

80 ACRE BEECHER FARM

30860 S Yates
Beecher IL 60401

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Will
Township:	Washington
Gross Land Area:	80 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$551,600.00
Unit Price:	\$5,900 per acre for 74 acres plus \$115,000 for 6 acre building site.
Productivity Index (PI):	The PI Index for this farm is 117.2
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



80 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. Corner parcel with frontage on S. Yates avenue and E. Corning road. Soil PI of 117.2 The building site will not be sold separately until farmland has been sold.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 80 Ac Beecher Farm
Tax ID Number/APN: 22-22-24-400-002
Possible Uses: Primary use would be for agriculture production. Buildings are useful for equipment storage.
Zoning: Agriculture in the County of Will.
Sale Terms: Building site will not be sold until farmland (74 acres) has been sold.

AREA & LOCATION

School District: Beecher Community Unit School District 200U
Location Description: Good corner location approximately 4 miles SE of Beecher.
Site Description: Rolling farmland with farm buildings.
Side of Street: Northwest corner of S. Yates and E. Corning.
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: Quarter mile of frontage on E. Corning road & half a mile of frontage on S. Yates Ave.
Largest Nearby Street: Illinois Rt. 1 is just 3.5 miles west of the farm.

LAND RELATED

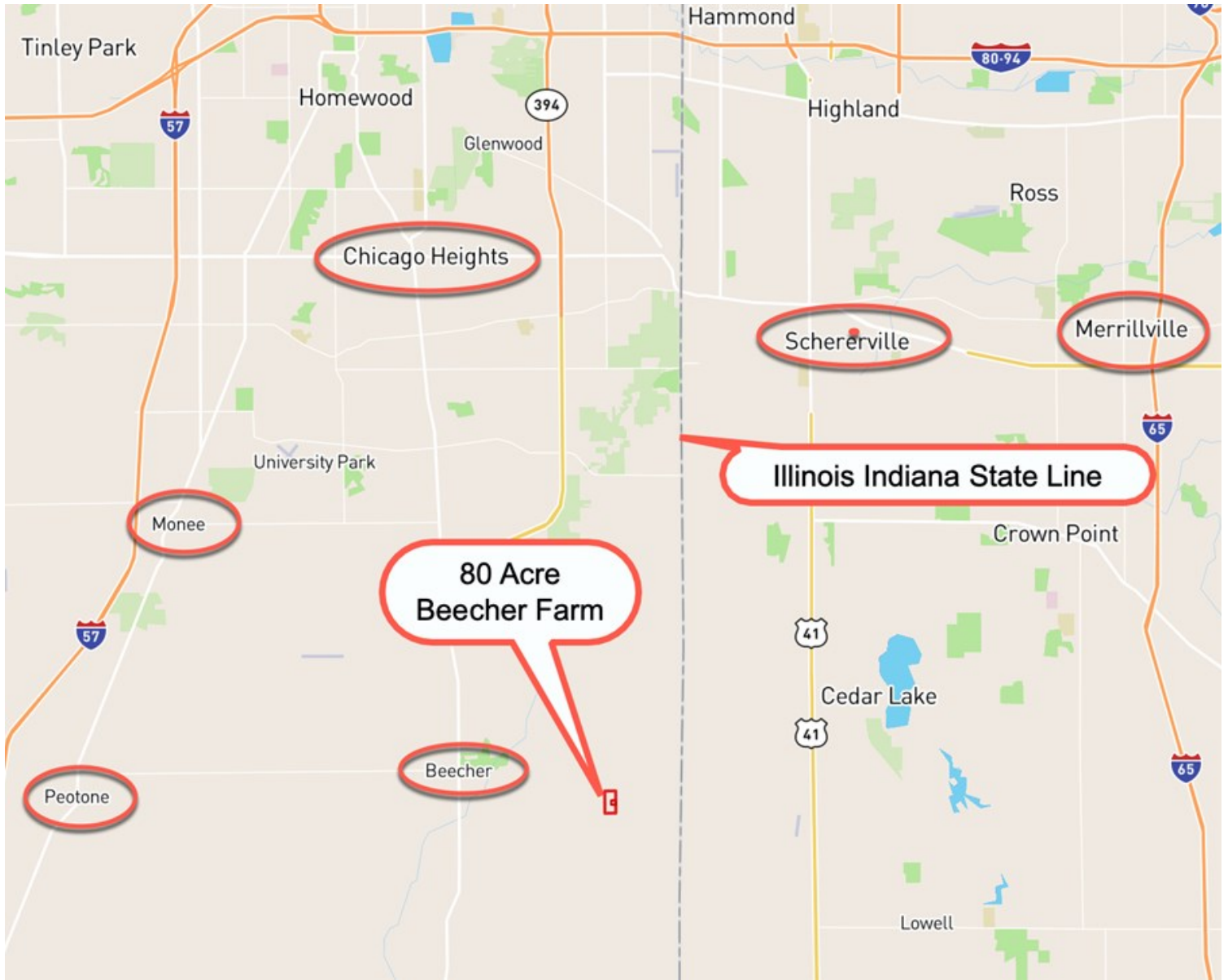
Lot Frontage (Feet): 2640 feet of frontage on S. Yates Ave.
1320 feet of frontage on E. Corning Rd.
Tillable Acres: 73.03 Acres are tillable
Buildings: Several out buildings. Two machine sheds, corn crib, and garage. House has been removed.
Flood Plain or Wetlands: None known, but there are low areas that can lose a crop.
Topography: Gently rolling farmland.
FSA Data: The Will County USDA office shows:
73.03 Crop Acres
Corn base is 40.80 Acres with a 105 PLC Yield
Soybean base is 28.5 Acres with a 24 PLC Yield
Soil Type: Beecher silt loam (298B)
Ashkum silty clay loam (232A)
Markham silt loam (531C2)
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

