

# 80 AC CEDAR RD MANHATTAN

25967 S. Cedar Rd.  
Manhattan IL 60442

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Manhattan
<b>Gross Land Area:</b>	79.97 Acres
<b>Property Type:</b>	Vacant farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$672,000
<b>Unit Price:</b>	\$8,400 per acre
<b>Productivity Index (PI):</b>	PI Index is 120
<b>Buildings:</b>	One large tool shed behind the farmstead.
<b>Utilities:</b>	Site requires Well & Septic system for new construction
<b>Zoning:</b>	Agriculture



Cedar road frontage south of Manhattan-Monee road. Good PI of 120. Section 22 of Manhattan Township, Will County Illinois. One large tool shed at the back of the building site is part of this farm. 48X72 plus 36X44. The property is in the Lincoln-Way High School District and Manhattan Grade School District.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 80 Ac Cedar Rd. Manhattan  
**Tax ID Number/APN:** 14-12-22-300-007-0000  
**Possible Uses:** Agriculture production or possible estate home sites.  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Manhattan Grade School District 114  
Lincoln-Way High School District 210  
**Location Description:** Nice location with very good road frontage on Cedar road. Farm is just east of the Village of Manhattan.  
**Site Description:** Rolling farmland, house and buildings are excluded from this parcel. Large tool shed at back of building site is part of this sale.  
**Side of Street:** East side of Cedar Road, south of Manhattan-Monee road.  
**Highway Access:** Interstate I-57 is only 11 miles east.  
U.S. Rt. 52 is only one mile west.  
9.5 miles north to I-80 & 355 Access  
**Road Type:** County blacktop road.  
**Property Visibility:** Excellent  
**Largest Nearby Street:** Frontage on Cedar road.

### LAND RELATED

**Lot Frontage (Feet):** Approximately 327 feet of Cedar road frontage north of the building site.  
Approximately 728 feet of Cedar road frontage south of the building site.  
**Tillable Acres:** 75.74 tillable acres according to the Will-Cook FSA office.  
**Buildings:** One large tool shed on the back side of the building site. Two buildings have been merged together. 48X72 and 36X44.  
**Flood Plain or Wetlands:** Creek at the east end of the farm.  
**Topography:** Gently rolling farmland  
**FSA Data:** 75.74 Tillable acres, no CRP acre.  
47.08 acre corn base with a PLC Yield of 124  
28.15 acre soybean base with a PLC Yield of 42  
.03 acre Oat base with a PLC Yield of 57  
**Soil Type:** Elliott silt loam (146B)  
Varna silt loam (223C2)  
**Available Utilities:** Electricity to the site. For future development of residential or commercial there will be a need for a private well and septic system.

