

180 AC MCHUGH FARM MANHATTAN TWP

**Elevator Rd or Offner Rd
Manhattan IL 60442**

For more information contact:

Douglas W. Deininger, ALC
1-815-439-9245
doug@deininger-land.com

Goodwin & Associates
Real Estate
1-815-741-2226
mgoodwin@bigfarms.com

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



| | |
|---------------------------------|--|
| County: | Will |
| Township: | Manhattan |
| Gross Land Area: | 180 Total Acres in two parcels. Parcel A is 110 Acres, Parcel B is 70 Acres. |
| Property Type: | Vacant farmland |
| Possible Uses: | Agricultural Production |
| Total Investment: | \$1,635,000 |
| Unit Price: | Parcel A is priced at \$8,500 per acre, Parcel B is priced at \$10,000 per acre. |
| Productivity Index (PI): | PI Index on parcel A (110 acres) is 124.9 and parcel B (70 acres) is 125.3 |
| Value Per PI Point: | \$66.61 |
| Buildings: | No Buildings |
| Zoning: | Agriculture |



Two very nice parcels within half a mile of each other for a total of 180 acres. 110 Acres with blacktop frontage and 70 acres to the east on the corner of Offner & S. Kankakee. Good soil PI numbers, 124.9 on 110 acres and 125.3 on 70 acres. Parcel B has a potential solar lease.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 180 Acre McHugh Farm, Manhattan Twp.
Tax ID Number/APN: 14-12-34-300-004 Parcel A 110 Acres
14-12-35-300-002 Parcel B 70 Acres
Possible Uses: Many potential uses. Parcel B has a potential solar lease. Estate residential or production agriculture.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Unit School District 207U.
Location Description: Parcel A has frontage on Elevator road, just east of Rt. 52. Parcel B is a corner parcel with frontage on W. Offner and S. Kankakee. Sections 34 & 35 of Manhattan Township.
Site Description: Gently rolling farmland
Side of Street: Parcel A is on the North side of Elevator road. Parcel B is at the NE corner of Offner & Kankakee.
Highway Access: U.S. Rt. 52 is only 1/4 mile west of parcel A, and one mile from parcel B.
Road Type: Parcel A has blacktop County road frontage.
Parcel B has gravel frontage.
Property Visibility: Excellent
Largest Nearby Street: U.S. Rt. 52

LAND RELATED

Lot Frontage (Feet): Parcel A has 1525 feet of frontage on Elevator Road
Parcel B has 1936 feet of frontage on S. Kankakee St. & 1299 feet of frontage on W. Offner Rd.
Buildings: No Buildings
Flood Plain or Wetlands: Yes
Topography: Gently rolling
Soil Type: Elliott silt loam (146B)
Ashkum silty clay loam (232A)
Peotone silty clay loam (330A)

FINANCIALS

Finance Data Year: 2017 Taxes paid in 2018
Real Estate Taxes: Parcel A 110 acres \$2,335 or \$21.22/Ac
Parcel B 70 acres \$1,493 or \$21.32/Ac
Investment Amount: Parcel A Investment amount is \$8,500/ac for a total investment of \$935,000
Parcel B investment amount is \$10,000/ac for a total investment of \$700,000. Has a potential solar lease with additional income.

