

40 ACRE BEECHER FARM

2900 E. Brunswick 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:	Washington
Gross Land Area:	40 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production
Total Investment:	\$276,000.00
Unit Price:	\$6900.00 per Acre
Productivity Index (PI):	114.8
Buildings:	No Buildings on this Parcel



This productive relatively flat 40 acre Beecher farm is located at the NW corner of the intersection of Klemme Road and East Brunswick Road in the Village of Beecher, Will County, IL. This property is 1 mile west of the Illinois Indiana border.

Beecher is uniquely located less than an hour from downtown Chicago in rapidly growing Will County. Served by Illinois Route 1, access to Interstate 80-94 is only twenty minutes north. I-57 can be accessed within 15 minutes to the west and I-55 is only 30 minutes to the west. State roads to the east can access I-65 in Indiana in just 40 minutes.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 Acre Beecher Farm
Tax ID Number/APN: 22-23-06-100-003-0000
Possible Uses: Agriculture and development potential
Zoning: A-1

AREA & LOCATION

School District: Beecher Community Unit School District 200U
Beecher Elementary School Grade K-5
Beecher Junior High School Grade 6-8
Beecher High School Grade 9-12

Location Description: This 40 acre parcel is located north east of downtown Beecher, 1 mile west of the Illinois/Indiana border at the intersection of Klemme Road and 2900 E. Brunswick Road.

Site Description: The 40 acre farm is relatively flat, with a good productivity index of 114.8. Very nice corner parcel of quality farmland.

Side of Street: The 40 acre property is north of Brunswick road and west of Klemme road.

Highway Access: Illinois 394/Calumet Expressway is 5 miles to the northwest of the property.

Road Type: Tar & chip road surface.

Property Visibility: The intersection this 40 acre parcel sits on has 2000 cars travel through it each day.

Largest Nearby Street: Eagle Lake road is less than a mile to the south and west. Goodenow road is less than a mile to the north.

Transportation: Illinois Route 394 is 5 miles from the property with access to I-80 14 miles north. I-57 is 15 minutes to the west.

The Crete, IL Horse Track Metra Station is 6.5 miles north off of US Route 1.

LAND RELATED

Lot Frontage (Feet): The property has 1300 feet of frontage along Brunswick road and 1300 feet along Klemme road.

Tillable Acres: There are 39.2 tillable acres on this property.

Lot Depth: The 40 acre parcel is relatively square with a lot depth of 1300 feet.

Buildings: There are no buildings on this property.

Flood Plain or Wetlands: There is a section of FEMA zone A on the northwest corner of the property. See the FEMA report located in the brochure, for more detail.

Topography: The 40 acre parcel is relatively flat with an elevation variances of 2 to 4 feet. See the topography and contours map for further detail.

FSA Data: 39.32 Cropland Acres
Corn base is 19.4 acres and the PLC yield is 112 bushels per acre.
Soybean base is 19.5 acres and the PLC yield is 36 bushels per acre.
Total base acres 38.8.

Soil Type: Ashkum Silty Clay Loam (232A)
Ozaukee Silt Loam (530C2)
Peotone Silty Clay Loam (330A)
Blount Silt Loam (23B)

FINANCIALS

Finance Data Year: 2018 taxes Paid in 2019

Real Estate Taxes: \$934.02 or \$23.35 per acre were paid in taxes in 2019.

Investment Amount: The total investment for this property is \$276,000.00 or \$6900.00 per acre.

