

## 78 AC BEECHER INDUSTRIAL

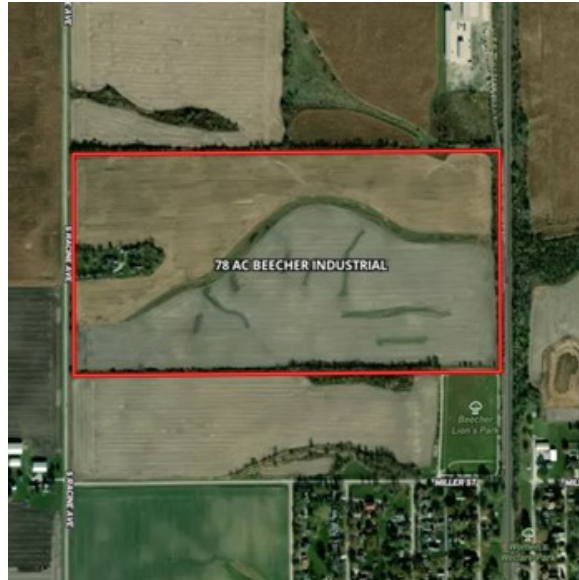
29753 S Racine Ave  
Beecher IL 60401

**For more information contact:**

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**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	Washington
<b>Gross Land Area:</b>	78.5 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Industrial Development
<b>Total Investment:</b>	\$1,750,000.00
<b>Unit Price:</b>	22,292.99
<b>Productivity Index (PI):</b>	116.2
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Electric Services, City Water Service, Access to City Sewer
<b>Zoning:</b>	A-1 Agriculture with Rezoning Options to I-1 or B-2



This 78 acre parcel is located in Beecher, IL off of S Racine Ave between W Church Rd and Miller St, with Union Pacific/CSX railway boarding the east of the parcel. While currently zoned agriculture, this site would be prime for, and rezoned for, industrial development and use.

The property has access to utilities such as on-site city water (10" looped main, capable of 600,000/day), on-site electric (3-phase), on-site natural gas (4" service), and city sewer access that can be connected to property (27" line located to the east of the parcel). The property is also served by a Class III truck route approximately half a mile from IL-1. IL-1 also connects to IL-394 three miles north of Beecher, and from this route, it is only 20 miles north to I-80, I-294, I-90, and I-94 just south of Chicago.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 78 AC Beecher Industrial  
**Tax ID Number/APN:** 22-17-200-003-0000  
**Possible Uses:** Industrial development with rail access  
**Zoning:** Currently zoned A-1 Agriculture, but could be rezoned for I-1 Limited Industrial or B-3

### AREA & LOCATION

**School District:** Beecher Community Unit School District 200U  
**Location Description:** This property sits less than 2 miles from the center of Beecher and IL State Route 1, and approximately 10 miles east of Peotone and I-57.  
**Site Description:** This parcel is currently used as farmland, but can be rezoned for industrial purposes. With utilities on site or nearby and railway access, this property is prime for industrial development.  
**Side of Street:** This property sits east of S Racine Ave that runs along the west border of the parcel.  
**Highway Access:** IL State Route 1 is less than 2 miles from the property. I-57 is approximately 10 miles west.  
**Road Type:** Connecting road is Class III truck routes with asphalt, but could be Class I with improvement  
**Property Visibility:** The property is fully visible from S Racine Ave.  
**Largest Nearby Street:** The property sits off of S Racine Ave, which connects to Miller St, W Church Rd, and W Indiana Ave/Peotone Beecher Rd.  
**Transportation:** Property is 3 miles from I-394 with direct access to I-80/294. I-57 is approximately 10 miles away from the property. There is also the University Park Metra Train Station approximately 12 miles away. Chicago Midway Airport is about 40 miles away, while O'Hare Airport is about 60 miles.

### LAND RELATED

**Lot Frontage (Feet):** The property has about 1,325 feet of road frontage on the west side of the property off of S Racine Ave.  
**Tillable Acres:** Approximately 75.88 acres of the property is tillable.  
**Zoning Description:** Currently zoned A-1 Agriculture.  
**Flood Plain or Wetlands:** There are no flood plains or wetlands on this property.  
**Topography:** The parcel is mostly flat. Greater detail can be seen on the topography, contours, and hillshade maps in the brochure.  
**Soil Type:** Beecher loam (298B)  
Ashkum clay loam (232A)  
Ozuakee loam (530C2)  
**Available Utilities:** 3 Phase Electric, City Water Service, Sewer available from Church Road

