

# 98 AC BEECHER FARM

E Indiana Avenue  
Beecher IL 60401

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Washington
<b>Gross Land Area:</b>	98.41
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$1,073,100.00
<b>Unit Price:</b>	\$10,950.00 per Acre
<b>Productivity Index (PI):</b>	118.7
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



98 acres of farmland available in Washington Township in Will County, IL. This property is located 4 miles to the east of Beecher, IL with the Indiana State Line just 1.2 miles to the east. Located on the south side of 303rd Street/E Indiana Avenue, the parcel has approximately 92 tillable acres with a Soil PI of 118.7 with soil mostly consisting of Askhum silty clay loam, Markham silt loam, and Beecher silt loam.

Nestled in the heart of Will County, Beecher, IL, has experienced remarkable growth, evolving into a vibrant community that seamlessly blends small-town charm with modern amenities. Boasting a picturesque landscape adorned with sprawling farmlands and lush greenery, Beecher offers residents a serene escape from the hustle and bustle of city life while providing easy access to urban conveniences. With a thriving economy rooted in agriculture and crop production, this quaint town has become an attractive destination for those seeking a connection to the land and a sustainable way of life. From its historic downtown district lined with quaint shops and eateries to its well-regarded schools and recreational facilities, Beecher presents an ideal setting for families, professionals, and retirees alike, promising a lifestyle of comfort, convenience, and unparalleled quality of life.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 98 AC Beecher Farm  
**Tax ID Number/APN:** 22-23-19-100-003-0000  
**Zoning:** Currently Zoned A-1, Agriculture

### AREA & LOCATION

**School District:** Beecher CUSD 200U (K-12)  
**Location Description:** This property is located in Washington Township, Will County, Illinois, located 4 miles east of Beecher, IL and 1.2 miles from the Indiana state line off of 303rd Street/E Indiana Avenue.  
**Site Description:** This property is mostly vacant farmland with some wooded area. The parcel forms a "U" shape surrounding residential a residential property boarded by tree line.  
**Side of Street:** This property is located on the south side of 303rd Street/E Indiana Avenue.  
**Highway Access:** IL-1: 4 miles west  
IL-50: 12.6 miles west  
I-57: 15 miles west  
US-41: 4.4 miles east in Indiana  
**Road Type:** All surrounding roads are asphalt/blacktop.  
**Property Visibility:** The property is visible from 303rd Street/E Indiana Avenue.  
**Largest Nearby Street:** 303rd Street/E Indiana Avenue  
**Transportation:** The nearest Metra Train Station is 18.1 miles away to the northwest, University Park Station. Midway Airport is located 47.6 miles away and O'Hare Airport 60.6 miles away.

### LAND RELATED

**Lot Frontage (Feet):** The property has 1,452 feet of frontage on 303rd Street/E Indiana Avenue.  
**Tillable Acres:** This property has approximately 92 tillable acres.  
**Buildings:** No Buildings  
**Zoning Description:** Currently Zoned A-1, Agriculture  
**Flood Plain or Wetlands:** Please see included FEMA and Wetland Maps provided by Surety Maps.  
**Topography:** Please see included topography maps provided by Surety Maps.  
**Soil Type:** 32.9% Askhum silty clay loam (232A)  
27.7% Markham silt loam (531C2)  
24.6% Beecher silt loam (298B)  
  
For a full report of soil types, please see included Soil Map provided by Surety Maps.

