

## CEDAR ROAD COMMERCIAL 28 ACRES

**SE Corner of Cedar Rd & Smith Rd  
Manhattan IL 60442**

**For more information contact:**

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<b>County:</b>	Will
<b>Township:</b>	Manhattan
<b>Gross Land Area:</b>	28 Acres
<b>Property Type:</b>	Vacant Development Land
<b>Possible Uses:</b>	Future Commercial Development Site
<b>Total Investment:</b>	\$1,500,000
<b>Soil Productivity Index:</b>	125
<b>Buildings:</b>	Yes, full set of older farm buildings with house
<b>Utilities:</b>	Near Sewer and Water from the Village of Manhattan
<b>Zoning:</b>	Agriculture

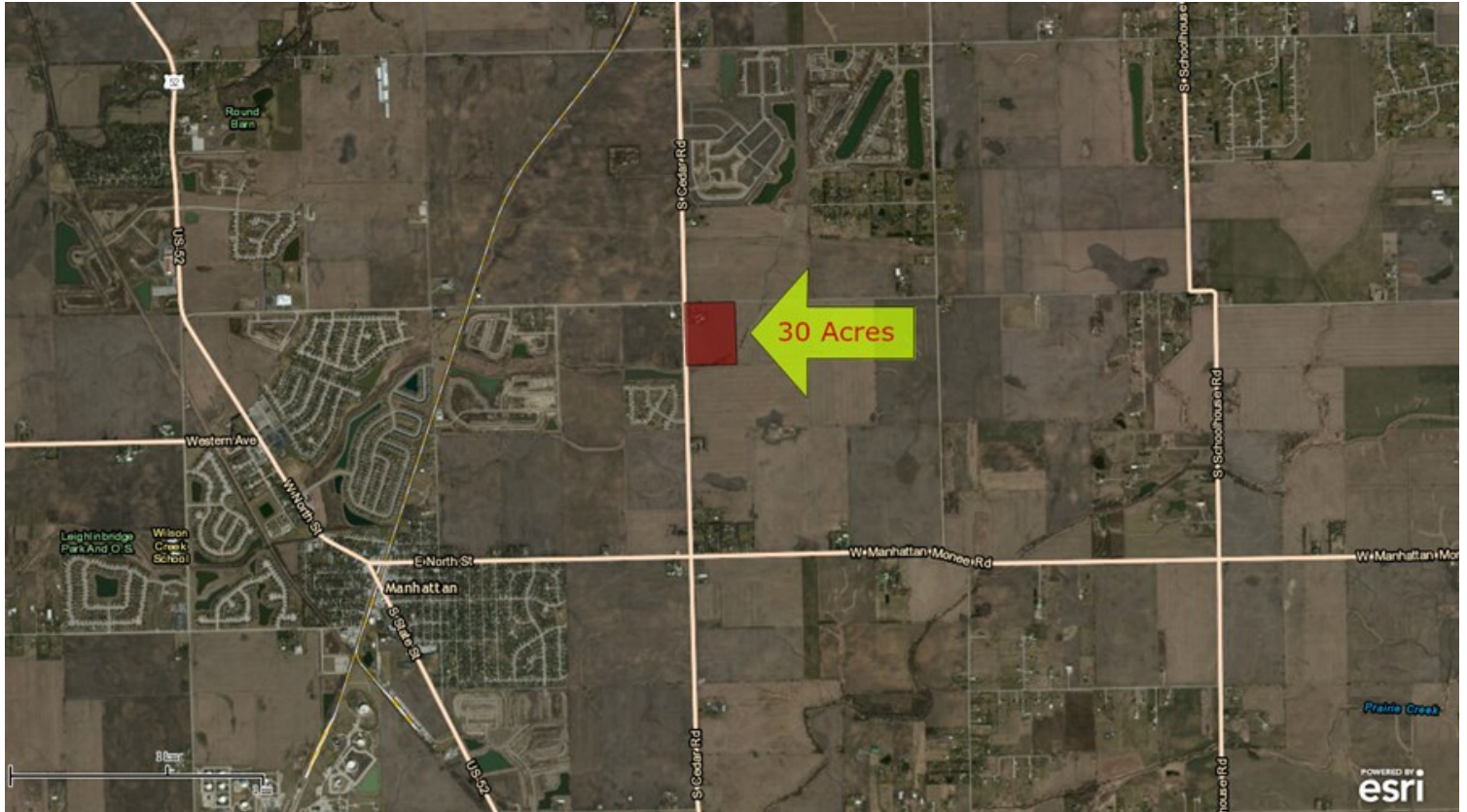


Excellent corner location in the path of growth. Cedar road is a main north - south arterial road connecting Manhattan to New Lenox and Rt. 80, Rt. 355 and Metra. Will County has been one of the fastest growing counties in the Midwest. The Illiana Expressway and future Peotone airport are in the general region.

