

78 ACRE NACKE ROAD FARM

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.



County:	Will
Township:	Crete
Gross Land Area:	78 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$631,800
Unit Price:	\$8100.00 per acre
Productivity Index (PI):	115.7
Buildings:	No Buildings on this Parcel
Utilities:	Utilities are near the site



This 78 acre gently rolling farm with a soil PI of 115.7 is located adjacent to Goodenow Road in unincorporated Crete Township, Will County. Beecher is located less than an hour from Chicago. The Village of Beecher is served by Illinois Route 1, access to Interstate 80-94 is only twenty minutes north and Interstate 57 can be accessed within 15 minutes to the west. State roads to the east can get to I-65 in 40minutes. Beecher has a large variety of restaurants, retail and professional services. The parcel is on the north side of Pleasant Lake Estates modular home park.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 78 Acre Nacke Road Farm
Tax ID Number/APN: 23-15-31-200-002-0000
 23-15-31-200-008-0000
Possible Uses: Agriculture or future development
Zoning: Agriculture

AREA & LOCATION

School District: Crete-Monee Community Unit District 201-U
Location Description: This 78 acre gently rolling farm is located adjacent to Goodenow Road between the Villages of Beecher & Crete in Will County. Beecher & Crete are located less than an hour from Chicago. The Villages of Beecher & Crete are served by Illinois Route 1, access to Interstate 80-94 is only twenty minutes north and Interstate 57 can be accessed within 15 minutes to the west. State roads to the east can get to I-65 in 40minutes. Beecher has a large variety of restaurants, retail and professional services.

The Plum Grove Forest Preserve and Goodenow Grove Nature Preserve both operated by the Forest Preserve District of Will County is east of this parcel.

Site Description: This 78 acre parcel is gently rolling.
Side of Street: This parcel sits on the east side of Nacke Road at the intersection of Goodenow Road.
Highway Access: The Village of Beecher is served by Illinois Route 1 (1.7 miles), access to Interstate 80-94 is only twenty minutes (16 miles) north and Interstate 57 can be accessed within 15 minutes (7 miles) to the west. State roads to the east can get to I-65 in 40minutes.
Road Type: Asphalt Blacktop construction
Property Visibility: With approximately 1100 feet of frontage on Nacke Road and a small section on Goodenow Road, this property has Between 1500 and 3500 cars pass this property daily.
Largest Nearby Street: Goodenow Road on the south and Illinois Route 1 1.7 miles to the east.
Transportation: 10.4 miles to Metra Station at University Park. Midway airport is located 35 miles to the north.

LAND RELATED

Lot Frontage (Feet): This 78 acre parcel has 1077 feet of frontage along Nacke Road.
Tillable Acres: The 78 acres on this parcel are mostly tillable. There is about 2.5 acres that are considered wetlands.
Lot Depth: TH parcel is 2600 feet deep from west to east and 1300 feet from south to north.
Buildings: The parcel does not have any buildings on it.
Flood Plain or Wetlands: This property does have approximately 2.75 acres FEMA Zone A. See the FEMA Report and the Wetland map for further detail.
Topography: This 78 acre parcel is relatively flat with minor elevation change on the west side of the property. More topography detail can be found in the brochure on the Contours and Hillsdale maps.
FSA Data: Farmland acres are 78. Cropland acres are 78.
 Corn base is 37.85 acres with a PLC blended yield of 148 bushels per acre
 Soybean base is 37.85 with acres with a blended PLC yield of 43 bushels per acre.
Soil Type: Beecher silt loam (298B)
 Ashkum silty clay loam (232A)
 Markham silt loam (531C2)
 Peotone Silty Clay Loam (330A)
Available Utilities: Utilities are near the property.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: 23-15-31-200-002-0000 \$1307.94

23-15-31-200-008-0000 \$1366.78

\$2674.72 was paid in 2020 or \$34.29 per acre

A total investment of \$631,800.00 or \$8100.00 per acre.