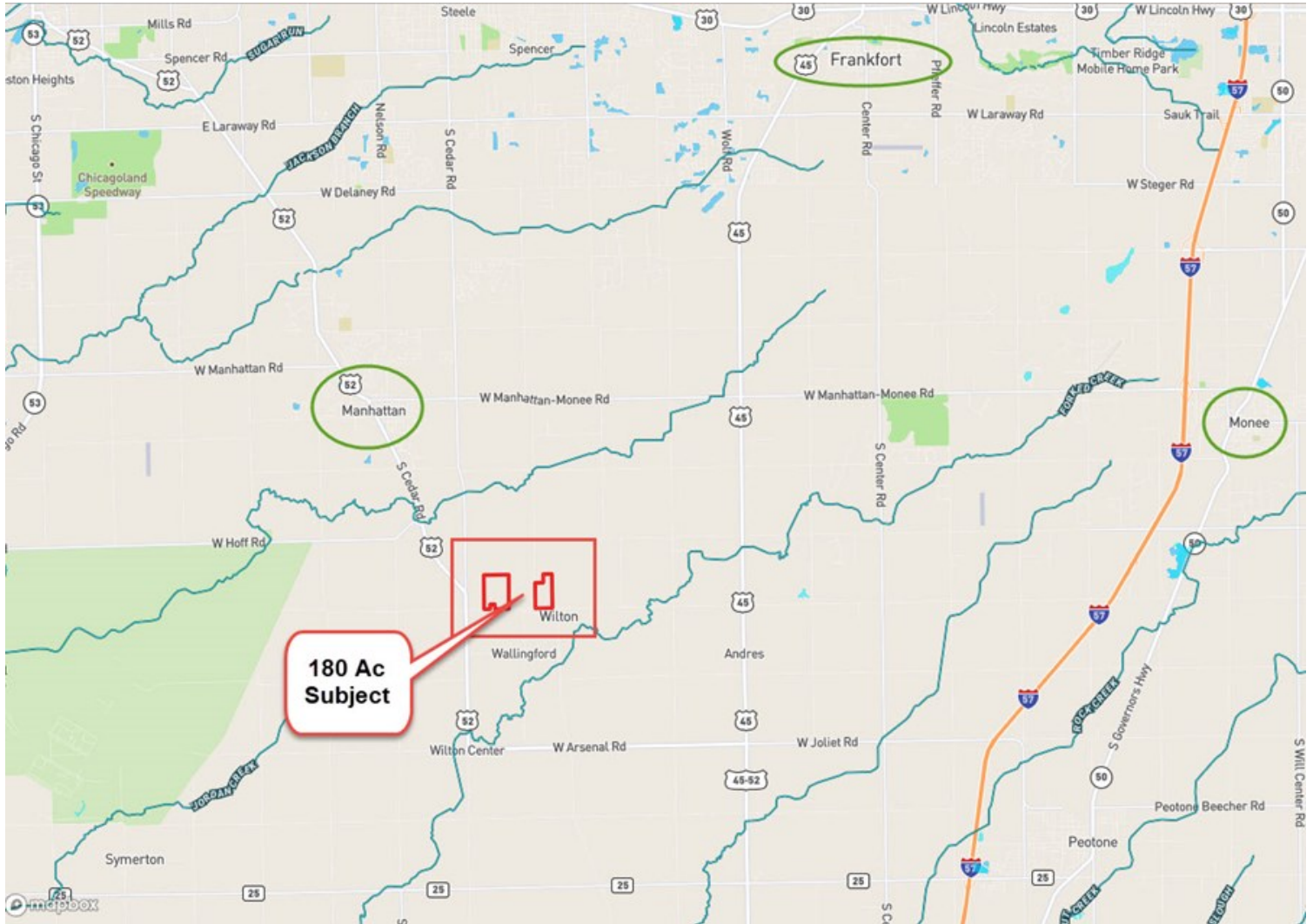
LOCATION

County: Will County Illinois
MSA: Joliet-Chicago

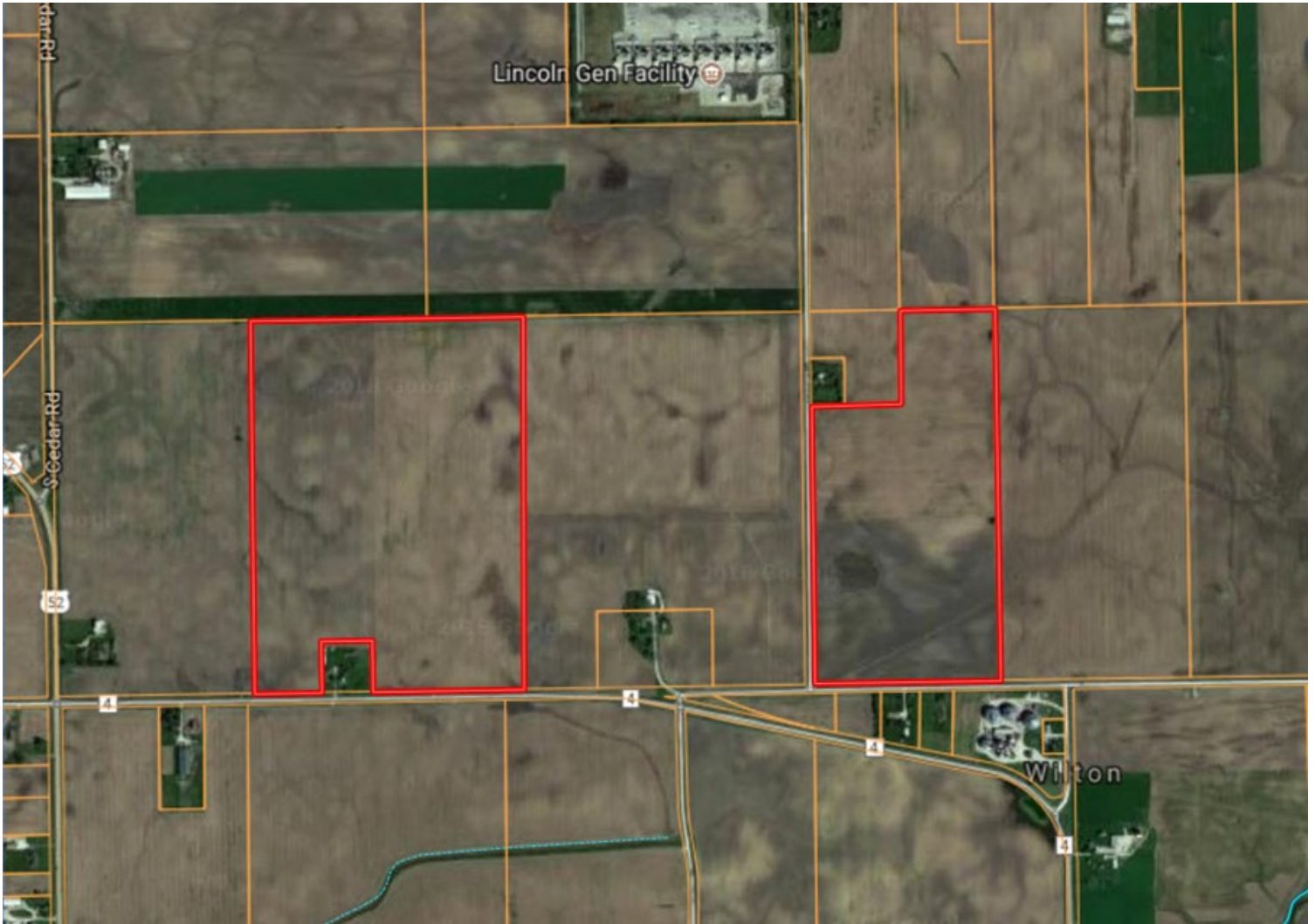
