



CAPITAL  
AGRICULTURAL  
PROPERTY  
SERVICES

# Beecher Farm

## 121± acres

### Will County, IL

For further information contact:  
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Designated Agent for Seller

## Property Description

- Size:** 121± total tax acres, 116.74± FSA cropland acres
- Location:** Appx. 3± mi. northeast of Beecher with access from Yates Avenue; 9± mi. southeast of Crete; 10± mi. northeast of Grant Park
- Legal:** Part of Section 12, Washington Township T33 North, Range 14 East, Will County, Illinois

**Improvements:** None

<b>FSA Data:</b>	Farm #10411	Base Ac.	Direct Yld	CC Yld
Tract 1010	Corn	57.9	106	106
	Soybeans	58.3	34	34

**Soils:** Primarily Beecher silt loam, Ashkum silty clay loam and Markham silt loam

**RE Taxes:** \$1,084.22 or \$8.96 per acre

**PIN:** 22-22-12-300-002-0000, 22-22-12-400-007-0000

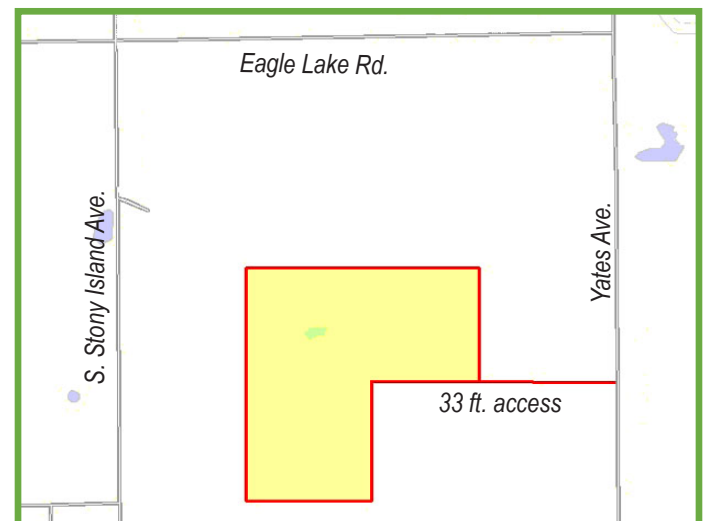
**Price:** ~~\$908,000~~ to \$907,500 or \$7,500 per acre

**Other:** Includes 33 ft. strip running east to west from Yates Avenue

**Terms:** Cash

**Showing:** Please contact agent

**Management:** Professional farm management available



**Price  
Reduced**

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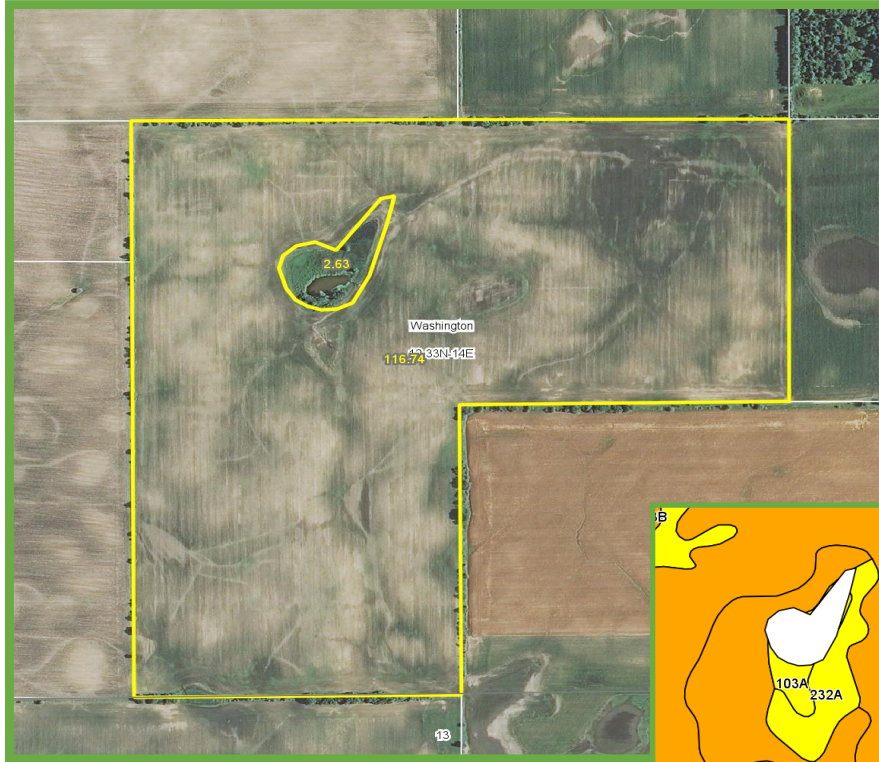
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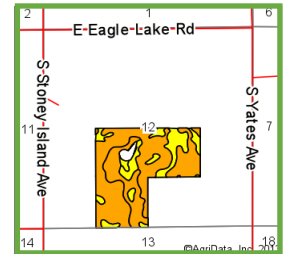
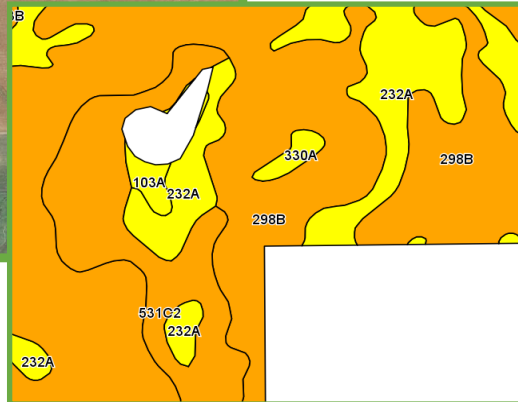
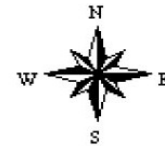
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## Aerial Photo & Soils Map



Map Center  
 41° 21' 34.93  
 87° 33' 50.66  
 Scale: 5824



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	71.71	61.4%		**150	**50	**60	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	22.54	19.3%		170	56	65	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	20.13	17.2%		**147	**48	**58	**108
103A	Houghton muck, 0 to 2 percent slopes	1.16	1.0%		175	57	0	130
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.99	0.8%		164	55	61	123
**23B	Blount silt loam, 2 to 4 percent slopes	0.21	0.2%		**138	**47	**57	**104
Weighted Average					153.7	50.9	60	115.1

**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 (Updated 1/10/2012)

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

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

Soils data provided by University of Illinois at Champaign-Urbana.

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