LOCATION



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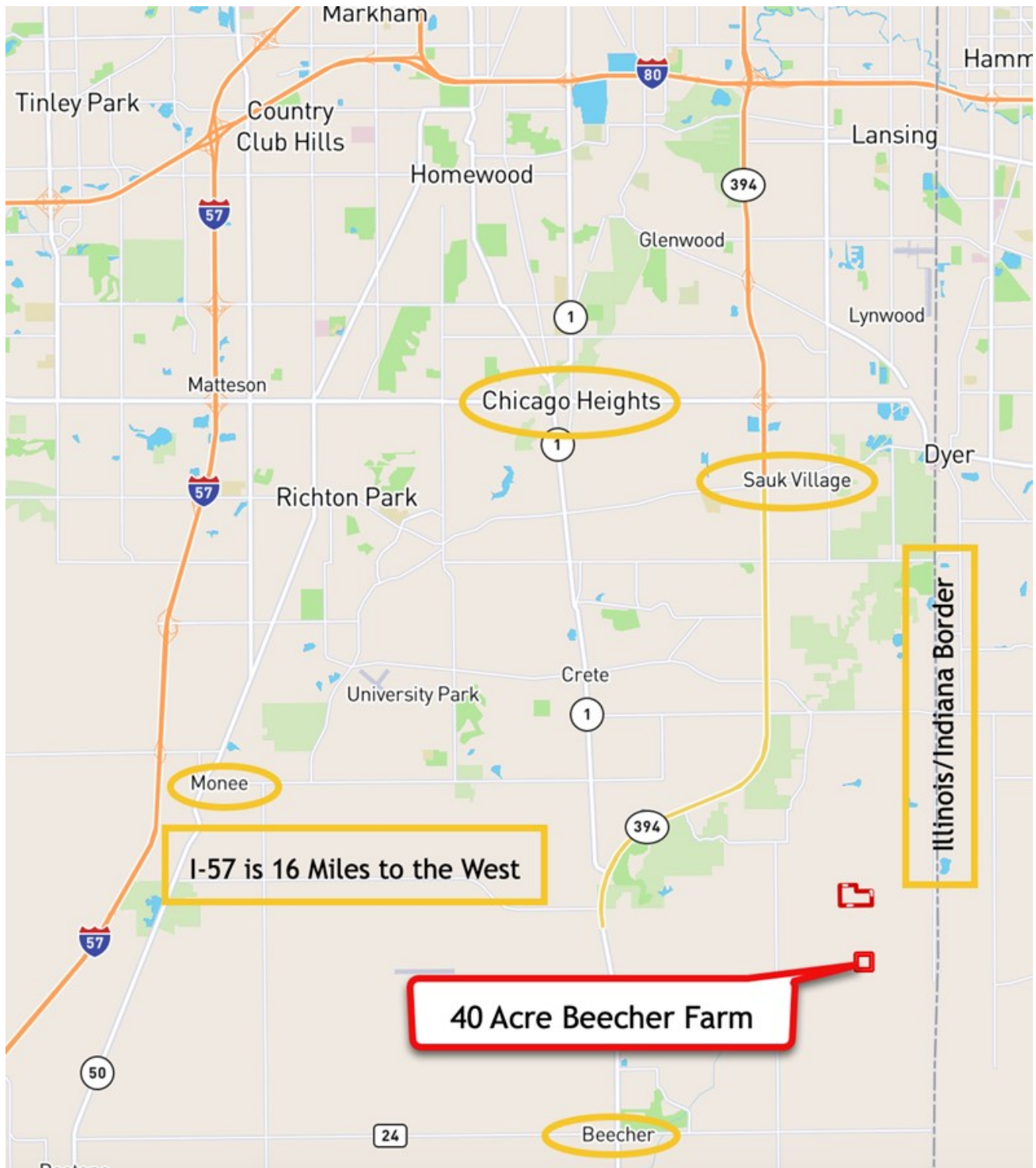
Address: 2900 E Burnswick Road
Beecher, IL 60401
(Estimated address based on Plat Map)

