

## 40 AC WASHINGTON TWP FARM

S Park Ave  
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.

**GOODWIN**



<b>County:</b>	Washington
<b>Township:</b>	Washington
<b>Gross Land Area:</b>	40.00
<b>Property Type:</b>	Vacant Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$525,000.00
<b>Unit Price:</b>	\$13,125.00 per acre
<b>Productivity Index (PI):</b>	122.5
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



This exceptional 39.45-acre farm in Washington Township, Will County, represents a prime agricultural investment opportunity just 37 miles south of downtown Chicago. The property features two productive tillable fields totaling approximately 37 acres, complemented by a natural tree-lined waterway. With a weighted average Productivity Index of 122.5, the farm offers projected corn yields of 164.3 bushels per acre and soybean yields of 53.6 bushels per acre. Ashkum silty clay loam, comprising 40.9% of the property, provides the foundation for this exceptional productivity. The gently rolling topography, with elevation ranging from 711.5 to 739.0 feet, creates natural drainage patterns that support efficient farming operations. With 86.7% of the property in FEMA Zone X (minimal flood hazard) and only 0.68 acres of riverine wetland, the farm maximizes productive cropland while maintaining environmental benefits.

Accessibility is a key advantage of this property, with paved road frontage on county-maintained South Park Avenue ensuring year-round access for agricultural equipment and grain hauling. The farm's proximity to Illinois Route 1 (Dixie Highway), just one mile east, provides direct connections to Interstate 57 and the Chicago market area. This strategic location places the property within the historic agricultural corridor that has efficiently served Chicago markets for generations. Well-suited for continuing row crop production with established field patterns and excellent drainage characteristics, this property offers the combination of productivity, location, and accessibility that defines quality farmland in northeastern Illinois—ideal for expanding farming operations, agricultural investment portfolios, or transitioning to the next generation of farmers.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 40 AC Washington Twp Farm  
**Tax ID Number/APN:** 22-22-03-100-002-0000  
**Possible Uses:** Agricultural Production  
**Zoning:** A-1, Agriculture

### AREA & LOCATION

**School District:** Beecher CUSD 200U (K-12)

**Location Description:** The property is located in the heart of Washington Township in Will County, Illinois, approximately 37 miles south of downtown Chicago. Situated in a predominantly agricultural region near the village of Beecher (population 4,713), the farm offers the benefits of rural farmland while maintaining reasonable access to the greater Chicago metropolitan area. The property is positioned along South Park Avenue, a well-maintained rural corridor that provides direct access to the farm's productive fields. The nearest reference address is 28044 S Park Rd, Beecher, IL 60401. Washington Township is characterized by fertile farmland, with the majority of the township dedicated to corn, soybean, and wheat production. The area maintains its rural agricultural character while being within commuting distance of Chicago's economic opportunities.

**Site Description:** The 39.45-acre agricultural property features two distinct productive fields separated by a natural waterway corridor. The northern field encompasses approximately 12.59 acres, while the southern field comprises approximately 24.59 acres, with an additional 2.27-acre riparian buffer zone along the waterway. A mature tree-lined creek runs along the northern boundary of the property, classified as a 0.68-acre riverine wetland (R2UBH designation) that provides natural drainage and wildlife habitat. The property exhibits gently rolling topography with elevation ranging from 711.5 to 739.0 feet above sea level (27.5-foot range), creating natural drainage patterns conducive to modern agricultural practices. The fields show evidence of active agricultural production with well-defined tillable areas. The dominant soil type is Ashkum silty clay loam (40.9% of property), supplemented by Elliott silt loam and Markham silt loam varieties, all of which contribute to the property's strong productivity index of 122.5. The eastern boundary fronts South Park Avenue, providing excellent road access to both fields.

