

Wilton Center 123 Acres
14101-14231 US-52
Manhattan IL 60442

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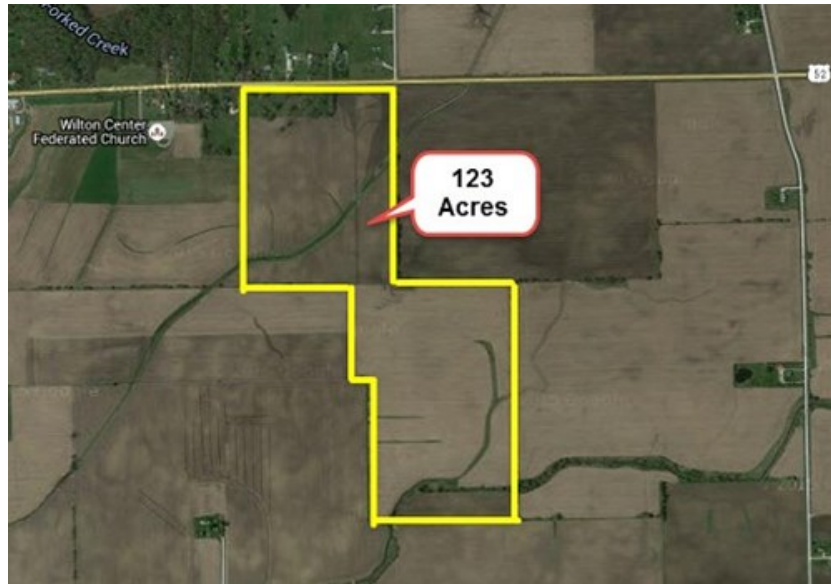
WILTON CENTER 123 ACRES

14101-14231 US-52
Manhattan IL 60442

For more information contact:

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

GOODWIN



County:	Will
Township:	Wilton
Gross Land Area:	123.1 Acres
Property Type:	Vacant farmland & Wood building site
Possible Uses:	Farmland with potential building sites on Rt. 52
Total Investment:	\$1,149,200
Unit Price:	\$8,400 per farmland acre, \$125,000 for 5 wooded acres and \$75,000 for 5 optional Ac.
Soil Productivity Index:	120.4
Buildings:	No buildings
Utilities:	Electric
Zoning:	Agriculture



123 acres in Wilton Center Illinois. Seller is splitting off the 5 beautiful acres of mature oak trees from the farmland. An additional 5 acres are available to the south of the wooded parcel for a total of 10 acres. With 10 acres there is enough frontage to split into four residential lots. This is good quality Will County farmland. Excellent road access on Rt. 52 and 3.5 miles west of Rt. 45.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Wilton Center 123 Acre Farm
Tax ID Number/APN: 13-19-15-200-004-0000 28.46 Acres
13-19-15-200-005-0000 54.44 Acres
13-19-15-400-002-0000 40.22 Acres
Possible Uses: 123 Total acres. 113 acres of farmland & 5 acres of beautiful mature oak trees. Buyer has the option of adding 5 additional acres to the south of the wooded parcel for a total of 10 acres. There is enough frontage to split into four 2.5 acre lots. Frontage on Rt. 52 would make an excellent location for home sites.
Zoning: Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: Peotone School District 207U
Location Description: Just east of the Wilton Center curve with frontage on Rt. 52.
Site Description: 123 total acres, 5 acres of mature oak trees, the balance is tillable farmland.
Side of Street: South
Highway Access: Frontage on Rt. 52, 3.5 miles west of Rt. 45 (LaGrange Rd.)
8.7 Miles to I-57 at Peotone
17 miles to I-55 at Arsenal road
14.2 miles to Joliet I-80 & Rt. 53
18 miles to I-80 & LaGrange road
Road Type: State Highway
Property Visibility: Excellent
Largest Nearby Street: Frontage on Rt. 52 and 3.5 miles to Rt. 45 (LaGrange rd.)

