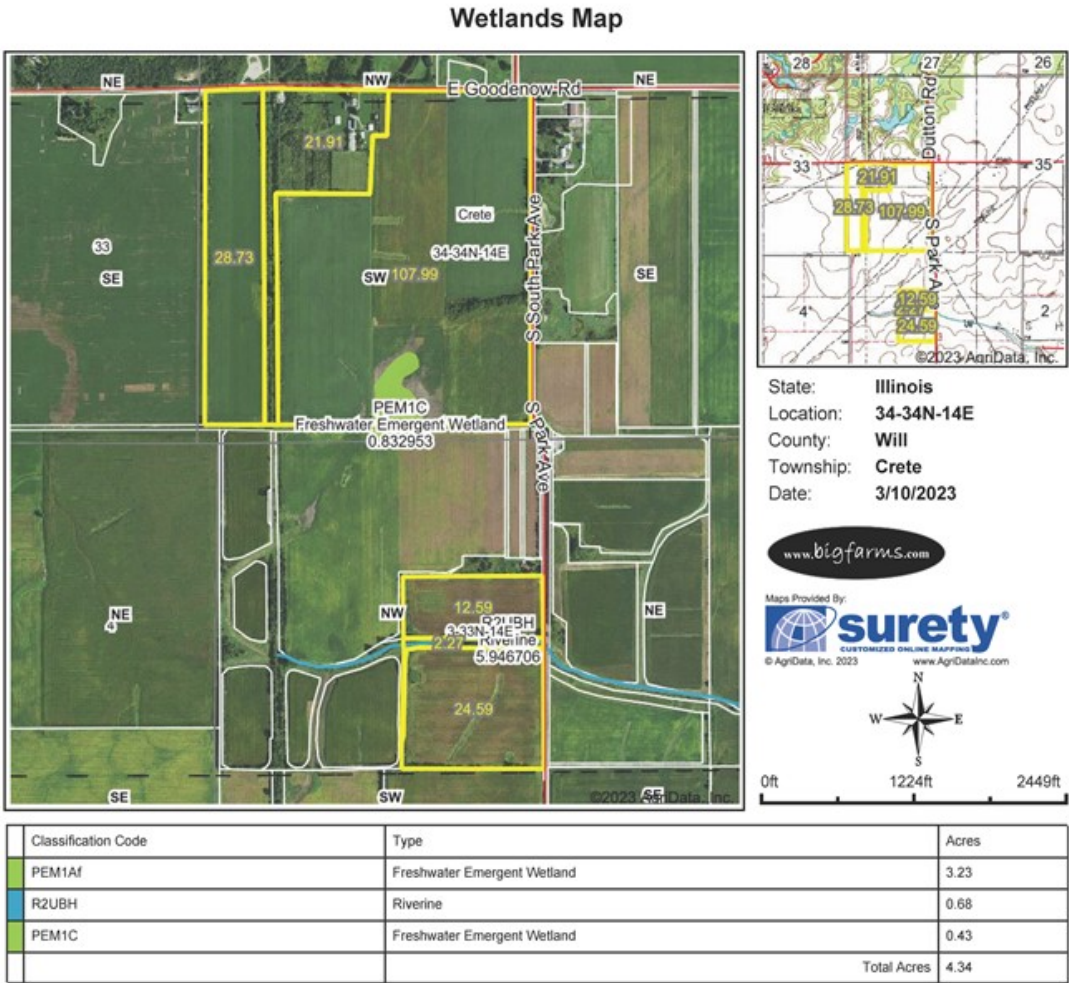
TOPO CONTOURS OF 193 ACRE CRAWFORD-LOTUS FARM



