

124± AC MANLIUS TWP FARM

0 E Jackson St
Seneca IL 61360

For more information contact:

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



GOODWIN

County:	LaSalle
Township:	Manlius
Gross Land Area:	124.37
Property Type:	Farmland
Possible Uses:	Row-crop farmland; recreational/hunting
Total Investment:	\$1,741,180.00
Unit Price:	\$14,000 per acre
Productivity Index (PI):	82
Buildings:	None
Utilities:	ComEd electric & Nicor Gas typical for area; well & septic typical (unconfirmed)



Great spot for a large lot residential development. Great views of the surrounding area. Offered along a well-traveled stretch of US Route 6 near Seneca, this 124± acre holding combines rolling, timbered creek-bottom ground with open farmland across three tax parcels split between LaSalle and Grundy Counties.

- 124.37± tax-record acres across 3 parcels (LaSalle & Grundy Counties); final acreage by survey
- ~29± tillable acres carrying an 82 weighted PI; balance is rolling timber and creek-bottom cover
- Spring-fed creek and pond run through the property, framed by mature timber — outstanding deer & waterfowl habitat
- 100% FEMA Zone X — no mapped flood risk despite the creek frontage
- Direct frontage on US Route 6, with I-80 Exit 105 approx 3.5 miles up the same road
- All seller-owned mineral rights convey; possession at closing

The farm's ~29± tillable acres carry a weighted Productivity Index of 82 across Nappanee, St. Clair, Frankfort, and Chatsworth silty clay loam and silt loam soils — the balance of the tract is rolling, timbered creek-bottom ground rather than row-crop acreage. Elevation ranges from 519.8 to 636.5 feet, a full 116.7 feet of relief, with high ground in the northwest corner falling away to a wooded creek bottom along the Route 6 frontage. The entire property sits in FEMA Zone X, outside the 500-year floodplain, with roughly 7.4± acres of mapped ponds, riverine corridor, and forested wetland adding to its water features and wildlife appeal.

Location is straightforward: the farm fronts US Route 6 directly, with the Village of Seneca approx 1.8 miles away and I-80 Exit 105 approx 3.5

miles up the same road. Morris (Grundy County seat) is approx 9.2 miles and Ottawa (LaSalle County seat) approx 12.9 miles. A verbal farmland lease is currently in place and will be terminated by the Seller no later than October 31, giving a buyer a clean path to possession at closing.

Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 124± AC Manlius Twp Farm
Tax ID Number/APN: 24-13-409000, 24-13-417000 (LaSalle County); 04-18-300-001 (Grundy County)
Possible Uses: Large lot residential development potential. Row-crop farmland, recreational/hunting ground, and long-term investment along a well-traveled US Route 6 corridor near Seneca.

AREA & LOCATION

School District: Seneca Township High School District 160 (senecahs.org), with Seneca Community Consolidated School District 170 as the companion elementary/middle feeder (per LaSalle County plat records) — see Confirm for exact grade spans.

Location Description: Fronts US Route 6 directly near the Village of Seneca, straddling LaSalle and Grundy Counties along the Manlius/Erienna township line. I-80 Exit 105 is approx 3.5 miles up the same road; Morris and Ottawa (the two counties' seats) are approx 9–13 miles.

Site Description: Rolling, timbered creek-bottom farm with a spring-fed creek and pond; ~29± tillable acres on the property's edges, balance in mature timber and creek-bottom cover. No buildings.

Side of Street: North side of US Route 6

Highway Access: Direct US Route 6 frontage; nearest interstate is I-80 Exit 105, approx 3.5 miles via the same road.

Road Type: Paved — US Route 6 (state highway)

Legal Description: N1/2 SE1/4; PT SW1/4 SE1/4; PT SE1/4 SE1/4 of Sec 13, T33N-R5E, LaSalle County, Illinois AND PT SW1/4 NW1/4; PT NW1/4 SW1/4; PT NE1/4 SW1/4 of Sec 18, T33N-R6E, Grundy County, Illinois. Complete legal description available from listing broker.

Property Visibility: Good — direct US Route 6 highway frontage along the eastern/southern boundary

Largest Nearby Street: US Route 6

Transportation: No Metra service reaches this corridor. Nearest larger commercial airport is Chicago Midway, approx 54 mi straight-line (driving distance runs longer; not independently verified).

