

152 Ac Green Garden Township
Manhattan - Monee Road
Manhattan IL 60442

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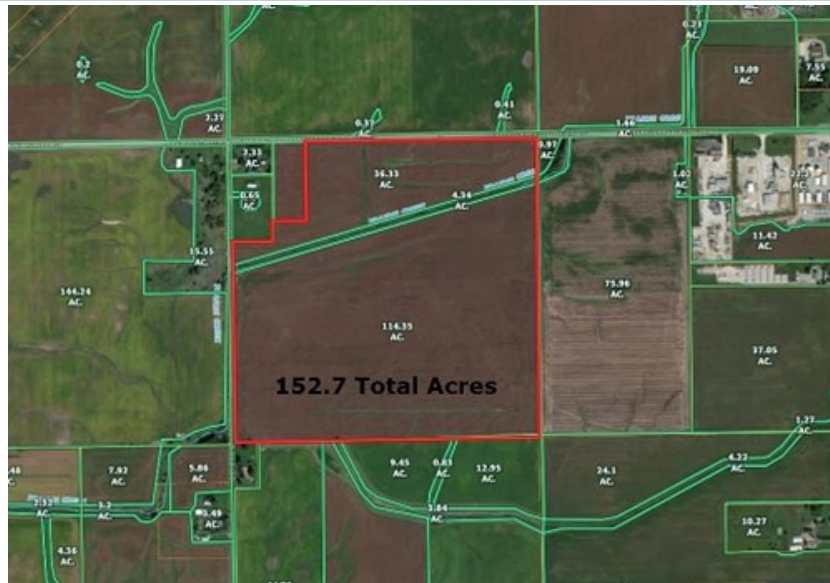
152 AC GREEN GARDEN TOWNSHIP

Manhattan - Monee 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:	Green Garden
Gross Land Area:	152.71
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$1,366,665
Unit Price:	\$8,950 per Acre
Productivity Index (PI):	PI Index is 123.3
Buildings:	No Buildings
Zoning:	Agriculture



152.7 acres in Green Garden Township. Well located farmland on Manhattan - Monee Road just half a mile west of Rt. 45. Low Will County taxes. 2018 Taxes were \$2,910 or \$19.20/ac. Easy access to I-57 at Monee, and I-80 in Mokena. Excellent long term hold. No buildings.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 152 Acre Green Garden Township Farm
Tax ID Number/APN: 18-13-19-100-004-0000
Possible Uses: Near commercial/industrial development at Rt. 45 and Manhattan-Monee road.
Zoning: Agriculture

AREA & LOCATION

School District: Peotone Unit School District 207U
Location Description: West side of Green Garden Township with frontage on Manhattan-Monee road and Scheer road.
Site Description: Rolling farmland just half a mile west of Rt. 45
Side of Street: South side of Manhattan-Monee road.
Highway Access: Rt 45 (La Grange Rd) Half a mile east
I-80 Mokena is only 10 miles north
I-57 Monee is only 6.9 miles east
Road Type: Asphalt County road, Sheer road is gravel.
Property Visibility: Easy to view the farm from both Manhattan-Monee road and Scheer road.
Largest Nearby Street: Rt. 45 is only half a mile east.

LAND RELATED

Lot Frontage (Feet): 2023 feet of frontage on Manhattan-Monee road and 1761 feet of frontage on S. Scheer road.
Tillable Acres: There are 151.09 tillable acres
Buildings: No Buildings
Topography: Rolling farmland
FSA Data: Corn base is 75.35 acres and PLC Yield of 109 bushels/Ac
Soybean base is 75.35 acres and PLC Yield of 36 bushels/Ac
HEL field on this parcel with conservation system being actively applied.
Soil Type: Elliott silt loam (146B)
Ashkum silty clay loam (232A)
Varna silt loam (223C2)

