

70 Acre Will Township Farm
W. Indiana Ave.
Beecher IL 60401

www.bigfarms.com

70 ACRE WILL TOWNSHIP FARM

**W. Indiana Ave.
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:	Will
Gross Land Area:	70 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$574,000.00
Unit Price:	\$8200 per acre
Productivity Index (PI):	120.5
Buildings:	No Buildings on this Parcel
Utilities:	Electric, Well and Septic
Zoning:	Agriculture



Located in Beecher, IL, this productive 70 acre farm is located on Beecher Road between Crawford Avenue and Kedzie Avenue. This farm is centrally located between Peotone and Beecher, IL and provides great access to Illinois Rt. 1 or I-57.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 70 Acre Will Township Farm
Tax ID Number/APN: 20-21-14-400-009-0000
20-21-14-400-010-0000
20-21-14-400-011-0000
Possible Uses: Agriculture
Zoning: Agriculture in the County of Will.

AREA & LOCATION

School District: Beecher Community Unit School District 200U
Location Description: This relatively flat 70 acre parcel with a Soil PI of 120.5 is located along Beecher road in Beecher, IL. It is located 3.7 miles from downtown Beecher and 5 miles from downtown Peotone, IL.
Site Description: The 70 acre farm is relatively flat with a Soil PI of 120.5 with great access and visibility.
Side of Street: The parcel sits on the north side of Beecher road.
Highway Access: The 70 acre parcel is located 7.5 miles to the east of the I-57 Interchange and 3.75 miles to the west of US Rt 1/Dixie Highway.
Road Type: The road is asphalt blacktop construction.
Property Visibility: The 70 acre Parcel has 1040 feet of frontage along Beecher Road which has 3350 cars passing daily.
Largest Nearby Street: Beecher Road is adjacent to the south end of the property

LAND RELATED

Lot Frontage (Feet): The parcel has 1040 feet of frontage along Beecher Road.
Tillable Acres: There are 70 acres of tillable land on this parcel.
Lot Depth: The 70 acre farm is approximately 2600 feet deep from north to south.
Buildings: This parcel is free of any buildings.
Flood Plain or Wetlands: There are no FEMA flood zones or wetlands on this 70 acre parcel.
Topography: The land is relatively flat with about 5 feet of change in some areas of the parcel. More detail can be found in the brochure on the Topography, Contour and Hillshade maps.
FSA Data: Working on it.
Soil Type: Elliott Silt Loam (146B)
Elliott Silty Clay Loam (146B2)
Varma Silt Loam (232C2)
Available Utilities: Electric is available.

