

54.5 AC MANHATTAN TOWNSHIP FARM

**Barten Road
Manhattan IL 60442**

For more information contact:

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

GOODWIN



County:	Will
Township:	Manhattan
Gross Land Area:	54.55 Total Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production with residential potential
Total Investment:	\$501,860
Unit Price:	\$9,200 per acres
Productivity Index (PI):	PI Index is 125.6
Value Per PI Point:	\$73.25
Buildings:	No Buildings
Utilities:	Well & Septic System required
Zoning:	Agriculture



54.55 Total acres in Manhattan Township, Will County. The parcel is in two pieces. 39.5 acres on the West side of S. Barten road and 15 acres on the East side of S. Barten road. Good soils, high and dry farmland. Parcels can be split. Peotone School district.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 54.55 Acre Manhattan Township Farm
Tax ID Number/APN: 14-12-36-100-007
Possible Uses: Agriculture production, but is close to Manhattan and Rt. 45 for residential or estate home-site in Will County.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Location Description: Barten road is only a single mile north-south road in the southern part of Manhattan township of Will County. Barten road is between Pauling and Offner.
Site Description: 54.55 total acres in two fields. The 39.5 acres is clean square parcel. The 15 acre parcel is long with 275 feet of frontage. The parcels on across the street from each other.
Side of Street: West side of Barten are the 39.5 acres and East of Barten are the 15 acres.
Highway Access: 2 Miles to Rt 45 (LaGrange Rd.)
10.5 Miles to I-57 at Monee
10.2 Miles to Rt. 30 Frankfort
13.5 Miles to I-80 and Rt. 45
5.4 Miles to Manhattan
Road Type: Barten road is gravel.
Largest Nearby Street: Rt 45 (LaGrange is only 2 miles northeast.

LAND RELATED

Lot Frontage (Feet): The 39.5 acres on the west side of Barten has approximately 1320 feet of frontage. The 15 acres on the east side of Barten has approximately 275 feet of frontage.
Tillable Acres: The farm is part of a larger FSA parcel. The approximate numbers are 54.89 tillable acres.
Buildings: No Buildings
Flood Plain or Wetlands: None known.
Topography: Flat to gently rolling
FSA Data: The FSA records are combined with farmland that is not part of this sale.
The approximate tillable acres are more than tax records are showing. (54.89 tillable acres)
PLC Corn Yield 146 bushels per acre
PLC Soybean Yield 41 bushels per acre
Soil Type: The soils are typical for this area of Will County.
232A Ashkum silty clay loam
146B Elliott silt loam
Available Utilities: Well and Septic would be required for residential development.

FINANCIALS

Finance Data Year: The 2017 taxes paid in 2018
Real Estate Taxes: 14-12-36-100-007-0000 Total taxes paid are \$1,261 or \$23.11 per acre.
Investment Amount: The total investment amount is \$501,860 or \$9,200 per acre for this excellent parcel of farmland.

LOCATION

Address: Barten road between Pauling and Offner.
Latitude 41.3908 Longitude -87.91696
County: Will County

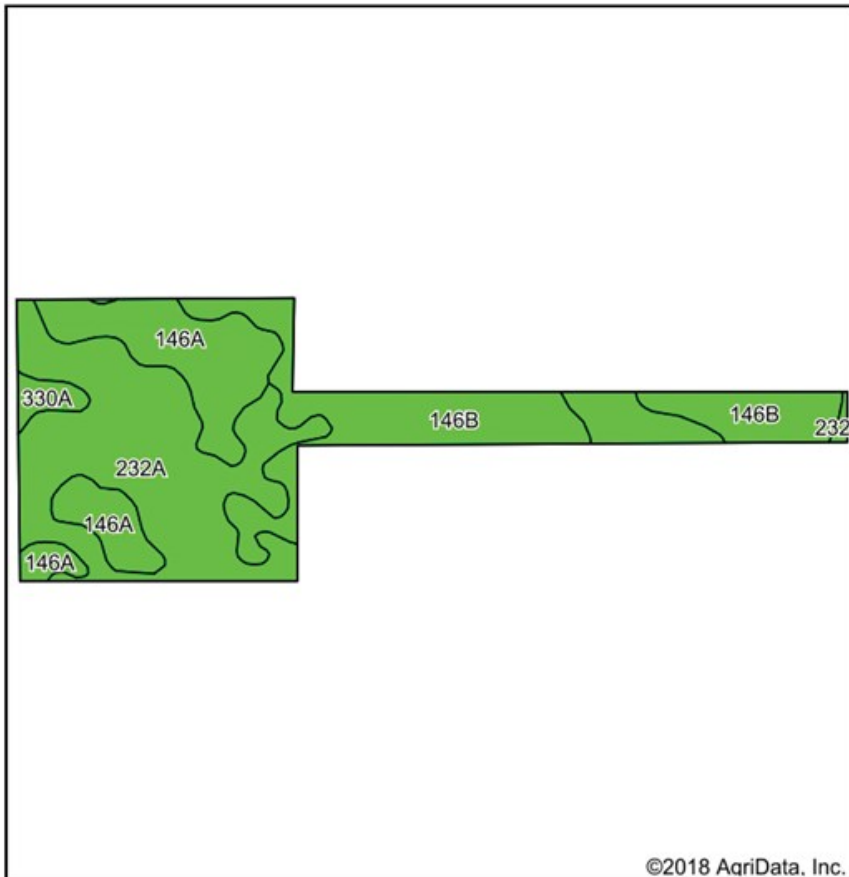
ROAD MAP FOR MANHATTAN TOWNSHIP 54.55 ACRE FARM