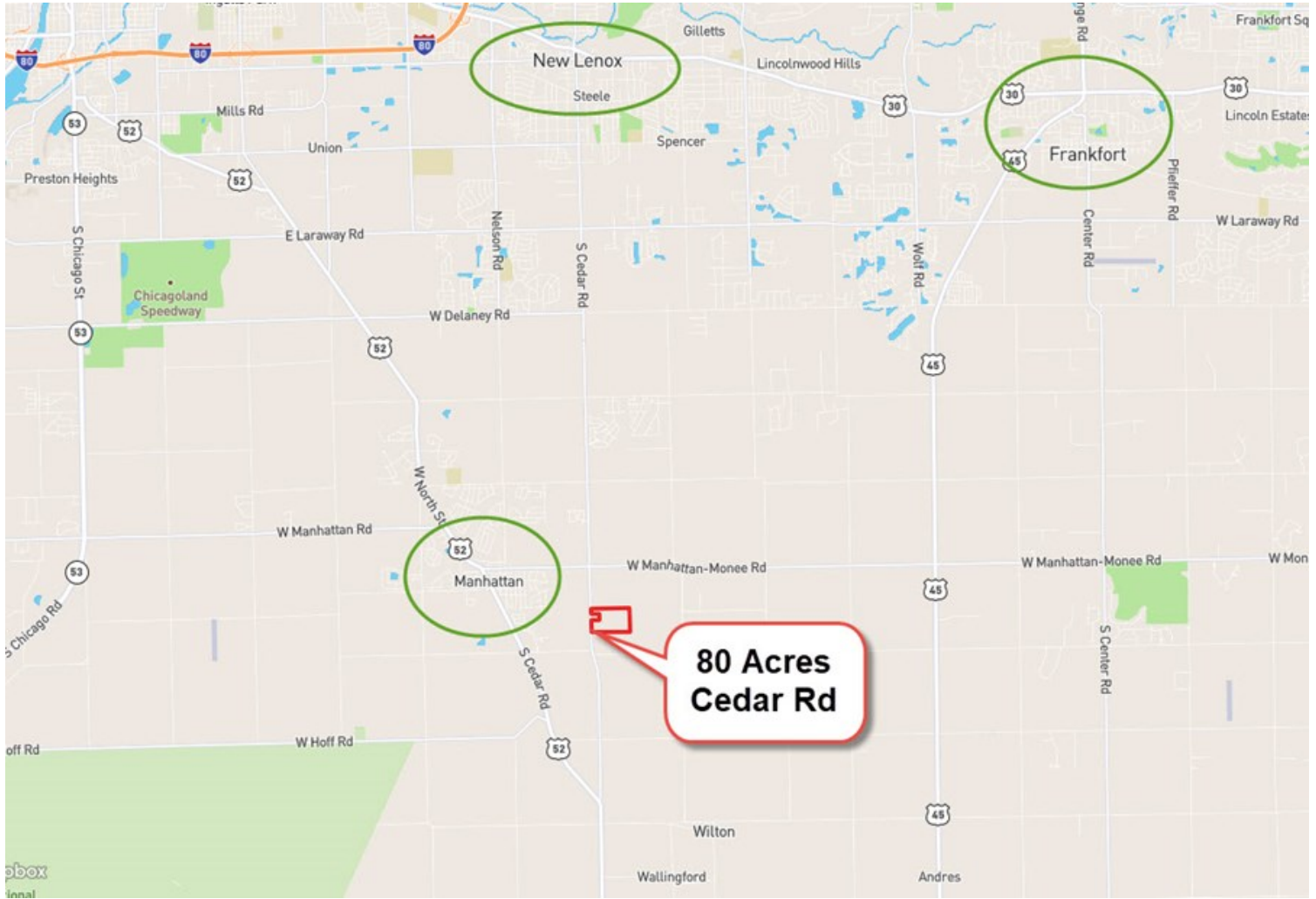
### FINANCIALS

**Finance Data Year:** 2017 taxes paid in 2018  
**Real Estate Taxes:** \$2,316 or \$28.95 per acre.  
**Investment Amount:** The investment amount for this well located farmland is \$672,000 or \$8,400/Ac.

### LOCATION

**Address:** 25967 S. Cedar Road  
Manhattan, IL 60442  
Section 22 of Manhattan Township  
**County:** Will  
**MSA:** Joliet-Chicago

