

55 AC MANHATTAN TWP FARM

26000 S. Scheer Rd
Manhattan IL 60442

For more information contact:

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



- County:** Will
- Township:** Manhattan
- Gross Land Area:** 55 Acres
- Property Type:** Vacant farmland
- Possible Uses:** Agricultural Production
- Total Investment:** \$492,250
- Unit Price:** \$8,950 per acre
- Soil Productivity Index:** The PI for the tillable acres is 120.2
- Buildings:** Buildings & 25 acres are also available
- Utilities:** Well & Septic
- Zoning:** Agriculture



55 Acres at the NW corner of Scheer road and Bruns road in Manhattan Township. Part of a larger 80 acre farm. House and buildings on 25 acres are being sold separately. Lincoln-Way High School District and Manhattan Grade School District. Soil PI of 120 and low Will County taxes.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 55 Acres Manhattan Township Farm
Tax ID Number/APN: 14-12-24-400-003-0000 (part of the 70 Ac Farmland)
Possible Uses: Good quality Will County farmland.
Zoning: Agriculture

AREA & LOCATION

School District: Lincoln-Way High School District #210
Manhattan Grade School District #114

Location Description: This a rural part of Will County, but with easy access to highways, shopping and Metra Rail to Chicago.

Site Description: Part of an 80 acre farm. The seller is willing to split off these 55 tillable acres from the 25 acres that are in the northern part of the farm. The 25 acres include the house, farm buildings, grain storage, creek and tillable land. The 55 acres has frontage on Scheer road and Bruns road.

Side of Street: West side of Scheer road and north of Bruns road.

Highway Access: 7.9 miles to I-57 Monee
1.5 miles to Rt. 45
7.07 miles to Frankfort and Rt. 30
10.9 miles to Rt. 80 & LaGrange Rd (Rt.45)
16 miles to I-55 and Arsenal Rd

Road Type: Gravel

Largest Nearby Street: Manhattan-Monee Road

Transportation: Metra Stations in Manhattan and New Lenox.

LAND RELATED

Lot Frontage (Feet): Approximately 1,780 feet of frontage on Scheer road and 1320 feet on Bruns road.

Tillable Acres: Approximately 54.5 acres are tillable of the 55 total acres.

Lot Depth: Quarter mile or about 1320 feet.

Buildings: No buildings are part of this offering. A full set of farm builds with home are available as a separate 25 acre offering.

Flood Plain or Wetlands: None known

Topography: Gently rolling.

FSA Data: 80 total acres with 73.31 of cropland.
Corn base is 27.36 with an FSA yield of 117
Soybean base is 40.34 with an FSA yield of 39
Base acres and yields will be prorated if farm is sold separately as 25 acre farmstead and 55 acres of farmland. No CRP acres.

Soil Type: Ashkum silty clay Loam (232A)
Varna silt loam (223C2)
Elliott silty clay loam (146B2)

Available Utilities: Electric to site. Well & Septic at farmstead.

FINANCIALS

Finance Data Year: 2016 taxes paid in 2017

Real Estate Taxes: 14-12-24-400-003-0000 (part of the 70 Ac Farmland)\$18.78/ac
Approximate total tax bill for the 55 acres and buildings would be \$1,032.90

Investment Amount: The investment amount for the 55 acres is \$492,250

LOCATION

Address: 26000 S. Scheer Rd



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Manhattan, IL 60442-9573
Will County Illinois

County:



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55 Ac Manhattan Twp Farm
26000 S. Scheer Rd
Manhattan IL 60442



