

110 AC Wilton Twp Farm
W Doyle Road
Manhattan IL 60442

www.bigfarms.com

110 AC WILTON TWP FARM

W Doyle Road
Manhattan IL 60442

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	Will
Township:	Wilton
Gross Land Area:	109.96 Acres
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$1,406,487.00
Unit Price:	\$12,900 per Acre
Productivity Index (PI):	126.1
Buildings:	No Buildings
Zoning:	A-1, Agriculture



An approximate 110 acres of productive farmland available now in Wilton Township, just south of Manhattan, IL, located off W Doyle Road and S Warner Bridge Road. This land is comprised of three combined parcels: approximately 80 acers, 29 acres, and 0.98 acres. A Soil PI of 126.1 and nearly 100% tillable acreage make this a great deal for agricultural production.

Discover the allure of owning a picturesque farm in Manhattan, IL, where rural tranquility meets suburban convenience. Situated just a short drive from Chicago, this property offers fertile land perfect for farming and livestock. Enjoy the peaceful surroundings and panoramic views, ideal for those seeking a serene retreat or expanding their agricultural endeavors. With easy access to highways and nearby amenities, this Manhattan farm presents an unparalleled opportunity to embrace country living while staying connected to city conveniences. Don't miss out on owning a piece of this coveted Illinois landscape.

www.bigfarms.com

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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 110 AC Wilton Township Farm
Tax ID Number/APN: 80.00 Acre Parcel: 13-19-06-300-009-0000
29.03 Acre Parcel: 13-19-06-300-010-0000
00.93 Acres Parcel: 13-19-06-300-013-0000
Possible Uses: Agricultural Production.
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Peotone CUSD 207U (P-12)
Location Description: This property is located southeast of Manhattan, IL on the north side of W Doyle Road between the Wauponsee Glacial Trail and S Gougar Road.
Site Description: This property is a combination of three connected parcels, 80 acres, 29.03 acres and 00.93 acres.
Side of Street: This property is located on the north side of W Doyle Road.
Road Type: Gravel
Legal Description: PART OF THE NE1/4 NW1/4; NE1/4; NE1/4 SE1/4; PART OF THE NW1/4 SE1/4 OF SECTION 1, TOWNSHIP 33 NORTH, 10 EAST, WILL COUNTY, ILLINOIS AND SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4; PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 NW1/4; PART OF THE SW1/4 SW1/4; S1/2 SE1/4; W1/2 NW1/4 OF SECTION 6, TOWNSHIP 33 NORTH, 11 EAST, WILL COUNTY, ILLINOIS AND SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE NE1/4 SE1/4; PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 NW1/4; PART OF THE SW1/4 SW1/4; S1/2 SE1/4; W1/2 NW1/4 OF SECTION 6, TOWNSHIP 33 NORTH, 11 EAST, WILL COUNTY, ILLINOIS
Property Visibility: This property is visible from W Doyle Road.
Largest Nearby Street: IL Rt. 52 is 2.5 miles east.

LAND RELATED

Lot Frontage (Feet): There is approximately 1,570 feet of frontage on W Doyle Road.
Tillable Acres: The property has nearly 100% tillable acreage.
Buildings: No buildings.
Zoning Description: Currently zoned A-1, Agriculture
Flood Plain or Wetlands: Please see included Wetland and FEMA Maps provided by Surety Maps.
Topography: Please see included topographical maps provided by Surety Maps.
Soil Type: 58.5% Ashkum silty clay loam (232A)
37.6% Elliot silt loam (146B)
3.9% Harpster silty clay loam (67A)

Please see included Soil Map provided by Surety Maps.

FINANCIALS

Finance Data Year: 2022 Taxes, Paid 2023
Real Estate Taxes: 80.00 Acre Parcel: \$2,090.90
29.03 Acre Parcel: \$766.60
00.93 Acres Parcel: \$24.08

Combined Total Taxes: \$2,881.58
Investment Amount: \$1,419,000.00 or \$12,900 per acre