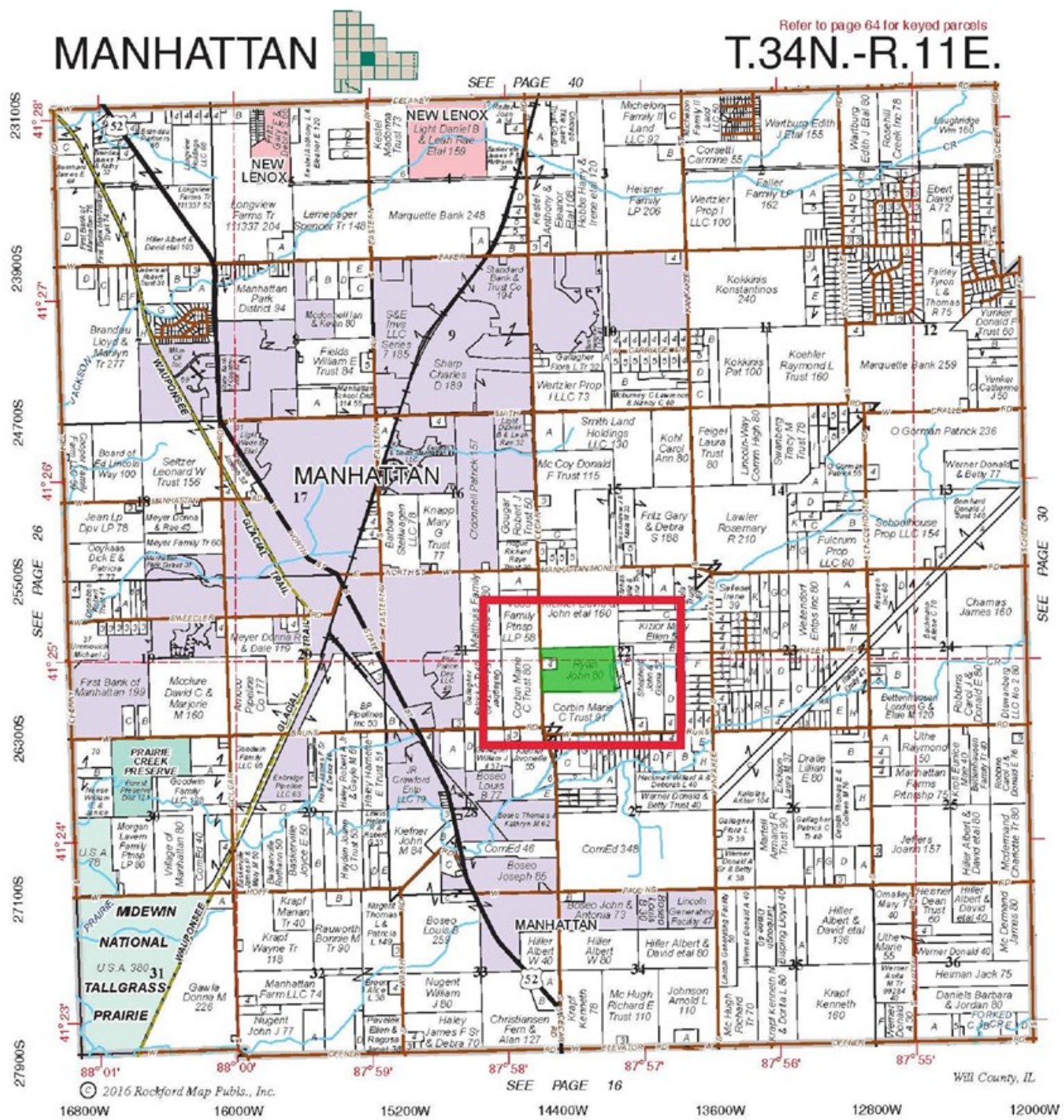
LOCATION MAP



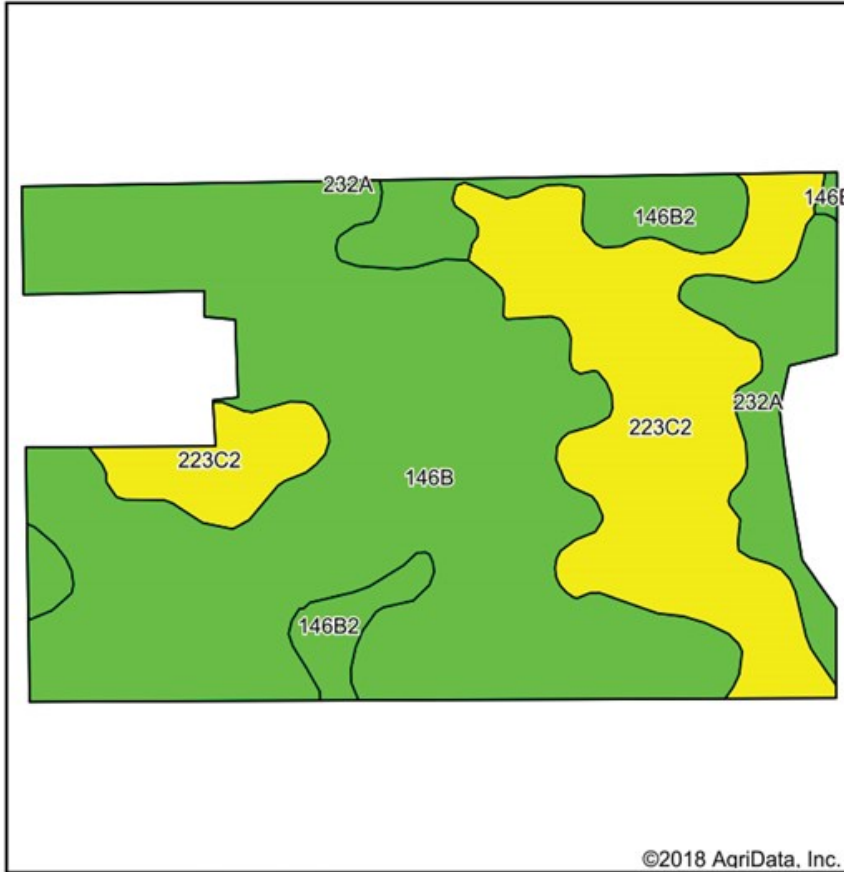
AERIAL MAP OF 80 ACRES ON CEDAR ROAD



# PLAT MAP OF MANHATTAN TOWNSHIP

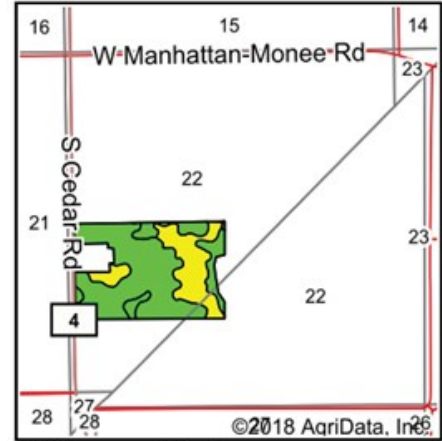


80 ACRE SOIL MAP FOR CEDAR ROAD FARM