PROPERTY NOTES

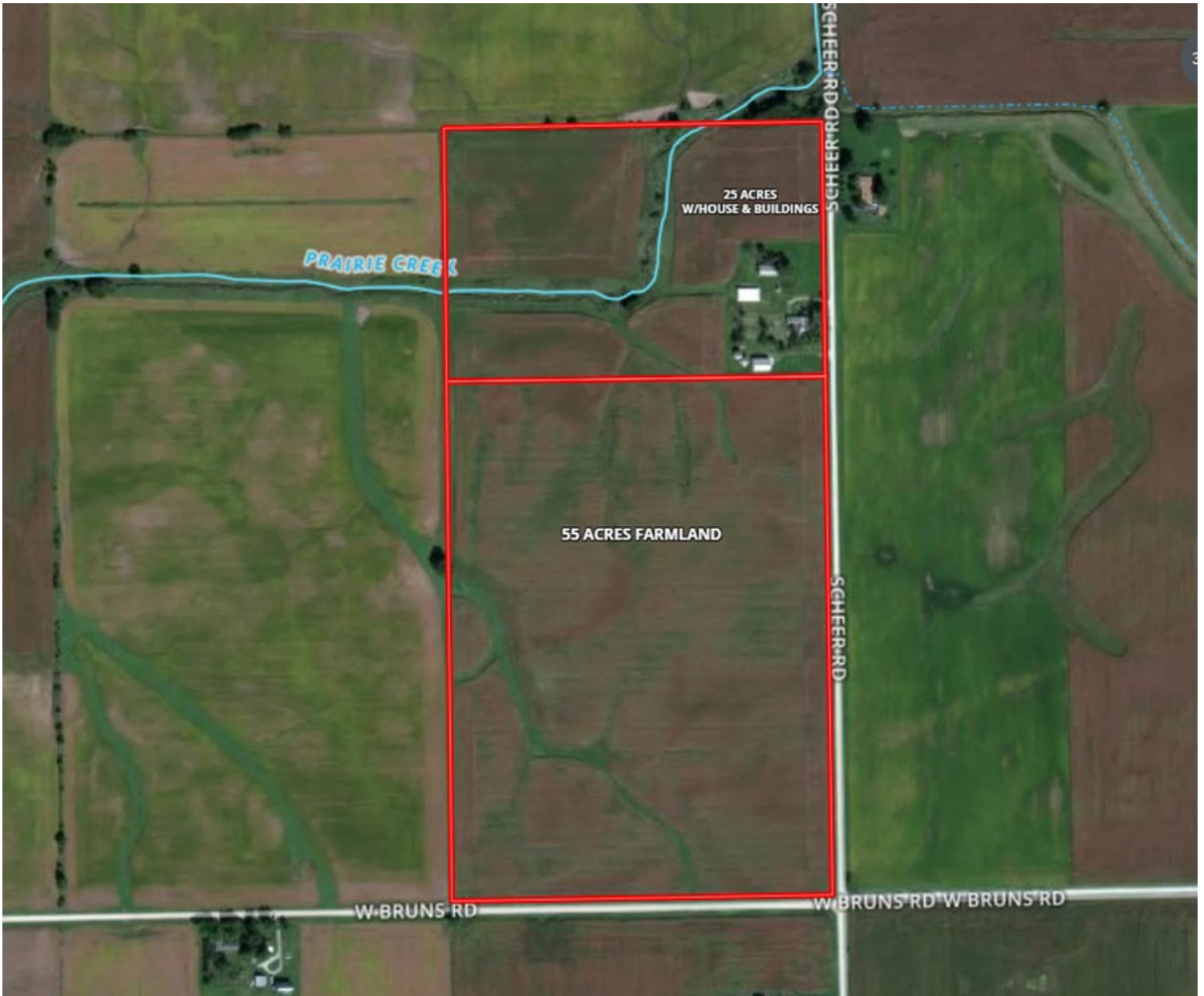


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AERIAL MAP



AERIAL MAP OF ALL 80 ACRES IN MANHATTAN TWP. 25 ACRES WITH BLDG & 55 ACRES FARMLAND



LOCATION MAP OF 25 ACRE MANHATTAN TOWNSHIP, WILL COUNTY



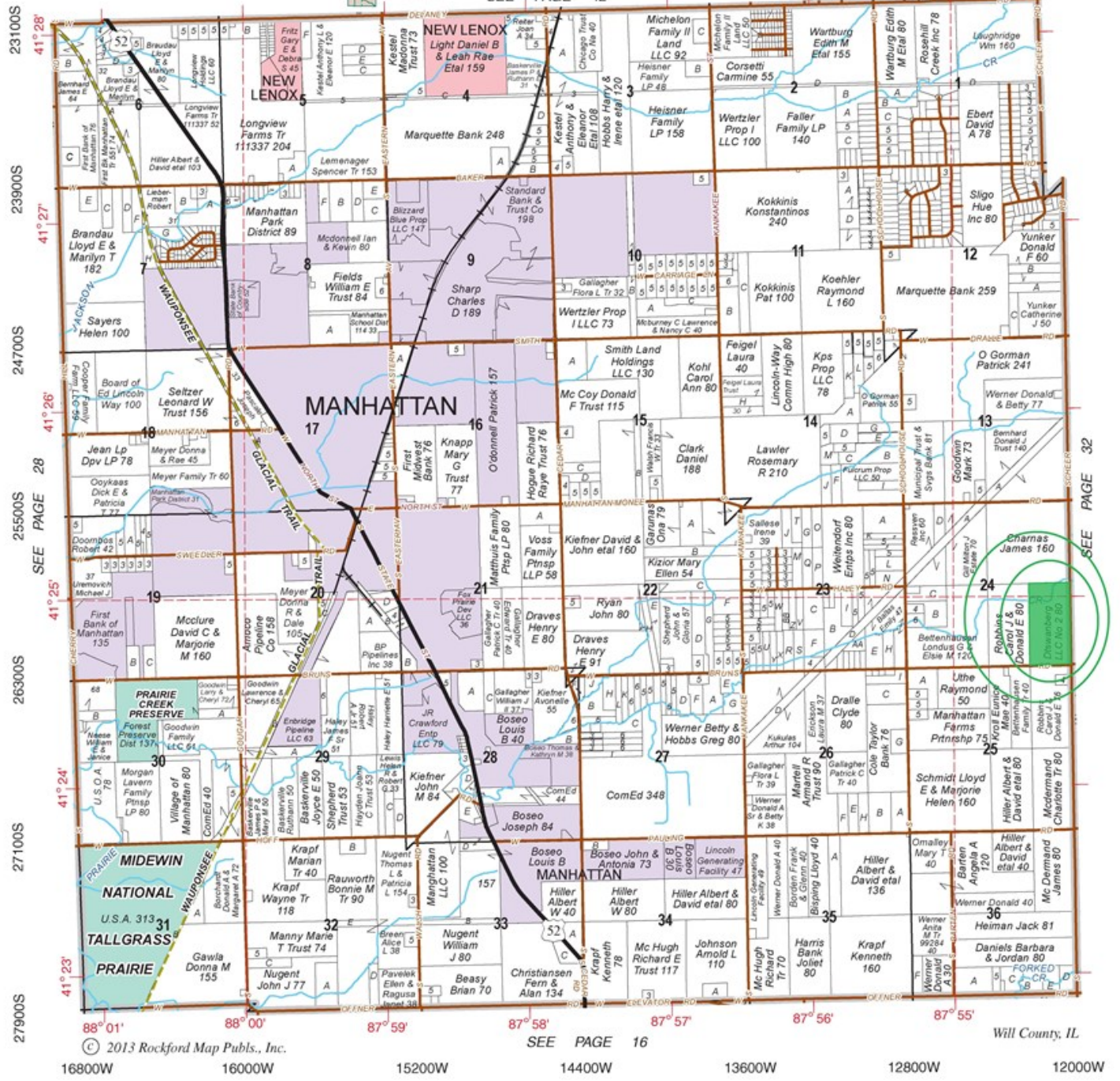