### FINANCIALS

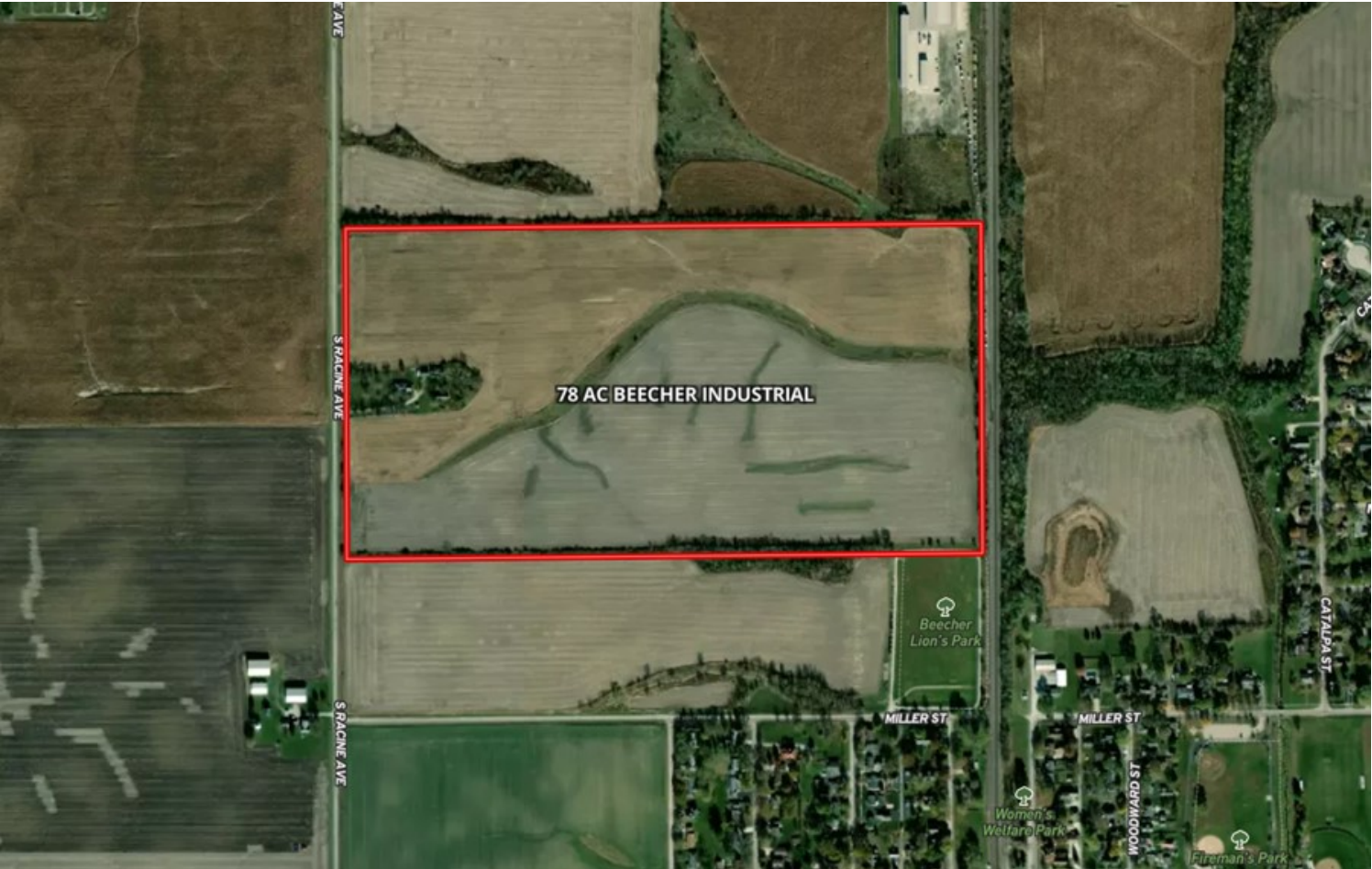
**Finance Data Year:** 2021 Taxes paid in 2022  
**Real Estate Taxes:** 22-22-17-200-003-0000 (78.50 Acres) \$5,079.48  
**Investment Amount:** Investment Amount is \$1,750,000.00 or \$22,292.99 per acre. Final sale price will be based on surveyed acres.

