

MANTENO 116 - CRYSTAL MANOR

Corner of 1000E Rd & 10000N Rd.
Manteno IL 60950

For more information contact:

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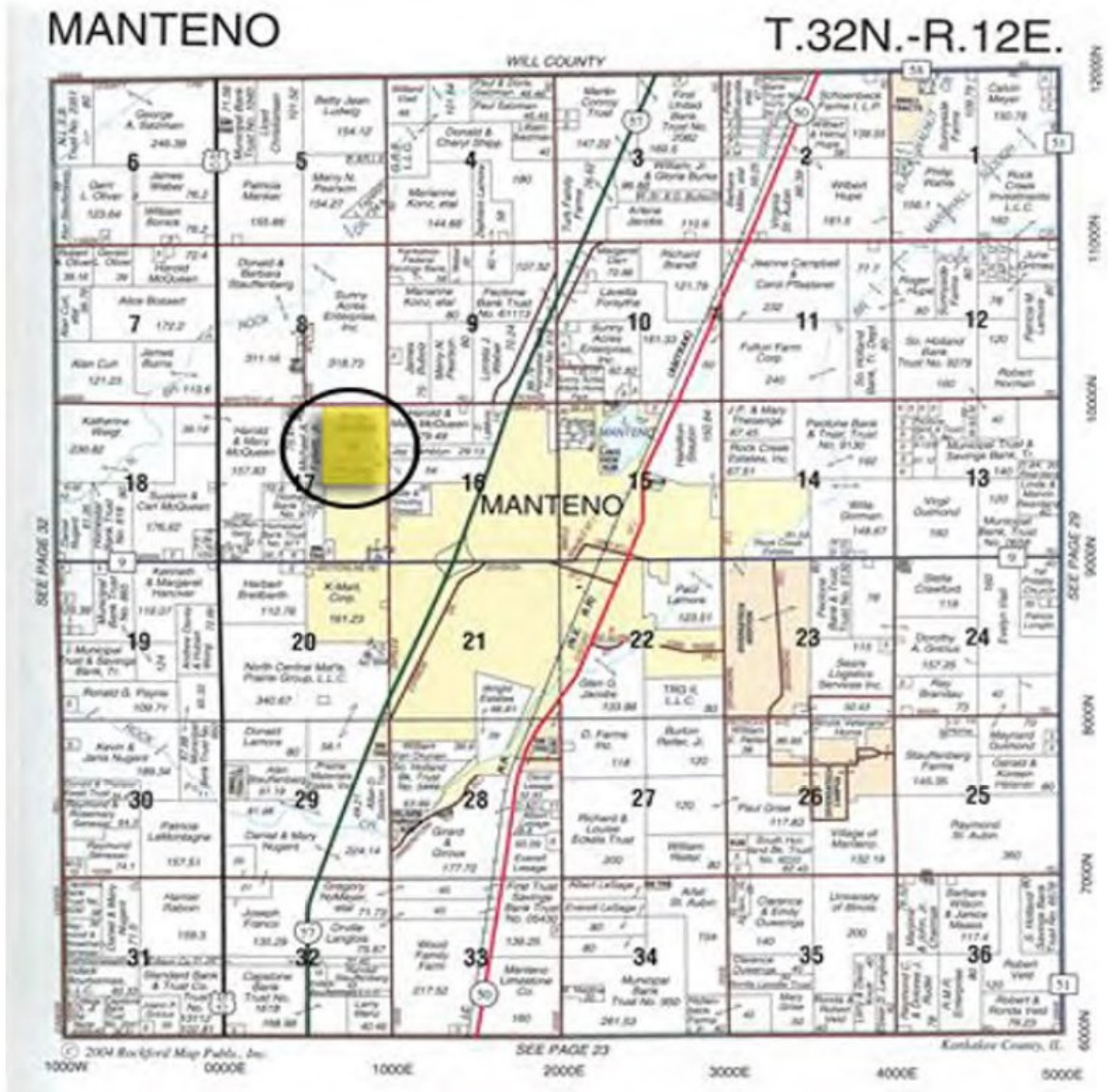
County:	Kankakee
Gross Land Area:	116.5 ACRES
Property Type:	Vacant farmland
Possible Uses:	Residential/commercial development
Total Investment:	\$1,735,850
Unit Price:	\$14,900 per acre
Soil Productivity Index:	Soil PI is 131.7
Buildings:	No building included with this property
Utilities:	Electric, sewer, water and gas to site.
Zoning:	Annexed and zoned R-1