## CEDAR ROAD 28 AC COMMERCIAL SITE



## AERIAL MAP OF THE CEDAR ROAD COMMERCIAL SITE



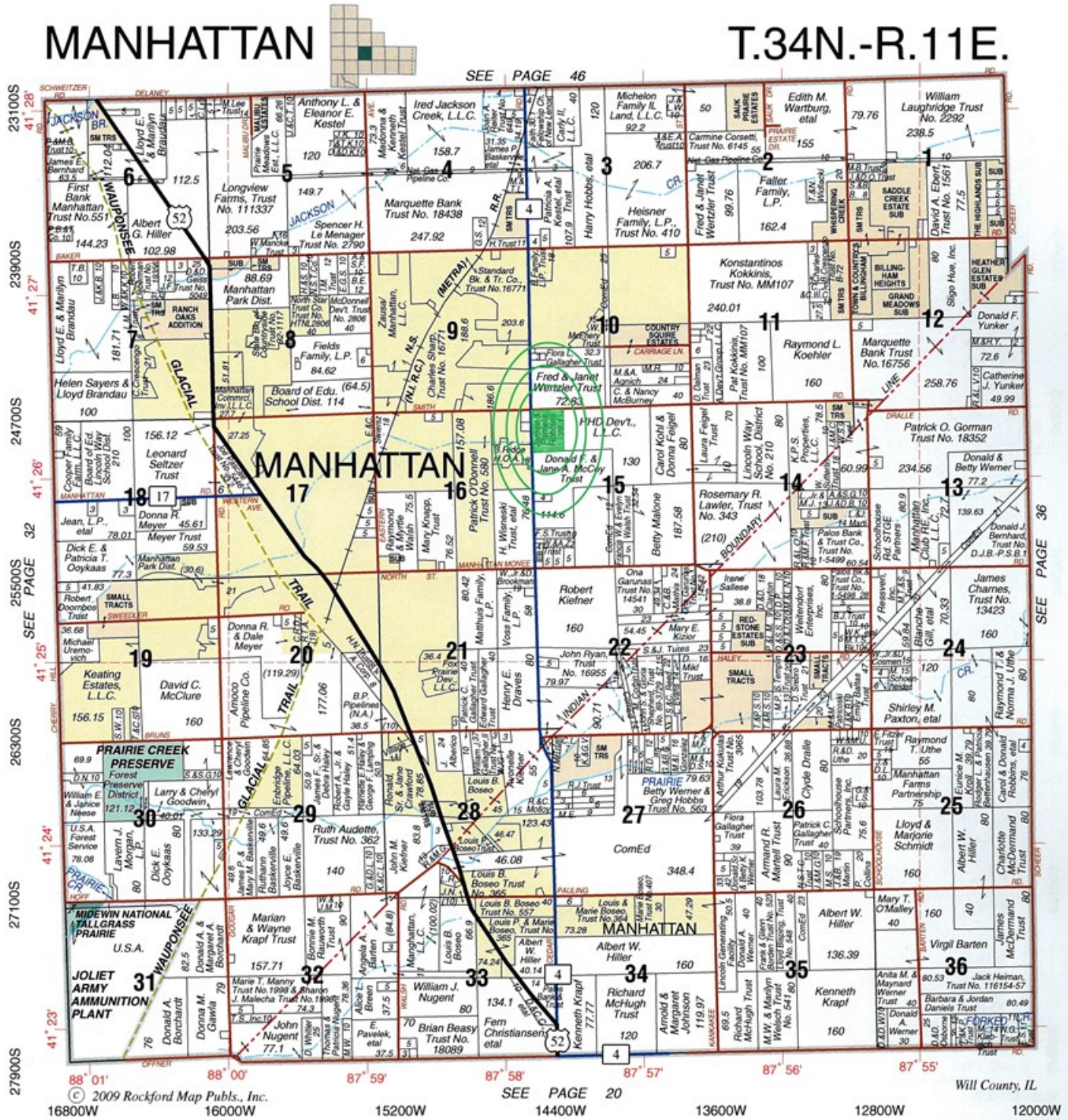


# CEDAR ROAD COMMERCIAL ROAD MAP





PLAT PAGE MANHATTAN TOWNSHIP 28 AC COMMERCIAL SITE ON CEDAR ROAD



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



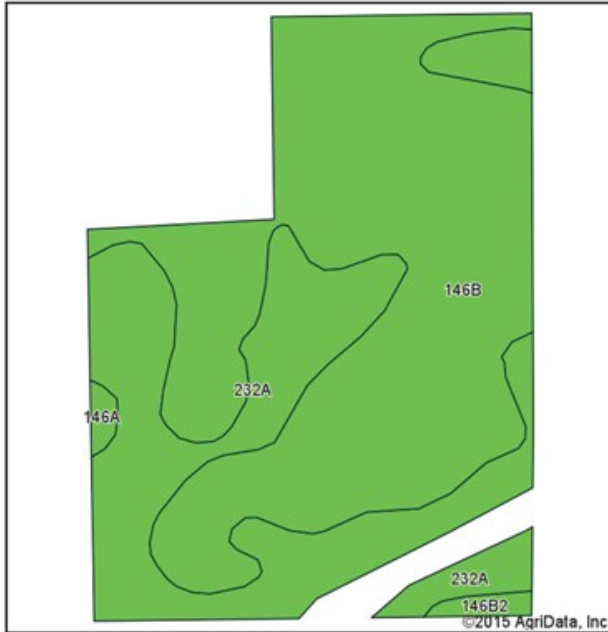
### FSA MAP FOR 28 AC COMMERCIAL SITE ON CEDAR RD

#### Aerial Map



## SOIL MAP CEDAR RD 28 AC COMMERCIAL SITE

### Soil Map



State: Illinois  
 County: Will  
 Location: 15-34N-11E  
 Township: Manhattan  
 Acres: 24.97  
 Date: 5/19/2015



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	15.59	62.4%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	8.97	35.9%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.23	0.9%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	0.18	0.7%		168	55	125
<b>Weighted Average</b>					<b>167.4</b>	<b>54.7</b>	<b>125</b>