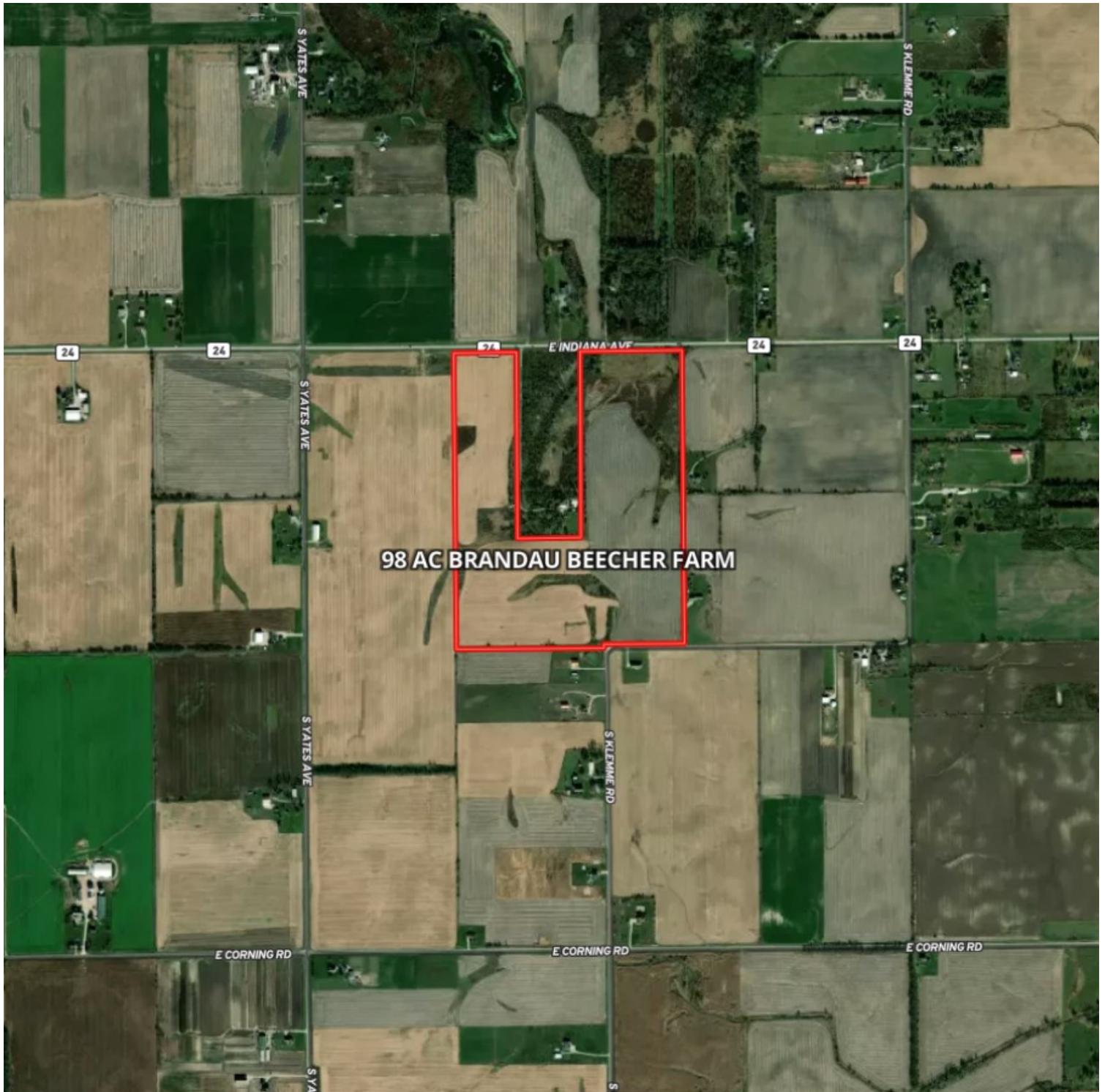
### FINANCIALS

**Finance Data Year:** 2022 Tax Year, Payable 2023  
**Real Estate Taxes:** 2022 Taxes, Paid 2023: \$2,664.26  
**Investment Amount:** \$1,073,100.00 or \$10,950.00 per acre

