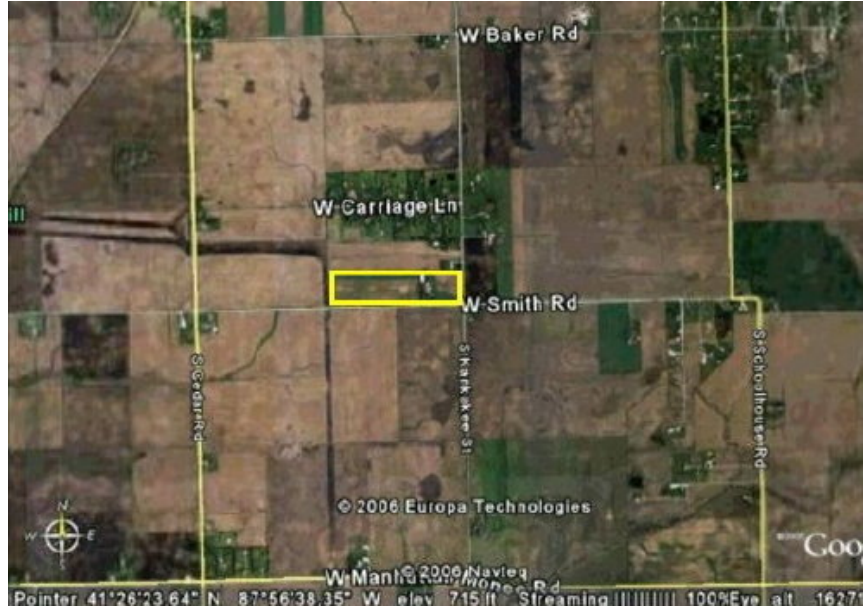


MCBURNEY EQUESTRIAN FACILITY

**Kankakee and Smith Roads
Manhattan IL 60442**

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com



County:	Will
Township:	Manhattan
Gross Land Area:	40 acres
Property Type:	Farmland with Large farmhouse, barn, stable and new riding arena
Total Investment:	\$755,000
Unit Price:	\$415,000 for house, buildings & 13 acres
Soil Productivity Index:	121.5
Buildings:	Farmhouse with many outbuildings.
Utilities:	Sewer and water near site



- Easy access to transportation, Metra rail line in Manhattan & New Lenox and easy access to expressways I-55 and I-57
- Sewer and water are within one mile site
- Large 100 year old farmhouse and many buildings included
- Excellent facility for horse boarding and train. Large indoor riding arena and 9 stalls.
- 40 total acres can be split into 5 or 13 acres.
- Long term development opportunity in Manhattan
- Good road frontage at the corner at Kankakee and Smith Roads

LISTING DETAILS

GENERAL INFORMATION

Listing Name: McBurney Farms 40 Acres, 13 acres or 5 acres.
Tax ID Number/APN: 14-12-10-400-011-0000
Possible Uses: The current use is single family residential with equestrian facilities. Barn, newer storage shed could be used as a small business location. Long term development potential.
Zoning: Agriculture
Sale Terms: All cash.

AREA & LOCATION

School District: Lincoln-Way HS district and Manhattan grade school district.
Location Description: Property is at the NW corner of Smith and Kankakee road. North and east of Manhattan Illinois.
Site Description: 40 total acres in Section 10 of Manhattan Township, T.34N.-R.11E. Will County Illinois.
Side of Street: North side of Street
Highway Access: Easy access to expressways I-80, I-55, I-57 and the future Illiana.
Road Type: Paved surface
Property Visibility: Very good
Largest Nearby Street: Cedar road is less than one mile west.
Transportation: Metra station at both Manhattan and New Lenox. Easy access to I-55 or I-57.

LAND RELATED

Lot Frontage (Feet): The property has 1/2 a mile of frontage on Smith road and 1/8 mile frontage on Kankakee road.
Tillable Acres: 35 tillable acres with a Productivity index (PI) of 121.5
Buildings: The property has an extensive set of farm buildings in very good condition. Stable and riding arena facility are less than 10 years old.
Typical square two story farmhouse in average condition with about 1800 square feet. 3 bedrooms on second floor.
Detached garage (24X40) plus corn crib
Riding arena with four stalls (60X144)
Storage shed (36X48) with 48X12 covered but open to paddock. Front Barn (34X60) with five stalls and hay loft.
Available Utilities: Currently private septic system and well.