LAND RELATED

Lot Frontage (Feet): Total frontage on Rt. 52 is 1320 feet
780 feet of wooded frontage
540 feet of farmland frontage
Tillable Acres: 118.24 Tillable acres out of 123.1 acres.
Buildings: No buildings
Flood Plain or Wetlands: Creek at south end of the farm.
Topography: Gently rolling farmland, topographical map is included with this brochure.
Soil Type: Typical Will County soils, Primarily Ashkum & Elliott with several acres of Beecher, Varna, Blount, & Peotone. Productivity Index (PI) of 120.4
Available Utilities: Electric

FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: There are three tax bills for a total of \$1,466.86 or \$11.92/Ac.
Investment Amount: 113 acres of farmland is priced at \$8,400/ac for a total investment of \$949,200.
5 wooded acres is priced at \$125,000
5 optional acres is priced at \$75,000
Total investment is \$1,149,200

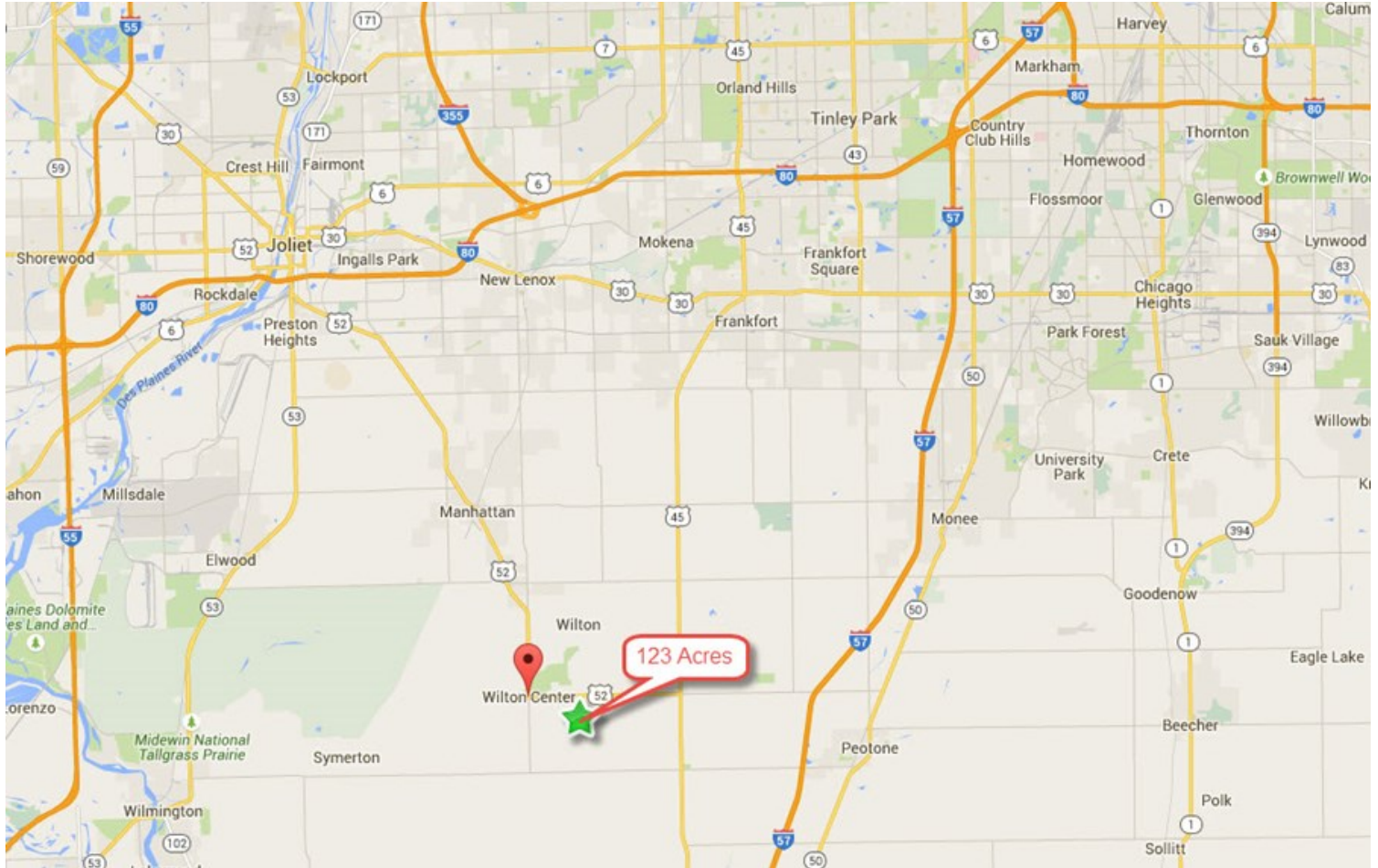
LOCATION

Address: 14101-14231 West Arsenal Road, Manhattan, IL 60442
County: Will County, Illinois
MSA: Chicago-Joliet-Kankakee

