

143 Acre Wilton Center Farm
NE of Arsenal & Walsh Road
Manhattan IL 60442



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For more information contact:

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



County:	Will
Township:	Wilton
Gross Land Area:	143 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,211,925
Unit Price:	\$8,475 per acre
Productivity Index (PI):	124.7
Buildings:	One small Machine shed in excellent condition



143 total acres in Wilton Township, just west of Wilton Center on Arsenal road. One small machine shed. Frontage also on Walsh road. PI of 124.7



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 143 Acre Wilton Center Farm
Tax ID Number/APN: 13-19-09-100-001
13-19-09-100-011
13-19-09-401-022
13-19-09-400-033
13-19-09-300-004
13-19-09-100-005
Possible Uses: Agriculture Production, with long term residential development potential.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Unit District 207U
Location Description: Easy access to Rt. 52 in Wilton Center. Area of estate homes, and horse farms.
Site Description: Rolling farmland in Will County. Frontage on W. Arsenal Road and Tully Ave. Irregular parcel with creek and 40 X 48 tool shed.
Highway Access: Half mile to Rt 52 in Wilton Center
4.5 miles east to Rt 45 (La Grange Rd)
9.7 miles to I-57 at Peotone
10.25 miles to Rt. 53 Wilmington
14.6 miles to I-55
13.2 miles to I-80 in New Lenox
Road Type: Gravel
Largest Nearby Street: US.Rt. 52

LAND RELATED

Lot Frontage (Feet): 300 feet of frontage on W. Arsenal Rd.
1324 feet of frontage on Tully Rd.
Tillable Acres: The farm has approximately 138.7 tillable acres.
Buildings: The parcel has one small tool shed 40 X 48 feet.
Zoning Description: Agriculture production
Topography: Gently rolling
Soil Type: The primary soil types are:
Elliott silt loam (146B)
Ashkum silty clay loam (232A)
Available Utilities: This is an area where private well and septic systems would be required.

FINANCIALS

Real Estate Taxes: The 2016 taxes paid in 2017 were \$2,477.
Investment Amount: Sellers are asking \$8,475 per acre for a total investment of \$1,211,925.