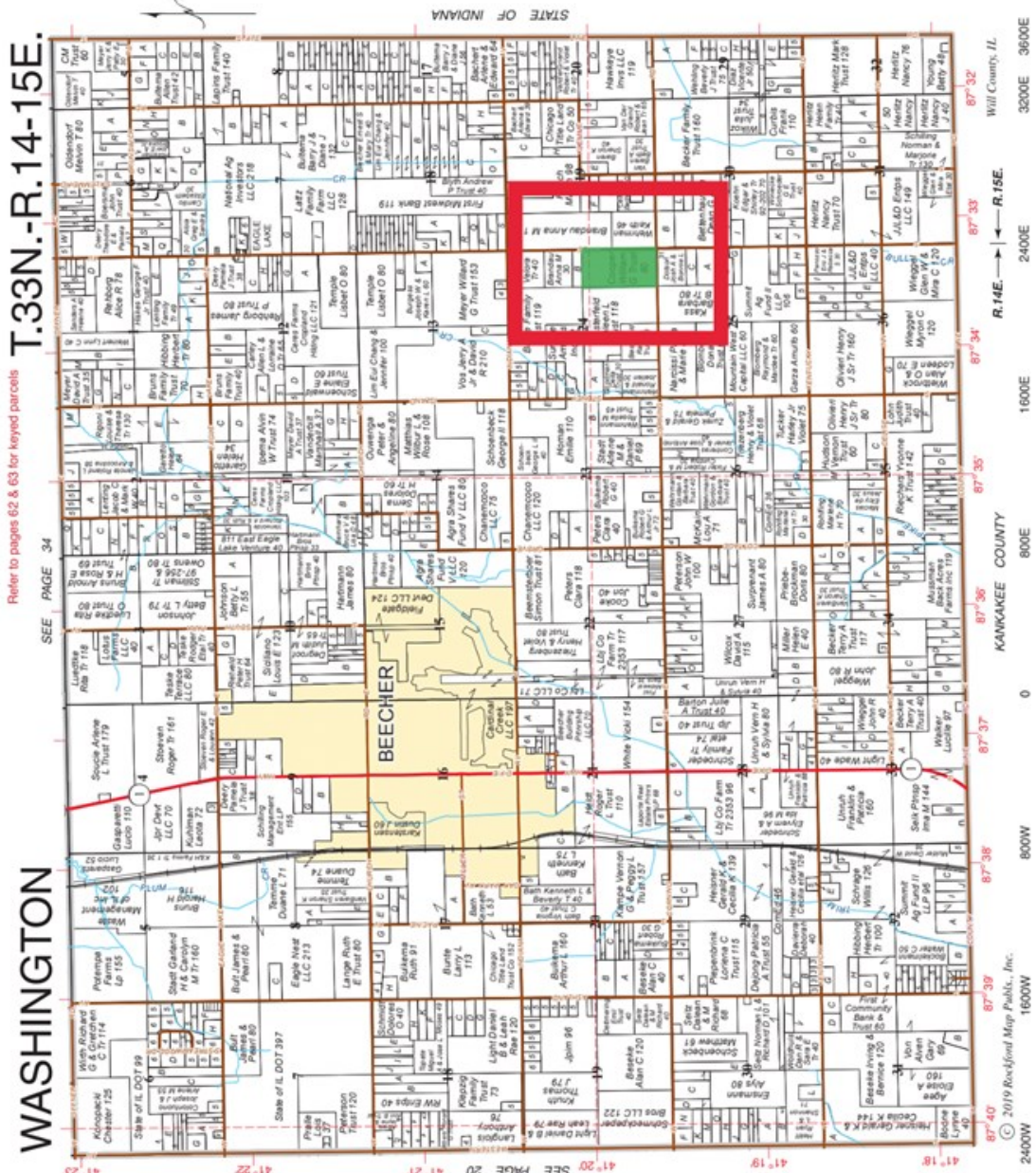
Finance Data Year: 2018 taxes paid in 2019
Real Estate Taxes: The total tax bill for this 80 acre parcel including the buildings is \$4,751.42 or \$59.02 per acre.
Investment Amount: The asking price for this parcel is \$5900 per acre for 74 acres plus \$115,000 for buildings and six acres for a total investment of \$551,600.

