

## 10 ACRE MANHATTAN ROAD FARM

**S. Rowell and Manhattan Road**  
**Elwood IL 60421**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Will
<b>Township:</b>	Jackson
<b>Gross Land Area:</b>	11.78 Total Acres
<b>Property Type:</b>	Vacant Farm Land with Development potential
<b>Total Investment:</b>	\$530,100.00
<b>Unit Price:</b>	\$45,000
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	All Utilities Available



This relatively flat 11 acre parcel located southeast of Joliet at the corner of Manhattan Road and Rowell Road west of Manhattan, IL and northeast of Elwood, IL. The property is 5.5 miles south of the Union Pacific Global IV Warehousing and Distribution center, 5 miles east of Centerpoint Intermodal in Elwood plus the recently approved North Point Industrial Park is adjacent. This intersection has approximately 4200 cars pass by daily.

The property is also located near the Abraham Lincoln National Cemetery, the Midewin National Tallgrass Prairie, as well as the Chicagoland and Route 66 Speedway.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 10 Acre Manhattan Road Farm  
**Tax ID Number/APN:** 10-11-14-100-008-0000  
**Possible Uses:** Agriculture, Industrial or commercial  
**Zoning:** A-1

### AREA & LOCATION

**School District:** Elwood School District 203 K-8  
Joliet Township High School 9-12

**Location Description:** This relatively flat 10 acre parcel located southeast of Joliet at the corner of Manhattan Road and Rowell Road west of Manhattan, IL and northeast of Elwood, IL. The property is 5.5 miles south of the Union Pacific Global IV Warehousing and Distribution center, 5 miles east of Centerpoint Intermodal in Elwood. North Point Industrial center has been approved by the city of Joliet and within half a mile of this parcel.

**Site Description:** The property is also located near the Abraham Lincoln National Cemetery, the Midewin National Tallgrass Prairie, as well as the Chicagoland and Route 66 Speedway.  
This relatively flat 10 acre parcel is located on the corner of Manhattan Road and Rowell Road west of Manhattan, IL and northeast of Elwood, IL in Jackson Township Will County, IL. This intersection has approximately 4200 cars pass by daily.

**Side of Street:** This 10 acre parcel site north of Manhattan road and east of Rowell road.

**Highway Access:** I-80 is 6 miles to the north via Rt 53 and I-55 interchange is approximately 8 miles to the west.

**Road Type:** Asphalt black top construction

**Property Visibility:** The property is highly visible sitting at the intersection of Manhattan Road and Rowell Road which has approximately 4300 cars passing by each day.

**Largest Nearby Street:** IL Route 53 is 1 mile to the west of the property.

**Transportation:** With the City of Joliet close by and the proximity to the interstates this property has access to every type of transportation. Metra train station in downtown Joliet, Midway and Ohare airports in Chicago, Joliet Municipal airport, and the Greyhound bus terminal in Kankakee.

### LAND RELATED

**Lot Frontage (Feet):** This 11 acre parcel has 960 feet of frontage along Rowell Road and 450 feet of frontage on Manhattan Road.

**Tillable Acres:** 10 acres of tillable land on this parcel.

**Lot Depth:** 960 feet deep north to south.

**Buildings:** There are no buildings on this property.

**Flood Plain or Wetlands:** There are no wetlands or FEMA flood zones on this property.

**Topography:** The 10 acre parcel is relatively flat. Please see the topography and contours maps in the brochure.

**Soil Type:** Elliott silt loam (146B)  
Ashkum silty clay loam (232A)

### FINANCIALS

**Finance Data Year:** 2018 taxes in 2019

**Real Estate Taxes:** \$276.90 paid in taxes or \$27.69 per acre

**Investment Amount:** The full cost of this property is \$530,100.00 or \$45,000.00 per acre

### LOCATION

**Address:** Manhattan Road and Rowell Road Elwood, IL 60421

**County:** Will

ROADWAY MAP 10 ACRE MANHATTAN ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL





Rock Run Rookery

Des Plaines River

Union Pacific Global IV

ChicagoLand Speedway

Route 66 Raceway

10 Acre Manhattan Farm

Manhattan

Elwood

CenterPoint Intermodal Center

Joliet Army Training Area

Abraham Lincoln National Cemetery

W. Huff Rd

W. Mississippi St

W. Manhattan Rd

W. Schwaner Rd

W. Delaney Rd

W. Morris St

W. George Rd

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W. 97th St

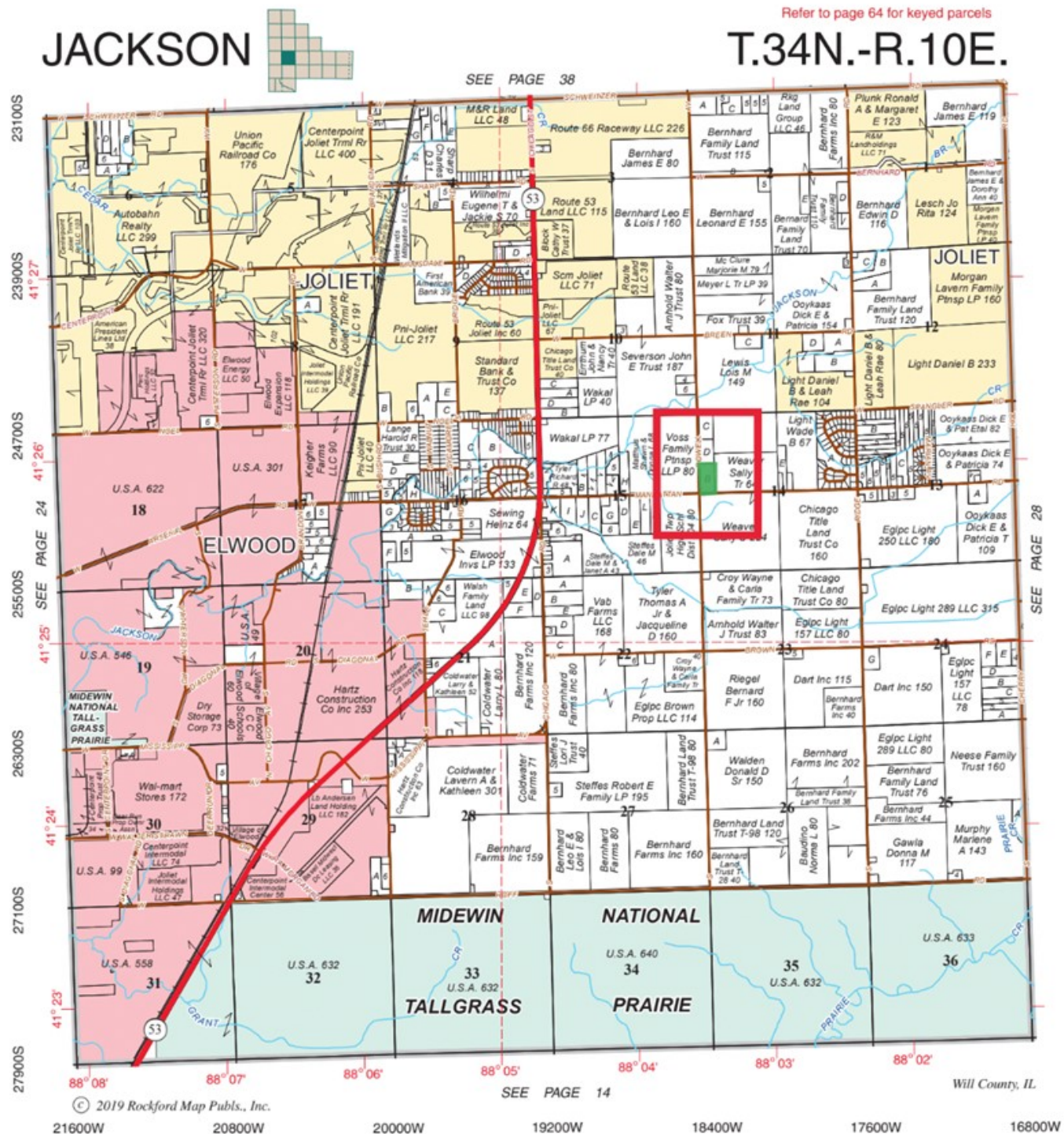
W. 98th St

W. 99th St

W. 100th St



PLAT MAP 10 ACRE MANHATTAN ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL



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

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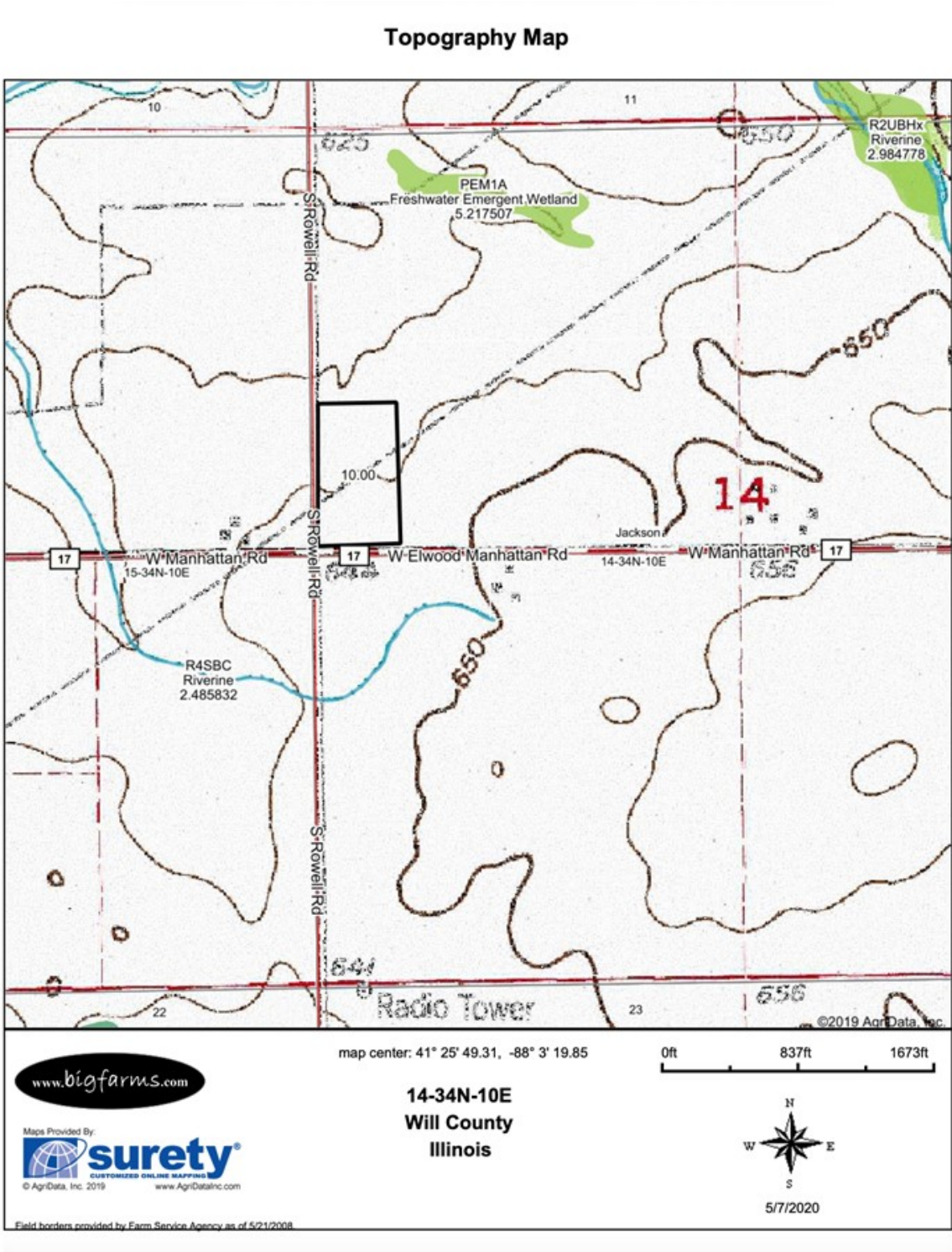
TOPOGRAPHY CONTOURS MAP 10 ACRE MANHATTAN ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL



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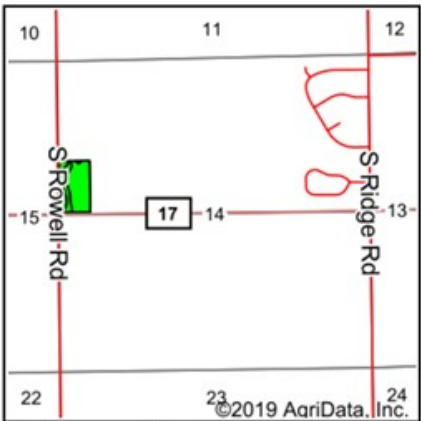
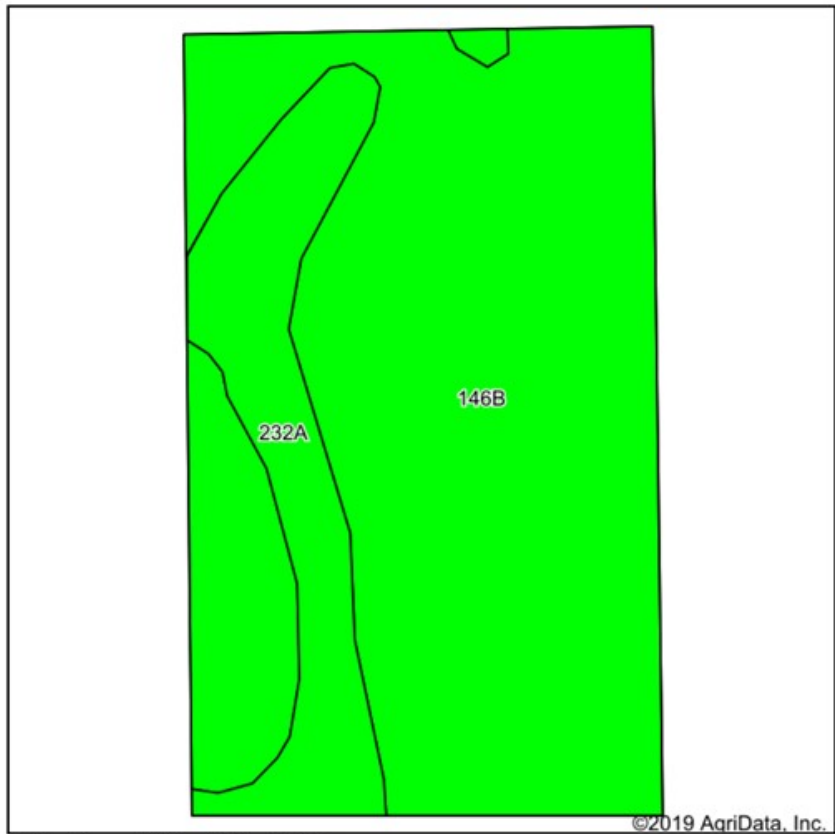
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# SOIL MAP 10 ACRE MANHATTAN ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

## Soils Map



State: **Illinois**  
County: **Will**  
Location: **14-34N-10E**  
Township: **Jackson**  
Acres: **10.35**  
Date: **5/7/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL 197, Soil Area Version: 14							
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	8.47	81.8%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.88	18.2%		170	56	127
Weighted Average					166.7	54.4	124.5

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



FSA MAP 10 ACRE MANHATTAN ROAD FARM JACKSON TOWNSHIP, WILL COUNTY, IL

Aerial Map



## MARK GOODWIN 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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