LOCATION

Address: W Doyle Road, Manhattan, IL 60442
County: Will County

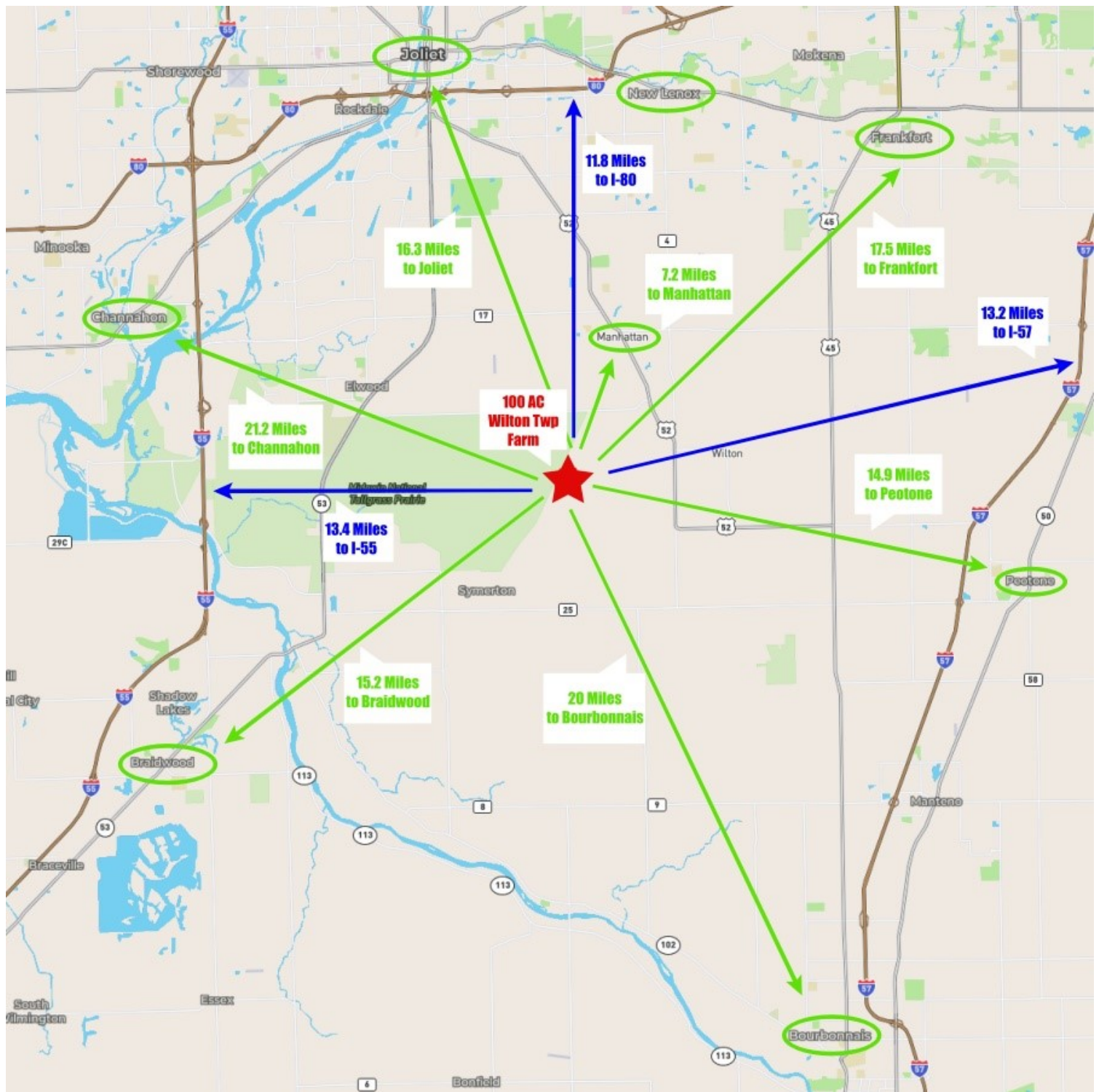


Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

PROPERTY MAP



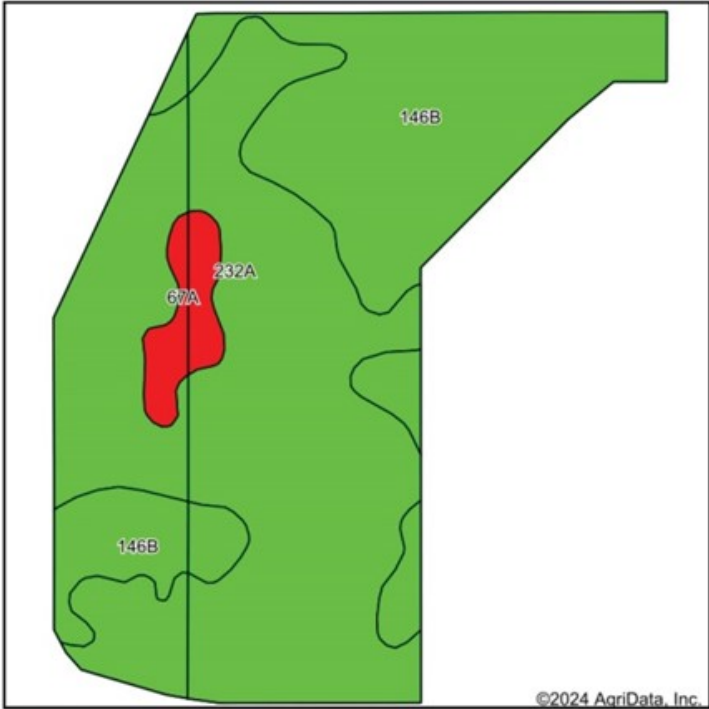