LAND RELATED

Lot Frontage (Feet): 1940.97 (this is a GIS boundary trace, not a certified survey figure)

Tillable Acres: ~29.4 (Surety AgriData — mapped soil acreage; balance is timber)

Lot Depth: 1323.41 (the boundary's longest continuous straight run — the west edge, 871.76 + 451.65 ft per the same Land id trace, from the NW corner down to the property's central east-jog. Offered as the closest analog to "depth" for an irregular ~124-ac tract; there's no single dimension that describes this shape the way there would for a rectangular lot.)

Buildings: None

Flood Plain or Wetlands: 100% FEMA Zone X (Area of Minimal Flood Hazard, outside the 500-year floodplain) across both counties' portions. National Wetlands Inventory: 7.37± ac on-parcel — Freshwater Pond 5.24, Riverine 1.96 + 0.05, Freshwater Forested/Shrub Wetland 0.12.

Topography: Elevation 519.8–636.5 ft (116.7 ft of relief), average 577.4 ft, USGS 10m DEM. Upland high ground in the northwest falling to a wooded creek bottom along the Route 6 frontage.

Soil Type: Nappanee silty clay loam/silt loam (54.7% combined), St. Clair silty clay loam (18.0%), Frankfort silty clay loam/silt loam (9.1% combined), Chatsworth silty clay (7.0% combined), balance mixed

Soil Fertility: Weighted PI 82 on tillable acres (147 scale, Bulletin 811 optimum management); Corn 106.9 Bu/A, Soybeans 37.5 Bu/A

Available Utilities: ComEd (electric) and Nicor Gas (natural gas) serve this corridor of LaSalle/Grundy Counties; not separately confirmed at the parcel level. Rural parcels typically rely on well & septic.

FINANCIALS

Finance Data Year: 2024

Real Estate Taxes: \$538.00 (2024, PIN 24-13-417000) + \$162.00 (2024, PIN 04-18-300-001) = \$700.00 captured. PIN 24-13-409000's 2024 tax amount is not available

Investment Amount: \$1,741,180.00 (\$14,000 per acre)

LOCATION

Address:

0 E Jackson St, Seneca, IL 61360

County:

LaSalle & Grundy



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PROPERTY NOTES

Property Facts

- 124.37± acres per county tax records (3 parcels); final acreage by survey
- ~29± tillable acres (Surety AgriData); PI 82 weighted average on tillable ground
- Primary soils: Nappanee, St. Clair, Frankfort & Chatsworth silty clay loams/silt loams
- 2024 real estate taxes: \$700± captured (2 of 3 parcels; 3rd parcel unconfirmed)
- Townships: Manlius (LaSalle Co.) & Erienna (Grundy Co.)
- FEMA: 100% Zone X — outside the 500-year floodplain
- Wetlands: 7.37± ac (National Wetlands Inventory) — pond, riverine & forested/shrub wetland
- Elevation 519.8–636.5 ft (116.7 ft of relief)
- No buildings; all seller-owned mineral rights convey

Location & Distances (approx, straight-line)

- Village of Seneca — 1.8 mi
- I-80 Exit 105 (via US Route 6) — 3.5 mi
- Morris, IL (Grundy County seat) — 9.2 mi
- Ottawa, IL (LaSalle County seat) — 12.9 mi
- Chicago — approx 73 mi driving via I-55 (approx 64 mi straight-line)

Local Resources

- [LaSalle County Land Use / GIS](#)
- [Grundy County GIS / Zoning](#)
- [USDA Web Soil Survey](#)
- [FEMA Map Service Center](#)
- [Seneca Township High School District 160](#)
- [Village of Seneca](#)

