

6.1 ACRE BEECHER BUILDING SITE

30860 S Yates
Beecher IL 60401

For more information contact:

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



County:	Will
Township:	Washington
Gross Land Area:	6.1 Acres
Property Type:	Residential
Total Investment:	\$150,000.00
Unit Price:	\$150,000 for 6 acre building site.
Productivity Index (PI):	The PI Index for this farmette is 112.8
Buildings:	Old set of buildings, two machine sheds, corn crib and garage. Home has been removed.
Utilities:	Electric & Propane. Private well & septic required
Zoning:	Agriculture



6.1 total acres in Washington Township, Will County. Approximately 6 acres of buildings, but no house. The buildings include two machine sheds, garage and corn crib.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 6.1 Ac Beecher Building Site
Possible Uses: Buildings are useful for equipment storage and or horses. Electric is available for a new residential home or additional buildings.
Zoning: Agriculture in the County of Will.

AREA & LOCATION

School District: Beecher Community Unit School District 200U
Location Description: On Yates Ave. 1200 feet north of Corning Road and approximately 4 miles SE of Beecher.
Site Description: relatively flat site with farm buildings.
Side of Street: West side of S. Yates Ave. 1200 feet north of Corning Road.
Highway Access: IL Rt. 1 is 3.5 miles west of the farm.
Rt 41 in Indian is approximately 5.2 miles East.
I-57 at Peotone is 15 miles west of the farm.
Road Type: Tar & Chip road surface.
Property Visibility: Excellent
Largest Nearby Street: Illinois Rt. 1 is just 3.5 miles west of the farm.

LAND RELATED

Lot Frontage (Feet): 500 feet of frontage on S. Yates Ave.
Buildings: Several out buildings. Two machine sheds, corn crib, and garage. House has been removed.
Flood Plain or Wetlands: None known, see the wetlands map and the FEMA Report located in the brochure.
Topography: Relatively flat building site.
Soil Type: Ashkum silty clay loam (232A)
Markham silt loam (531C2)
Peotone Silty Clay Loam (330A)
Available Utilities: Electric is at the farmstead, well and septic are needed for future residential use. There is a well and septic fields in place, but no guarantee to there functionality.

FINANCIALS

Finance Data Year: 2018 taxes paid in 2019
Real Estate Taxes: The total tax bill for this 80 acre parcel including the buildings is \$4,751.42 or \$59.02 per acre.
Investment Amount: The asking price for this parcel is \$150,000 for buildings and six acres.

