

140 Acre Manhattan Farm
2850 S. Cedar Rd. (estimated address from platbook)
Manhattan IL 60442

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140 ACRE MANHATTAN FARM

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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:	Manhattan
Gross Land Area:	140 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$2,450,000.00
Unit Price:	\$17,500.00 per acre
Productivity Index (PI):	121.8
Buildings:	No Buildings on this Parcel
Utilities:	Provided by the City of Manhattan



140 total acres on the east-side of Manhattan. This relatively flat to gently rolling 140 acre parcel is located west of the corner of Manhattan-Monee Road and Cedar Road, east of Manhattan, IL. The parcel is adjacent to existing subdivision with utilities readily available from the Village of Manhattan. The property is 9.5 miles south of the Union Pacific Global IV Warehousing and Distribution center, 9.5 miles east of Centerpoint Intermodal in Elwood and southeast of Joliet,

The Village of Manhattan is situated minutes from I-55, I-80 and I-57, with easy accessibility to the entire Chicagoland region. Metra rail provides service between Manhattan and downtown Chicago.

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

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 140 Acre Manhattan Development Farm
Tax ID Number/APN: 14-12-21-200-003-0000
14-12-21-200-006-0000
Possible Uses: Currently being farmed, with Residential Development Potential.
Zoning: The farm is still zoned A-1

AREA & LOCATION

School District: Wilson Creek School PK-2
Anna McDonald School 3-5
Manhattan Junior High 6-8
Lincoln Way West High School 9-12

Location Description: This relatively flat 140 acre parcel is located southeast of Joliet, west of the corner of Manhattan-Monee Road and Cedar Road, east of Manhattan, IL and northeast of Elwood, IL. The property is 9.5 miles south of the Union Pacific Global IV Warehousing and Distribution center, 9.5 miles east of Centerpoint Intermodal in Elwood.

The Village of Manhattan is situated minutes from I-55, I-80 and I-57, with easy accessibility to the entire Chicagoland region. Metra rail provides service between Manhattan and downtown Chicago.

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

Site Description: This relatively flat to gently rolling 140 acre parcel is located near the intersection of Manhattan Monee Road and Cedar Road, east of Manhattan, IL and south of Joliet IL in Manhattan Township Will County, IL. This intersection has approximately 10,000 cars pass by daily.

Side of Street: This 140 Acre property sits south of Manhattan-Monee Road and west of Cedar Road.

Highway Access: I-80 is 7.7 miles to the north via Cedar Road and I-57 interchange is approximately 10.6 miles to the east.

Road Type: Asphalt black top construction

Property Visibility: The property is highly visible sitting west of the intersection of Manhattan Monee Road and Cedar Road which has approximately 10,000 cars passing by each day.

Largest Nearby Street: Manhattan Monee road is adjacent to the 140 acres and just east of the property is US route 52.

Transportation: With the City of Joliet close by and the proximity to the interstates this property has access to every type of transportation. Metra rail 1.4 miles to the west of this property, in Manhattan provides service between Manhattan and downtown Chicago.

Midway and Ohare airports in Chicago, Joliet Municipal airport, and the Greyhound bus terminal in Kankakee are all available by the interstate highway system.

LAND RELATED

Lot Frontage (Feet): This 140 acre parcel has 1300 feet of frontage on Manhattan Monee road and 1970 feet of frontage on Cedar Road.

Tillable Acres: There are 140 tillable acres on this parcel.

Lot Depth: The property is 2600 feet deep from north to south and east to west.

Buildings: There are no buildings on this property.

Flood Plain or Wetlands: There is a flood zone on this 140 acre parcel, please check the FEMA Report in the brochure.

Topography: The 140 acre parcel is relatively flat. Please see the topography and contours maps in the brochure for further information.

Soil Type: Elliott silt loam (146B)
Elliot Silt Clay Loam (146B2)
Ashkum Silty Clay Loam (232A)

Available Utilities:

Utilities are available from the Village of Manhattan.

FINANCIALS

Finance Data Year:

2018 Taxes Paid in 2019

Real Estate Taxes:

14-12-21-200-003-0000 \$2230.48 or \$27.74 per acre.

14-12-21-200-006-0000 \$1526.36 or \$26.32 per acre

The total taxes paid for the two parcels was \$3756.84 or \$27.14 per acre.

Investment Amount:

The total investment amount for this property is \$2,450,000.00 or \$17,500.00 per acre.

