

20 AC LENTING FARM

S Cottage Gove Avenue
Beecher IL 60401

For more information contact:

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

GOODWIN



County:	Will
Township:	Washington
Gross Land Area:	20.00
Property Type:	Vacant Farmland
Possible Uses:	Agriculture Production
Total Investment:	\$310,000.00
Unit Price:	\$15,500 per acre
Productivity Index (PI):	117.4
Buildings:	None
Zoning:	Agriculture



Vacant farmland with potential for a homesite. This 20 acre parcel is located about 5 miles northeast of Beecher, IL. There is direct access off of S Cottage Grove Avenue and has no buildings. This property has 19.8 acres of tillable soil made up of mostly Beecher silt loam and Askum silty clay loam.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 20 AC Lenting Farm
Tax ID Number/APN: 22-22-02-100-024-0000
Possible Uses: Agriculture
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Beecher CUSD 200U
Location Description: This property is located approximately 5 miles to the northeast of Beecher, IL. Kankakee is about 31 miles to the southwest and Cedar Creek, IN is approximately 10 miles directly east.
Site Description: This property is 20.0 acres with approximately 19.8 tillable acres with direct access to S Cottage Grove Avenue.
Side of Street: The property has frontage to S Cottage Grove Avenue and is located on the east side of the road.
Highway Access: The property is approximately 3 miles from IL-1 to the west of the property, approximately 14 miles to I-57 to the west, and about 7 miles to US Hwy 41 in Indiana to the east.
Road Type: Asphalt/blacktop
Property Visibility: Property is visible from S Cottage Grove Avenue
Largest Nearby Street: E Eagle Lake Road
Transportation: The University Park Metra Station is approximately 14 miles from the property, Chicago Midway Airport is about 37 miles, and Chicago O'Hare Airport is approximately 58 miles away.

LAND RELATED

Lot Frontage (Feet): 670 feet of frontage to S Cottage Grove Avenue
Tillable Acres: Approximately 19.8 acres
Buildings: None
Zoning Description: A-1, Agriculture
Flood Plain or Wetlands: None known based on Surety Maps.
Topography: Property is mostly flat. Please see topographical maps included in brochure.
Soil Type: 44.3% Beecher silt loam (298B)
28.2% Ashkum silty clay loam (232A)
12.8% Symerton silt loam (294C2)
11.7% Beecher silt loam (298B2)
3.0% Markham silt loam (531C2)
Available Utilities: This site would require private well and septic systems.

FINANCIALS

Finance Data Year: 2021 taxes paid in 2022
Real Estate Taxes: 2021 - \$598.82
Investment Amount: The asking price is \$15,500 per acre for a total investment of \$310,000. 00

LOCATION



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Address:
County:

S Cottage Grove Avenue, Beecher, IL 60401
Will County



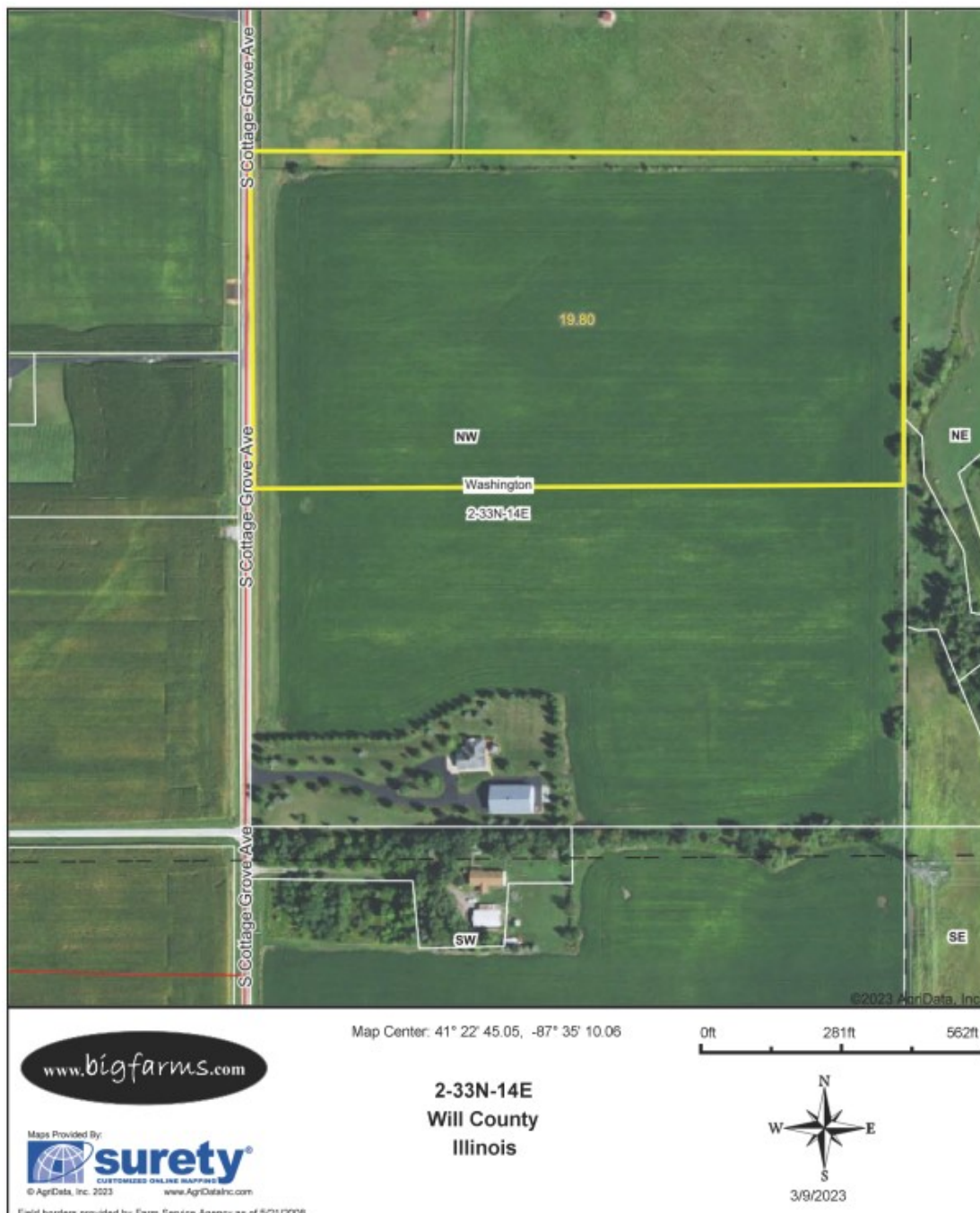
Mark Goodwin
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PROPERTY MAP

