

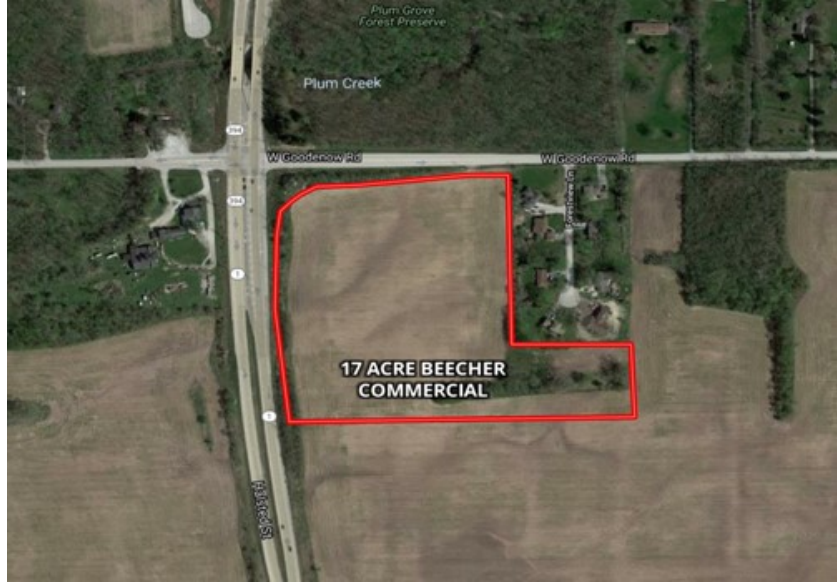
# 17 ACRE BEECHER COMMERCIAL CORNER

**Goodenow Road and Dixie Highway  
Beecher IL**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Will
<b>Township:</b>	Crete
<b>Gross Land Area:</b>	17 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agriculture, Transitional, Commercial
<b>Total Investment:</b>	\$850,000.00
<b>Unit Price:</b>	\$50,000.00
<b>Productivity Index (PI):</b>	106.9
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Natural Gas and Electric
<b>Zoning:</b>	Agriculture



This 17 acre corner lot is located just north of the Village of Beecher in Crete Township along Illinois 394 at Dixie Highway (US 1). The property has a PI index of 109.6 and is mostly Ozaukee silt loam and Ashkum silty clay loam.

The Plum Grove Forest Preserve and Goodenow Grove Nature Preserve both operated by the Forest Preserve District of Will County is north and east of this corner. The Village of Crete is north of the property and the Village of Beecher is to the south.

It is also located 5.5 miles east of Bult Field and 1.5 miles south of Balmoral Hunter/Jumper Equestrian Center.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 17 Acre Beecher Commercial Corner  
**Tax ID Number/APN:** 23-15-33-300-003-0000  
**Possible Uses:** Agriculture, Transitional and Commercial  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Crete-Monee Community Unit School District 201-U

**Location Description:** This highly visible corner commercial lot is located at Illinois Route 394 and Goodenow Road in Crete Township, Will County Illinois across the street from Plum Grove Forest Preserve and Goodenow Nature Preserve. The Balmoral Hunter/Jumper Equestrian Center is 1.5 miles north on US Route 1 and the Bult Air Field is 5.5 Miles to the southwest off Eagle Lake Road.

**Site Description:** This property is located near the 394 Enterprise Zone and is just south of the Village of Crete and north of the Village of Beecher. There are 1,100 acres north and west of the property that is owned by Centerpoint CSX for a possible Intermodal site.

**Side of Street:** This highly visible and well traveled corner commercial lot is relatively flat, with a PI index of 109.6. The Village of Crete's long term plan is to make this intersection into their southern gateway, similar to the intersection of Steger Rd. and 394.

**Highway Access:** This 17 acre corner commercial lot is located south of Goodenow Road and east of Illinois Route 394/US Route 1.

**Road Type:** Illinois Route 394 is adjacent to the property. I-80 is 14 miles north on Illinois Route 394 and I-57 is 11 miles to the west of the property.

**Property Visibility:** The roads surrounding the property are asphalt construction.

**Largest Nearby Street:** This 17 acre commercial corner lot sits at the corner of Goodenow Road and US Route 1/Illinois Route 394. 11,100 cars travel down Illinois Route 394 daily with another 3000 cars on Goodenow Road.

**Transportation:** IL 394 and US Route 1 are adjacent and accessible from the property.

Illinois Route 394 is adjacent to the property with access to I-80 14 miles north. I-57 is 11 miles to the west and north using Goodenow Road to IL 50.

The Crete, IL Horse Track Metra Station is 1.5 miles north off of US Route 1.

### LAND RELATED

**Lot Frontage (Feet):** There are 787 feet of Goodenow road frontage on the north and 919 feet of frontage on US-1/IL 394.