LOCATION

Address: 14708 W. Arsenal Road, Manhattan, IL
County: Will County

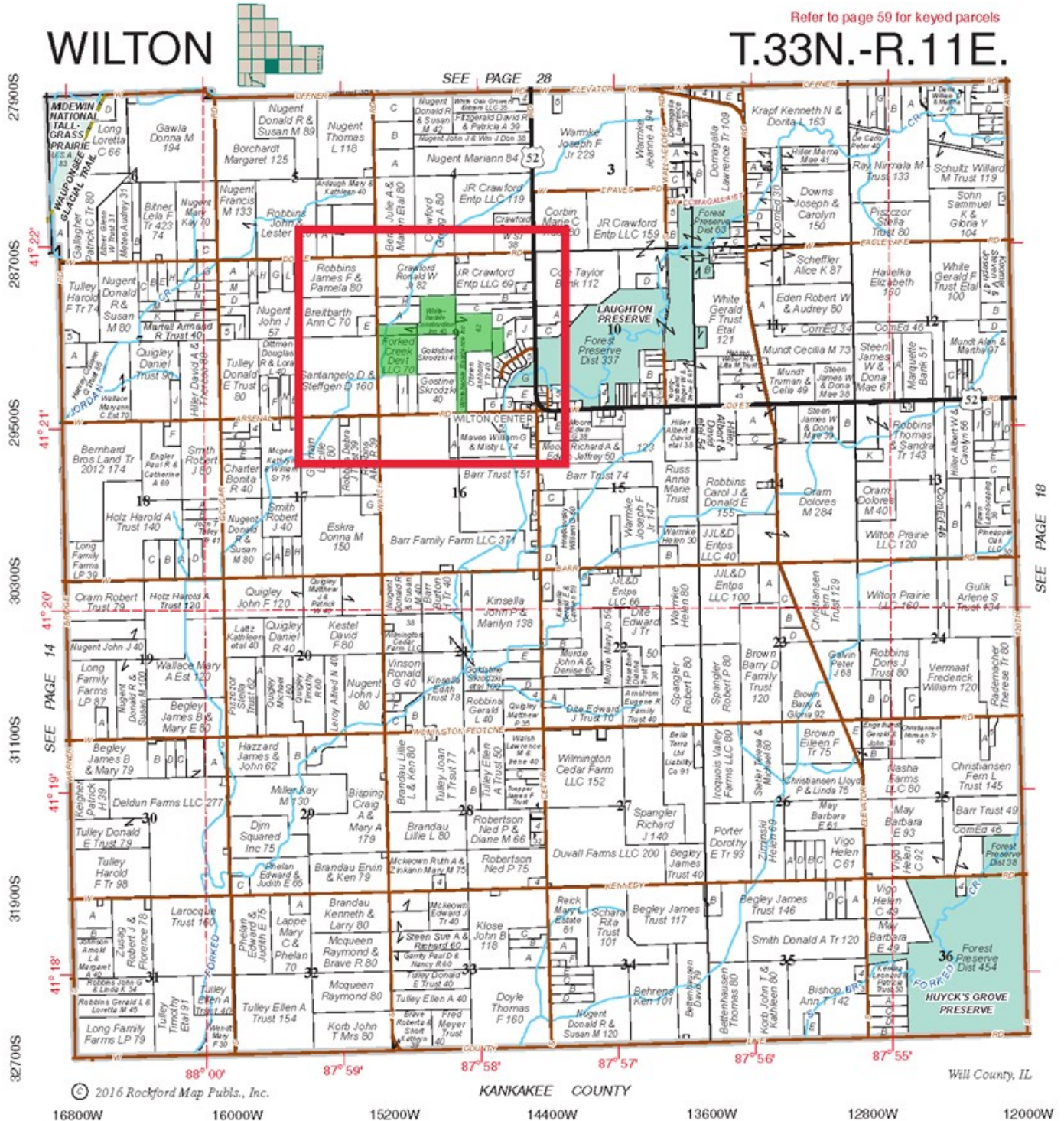
AERIAL MAP OF WILTON TOWNSHIP 143 ACRES



LOCATION MAP OF WILTON CENTER 143 ACRES



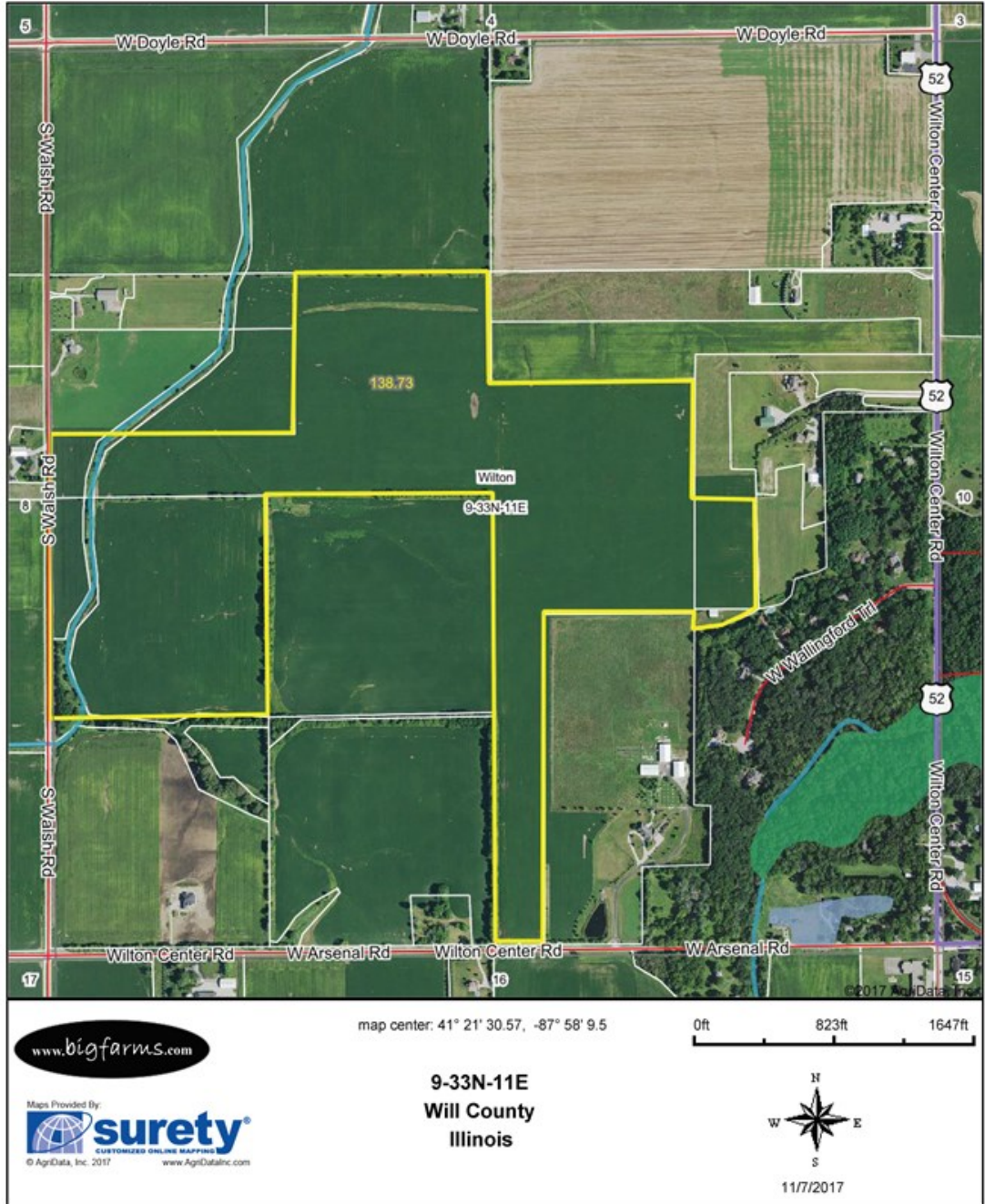
PLAT MAP OF 143 ACRES WILTON CENTER



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

FSA MAP OF 143 ACRES NEAR WILTON CENTER

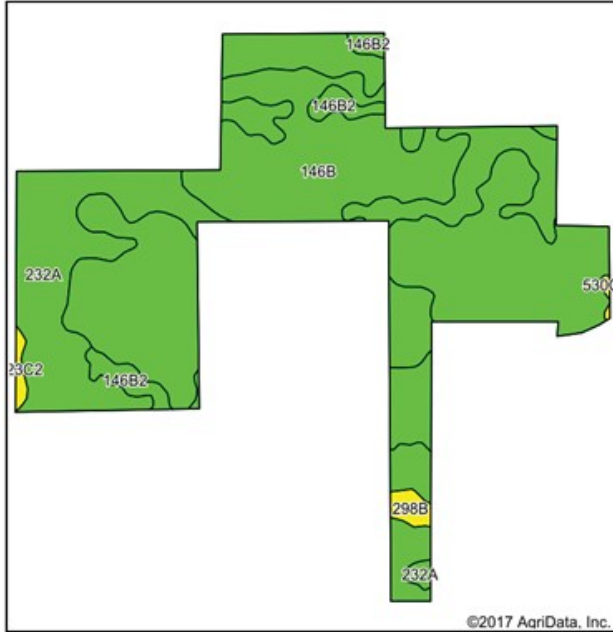
Aerial Map



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

SOIL MAP OF 143 ACRES WILTON CENTER

Soils Map



State: **Illinois**
 County: **Will**
 Location: **9-33N-11E**
 Township: **Wilton**
 Acres: **138.73**
 Date: **11/7/2017**



Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	81.85	59.0%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	49.22	35.5%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.31	3.8%		**160	**52	**119
**298B	Beecher silt loam, 2 to 4 percent slopes	1.35	1.0%		**150	**50	**113
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.76	0.5%		**150	**48	**110
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	0.24	0.2%		**143	**45	**104
Weighted Average					166.9	54.5	124.7

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:
<https://www.ideals.illinois.edu/handle/2142/10271>

