

ILLINOIS

WILL CO | WASHINGTON TWP

FOR SALE



96.65+/- ACRES

96+/- TILLABLE

0.65+/- NON-TILLABLE

Opportunity to own a tillable parcel of land with access from **Ashland Ave** and **US-24/Beecher-Peotone Road**.

Situated across the proposed potential south suburban airport, this property is ideal for potential development or potential building sites.



Josh Wagenbach
219.863.0870
joshw@halderman.com



John Bechman
765.404.0396
jbechman@halderman.com

POTENTIAL DEVELOPMENT

LOCATED ACROSS PROPOSED AIRPORT



PLEASE NOTE: While the State of Illinois is investing in assembling the necessary ground, the airport may or may not ultimately be built.



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

SCAN



DRONE FLIGHT & MORE!

Access additional photos, drone footage, and further details about this property.

HLS#JPW-13252





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REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

FOR SALE

96.65+/- ACRES • POTENTIAL DEVELOPMENT
FARMLAND • POTENTIAL BUILDING SITES
WILL CO, ILLINOIS



KEY	SOIL DESCRIPTION	ACRES
146B	Elliott silt loam, 2 to 4 percent slopes	30.6
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	26.7
232A	Ashkum silty clay loam, 0 to 2 percent slopes	12.3
298B	Beecher silt loam, 2 to 4 percent slopes	12.1
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.6
530E2	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	2.1
530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.1
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.0
294B	Symerton silt loam, 2 to 5 percent slopes	0.6
530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.4
223C2	Varna silt loam, 6 to 12 percent slopes, eroded	0.1

Additional information including photos and a drone flight are available at halderman.com.



TRACT BREAKDOWN

96+/- Tillable | 0.65+/- Non-Tillable

PROPERTY LOCATION

1 mile west of Beecher, Illinois near
US-24/Beecher-Peotone Road and
S Ashland Avenue in Washington
Township, Will County.

PROPERTY TYPE

Farm, Recreational, Timber

ZONING

Agricultural

TOPOGRAPHY

Level