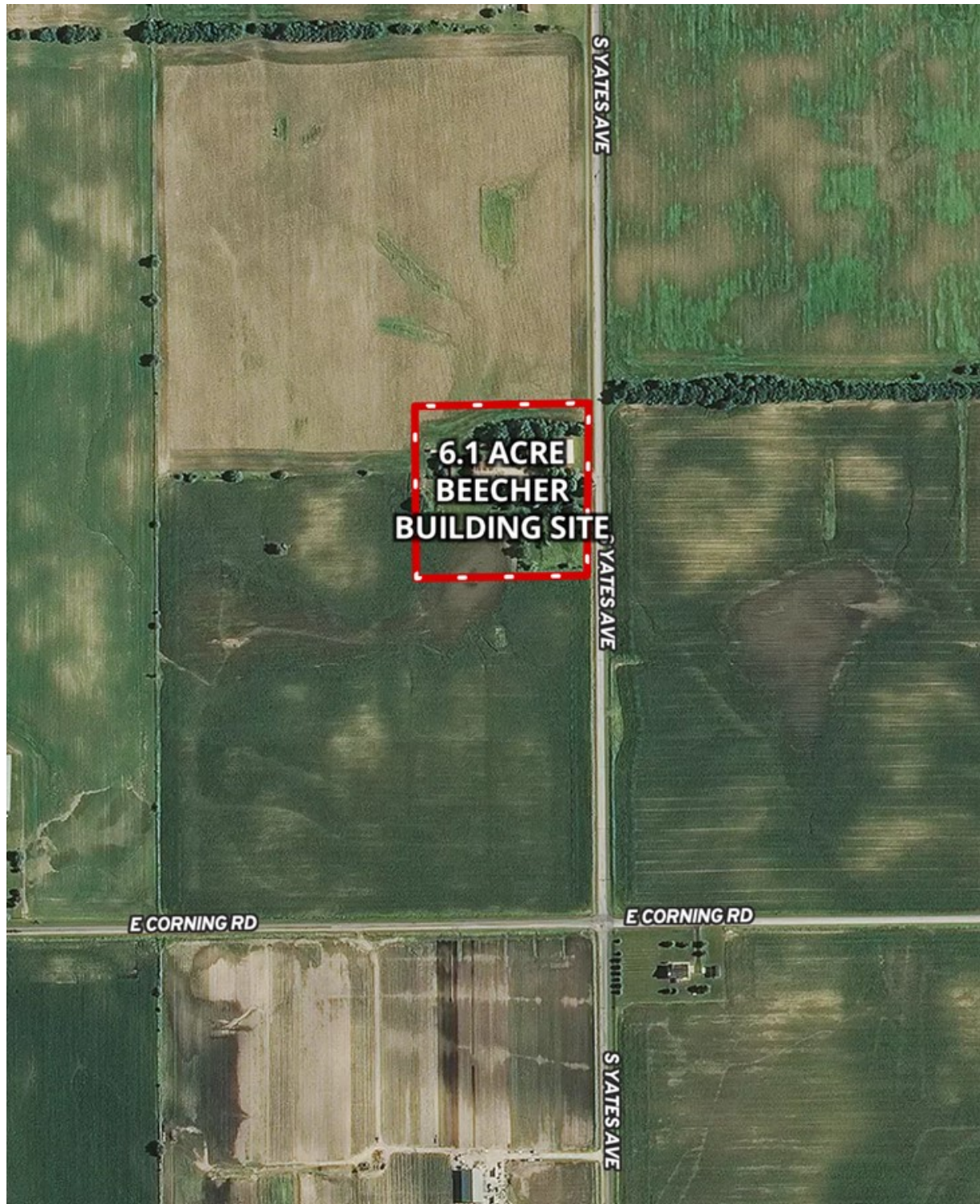
LOCATION

Address: 30860 S. Yates Ave.
Beecher, IL 60401
County: Will County, Illinois

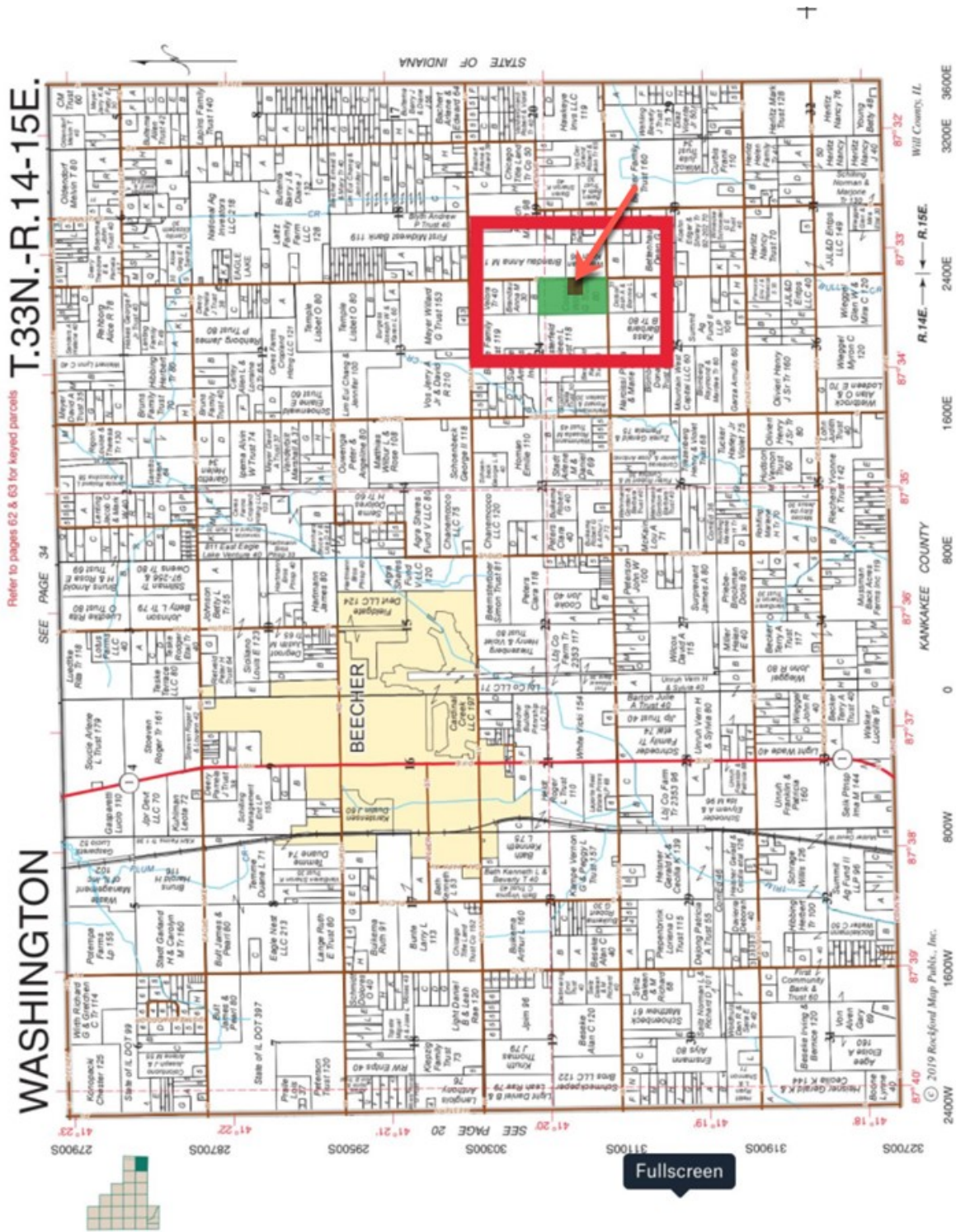
6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL LOCATION MAP