County: Will County

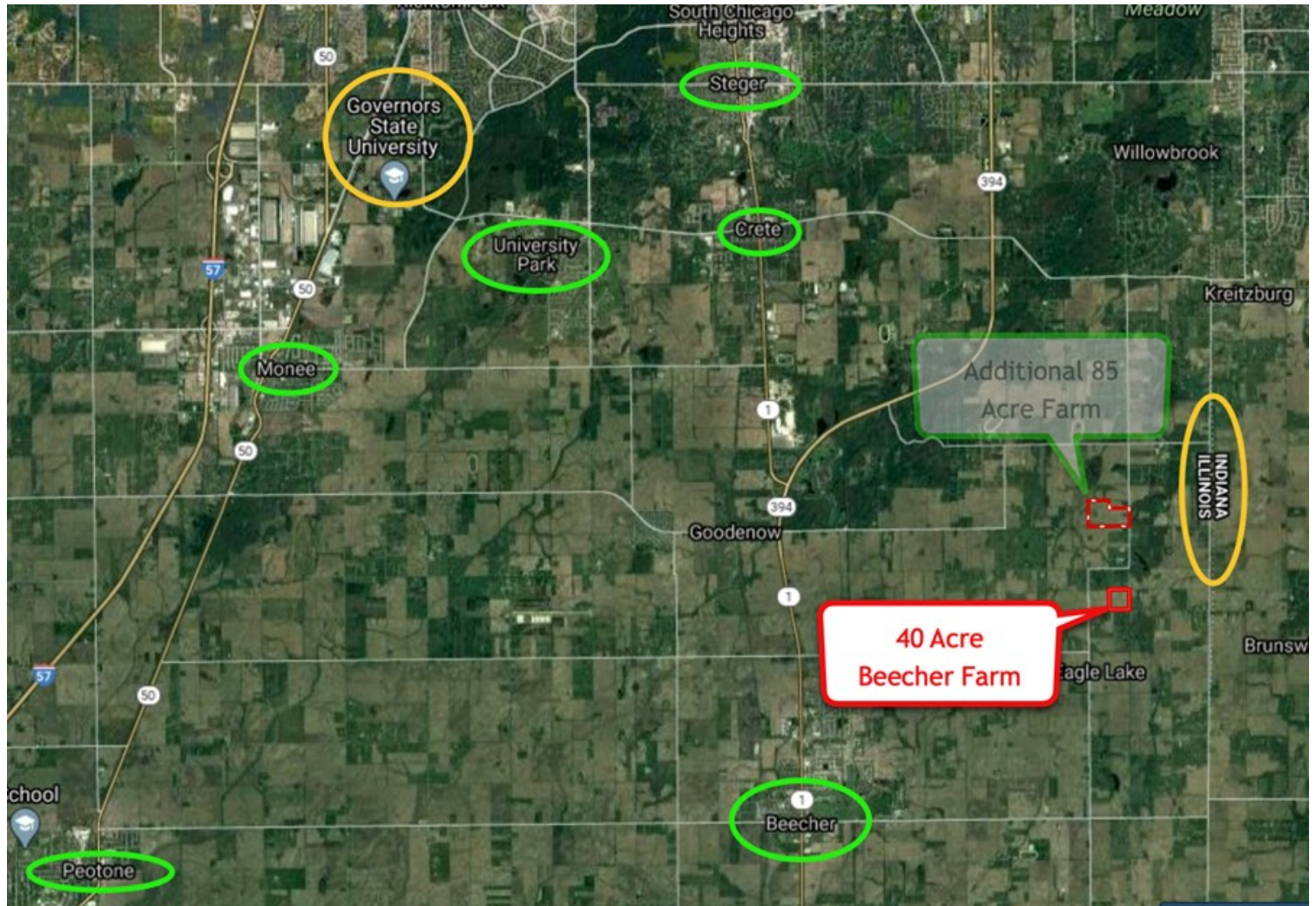


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ROADWAY MAP FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.