LOCATION

Address:

Manhattan Monee Road and S Cedar road
Manhattan, IL. 60442

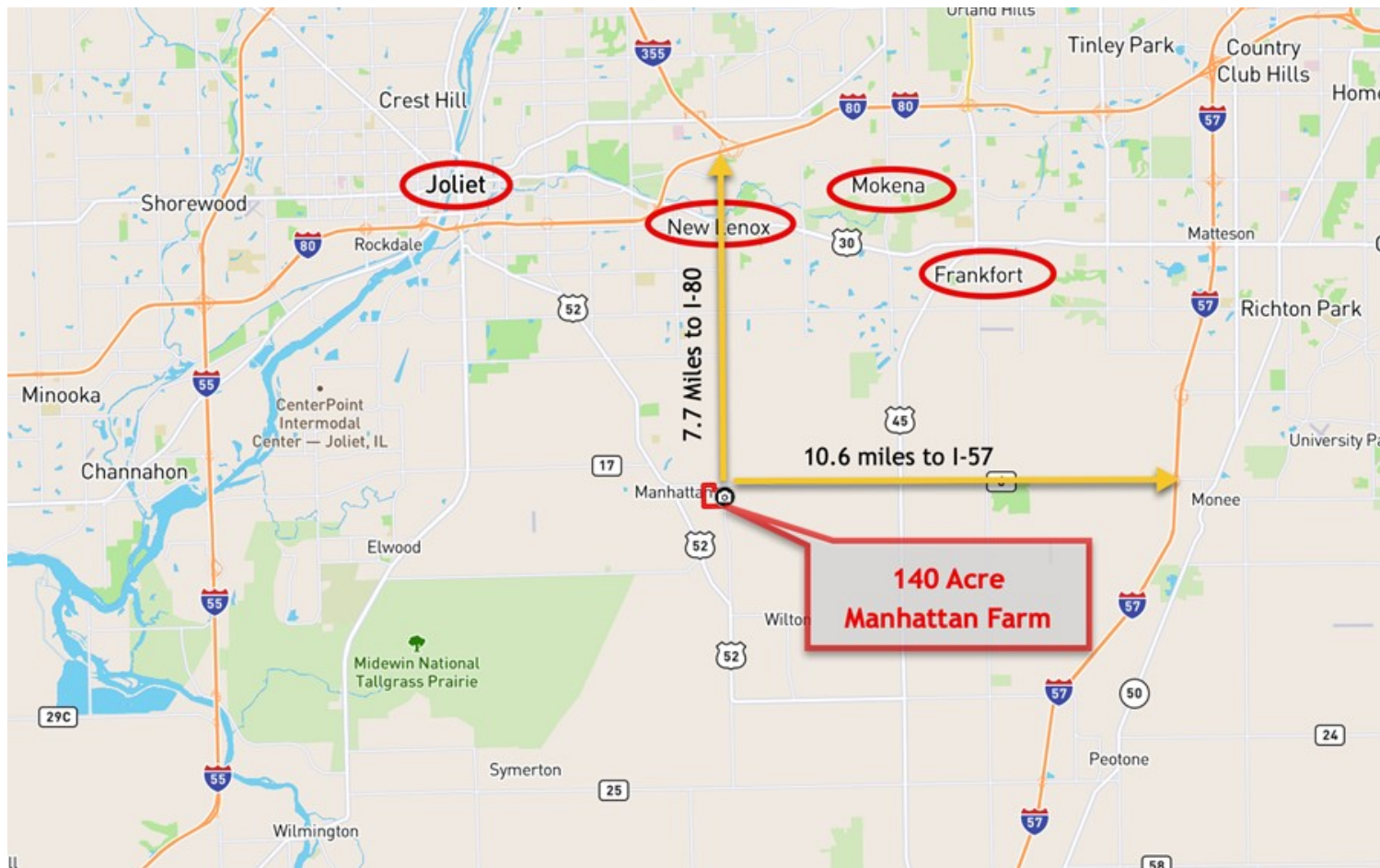
County:

Will County

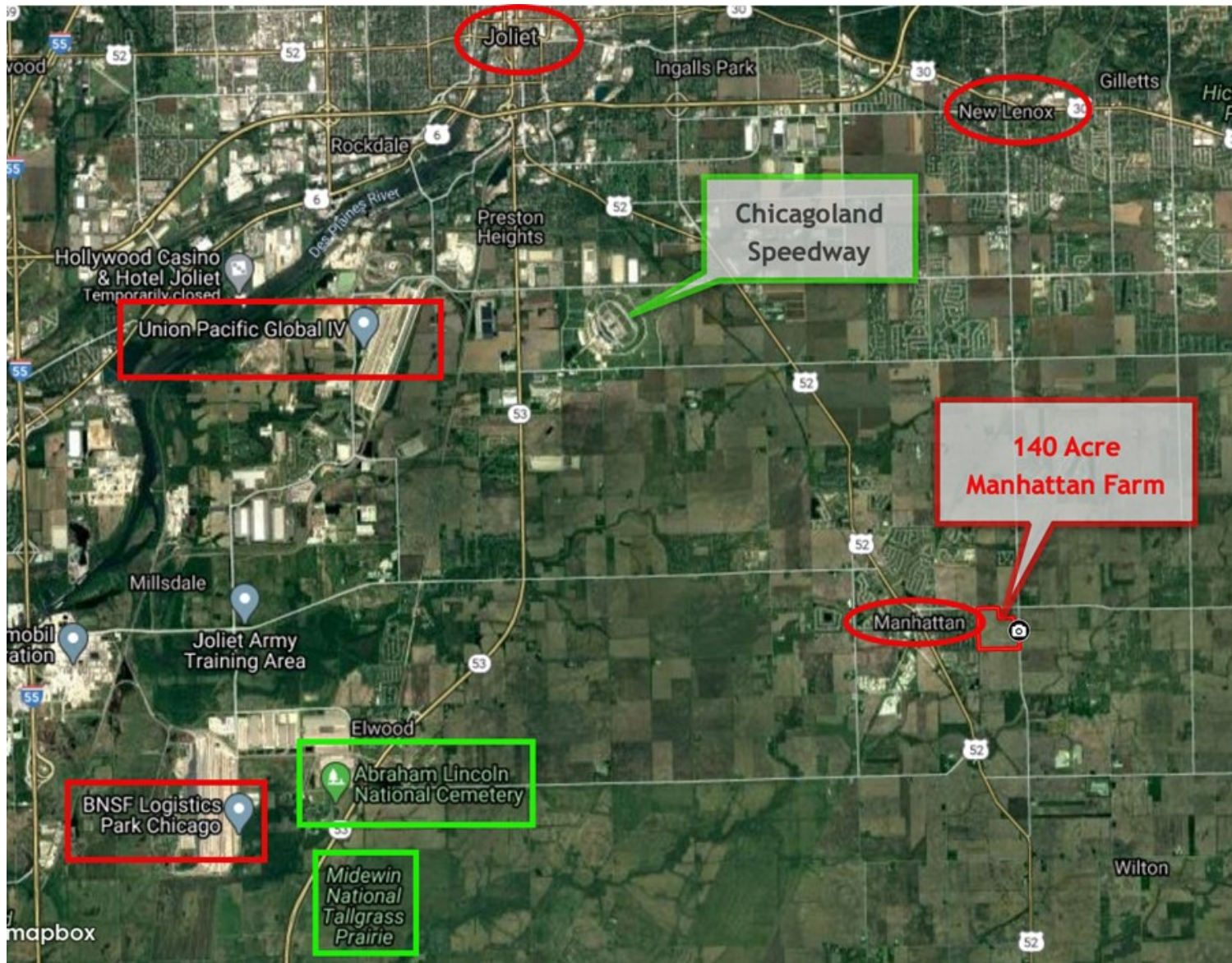


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ROADWAY MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL



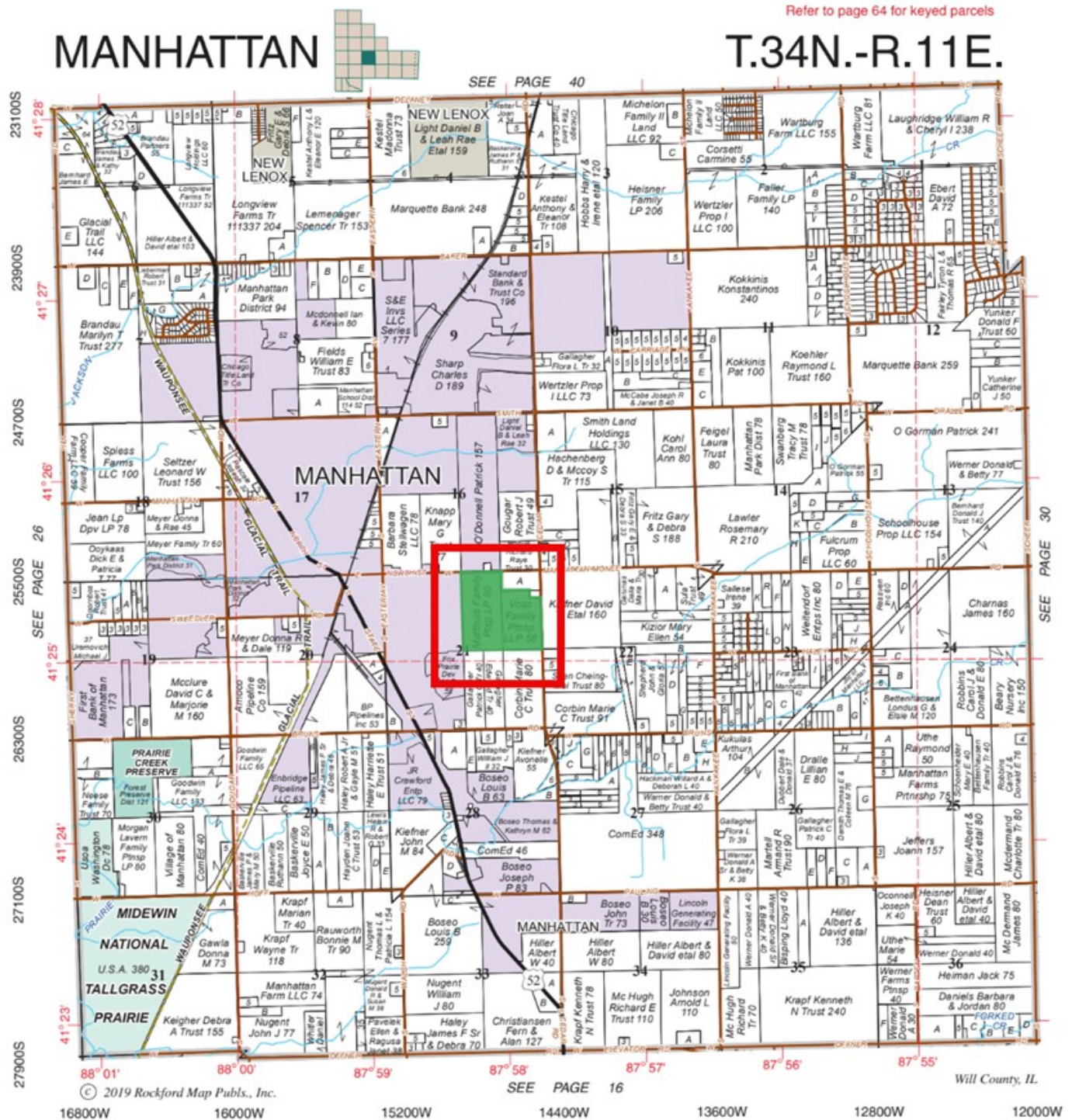
AREA MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL



AERIAL MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL

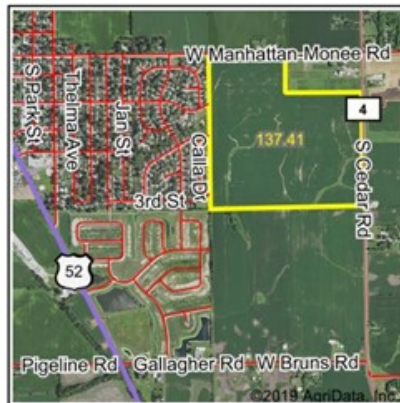
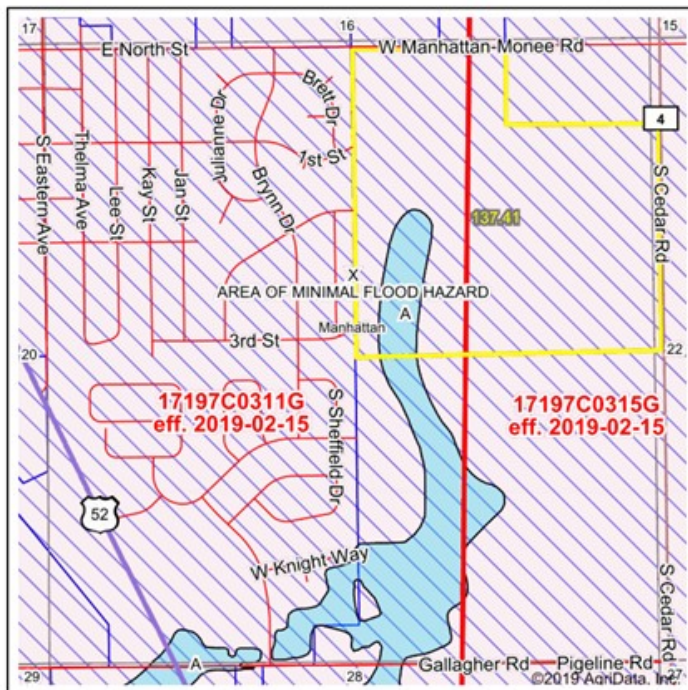


