

40 AC BEECHER SPLIT INTO 10 ACRE ESTATE LOTS

**E Corning Road
Beecher IL 60401**

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Will
Township:	Washington
Gross Land Area:	39.70
Property Type:	Currently Vacant Farmland
Possible Uses:	Rural Residential Estate Lots
Total Investment:	\$1,000,000.00
Unit Price:	\$250,000.00 per lot
Productivity Index (PI):	115.1
Buildings:	No Buildings
Utilities:	Electric (ComEd); natural gas availability to be confirmed
Zoning:	A-1, Agriculture



BigFarms Real Estate presents four approximately 10-acre rural lots on E Corning Road south of Beecher in Washington Township, Will County, Illinois. The south half of an 80-acre parcel is being offered in individual tracts, providing an accessible entry point into prime Will County land for rural residential, hobby farm, or investment purposes.

The property carries a weighted Productivity Index of 115.1, reflecting solid agricultural quality. Soils consist primarily of Markham silt loam (83.1%), with Elliott silt loam (9.8%) and Ashkum silty clay loam (7.1%) completing the profile. Each lot offers approximately 330 feet of frontage on E Corning Road with approximately 1,320 feet of depth—providing privacy, room to build, and continued farming capability. Rolling terrain ranging from 712 to 748 feet elevation adds character and natural drainage to the site.

The property is located entirely in FEMA Zone X—Area of Minimal Flood Hazard—outside the 500-year floodplain, with no wetlands identified. The Village of Beecher and its amenities are approximately one mile south. Individual lots or all four are available.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Beecher 10 Acre Estate Lots, 40 Total Acres.
Tax ID Number/APN: 22-22-22-300-004-0000
(Note: Full 80-acre parcel PIN — seller is conveying the south ±40 acres / four approximately 10-acre tracts. Individual lot PINs will be assigned upon deed split or subdivision. Confirm conveyance method with seller's attorney.)
Possible Uses: Rural residential estate, hobby farming, recreational, continued row crop production, agricultural investment
Zoning: A-1, Agriculture (Will County)

AREA & LOCATION

School District: Beecher Community Unit School District 200U
Market Type: Rural Residential / Agricultural
Location Description: This property is located on the north side of E Corning Road, just west of 311th Street, in Washington Township, Will County, approximately 1 mile south of the Village of Beecher, Illinois.
Site Description: Roughly rectangular-shaped parcel, the south half of an 80-acre tract, being offered as four approximately 10-acre north-south tracts, each with approximately 330 feet of frontage on E Corning Road and approximately 1,320 feet of depth. The east property line runs along 311th Street. Property is currently in row crop production.
Side of Street: North side of E Corning Road
Highway Access: Illinois Route 1 (Dixie Highway) is located approximately 1 mile to the west through Beecher. Cottage Grove Avenue (Route 394 / Dixie Highway) is approximately 2 miles to the east. Interstate 394 (Lincoln Highway connector) provides access toward Chicago and the south suburbs.
Road Type: Blacktop/asphalt county road (E Corning Road; 311th Street on east boundary)
Legal Description: SE1/4 SW1/4 of Section 22, Township 33 North, 14 East, Will County, Illinois (Short legal: SESW 22-33N-14E — this represents the south half of PIN 22-22-22-300-004-0000)
Property Visibility: Good road visibility from E Corning Road across all four lots.
Largest Nearby Street: E Corning Road / 311th Street
Transportation: Village of Beecher approximately 1 mile south. Crete, Matteson, and Chicago Southland communities accessible via Route 394. Chicago approximately 40 miles north. Metra Electric District — Richton Park Station approximately 12 miles northwest.