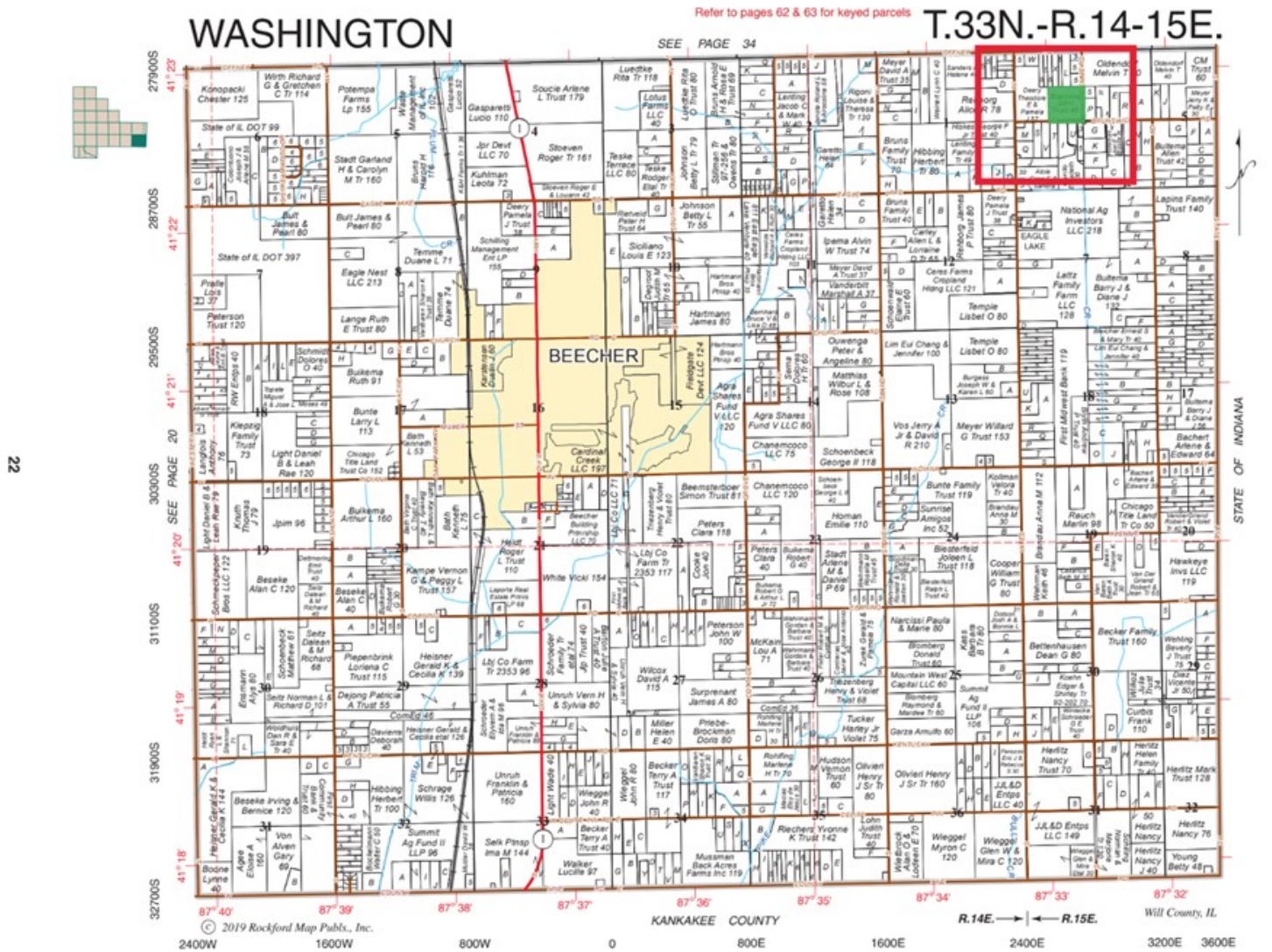
AREA MAP FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.