Manteno 116 - Crystal Manor

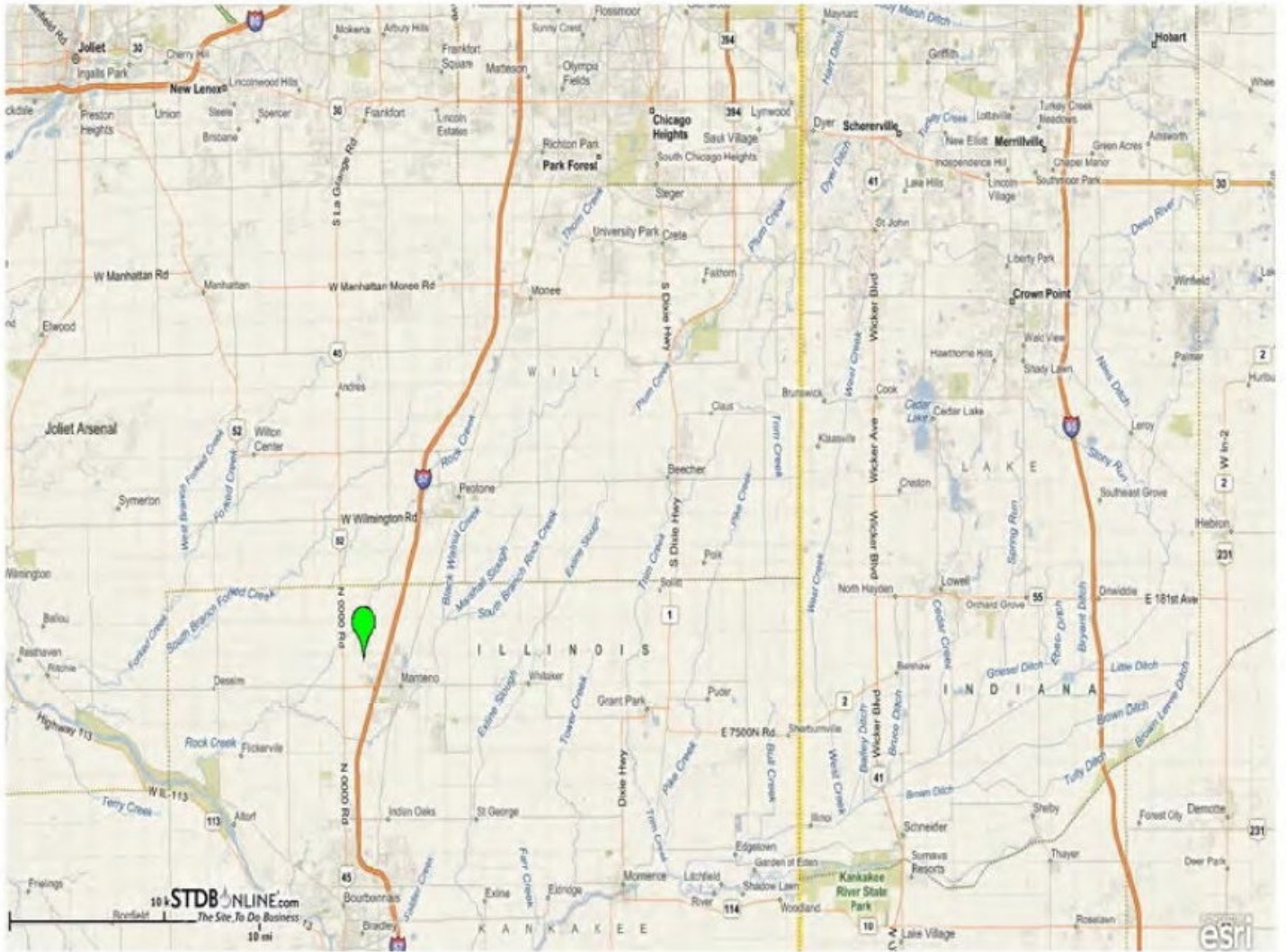
- Less than 1 mile from I-57 Interchange
- Annexed and Zoned R-1
- Asking Price \$14,900 per acre or a Total Investment Amount of \$1,735,850
-
- Site is less than one mile from I-57 Interchange at Manteno; excellent location for easy travel. Beautiful site plan for 254 SF homes and 5.75 acres of commercial. Detention is partially installed along southern border. The property has quality soils that will provide a cash flow during investment holding period. No pipelines or high tension wires, all utilities are at the south edge of the property.