LAND RELATED

Lot Frontage (Feet): Approximately 330 feet per lot (±1,320 feet total) on E Corning Road
Lot Depth: Approximately 1,320 feet
Buildings: No Buildings
Zoning Description: A-1, Agriculture, Will County. Permits rural residential uses including single-family dwellings. Buyers to confirm building permit requirements, setbacks, and well/septic requirements with Will County Land Use Department.
Flood Plain or Wetlands: No wetlands identified (0.00 acres). FEMA Zone X — Area of Minimal Flood Hazard, outside the 500-year floodplain (FEMA Panel 17197C0528G, effective 2/15/2019). See Wetland Map and FEMA Report included.
Topography: Rolling terrain with elevations ranging from 711.9 to 748.2 feet (36.3-foot total relief). Average elevation 729 feet. See Topo Map, Topo Contours, and Topo Hillshade included.
Soil Type: 83.1% Markham silt loam, 4 to 6 percent slopes, eroded (531C2)
9.8% Elliott silt loam, 2 to 4 percent slopes (146B)
7.1% Ashkum silty clay loam, 0 to 2 percent slopes (232A)
For more information, please see the Soil Map included, provided by Surety Maps.
Available Utilities: Electric: ComEd serves Will County and the Beecher area; road-line availability to be confirmed. Natural gas: Nicor Gas serves the Beecher area (60401 ZIP); line extension availability to be confirmed with Nicor Gas (888-642-6748). Water/Sewer: No municipal water or sewer available.

Individual well and septic systems required; confirm requirements with Will County Health Department.

FINANCIALS

Finance Data Year:

2024 Tax Year, Payable 2025

Real Estate Taxes:

Approximately \$1,446 per 10-acre lot (pro-rated — confirm per-lot taxes with Will County Assessor after parcel split)

Investment Amount:

\$250,000 per lot. All four lots available for \$1,000,000.

LOCATION

Address:

E Corning Road, Beecher, IL 60401

County:

Will County, Illinois

MSA:

Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area

PROPERTY NOTES

[Beecher, IL Demographics — Census Reporter](#)

[Beecher Community Unit School District 200U](#)

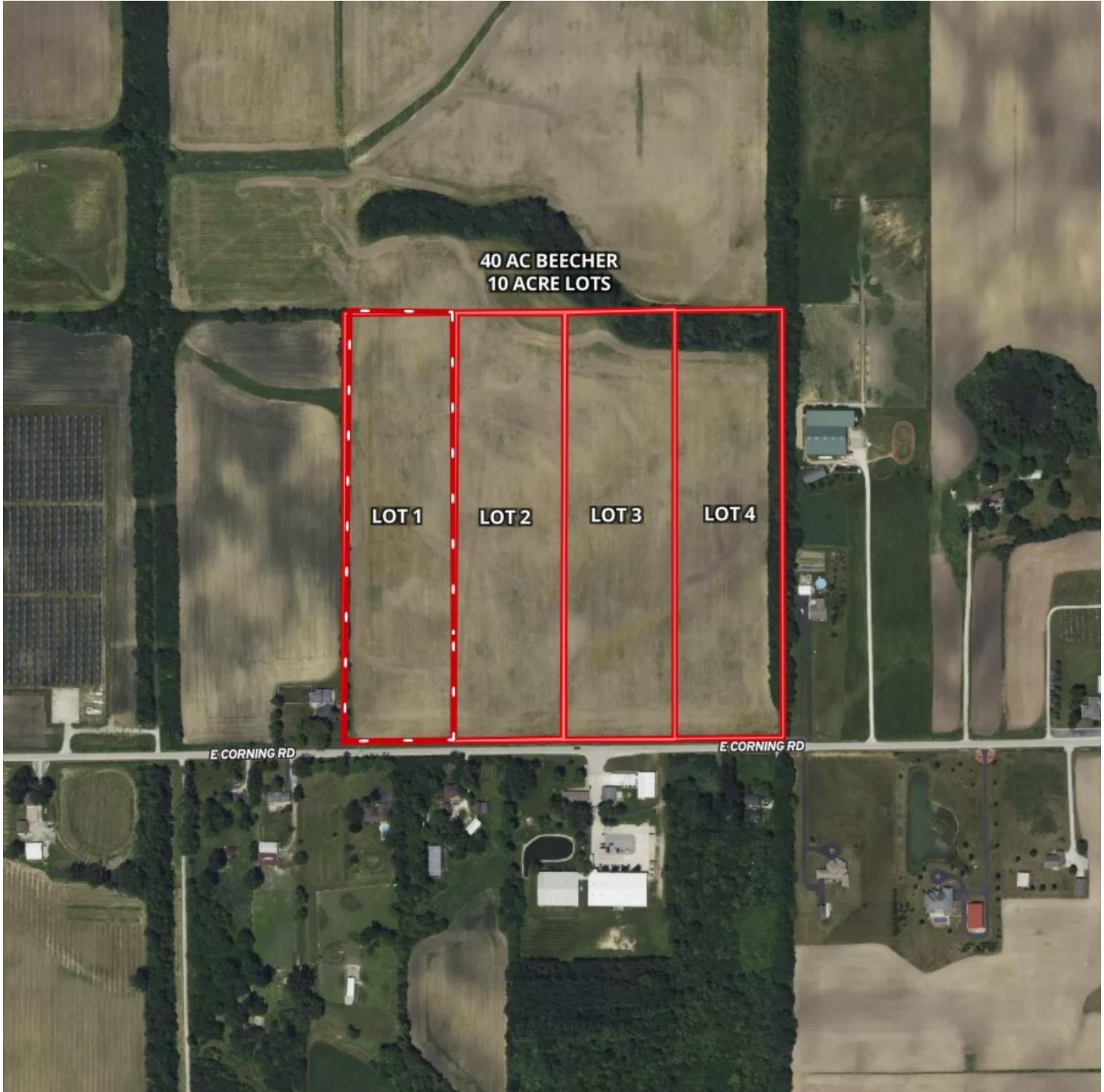
[Will County Land Use Department — Zoning & Building Permits](#)