AERIAL MAP FOR THE 40 ACRE BEECHER FARM WASHINGTON TOWNSHIP, WILL COUNTY, IL

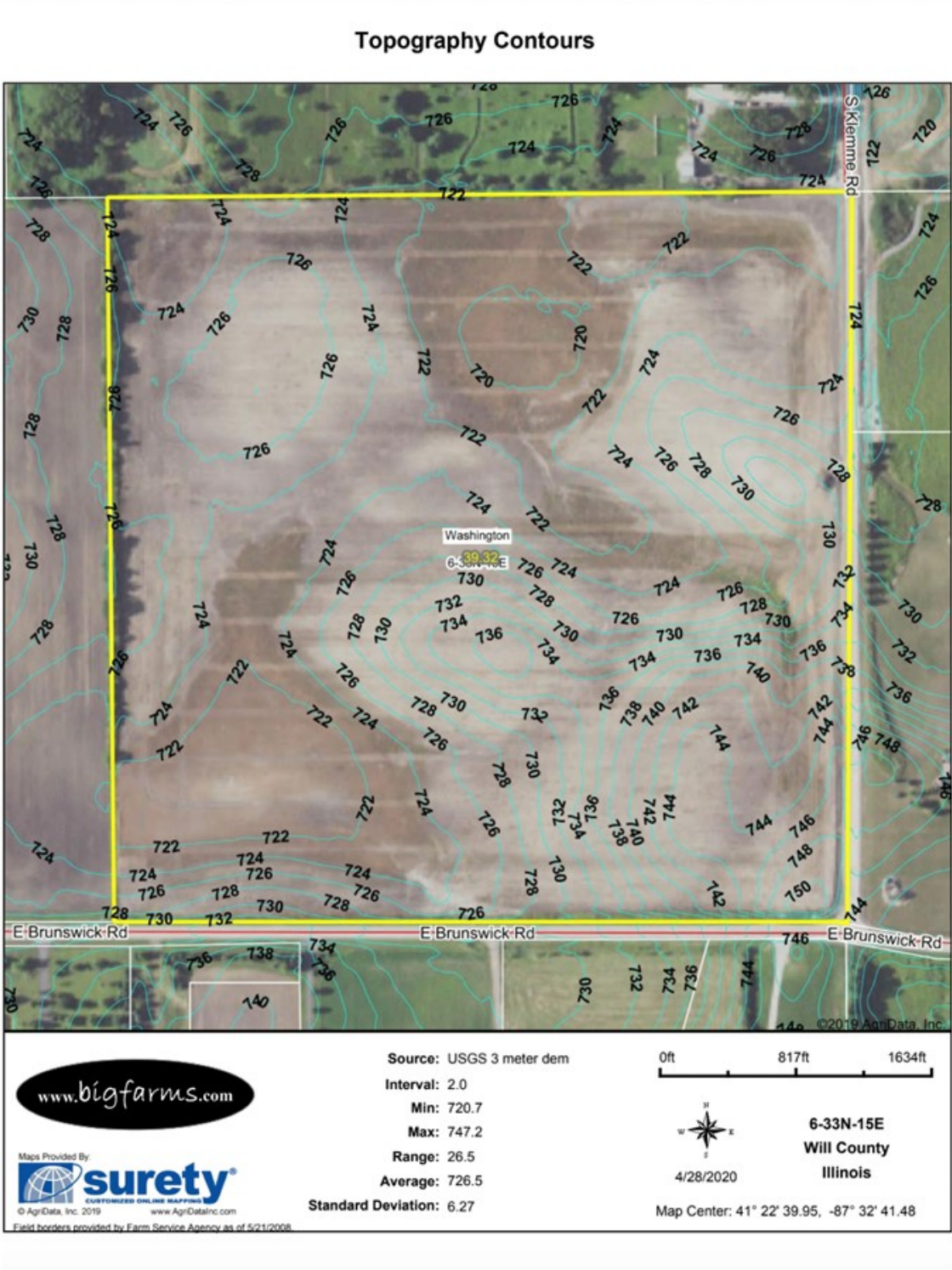


PLAT MAP FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.