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Will**  
 Location: **22-34N-11E**  
 Township: **Manhattan**  
 Acres: **75.52**  
 Date: **8/10/2018**



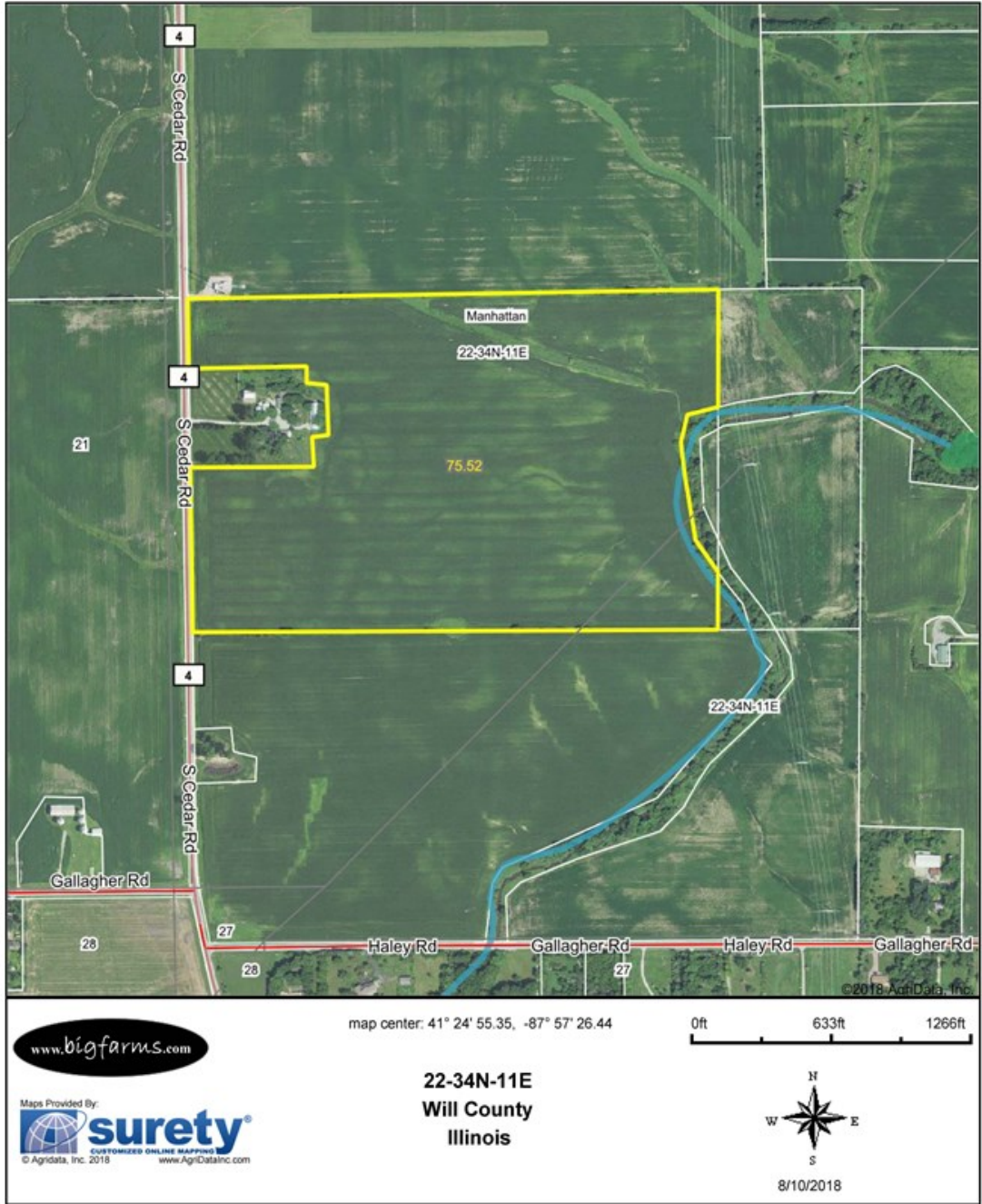
Area Symbol: IL197, Soil Area Version: 12