AERIAL ROAD MAP



FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Will
Location: 6-33N-11E
Township: Wilton
Acres: 107.67
Date: 6/6/2024



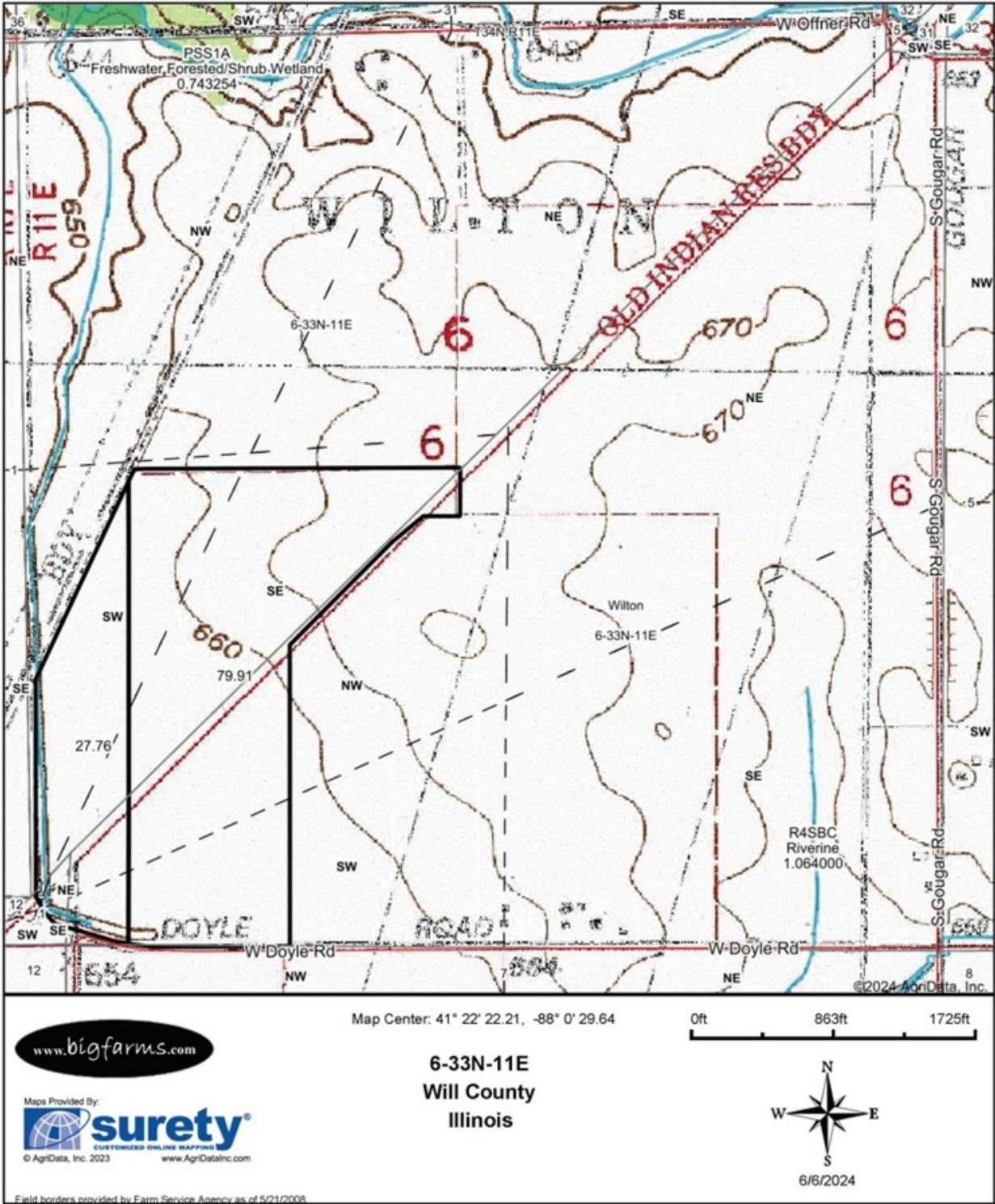
Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 18