**Side of Street:** This property is located on the west side of S Park Ave.

**Highway Access:**

- Illinois Route 1 (Dixie Highway): 1 mile east - major north-south state highway
- Interstate 57: 15 miles north
- Interstate 80: Approximately 25 miles north
- Downtown Chicago: 37 miles north
- Tri-State Tollway (I-294): Accessible via Route 1 north
- Direct transportation corridor to Chicago markets and regional distribution centers

**Road Type:**

- South Park Avenue - paved, county-maintained rural collector road
- Year-round access suitable for agricultural equipment and grain trucks
- Adequate width for farm machinery
- Reliable access during wet weather and spring thaw
- Connects to Illinois Route 1 (1 mile east)

**Legal Description:** PART OF THE NE1/4 NW1/4; PART OF THE SE1/4 NW1/4 OF SECTION 3, TOWNSHIP 33 NORTH, 14 EAST, WILL COUNTY, ILLINOIS

**Property Visibility:** This property is visible from S Park Ave.

**Largest Nearby Street:**

- Illinois Route 1 (Dixie Highway) - approximately 1 mile east
- Principal north-south arterial state highway
- Runs through Beecher to Chicago metropolitan area
- Connects to U.S. Route 30 (Lincoln Highway) in Chicago Heights (12 miles north)
- Primary corridor for agricultural product transportation

**Transportation:**

- Rural agricultural area - no fixed-route public transit
- Will-Ride dial-a-ride service available (medical appointments only, 24-hour advance notice)
- Personal vehicle transportation standard for this location
- Nearest extensive public transit: Inner Chicago suburbs via Route 1 north

## LAND RELATED

**Lot Frontage (Feet):**

There is approximately 1,500 feet of frontage on S Park Ave.

**Tillable Acres:**

There is approximately 37.18 tillable acres.

**Buildings:**

There are no buildings on this property.

**Zoning Description:**

Property is zoned A-1, Agriculture.

**Flood Plain or Wetlands:**

WETLANDS

- Classification: R2UBH - Riverine
- Total Wetland Area: 0.68 acres

## FEMA FLOOD INFORMATION

- Zone X (Minimal Flood Hazard): 34.20 acres (86.7%)
- Zone A (100-year Floodplain): 5.25 acres (13.3%)
- NFIP Community Number: 170695 (Will County)
- NFIP Status: Regular Program
- FEMA Panel Number: 17197C0390G
- Effective Date: February 15, 2019

**Topography:**

- Minimum Elevation: 711.5 feet
- Maximum Elevation: 739.0 feet
- Average Elevation: 721.8 feet
- Elevation Range: 27.5 feet
- Terrain: Gently rolling topography

**Soil Type:**

- Ashkum silty clay loam, 0-2% slopes: 15.19 acres (40.9%) - PI Rating 127
- Elliott silt loam, 2-4% slopes: 9.57 acres (25.7%) - PI Rating 124
- Markham silt loam, 4-6% slopes, eroded: 5.82 acres (15.7%) - PI Rating 113
- Markham silt loam, 2-4% slopes: 4.25 acres (11.4%) - PI Rating 119
- Beecher silt loam, 2-4% slopes: 1.49 acres (4.0%) - PI Rating 113
- Peotone silty clay loam, 0-2% slopes: 0.86 acres (2.3%) - PI Rating 123

**Soil Fertility:**

- Corn Yield (Weighted Average): 164.3 Bu/A
- Soybean Yield (Weighted Average): 53.6 Bu/A
- Overall Productivity Index: 122.5

## FINANCIALS

**Finance Data Year:**

2024 Tax Year, Payable 2025

**Real Estate Taxes:**

\$1,376.08

**Investment Amount:**

\$525,000.00

-or-

\$13,125.00 per acre

## LOCATION

**Address:**

S Park Ave, Beecher, IL, 60401

**County:**

Will County, IL

PROPERTY MAP







FSA AERIAL MAP

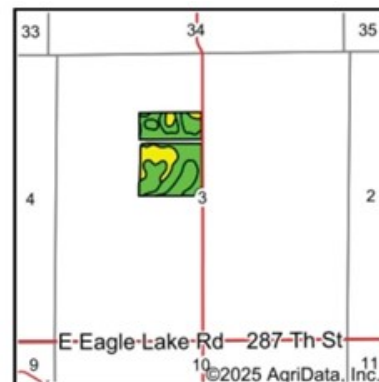




## SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Will**  
Location: **3-33N-14E**  
Township: **Washington**  
Acres: **37.18**  
Date: **10/3/2025**