Investment Amount:

LOCATION

Address:

Nacke Road and Goodenow Road
Beecher, IL 60401

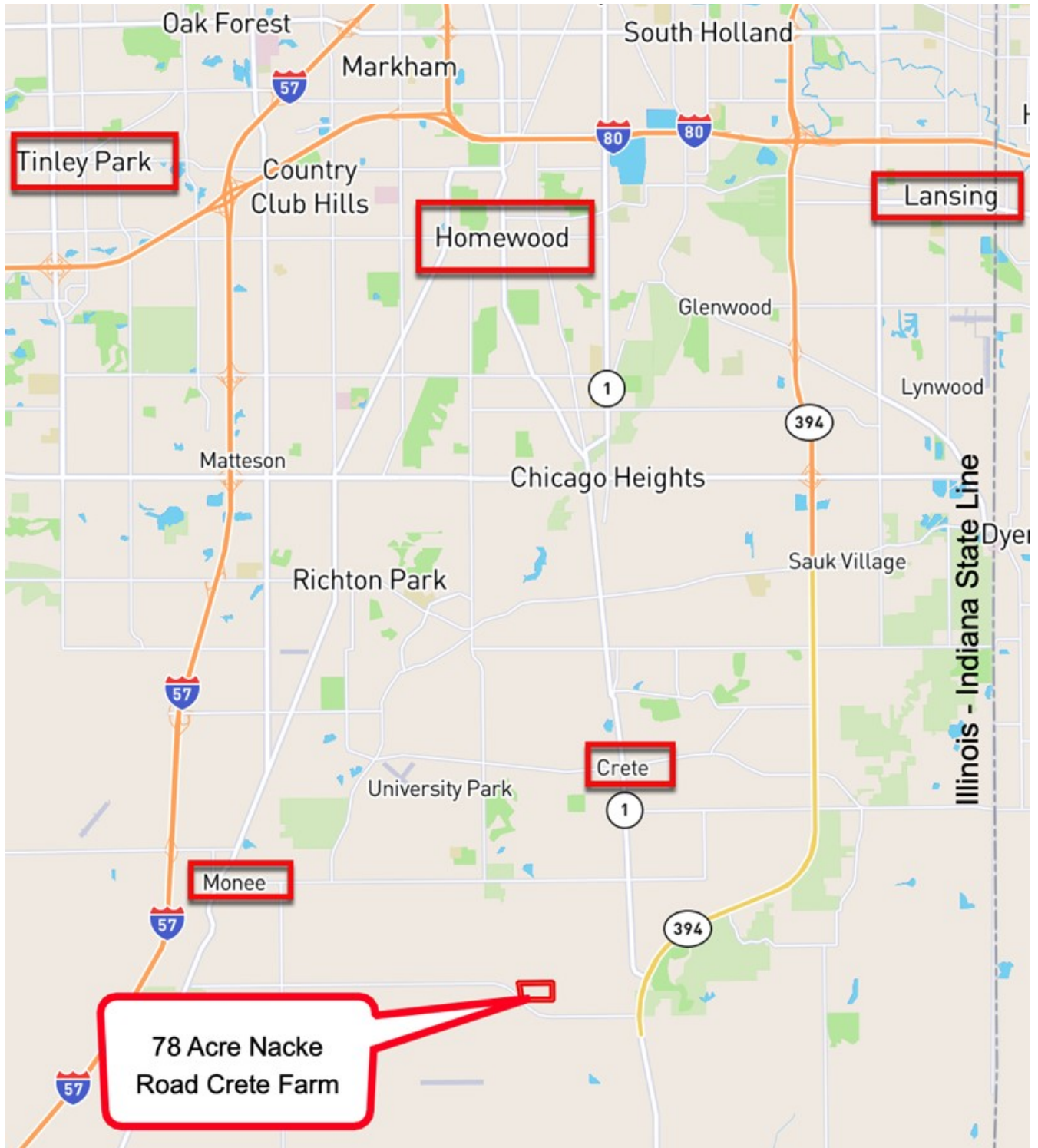
County:

