

40 AC BEECHER WOODED ESTATE SITE

W Offner Road
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: | 40 Acres |
| Property Type: | Wooded Land |
| Possible Uses: | Potential Development |
| Total Investment: | \$460,000.00 |
| Unit Price: | \$11,500 per acre |
| Productivity Index (PI): | 115.9 |
| Buildings: | No Buildings |
| Utilities: | Electric (ComEd), natural gas in area (Nicor Gas); well and septic for development |
| Zoning: | A-1, Agriculture |



40 acres of mature timber in Crete Township, Will County, approximately 2 miles west of Beecher, IL. This entirely wooded (former Christmas tree farm) parcel features dual road frontage on S Nacke Road and W Offner Road, gently rolling topography (743-768 ft elevation), and clean environmental reports — FEMA Zone X with zero identified wetlands. Weighted PI of 115.9 reflects strong underlying soil quality. No buildings included.

IL Route 394 is about 3 miles east, I-57 about 9 miles west, and the Crete Metra Electric Station is 7 miles north with commuter service to Chicago. Served by Crete-Monee CUSD 201U (PreK-12). Nearby estate-style homes along Whipporwill Drive and Bluebird Lane demonstrate the area's appeal for residential development.

Ideal for a private estate home, executive home subdivision, equestrian property, or recreational retreat. The dense tree canopy provides year-round privacy and natural beauty that is increasingly rare in southern Will County.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 Ac Beecher Wooded Estate Site
Tax ID Number/APN: 23-15-31-400-003-0000
Possible Uses: Estate home sites, executive home development, private estate, recreational retreat, equestrian property, hunting land
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Crete-Monee CUSD 201U (PreK-12)
Market Type: Transitional - Agricultural to Residential Estate
Location Description: Located on the east side of S Nacke Road, north of W Offner Road (279th Street), in unincorporated Crete Township, approximately 2 miles west of Beecher, IL and 7 miles south of the Village of Crete.
Site Description: 40-acre rectangular, fully wooded parcel with dual road frontage on S Nacke Road (west) and W Offner Road (south). Mature timber throughout. Nearby estate-style residential development along Whipporwill Drive and Bluebird Lane to the northeast.
Side of Street: East side of S Nacke Road; North side of W Offner Road
Highway Access: IL Route 394 approximately 3 miles east. IL Route 1 (Dixie Highway) approximately 4 miles east. I-57 approximately 9 miles west.
Road Type: Blacktop/asphalt township roads
Legal Description: PT NWSE; PT SWSE; PT SESE 31-34N-14E (Part of the NW1/4 SE1/4; Part of the SW1/4 SE1/4; Part of the SE1/4 SE1/4 of Section 31, Township 34 North, Range 14 East, Will County, Illinois
Property Visibility: Private wooded setting with road frontage on S Nacke Rd and W Offner Rd. Mature timber provides natural screening and privacy.
Largest Nearby Street: IL Route 394 (approximately 3 miles east)
Transportation: Crete Metra Electric Station approximately 7 miles north with commuter service to Chicago. Chicago Midway Airport about 38 miles north. O'Hare Airport about 55 miles north.

LAND RELATED

Lot Frontage (Feet): Approximately 1,320 feet on S Nacke Road (west); approximately 1,320 feet on W Offner Road (south)
Yield History: N/A — property has been in timber, no agricultural production. The farm is a former Christmas tree farm.
Tillable Acres: None — entirely wooded/timbered
Lot Depth: Approximately 1,320 feet (quarter-mile square parcel)
Buildings: No Buildings
Zoning Description: Agricultural zoning in unincorporated Will County, Crete Township; residential estate home development permitted with appropriate approvals
Flood Plain or Wetlands: FEMA Zone X — 100% Area of Minimal Flood Hazard, outside 500-year floodplain. Zero identified wetlands per National Wetlands Inventory. See FEMA Report and Wetland Map included.
Topography: Gently rolling, elevation 743-768 ft, avg 754.6 ft, 25.2 ft range. Higher ground west-central ideal for building sites. See Topo Maps included.
FSA Data: Section 31, T34N, R14E. See FSA Aerial Map included.
Soil Type: 78.2% Markham silt loam, 4-6% slopes, eroded (531C2); 20.6% Ashkum silty clay loam, 0-2% slopes (232A); 1.2% Beecher silt loam, 2-4% slopes (298B). See Soil Map included, provided by Surety Maps.
Available Utilities: Electric (ComEd); natural gas in area (Nicor Gas, verify for parcel); private well and septic for rural estate development; Surf Internet fiber expanding to Beecher

FINANCIALS

Finance Data Year:

2024 Tax Year, Payable 2025

Real Estate Taxes:

\$268.92

Investment Amount:

Asking price is \$11,500 per acre for a total investment of \$460,000.

