

352 ACRE BEECHER INDUSTRIAL/FARM PROPERTY

131 Goodenow Road
Beecher IL 60401

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	Will
Township:	Crete
Gross Land Area:	352 Acres
Possible Uses:	Commercial, Industrial and Agriculture
Total Investment:	\$6,520,000.00
Unit Price:	17Ac \$850,000; 40 Ac \$1,200,000; 140 Ac \$2,240,000; 130 Ac \$2,230,000
Buildings:	On the 130 Acre Parcel
Utilities:	Natural Gas and Electric
Zoning:	Agriculture



The 352 Acre parcel is located at Illinois Route 394/Route 1 and Goodenow Road in Crete Township, Will County Illinois across the street from Plum Grove Forest Preserve and Goodenow Nature Preserve. This parcel falls inside the boundaries of the proposed South Suburban Airport (SSA) location, also, there are 1,100 acres north of the property that is owned by CSX for a possible Intermodal site.

The CN railroad road runs along the west side of this property, and the Bult Air Field is 5.5 Miles to the southwest of Eagle Lake Road.

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.

It can be purchased in the following parcels; 17Ac \$850,000; 40 Ac \$1,200,000; 140 Ac \$2,240,000; 135 Ac \$2,230,000. The 17 Ac and 40 Ac properties can be zoned industrial or commercial and are highly visible due to RT1 and Goodenow frontage.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 352 Acre Beecher Industrial/Farm Property
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. 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.

The 352 Acre parcel falls within the proposed South Suburban Airport, SSA, (formerly the Peotone Airport) boundaries. Also, the CN railroad road runs along the west side of the property, there are 1,100 acres north of the property that is owned by Centerpoint CSX for a possible Intermodal site, and Bult Air Field is 5.5 Miles to the southwest off of Eagle Lake Road.

Site Description: This land is relatively flat, with a PI index of 114.6. Plum Creek runs through the middle of the property west of US Route 1, from the north to the southwest. There are some wetland areas along Plum Creek.

Side of Street: This 352 Acre Industrial/Farm Property is located south of Goodenow Road and East and West of US 1/Illinois Route 394

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 352 acre property sits on both sides US route 1 and Illinois route 394 and borders Goodenow Road on the north. 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 6267 feet of Goodenow road frontage on the north and 2671 feet of frontage on US-1 to the east.

Tillable Acres: There are approximately 316 tillable acres located on this property.

Lot Depth: The lot is 2629 feet deep from north to south and 6304 feet east to west.

Buildings: There is an old set of buildings on this property west of Rt. 1.

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

Topography: This 352 acre property is relatively flat with some elevation changes on the north end of the eastern property. 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 approximately .5 miles away, but can be brought to the property.

FINANCIALS

Finance Data Year:

The 2020 taxes paid in 2021

Real Estate Taxes:

23-15-33-300-012-0000; 23-15-33-300-003-0000; 23-15-33-400-001-0000
Total taxes paid in 2021 for all parcels was \$9,581.44 or 27.22 per acre

Investment Amount:

The total investment amount for this Industrial/farmland is \$6,520,000.00 or \$18,525 per acre.

Parcel costs if purchased separately:

17 acre parcel \$850,000.00 or \$50,000.00 per acre.

40 acre parcel \$1,200,000.00 or \$30,000.00 per acre

140 acre parcel \$2,240,000.00 or \$16,000.00 per acre

135 acre parcel \$2,230,000.00 or \$16,520.00 per acre

The 5 acre building site with structures is included in the 135 acres west of Rt. 1.

LOCATION

Address:

751 Goodenow Road, Beecher, IL 60401

County:

Will

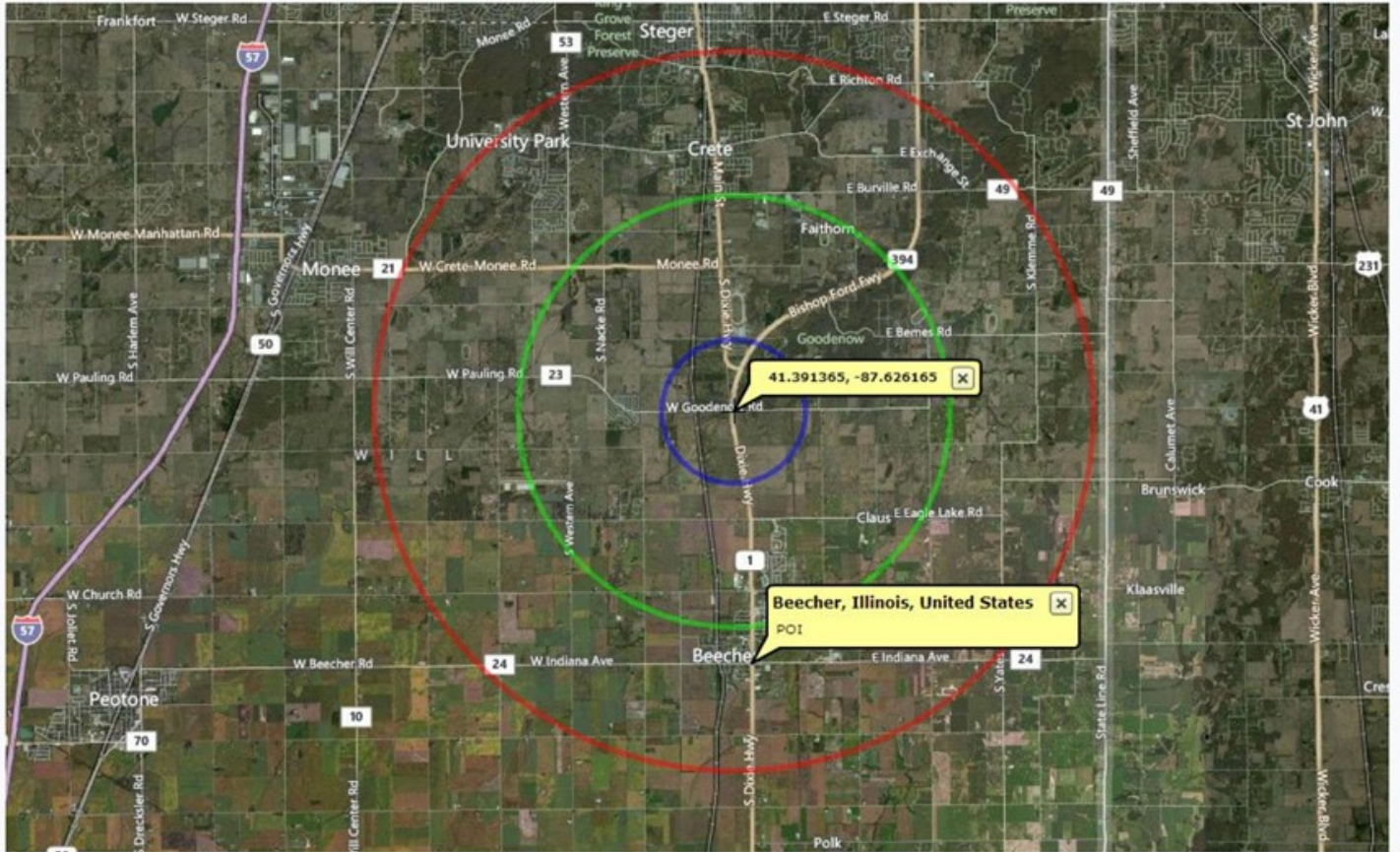


Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

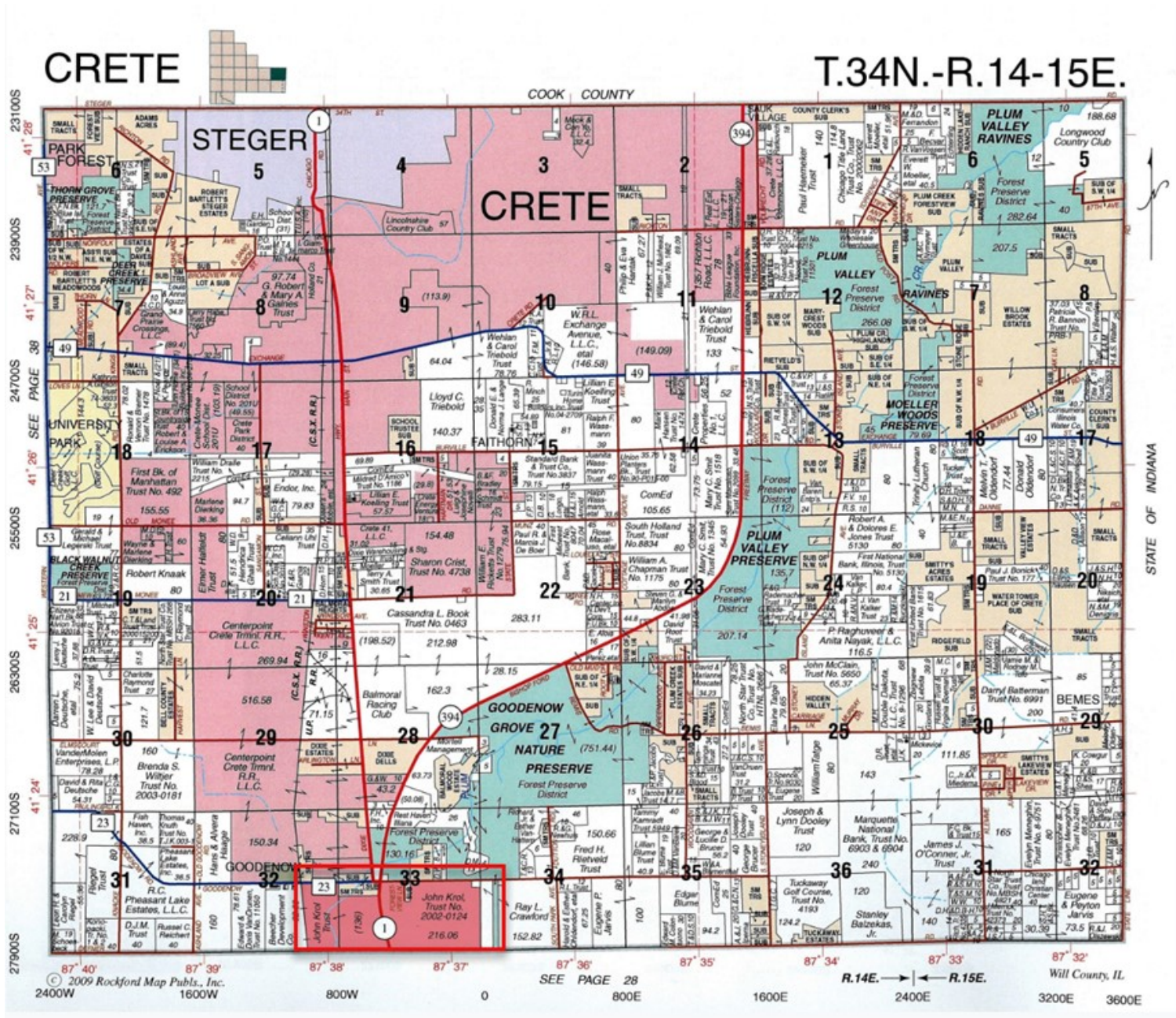
ROAD MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL



RADIUS MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP WILL COUNTY, IL

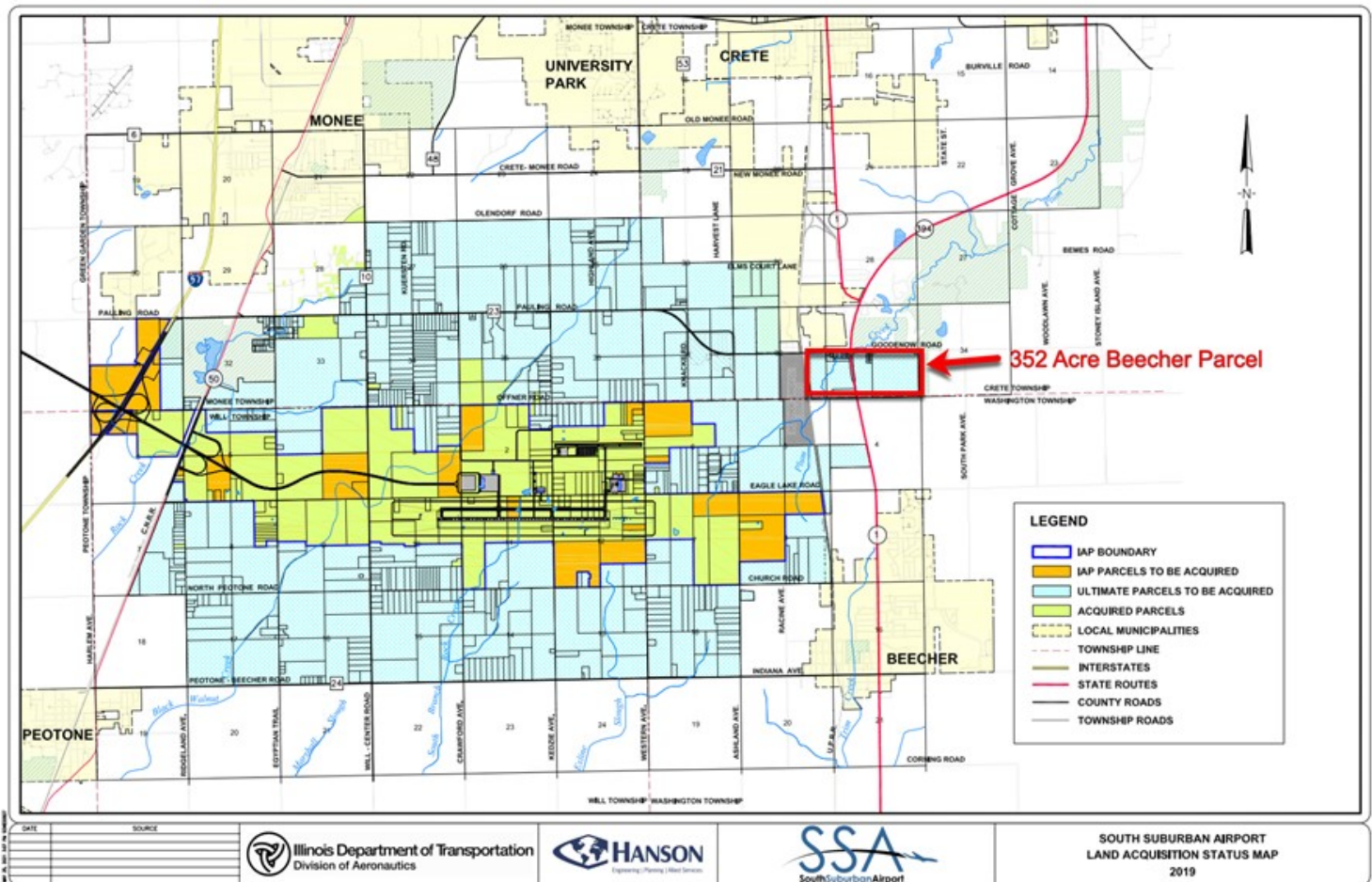


PLAT MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL

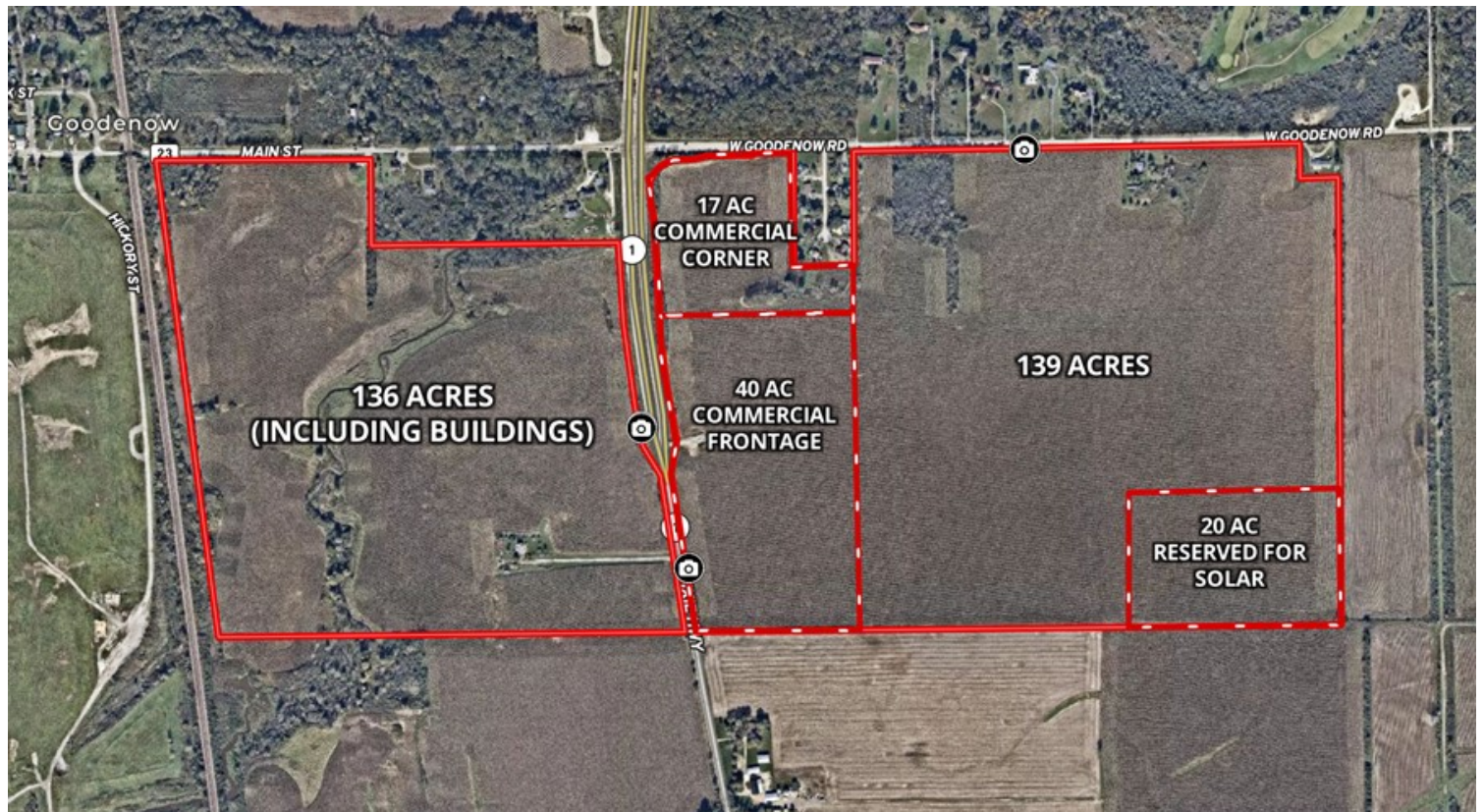


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

PROPOSED SOUTH SUBURBAN AIRPORT LAND ACQUISITION MAP 352 ACRE BEECHER IND/FARM PROPERTY

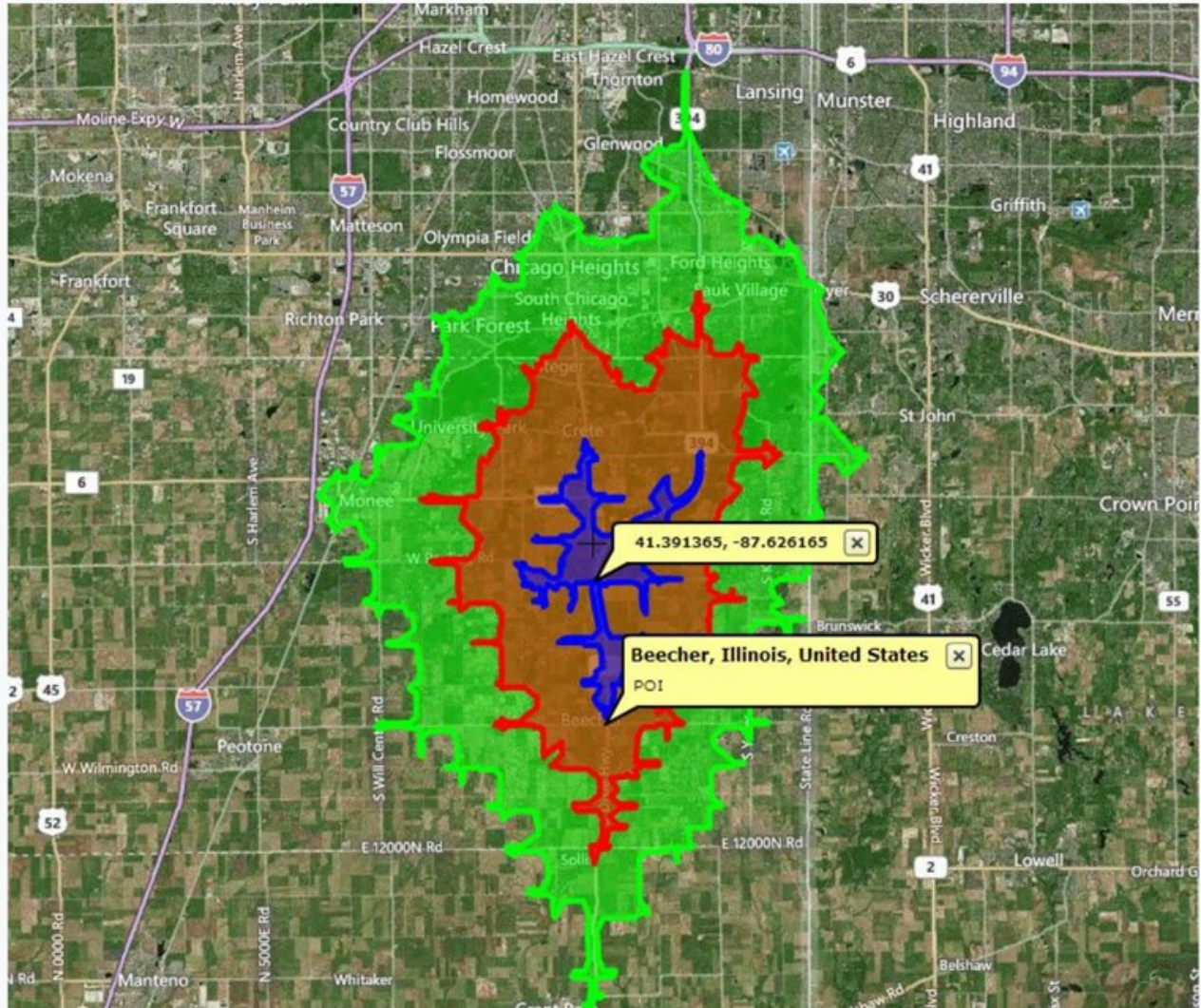