FINANCIALS

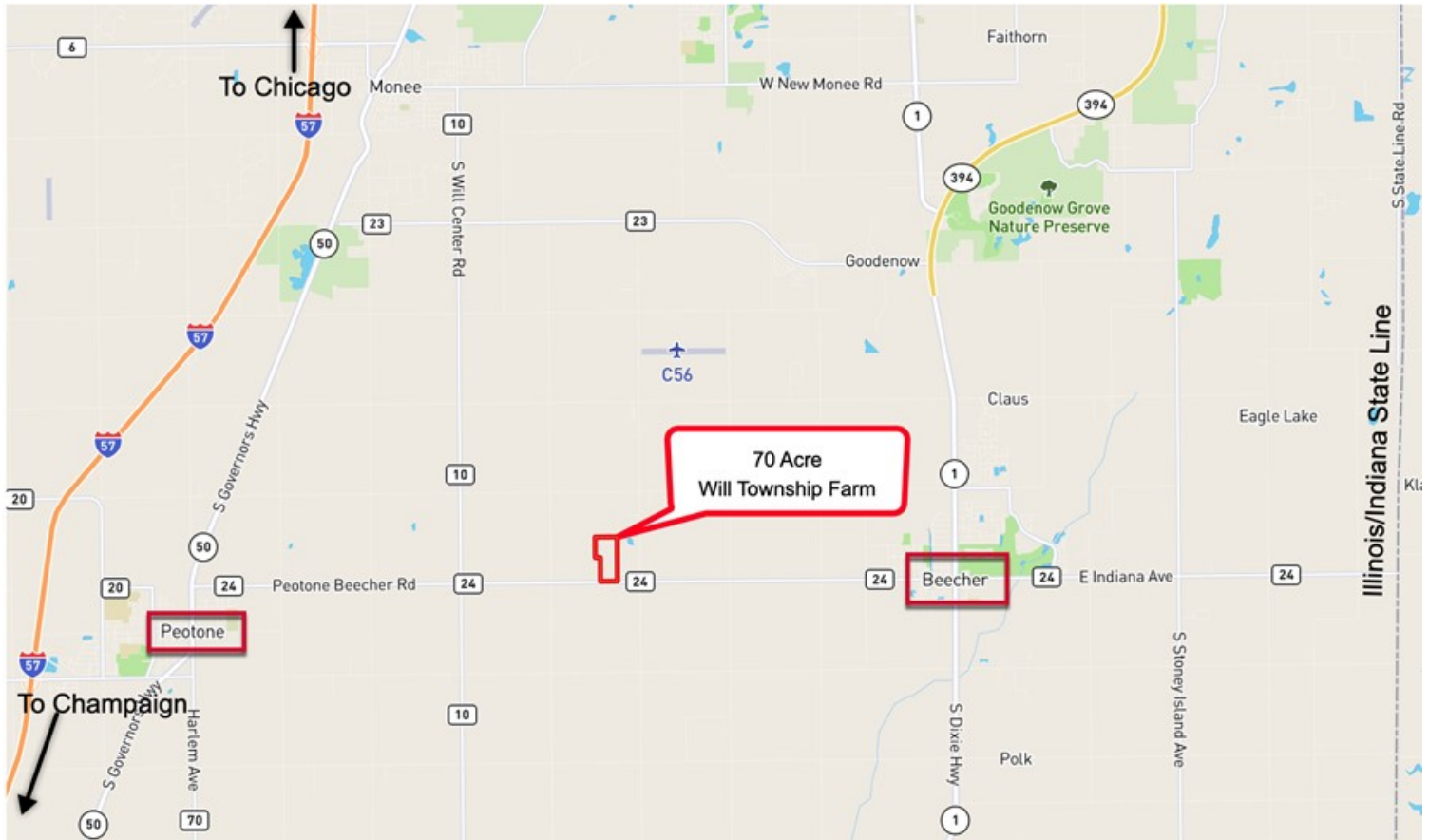
Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: 20-21-14-400-009-0000 \$622.94
20-21-14-400-010-0000 \$625.96
20-21-14-400-011-0000 \$663.66

The owner's total taxes paid for this property was \$1912.56 or \$27.32 per acre.
Seller are asking \$8,200 per acre for a total investment \$574,000.

Investment Amount:

LOCATION

Address: Beecher Street
Beecher, IL 60401
County: Will



AREA MAP 70 ACRE WILL TOWNSHIP FARM, WILL COUNTY, IL



AERIAL MAP 70 ACRE WILL TOWNSHIP FARM, WILL COUNTY, IL



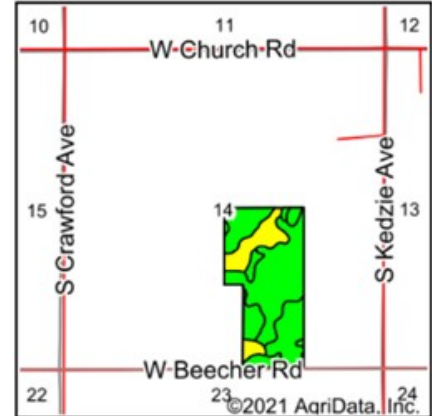
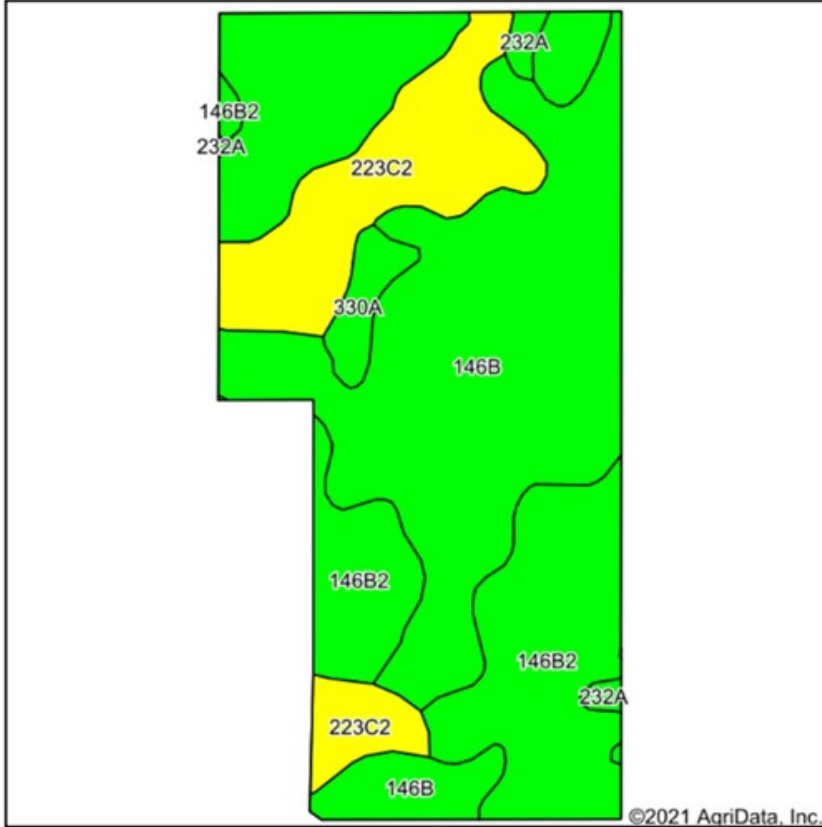
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SOIL MAP 70 ACRE WILL TOWNSHIP FARM, WILL COUNTY, IL