FINANCIALS

Real Estate Taxes: Tax ID# 14-12-10-400-011-0000
40 acres with buildings, \$9,853.68 for 2012
Investment Amount: \$415,000 for house, buildings and 13 acres. (Includes the corner of Kankakee & Smith)
\$755,000 for all 40 acres and buildings. Possession given at closing.

LOCATION

Address: Kankakee and Smith Roads
County: Will

PROPERTY NOTES

Road Frontage:

The property has 1/2 a mile of frontage on Smith road and 1/8 mile frontage on Kankakee road.

Tillable Acres:

35 tillable acres with a Productivity index (PI) of 121.5

Location:

Property is at the NW corner of Smith and Kankakee road. North and east of Manhattan Illinois.

Real Estate Taxes:

Tax ID# 14-12-10-400-011-0000

40 acres with buildings, \$9,853.68 for 2012.

Buildings:

The property has an extensive set of farm buildings in very good condition. Stable and riding arena facility are less than 10 years old.

Typical square two story farmhouse in average condition with about 2300 square feet. 3 bedrooms on second floor.

Detached garage, (24X40) plus corn crib

Riding arena with four stalls, (60X144)

Storage shed (36X48) with 48X12 covered but open to paddock. Front Barn, (34X60) with five stalls and hay loft.

School District:

Lincoln-Way HS district and Manhattan grade school district.

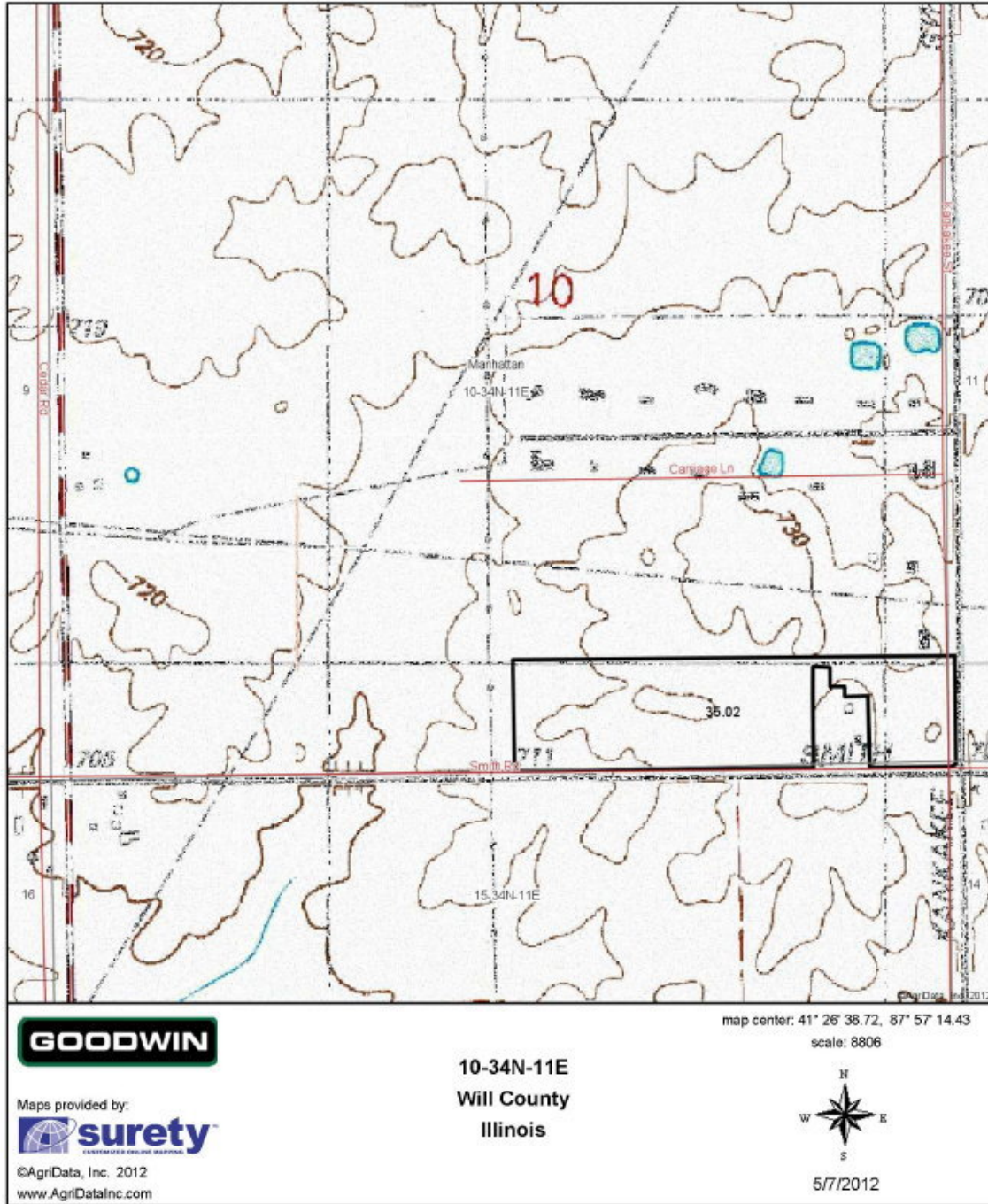
Investment Amount:

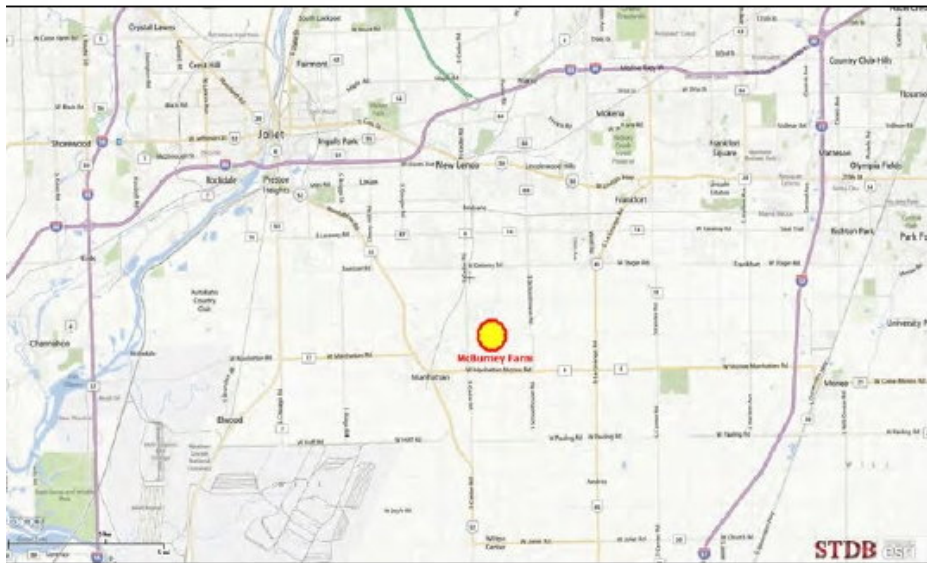
\$735,000 for all 40 acres and buildings, if you just wanted the building site and a few acres the asking price is \$395,000 for the house, buildings and about 13 total acres. Possession given at closing.

Remarks:

The property is in the path of development. Horse facilities are in excellent condition. Sellers are willing to split off buildings with 13 acres. The Illiana expressway and Peotone airport are near this location, but do not affect this property.