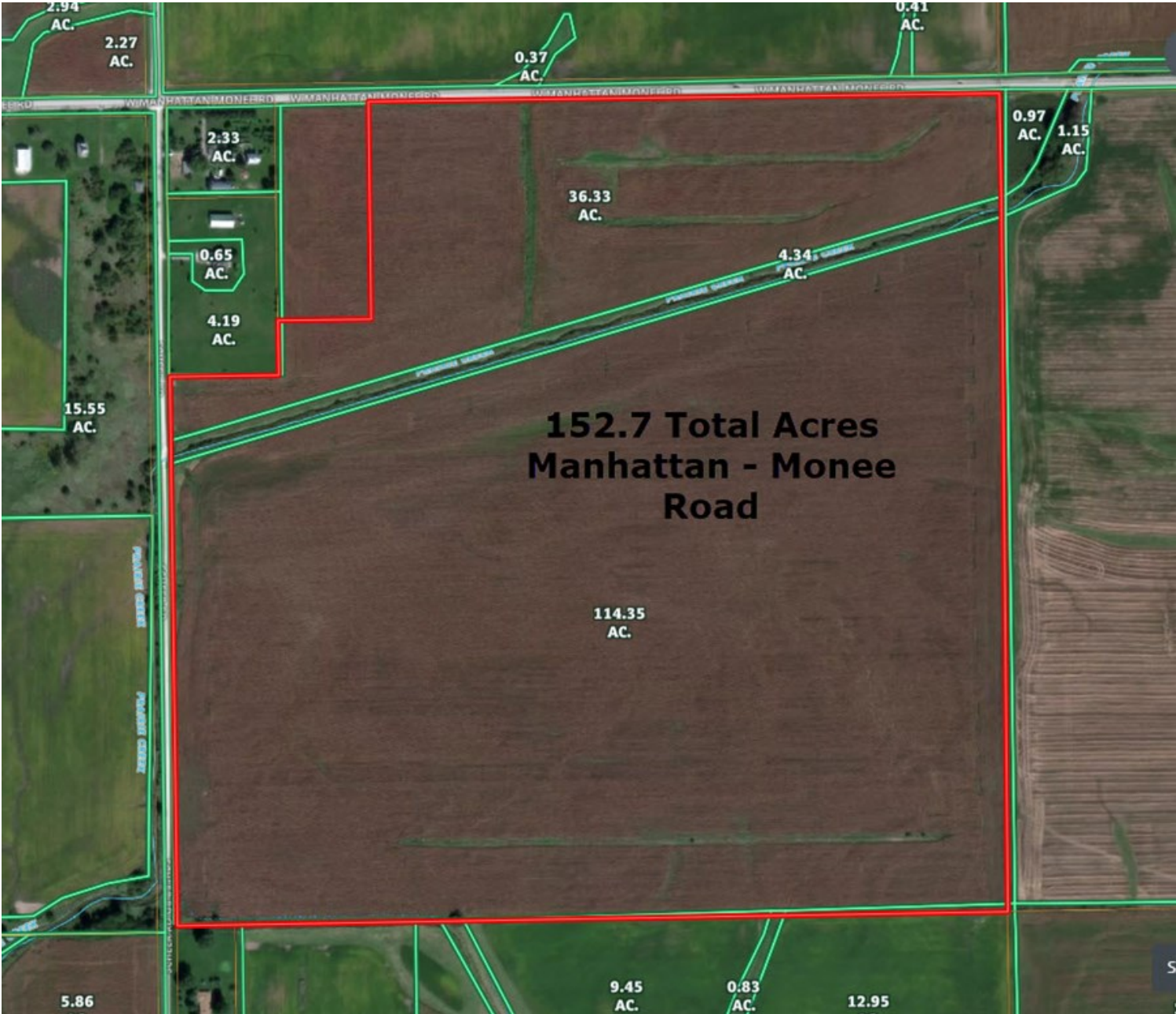
FINANCIALS

Finance Data Year: 2016 paid in 2017
Real Estate Taxes: 2016 Taxes were \$2,910 or \$19.20/ac.
18-13-19-100-004-0000
Investment Amount: Ownership is asking \$8,950 per acre for a total investment of \$1,366,665

