

## 46 AC BEECHER RT 1 FRONTAGE

**W Goodenow Road & IL-1/IL-394 N**  
**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>	Will
<b>Township:</b>	Crete
<b>Gross Land Area:</b>	46 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agriculture, Transitional, Commercial
<b>Total Investment:</b>	\$1,840,000.00
<b>Unit Price:</b>	\$40,000/acre
<b>Productivity Index (PI):</b>	111.5
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Natural Gas and Electric
<b>Zoning:</b>	Agriculture



This 46 acre parcel is located just north of the Village of Beecher in Crete Township along Illinois 394 at Dixie Highway (US 1). The site is near the proposed CSX intermodal rail yard to the Northwest. The property has a PI index of 111.5 and is mostly Ozaukee silt loam and Ashkum silty clay loam.

The Plum Grove Forest Preserve and Goodenow Grove Nature Preserve both operated by the Forest Preserve District of Will County is north and east of this corner. The Village of Crete is north of the property and the Village of Beecher is to the south.

It is also located 5.5 miles east of Bult Field and 1.5 miles south of Old Balmoral Race Track.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 46 AC Beecher Rt 1 Frontage  
**Tax ID Number/APN:** 23-15-33-300-003-0000  
**Possible Uses:** Agriculture, Transitional and Commercial  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Crete-Monee Community Unit School District 201-U  
**Location Description:** This highly visible 46 acre lot is located just south of Illinois Route 394 and Goodenow Road in Crete Township, Will County Illinois. There is approximately 1950 feet of Rt. 1 frontage. The parcel across is near Plum Grove Forest Preserve and Goodenow Nature Preserve. The former Balmoral race track is 1.5 miles north on US Route 1 and the Bult Air Field is 5.5 Miles to the southwest off Eagle Lake Road.

**Site Description:** 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. There are 1,100 acres north and west of the property that is owned by Centerpoint CSX for a possible Intermodal site.  
**Side of Street:** Level land with approximately 1950 feet of Rt. frontage.  
**Highway Access:** This property is located south of Goodenow Road and east of Illinois Route 394/US Route 1. 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:** 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 1950 feet of frontage on US-1  
**Tillable Acres:** There are approximately 45 tillable acres located on this property.

**Buildings:** There are not any buildings on this property.  
**Flood Plain or Wetlands:** There are no wetlands or FEMA flood Zones on this property.  
**Topography:** This property is relatively flat. The contours can be seen in the topography map included in the brochure.  
**Soil Type:** Beecher silt loam (298B)  
Ozaukee Silt Loam (530D2)  
Markham Silt Loam (531C2)  
Ashkum Silty Clay Loam (232A)

**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:** 2021 paid in 2022  
**Real Estate Taxes:** Taxes approximately \$30 per acre.  
**Investment Amount:** The investment amount of the 46 acres with frontage to IL-1 is \$1,840,000 or \$40,000 per acre.