### LOCATION

**Address:** E Indiana Avenue, Beecher, IL 60401  
**County:** Will County

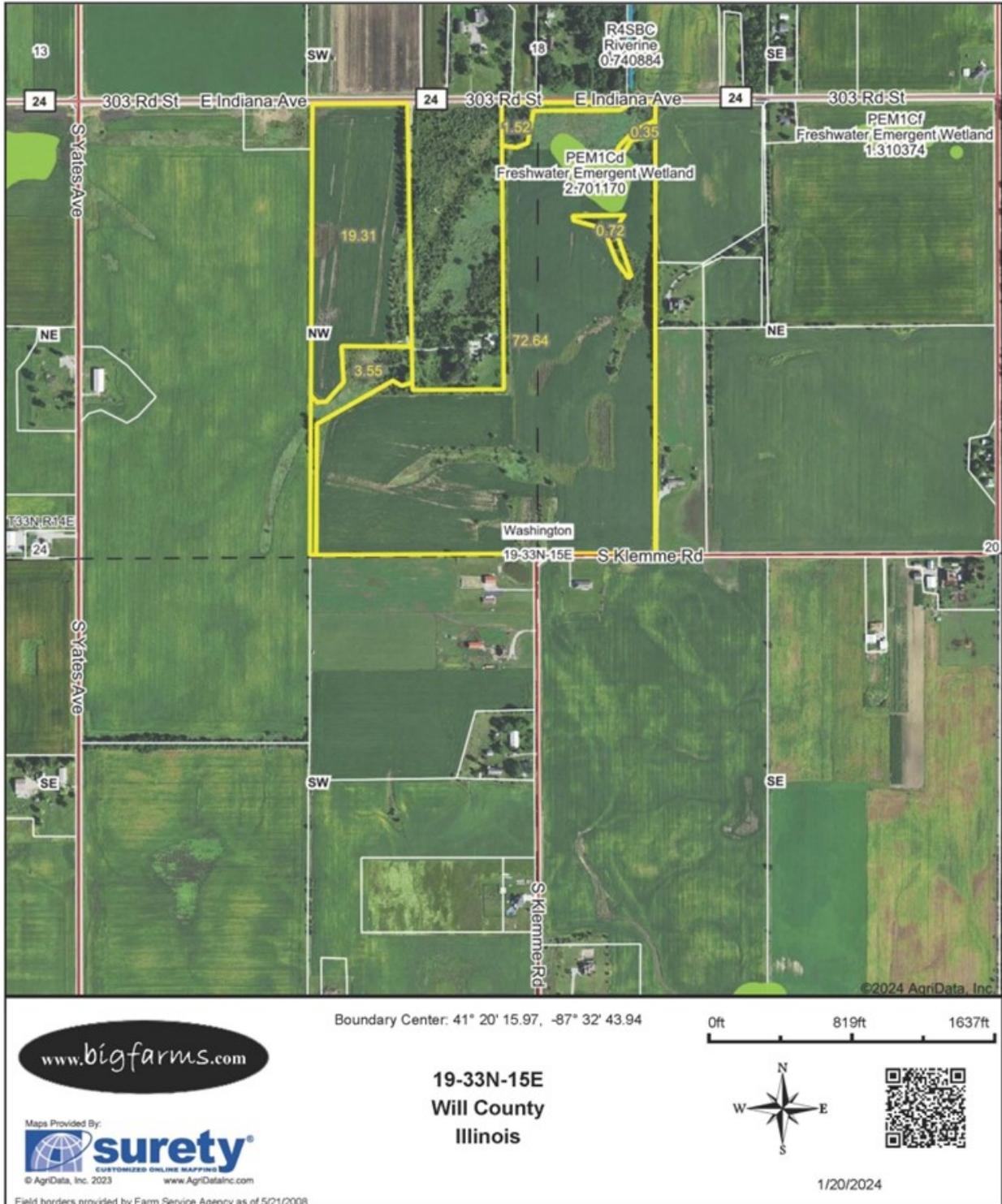
PROPERTY MAP



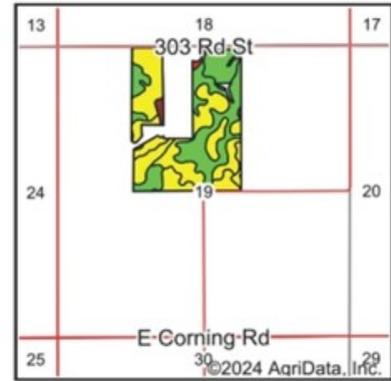
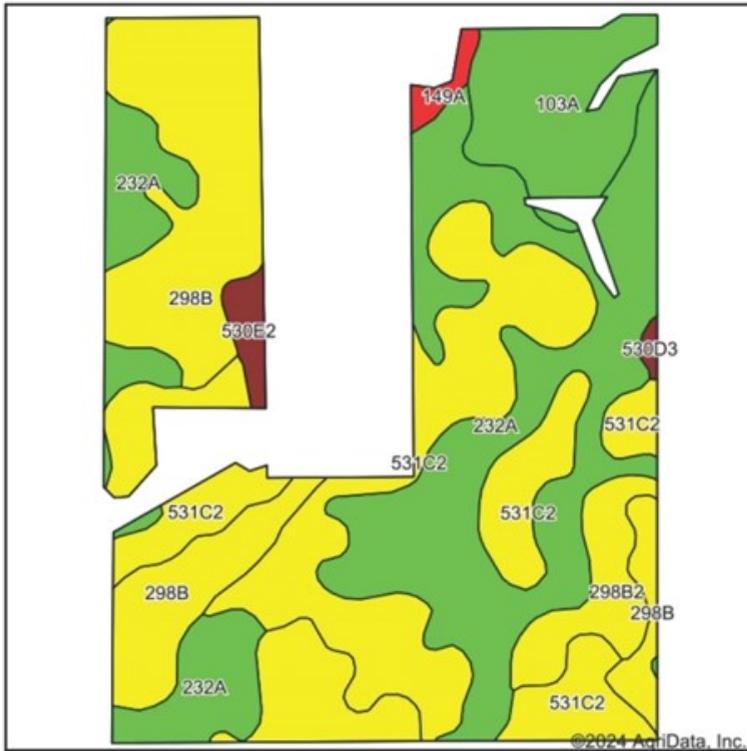