PHOTO OF MANHATTAN TOWNSHIP 180 ACRES



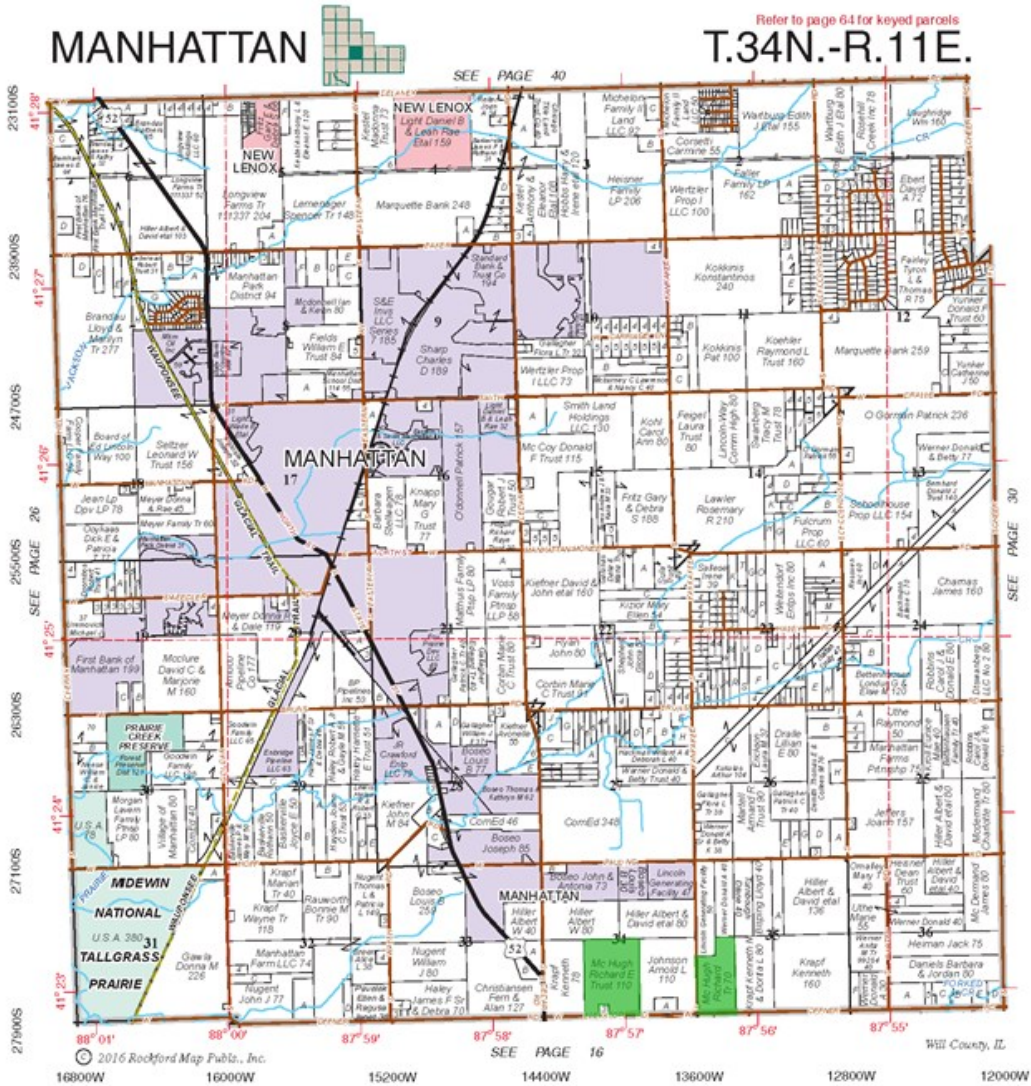
180 ACRES IN MANHATTAN TOWNSHIP ROAD MAP