LOCATION

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







SEE PAGE 34
Refer to pages 62 & 63 for keyed parcels
T.33N.-R.14-15E.

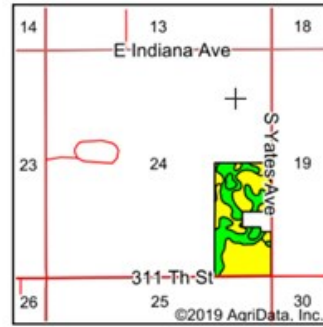
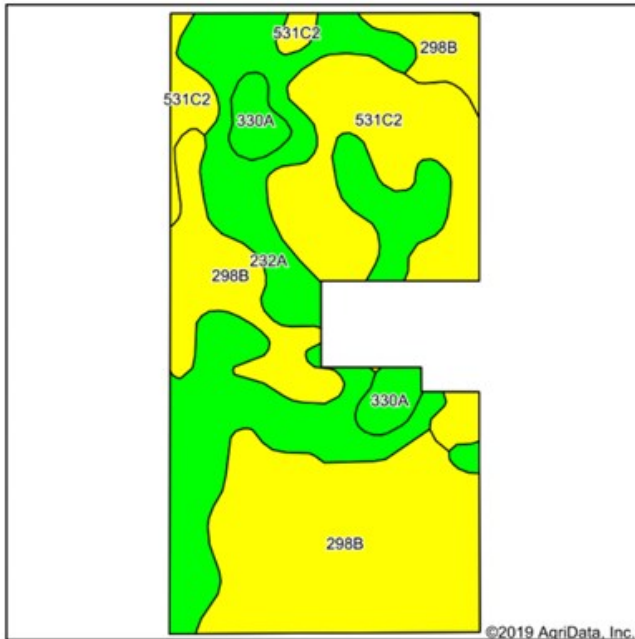
WASHINGTON

STATE OF INDIANA

27900S 28700S 29500S 30300S 31100S 31900S 32700S
41°23' 41°22' 41°21' 41°20' 41°19' 41°18'

16000W 8000W 0 8000E 16000E 24000E 32000E 36000E
R.14E. R.15E.
KANKAKEE COUNTY WILL County, IL
© 2019 Rockford Map Public, Inc.