PROPERTY MAP



AREA LOCATION MAP



124± AC Manlius Twp Farm

US Route 6 • Manlius & Erienna Townships • LaSalle & Grundy Counties, Illinois

AREA LOCATION MAP



© OpenStreetMap © CARTO

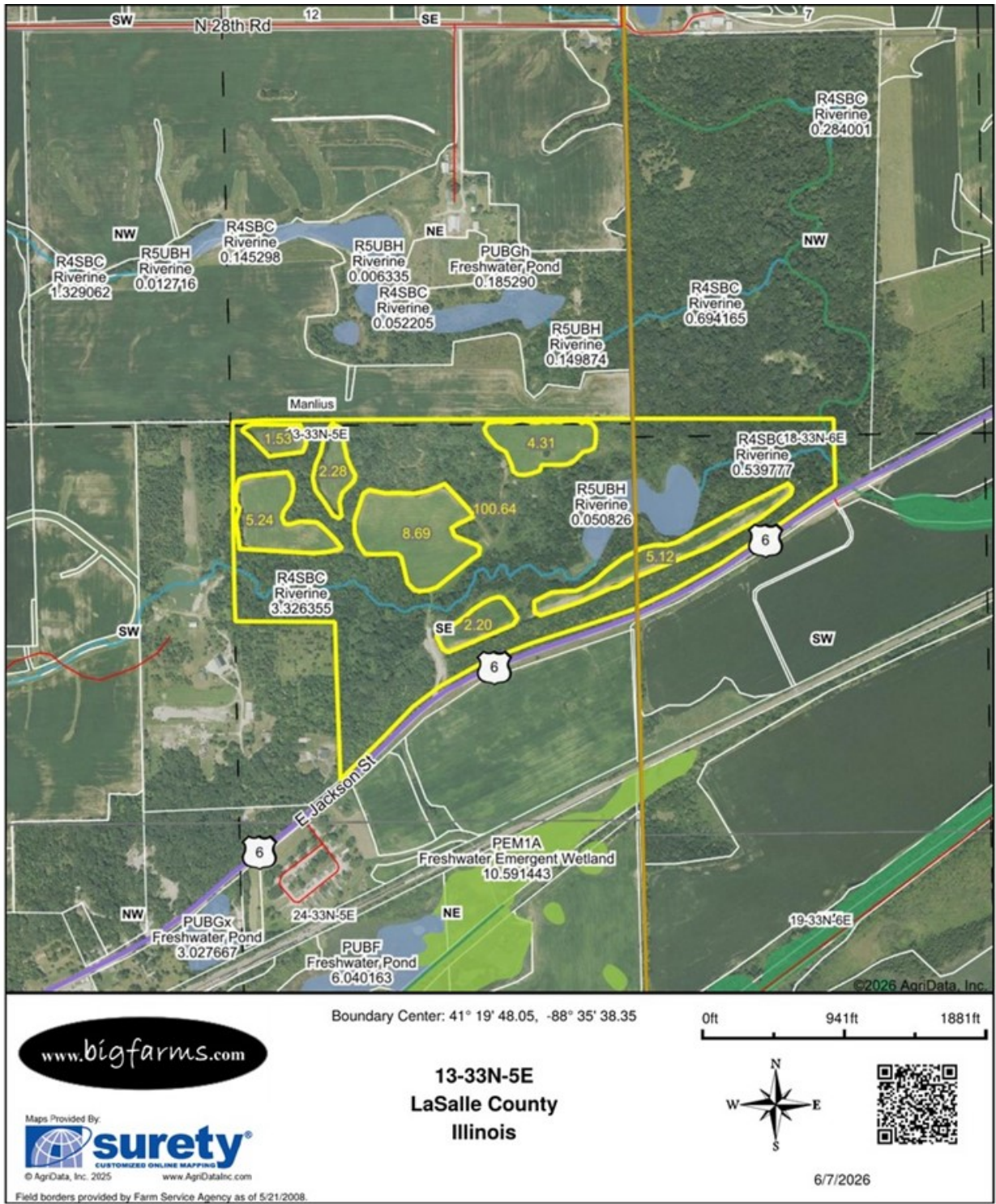
PROPERTY		LOCATION & ACCESS		AREA NOTES	
Acreage	124.37± acres (3 tax parcels)	1	Village of Seneca	1.8 mi	• Direct frontage on US Route 6; I-80 Exit 105 is approx. 3.5 miles up the same road. • Spring-fed creek and pond frame rolling, timbered ground — strong deer & waterfowl habitat. • Straddles LaSalle and Grundy Counties along the Manlius/Erienna township line.
Location	Sec 13, T33N-R5E & Sec 18, T33N-R6E	2	I-80 Exit 105 (US 6)	3.5 mi	
County	LaSalle & Grundy, Illinois	3	Marseilles	5.7 mi	
Townships	Manlius & Erienna	4	Morris (Grundy Co. seat)	9.2 mi	
Productivity	PI 82 (~29± tillable ac)	5	Ottawa (LaSalle Co. seat)	12.9 mi	
Chicago Loop — approx. 73 miles via I-55					

All distances and details are estimated to the best of our ability and should be independently verified.