Background: 39.70-acre parcel (south half of 80-acre PIN 22-22-22-300-004-0000) located in the SE1/4 SW1/4 of Section 22, Township 33 North, 14 East, Will County, Illinois (SESW 22-33N-14E). Owner: Engler Properties LLC. Boundary Center: 41° 19' 41.51", -87° 36' 16.05".

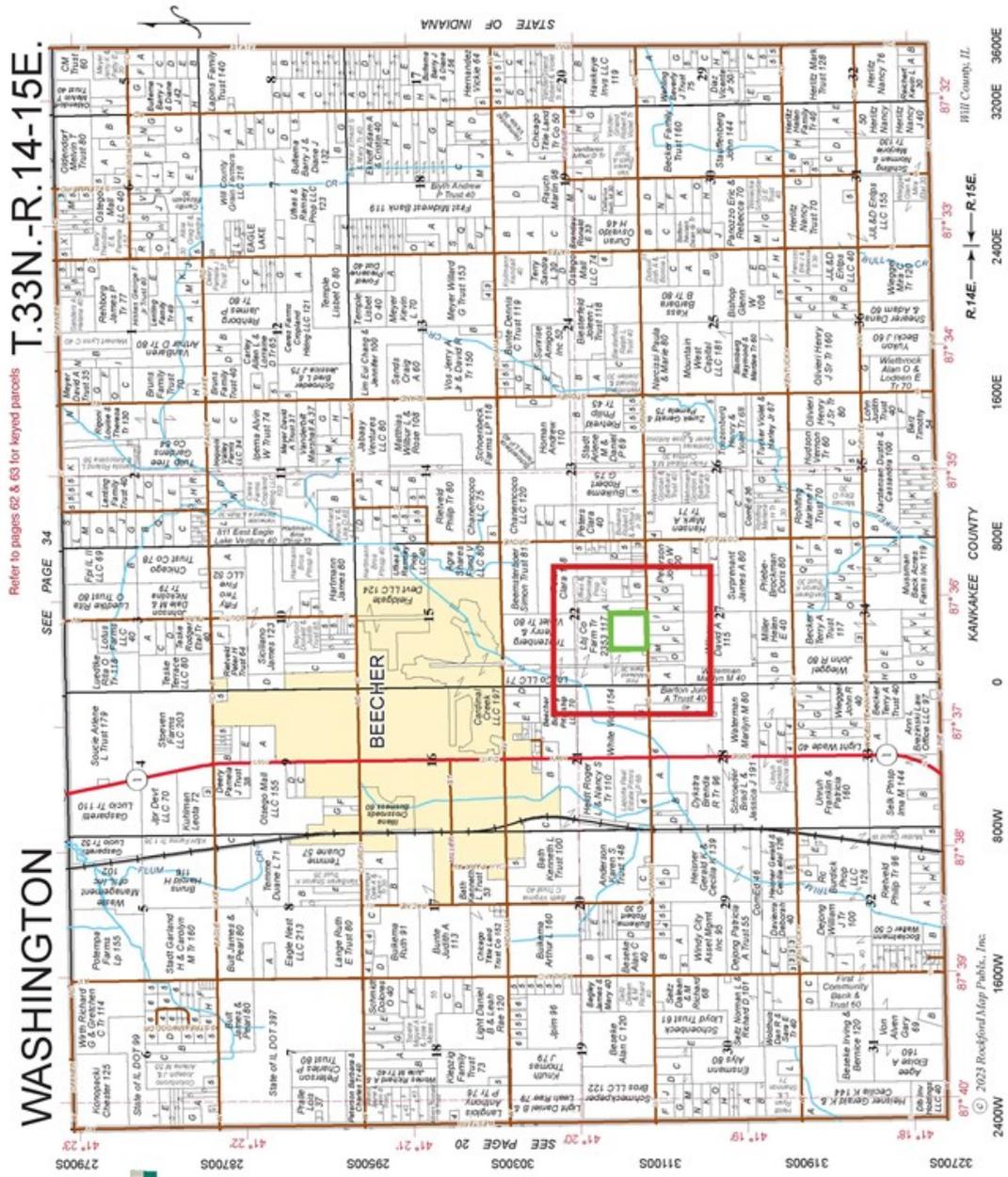
Lot Configuration: Four approximately 10-acre north-south tracts, each with approximately 330 feet of frontage on E Corning Road and approximately 1,320 feet of depth. Available individually or as a package.