**Tillable Acres:** There are approximately 17 tillable acres located on this property.

**Lot Depth:** The lot is 890 feet deep from north to south, 770 feet east to west with the southern most part of the property 1100 feet across.

**Buildings:** There are not any buildings on this property.

**Flood Plain or Wetlands:** There are no wetlands or FEMA flood Zones on this property.

**Topography:** This 17 acre property is relatively flat. The contours can be seen in the topography map included in the brochure.

**Soil Type:** Ozaukee Silt Loam (530D2)  
Ashkum Silty Clay Loam (232A)  
Markham Silt Loam (531C2)

**Available Utilities:** Natural gas and electric are available. Water and sewer is approximately .5 miles away, but can be brought to the property.

### FINANCIALS



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

**Finance Data Year:**  
**Real Estate Taxes:**  
**Investment Amount:**

2018 paid in 2019  
The owners paid \$1183.10 or \$27.33 per acre in 2019  
The investment amount for this 17 commercial corner parcel is \$850,000.00 or \$50,000 per acre.

**LOCATION**

**Address:**  
**County:**

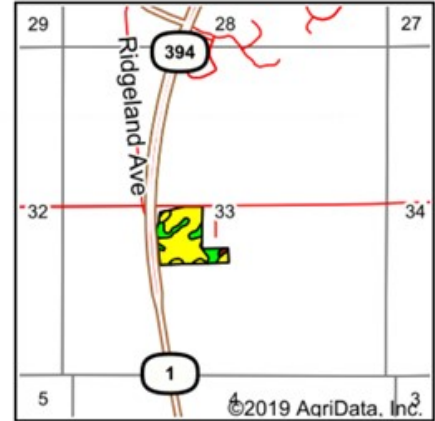
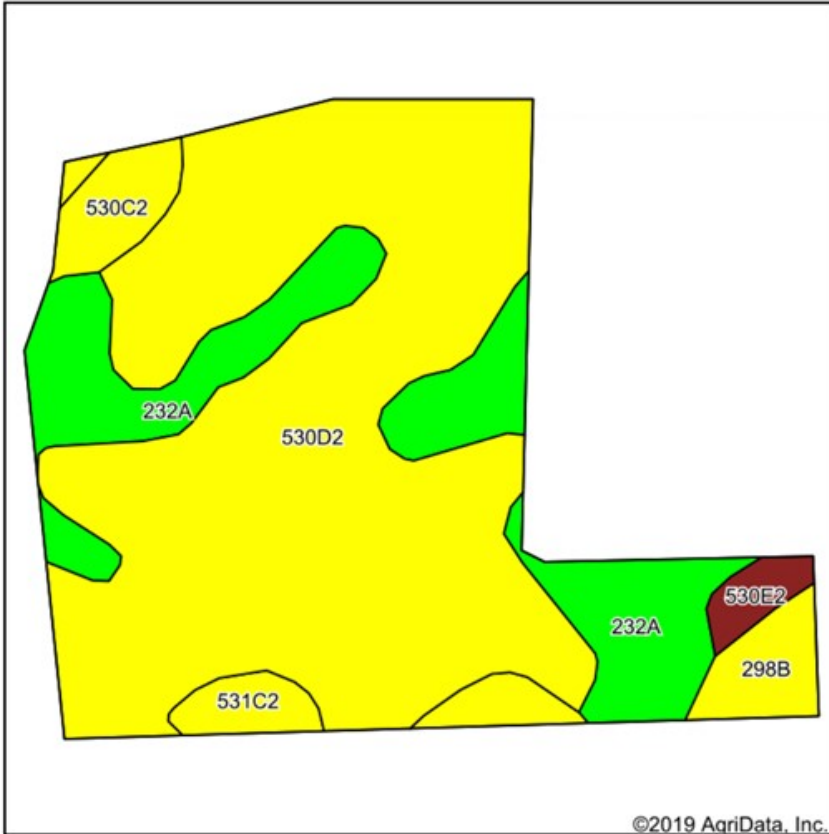
Goodenow Road and US Route 1, Beecher, IL  
Will County



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

SOIL MAP 17 ACRE BEECHER COMMERCIAL CORNER LOT CRETE TOWNSHIP, WILL COUNTY, IL

**Soils Map**



State: **Illinois**  
 County: **Will**  
 Location: **33-34N-14E**  
 Township: **Crete**  
 Acres: **17.12**  
 Date: **2/6/2020**



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

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
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	11.51	67.2%		**140	**44	**101
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.54	20.7%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.66	3.9%		**147	**48	**108
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	0.57	3.3%		**143	**45	**104
**298B	Beecher silt loam, 2 to 4 percent slopes	0.56	3.3%		**150	**50	**113
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.28	1.6%		**123	**39	**89
<b>Weighted Average</b>					<b>146.6</b>	<b>46.8</b>	<b>106.9</b>