### LOCATION

**Address:** 29753 S Racine Ave, Beecher, IL 60401  
**County:** Will County

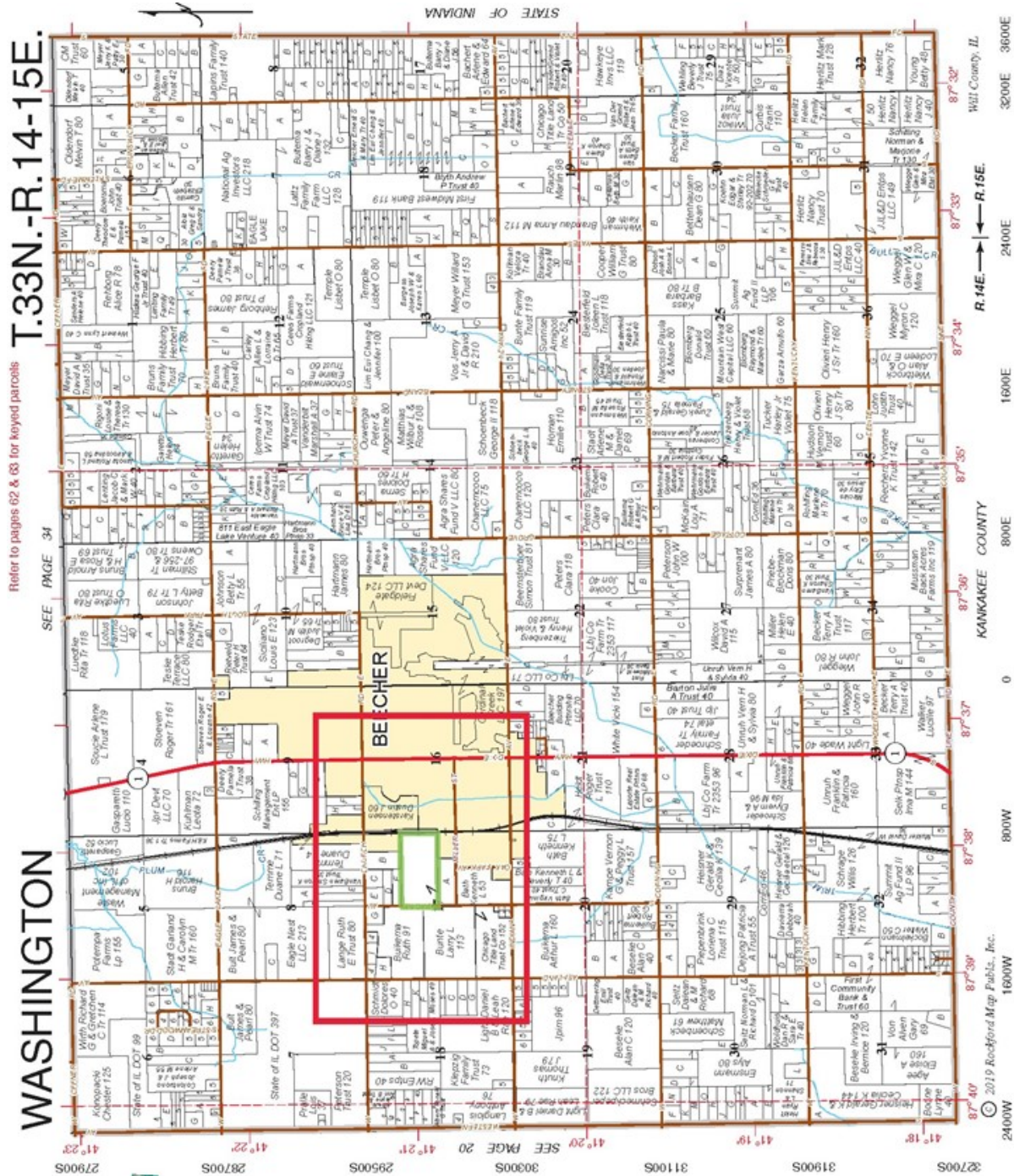
## PROPERTY NOTES

PROPERTY MAP





78 AC BEECHER INDUSTRIAL PLAT MAP





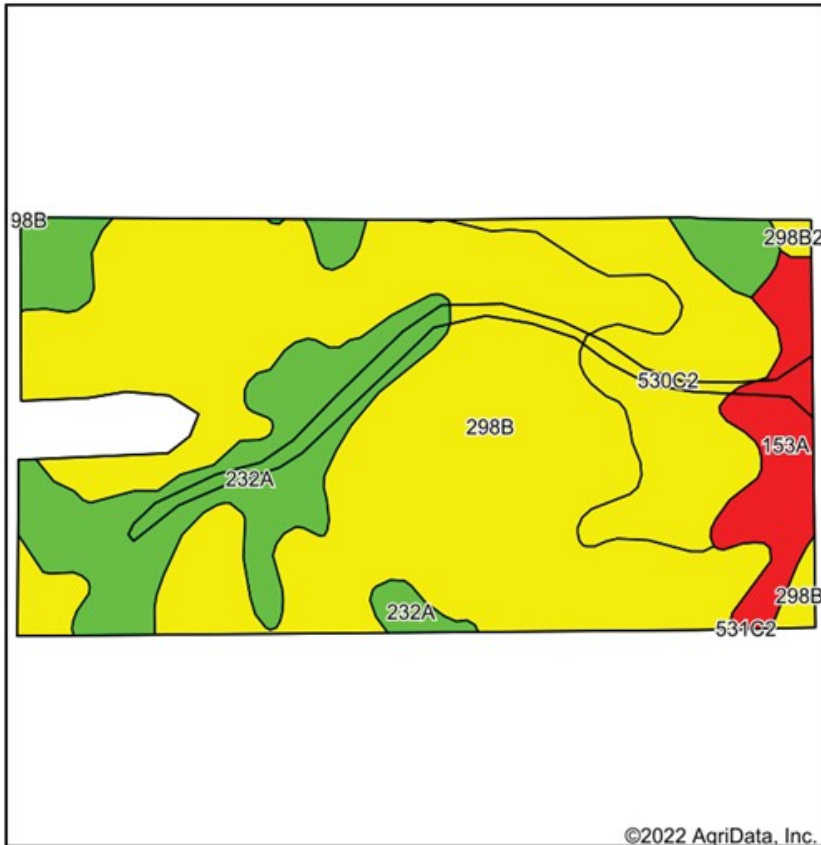
## 78 AC BEECHER INDUSTRIAL FSA MAP

### Aerial Map



## 78 AC BEECHER INDUSTRIAL SOIL MAP

### Soils Map



State: **Illinois**  
County: **Will**  
Location: **17-33N-14E**  
Township: **Washington**  
Acres: **75.88**  
Date: **11/29/2022**