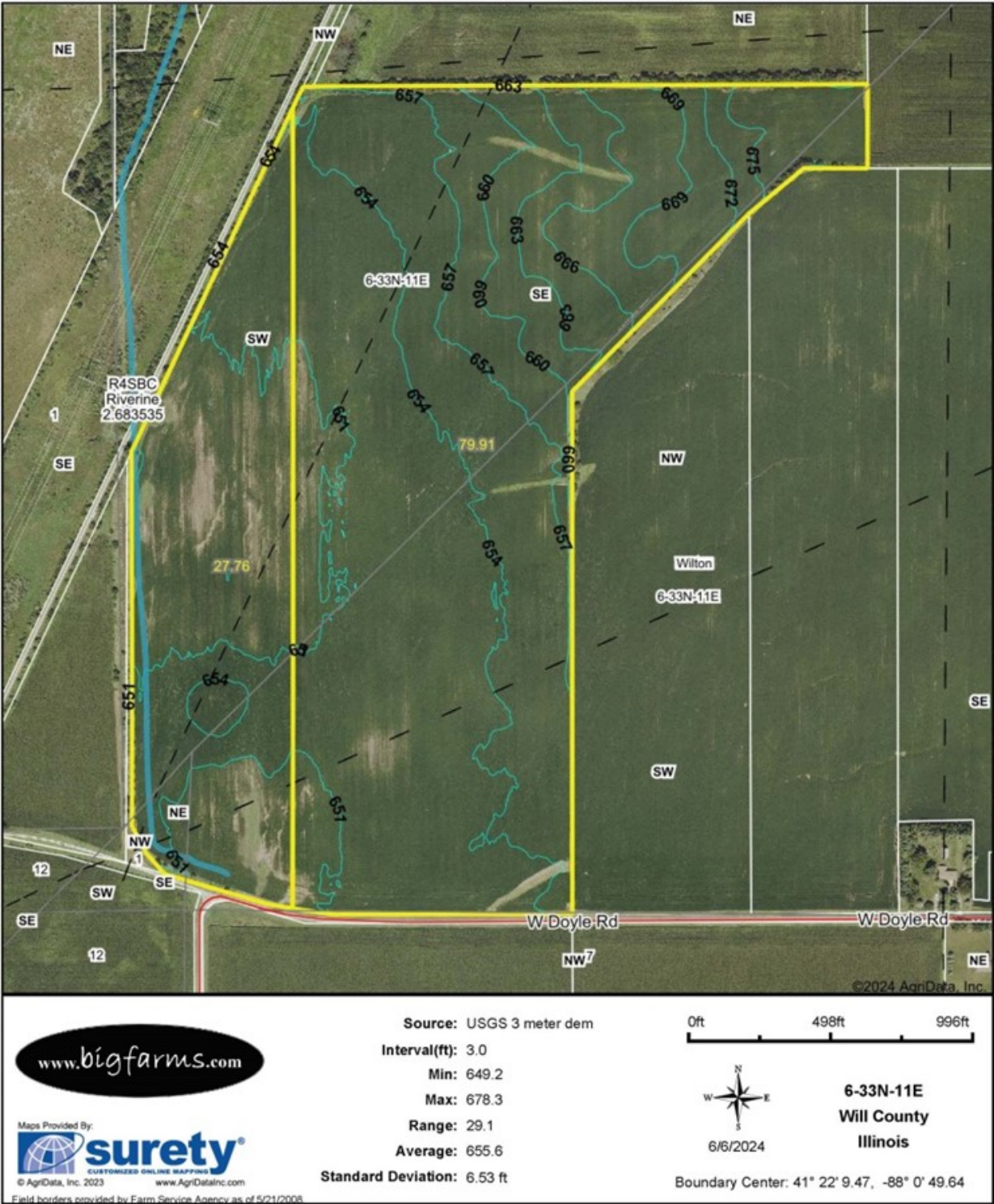
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	63.06	58.5%		**170	**56	**127
**146B	Elliott silt loam, 2 to 4 percent slopes	40.44	37.6%		**166	**54	**124
**67A	Harpster silty clay loam, 0 to 2 percent slopes	4.17	3.9%		**182	**57	**133
Weighted Average					169	55.3	126.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