LOCATION

Address:

W Offner Road, Beecher, IL 60401

County:

Will, IL

MSA:

Chicago-Naperville-Elgin



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

PROPERTY NOTES

[Beecher, IL Demographics - Census Reporter](#)

[Beecher, IL - Data USA Profile](#)

[Beecher, IL - City-Data.com](#)

[Village of Beecher - Official Website](#)

[Village of Beecher - Zoning District Map \(PDF\)](#)

[Crete Township - Official Website](#)

[Crete Township - Planning Commission](#)

[Will County Land Use Department](#)

[Will County Current Planning & Zoning](#)

[Will County GIS Data Viewer \(Interactive Maps\)](#)

[Will County Zoning Code](#)

[Crete-Monee School District 201U](#)

[Goodenow Grove Nature Preserve - Forest Preserve District of Will County](#)

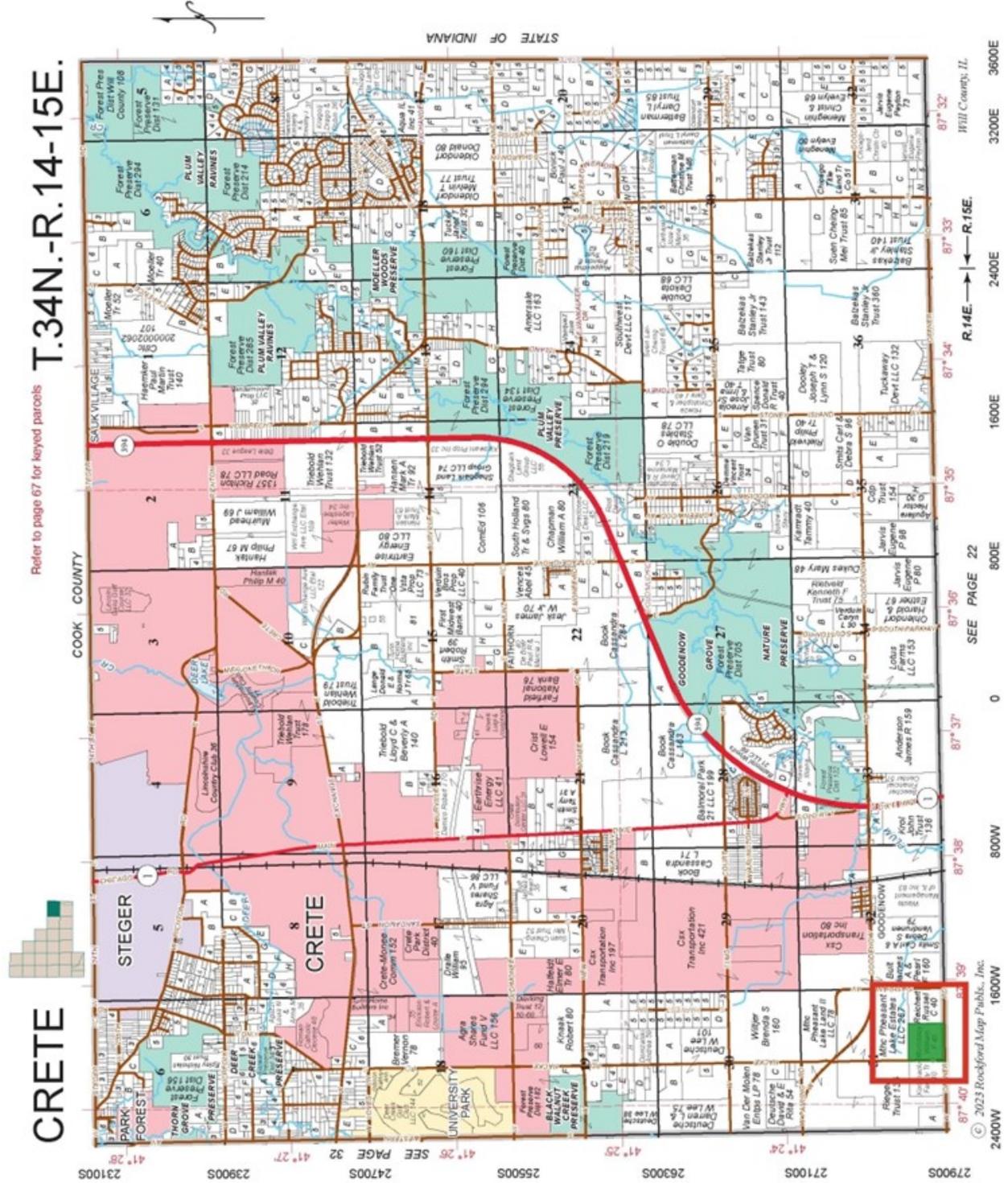
[Surf Internet Fiber Construction - Beecher](#)