Area Symbol: IL197, Soil Area Version: 9

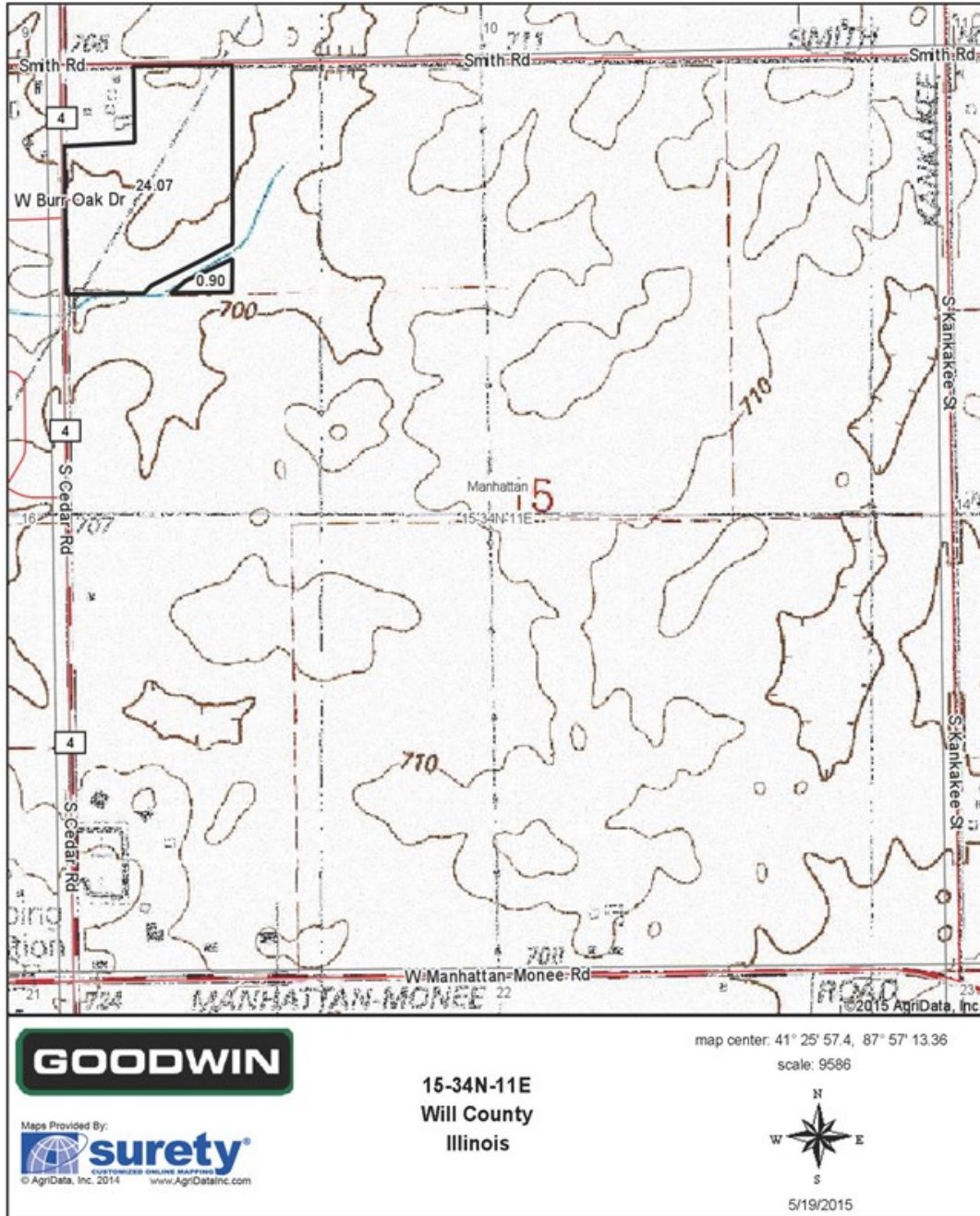
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)  
 Crop yields and productivity indices for optimum management (B811) are