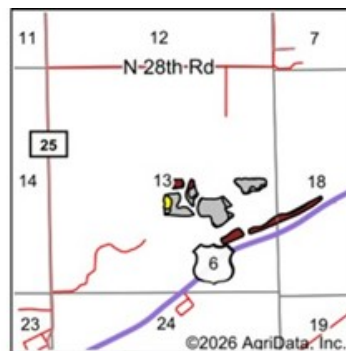
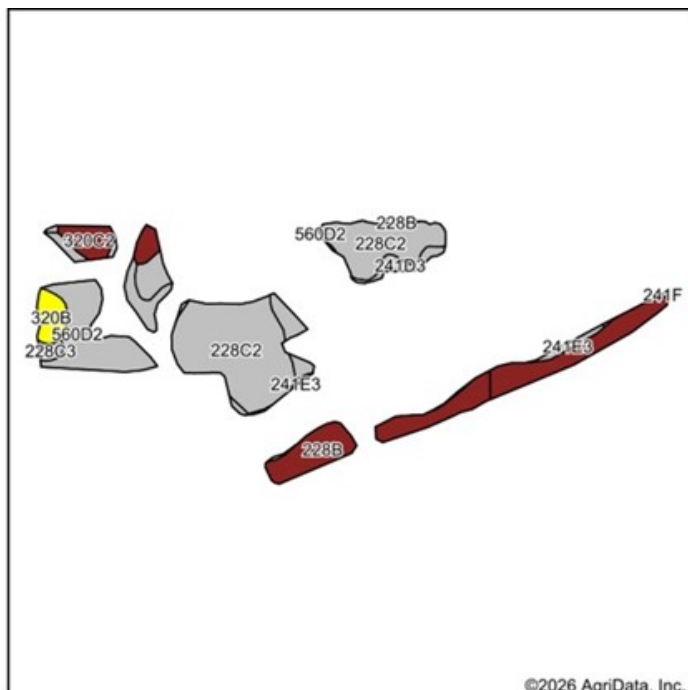
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Distances are approximate driving miles

FSA AERIAL MAP



SOIL MAP



State: **Illinois**
County: **LaSalle**
Location: **13-33N-5E**
Township: **Manlius**
Acres: **29.37**
Date: **6/7/2026**



Soils data provided by USDA and NRCS.

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Area Symbol: IL063, Soil Area Version: 20
Area Symbol: IL099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**228C2	Nappanee silty clay loam, 4 to 6 percent slopes, eroded	12.10	41.2%		**105	**37	**81
**560D2	St. Clair silty clay loam, 6 to 12 percent slopes, eroded	5.28	18.0%		**109	**37	**83
**228B	Nappanee silt loam, 2 to 4 percent slopes	3.98	13.6%		**114	**41	**88
**228B	Nappanee silt loam, 2 to 4 percent slopes	2.91	9.9%		**114	**41	**88
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	1.64	5.6%		**122	**42	**92
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	1.56	5.3%		**69	**24	**52
**320B	Frankfort silt loam, 2 to 4 percent slopes	1.04	3.5%		**133	**46	**100
**228C3	Nappanee silty clay loam, 4 to 6 percent slopes, severely eroded	0.36	1.2%		**87	**31	**67
**241E3	Chatsworth silty clay, 12 to 20 percent slopes, severely eroded	0.32	1.1%		**61	**22	**47
**241E3	Chatsworth silty clay, 12 to 20 percent slopes, severely eroded	0.18	0.6%		**61	**22	**47
Weighted Average					106.9	37.5	82