Soils Map



State: **Illinois**
County: **Will**
Location: **14-33N-13E**
Township: **Will**
Acres: **70.03**
Date: **2/8/2021**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	38.59	55.1%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	15.92	22.7%		**160	**52	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	11.79	16.8%		**150	**48	**110
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.95	4.2%		164	55	123
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.78	1.1%		170	56	127
Weighted Average					161.9	52.6	120.5

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

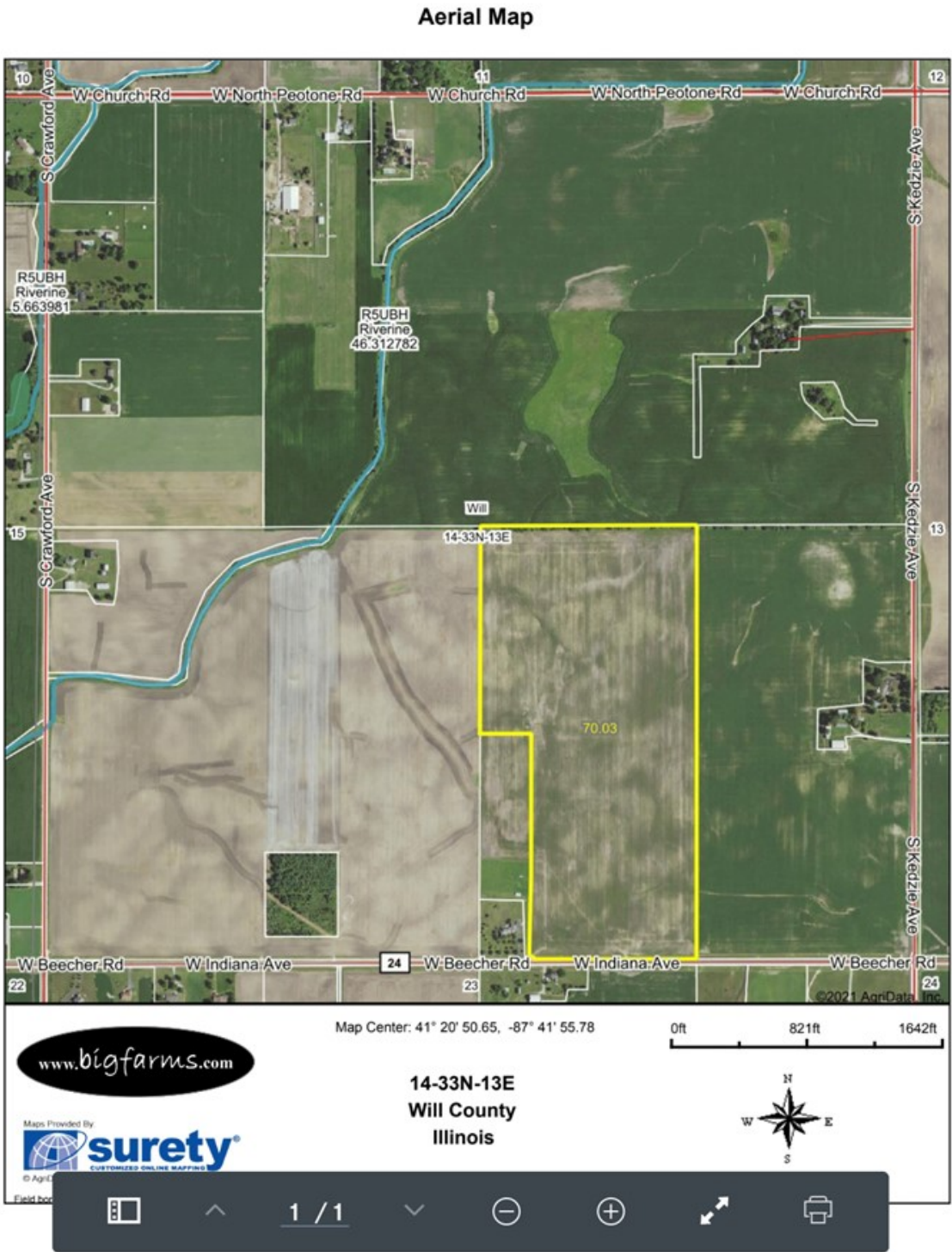
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