AERIAL MAP FOR 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL



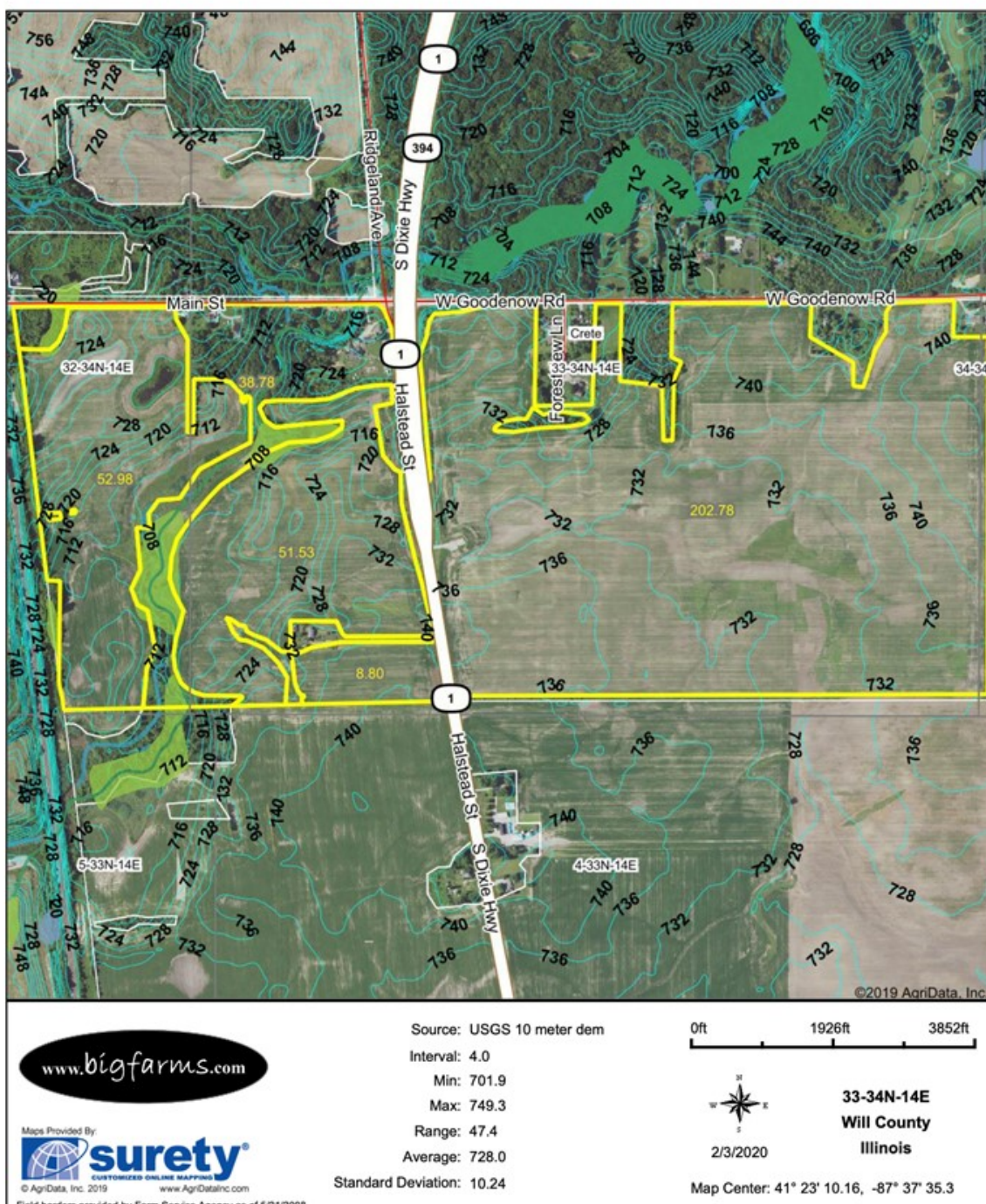
TRAVEL TIME MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP WILL COUNTY, IL