PLAT MAP OF 25 ACRES MANHATTAN TOWNSHIP, WILL COUNTY

Refer to page 66 for keyed parcels

MANHATTAN

T.34N.-R.11E.

SEE PAGE 42



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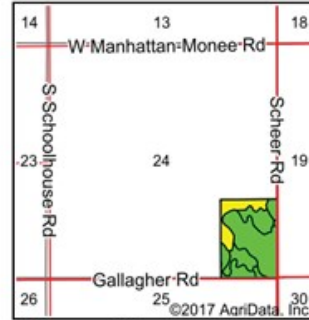
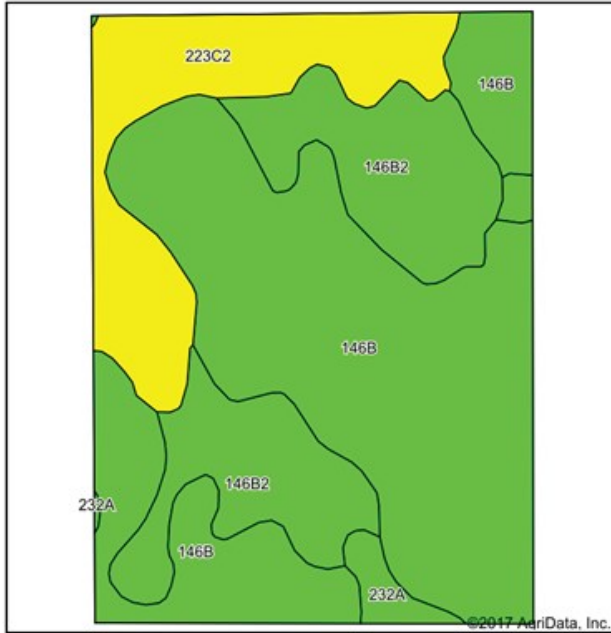
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Will County, IL