TOPOGRAPHY MAP





AERIAL OF 13 ACRES WITH BUILDINGS



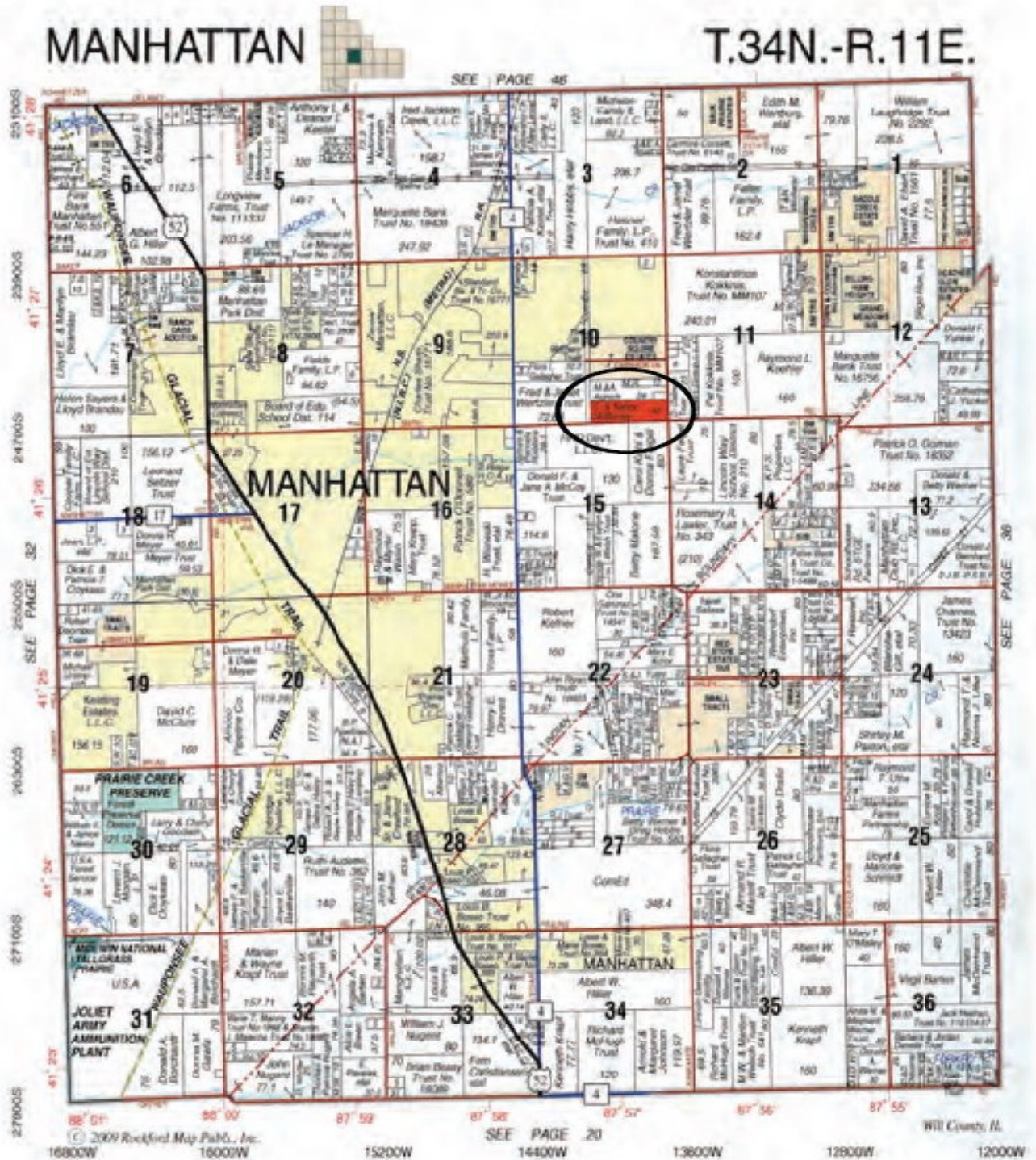
MCBURNEY PROPERTY PHOTOS ***MORE PHOTOS UPON REQUEST***