Will County



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

ROADWAYS MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY

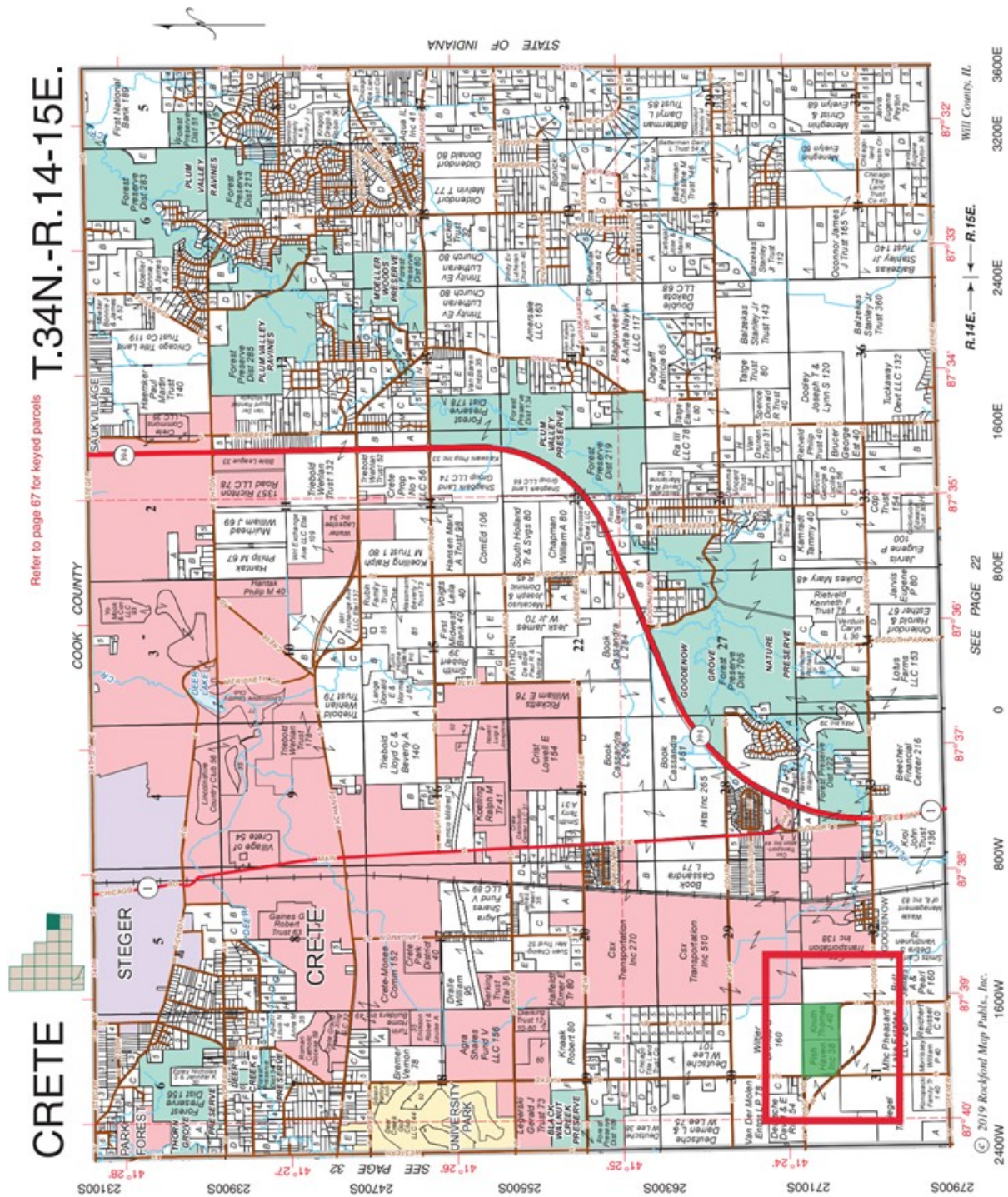