Soils Map



State: **Illinois**
 County: **Will**
 Location: **24-33N-14E**
 Township: **Washington**
 Acres: **73.03**
 Date: **11/24/2019**



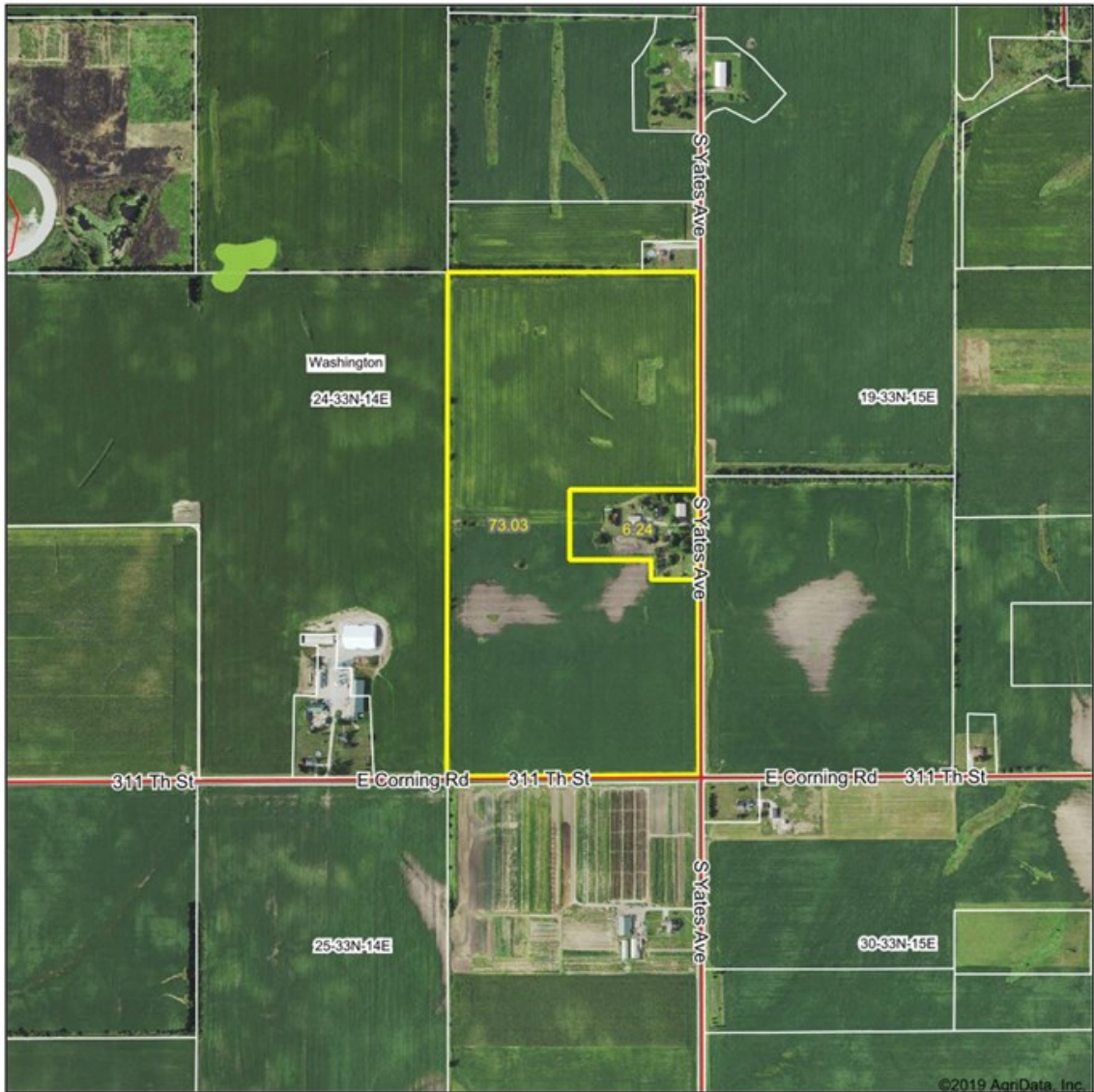
Soils data provided by USDA and NRCS.

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Area Symbol: IL 197, Soil Area Version: 14							
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	29.10	39.8%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.33	34.7%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	15.76	21.6%		**147	**48	**108
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.84	3.9%		164	55	123
Weighted Average					156.8	51.8	117.2

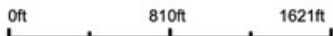
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 *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.