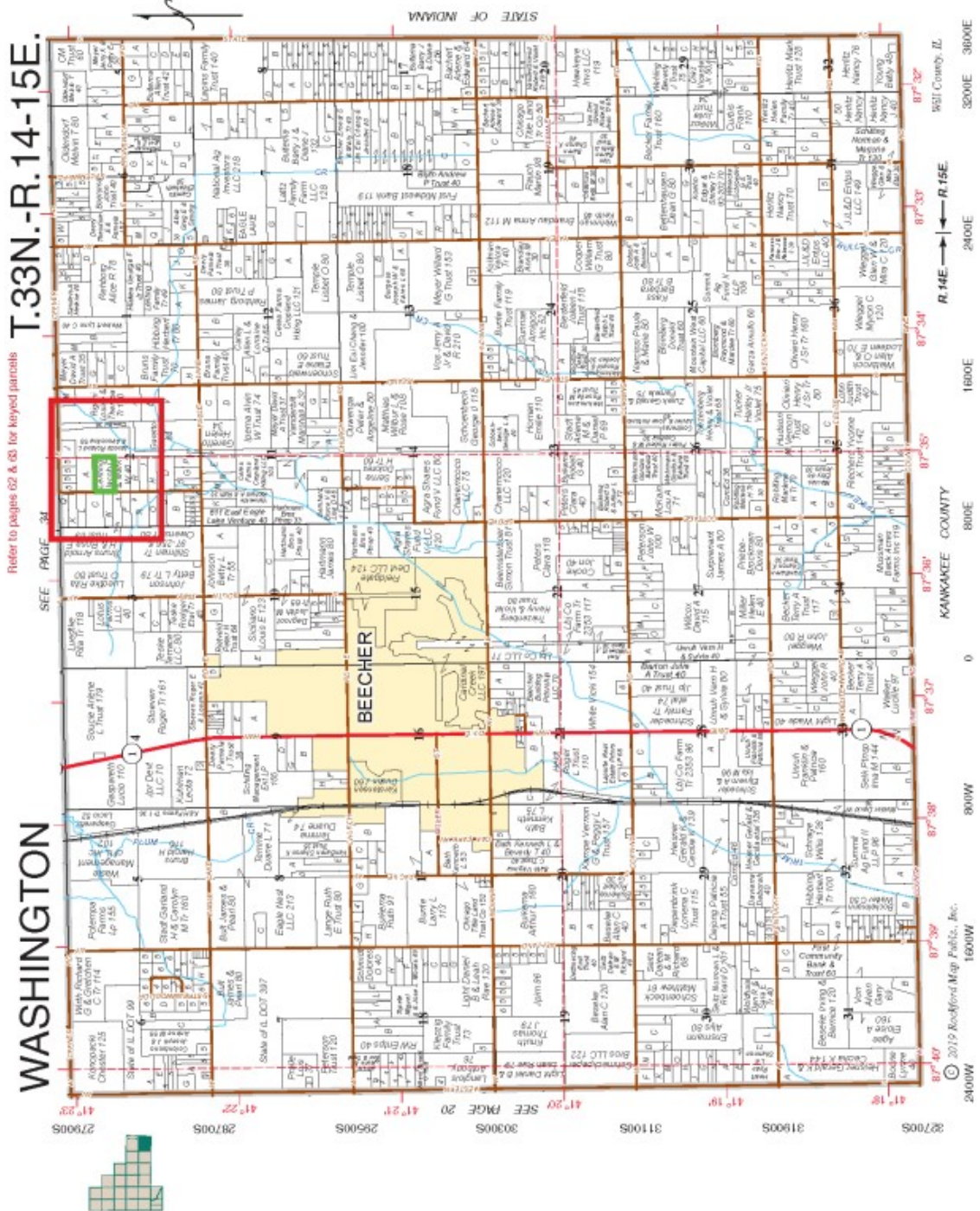


FSA AERIAL MAP OF 20 ACRE LENTING FARM

Aerial Map



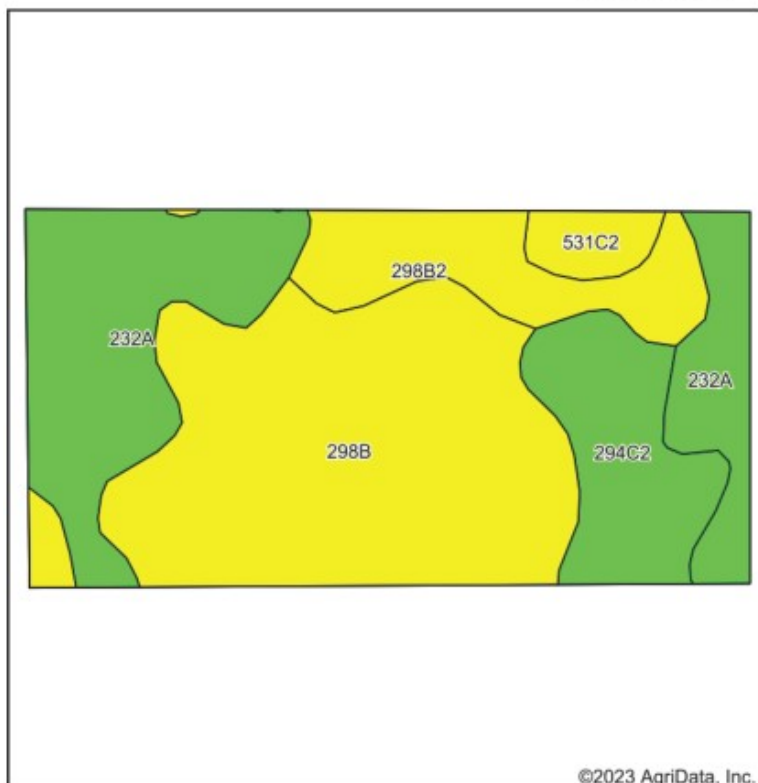
PLAT MAP OF 20 ACRE LENTING FARM



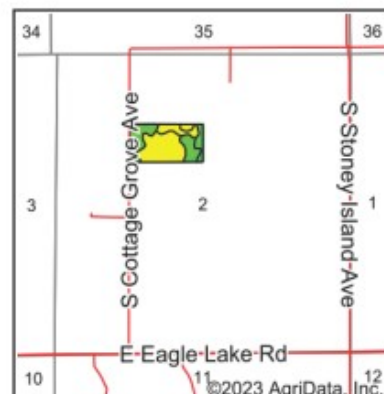
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