**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/>

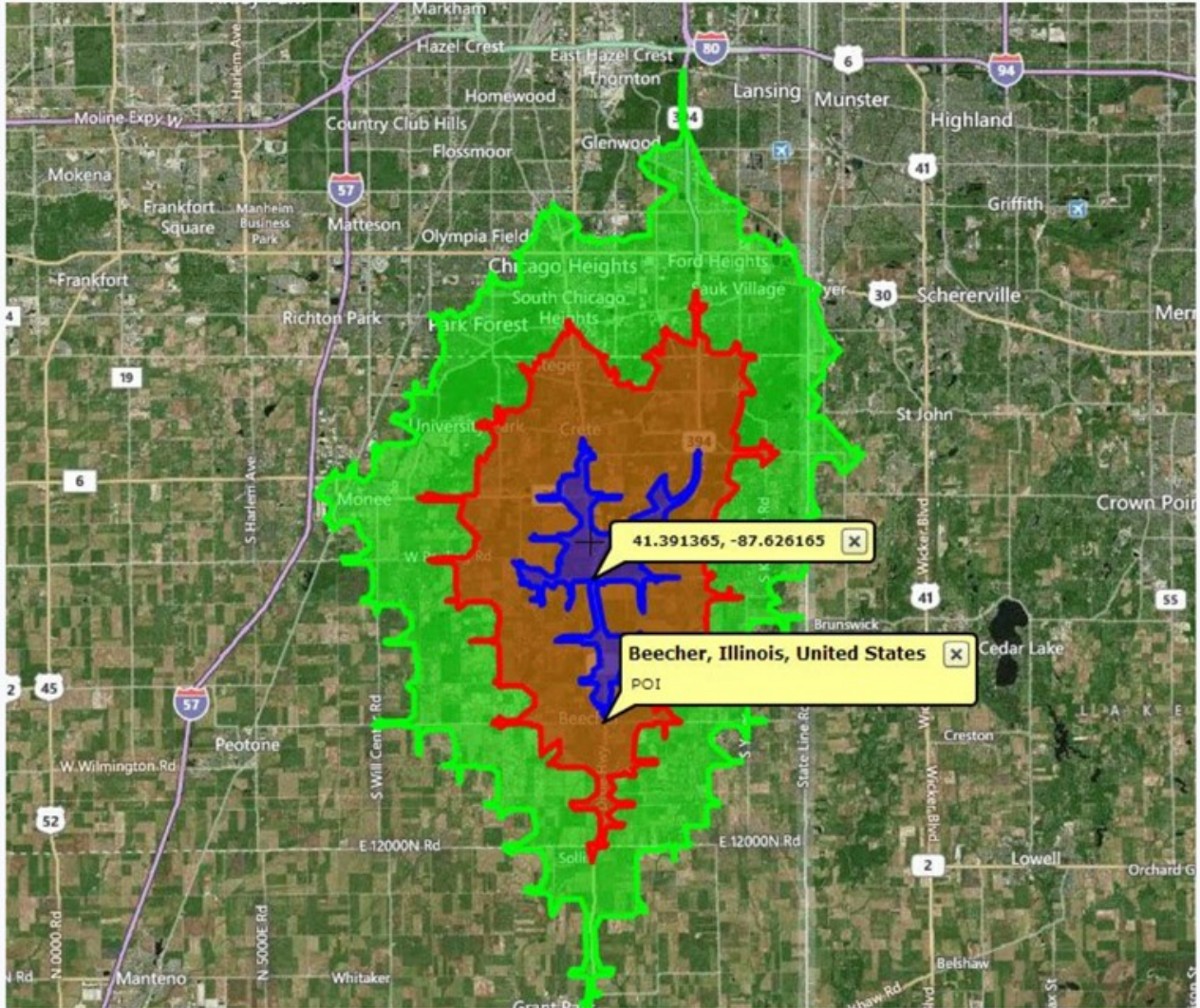
TRAVEL RADIUS MAP 17 ACRE BEECHER COMMERCIAL CORNER LOT CRETE TOWNSHIP WILL COUNTY, IL