AERIAL MAP OF 180 ACRES MANHATTAN TOWNSHIP, WILL COUNTY



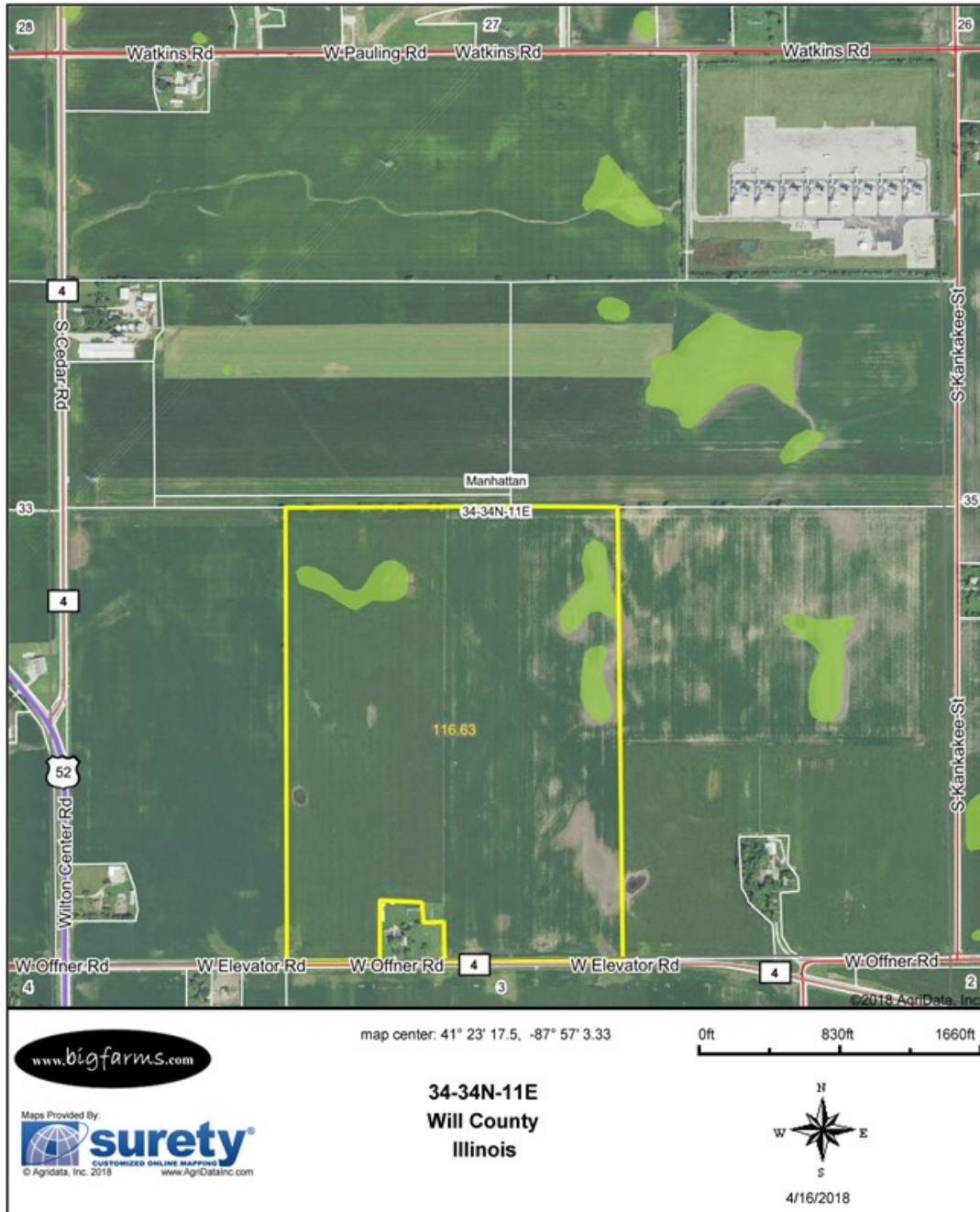
PLAT MAP OF 180 ACRES MANHATTAN TOWNSHIP