AREA MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY



AERIAL MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY

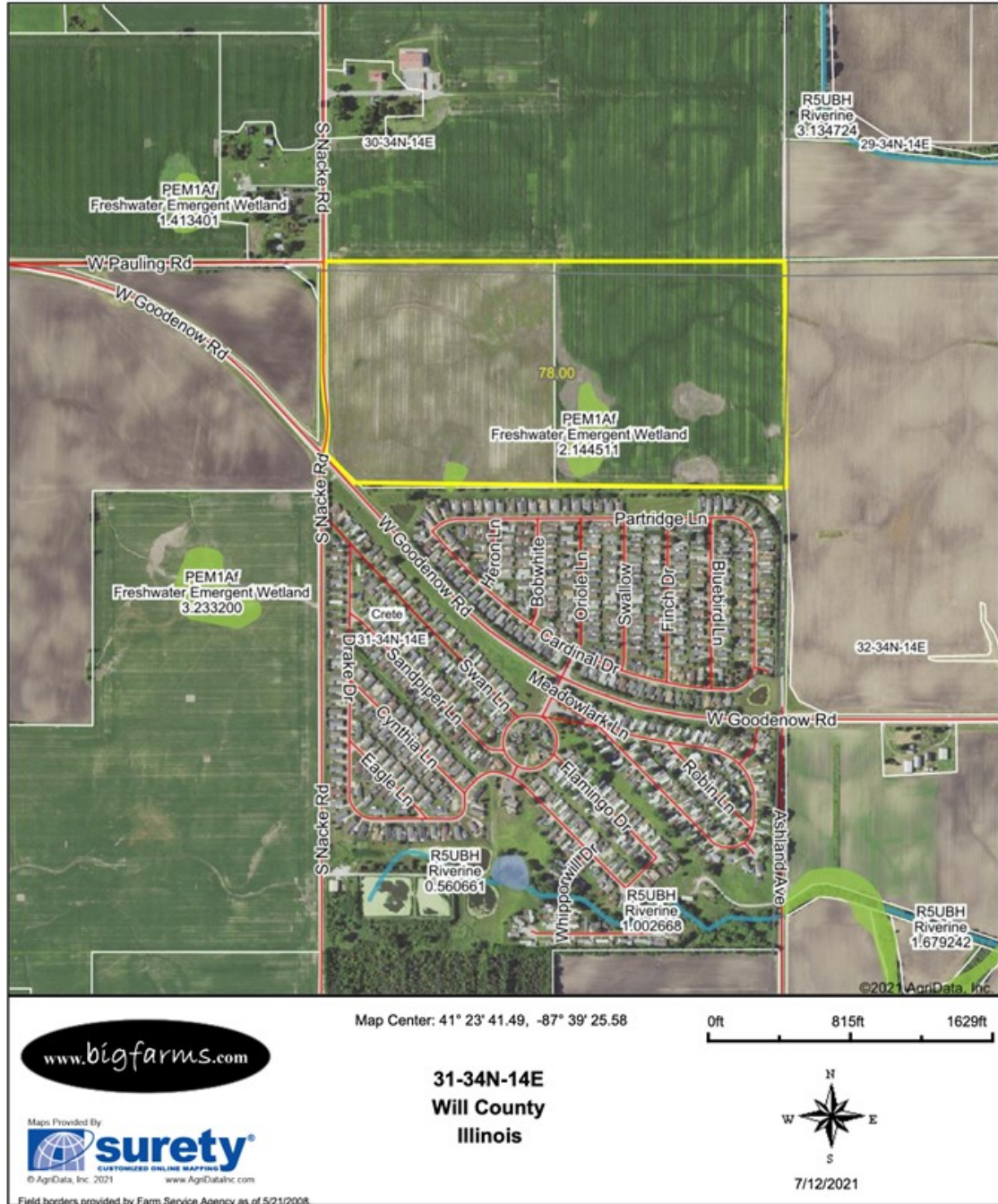




Plat Map reprinted with permission of Rockford Map Publishers, Inc.