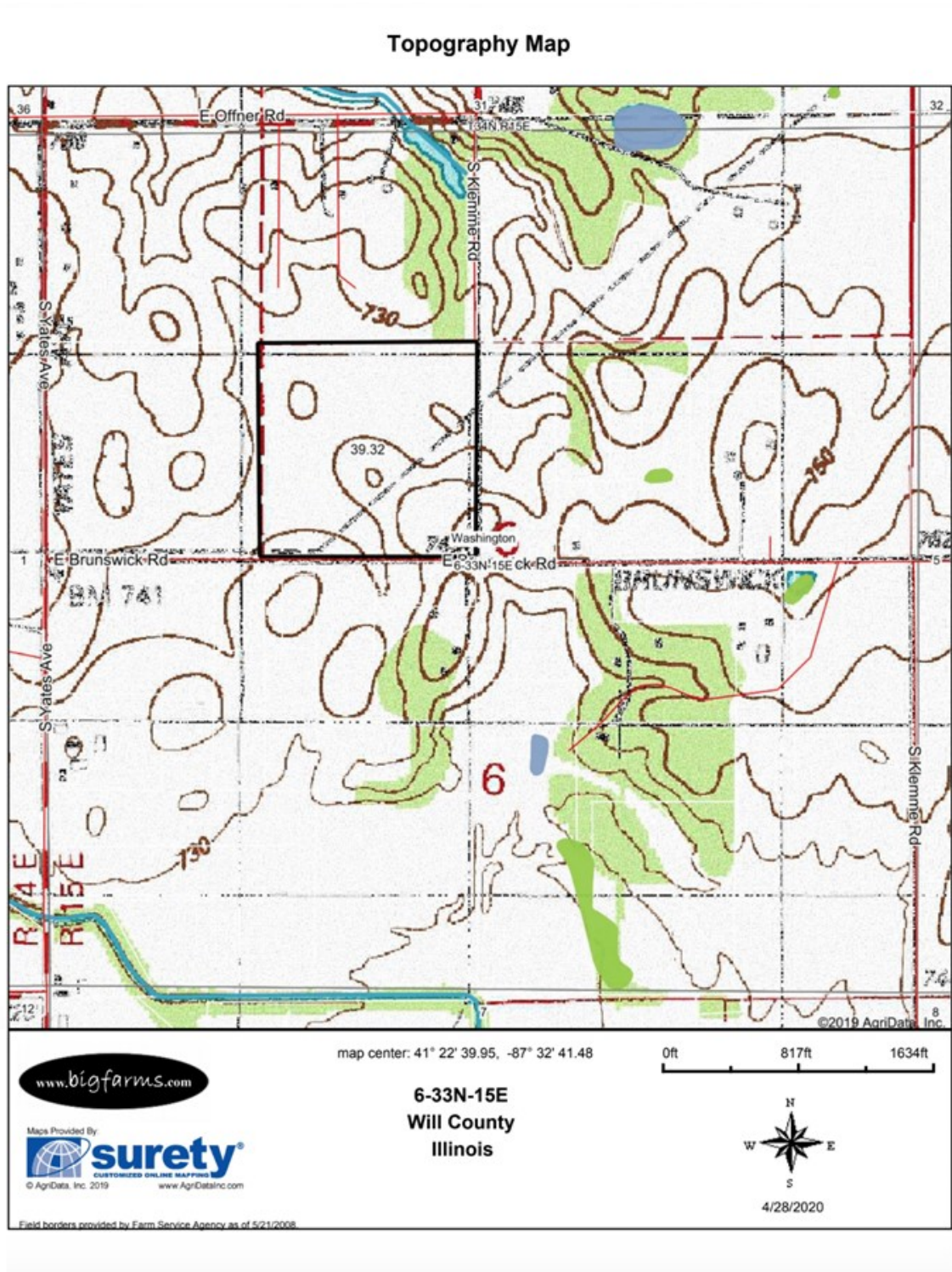


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

CONTOURS MAP FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.