PLAT MAP



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

LOCATION MAP



SITE MAP



RADIAL DRIVE TIME MAP



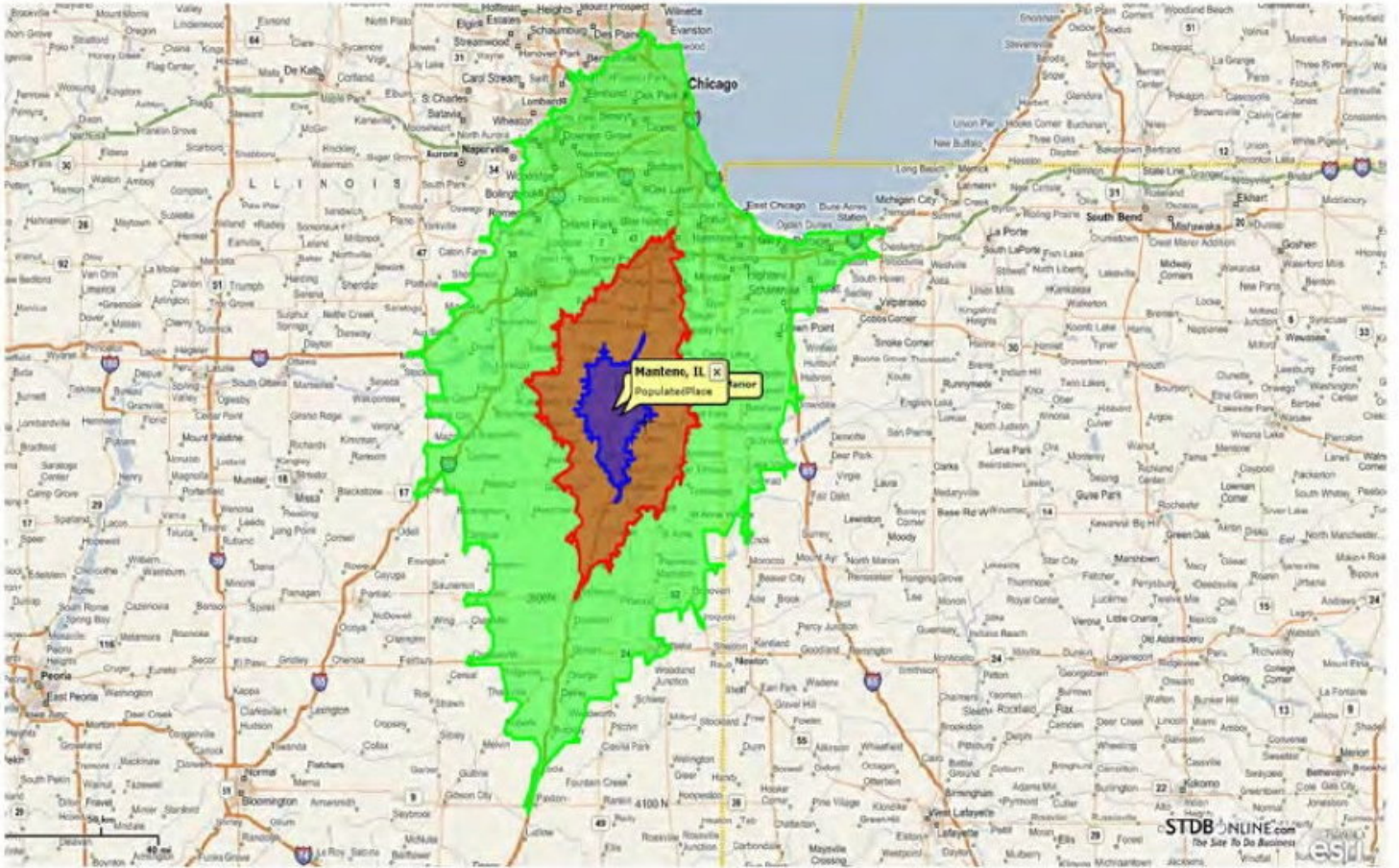
Radial distance
15 minutes from
subject parcel