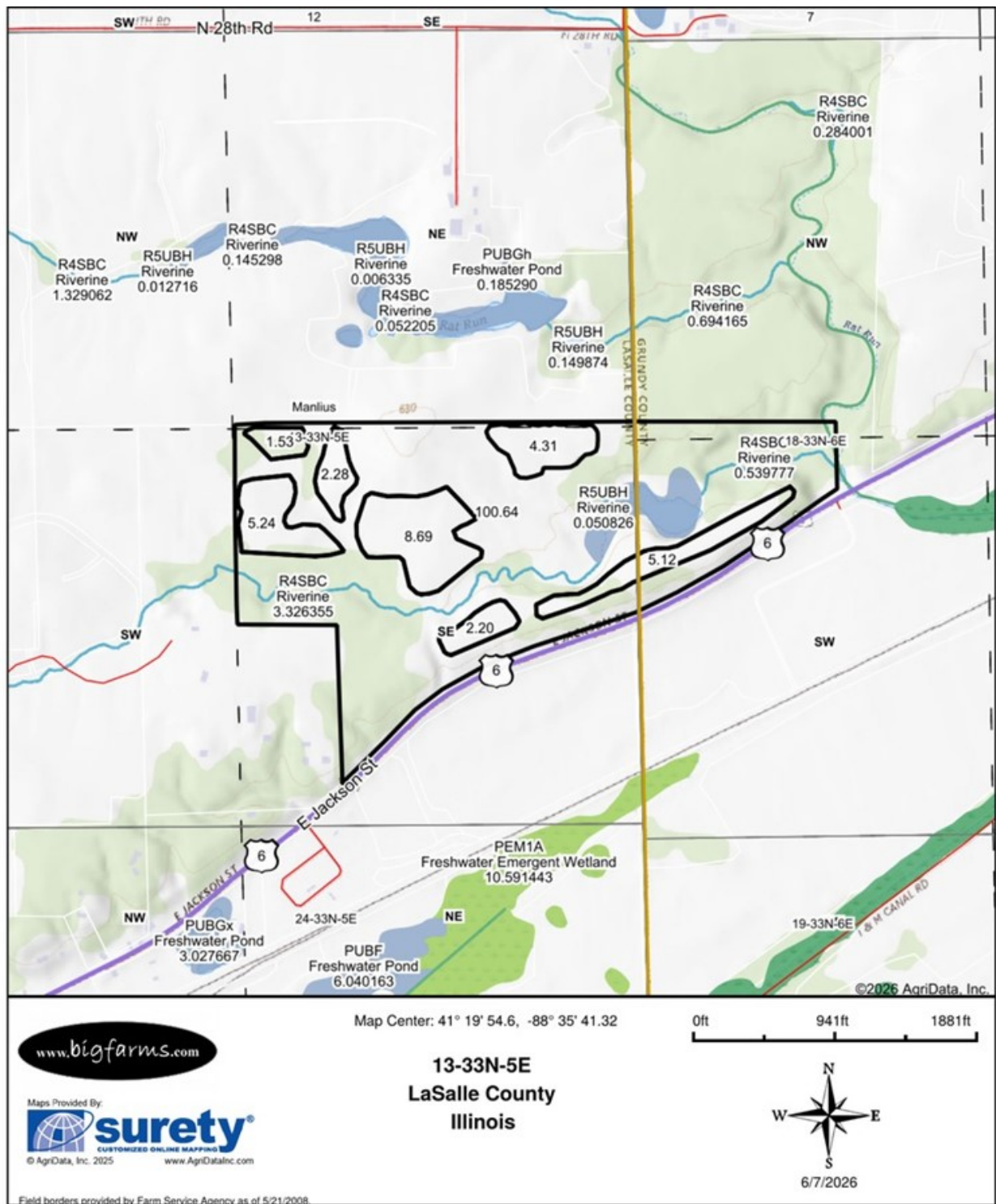
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