FSA AERIAL MAP



SOIL MAP



State: Illinois  
 County: Will  
 Location: 19-33N-15E  
 Township: Washington  
 Acres: 91.95  
 Date: 1/20/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 18

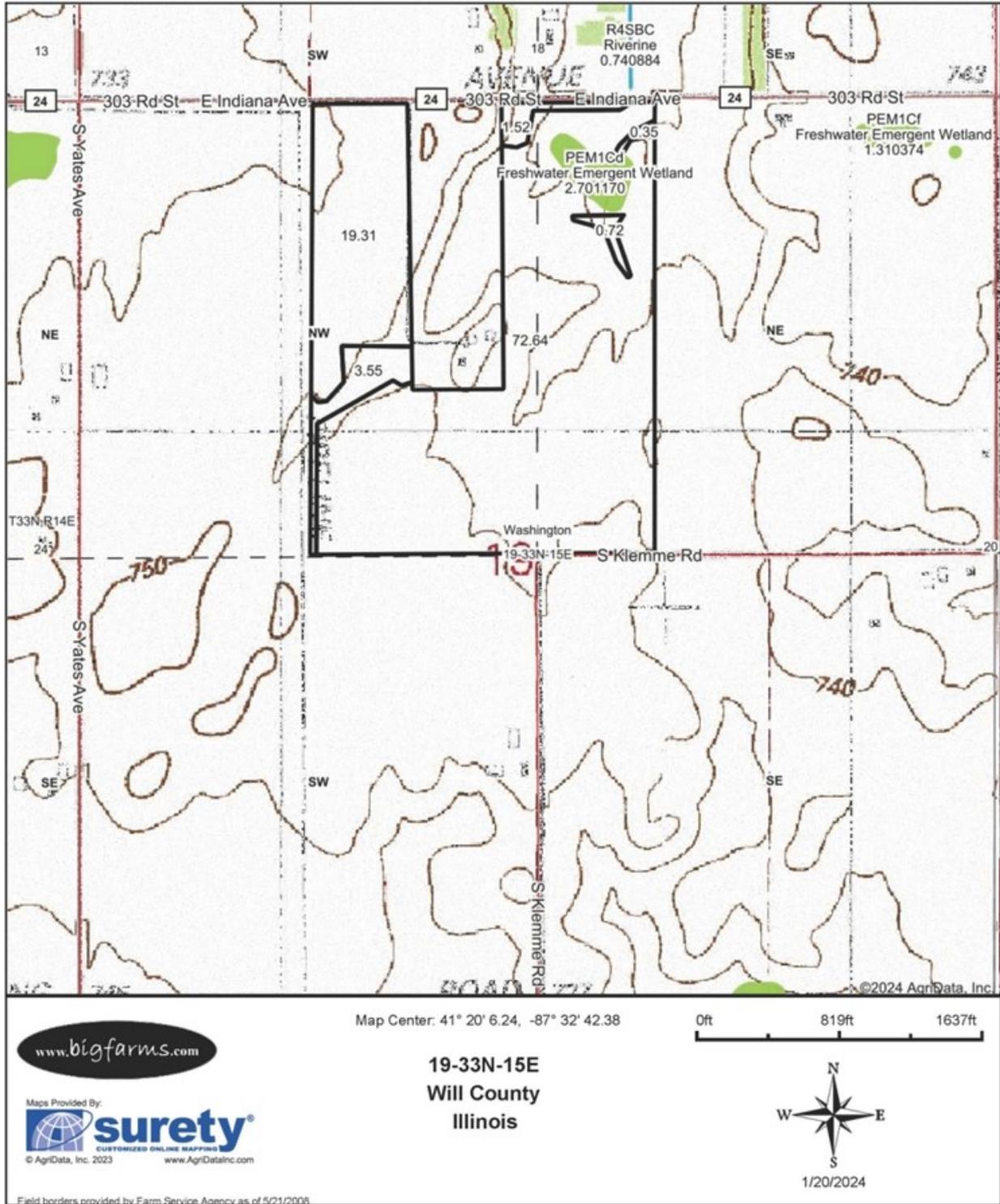
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	30.24	32.9%		**170	**56	**127	65
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	25.45	27.7%		**153	**49	**113	57
**298B	Beecher silt loam, 2 to 4 percent slopes	22.58	24.6%		**150	**50	**113	66
103A	Houghton muck, 0 to 2 percent slopes	7.80	8.5%		175	57	130	61
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	3.78	4.1%		**144	**48	**108	61
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	1.15	1.3%		**126	**39	**92	52
149A	Brenton silt loam, 0 to 2 percent slopes	0.71	0.8%		195	60	141	93
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	0.24	0.3%		**127	**40	**92	41
Weighted Average					159.3	52.1	118.7	*n 62.5