6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL AERIAL MAP

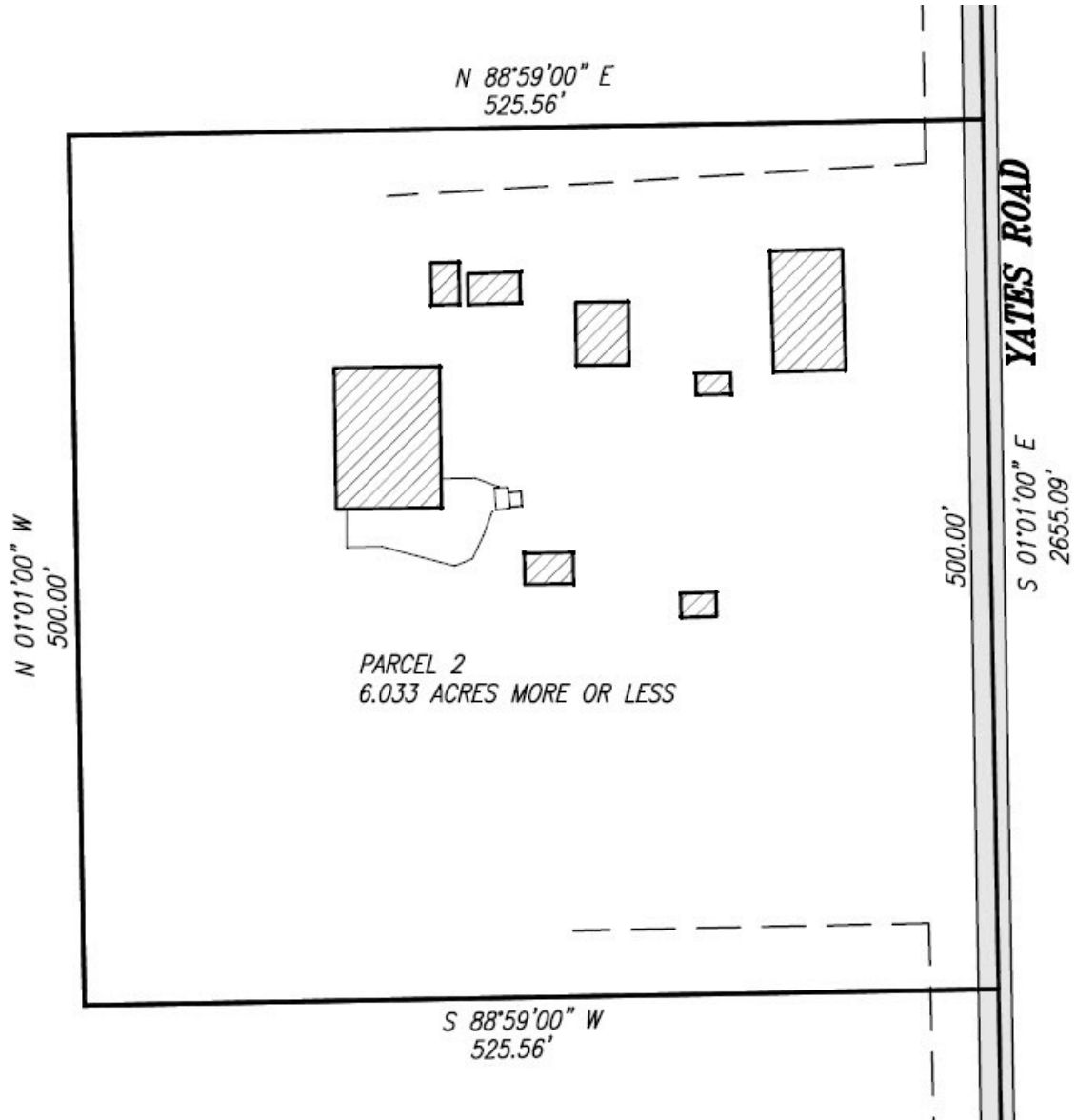


6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL PLAT MAP

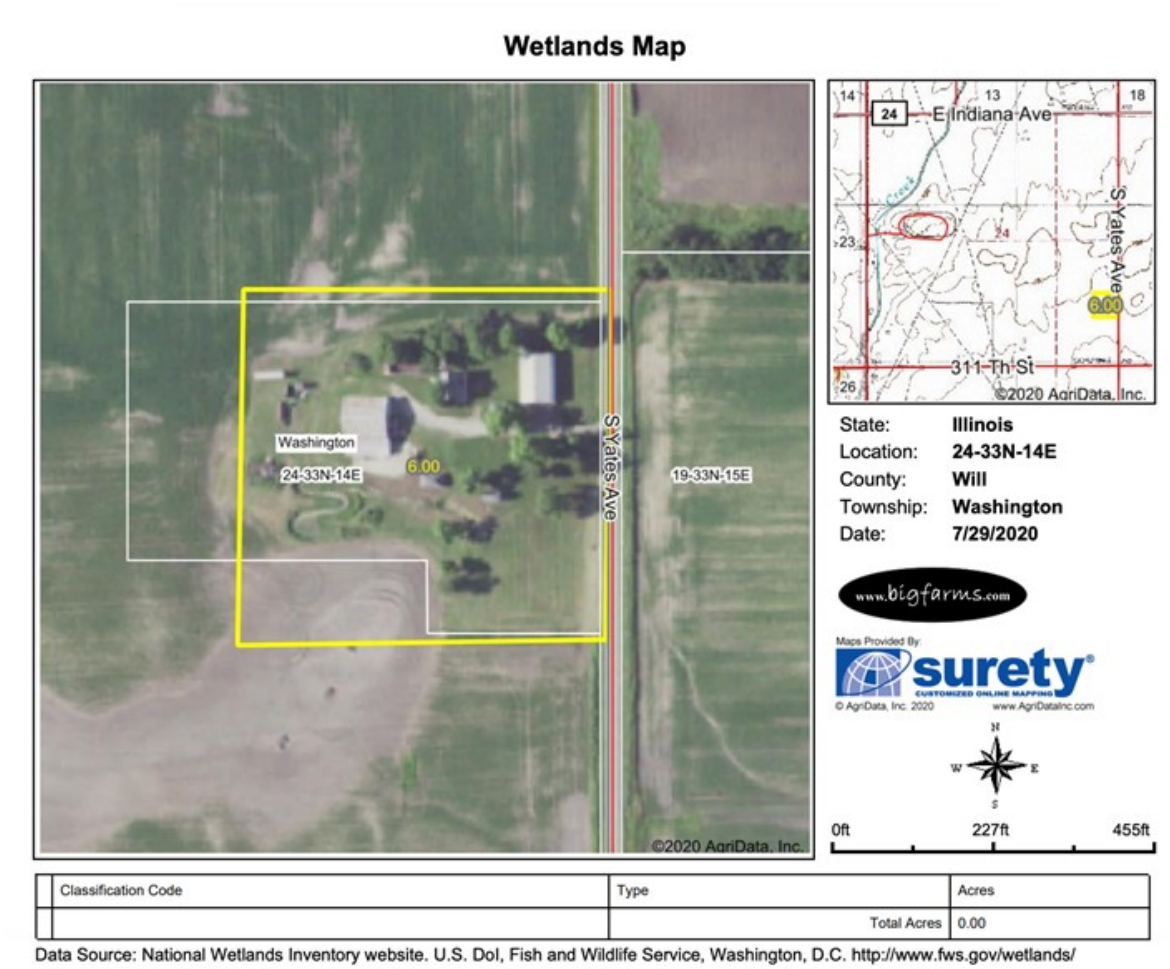