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>

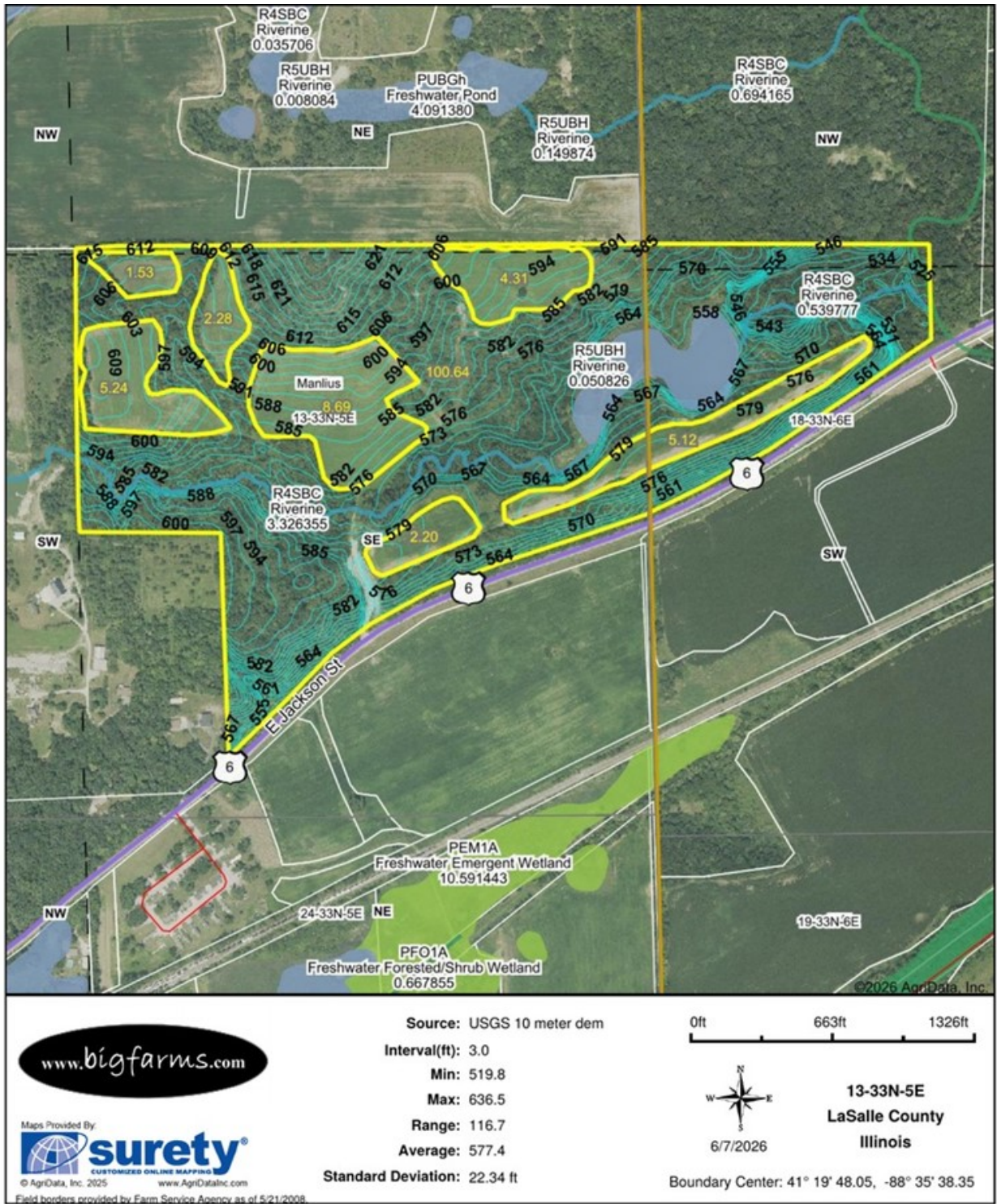
* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