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

110 AC FSA MAP OF MANHATTAN TOWNSHIP

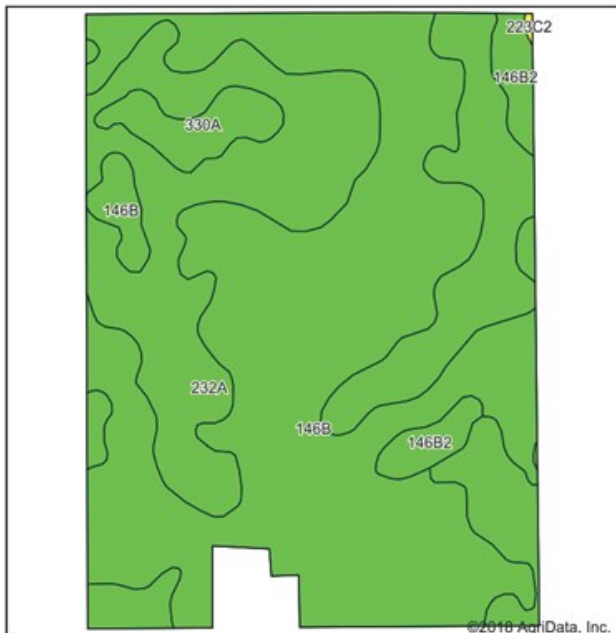
Aerial Map



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

110 AC SOILS IN MANHATTAN TOWNSHIP, WILL COUNTY

Soils Map



State: Illinois
 County: Will
 Location: 34-34N-11E
 Township: Manhattan
 Acres: 116.63
 Date: 4/16/2018



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 12

| 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 | 66.30 | 56.8% | | **166 | **54 | **124 |
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 42.55 | 36.5% | | 170 | 56 | 127 |
| **146B2 | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 4.09 | 3.5% | | **160 | **52 | **119 |
| 330A | Peotone silty clay loam, 0 to 2 percent slopes | 3.61 | 3.1% | | 164 | 55 | 123 |
| **223C2 | Varna silt loam, 4 to 6 percent slopes, eroded | 0.08 | 0.1% | | **150 | **48 | **110 |
| Weighted Average | | | | | 167.2 | 54.7 | 124.9 |