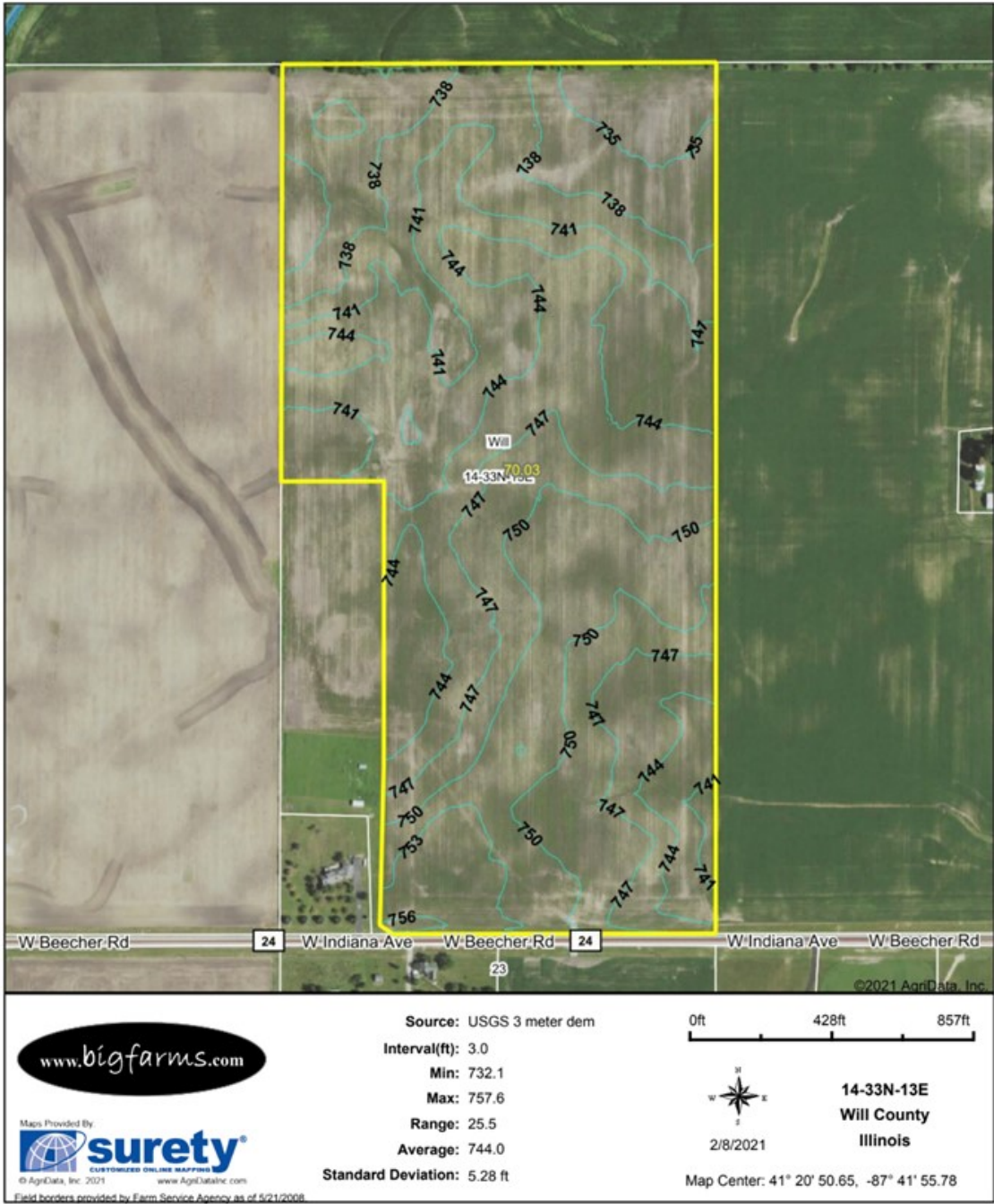
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