Investment: Asking price is \$250,000 per lot for a total investment of \$1,000,000 for all four lots.

PROPERTY MAP



PLAT MAP



SEE PAGE 34
Refer to pages 62 & 63 for keyed parcels
T.33N.-R.14-15E.

WASHINGTON

STATE OF INDIANA

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

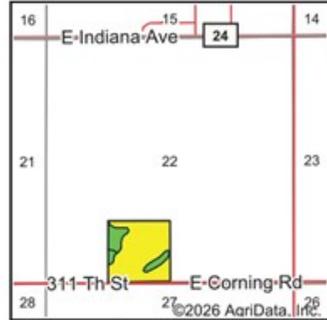
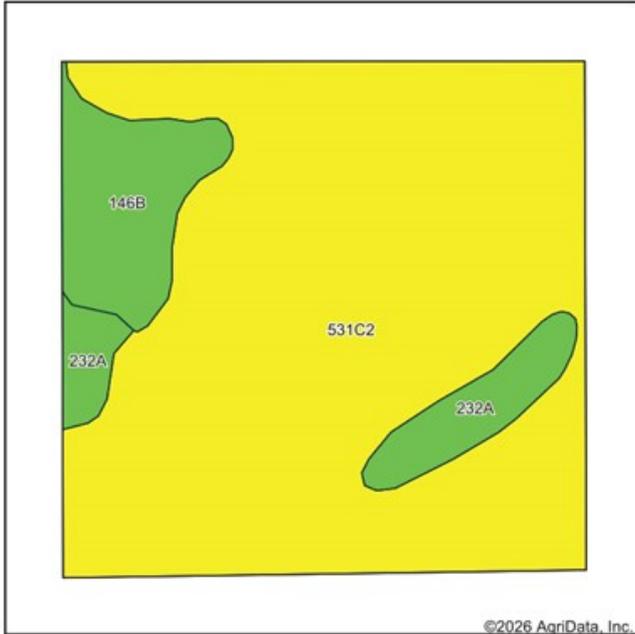
FSA AERIAL MAP

Aerial Map



SOIL MAP

Soils Map



State: Illinois
 County: Will
 Location: 22-33N-14E
 Township: Washington
 Acres: 39.7
 Date: 3/11/2026



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	33.00	83.1%		**153	**49	**113
**146B	Elliott silt loam, 2 to 4 percent slopes	3.88	9.8%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.82	7.1%		**170	**56	**127
Weighted Average					155.5	60	115.1