100,200,300 radius miles.jpg



TRAVEL TIME MAP 17 ACRE BEECHER COMMERCIAL CORNER LOT CRETE TOWNSHIP WILL COUNTY, IL

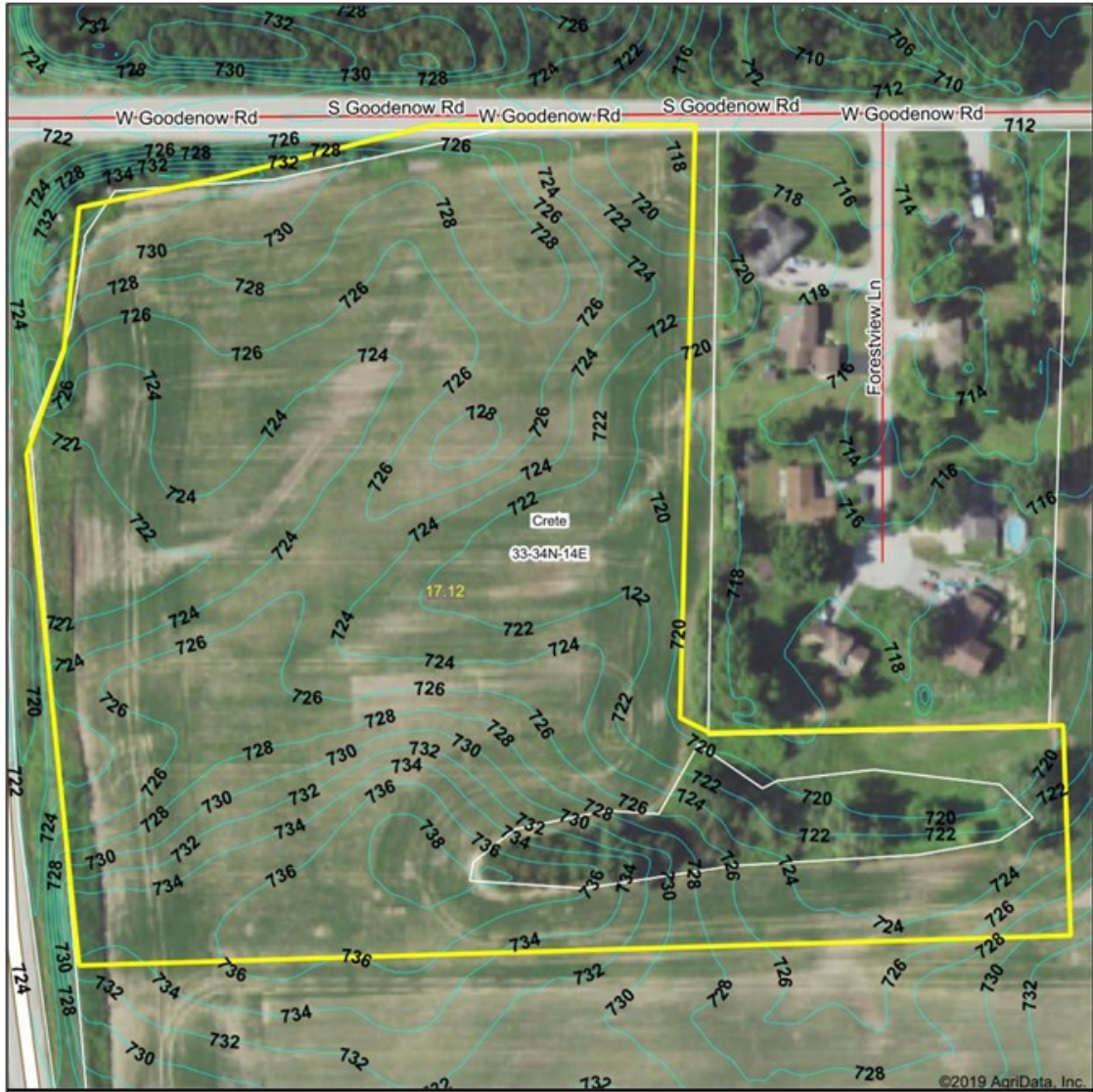
5,10,15, min drive time.jpg





CONTOURS MAP 17 ACRE BEECHER COMMERCIAL CORNER LOT CRETE TOWNSHIP, WILL COUNTY, IL

Topography Contours

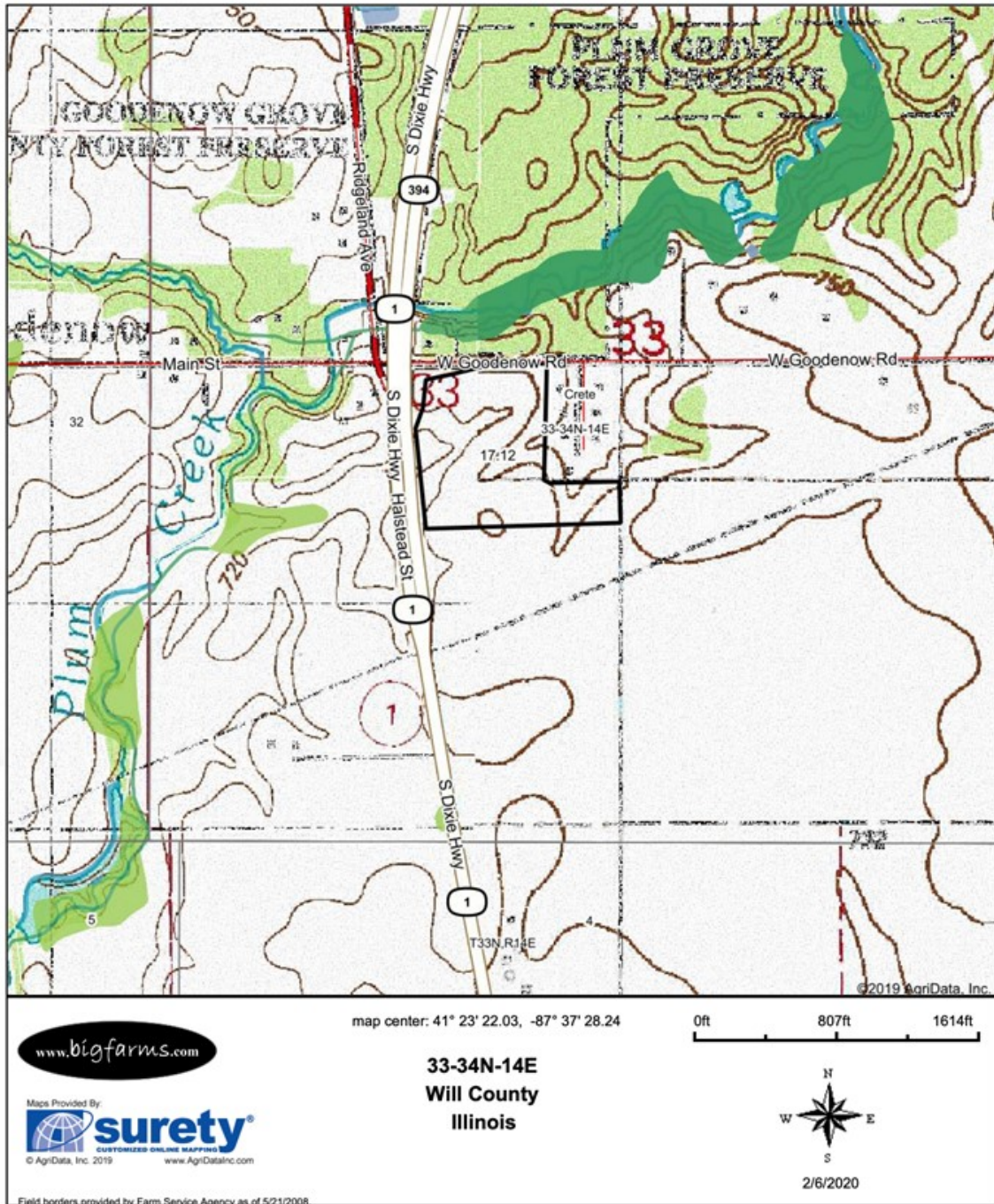


	Source: USGS 3 meter dem	0ft      807ft      1614ft	
	Interval: 2.0		33-34N-14E
Maps Provided By: 	Min: 717.4	2/6/2020	Will County
	Max: 738.2		Illinois
© AgriData, Inc. 2019      www.AgrIDataInc.com	Range: 20.8		
Field borders provided by Farm Service Agency as of 5/21/2008.	Average: 725.2	Map Center: 41° 23' 22.03, -87° 37' 28.24	
	Standard Deviation: 4.17		