maintained 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

# TOPOGRAPHICAL MAP OF CEDAR RD COMMERCIAL SITE, MANHATTAN TOWNSHIP

## Topography Map



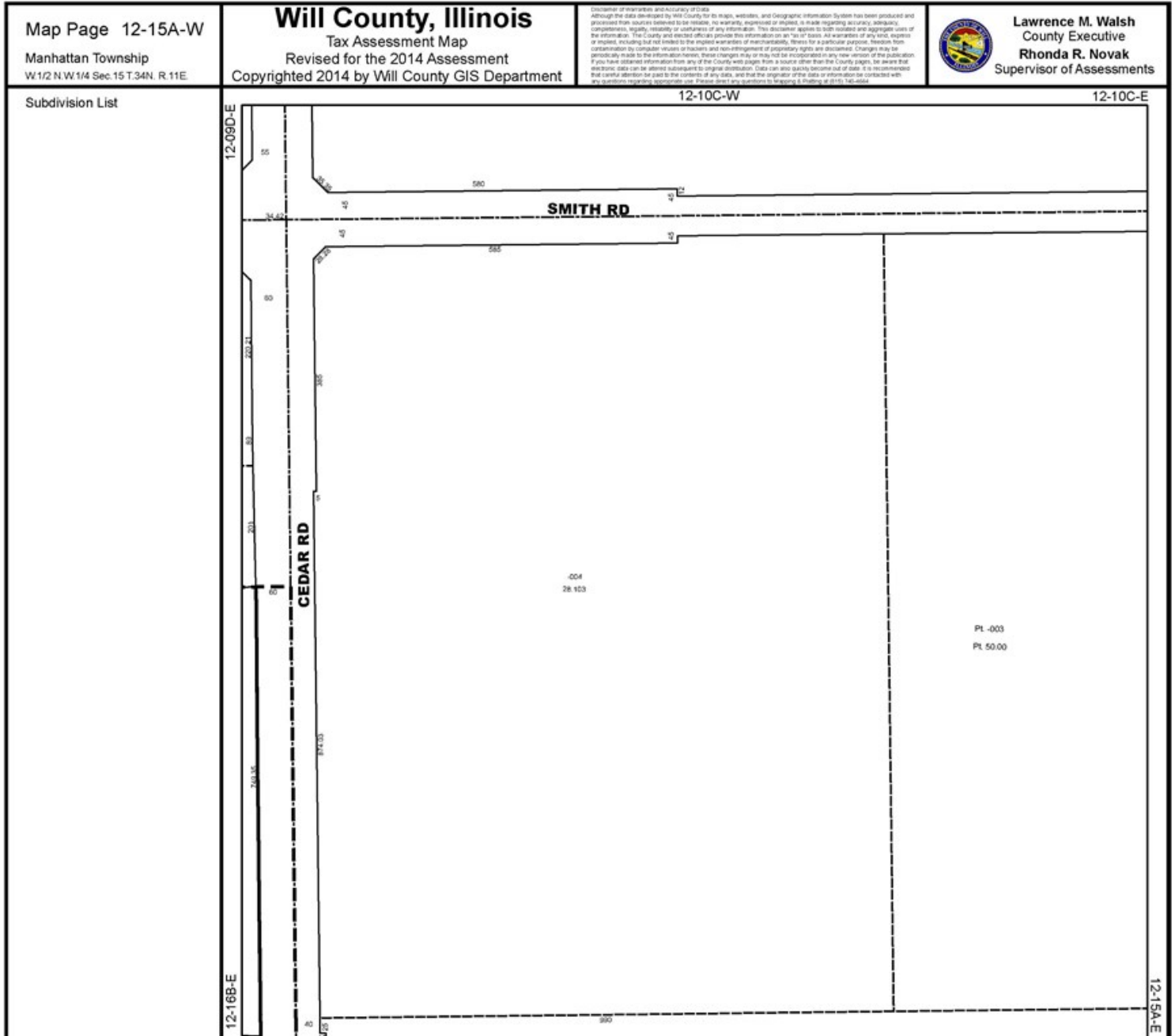
Maps Provided By:  
  