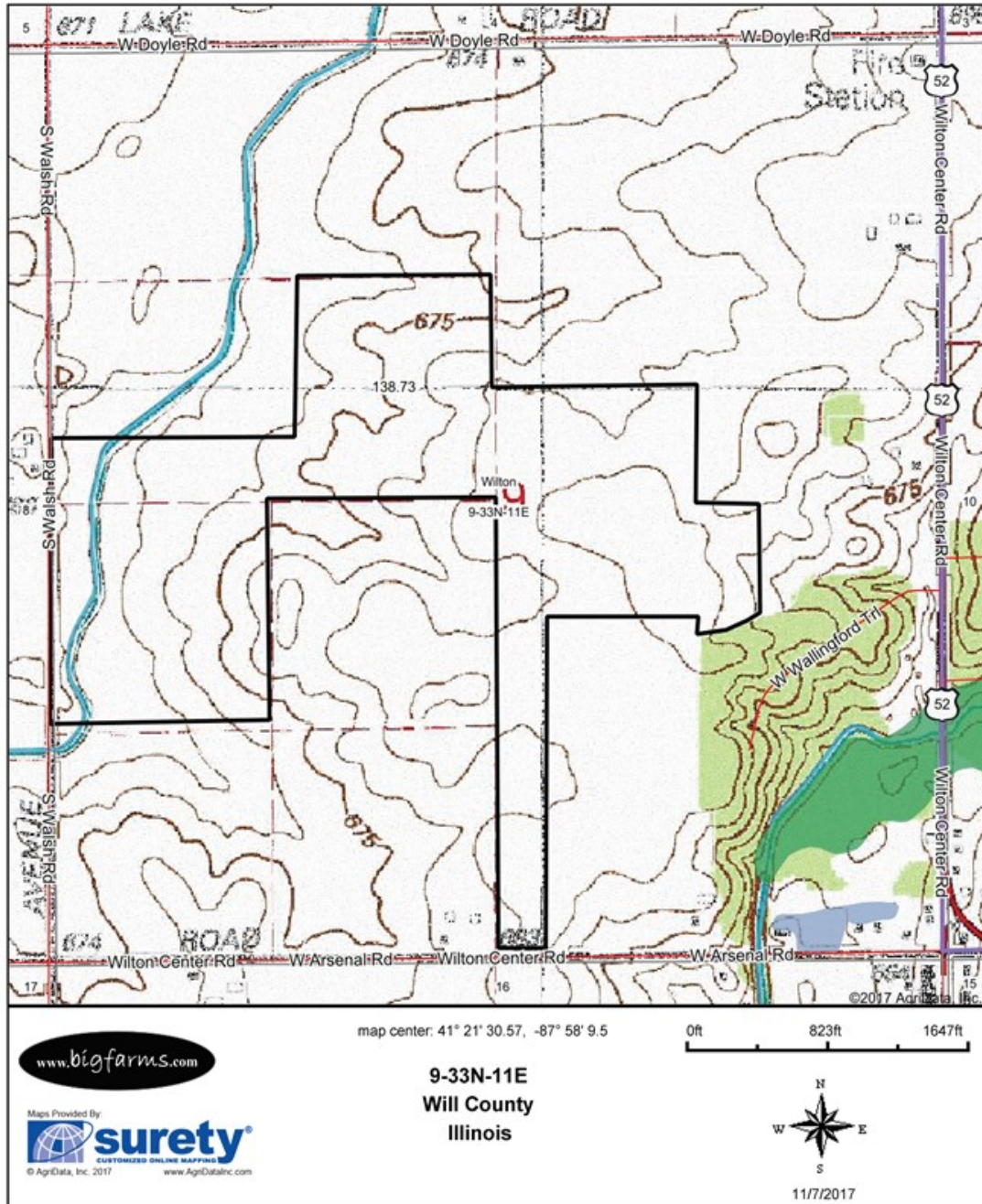
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP OF 143 ACRE WILTON TOWNSHIP

Topography Map



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

PHOTO OF TOOL SHED FOUND ON THE WILTON CENTER 143 ACRES



40 X 48 Tool Shed on property



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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