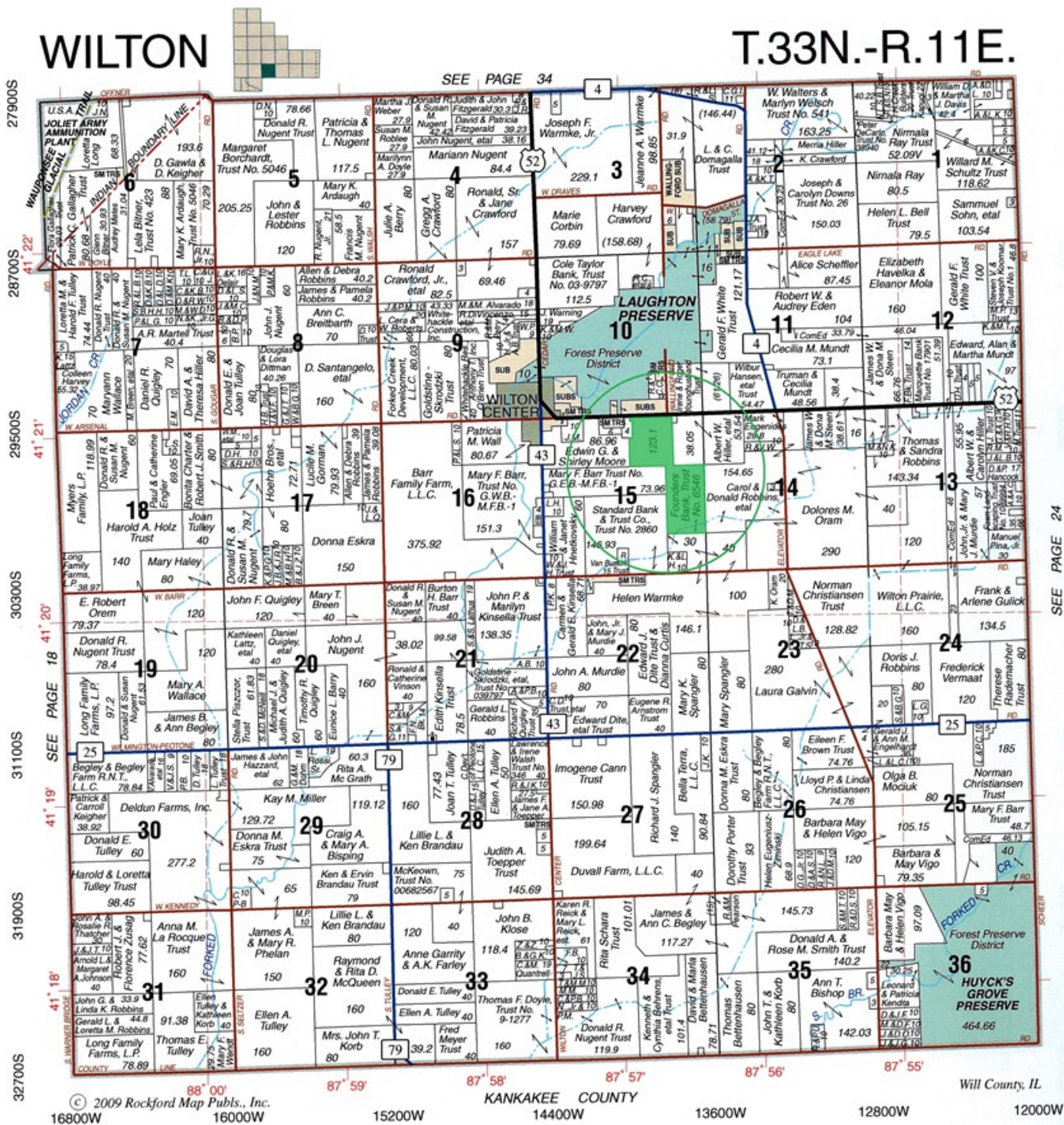


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