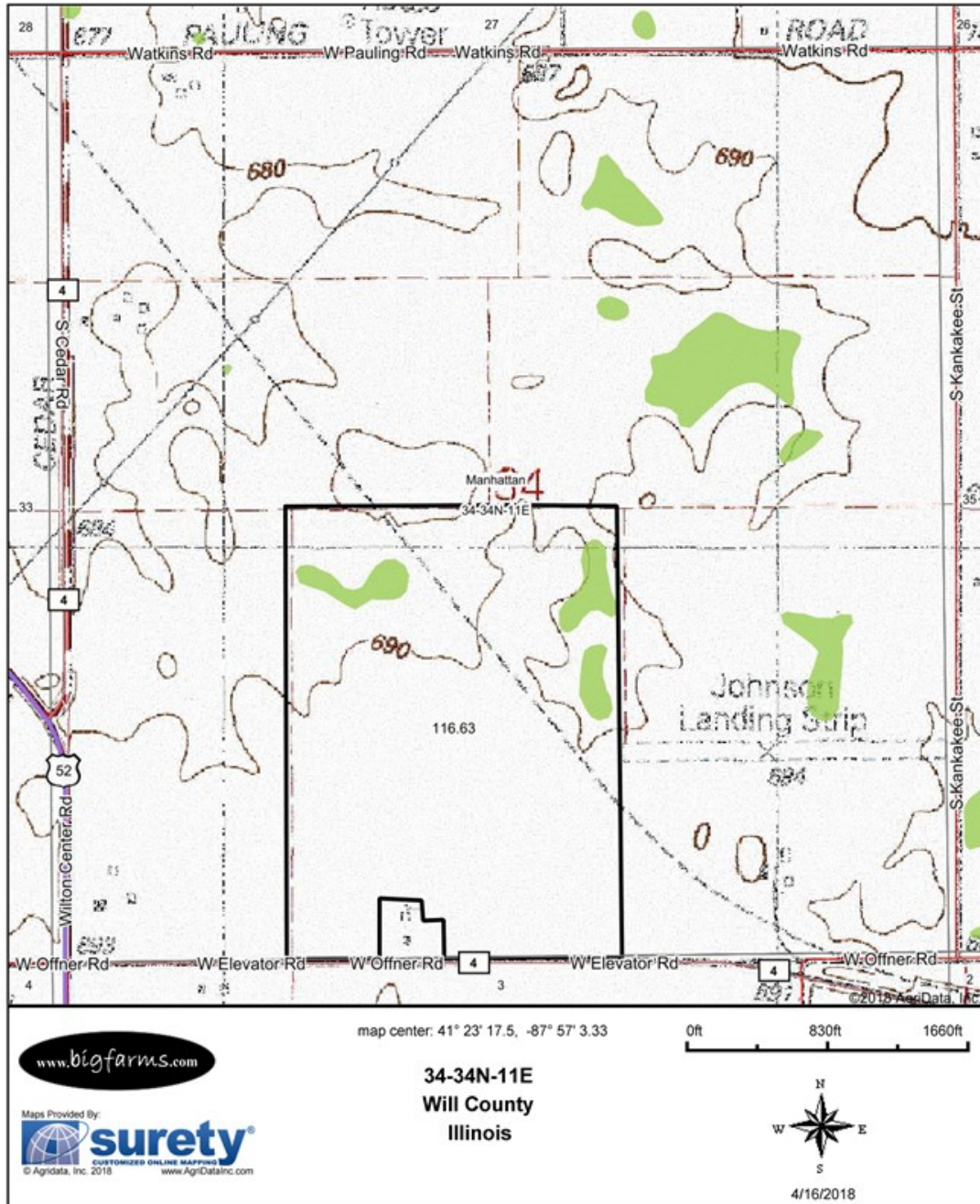
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** 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