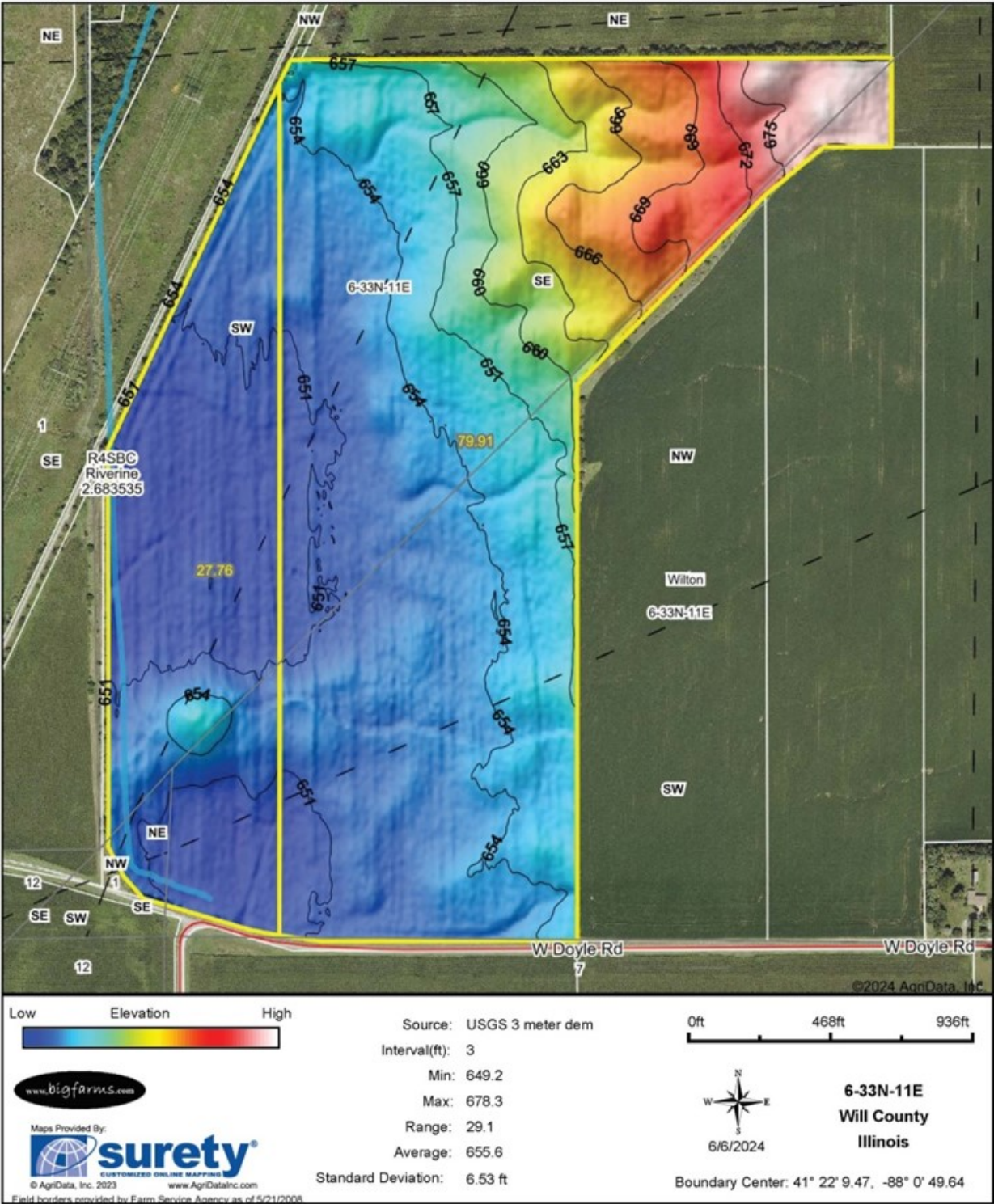
TOPO MAP



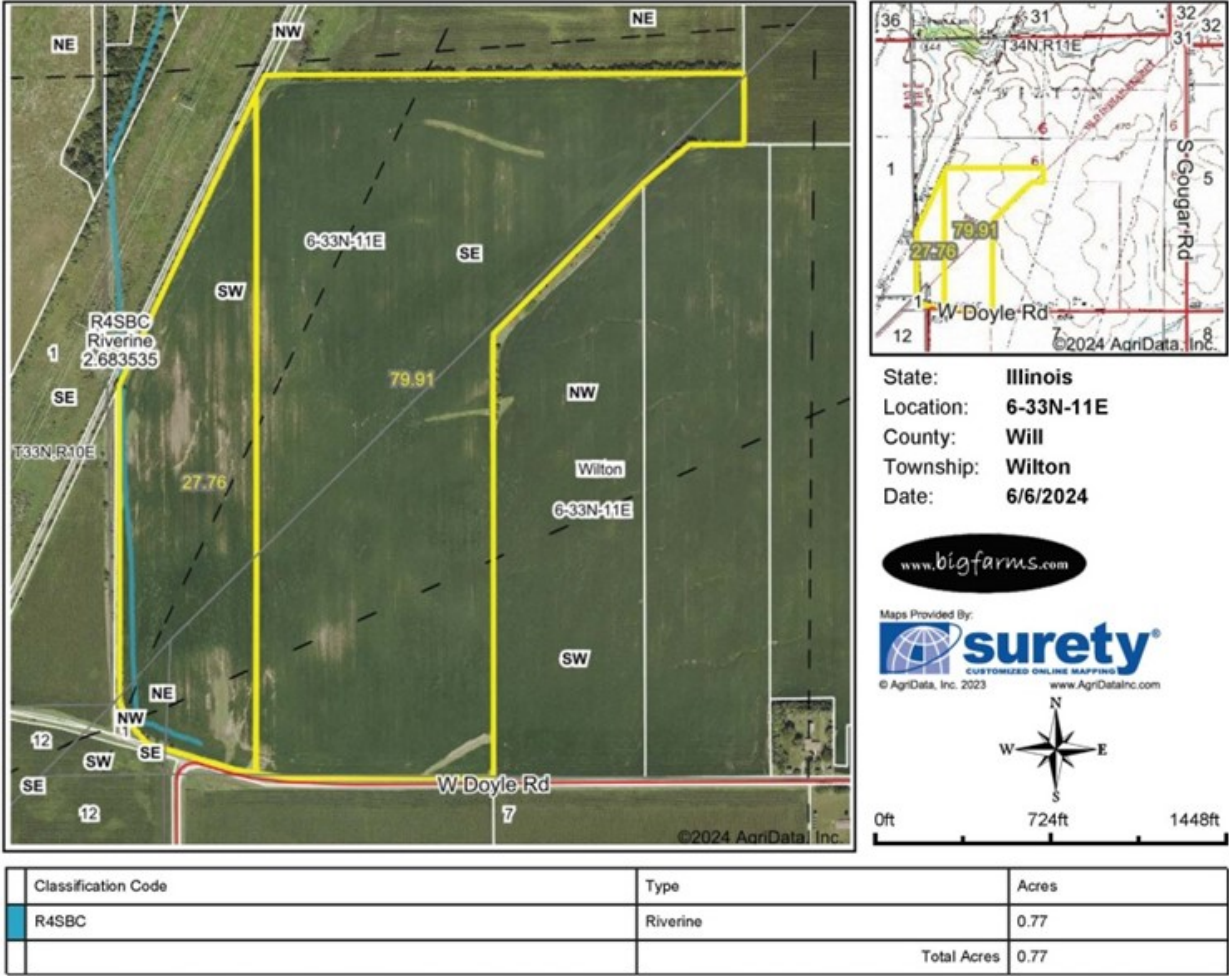
TOPO CONTOURS MAP



TOPO HILLSHADE MAP

