

133 Ac Wilton Center Farm
W. Offner Rd. (section 1 of Wilton Twp.)
Manhattan IL 60442



133 AC WILTON CENTER FARM

**W. Offner Rd. (section 1 of Wilton Twp.)
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.



County:	Will
Township:	Wilton
Gross Land Area:	133 Total Acres
Property Type:	Vacant farmland & timber
Possible Uses:	Ag production, Estate Homesite, Recreational
Total Investment:	\$1,197,000
Unit Price:	\$9,000 per acre
Productivity Index (PI):	PI Index is 120.5 on approximately 86.35 tillable acres
Buildings:	No Buildings
Utilities:	The location will require a Well & Septic for a building permit
Zoning:	Agriculture



133 Acres with a nice combination of tillable farmland acres and timber/creek acres. The property is grandfathered by Will County for flag lots. The County will allow two building permits on this farm. There are access points on Eagle Lake Road and W. Offner Road. Rolling hills and creek make this an ideal location for family get-a-way, recreational or secluded estate home-site. Good soil PI on the approximately 86 tillable acres.



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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 133 Acre Wilton Center Farm
Tax ID Number/APN: 13-19-01-300-001 (80.5 Acres)
13-19-01-100-009 (52.09 Acres)
Possible Uses: Crop production on the 86 tillable acres. Recreational, estate homesites.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Community Unit School District 207U
Market Type: This can be considered a transitional land parcel. The potential Peotone or Third Airport is proposed in an area only 10 mile east of this farm.
Location Description: Access from two township roads, Eagle Lake and W. Offner road. Easy access to Rt 45 (LaGrange Rd) and Rt. 52. The site does not have any road frontage other than the three access points. The access points are grandfathered as flag lots which will allow for two building permits, one for each tax ID.
Site Description: Rolling farmland with creek and timber. There are three access points for the two tax id numbers allowing for two building permits according to Will County Land Use Department.
Side of Street: South side of Offner road and north side of Eagle Lake road. There are two access points on W. Offner road and one access point on Eagle Lake road.
Highway Access: 8.2 miles to I-57 at Peotone
11 miles to I-57 at Monee
12.4 miles to I-80 at Briggs Street in Joliet
Road Type: Gravel roads

LAND RELATED

Tillable Acres: Approximately 86.35 tillable acres
Buildings: No Buildings
Flood Plain or Wetlands: Some flood plain and wetland acres along the creek.
Topography: Gently rolling
FSA Data: 86.35 Tillable acres
Corn Base 54.5 PLC Yield 126 bushels per acre
Soybean Base 32.4 PLC Yield 42 bushels per acre
Soil Type: Varna silt loam (223C2)
Elliott silt loam (125B)
Available Utilities: This site will require a private well and septic system to construct a home or building.