110 AC TOPO MAP ON ELEVATOR ROAD, MANHATTAN, IL

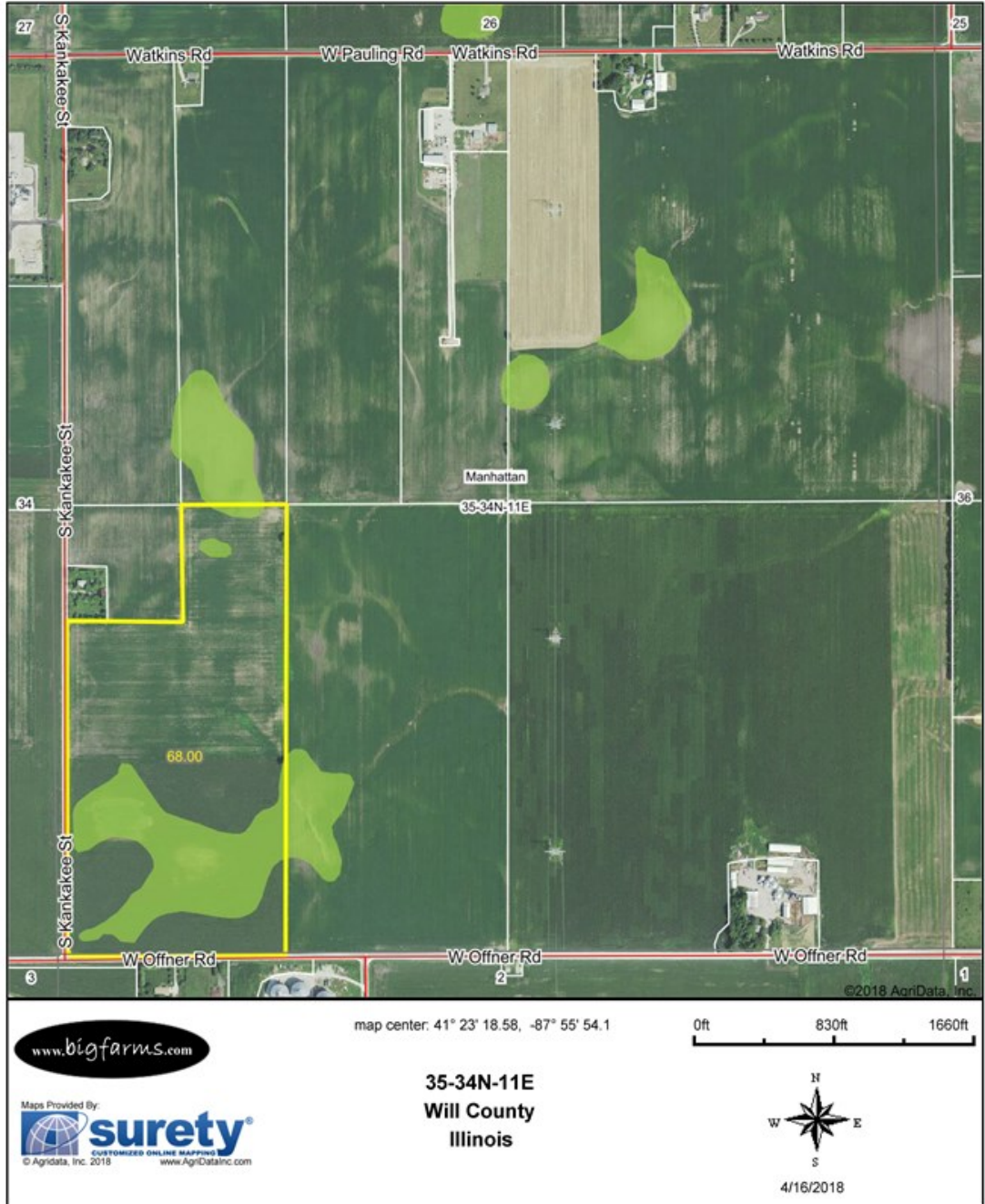
Topography Map



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

70 AC FSA MAP, WILL COUNTY ILLINOIS

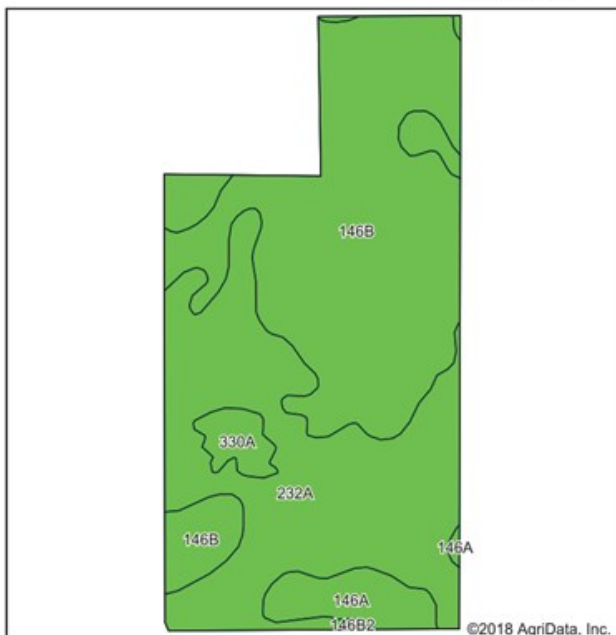
Aerial Map



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

70 AC SOILS IN MANHATTAN TOWNSHIP, WILL COUNTY ILLINOIS

Soils Map



State: Illinois
 County: Will
 Location: 35-34N-11E
 Township: Manhattan
 Acres: 68
 Date: 4/16/2018