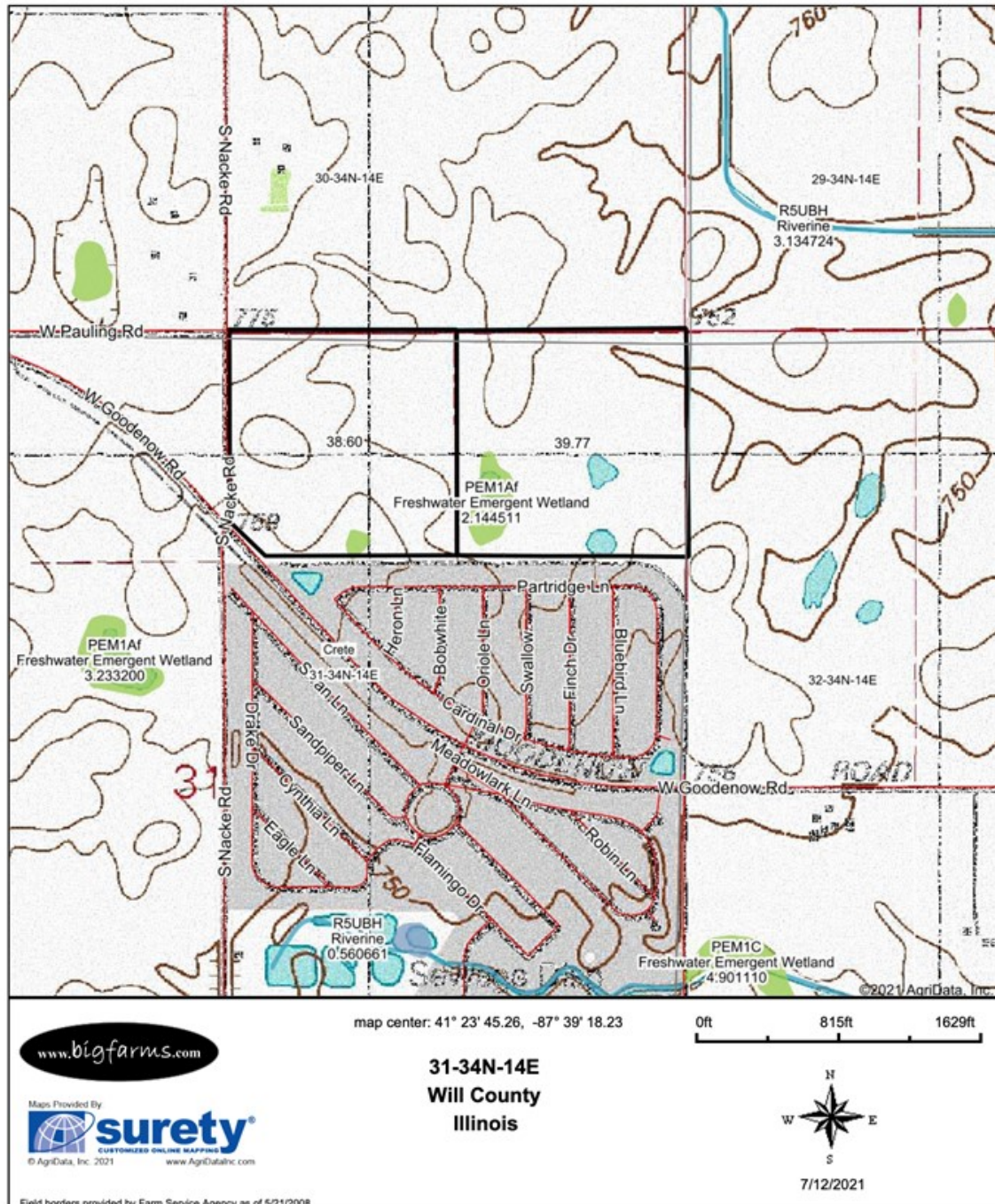
FSA MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY

Aerial Map



TOPOGRAPHY MAP 78 ACRE NACKLE ROAD FARM CRETE TOWNSHIP WILL COUNTY

Topography Map

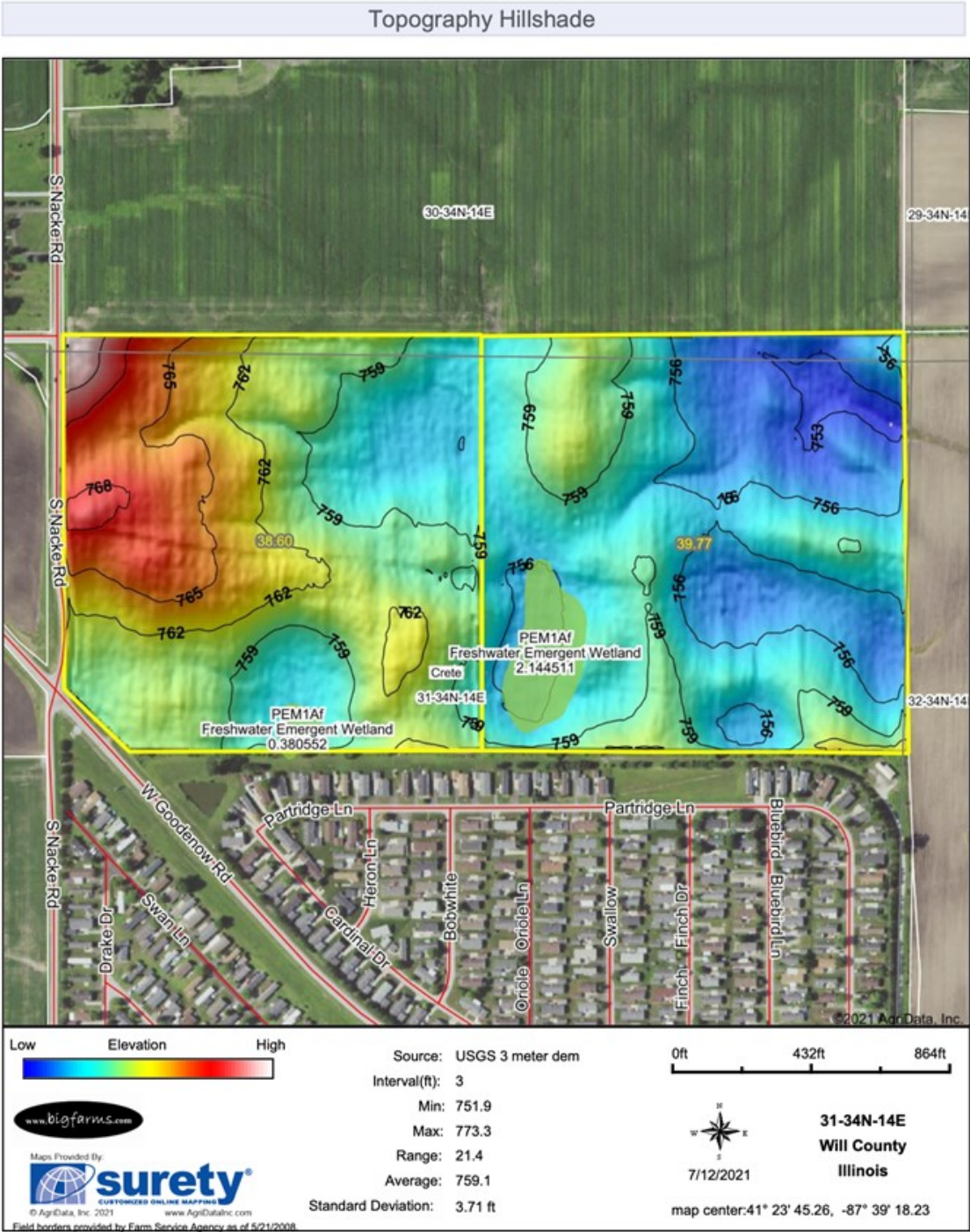


CONTOURS MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY

Topography Contours

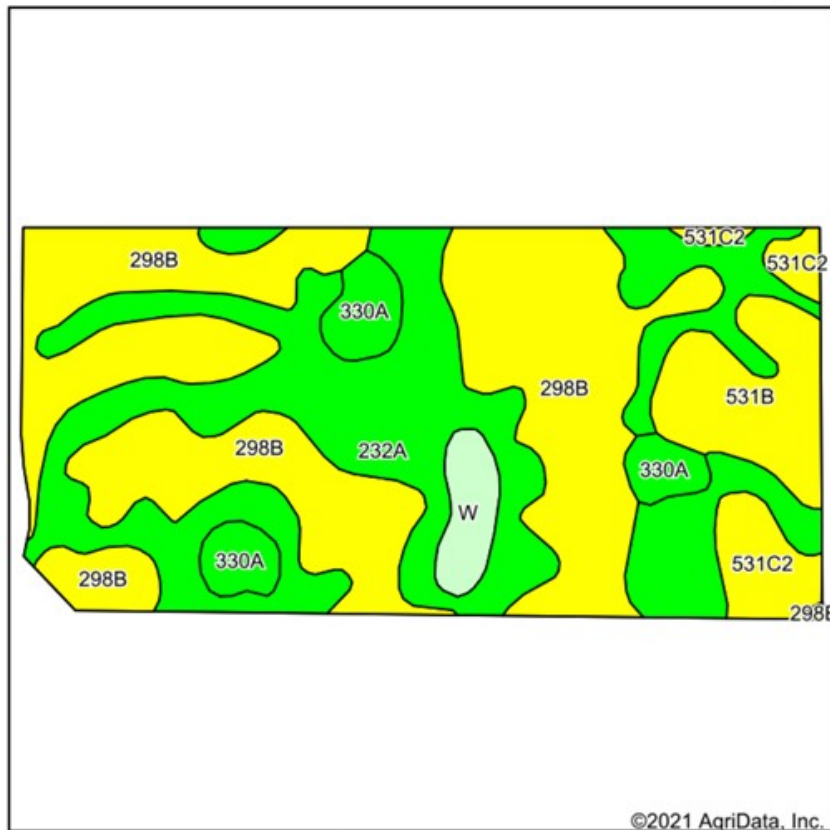


HILLSHADE MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY



SOIL MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY

Soils Map



State: **Illinois**
 County: **Will**
 Location: **31-34N-14E**
 Township: **Crete**
 Acres: **78**
 Date: **7/12/2021**

www.bigfarms.com

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



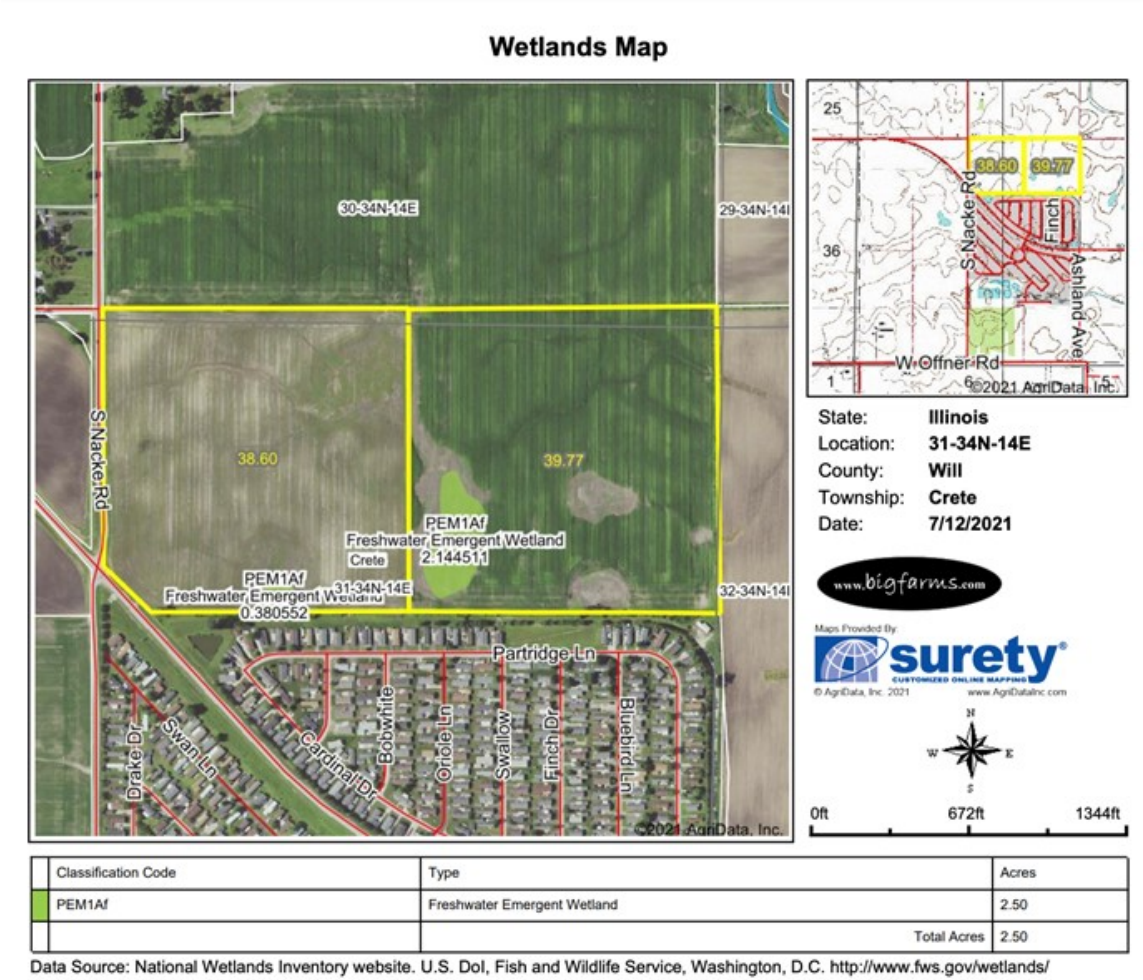
Soils data provided by USDA and NRCS.