### LOCATION



Mark Goodwin  
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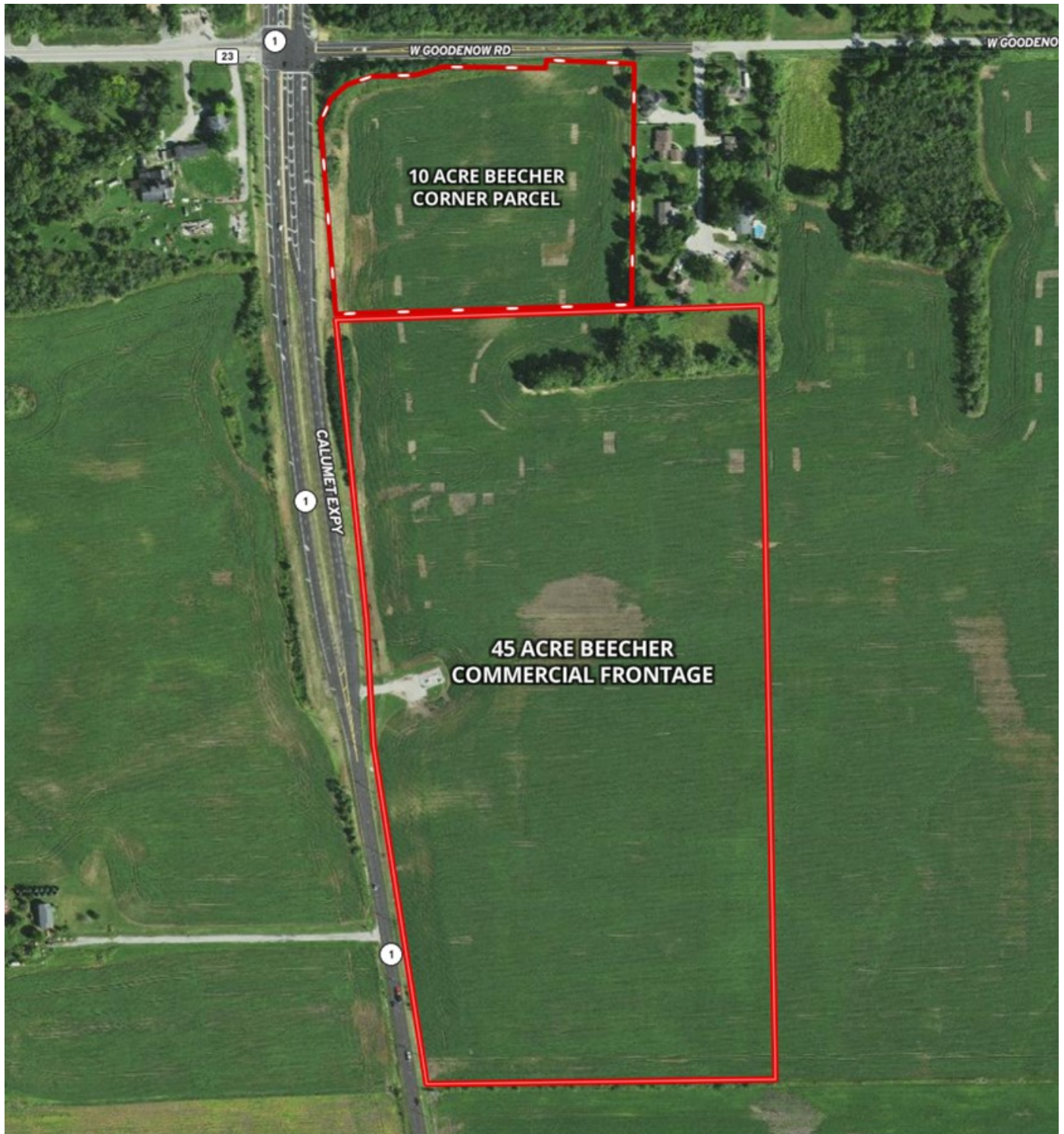
**Address:**  
**County:**