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

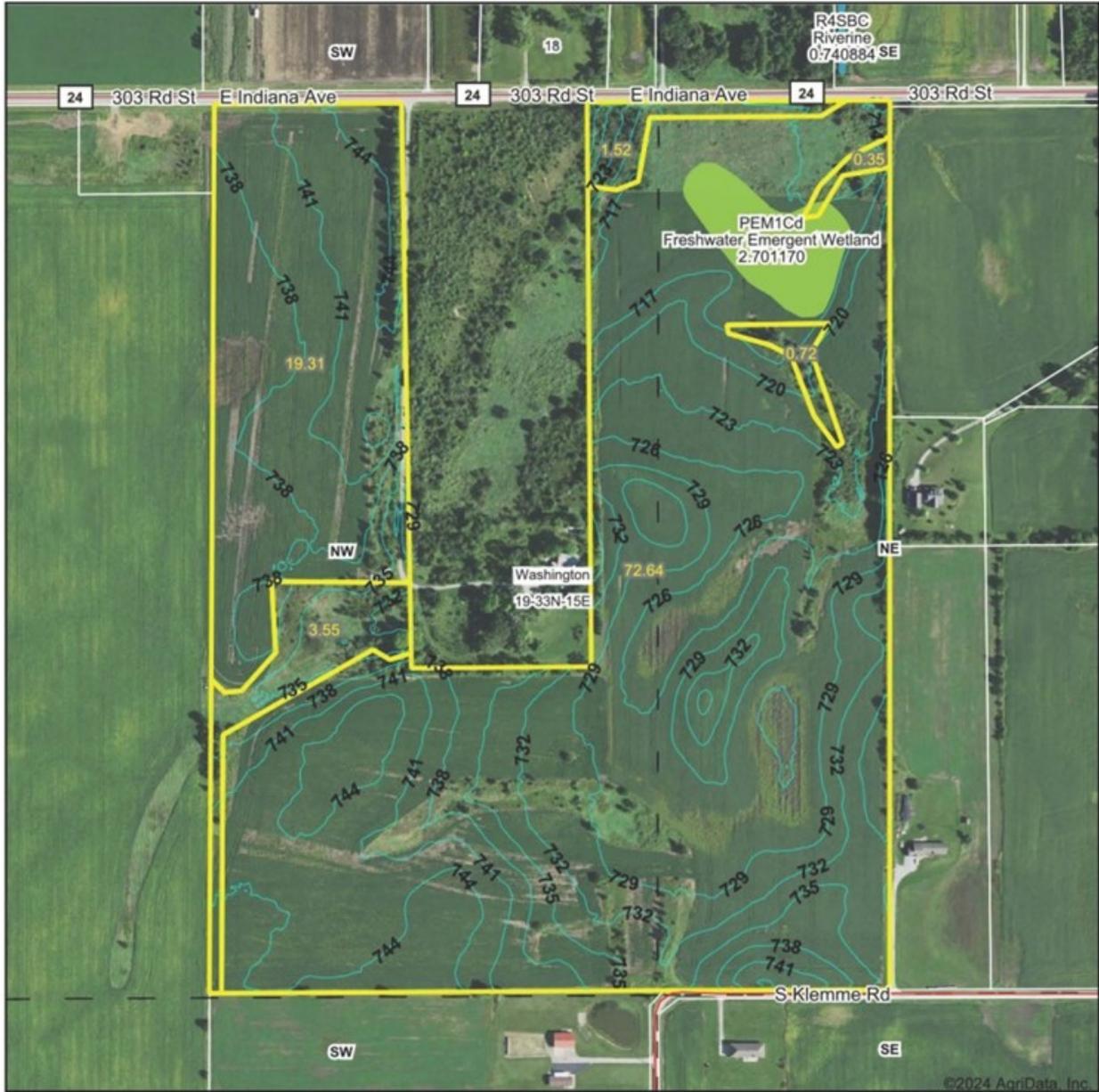
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG  
 \*n: The aggregation method is "Weighted Average using all components"