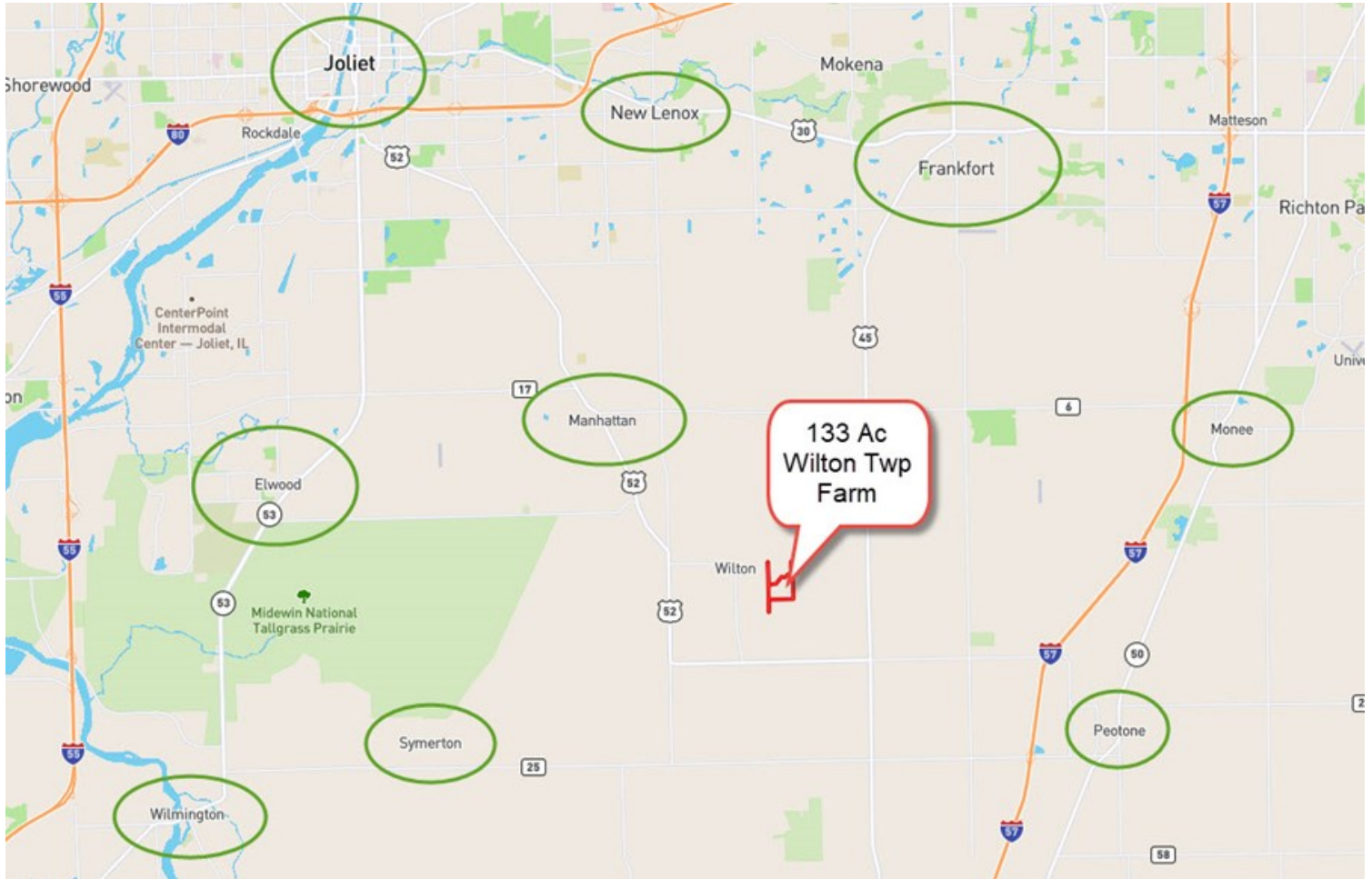
FINANCIALS

Finance Data Year: 2017 Taxes paid in 2018
Real Estate Taxes: 13-19-01-300-001 (80.5 Acres) \$852
13-19-01-100-009 (52.09 Acres) \$958
Total real-estate taxes \$1,810.00
Investment Amount: The asking price for this 133 acres is \$9,000 per acre for a total investment of \$1,197,000.

LOCATION

Address: W. Offner Rd
W. Eagle Lake Rd.
County: Will County Illinois
Section one of Wilton Township