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

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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	45.19	59.6%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.42	20.3%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	9.98	13.2%		**143	**45	**104
153A	Pella silty clay loam, 0 to 2 percent slopes	4.99	6.6%		183	60	136
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	0.30	0.4%		**144	**48	**108
Weighted Average					155.3	51.2	116.2

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/>

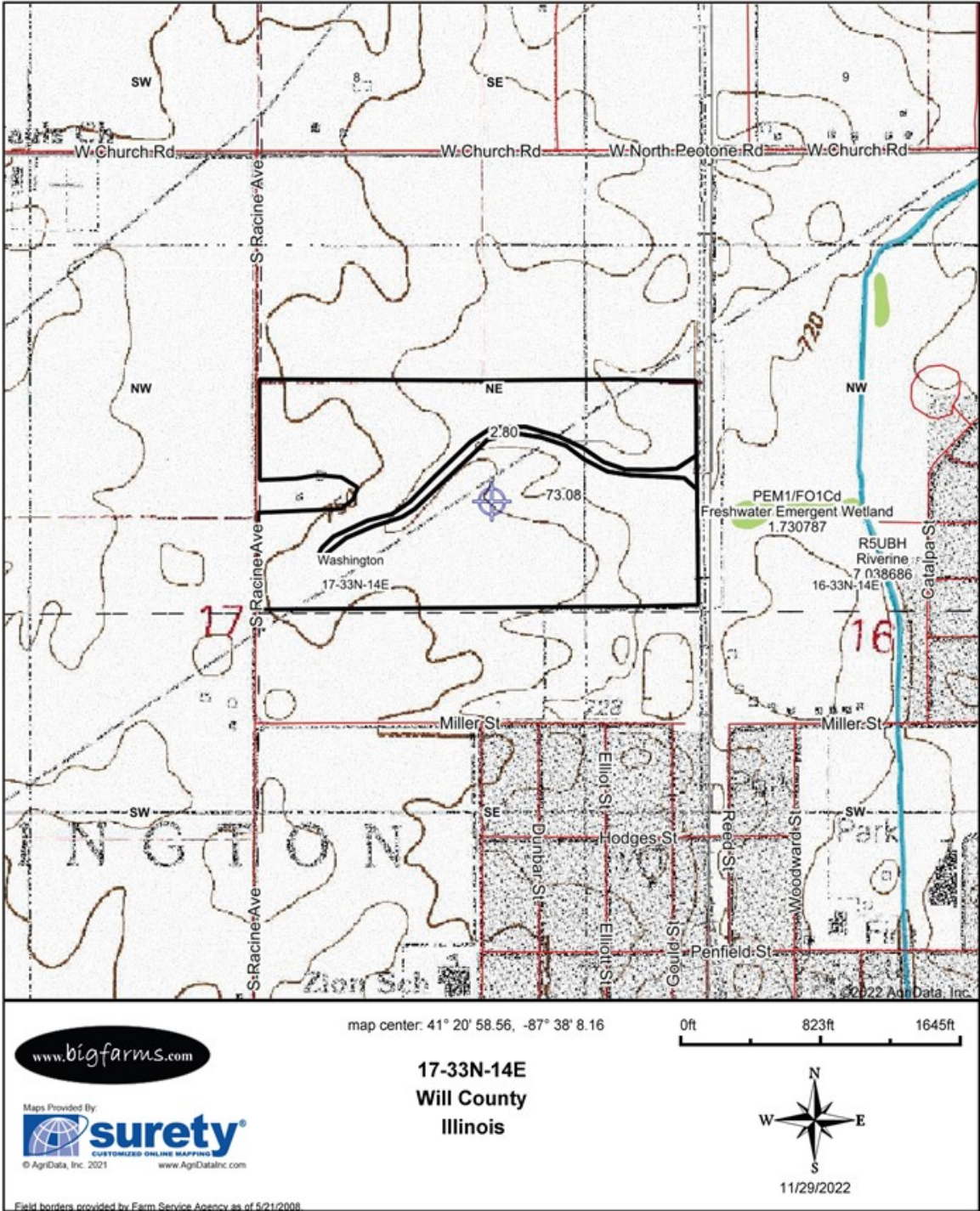
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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