Goodenow Road & IL-1, Beecher, IL 60401  
Will County



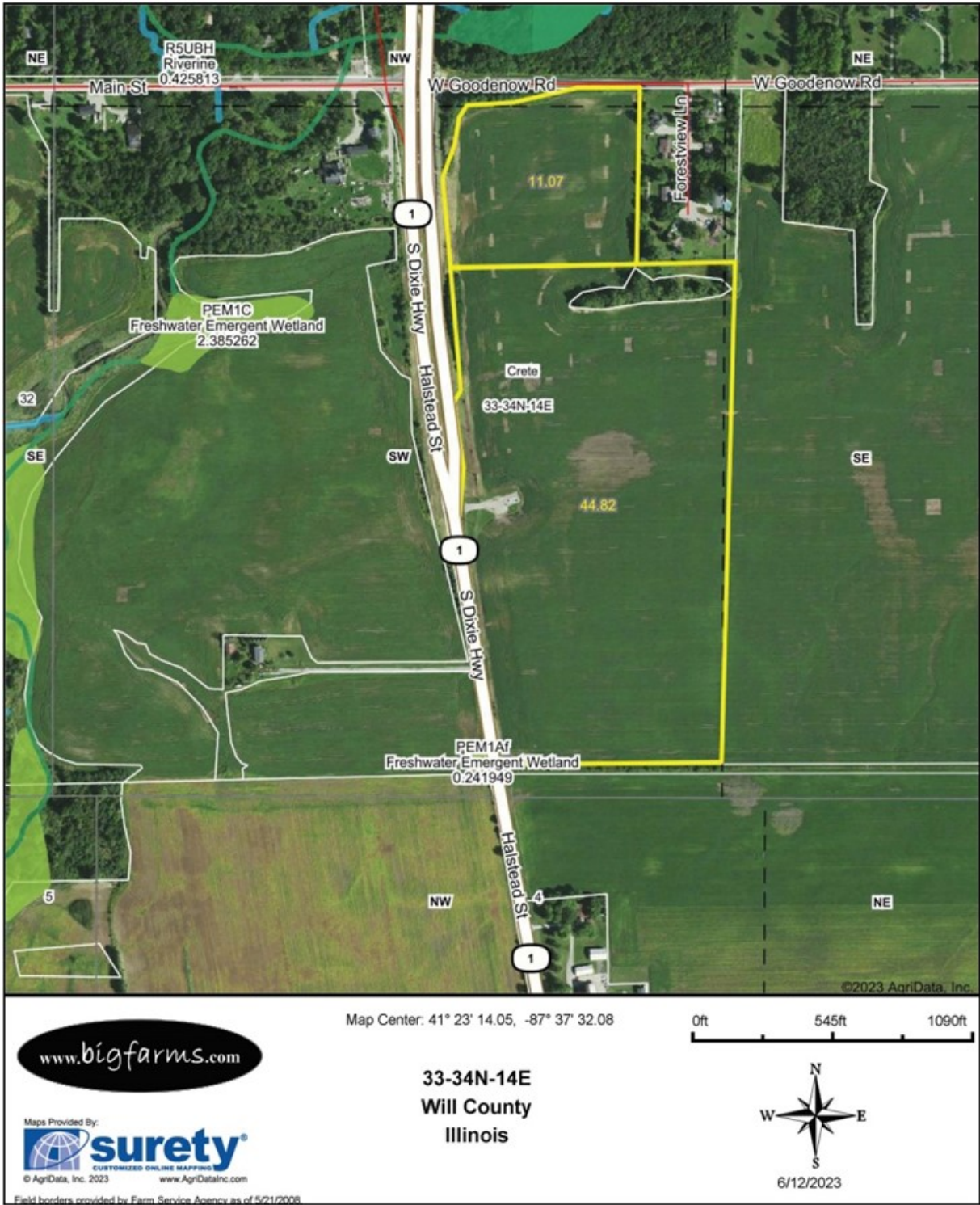
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## PROPERTY MAP