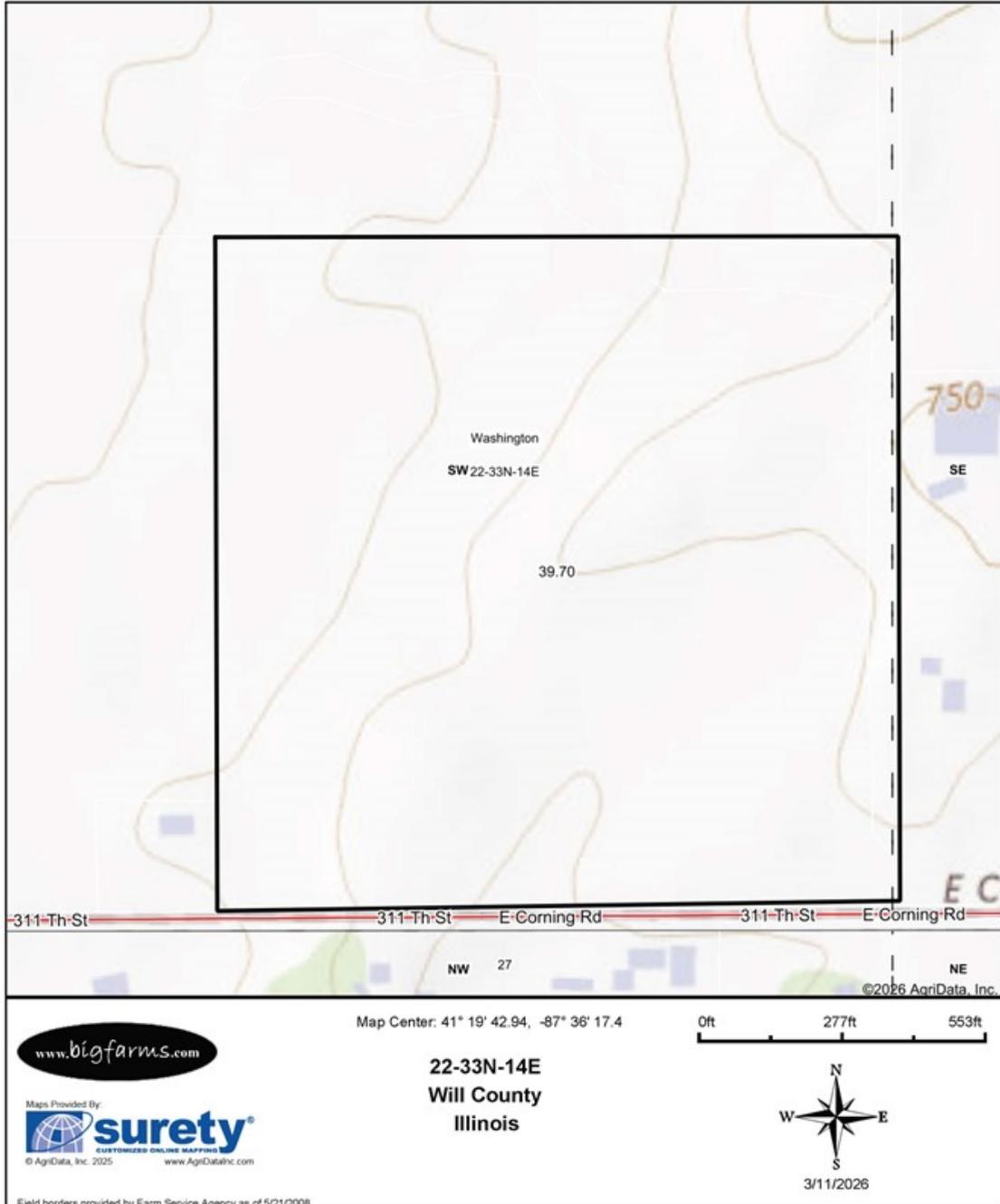
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.
 ** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