78 AC BEECHER INDUSTRIAL TOPO MAP

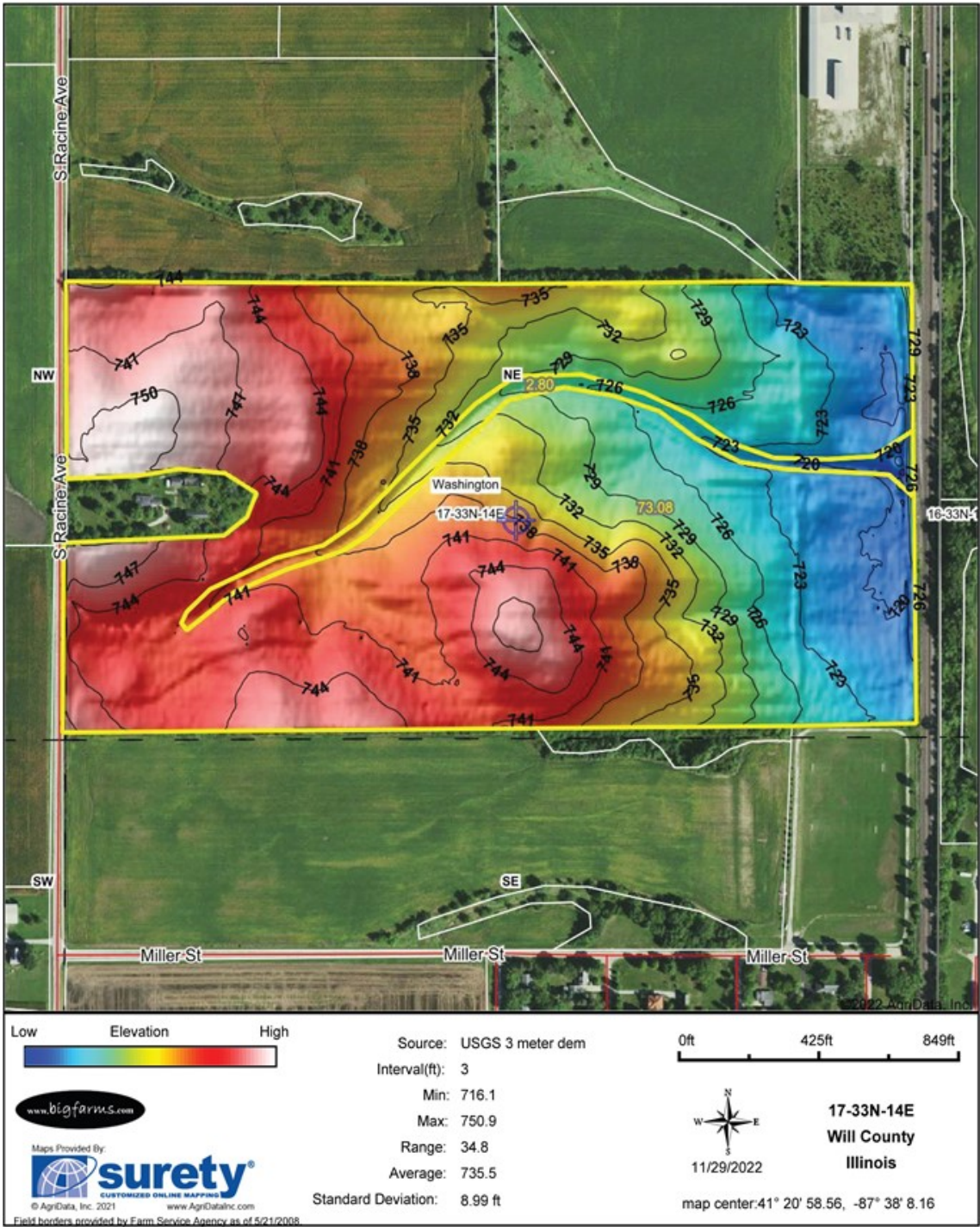
Topography Map





78 AC BEECHER INDUSTRIAL TOPO HILLSHADE MAP

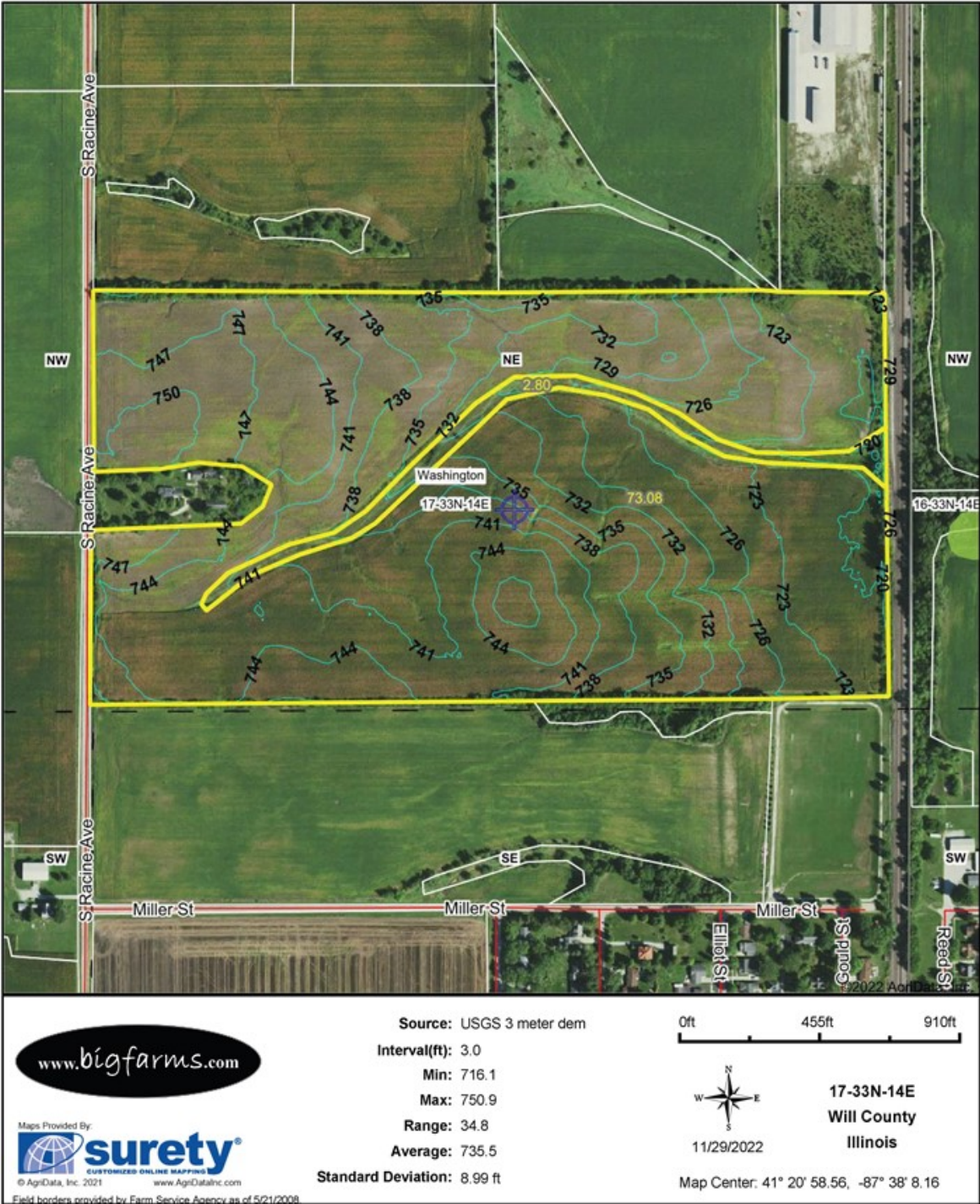
Topography Hillshade





78 AC BEECHER INDUSTRIAL TOPO CONTOURS MAP

Topography Contours





78 AC BEECHER INDUSTRIAL WETLANDS MAP

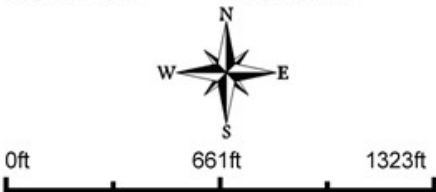
Wetlands Map



State: Illinois  
Location: 17-33N-14E  
County: Will  
Township: Washington  
Date: 11/29/2022