[Nicor Gas Service Area](#)

PROPERTY MAP



PLAT MAP



Refer to page 67 for keyed parcels
T.34N.-R.14-15E.

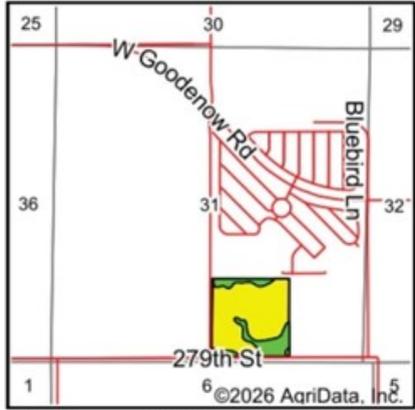
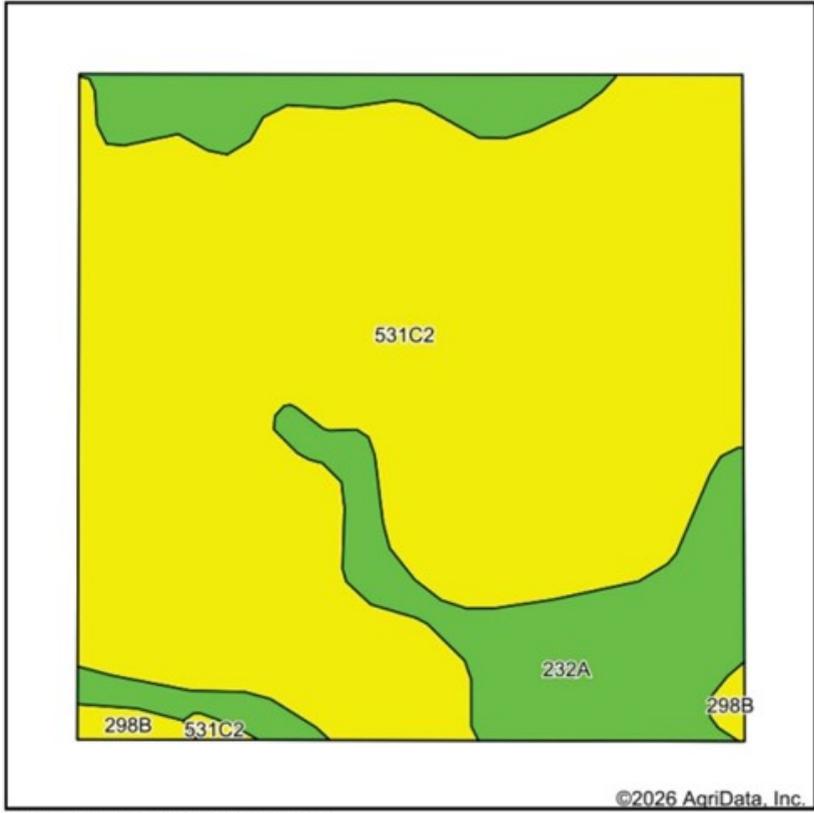
SEE PAGE 22
SEE PAGE 32
SEE PAGE 39