AERIAL MAP



PLAT MAP

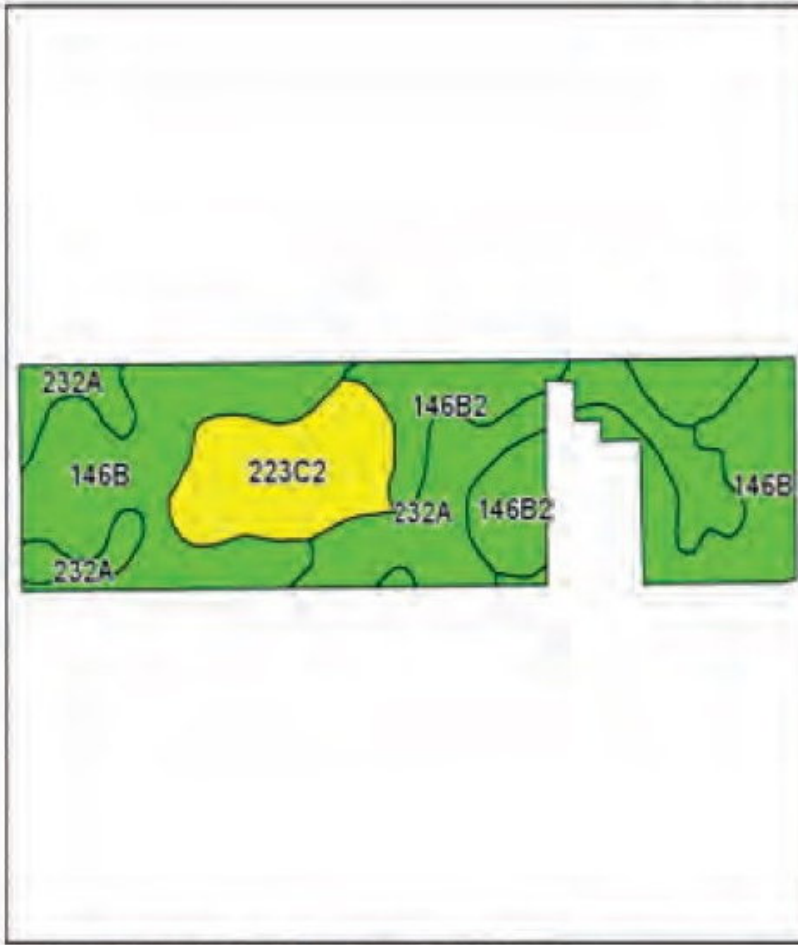


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

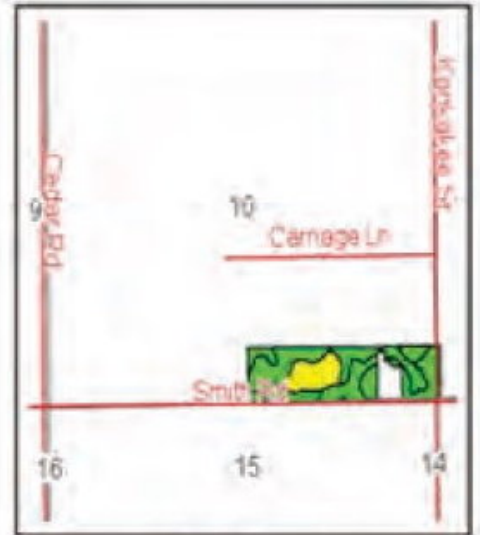


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SOILS MAP



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



State: Illinois
 County: Will
 Location: 10-34N-11E
 Township: Manhattan
 Acres: 35
 Date: 5/7/2012



Maps provided by:

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Code	Soil Description	Acres	Percent of field	Ill. 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	14.1	40.3%	Green	**100	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	8.9	25.3%	Green	170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	6.1	17.6%	Green	**160	**52	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	5.9	16.8%	Yellow	**150	**48	**110
Weighted Average					163.3	53.1	121.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by R.S. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana, Version 1/2002/0 Annual Table 62 (811) (Updated 1/10/2012)
 Crop yields and productivity indexes for optimum management (811) are maintained at the following URL: http://soilprodprod.aces.uiuc.edu/tables/62a_0208062/
 ** Indexes adjusted for slope and erosion according to NRCS-811 Table 33.

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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.

DISCLAIMER

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