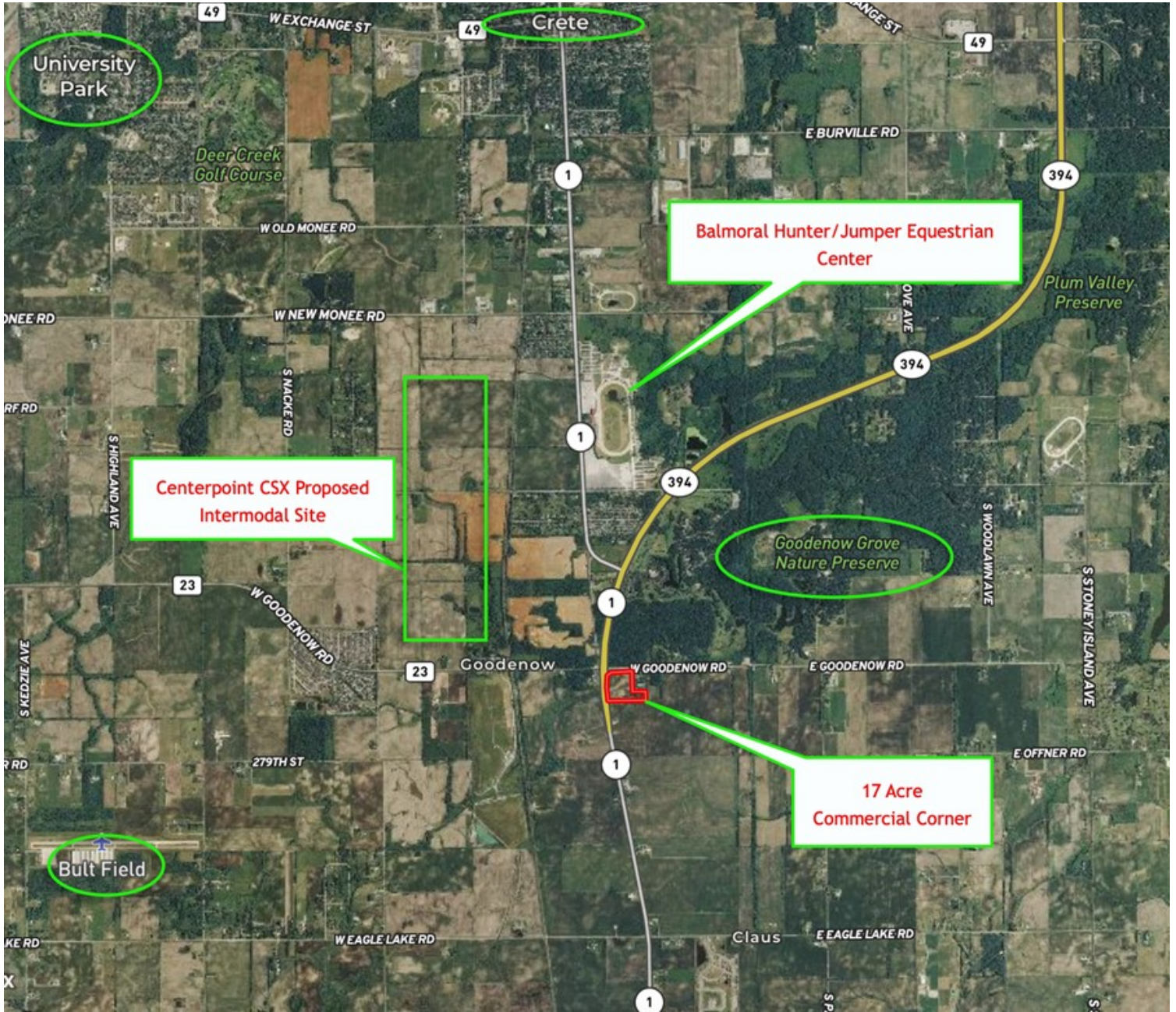


TOPOGRAPHY MAP 17 ACRE BEECHER COMMERCIAL CORNER CRETE TOWNSHIP, WILL COUNTY, IL

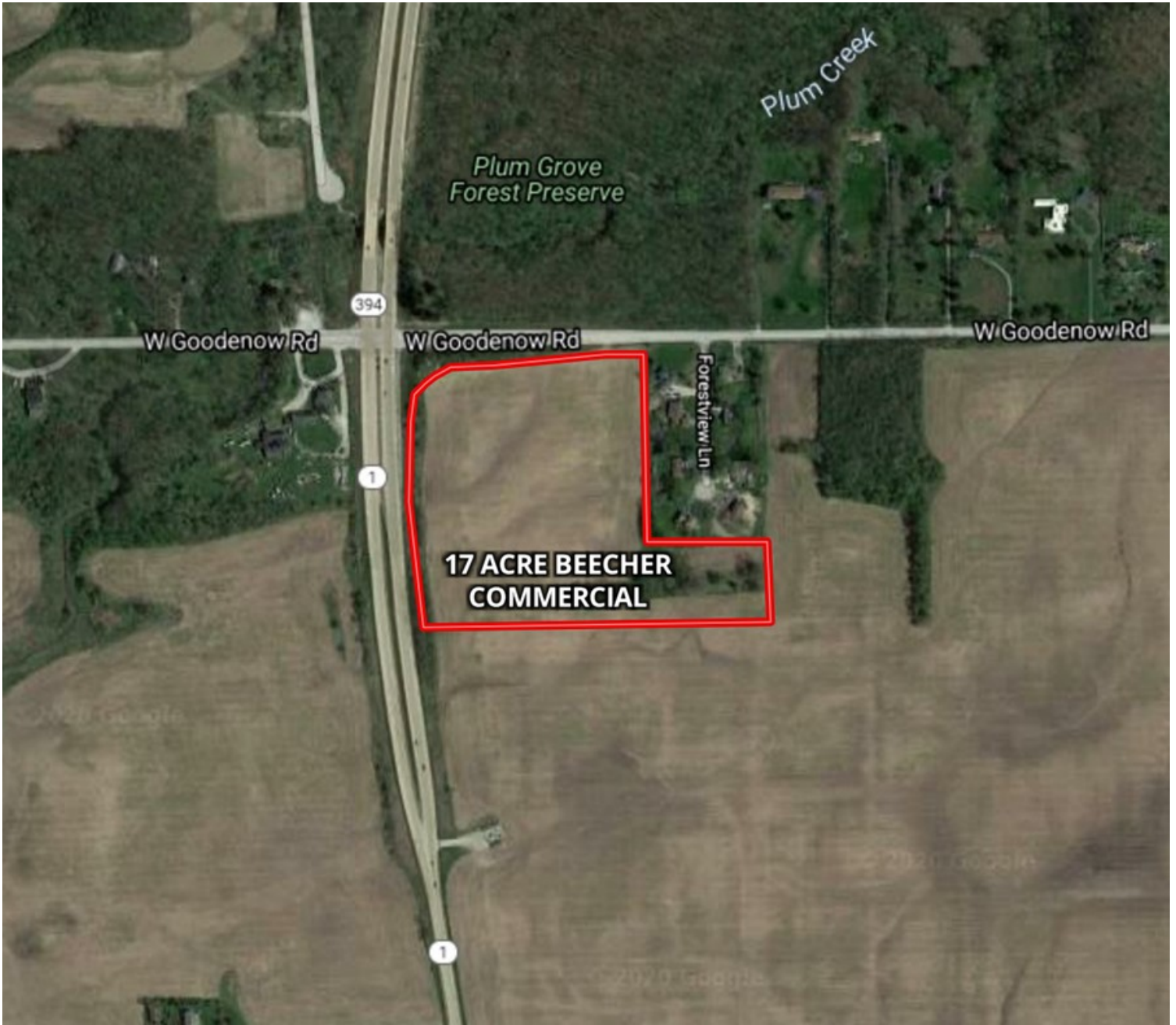
Topography Map



AREA MAP 17 ACRE BEECHER COMMERCIAL CORNER LOT CRETE TOWNSHIP, WILL COUNTY, IL