Maps Provided By:  
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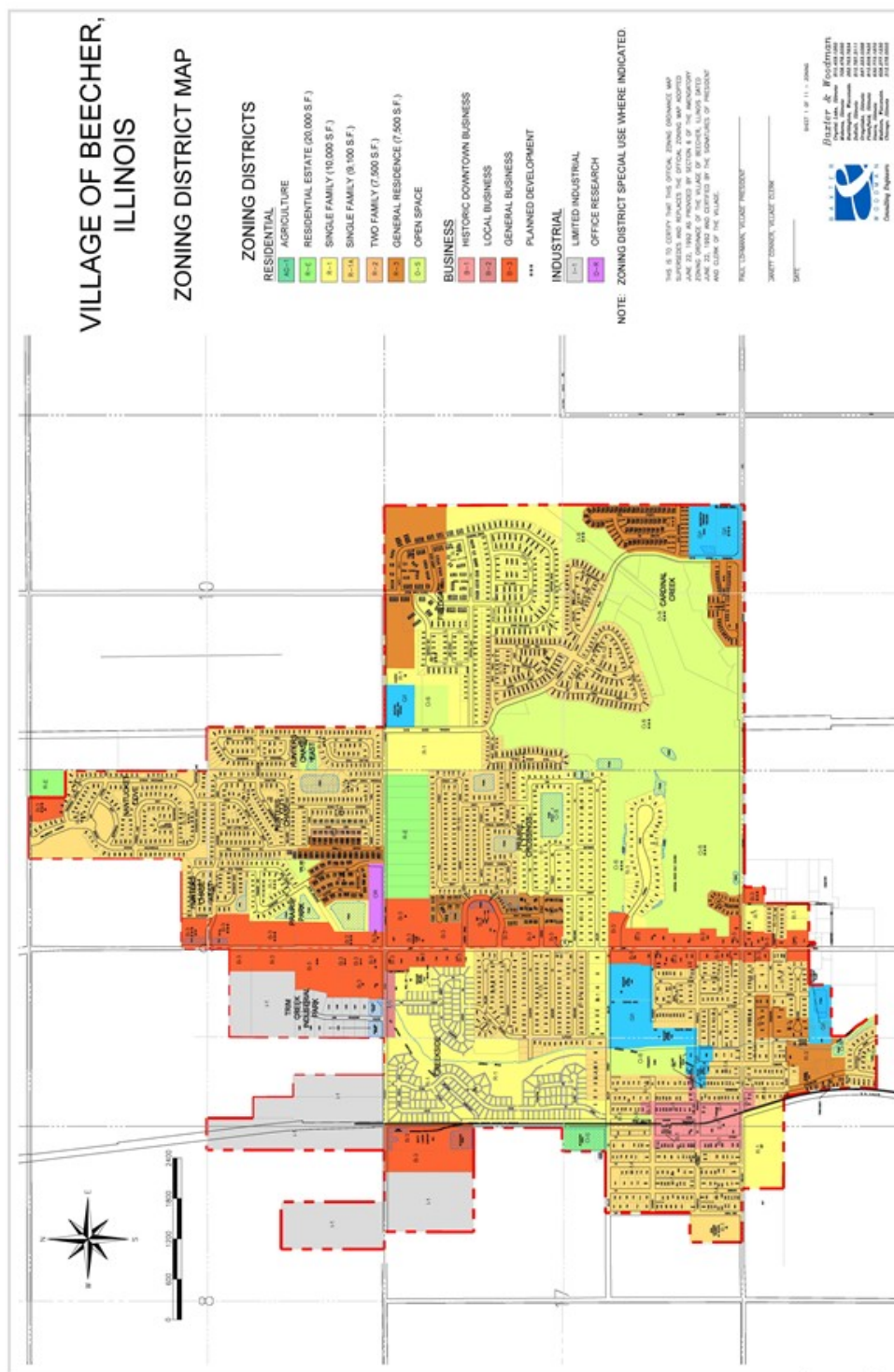


Classification Code	Type	Acres
	Total Acres	0.00

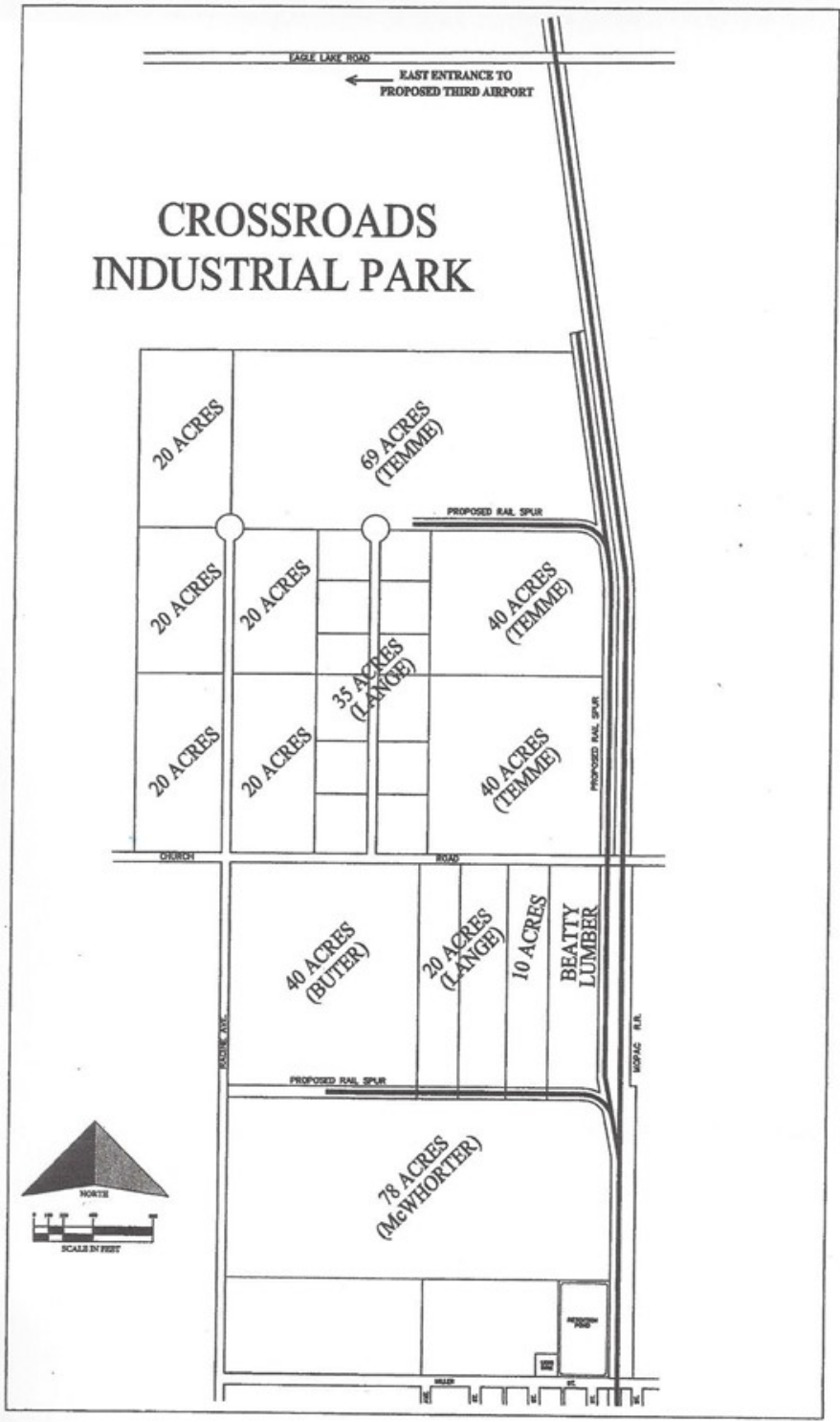
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