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Maps Provided By:  
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Area Symbol: IL197, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.19	40.9%		**170	**56	**127
**146B	Elliott silt loam, 2 to 4 percent slopes	9.57	25.7%		**166	**54	**124
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	5.82	15.7%		**153	**49	**113
**531B	Markham silt loam, 2 to 4 percent slopes	4.25	11.4%		**161	**51	**119
**298B	Beecher silt loam, 2 to 4 percent slopes	1.49	4.0%		**150	**50	**113
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.86	2.3%		**164	**55	**123
Weighted Average					164.3	53.6	122.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

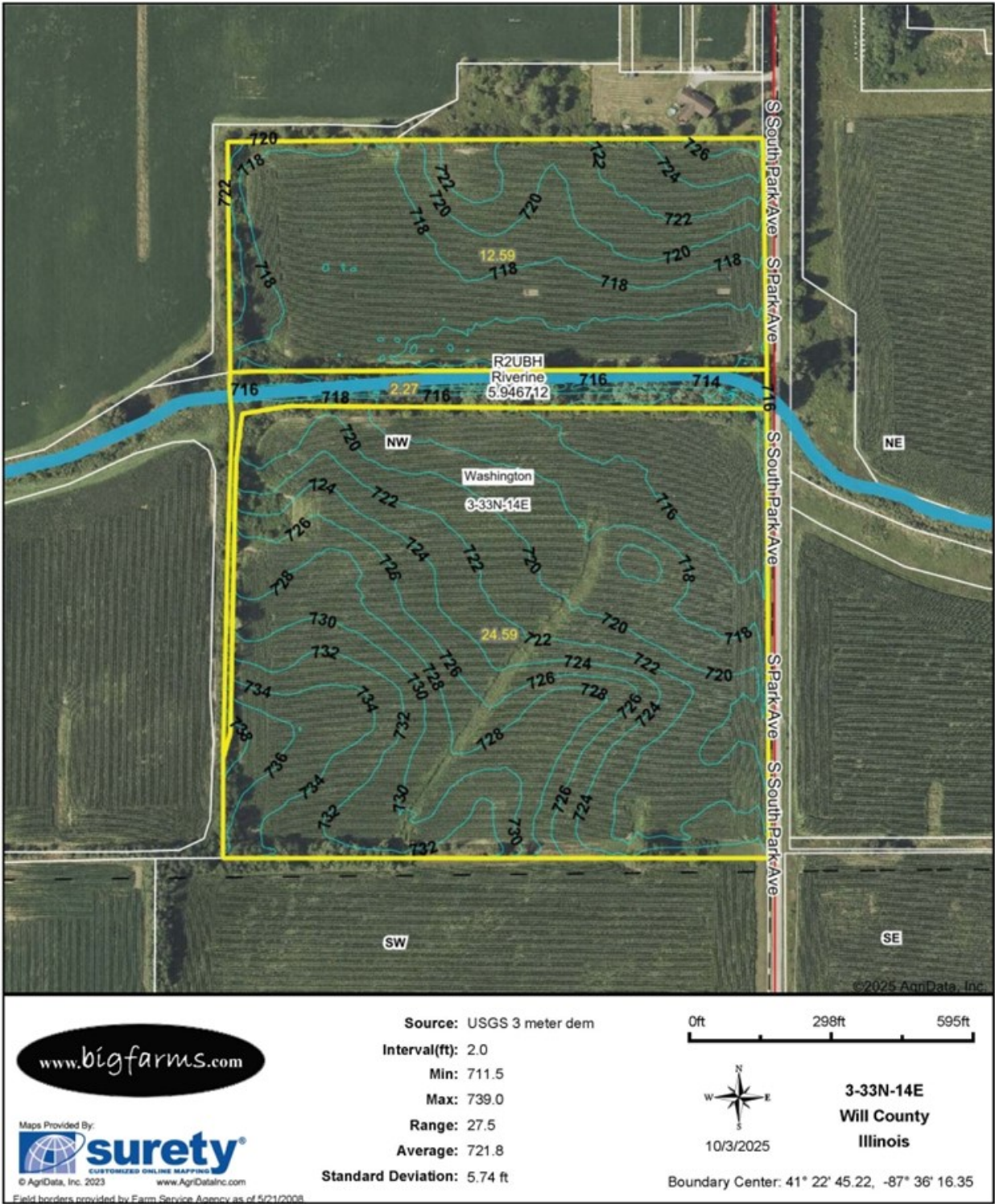
\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP



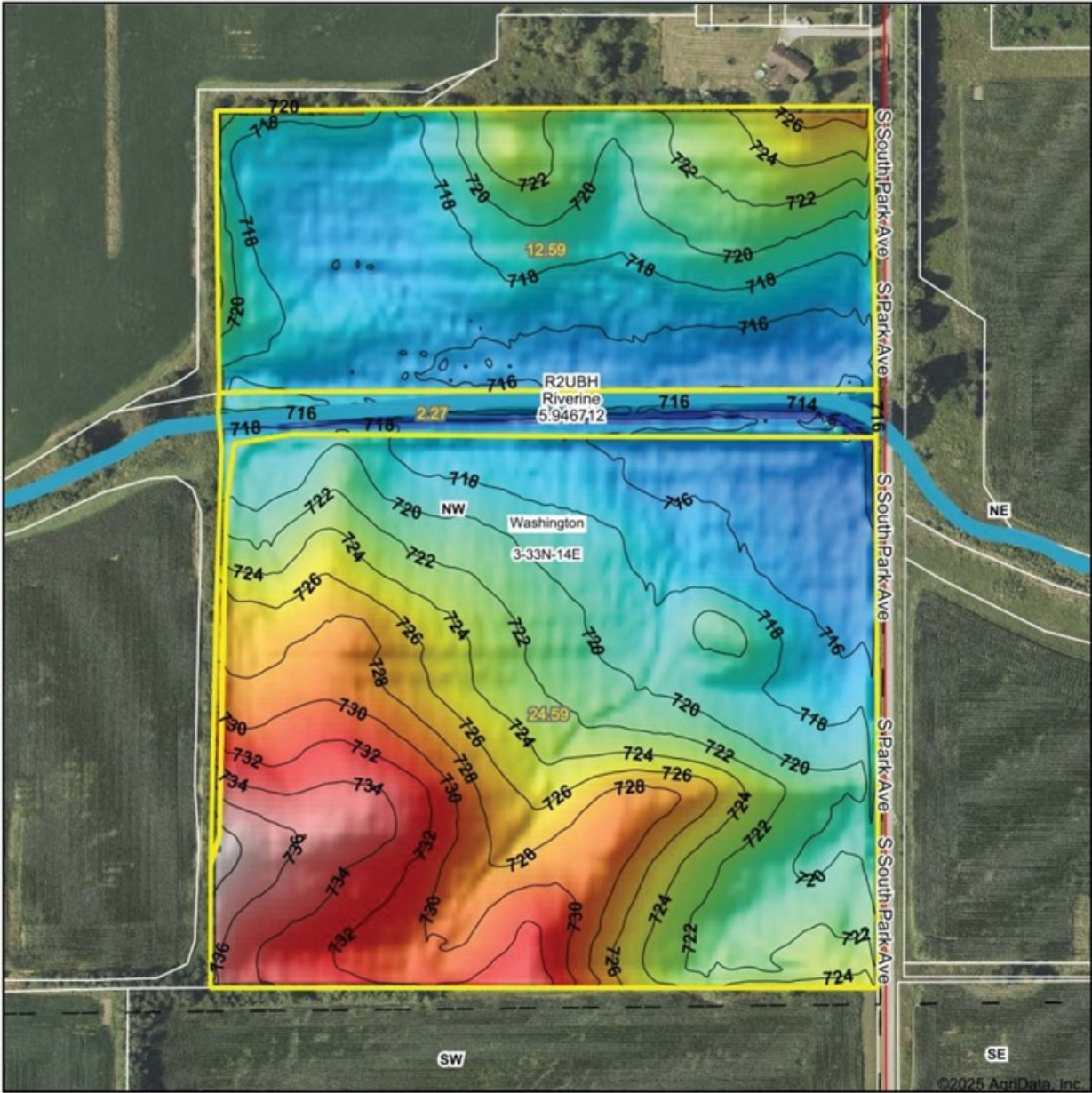


TOPO CONTOURS MAP

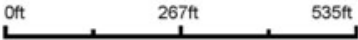




TOPO HILLSHADE MAP



Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 711.5  
Max: 739.0  
Range: 27.5  
Average: 721.8  
Standard Deviation: 5.74 ft