AERIAL MAP OF BARTEN ROAD 54.55 ACRES

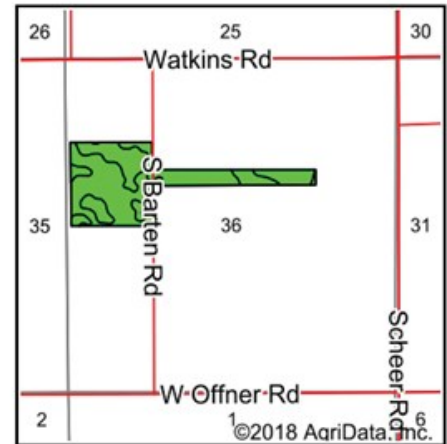


SOIL MAP OF 54.55 ACRES MANHATTAN TOWNSHIP, WILL COUNTY ILLINOIS



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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **36-34N-11E**
Township: **Manhattan**
Acres: **54.89**
Date: **6/5/2018**

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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.41	46.3%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	15.75	28.7%		**166	**54	**124
146A	Elliott silt loam, 0 to 2 percent slopes	12.57	22.9%		168	55	125
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.16	2.1%		164	55	123
Weighted Average					168.3	55.2	125.6

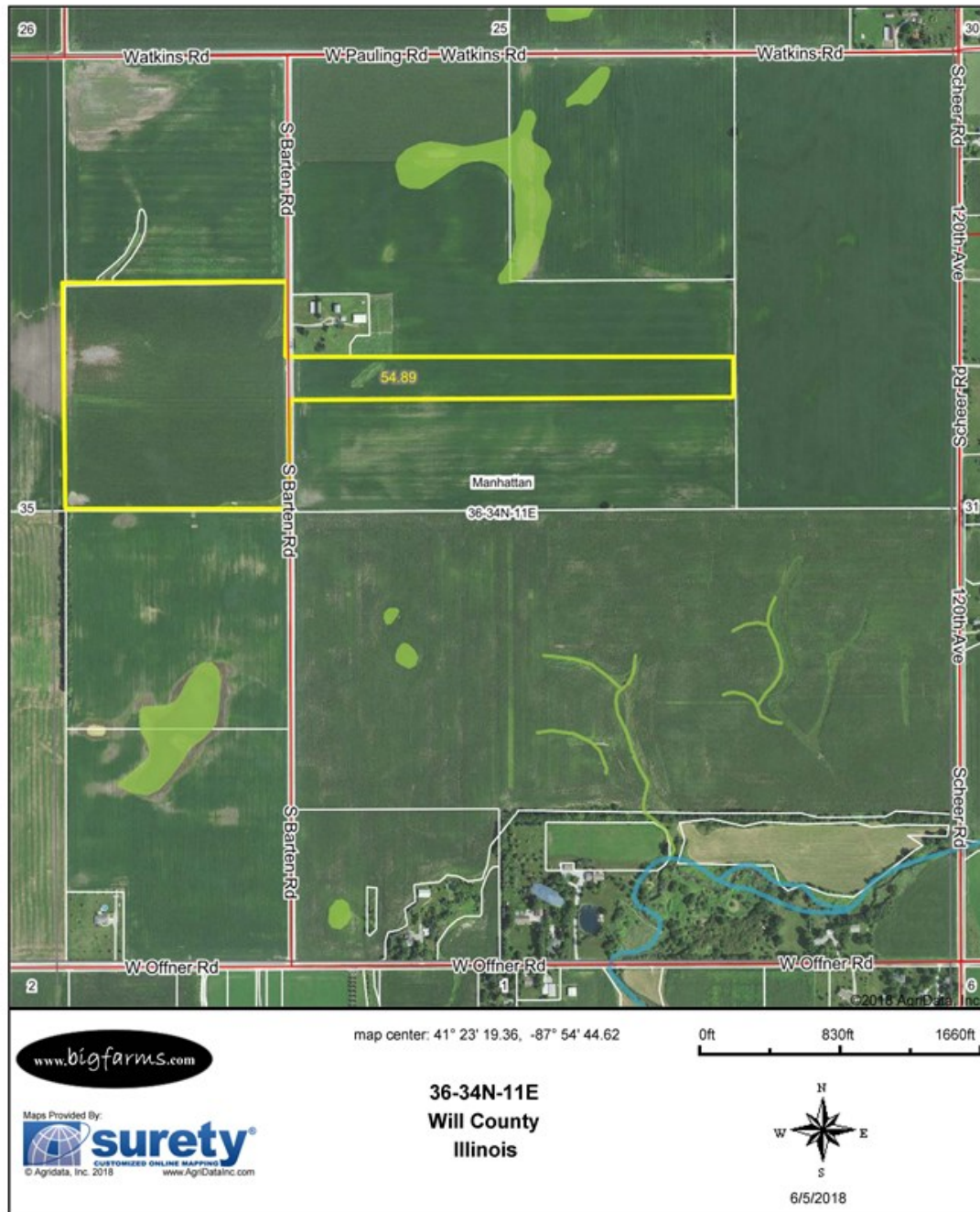
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