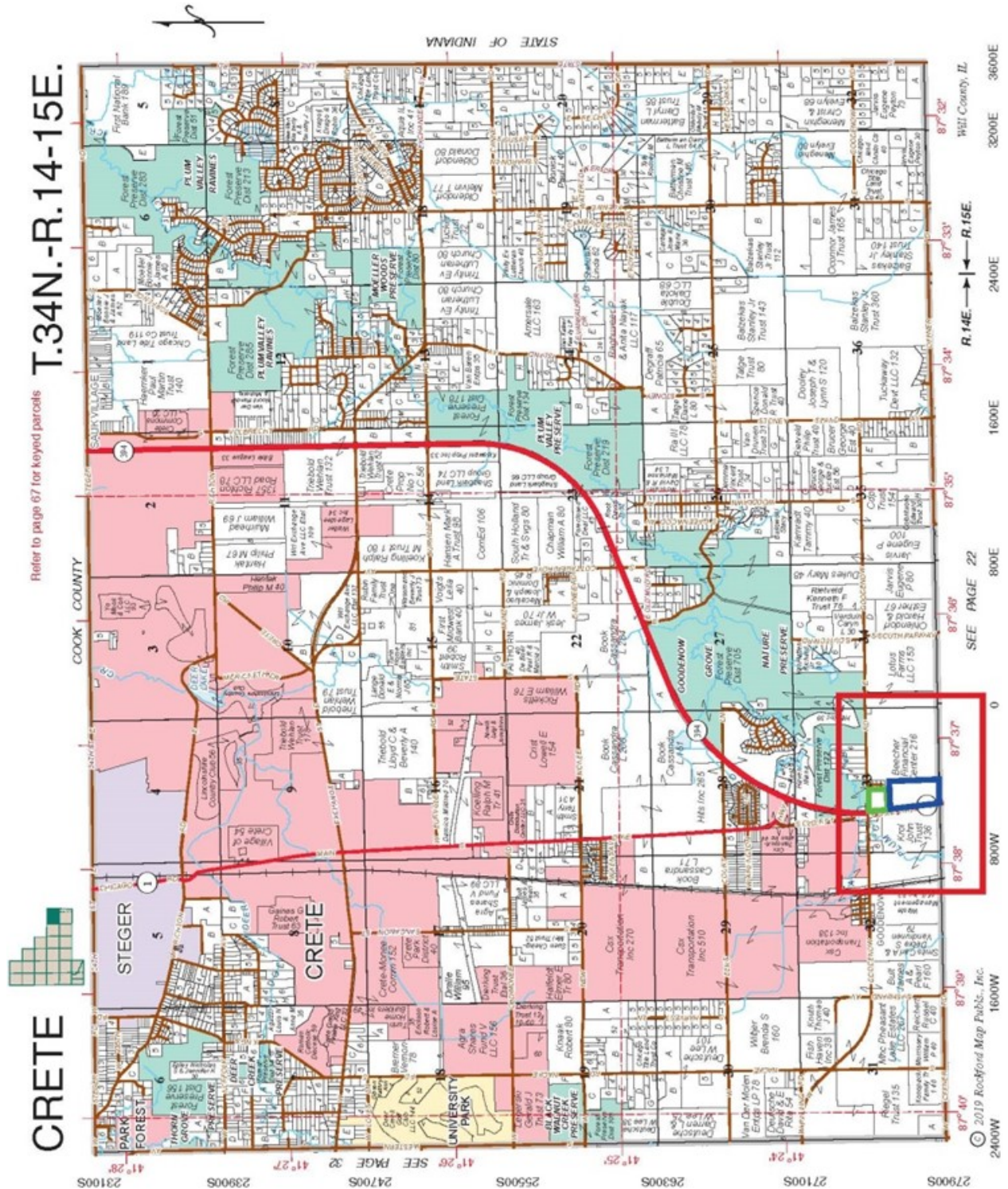


FSA AERIAL MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL





PLAT MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL



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



TRAVEL RADIUS MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL

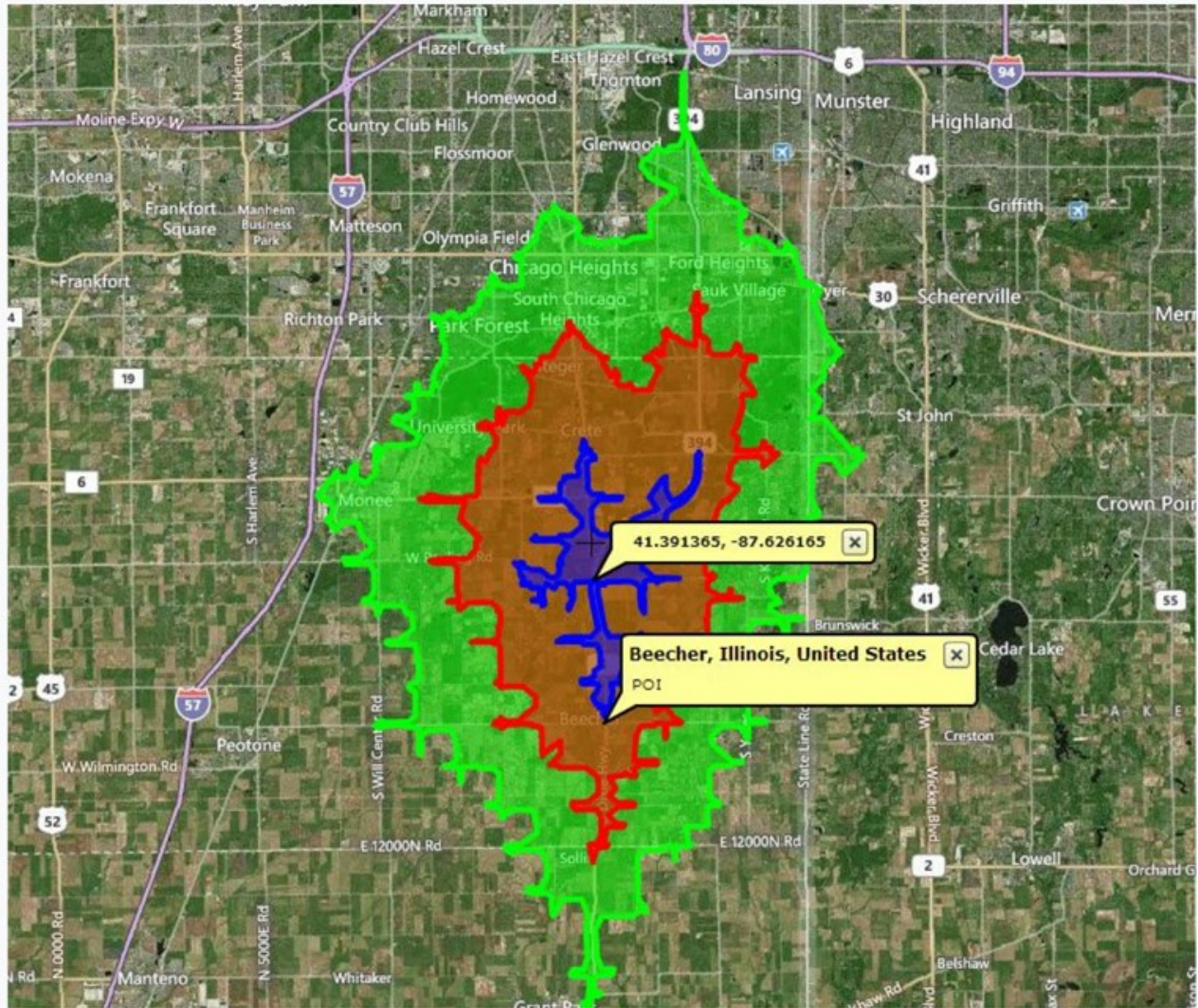