PLAT MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL



FEMA REPORT 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL

FEMA Report



State: IL Acres: 137.41
 County: Will Date: 5/14/2020
 Location: 21-34N-11E
 Township: Manhattan

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	137.41	100%
Total				137.41	100%

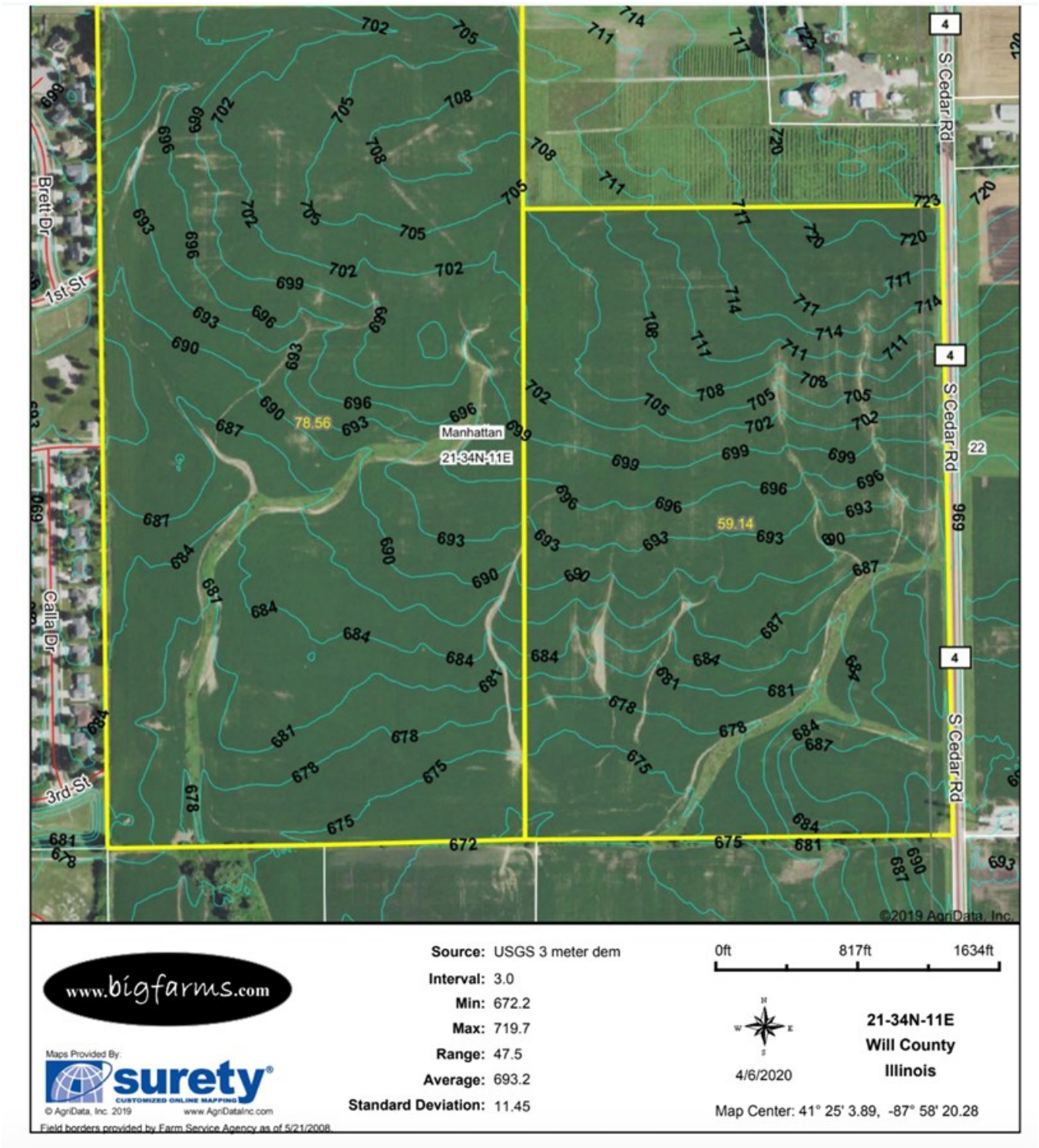
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	128.03	93.2%
A		100-year Floodplain	9.38	6.8%
Total			137.41	100%