3-33N-14E  
Will County  
Illinois

Boundary Center: 41° 22' 45.22, -87° 36' 16.35

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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

WETLAND MAP



State: Illinois  
Location: 3-33N-14E  
County: Will  
Township: Washington  
Date: 10/3/2025



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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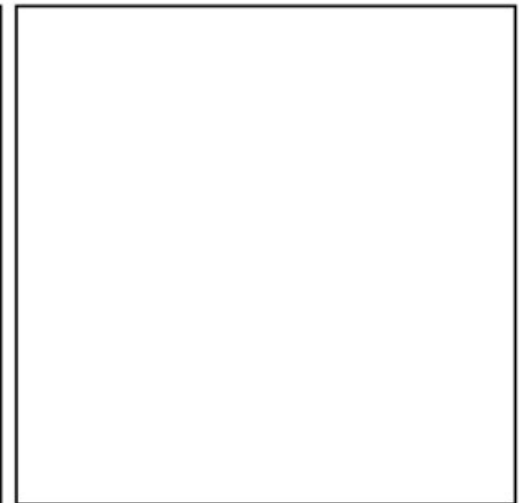
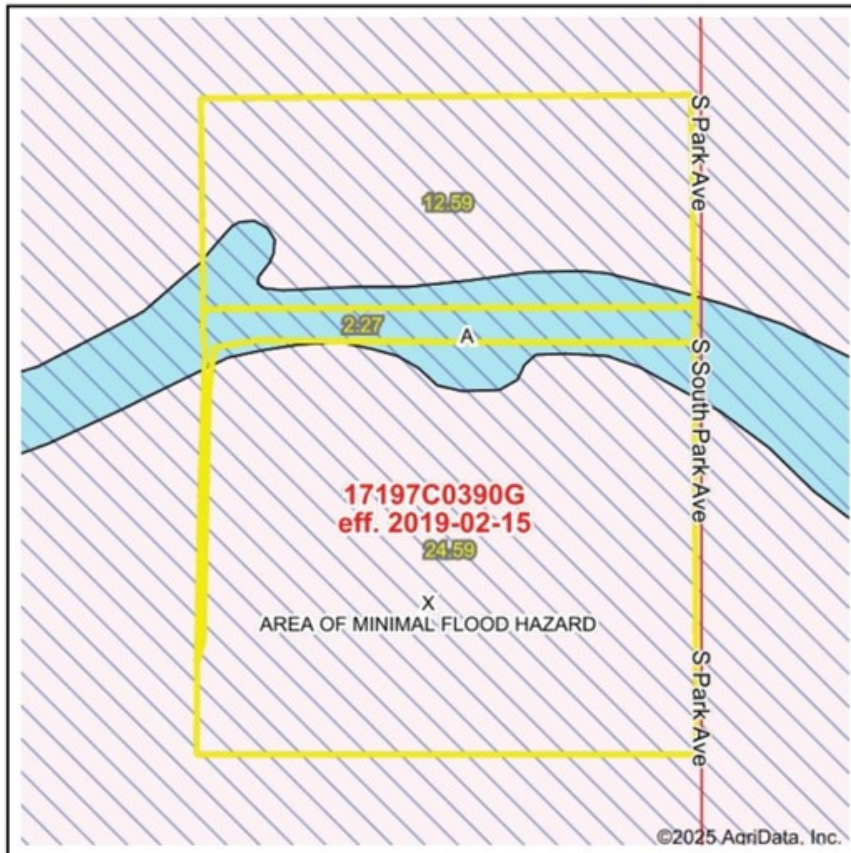


Classification Code	Type	Acres
R2UBH	Riverine	0.68
Total Acres		0.68

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



## FEMA REPORT



Map Center: 41° 22' 45.08, -87° 36' 16.77  
State: IL Acres: 39.45  
County: Will Date: 10/3/2025  
Location: 3-33N-14E  
Township: Washington



Name		Number	County	NFIP Participation	Acres	Percent
WILL COUNTY		170695	Will	Regular	39.45	100%
Total					39.45	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		34.2	86.7%
A			100-year Floodplain		5.25	13.3%
Total					39.45	100%
Panel			Effective Date		Acres	Percent
17197C0390G			2/15/2019		39.45	100%
Total					39.45	100%

## 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

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