100,200,300 radius miles.jpg





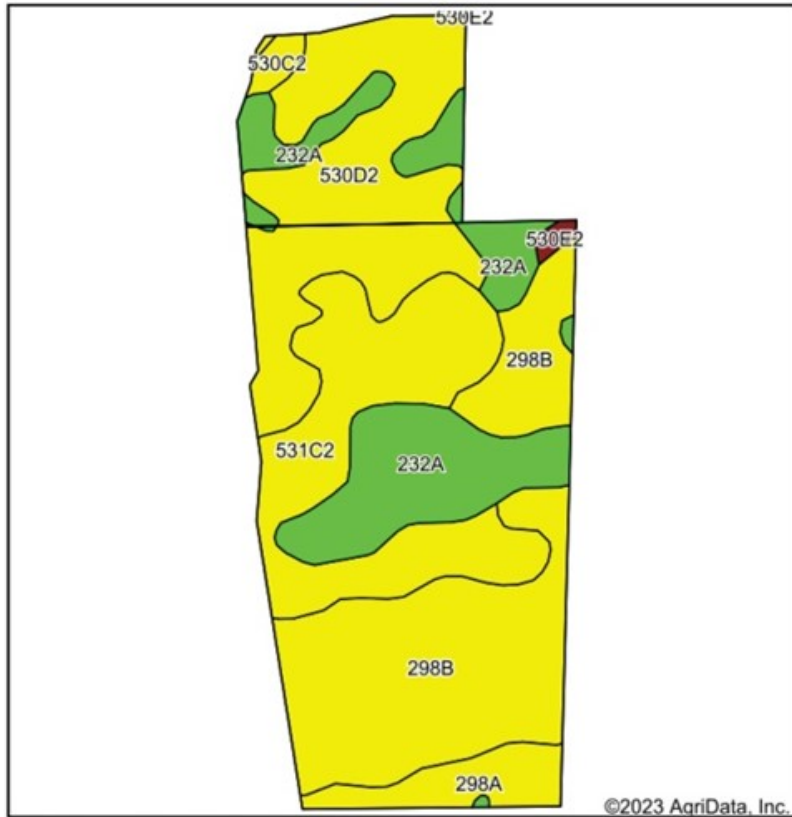
## TRAVEL TIME MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL

5,10,15, min drive time.jpg



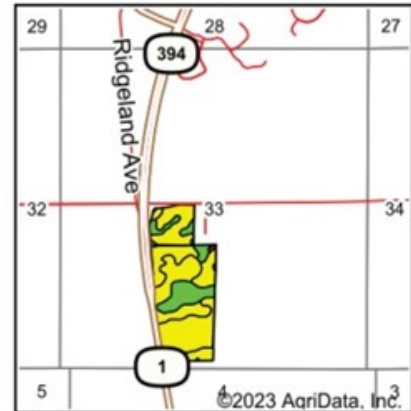


## SOIL MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL



Soils data provided by USDA and NRCS.