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

6 AC BUILDING SITE SURVEY

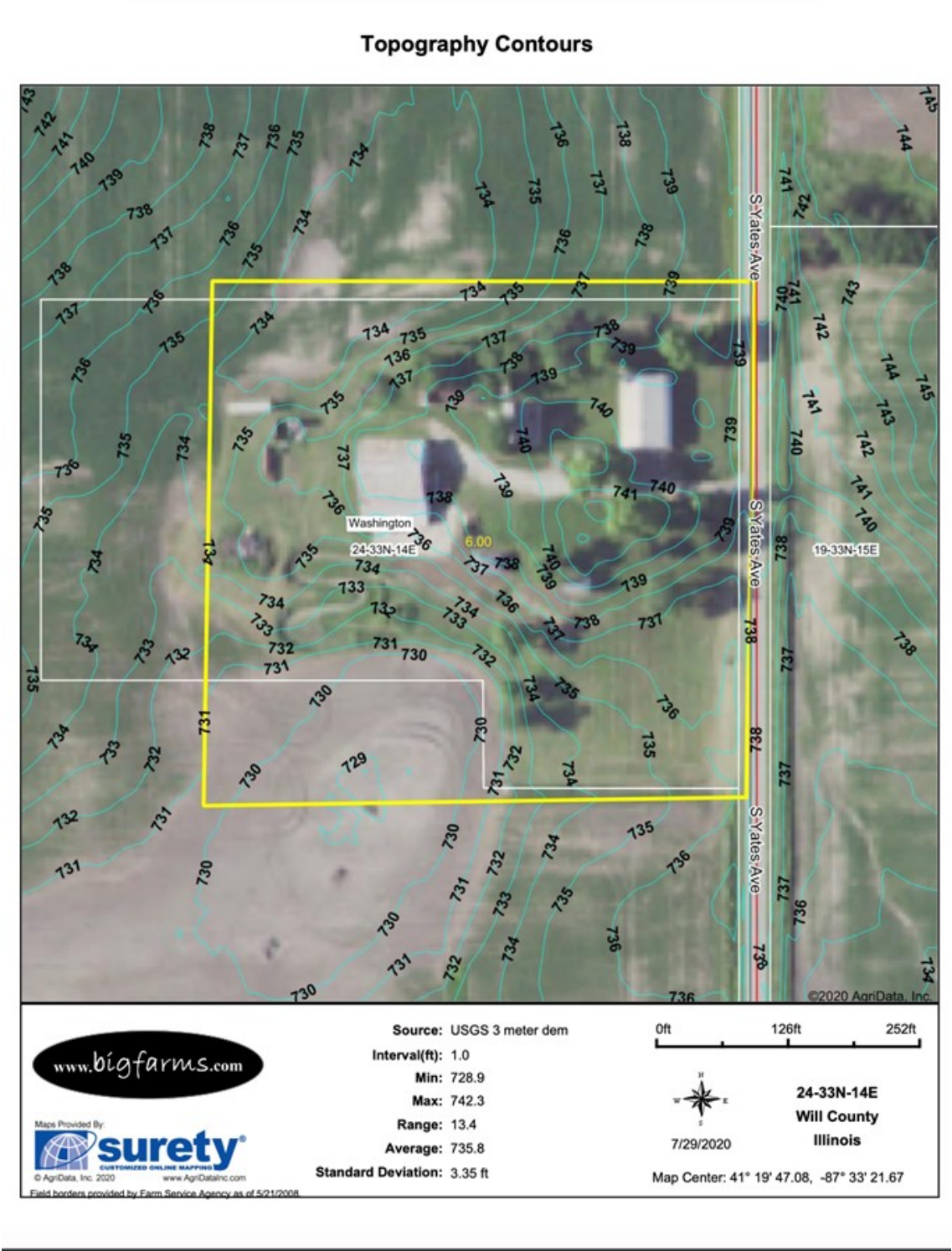


6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL WETLANDS MAP



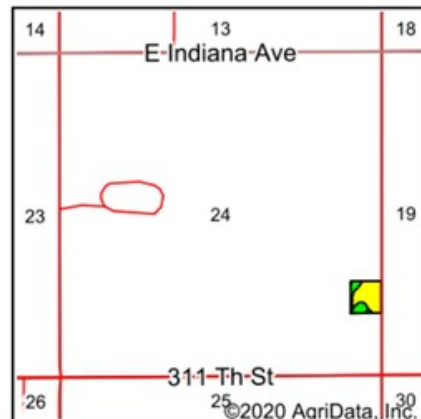
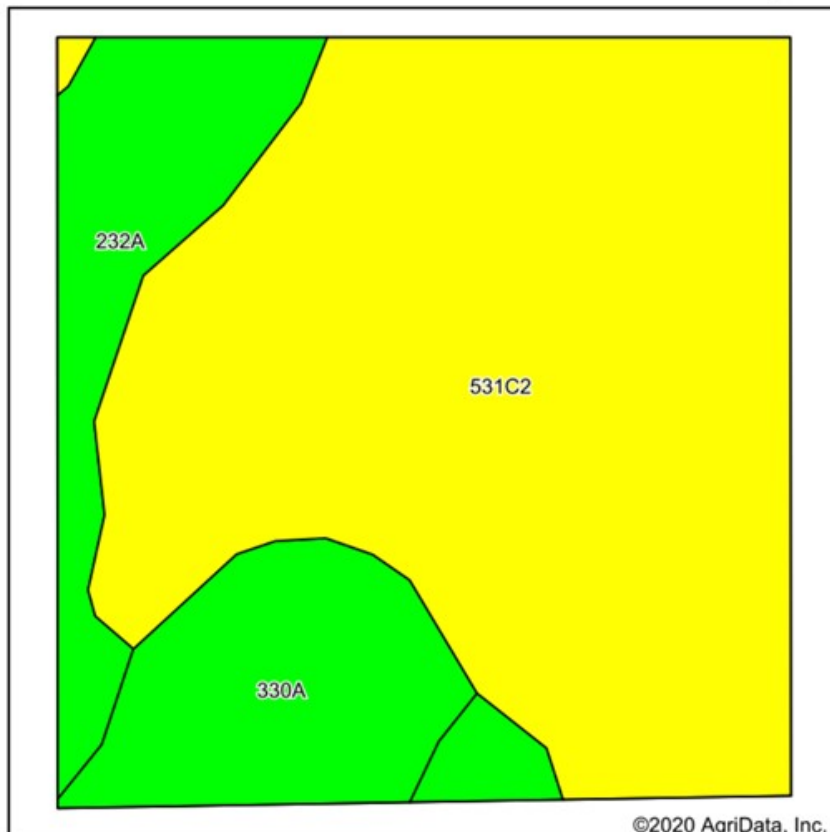