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

FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Will
Location: 31-34N-14E
Township: Crete
Acres: 39.11
Date: 2/4/2026



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 20

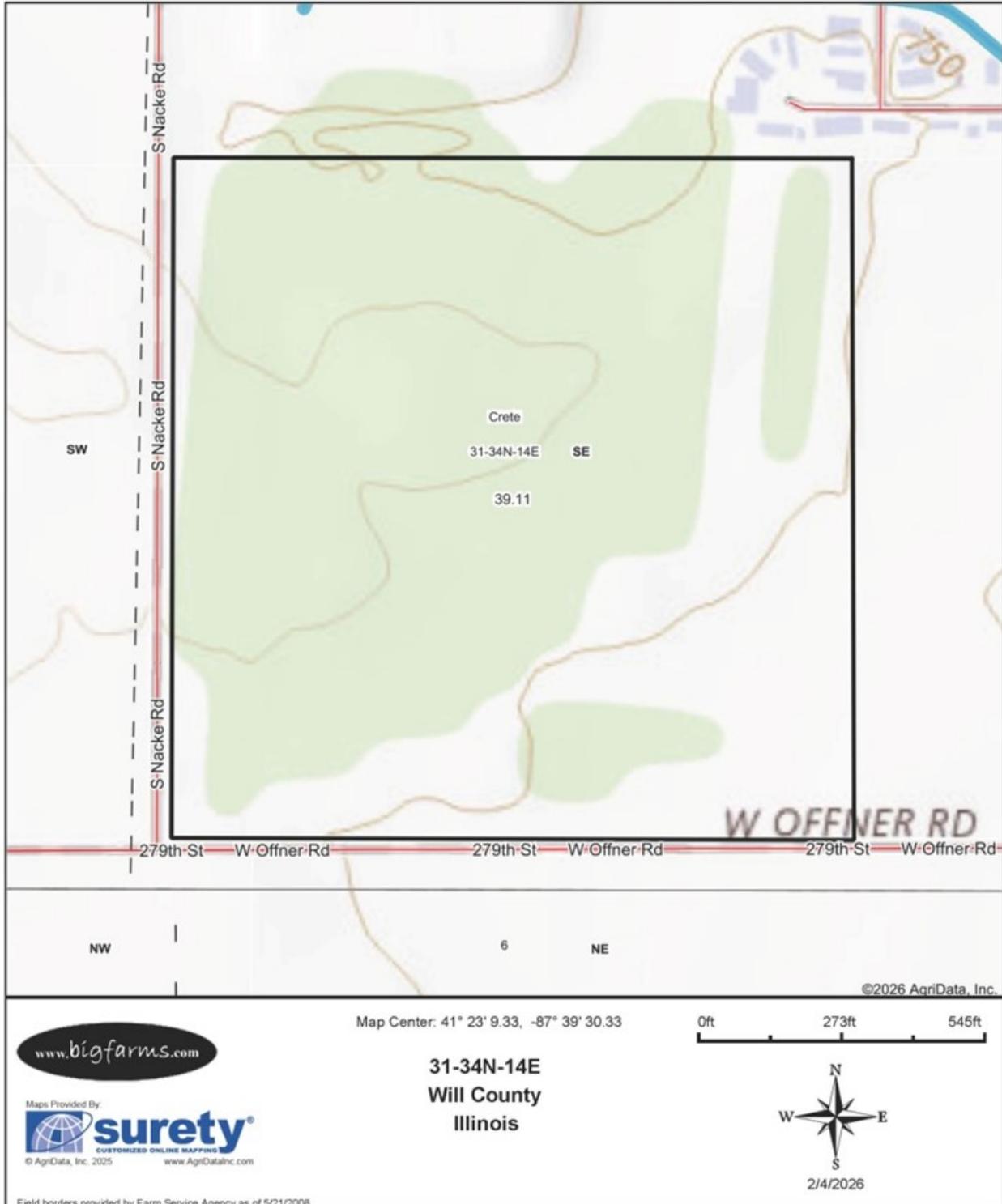
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| **531C2 | Markham silt loam, 4 to 6 percent slopes, eroded | 30.59 | 78.2% | Yellow | **153 | **49 | **113 |
| **232A | Ashkum silty clay loam, 0 to 2 percent slopes | 8.06 | 20.6% | Green | **170 | **56 | **127 |
| **298B | Beecher silt loam, 2 to 4 percent slopes | 0.46 | 1.2% | Light Green | **150 | **50 | **113 |
| Weighted Average | | | | | 156.5 | 50.5 | 115.9 |