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State: Illinois  
County: Will  
Location: 33-34N-14E  
Township: Crete  
Acres: 55.89  
Date: 6/12/2023

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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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	16.89	30.2%		**150	**50	**113
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	13.43	24.0%		**140	**44	**101
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	11.69	20.9%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.44	18.7%		170	56	127
298A	Beecher silt loam, 0 to 2 percent slopes	2.62	4.7%		152	51	114
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	0.56	1.0%		**143	**45	**104
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.26	0.5%		**123	**39	**89
Weighted Average					150.6	49.2	111.5

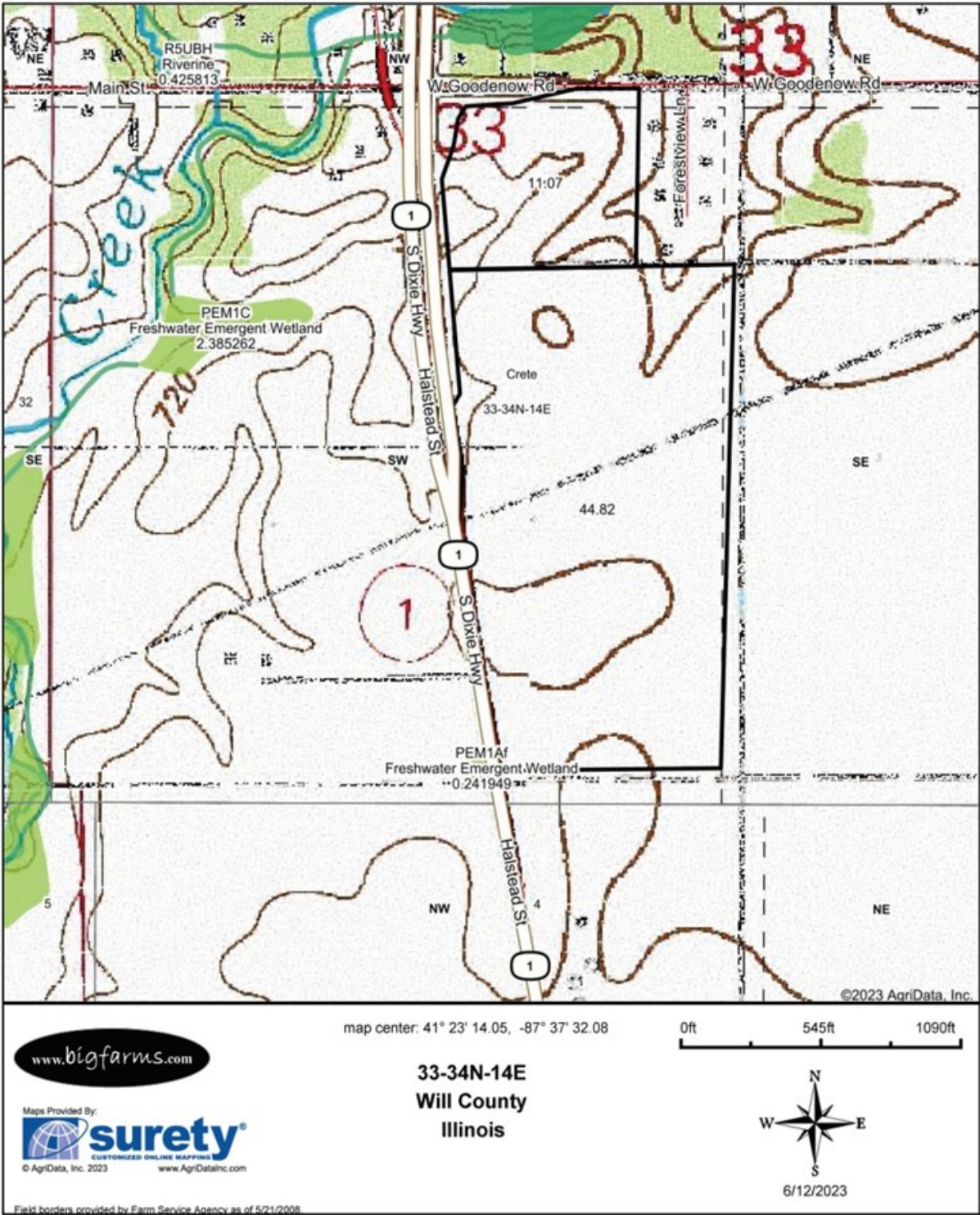
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