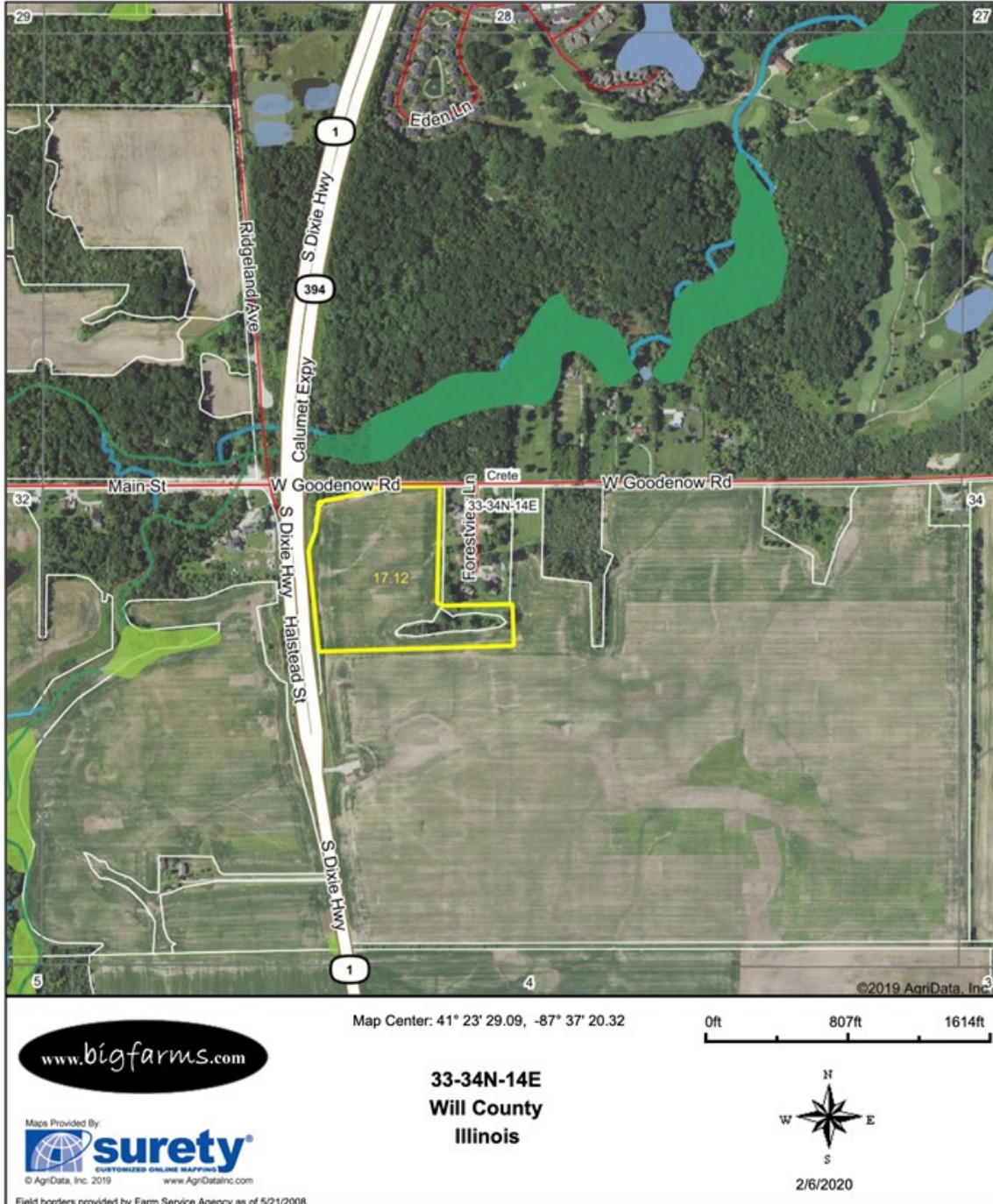


AERIAL MAP 17 ACRE BEECHER COMMERCIAL CORNER LOT CRETE TOWNSHIP, WILL COUNTY, IL

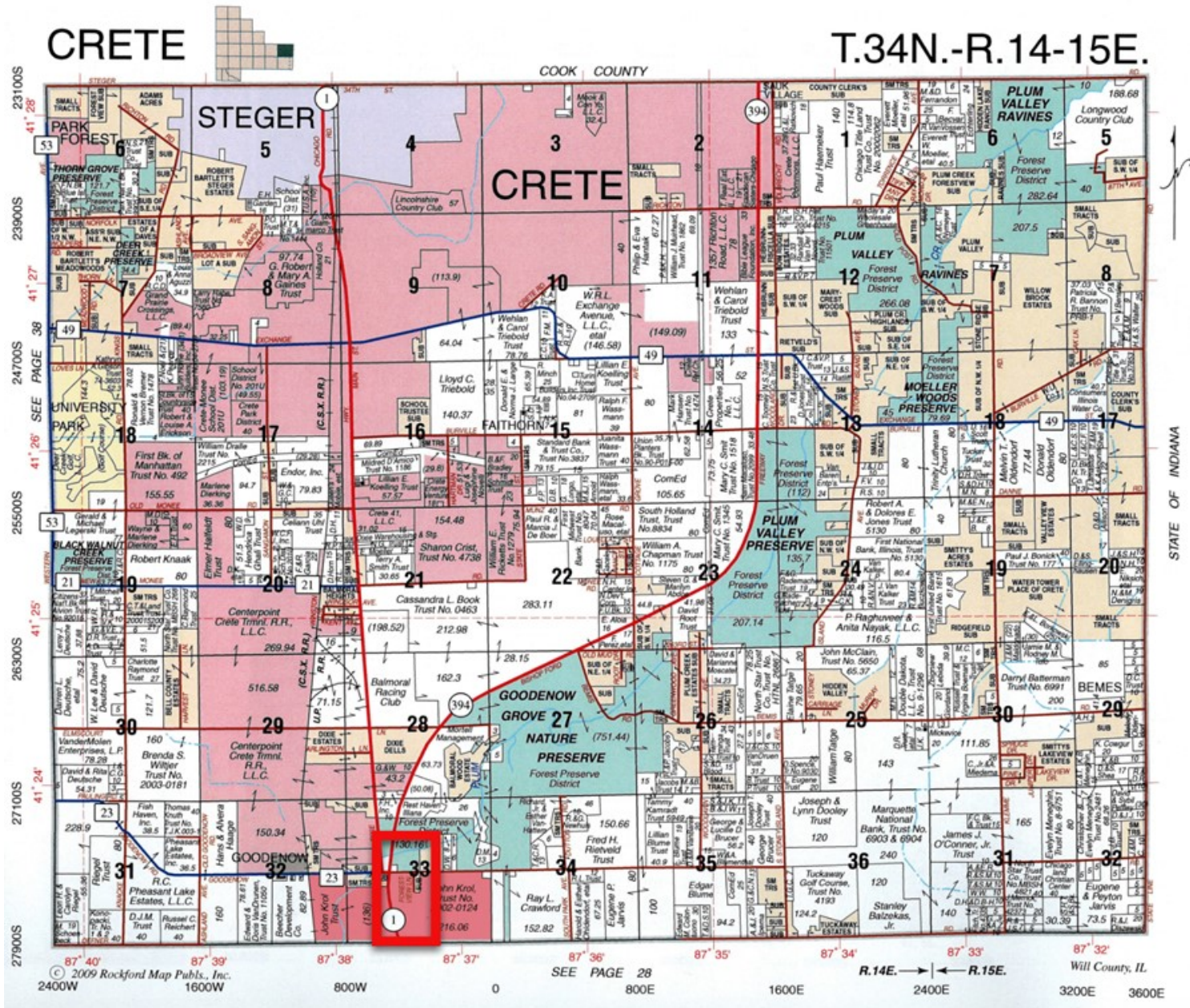


FSA MAP 17 ACRE BEECHER COMMERCIAL CORNER CRETE TOWNSHIP, WILL COUNTY, IL

Aerial Map



PLAT MAP 17 ACRE BEECHER COMMERCIAL CORNER LOT CRETE TOWNSHIP, WILL COUNTY, IL



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

## 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.