Field borders provided by Farm Service Agency as of 5/21/2008.

6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL CONTOURS MAP



6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL SOIL MAP

Soils Map



State: **Illinois**
County: **Will**
Location: **24-33N-14E**
Township: **Washington**
Acres: **6**
Date: **7/29/2020**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

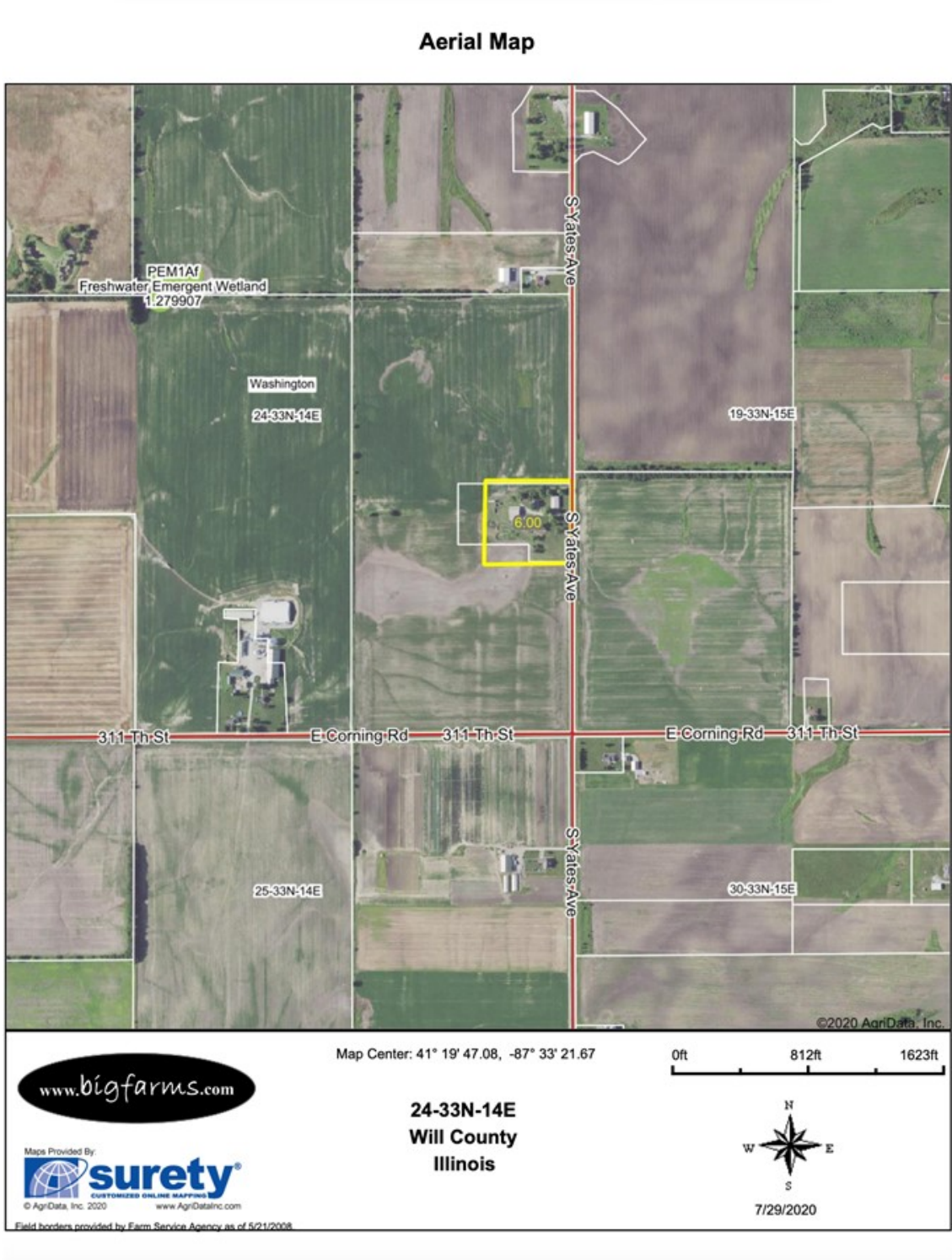
Area Symbol: IL 197. Soil Area Version: 15