GENERAL LOCATION MAP OF 133 ACRES WILTON TOWNSHIP FARM, WILL COUNTY IL



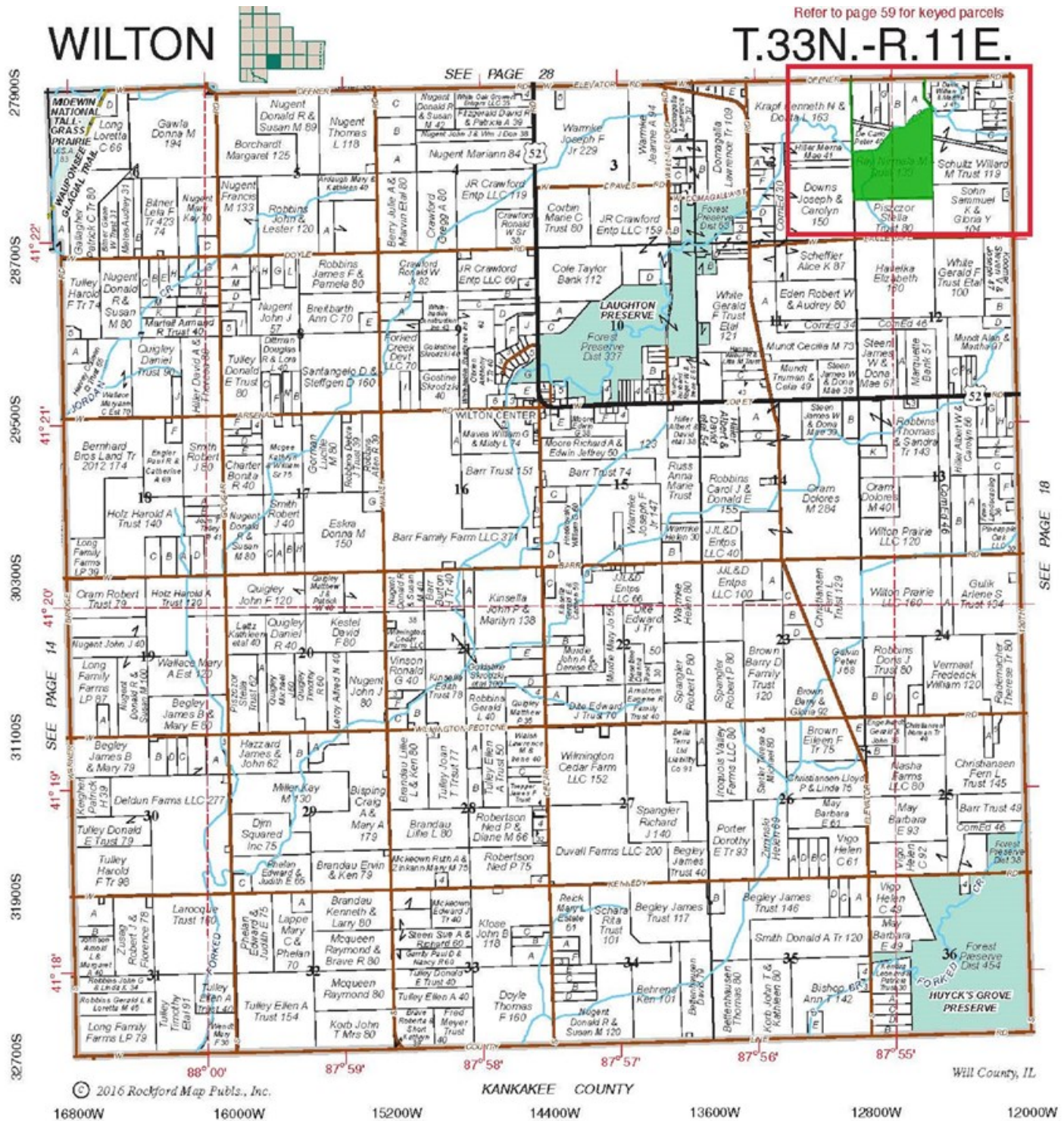
AERIAL MAP FOR 133 ACRES IN WILTON TOWNSHIP, WILL COUNTY IL