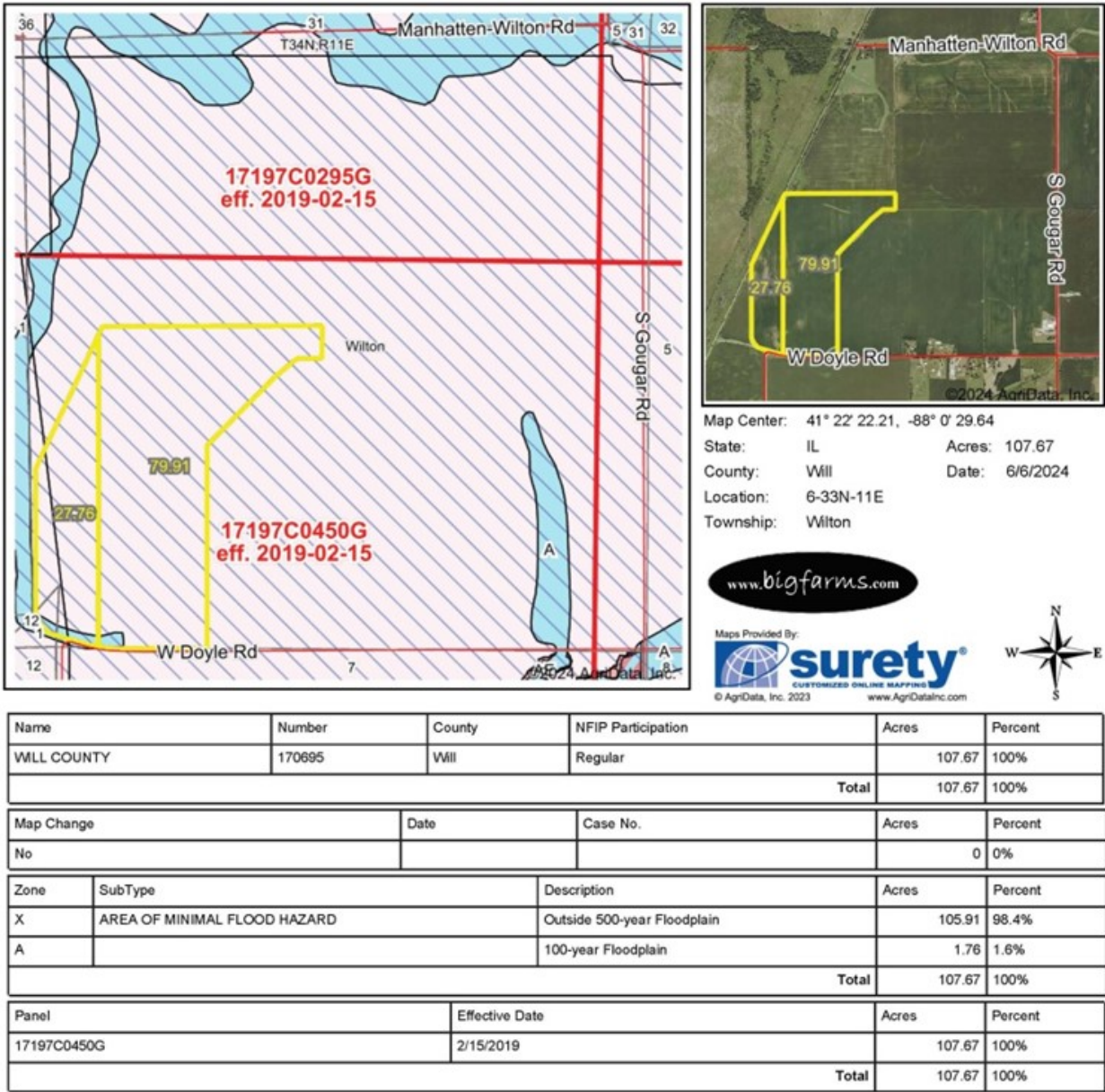


WETLAND MAP



Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA 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

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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.