TOPO MAP

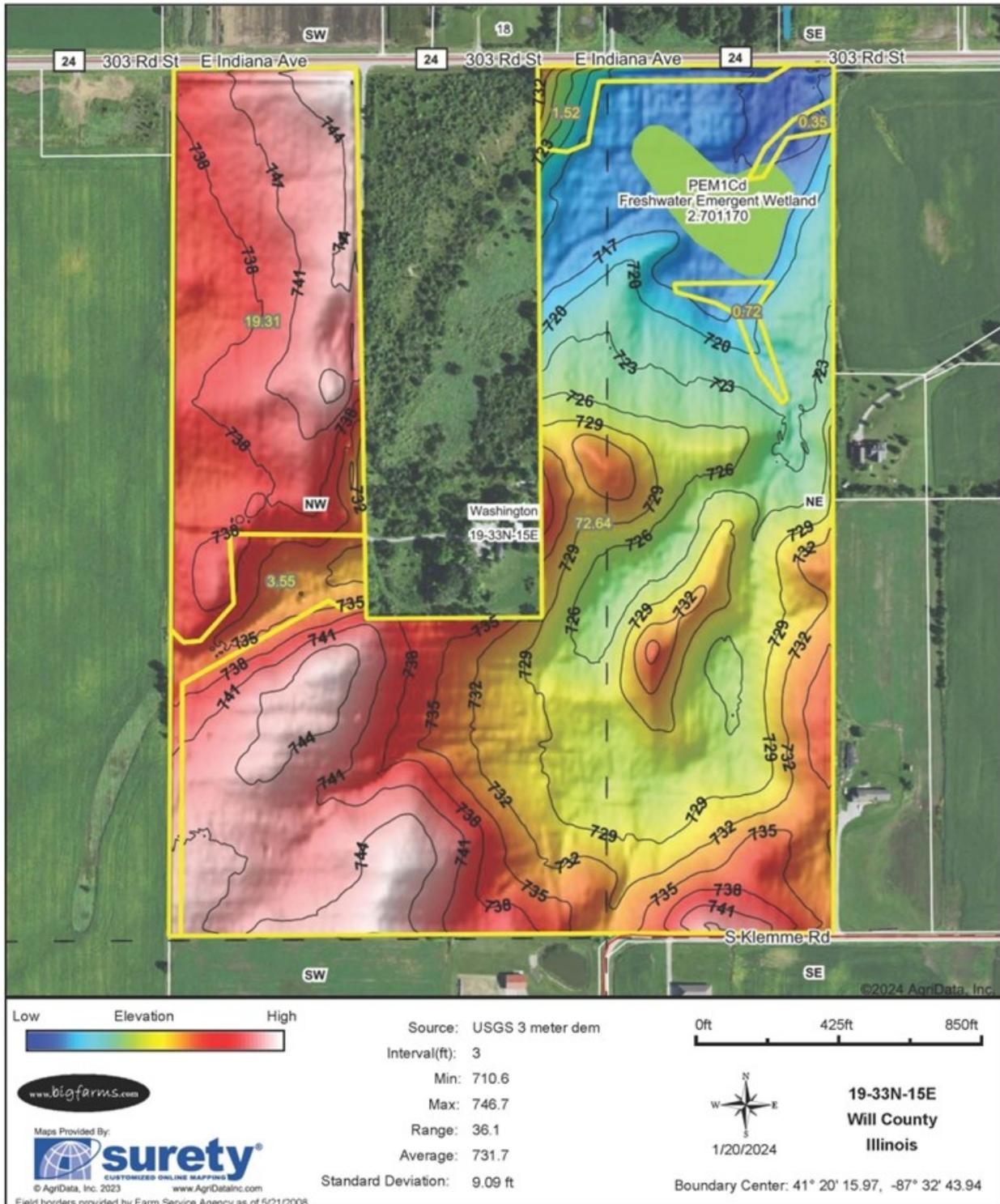


### TOPO CONTOURS MAP