AERIAL MAP OF 133 ACRES IN WILTON TOWNSHIP

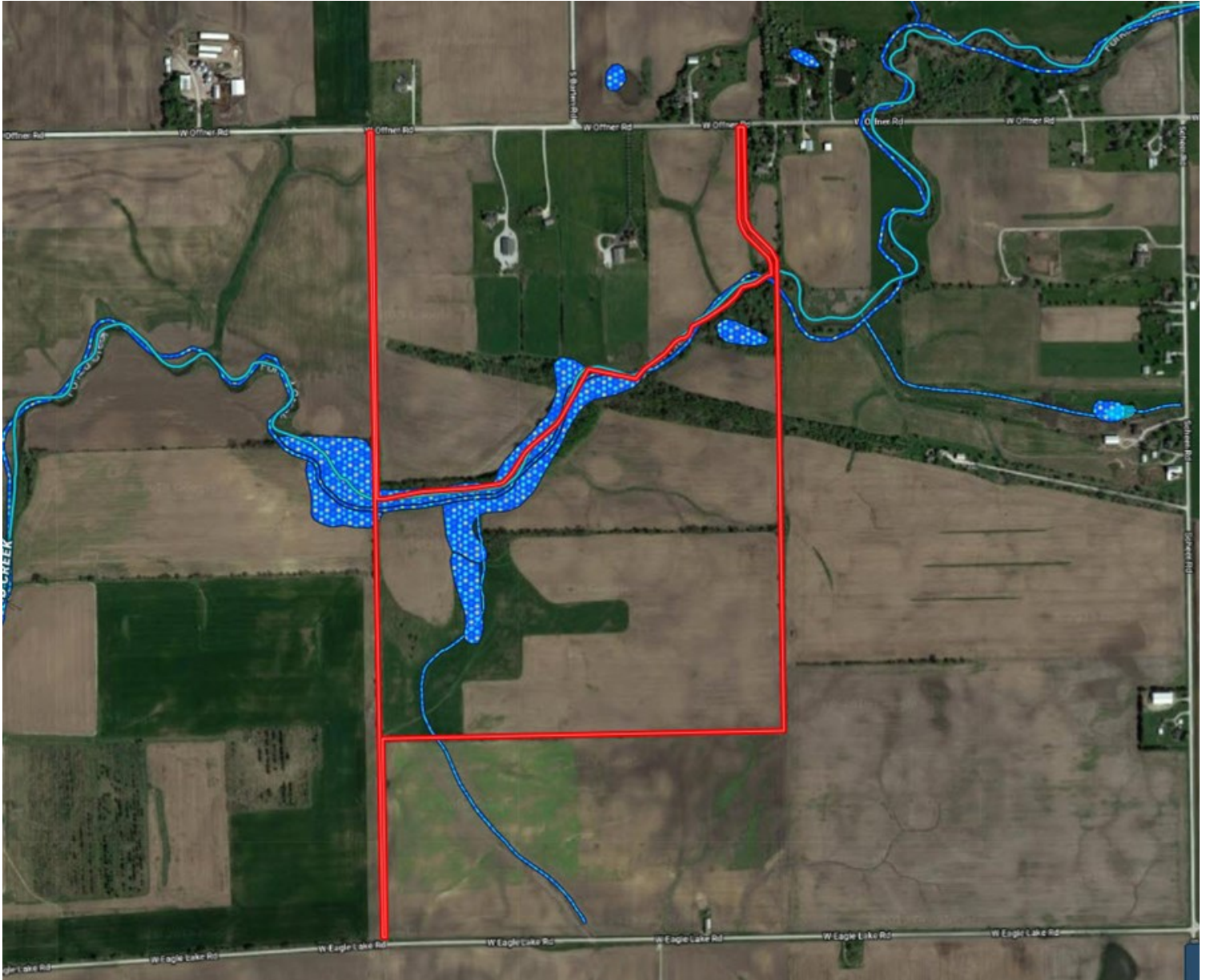


WILTON TOWNSHIP PLAT MAP SHOWING THE 133 ACRES IN SECTION 1



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

AERIAL MAP OF 133 ACRES IN WILTON TOWNSHIP SHOWING WATER FEATURES



133 AC SOIL MAP FOR WILTON TOWNSHIP



State: **Illinois**
County: **Will**
Location: **1-33N-11E**
Township: **Wilton**
Acres: **88.22**
Date: **7/17/2019**