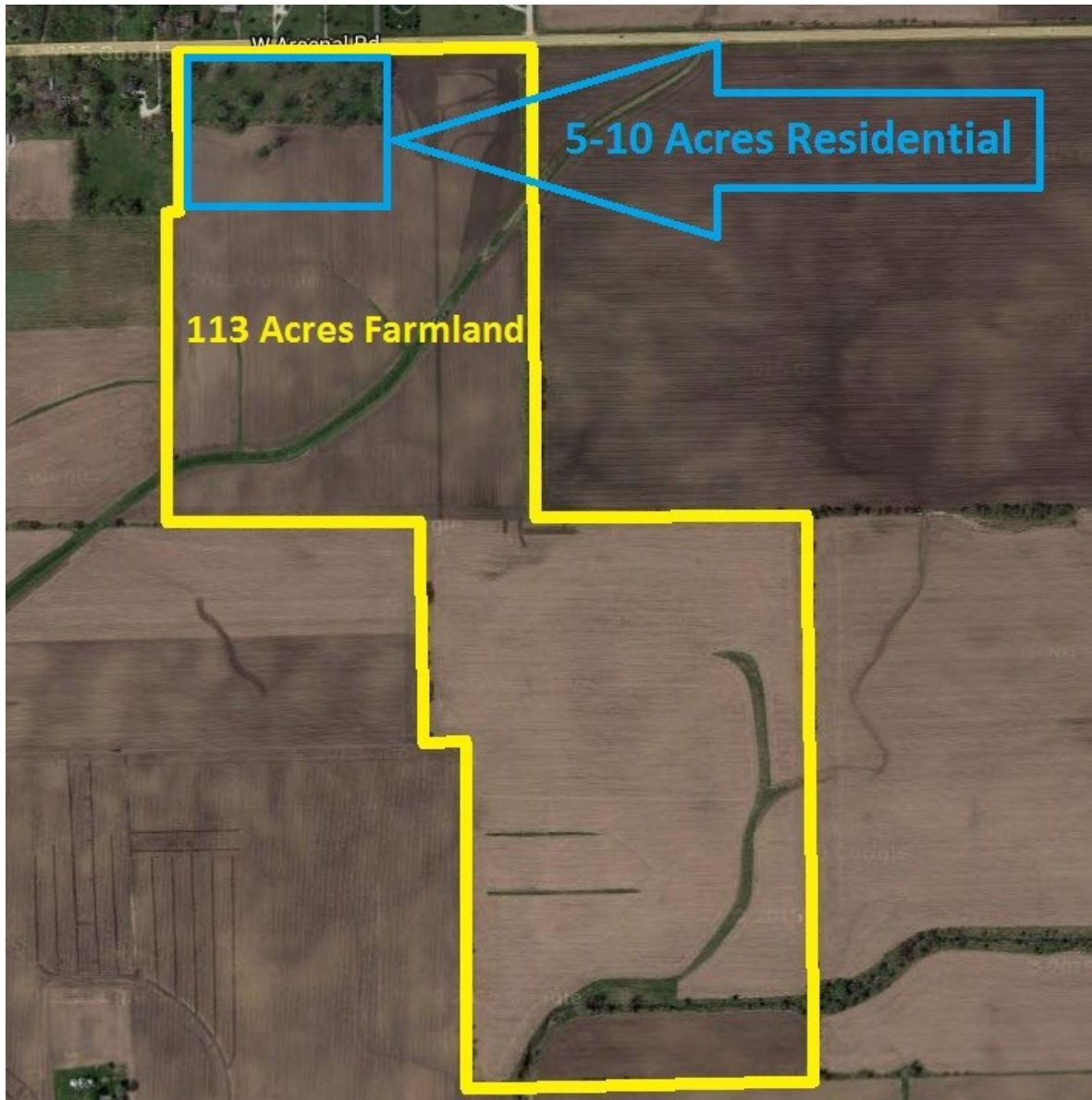
LOCATION MAP OF WILTON CENTER 123 ACRES, WILTON TOWNSHIP, WILL COUNTY ILLINOIS