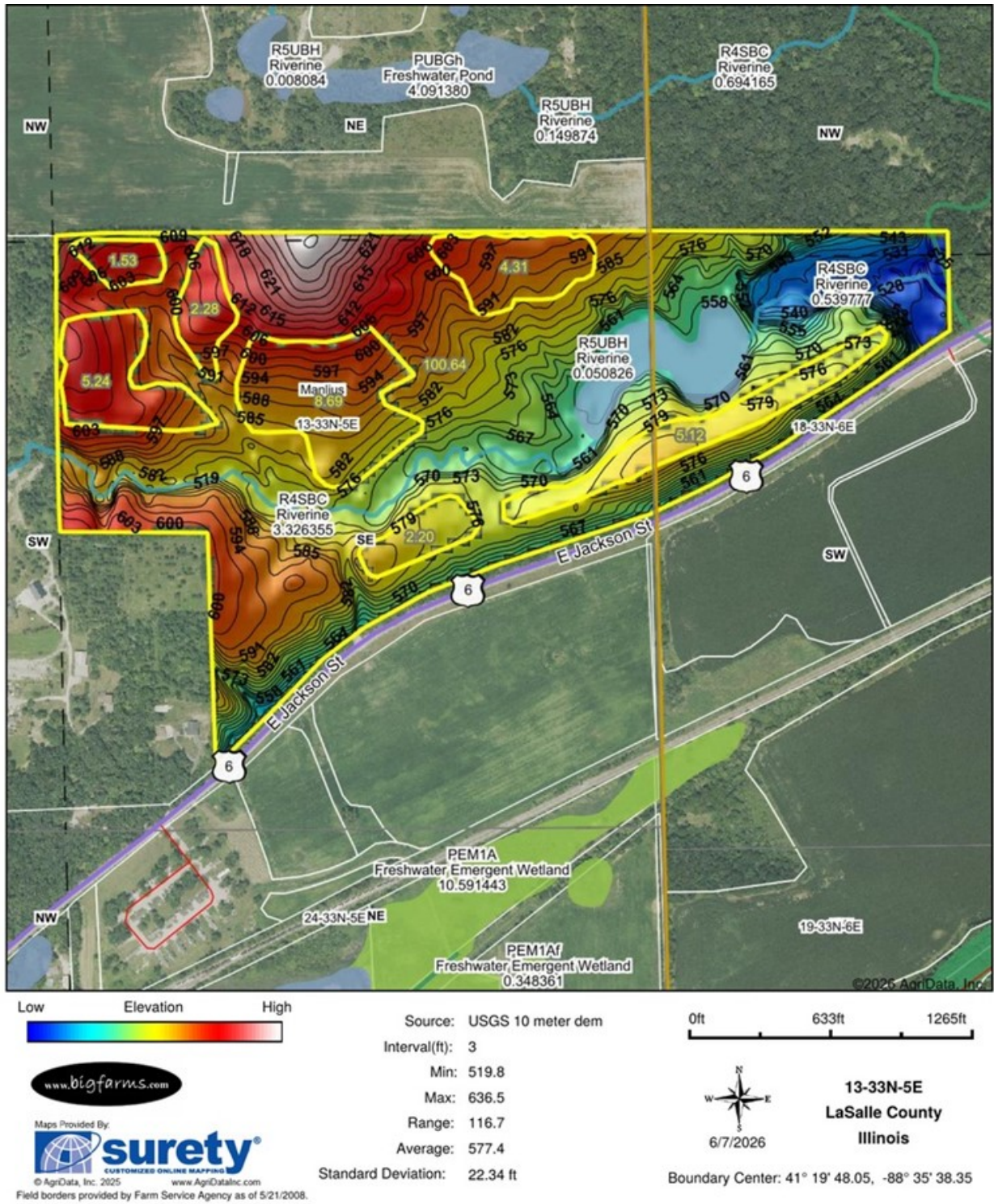
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



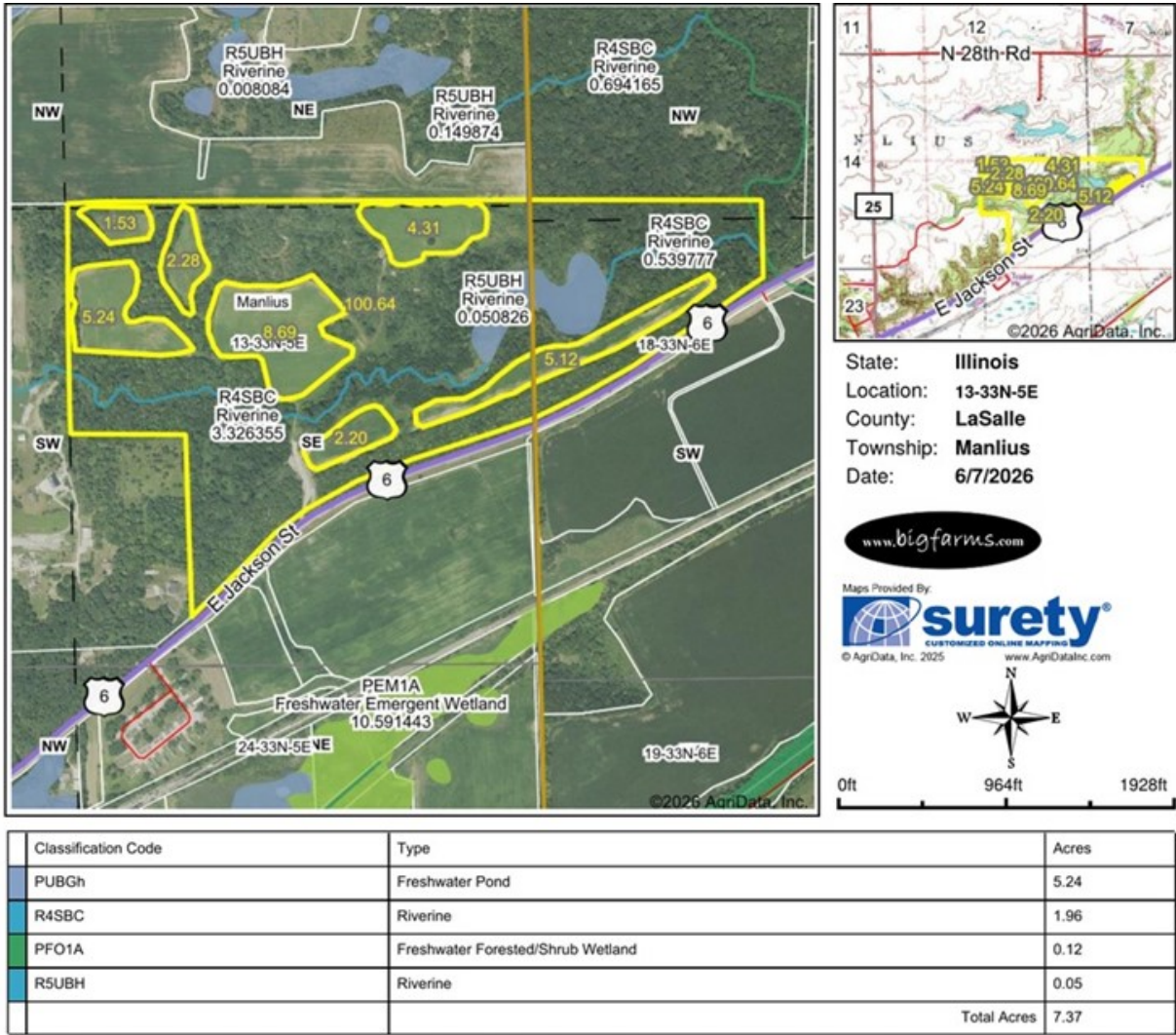
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