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	4.30	71.7%		**147	**48	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.87	14.5%		170	56	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.83	13.8%		164	55	123
Weighted Average					152.7	50.1	112.8

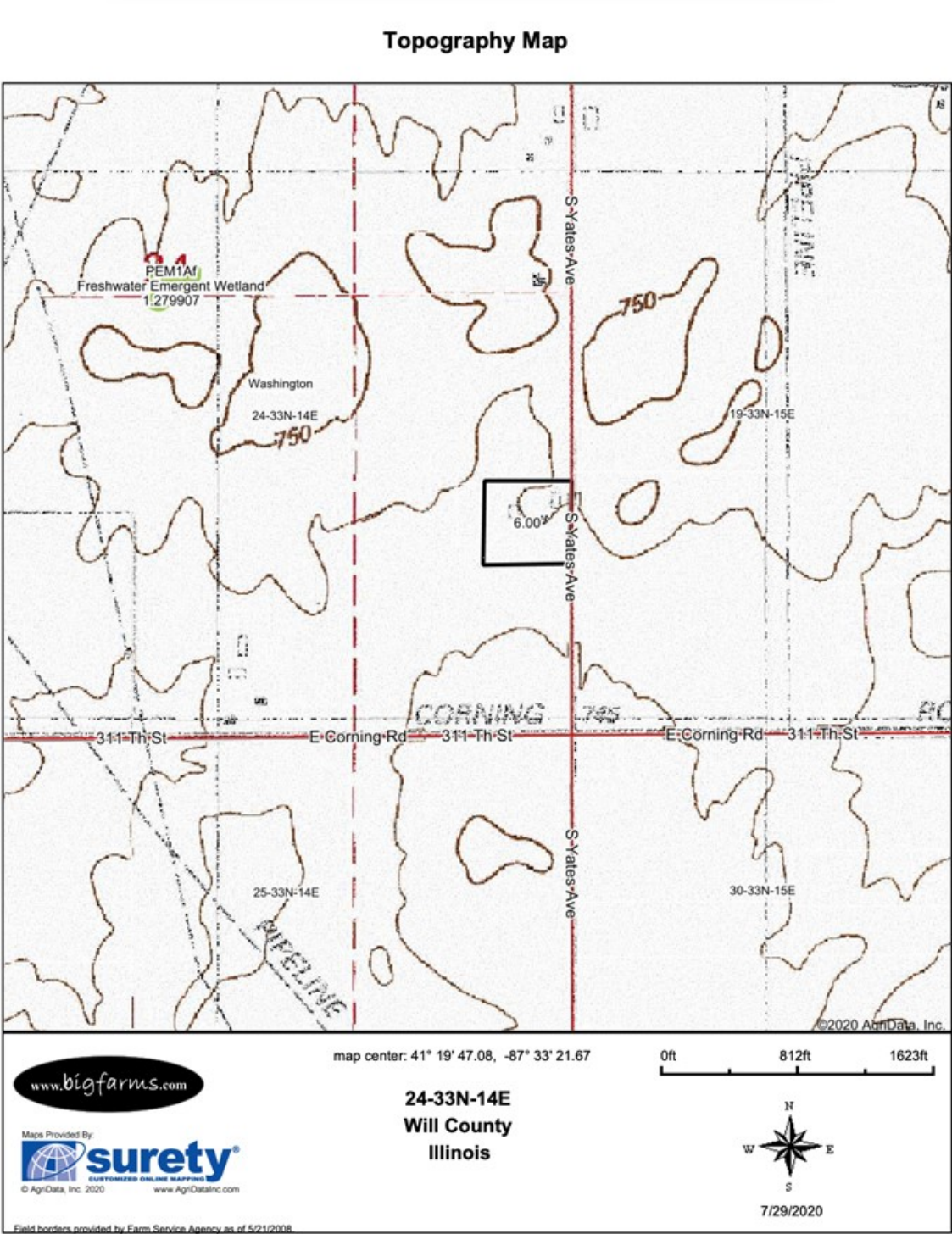
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (P844) are maintained at the following NREES web site: <http://soilprod.net/ils/area/illinois.cfm/>