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15-34N-11E  
Will County  
Illinois

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



MANHATTAN TOWNSHIP CEDAR RD COMMERCIAL TAX MAP



## BUILDING SITE ON CEDAR ROAD COMMERCIAL SITE





## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Cedar Road Commercial 28 Ac  
**Tax ID Number/APN:** The Tax ID# is 14-12-15-100-004-0000  
**Possible Uses:** Commercial, office or retail.  
**Zoning:** Currently zoned Agriculture  
**Sale Terms:** Cash at closing

### AREA & LOCATION

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

**Location Description:** Frontage on the highly traveled Cedar road at the SE corner of Smith road & Cedar. Section 15 of Manhattan township, between New Lenox and Manhattan.

**Site Description:** Level farmland with farm buildings and brick ranch home.

**Side of Street:** SE corner of Cedar & Smith roads.

**Highway Access:** Easy access to both Interstate I-80 or I-355, both are approximately 6 miles north.

**Road Type:** Cedar road is a County highway, Smith road is a township road.

**Property Visibility:** Excellent

**Largest Nearby Street:** Illinois Rt. 52 is two miles west.  
Interstate I-80 & I-355 are 6 miles north

**Transportation:** Several Metra Stations are easily accessible from this location.  
Manhattan Station approximately 2 miles west.  
New Lenox Station 1 is three miles north at Laraway & Cedar, Heritage Corridor  
New Lenox Station 2 is five miles north at Rt.30 & Cedar, Rock Island line

### LAND RELATED

**Lot Frontage (Feet):** 874 feet of frontage on Cedar road  
585 feet of frontage on Smith road

**Buildings:** Ranch home with a full set of older farm buildings and grain storage.

**Flood Plain or Wetlands:** None

**Topography:** Level to gently rolling

**Soil Type:** Typical Will County soils, Elliott silt loam & Ashkum silty clay loam. Soil map is included with this brochure.

**Available Utilities:** Sewer and Water are nearby from the Village of Manhattan

### FINANCIALS

**Real Estate Taxes:** 2013 Taxes paid in 2014 were \$7,559.00

**Investment Amount:** Ownership is asking \$1,500,000

### LOCATION

**Address:** SE corner of Cedar & Smith road.

**County:** Will County, Illinois

**MSA:** Chicago-Joliet

## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 Land Broker of the Year in 2011 by the Illinois RLI Chapter.



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