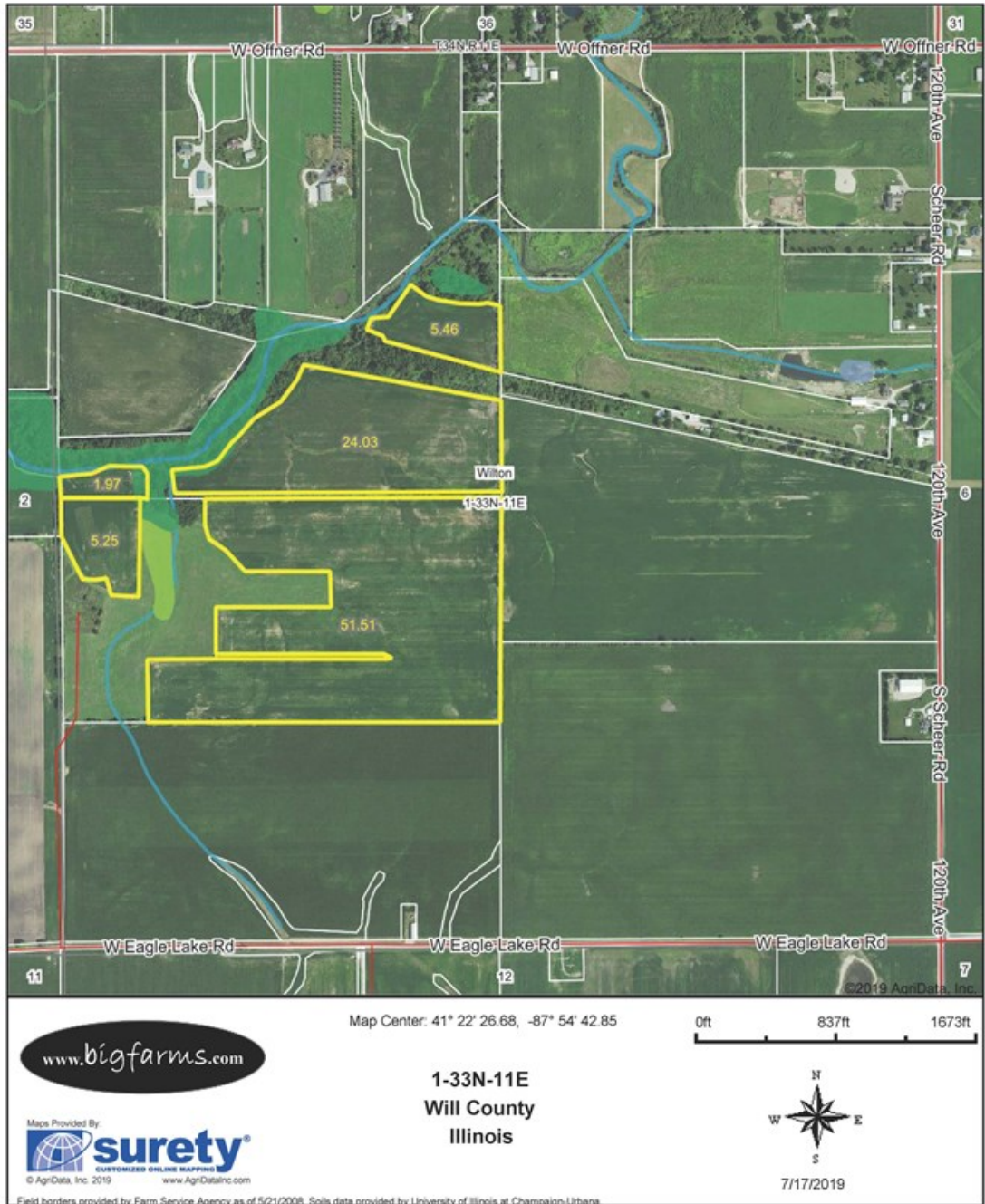
Soils data provided by USDA and NRCS.