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 12

| 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 | 33.22 | 48.9% | | **166 | **54 | **124 |
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 29.36 | 43.2% | | 170 | 56 | 127 |
| 146A | Elliott silt loam, 0 to 2 percent slopes | 3.55 | 5.2% | | 168 | 55 | 125 |
| 330A | Peotone silty clay loam, 0 to 2 percent slopes | 1.72 | 2.5% | | 164 | 55 | 123 |
| **146B2 | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 0.15 | 0.2% | | **160 | **52 | **119 |
| Weighted Average | | | | | 167.8 | 54.9 | 125.3 |

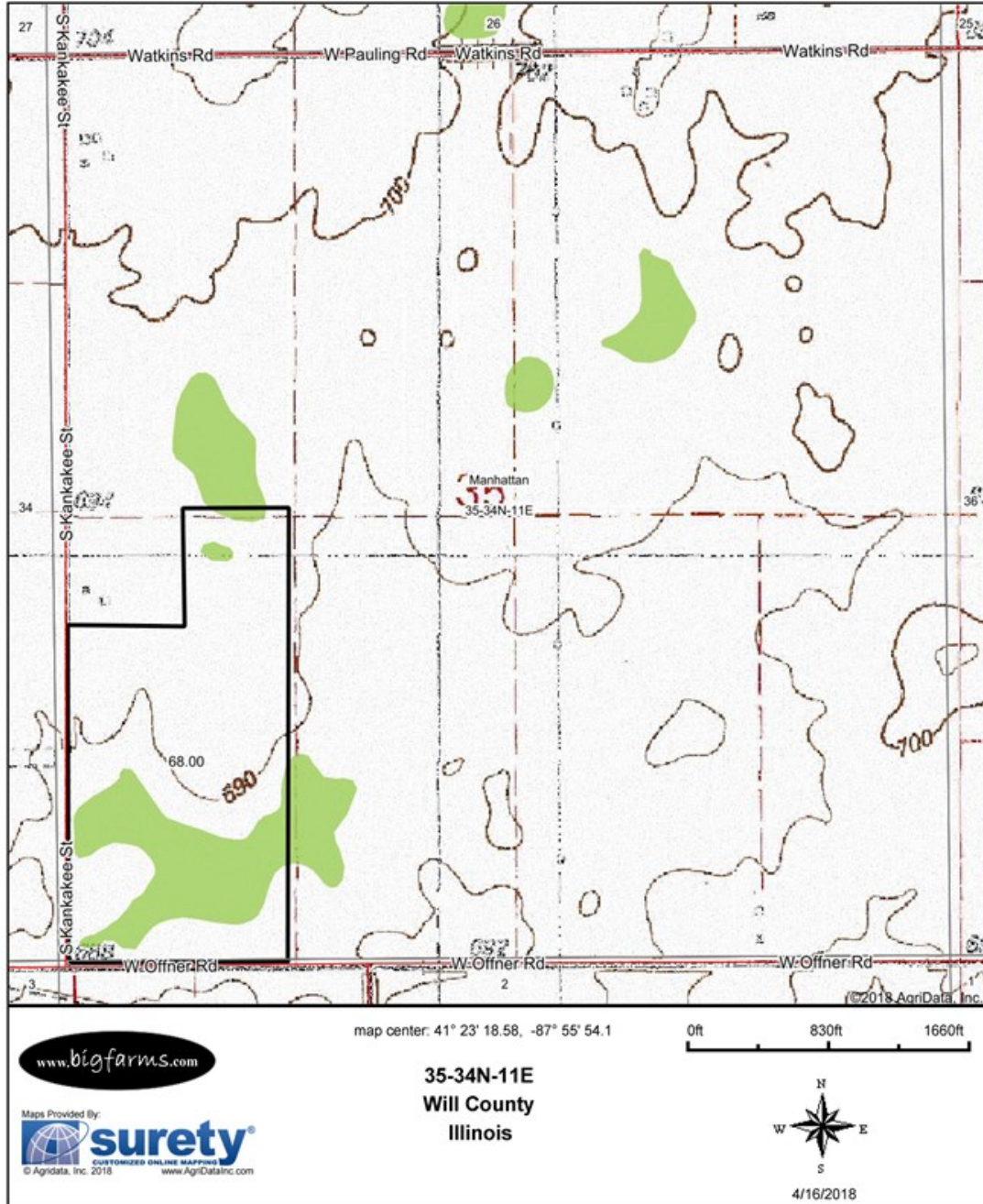
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70 AC TOPO MAP, MANHATTAN TOWNSHIP, WILL COUNTY

Topography Map



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

PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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Real Estate, L.L.C.*

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