FSA MAP 70 ACRE WILL TOWNSHIP FARM, WILL COUNTY, IL

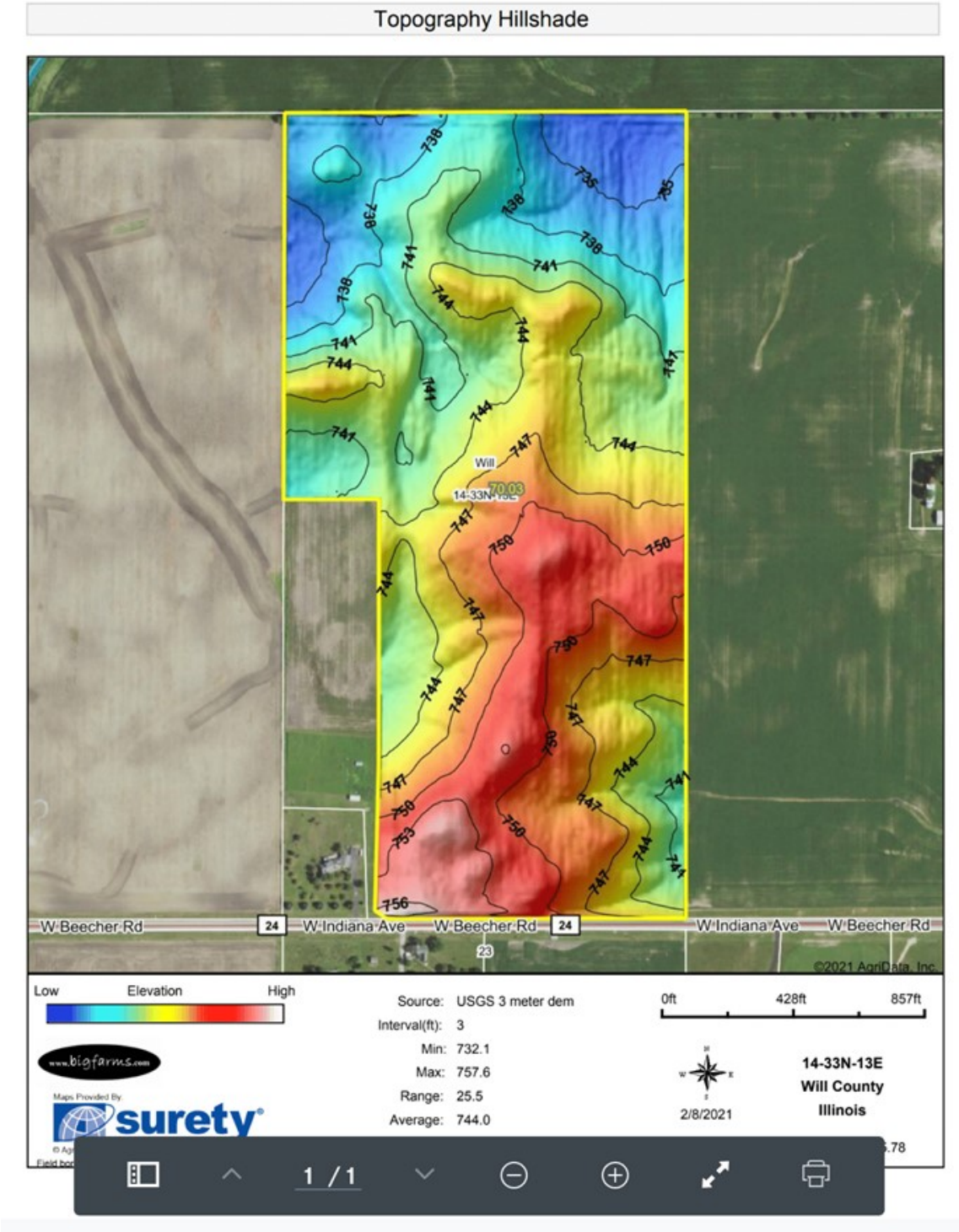


CONTOURS MAP 70 ACRE WILL TOWNSHIP FARM, WILL COUNTY, IL

Topography Contours



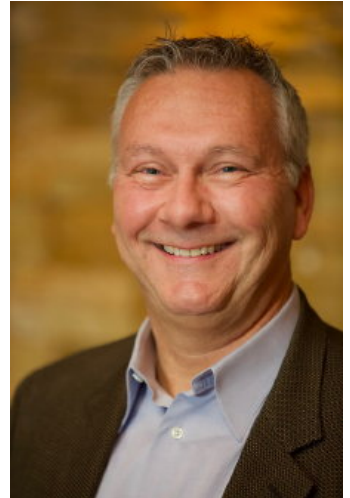
HILLSHADE MAP 70 ACRE WILL TOWNSHIP FARM, WILL COUNTY, IL



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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