5,10,15, min drive time.jpg



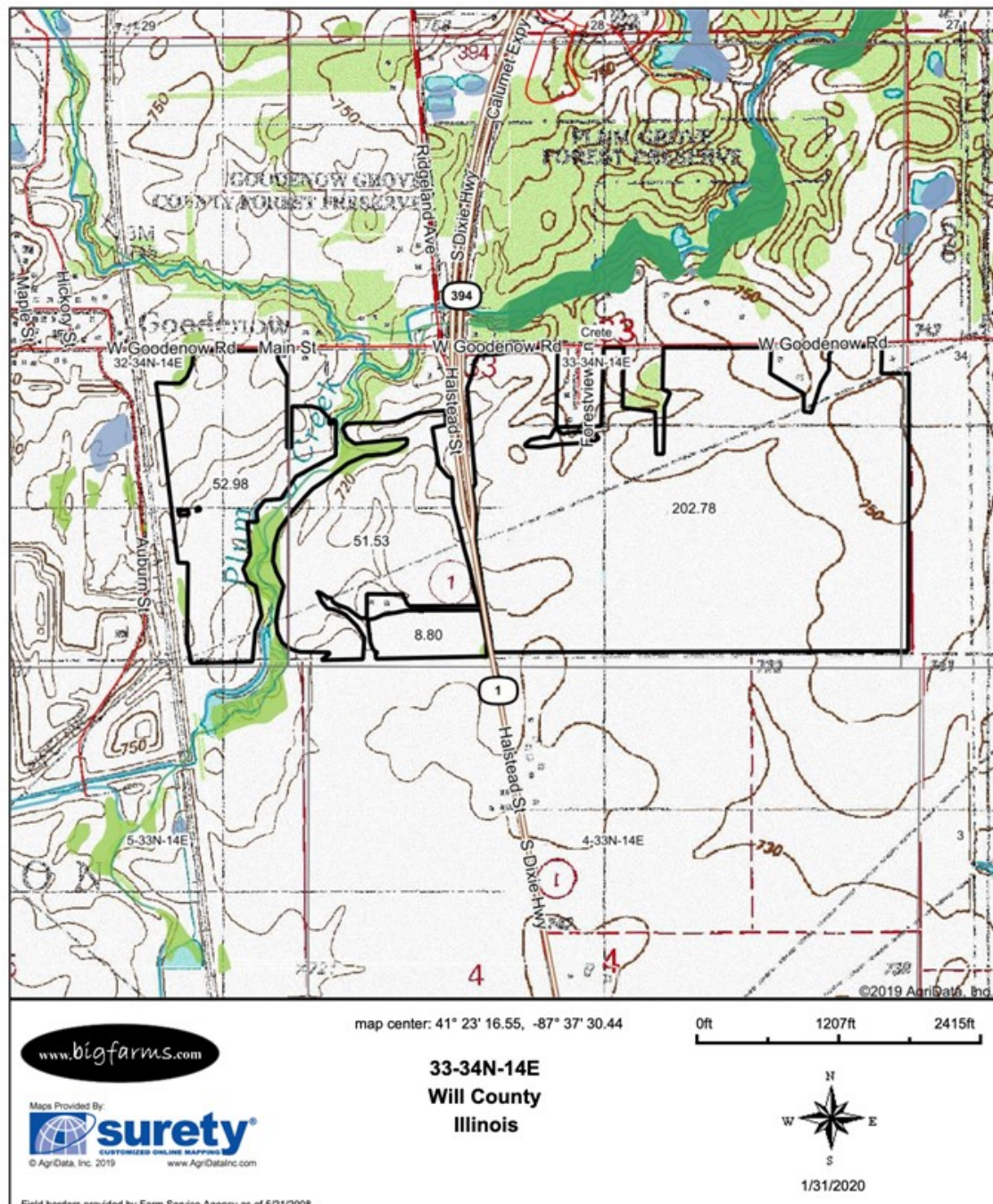
CONTOURS MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL

Topography Contours



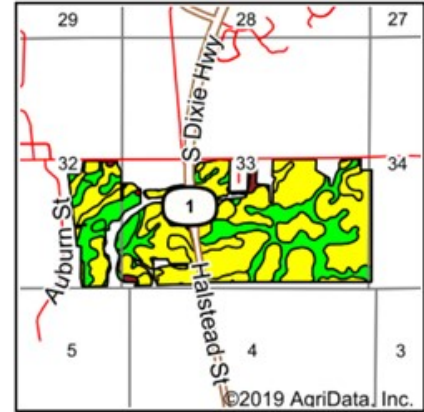
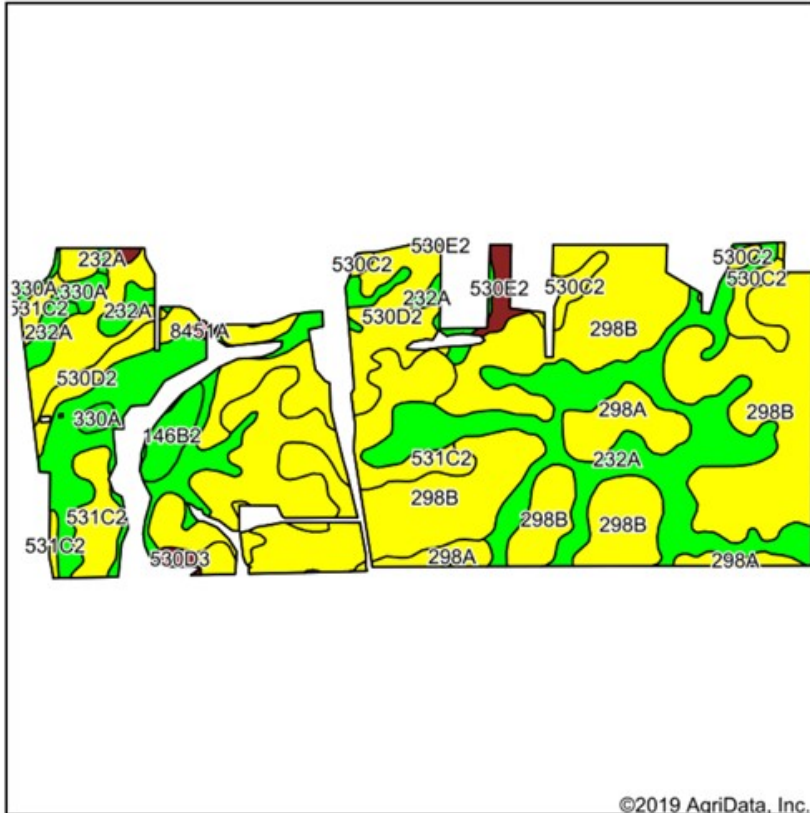
TOPOGRAPHY MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL

Topography Map



SOIL MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL

Soils Map



State: **Illinois**
County: **Will**
Location: **33-34N-14E**
Township: **Crete**
Acres: **316.09**
Date: **1/31/2020**

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IL 197, Soil Area Version: 14