Radial distance
30 minutes from
subject parcel



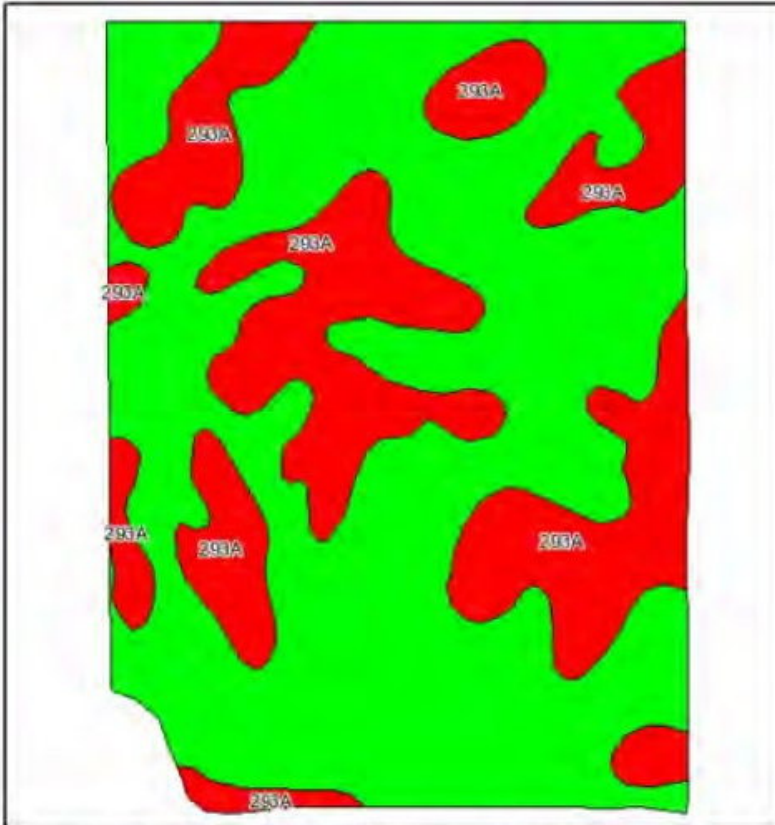
Radial distance
60 minutes from
subject parcel



PROPERTY PHOTOS



SOILS MAP



State: Illinois
 County: Kankakee
 Location: 017-032N-012E
 Township: Manteno
 Acres: 113.6
 Date: 3/30/2011



Maps provided by:



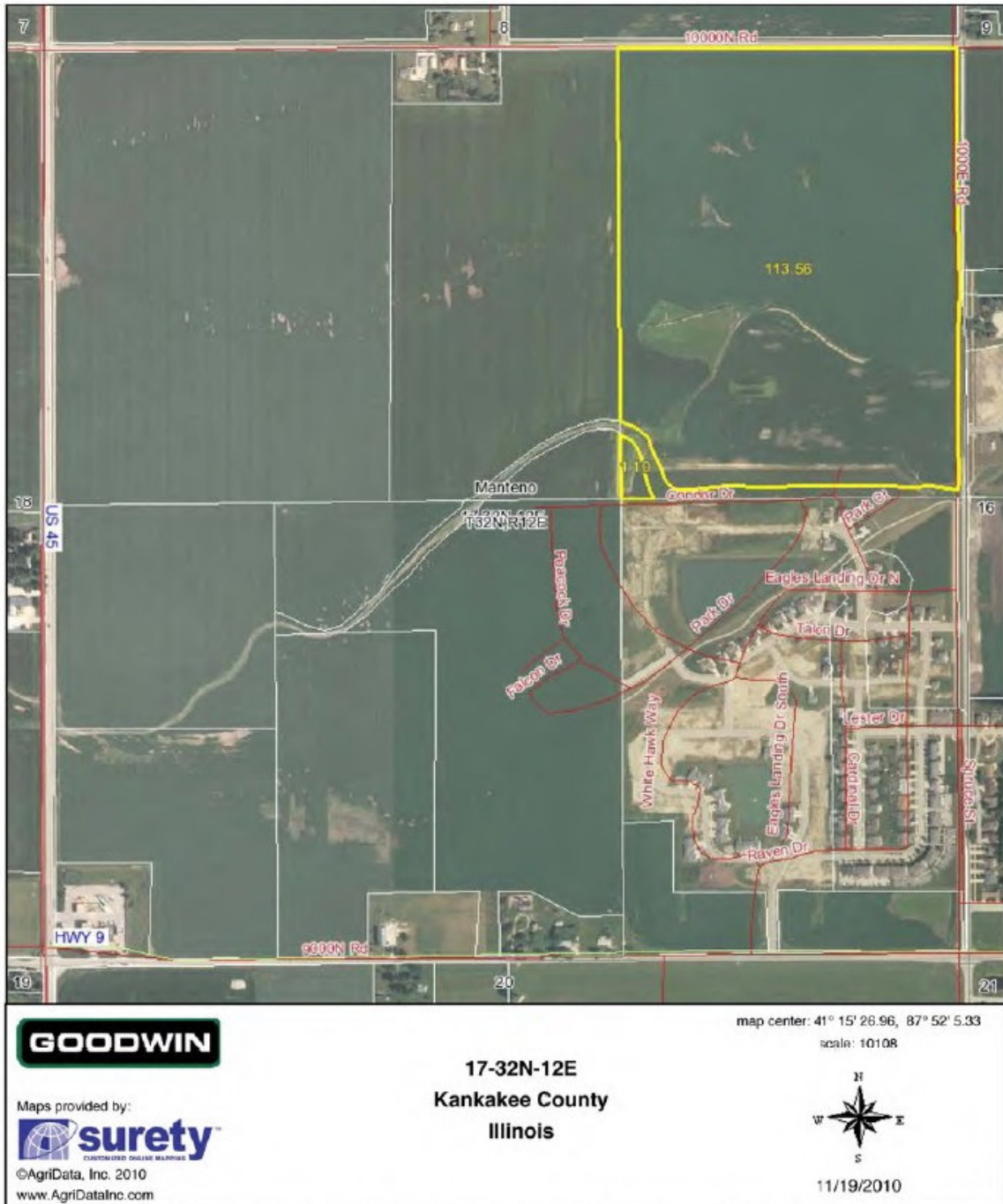
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