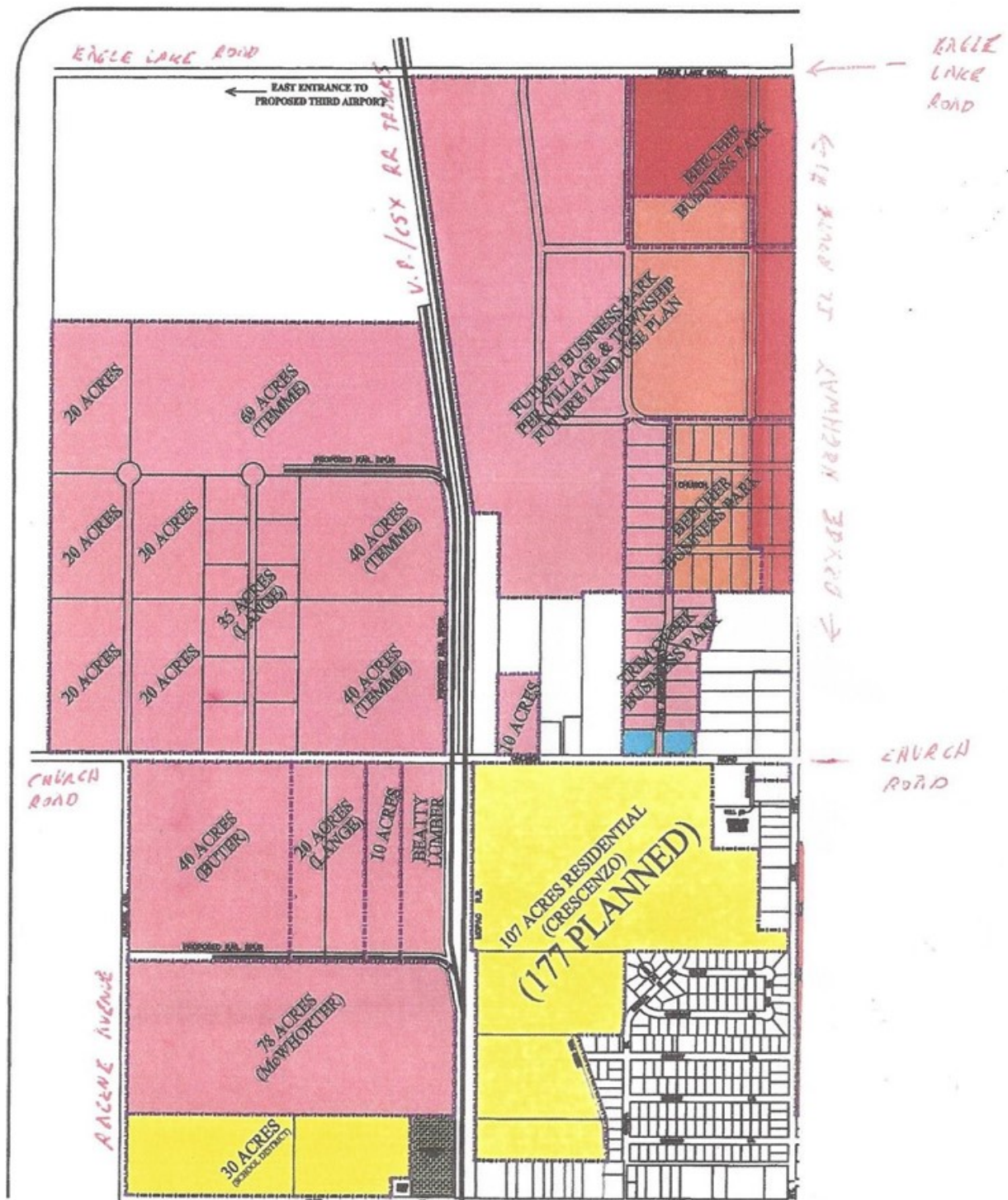
# 78 AC BEECHER INDUSTRIAL ZONING MAP



78 AC BEECHER INDUSTRIAL DEVELOPMENT MAP



# 78 AC BEECHER INDUSTRIAL DEVELOPMENT MAP





## DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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