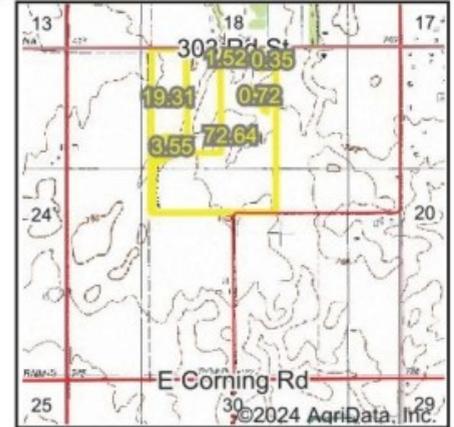
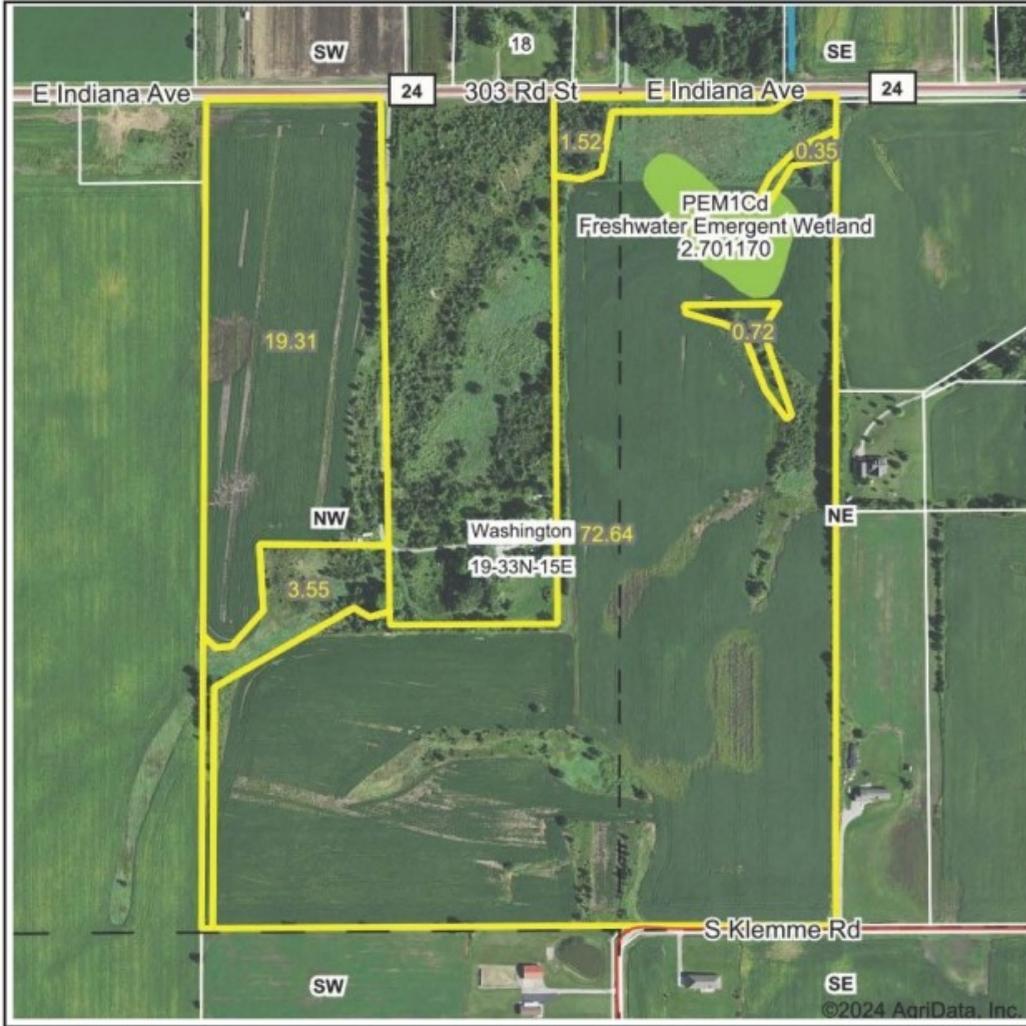