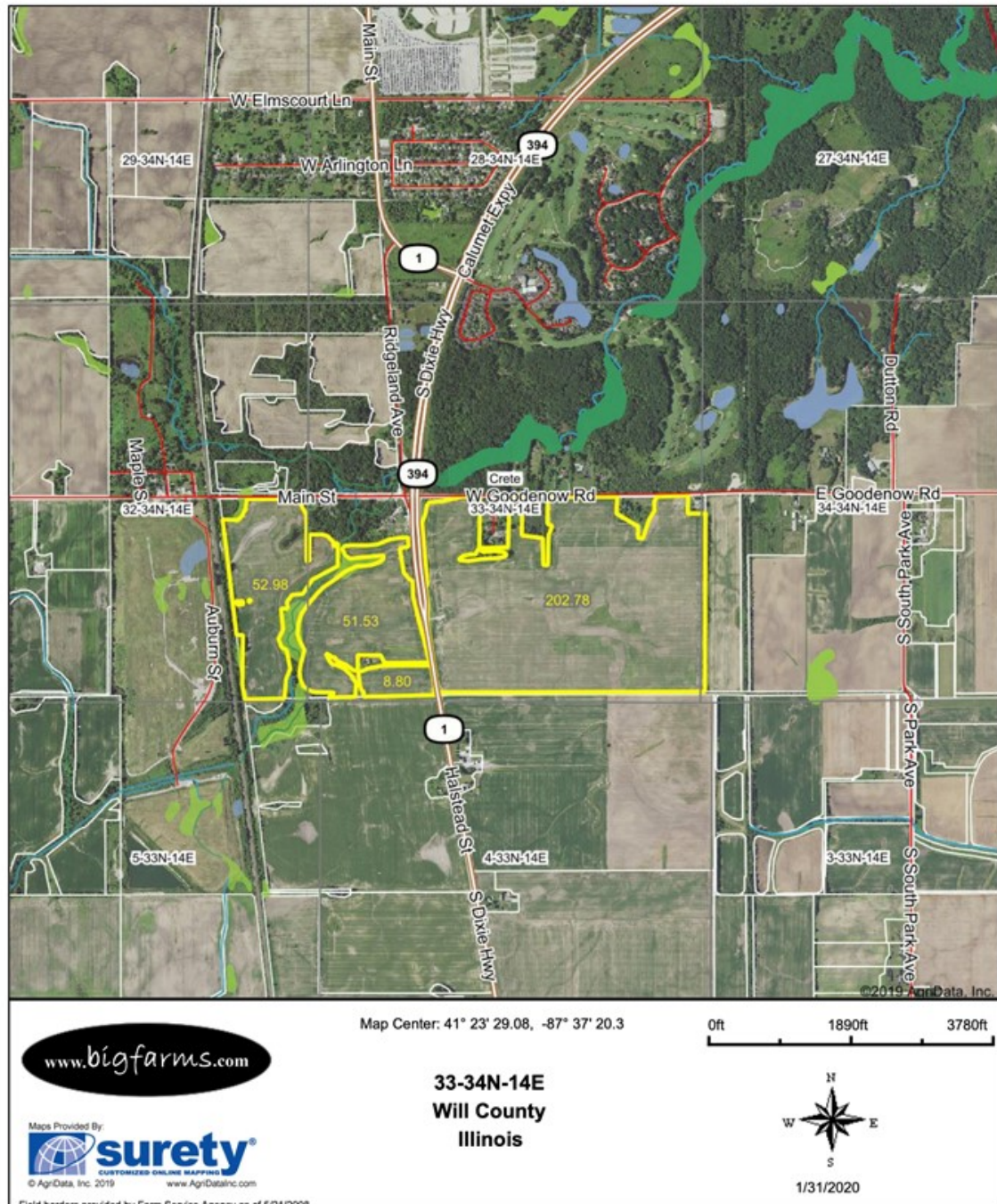
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	112.63	35.6%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	84.55	26.7%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	54.11	17.1%		**147	**48	**108
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	30.31	9.6%		**140	**44	**101
298A	Beecher silt loam, 0 to 2 percent slopes	13.97	4.4%		152	51	114
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	7.64	2.4%		**143	**45	**104
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.53	1.4%		**160	**52	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.84	1.2%		164	55	123
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	2.72	0.9%		**123	**39	**89
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.48	0.5%		**129	**40	**94
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	0.31	0.1%		190	61	140
Weighted Average					153.8	50.6	114.5

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 NDES web site: <http://soilproductivity.nes.illinois.edu/>

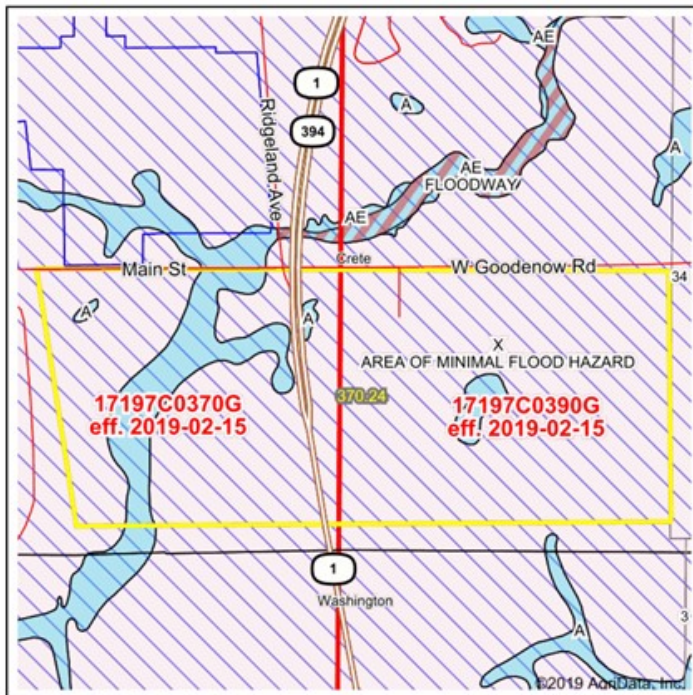
FSA MAP 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL

Aerial Map



FLOOD ZONE MAP FOR 352 ACRE BEECHER INDUSTRIAL AND FARM LAND CRETE TOWNSHIP, WILL COUNTY, IL

FEMA Report



State: IL Acres: 370.24
County: Will Date: 2/3/2020
Location: 33-34N-14E
Township: Crete

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	370.24	100%
Total				370.24	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	332.68	89.8%
A		100-year Floodplain	31.12	8.4%
A		100-year Floodplain	4.7	1.3%
A		100-year Floodplain	1.09	0.3%
A		100-year Floodplain	0.65	0.2%
Total			370.24	100%

Panel	Effective Date	Acres	Percent
17197C0390G	2/15/2019	198.06	53.5%
17197C0370G	2/15/2019	172.18	46.5%
Total		370.24	100%

Flood related information provided by FEMA

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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.