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

SOIL MAP FOR THE 55 ACRE MANHATTAN TOWNSHIP FARM

Soils Map



State: **Illinois**
 County: **Will**
 Location: **24-34N-11E**
 Township: **Manhattan**
 Acres: **54.53**
 Date: **10/26/2017**



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	31.24	57.3%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	12.39	22.7%		**160	**52	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.59	17.6%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.31	2.4%		170	56	127
Weighted Average					161.9	52.5	120.5

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/2142/1027/>

** 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

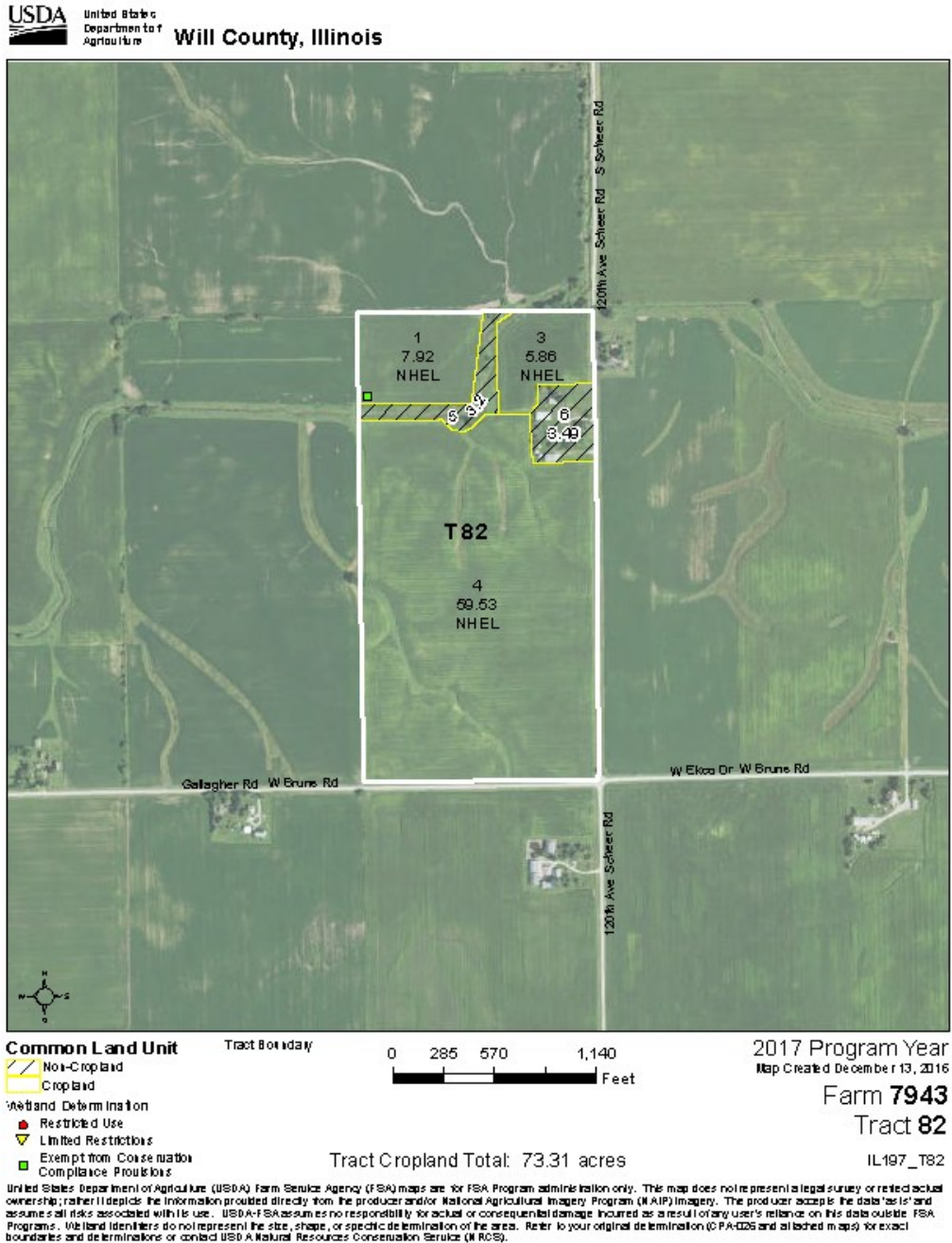
FSA MAP OF 55 ACRE MANHATTAN TOWNSHIP

Aerial Map



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

FSA MAP SHOWING ALL 80 ACRES THAT ARE AVAILABLE FOR SALE



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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