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	43.55	57.7%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	20.50	27.1%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.89	7.8%		**160	**52	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.58	7.4%		170	56	127
<b>Weighted Average</b>					<b>161.5</b>	<b>52.4</b>	<b>120</b>

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

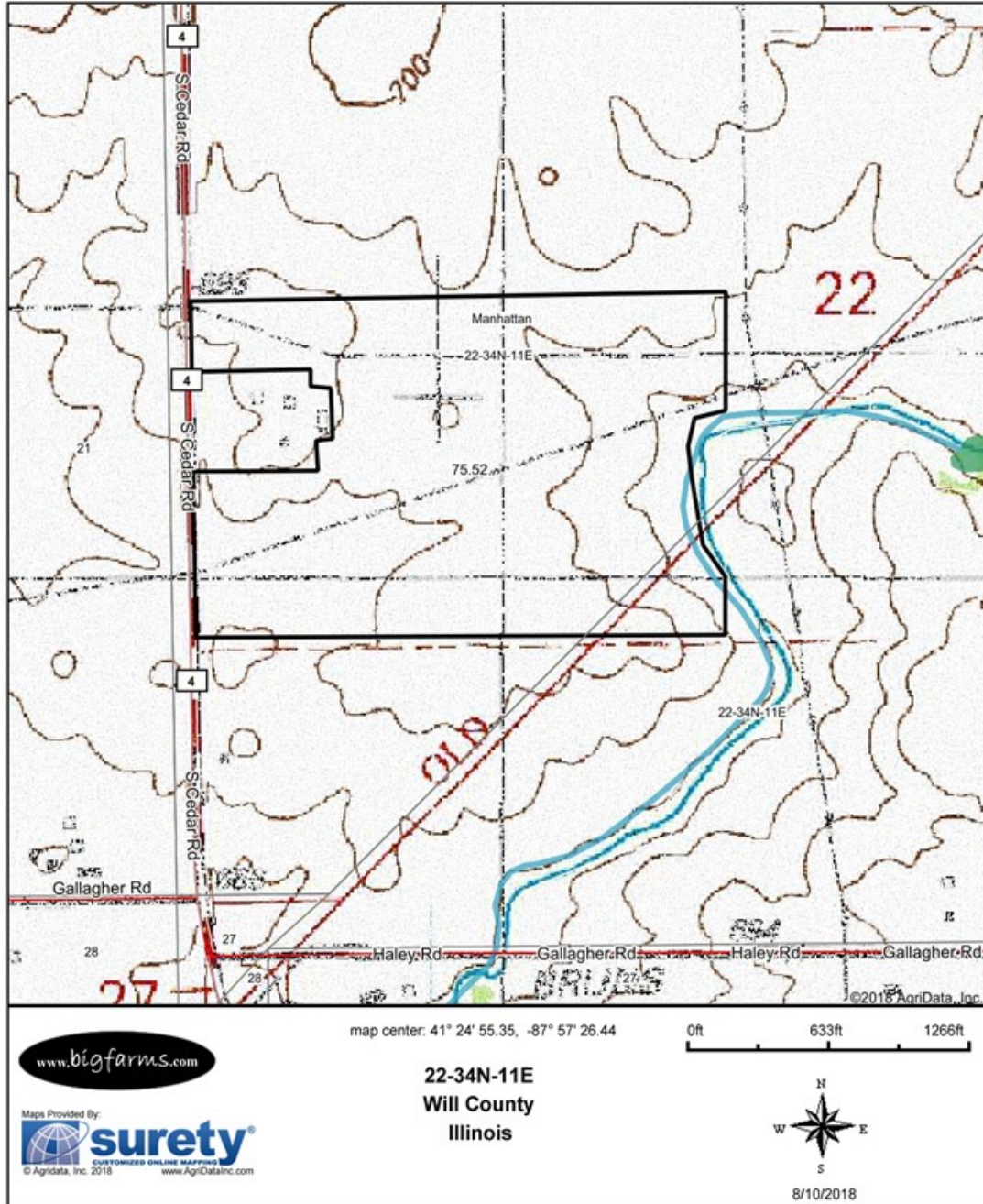
Aerial Map



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

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.



AERIAL MAP



## 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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