SOIL MAP OF 20 ACRE LENTING FARM

Soils Map



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State: **Illinois**
County: **Will**
Location: **2-33N-14E**
Township: **Washington**
Acres: **19.8**
Date: **3/9/2023**

www.bigfarms.com

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
**298B	Beecher silt loam, 2 to 4 percent slopes	8.77	44.3%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.59	28.2%		170	56	127
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	2.53	12.8%		**166	**52	**122
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	2.32	11.7%		**144	**48	**108
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.59	3.0%		**147	**48	**108
Weighted Average					156.9	51.7	117.4

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

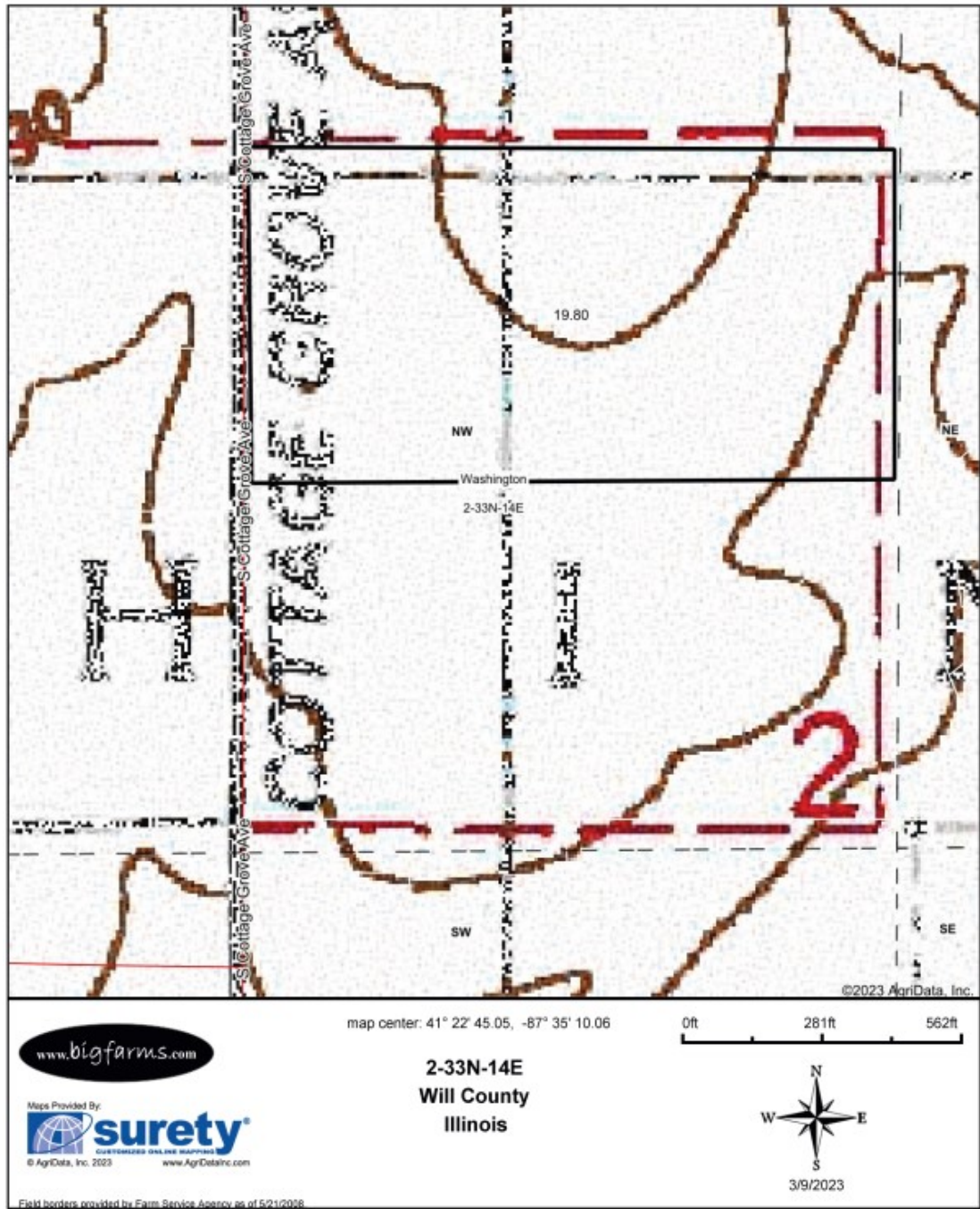
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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 20 ACRE LENTING FARM