LOCATION

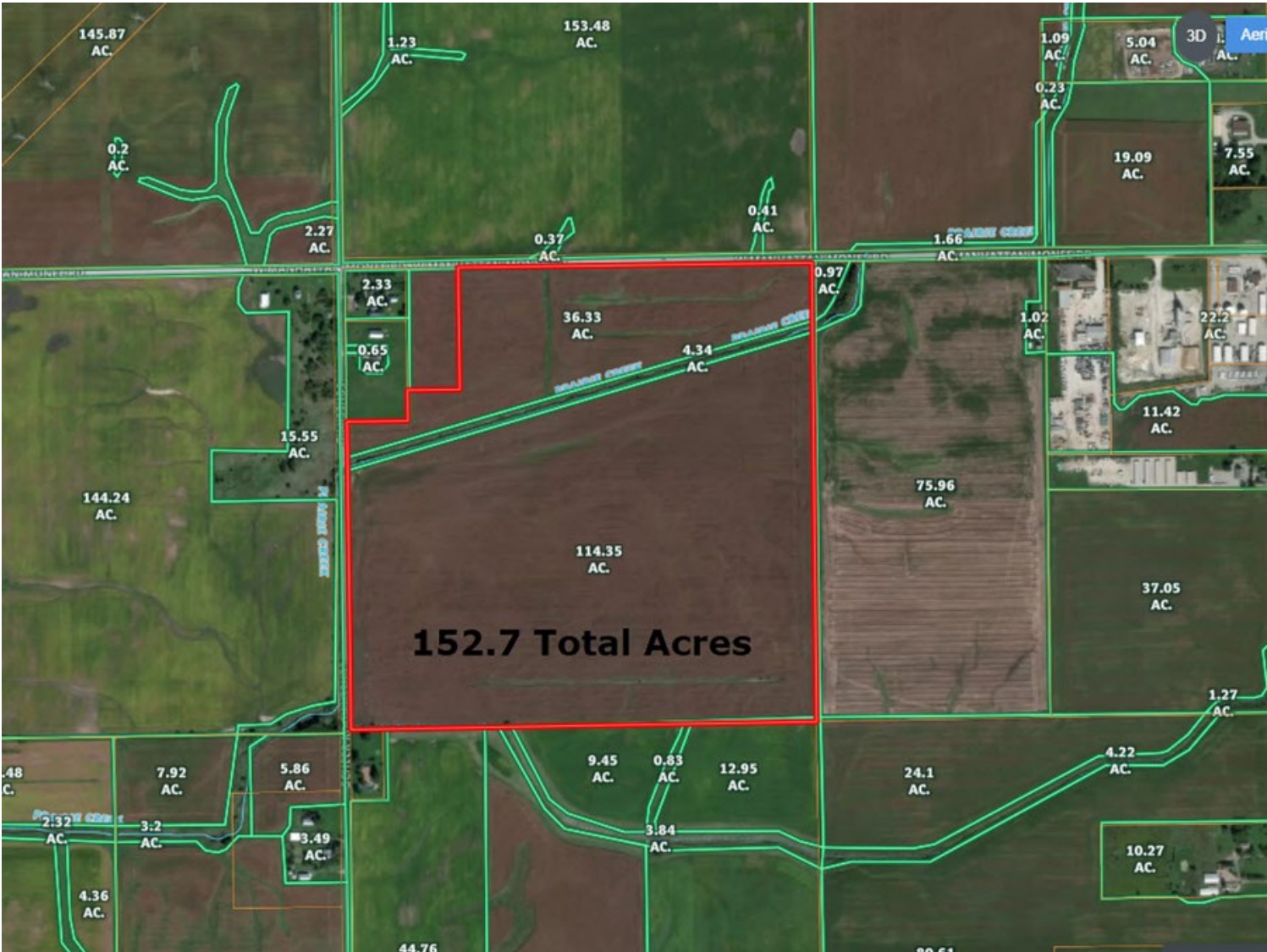
Address: S. Scheer road, Manhattan, IL. 60442
County: Will