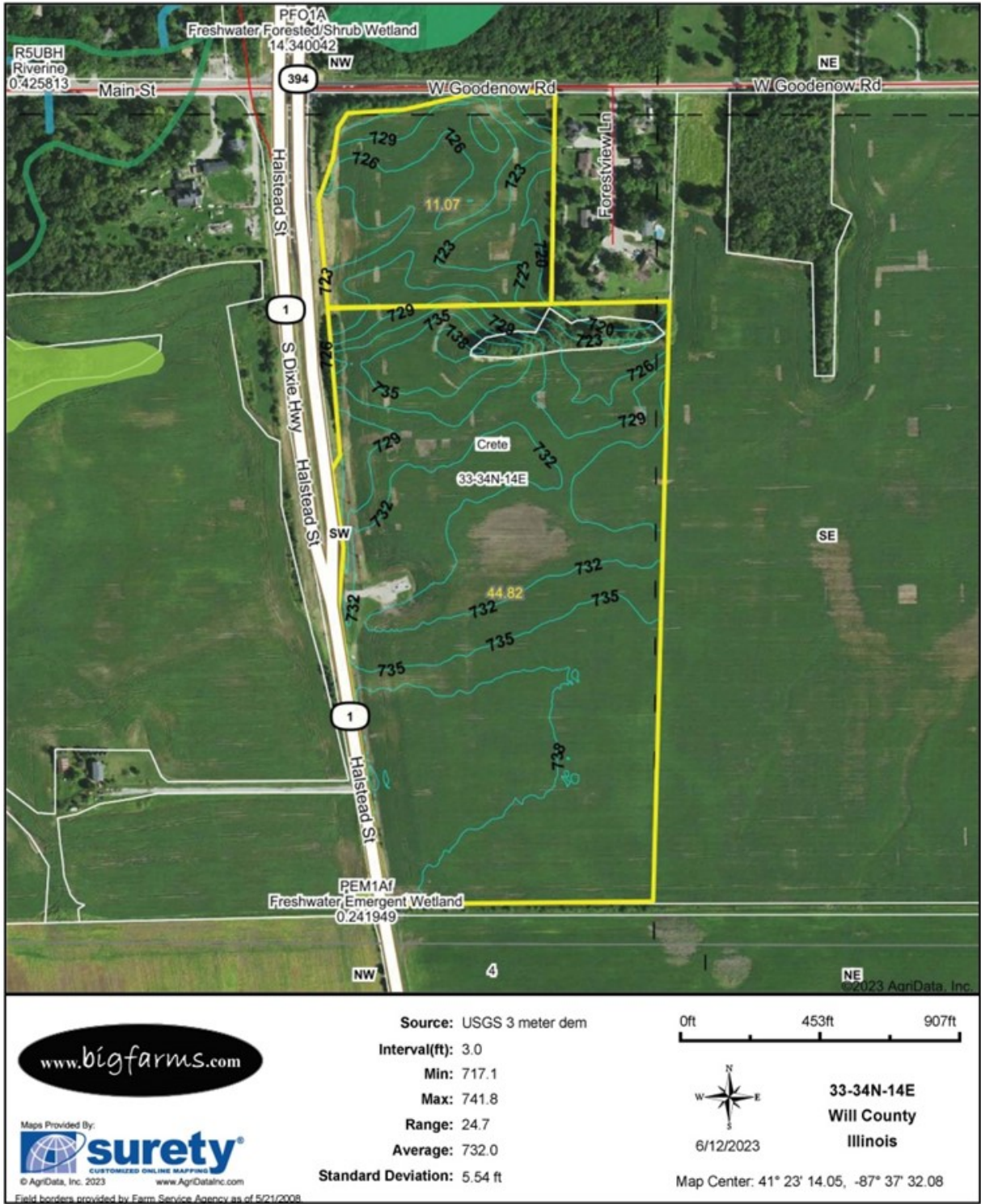
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPO MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL

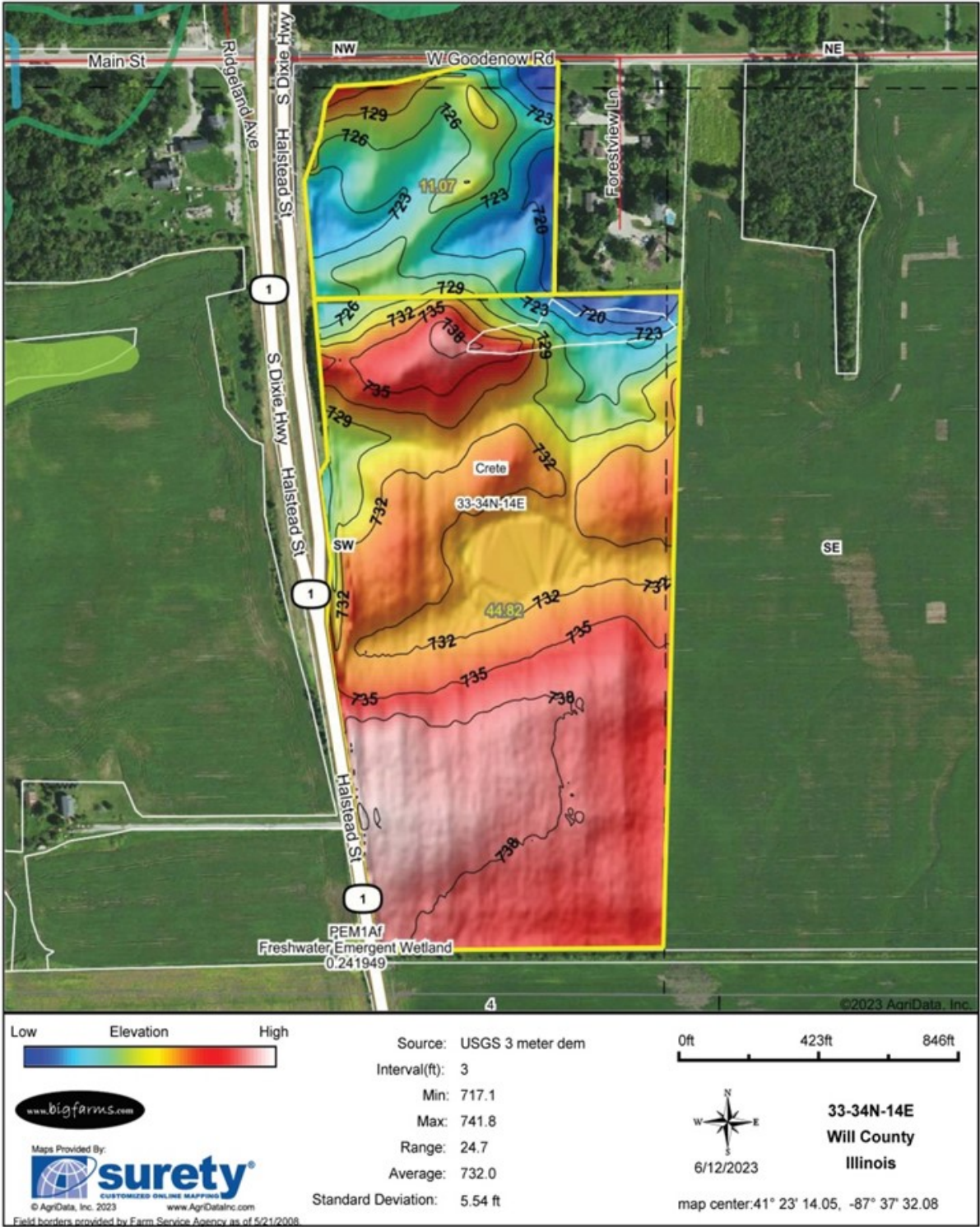




TOPO CONTOURS MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL



TOPO HILLSHADE MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL





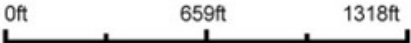
WETLANDS MAP OF 46 AC BEECHER RT 1 FRONTAGE & 10 AC CORNER PARCEL



State: Illinois  
Location: 33-34N-14E  
County: Will  
Township: Crete  
Date: 6/12/2023



Maps Provided By:  
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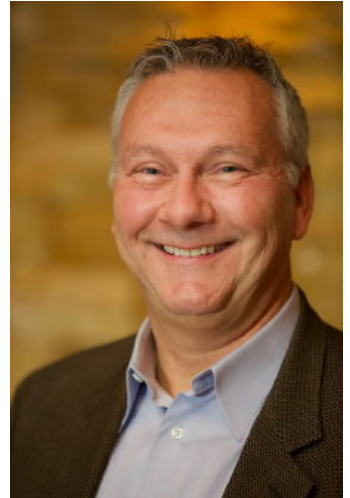
Classification Code	Type	Acres
	Total Acres	0.00

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

## 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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