Topography Map

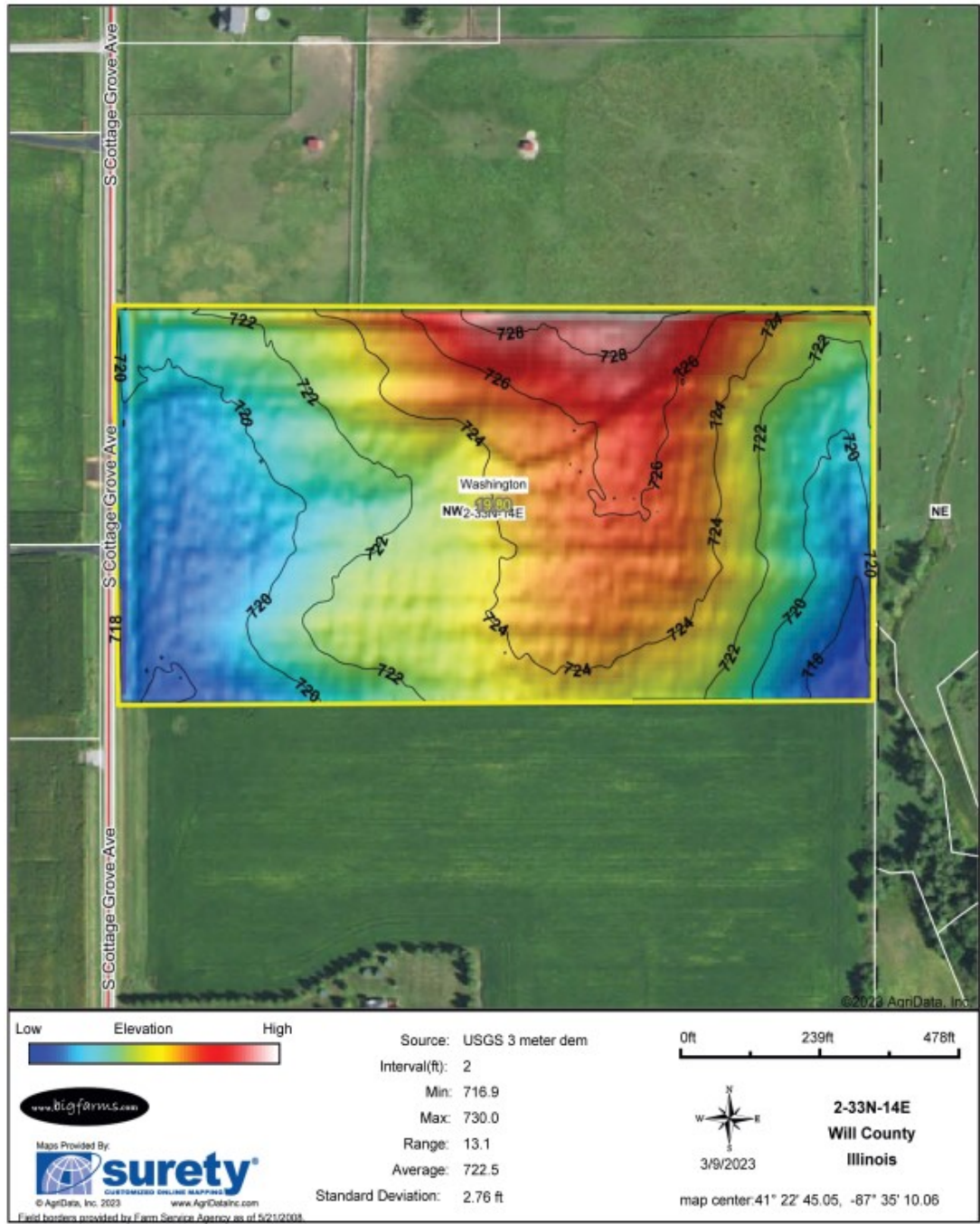


TOPO CONTOURS MAP OF 20 ACRE LENTING FARM



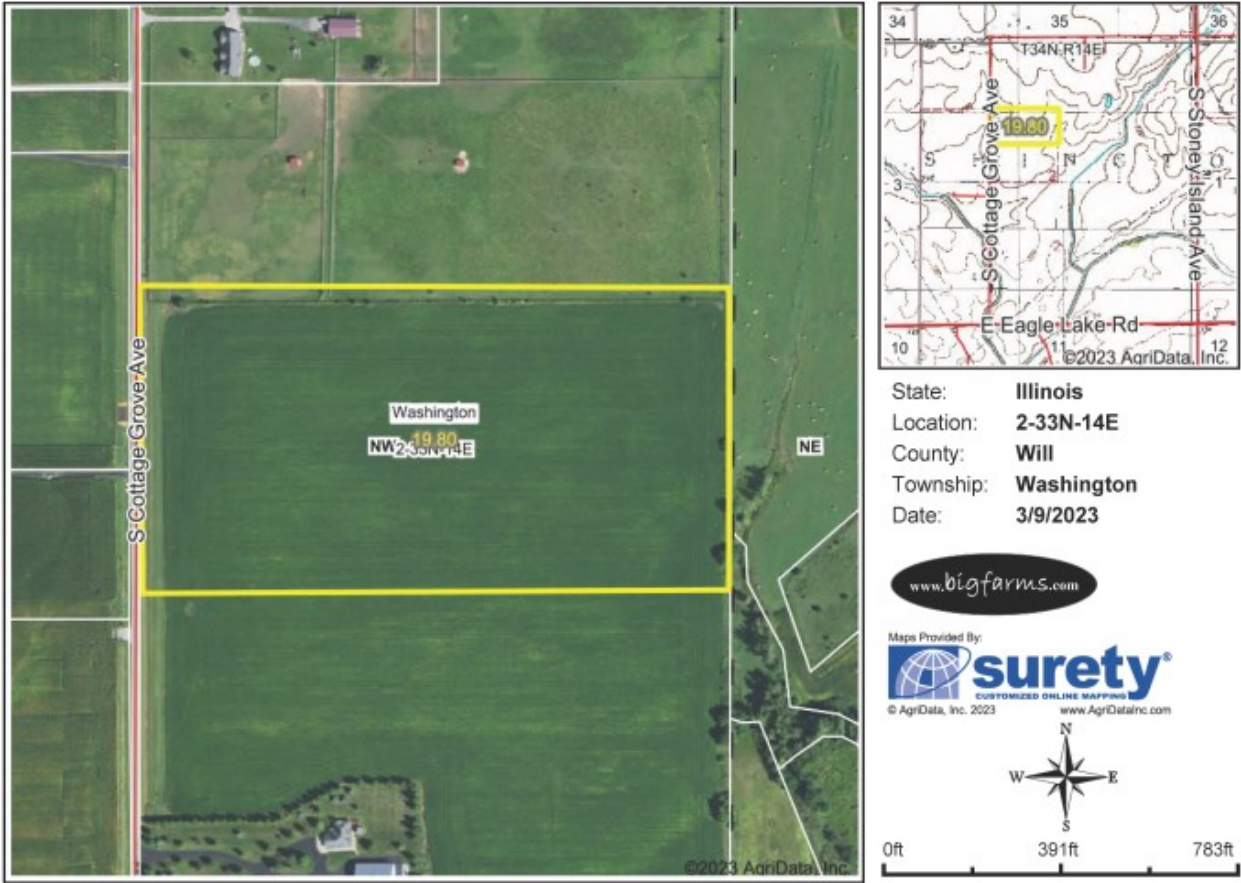
TOPO HILLSHADE MAP OF 20 ACRE LENTING FARM

Topography Hillshade



WETLANDS MAP OF 20 ACRE LENTING FARM

Wetlands Map



Classification Code	Type	Acres
	Total Acres	0.00

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.



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