FSA MAP 6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL

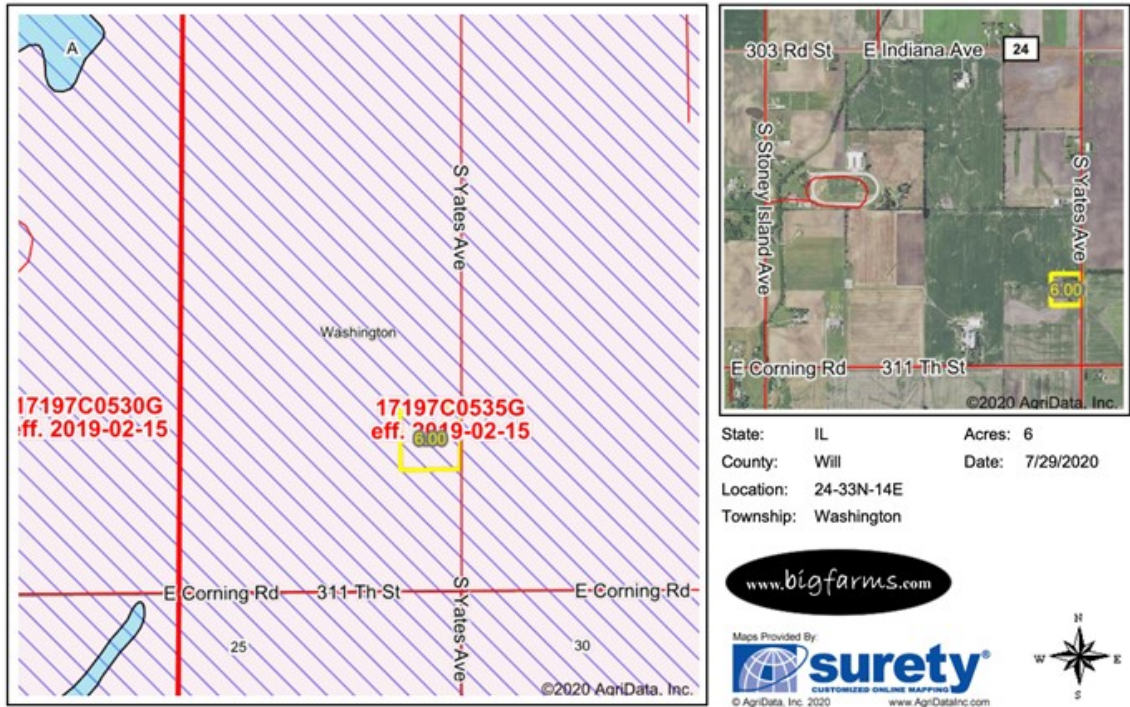


TOPOGRAPHY MAP 6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL



6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL FEMA REPORT

FEMA Report



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	6	100%
Total				6	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	6	100%
Total			6	100%

Panel	Effective Date	Acres	Percent
17197C0535G	2/15/2019	6	100%
Total		6	100%

Flood related information provided by FEMA

6.1 ACRE BEECHER BUILDING SITE WILL COUNTY, IL 3D AERIAL MAP



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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