TOPO HILLSHADE OF 193 ACRE CRAWFORD-LOTUS FARM



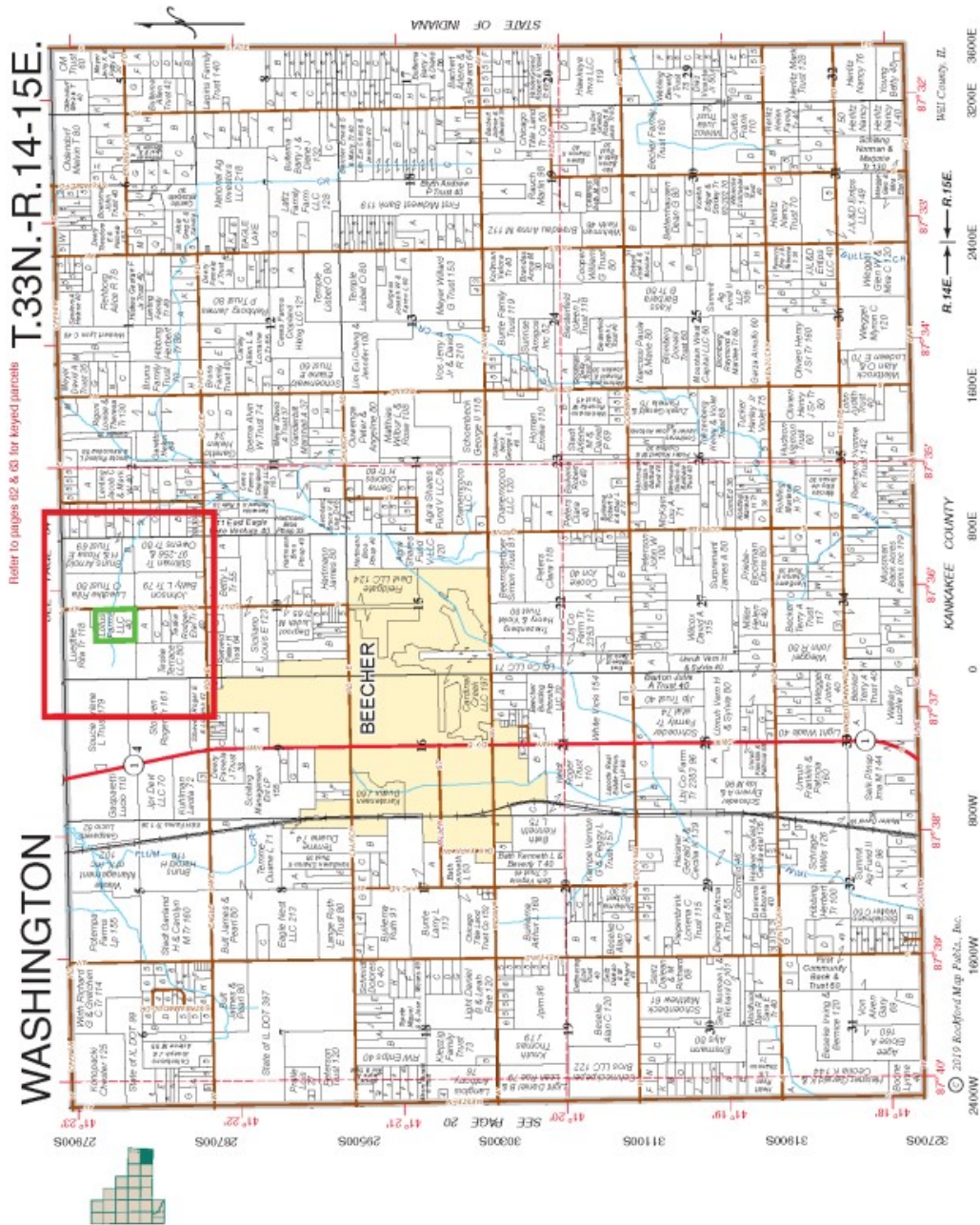
WETLANDS MAP OF 193 ACRE CRAWFORD-LOTUS FARM



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.

PLAT MAP OF 40 AC PARCEL OF THE 193 ACRE CRAWFORD-LOTUS FARM



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

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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