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

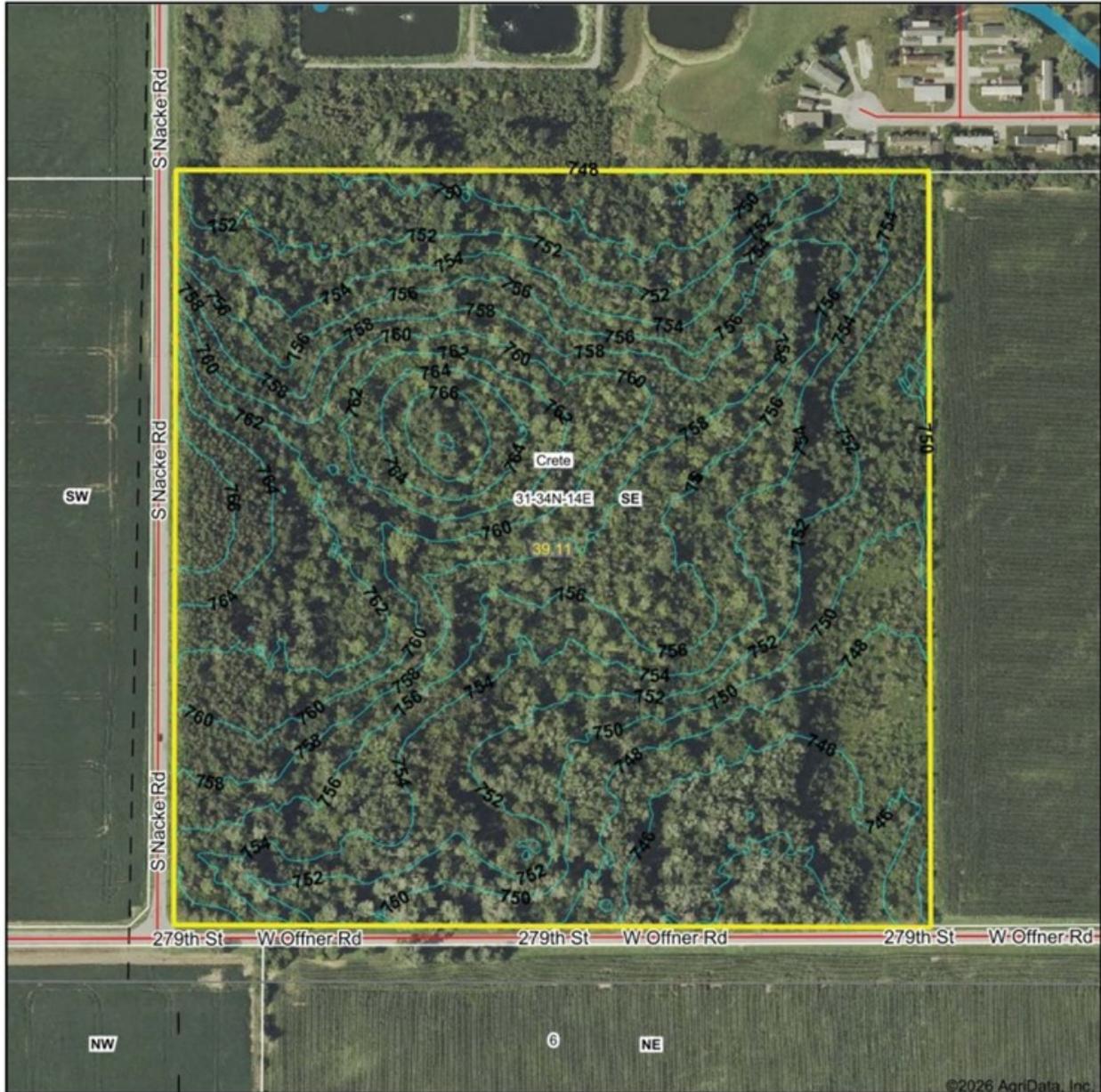
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP



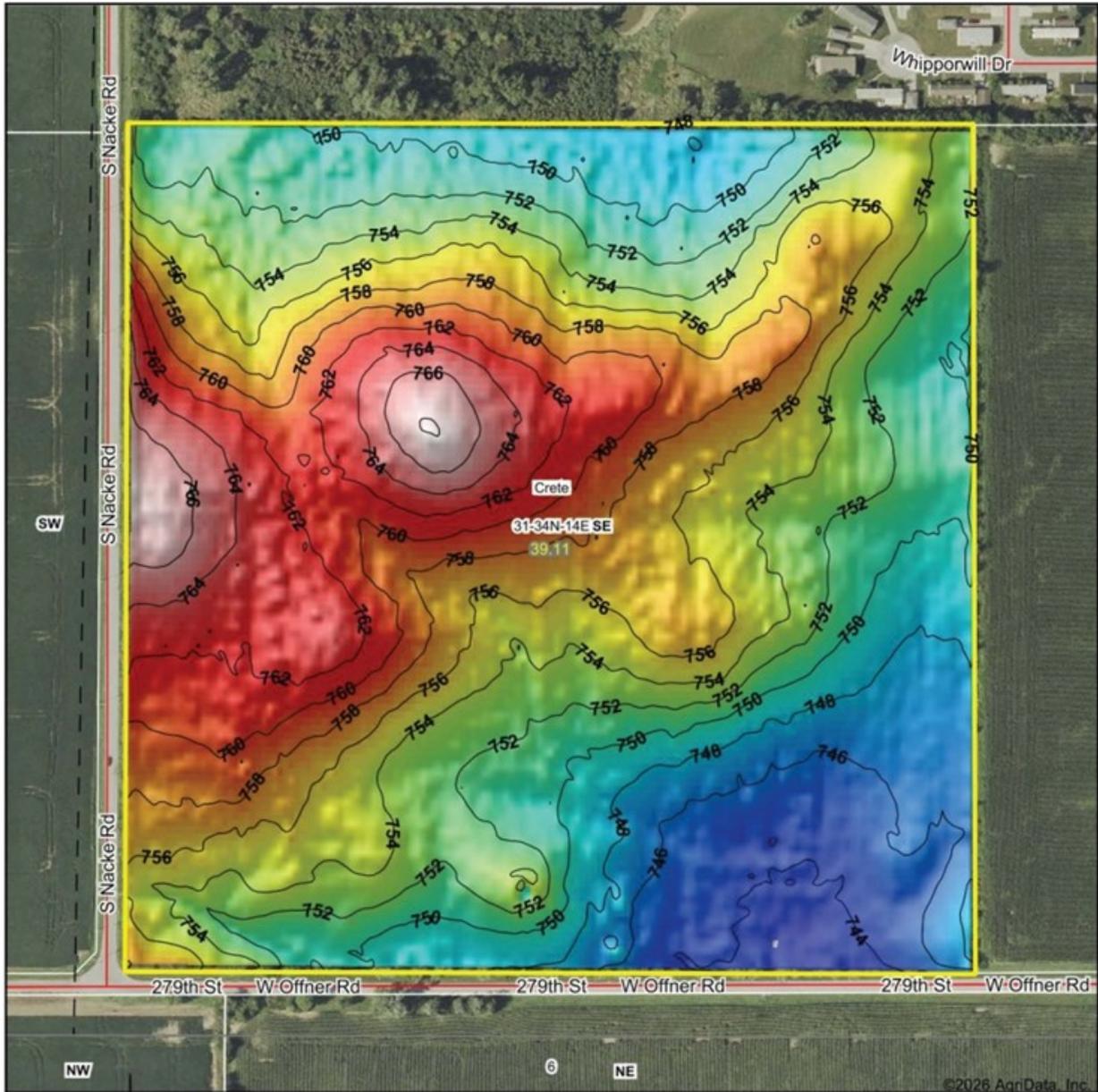
TOPO CONTOURS MAP



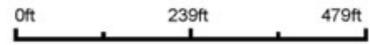
| | | |
|------------------------------------|---|----------------------------------|
| | <p>Source: USGS 3 meter dem</p> | <p>0ft 270ft 539ft</p> |
| | <p>Interval(ft): 2.0</p> | |
| <p>Min: 743.1</p> | <p>31-34N-14E</p> | |
| <p>Max: 768.3</p> | <p>Will County</p> | |
| <p>Range: 25.2</p> | <p>Illinois</p> | |
| <p>Average: 754.6</p> | <p>2/4/2026</p> | |
| <p>Standard Deviation: 5.64 ft</p> | <p>Boundary Center: 41° 23' 9.35, -87° 39' 30.1</p> | |

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

TOPO HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 743.1
 Max: 768.3
 Range: 25.2
 Average: 754.6
 Standard Deviation: 5.64 ft



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



31-34N-14E
Will County
Illinois

Boundary Center: 41° 23' 9.35, -87° 39' 30.1

WETLAND MAP



State: **Illinois**
Location: **31-34N-14E**
County: **Will**
Township: **Crete**
Date: **2/4/2026**



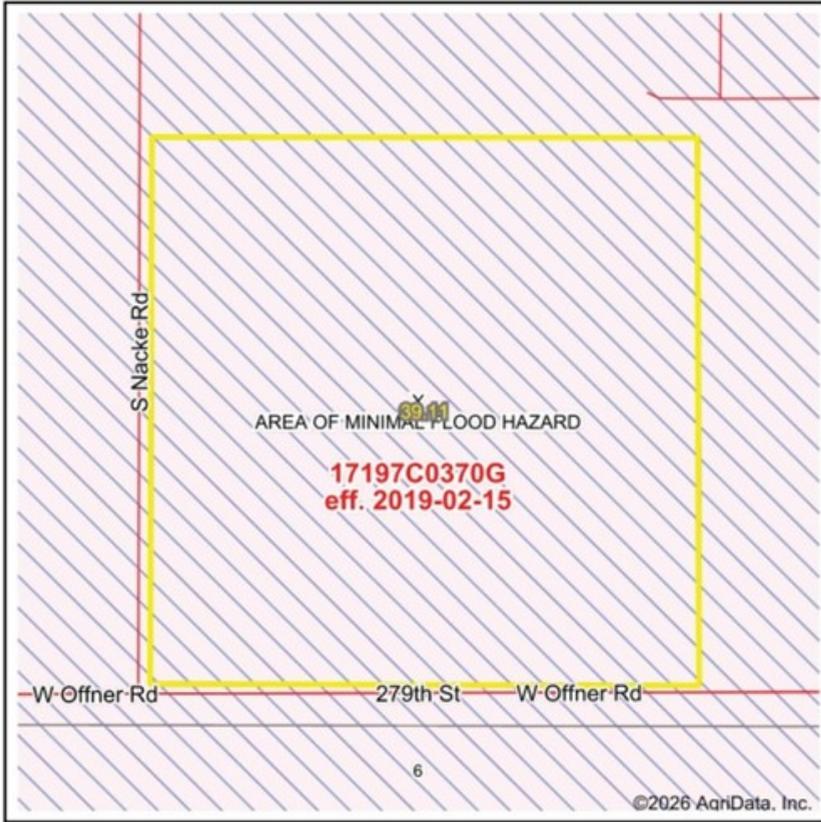
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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| Classification Code | Type | Acres |
|---------------------|------|-------|
| | | |
| Total Acres | | 0.00 |

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

FEMA REPORT



Map Center: 41° 23' 9.33, -87° 39' 30.33
State: IL Acres: 39.11
County: Will Date: 2/4/2026
Location: 31-34N-14E
Township: Crete



| Name | Number | County | NFIP Participation | Acres | Percent |
|--------------|------------------------------|-----------------------------|--------------------|---------|---------|
| WILL COUNTY | 170695 | Will | Regular | 39.11 | 100% |
| Total | | | | 39.11 | 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 | 39.11 | 100% | |
| Total | | | 39.11 | 100% | |
| Panel | Effective Date | Acres | Percent | | |
| 17197C0370G | 2/15/2019 | 39.11 | 100% | | |
| Total | | 39.11 | 100% | | |

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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