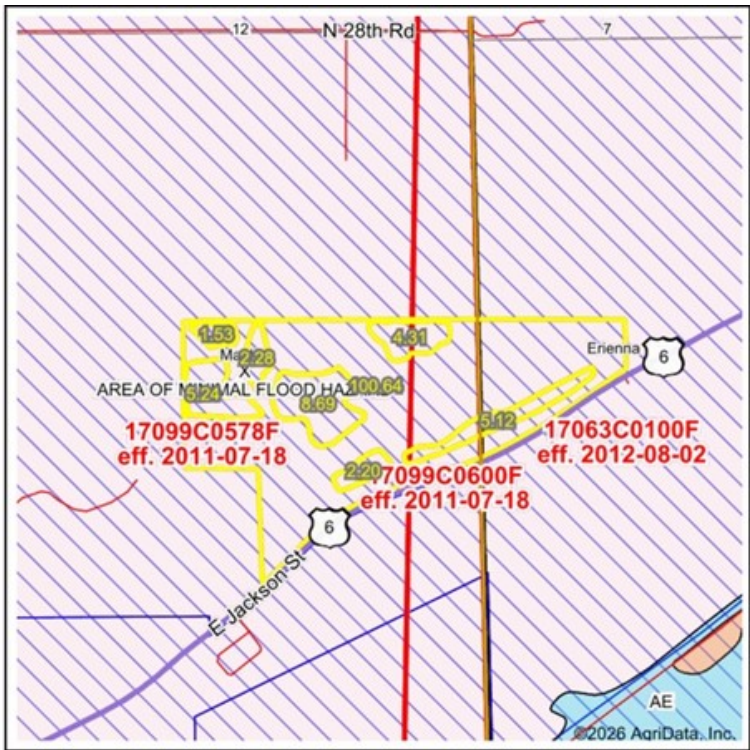
WETLAND MAP



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

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT



Map Center: 41° 19' 54.6, -88° 35' 41.32
State: IL Acres: 130.01
County: LaSalle Date: 6/7/2026
Location: 13-33N-5E
Township: Manlius

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Maps Provided By:
surety
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Name	Number	County	NFIP Participation	Acres	Percent
LaSalle County	170400	LaSalle	Regular	102.67	79.0%
Grundy County	170256	Grundy	Regular	27.34	21.0%
Total				130.01	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	102.67	79.0%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	27.34	21.0%
Total			130.01	100%

Panel	Effective Date	Acres	Percent
17099C0578F	7/18/2011	85.48	65.8%
17063C0100F	8/2/2012	26.97	20.7%
17099C0600F	7/18/2011	17.56	13.5%
Total		130.01	100%

Flood related information provided by FEMA

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.**

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