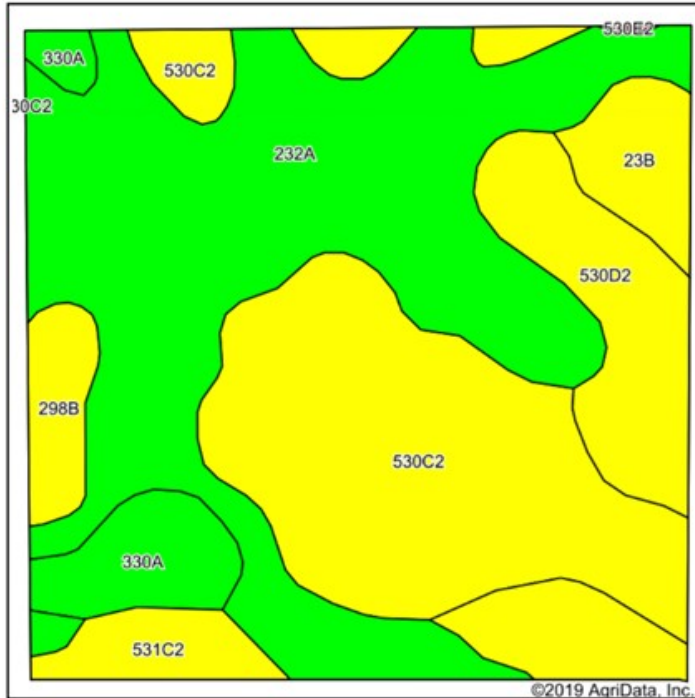


TOPOGRAPHY MAP FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.

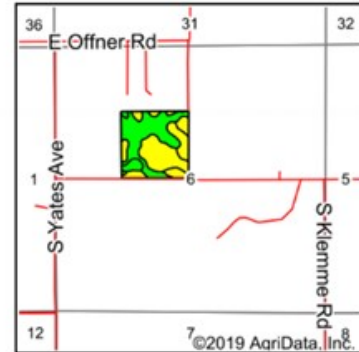


SOIL MAP FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **6-33N-15E**
Township: **Washington**
Acres: **39.32**
Date: **4/28/2020**



Maps Provided By:
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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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.79	42.7%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	11.38	28.9%		**143	**45	**104
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	5.16	13.1%		**140	**44	**101
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.07	5.3%		164	55	123
**23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	1.49	3.8%		**138	**47	**104
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1.25	3.2%		**147	**48	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	1.18	3.0%		**150	**50	**113
Weighted Average					155.4	50.4	114.8

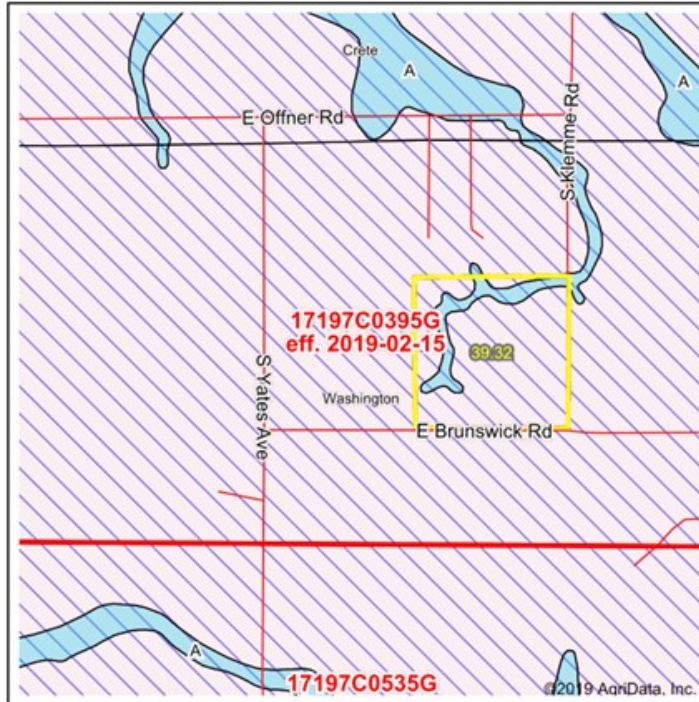
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

FSA MAP FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.



FEMA REPORT FOR THE 40 ACRE BEECHER FARM IN WASHINGTON TOWNSHIP, WILL COUNTY IL.

FEMA Report



State: IL Acres: 39.32
County: Will Date: 5/21/2020
Location: 6-33N-15E
Township: Washington

www.bigfarms.com

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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	39.32	100%
Total				39.32	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	34.42	87.5%
A		100-year Floodplain	4.9	12.5%
Total			39.32	100%

Panel	Effective Date	Acres	Percent
17197C0395G	2/15/2019	39.32	100%
Total		39.32	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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