Panel	Effective Date	Acres	Percent
17197C0315G	2/15/2019	78.99	57.5%
17197C0311G	2/15/2019	58.42	42.5%
Total		137.41	100%

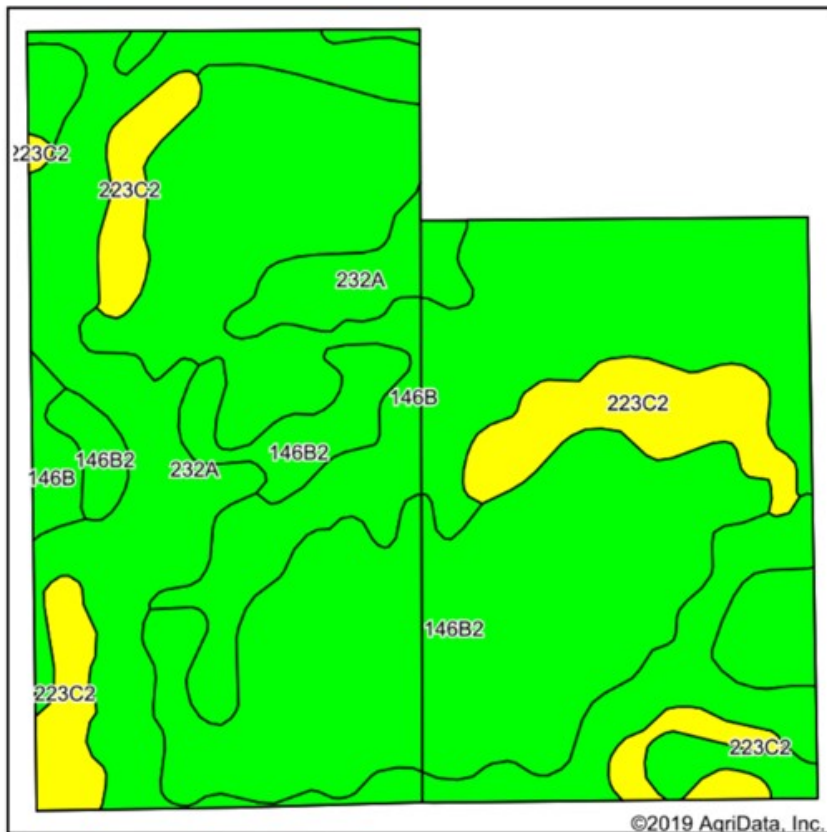
Flood related information provided by FEMA

CONTOURS MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL

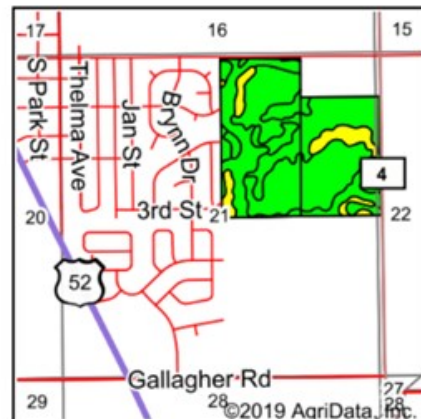


SOIL MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Will**
 Location: **21-34N-11E**
 Township: **Manhattan**
 Acres: **137.7**
 Date: **4/6/2020**

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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	50.90	37.0%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	39.53	28.7%		**160	**52	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	32.65	23.7%		170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	14.62	10.6%		**150	**48	**110
Weighted Average					163.5	53.3	121.8

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

Crop yields and productivity indices for optimum management (2014) are available at the following NRCS web site: <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/>

FSA MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL



TOPOGRAPHY MAP 140 ACRE MANHATTAN FARM LOCATED IN MANHATTAN TOWNSHIP, WILL COUNTY, IL

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.