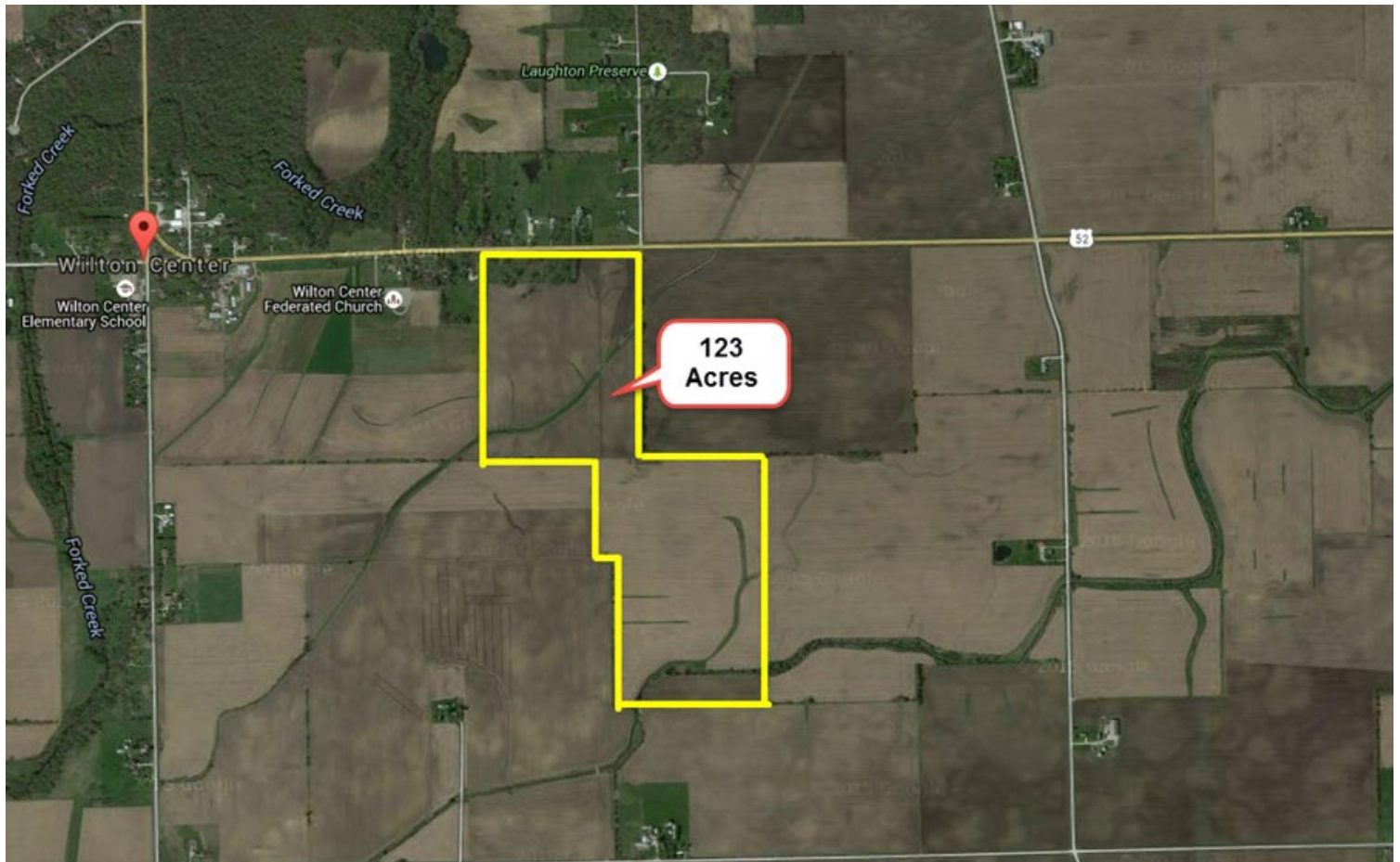
PLAT MAP OF WILTON TOWNSHIP, SECTION 15



AERIAL MAP OF RESIDENTIAL 5-10 ACRES AND 113 ACRES OF FARMLAND, WILTON TOWNSHIP



AERIAL MAP OF 123 ACRES WILTON TOWNSHIP, WILL COUNTY ILLINOIS

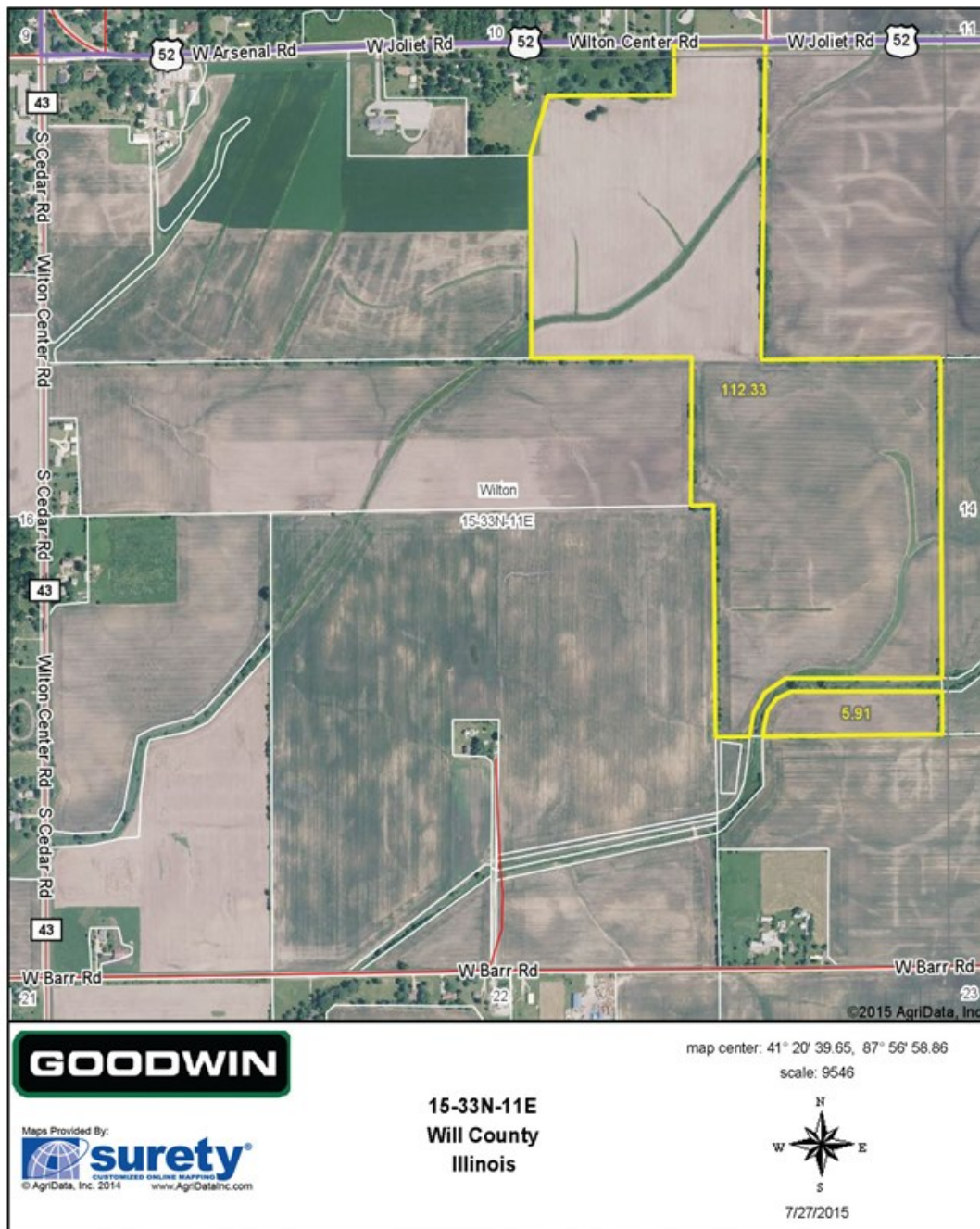


AERIAL OF 5-10 WOODED ACRES IN WILTON TOWNSHIP, WILL COUNTY



FSA AERIAL MAP OF WILTON TOWNSHIP 113 ACRES

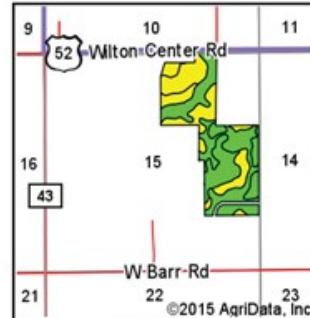
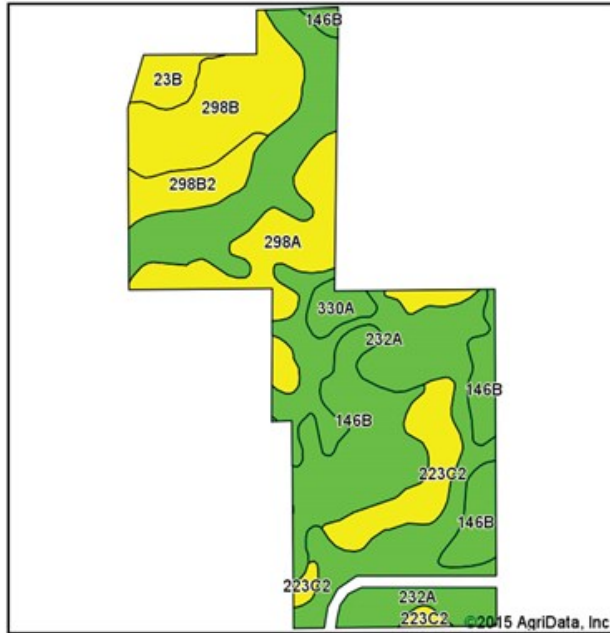
Aerial Map



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

SOIL MAP WILTON TOWNSHIP 113 ACRES OF FARMLAND

Soil Map



State: Illinois
County: Will
Location: 15-33N-11E
Township: Wilton
Acres: 118.24
Date: 7/27/2015

GOODWIN

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 9							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	47.31	40.0%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	22.94	19.4%		**166	**54	**124
**298B	Beecher silt loam, 2 to 4 percent slopes	14.47	12.2%		**150	**50	**113
298A	Beecher silt loam, 0 to 2 percent slopes	13.73	11.6%		152	51	114
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.18	7.8%		**150	**48	**110
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	5.22	4.4%		**144	**48	**108
**23B	Blount silt loam, 2 to 4 percent slopes	3.02	2.6%		**138	**47	**104
330A	Pectone silty clay loam, 0 to 2 percent slopes	2.37	2.0%		164	55	123
Weighted Average					161	53.1	120.4

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:

<https://www.ideals.illinois.edu/handle/2142/10277>

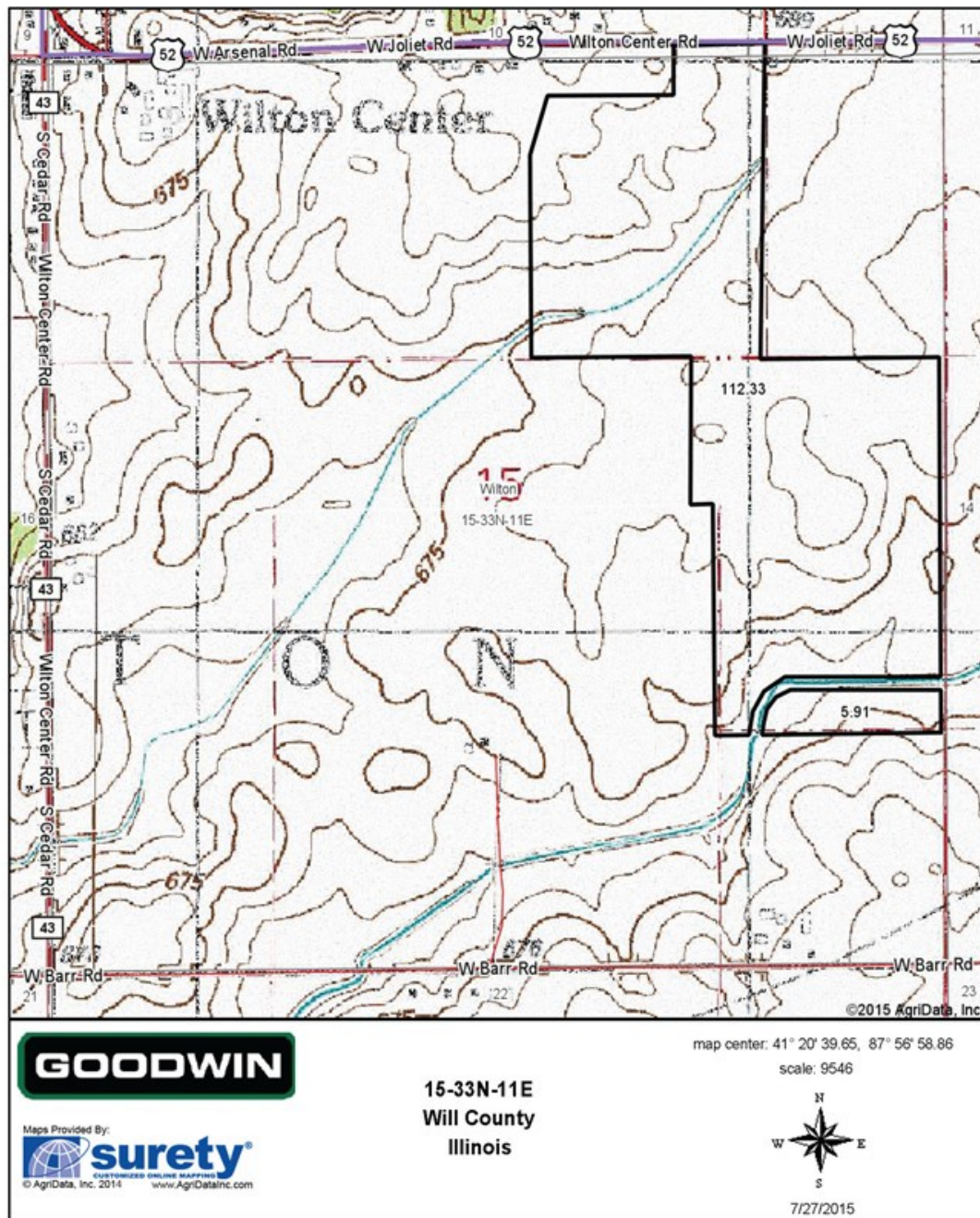
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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 SECTION 17 WILTON TOWNSHIP, WILL COUNTY ILLINOIS

Topography Map



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

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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