	Source: USGS 3 meter dem	0ft      455ft      911ft	
	Interval(ft): 3.0		
	Min: 710.6		
	Max: 746.7		
	Range: 36.1		
	Average: 731.7		
	Standard Deviation: 9.09 ft		
			<b>19-33N-15E</b>
			<b>Will County</b>
			<b>Illinois</b>
			Boundary Center: 41° 20' 15.97, -87° 32' 43.94

TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois  
 Location: 19-33N-15E  
 County: Will  
 Township: Washington  
 Date: 1/20/2024



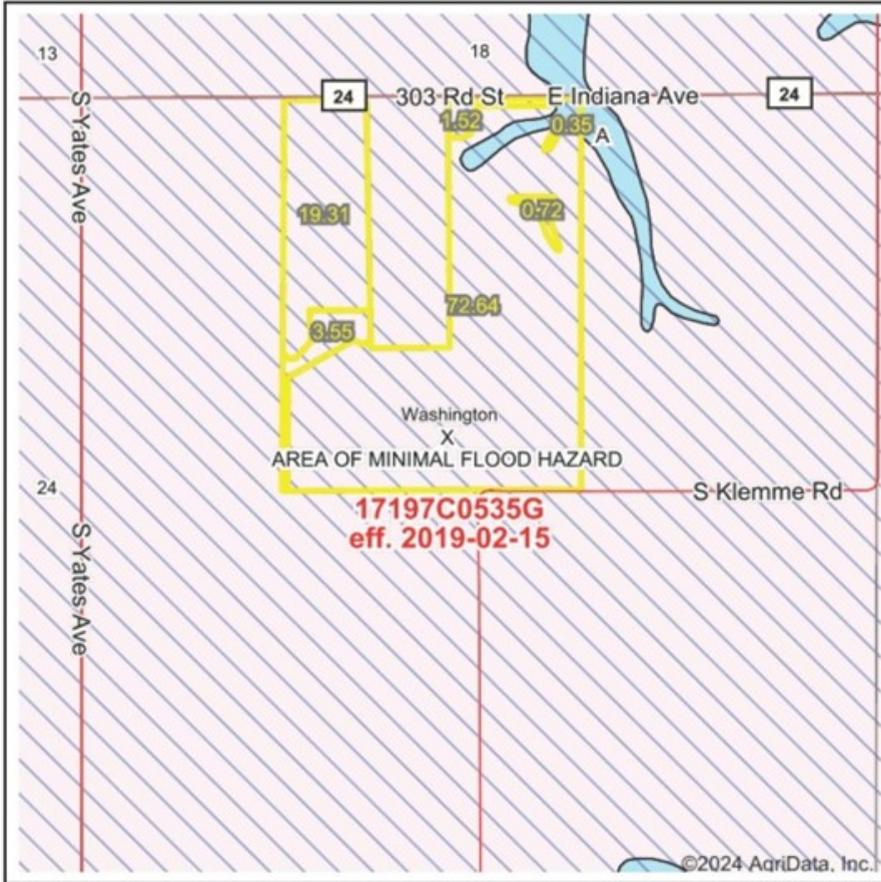
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	2.70
Total Acres		2.70

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

FEMA MAP



Map Center: 41° 20' 6.24, -87° 32' 42.38  
 State: IL Acres: 98.09  
 County: Will Date: 1/20/2024  
 Location: 19-33N-15E  
 Township: Washington



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	98.09	100%
<b>Total</b>				98.09	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	95.59	97.5%	
A		100-year Floodplain	2.5	2.5%	
<b>Total</b>			98.09	100%	
Panel	Effective Date	Acres	Percent		
17197C0535G	2/15/2019	98.09	100%		
<b>Total</b>		98.09	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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