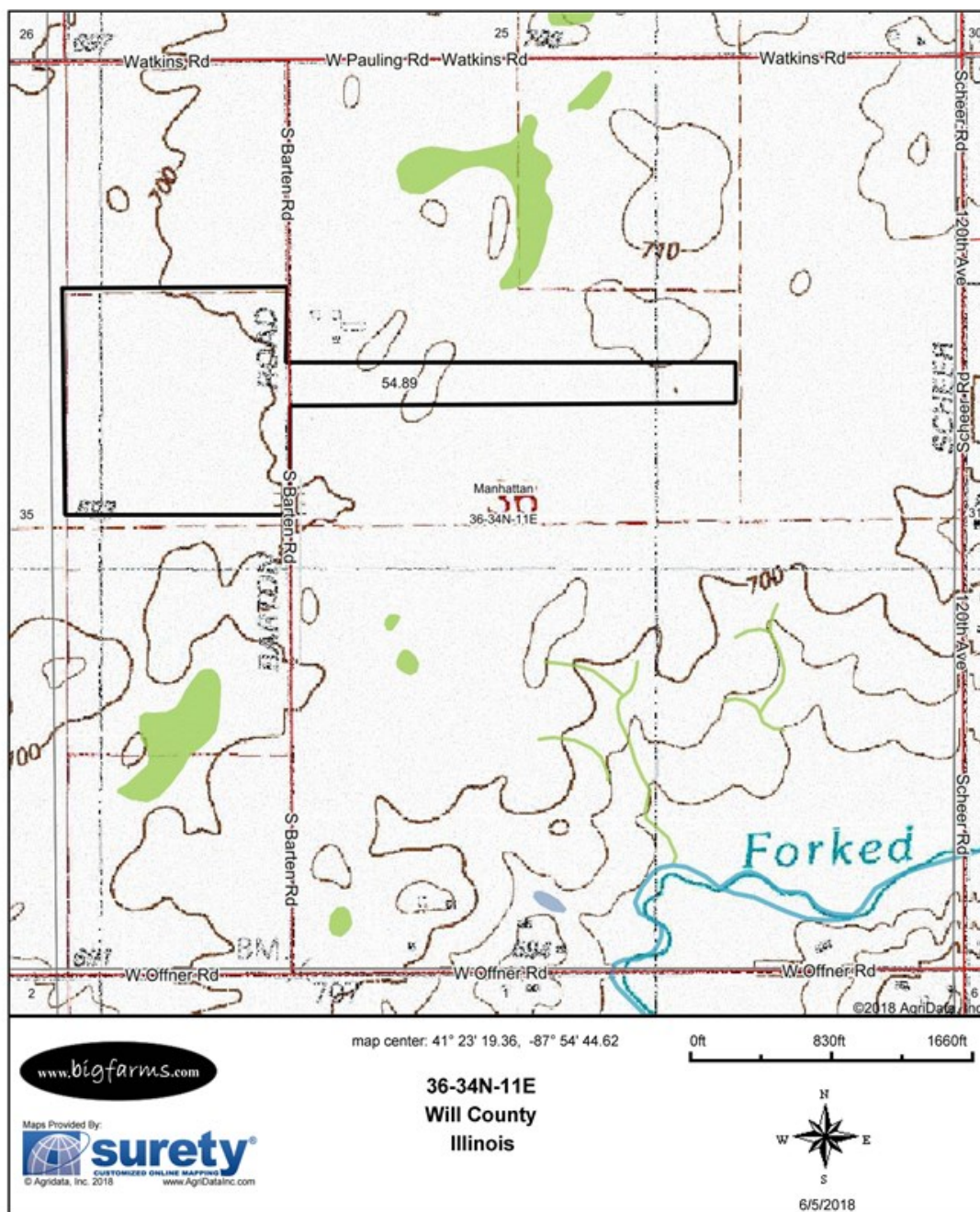
FSA MAP OF BARTEN ROAD 54.55 ACRES

Aerial Map



TOPOGRAPHICAL MAP

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

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

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