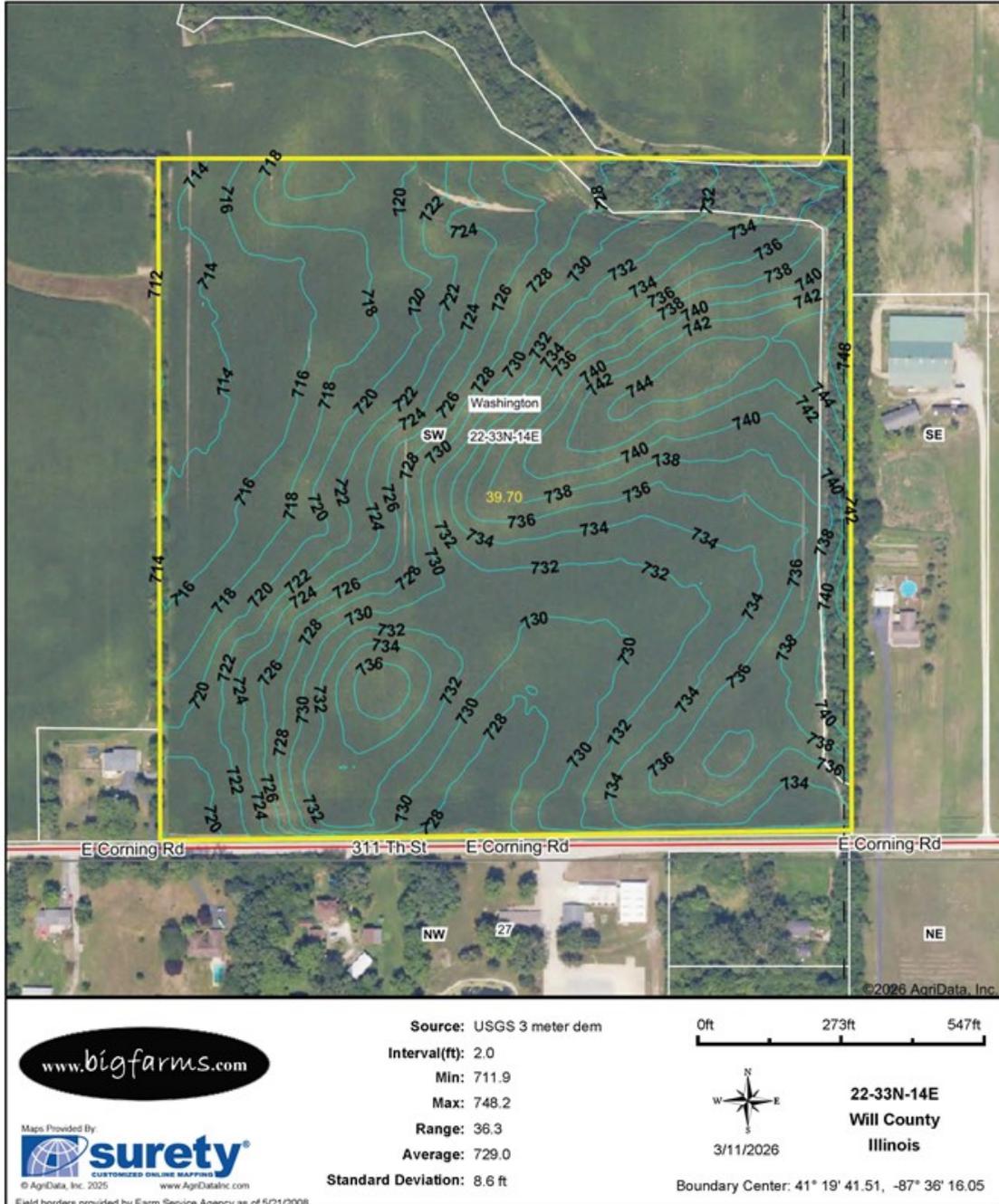
TOPO MAP

Topography Map



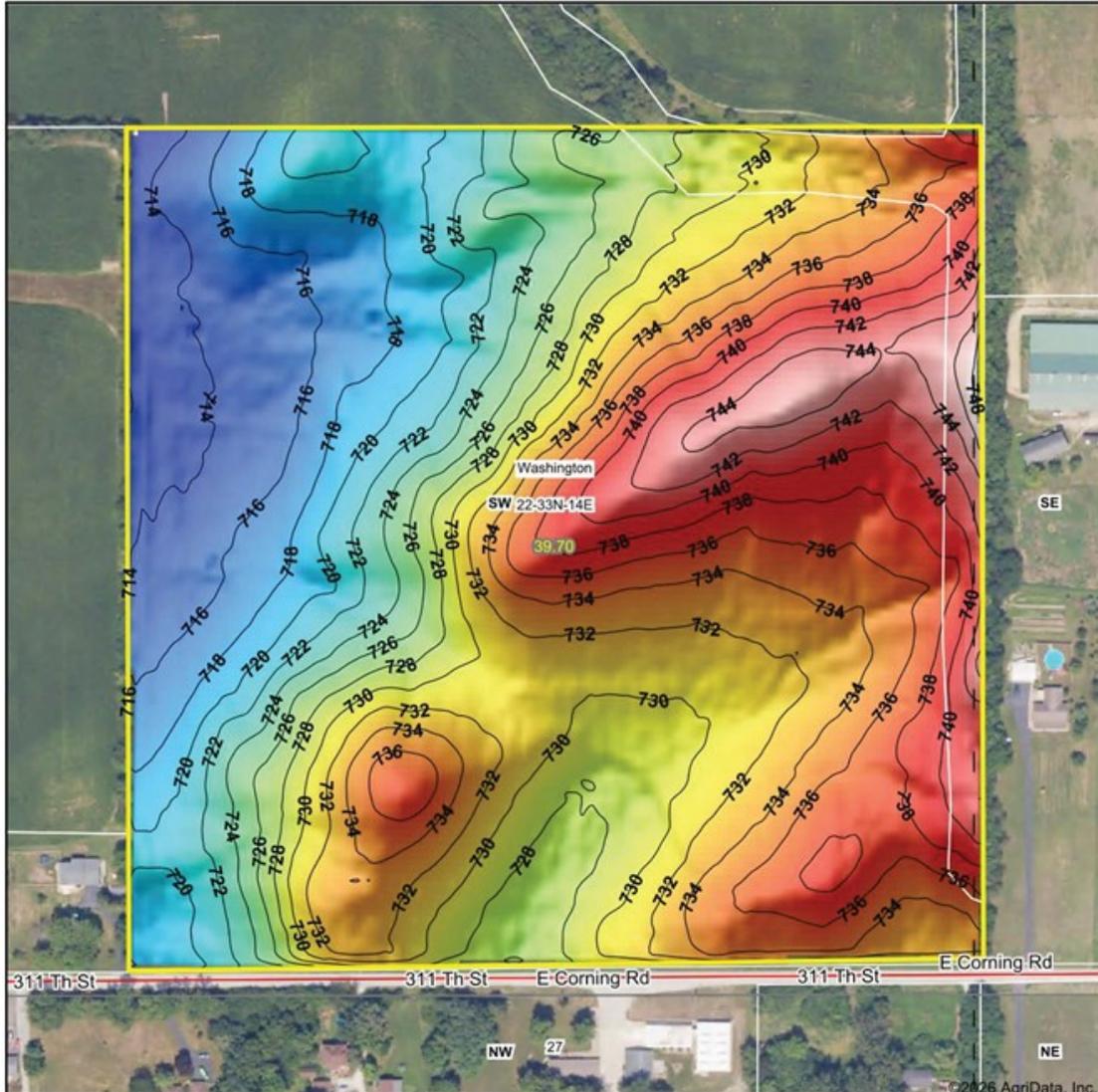
TOPO CONTOURS MAP

Topography Contours



TOPO HILLSHADE MAP

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 711.9
 Max: 748.2
 Range: 36.3
 Average: 729.0
 Standard Deviation: 8.6 ft