Aerial Map

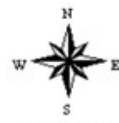


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Map Center: 41° 19' 48.37, -87° 33' 24.66

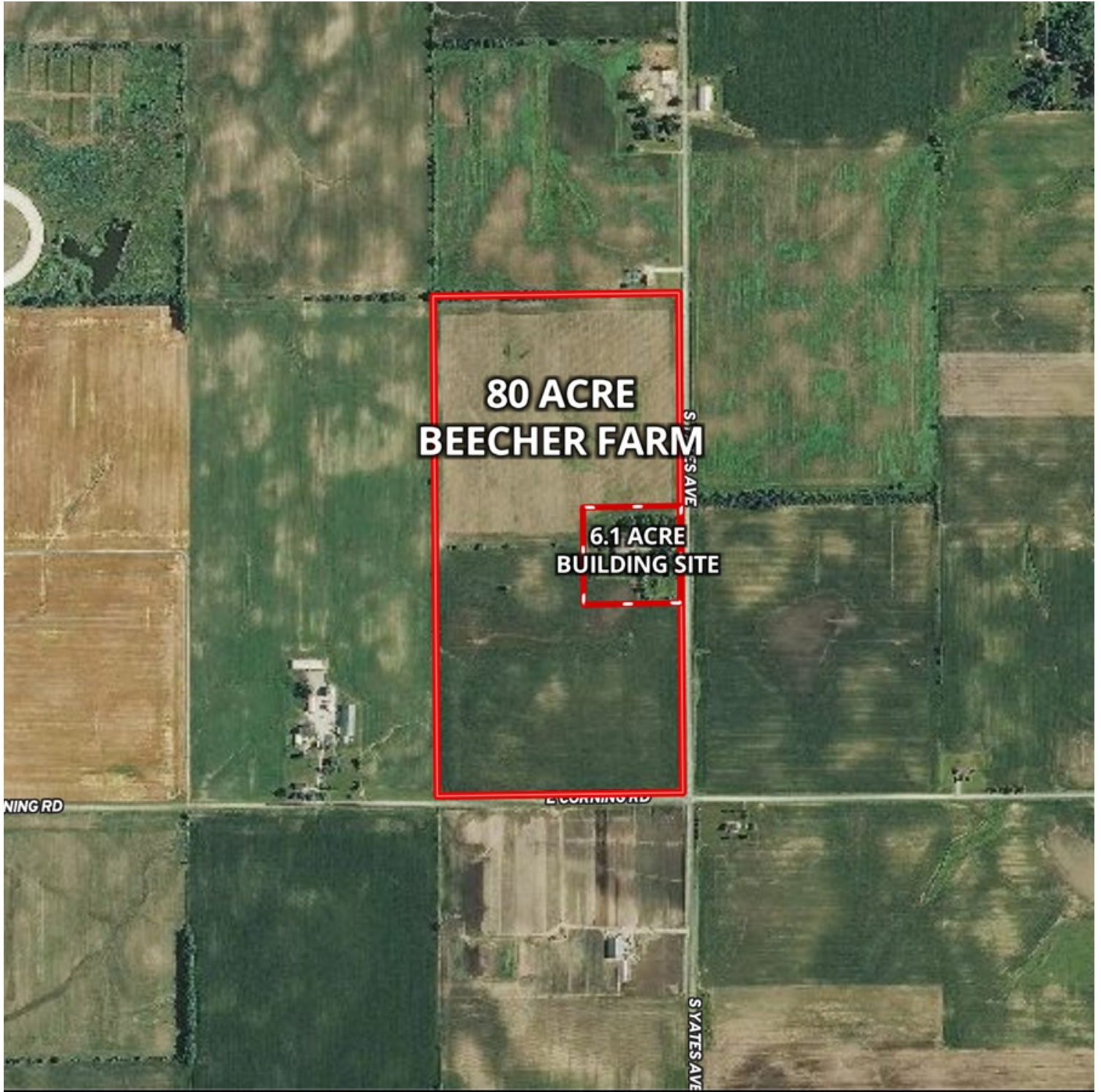


24-33N-14E
Will County
Illinois

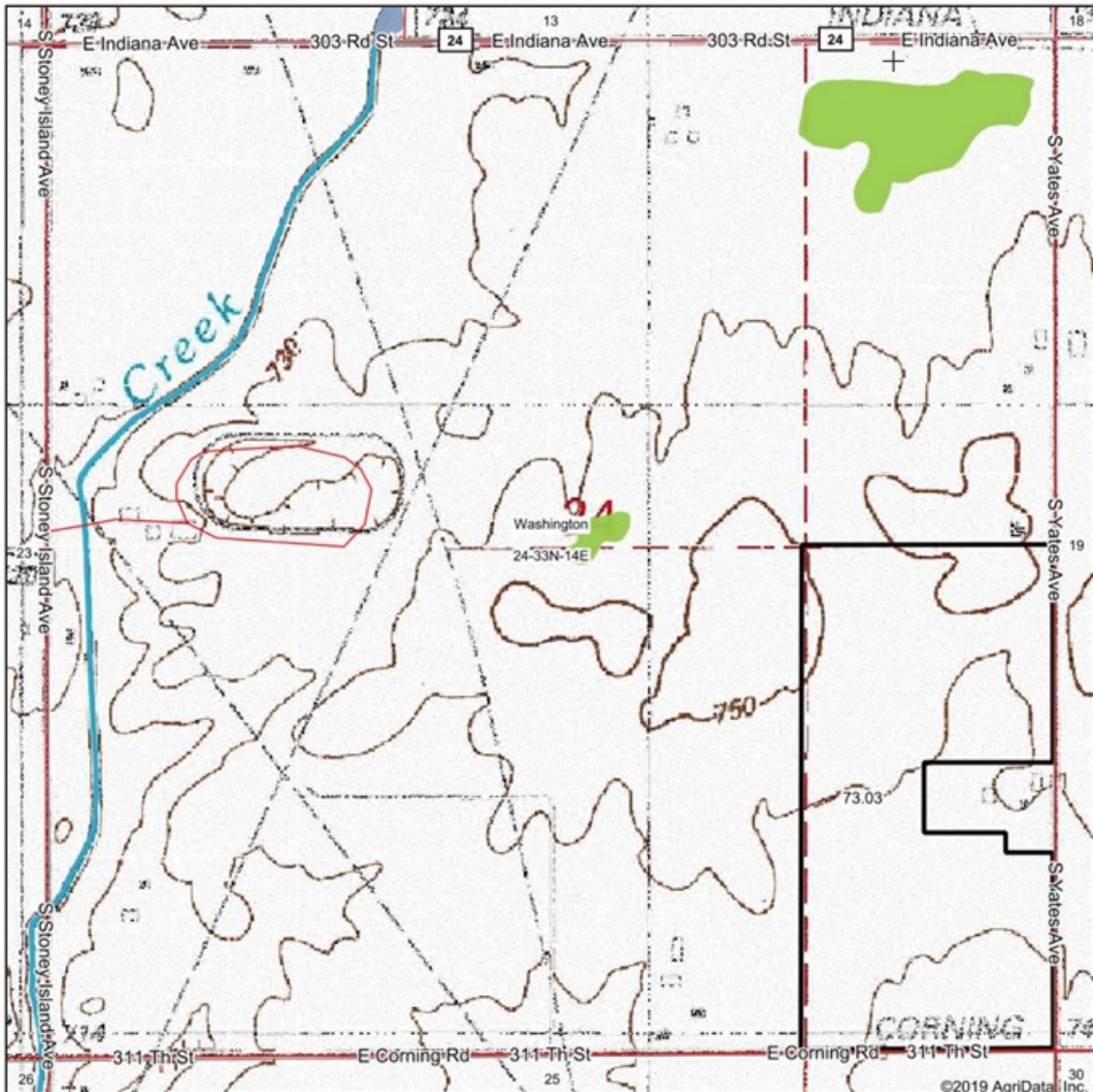


12/21/2019

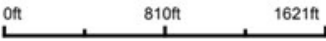
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



Topography Map



map center: 41° 20' 2.27, -87° 33' 48.95



24-33N-14E
Will County
Illinois



11/24/2019

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign Urbana.



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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