Area Symbol: IL197, 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
**298B	Beecher silt loam, 2 to 4 percent slopes	33.31	42.7%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	29.42	37.7%		170	56	127
**531B	Markham silt loam, 2 to 4 percent slopes	5.78	7.4%		**153	**50	**113
330A	Peatone silty clay loam, 0 to 2 percent slopes	3.99	5.1%		164	55	123
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	3.53	4.5%		**147	**48	**108
W	Water	1.97	2.5%				
Weighted Average					154.6	51.2	115.7

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

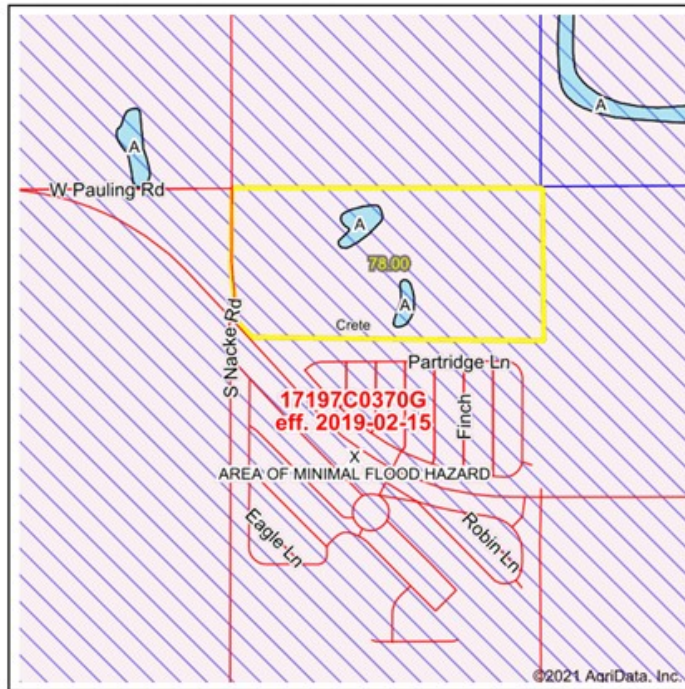
WETLANDS MAP 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY



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

FEMA REPORT 78 ACRE NACKE ROAD FARM CRETE TOWNSHIP WILL COUNTY

FEMA Report



Map Center: 41° 23' 41.49, -87° 39' 25.58
 State: IL Acres: 78
 County: Will Date: 7/12/2021
 Location: 31-34N-14E
 Township: Crete

www.bigfarms.com

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgridataInc.com



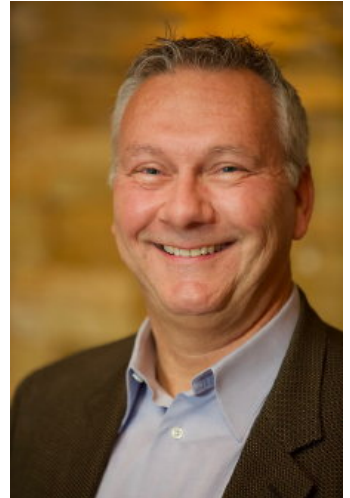
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	78	100%
Total				78	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType	Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain		75.06	96.2%
A		100-year Floodplain		1.92	2.5%
A		100-year Floodplain		1.02	1.3%
Total				78.00	100%
Panel		Effective Date		Acres	Percent
17197C0370G		2/15/2019		78	100%
Total				78	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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.