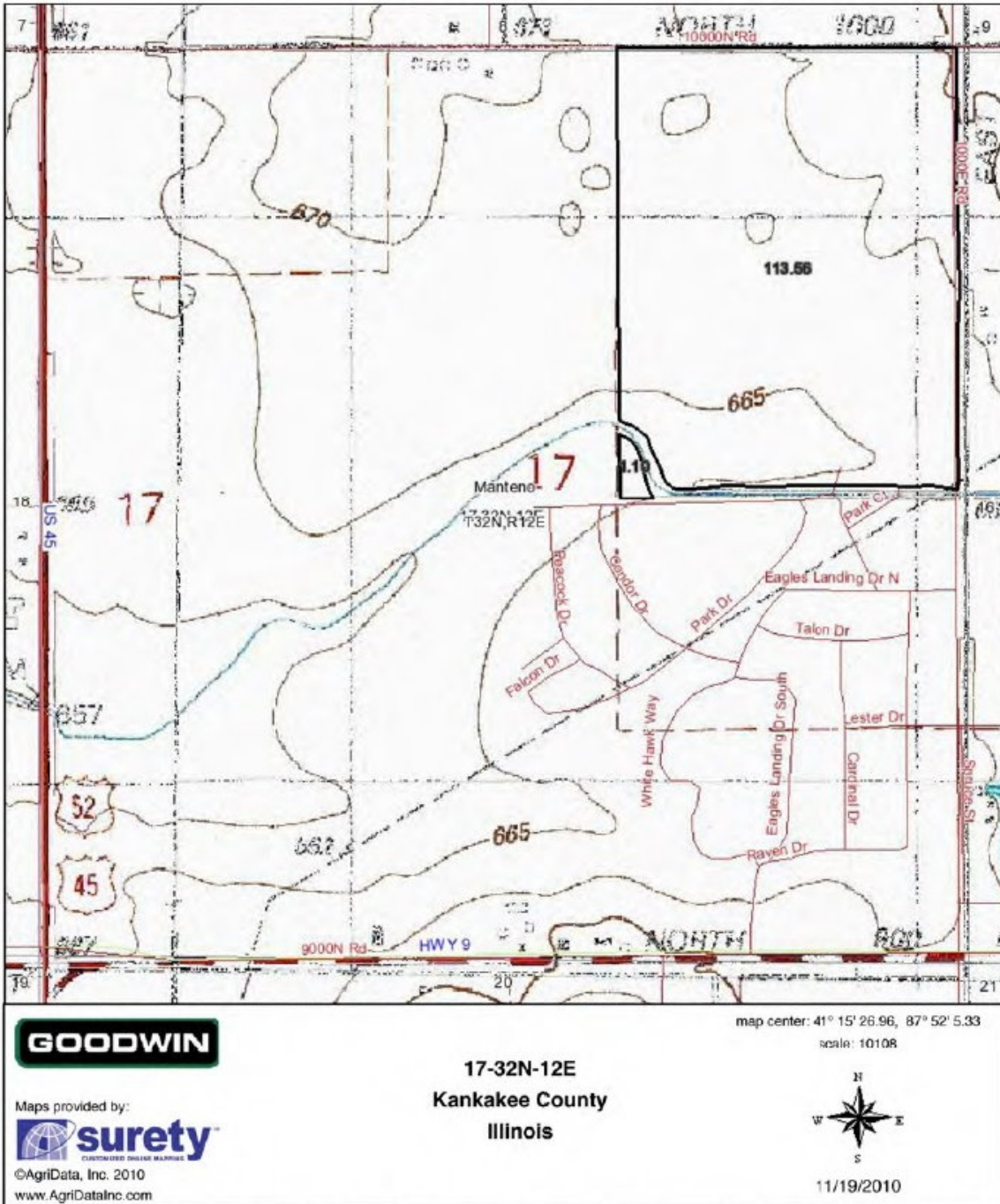
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
594A	Reddick clay loam, 0 to 2 percent slopes	75	66.0%		177	56	130
293A	Andres silt loam, 0 to 2 percent slopes	38.6	34.0%		184	59	135
Weighted Average					179.4	57	131.7

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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)
 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

AERIAL MAP



TOPOGRAPHY MAP



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Manteno 116 - Crystal Manor
Possible Uses: Currently used for Agriculture. Site Plan for 254 SF homes and 5.75 acres of commercial in place.
Zoning: Annexed and zoned R-1, annexation agreement available upon request.
Sale Terms: All Cash

AREA & LOCATION

School District: Manteno Unit School District
Location Description: Site is approximately one mile from I-57 Interchange at Manteno
Site Description: Property is flat & contains quality class A & B soils. Soil maps included with package
Highway Access: Site is just over one mile from I-57 Interchange at Manteno; excellent location for easy travel.
Road Type: Tar & Chip road surface
Property Visibility: Nice corner location.
Largest Nearby Street: Interstate I-57

LAND RELATED

Tillable Acres: Approximately 113.5 Acres tillable
Buildings: None
Zoning Description: Annexed and zoned R-1, annexation agreement available upon request.
Flood Plain or Wetlands: None
Topography: Property is flat
Soil Type: Quality class A & B soils
Available Utilities: Electric, sewer, water and gas to site.

FINANCIALS

Real Estate Taxes: Approximately \$16 per acre.
Investment Amount: \$1,735,850; \$14,900 per acre

LOCATION

Address: Rt 12 Road
Manteno, IL 60950
County: Kankakee
MSA: Kankakee

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.



AGENCY DISCLOSURE

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