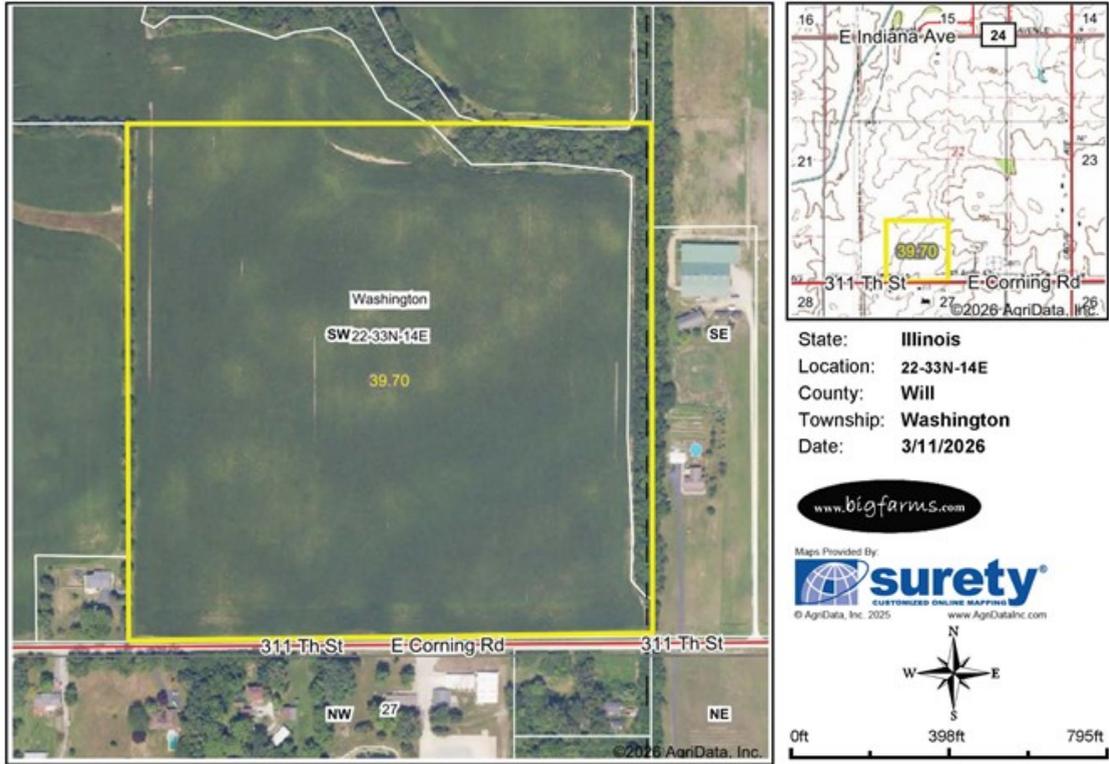


22-33N-14E
 Will County
 Illinois

Boundary Center: 41° 19' 41.51, -87° 36' 16.05

WETLAND MAP

Wetlands Map



State: **Illinois**
 Location: **22-33N-14E**
 County: **Will**
 Township: **Washington**
 Date: **3/11/2026**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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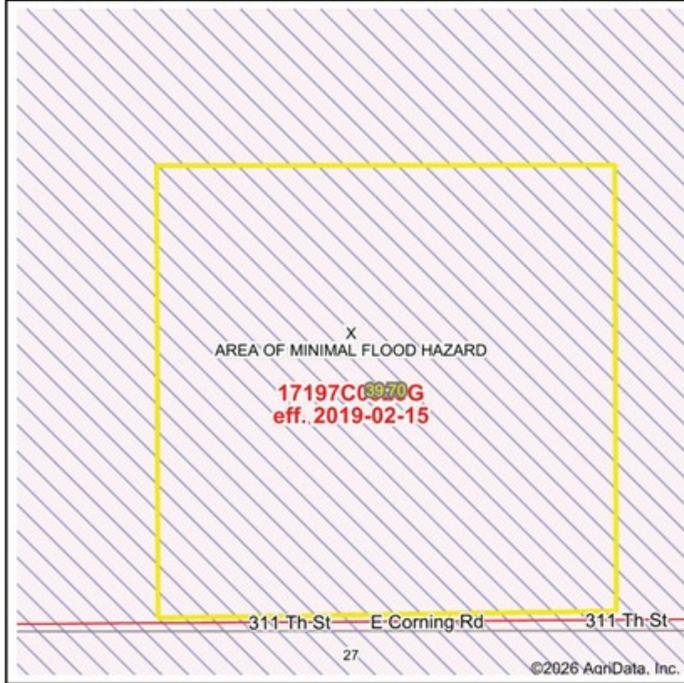
Classification Code	Type	Acres
		Total Acres 0.00

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

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

FEMA MAP

FEMA Report



Map Center: 41° 19' 42.94, -87° 36' 17.4
 State: IL Acres: 39.7
 County: Will Date: 3/11/2026
 Location: 22-33N-14E
 Township: Washington



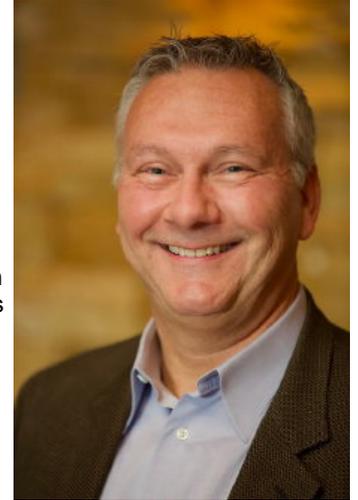
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	39.7	100%
Total				39.7	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	39.7	100%	
Total			39.7	100%	
Panel	Effective Date	Acres	Percent		
17197C0528G	2/15/2019	39.7	100%		
Total			39.7	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.**

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