Area Symbol: IL 197, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	35.33	40.0%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	29.64	33.6%		**166	**54	**124
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	10.09	11.4%		190	61	140
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.03	5.7%		170	56	127
**294B	Symerton silt loam, 2 to 5 percent slopes	4.61	5.2%		**177	**55	**130
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.36	3.8%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	0.16	0.2%		168	55	125
Weighted Average					162.9	52.5	120.5

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

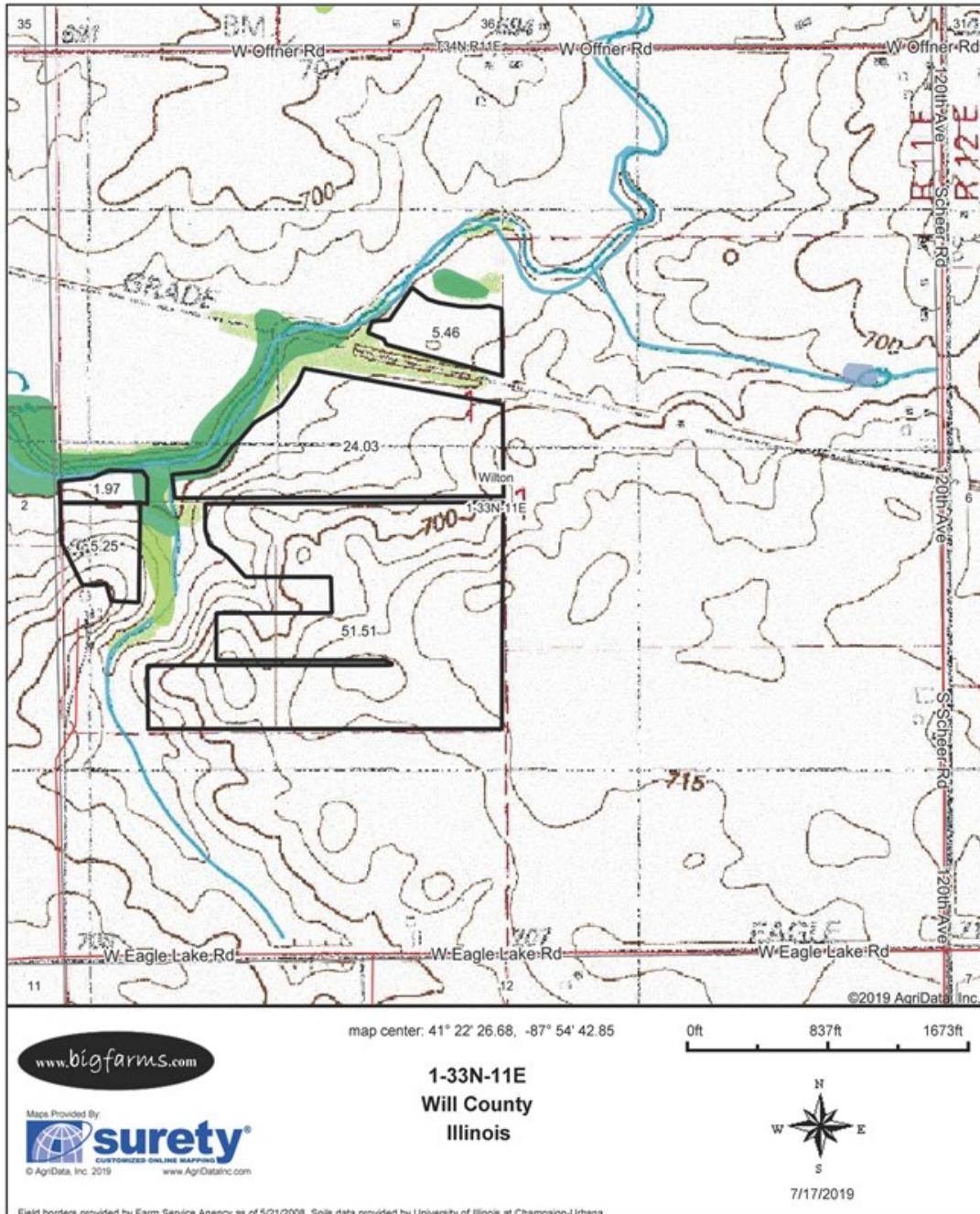
133 AC FSA MAP FOR WILTON TOWNSHIP, WILL COUNTY ILLINOIS

Aerial Map



133 AC TOPOGRAPHICAL MAP

Topography 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.