AERIAL MAP

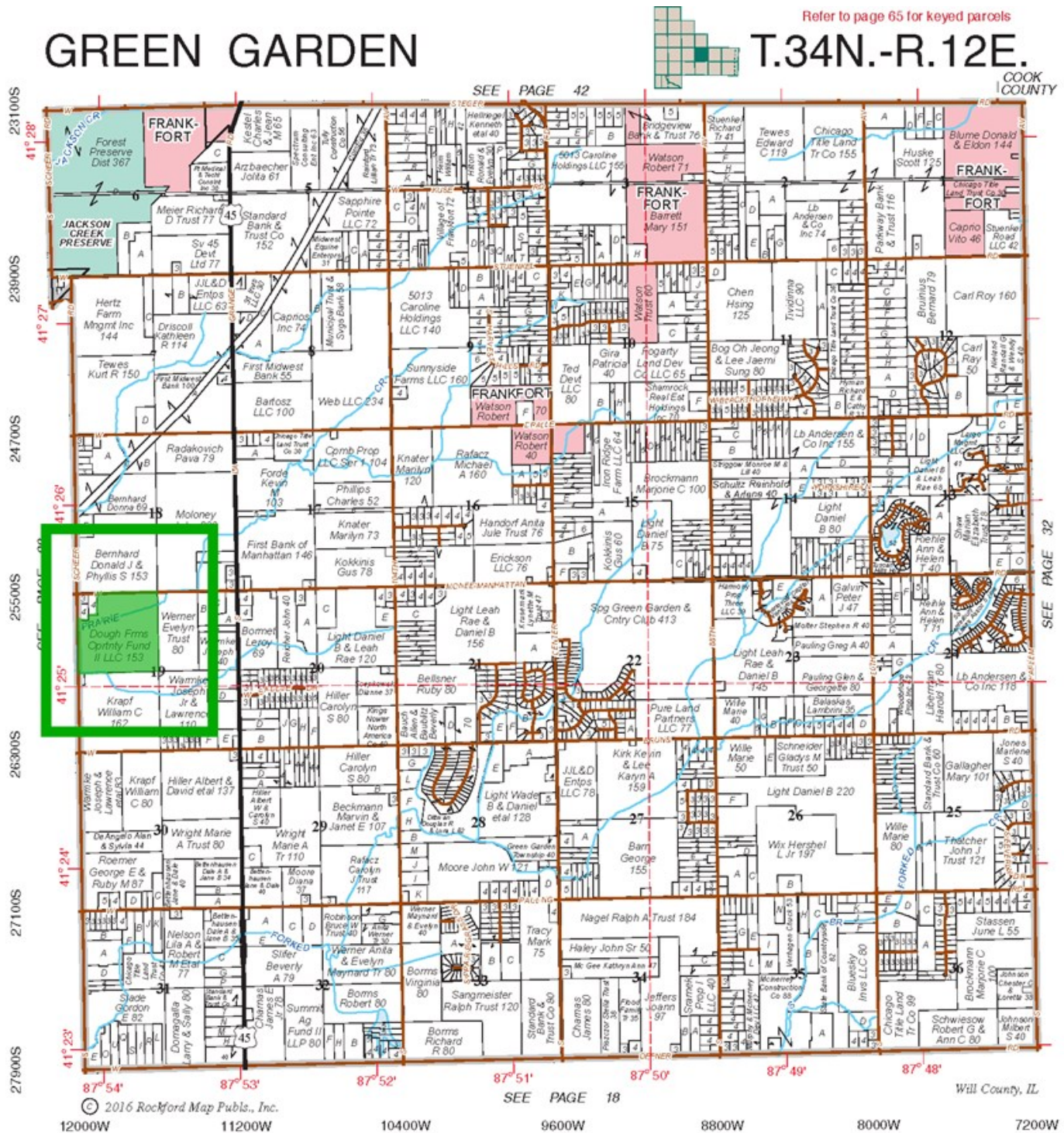




AERIAL MAP OF THE 152 ACRES ON MANHATTAN - MONEE ROAD



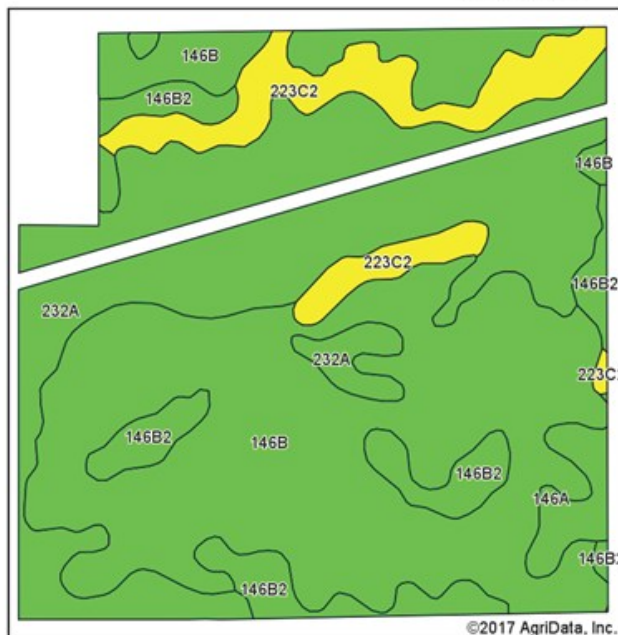
PLAT MAP OF 152 ACRES



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

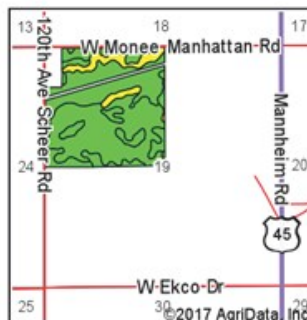
SOIL MAO OF 152 ACRES

Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: Will
Location: 19-34N-12E
Township: Green Garden
Acres: 150.68
Date: 7/29/2017

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 11						
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A
**146B	Elliott silt loam, 2 to 4 percent slopes	73.79	49.0%		**166	**54
232A	Ashkum silty clay loam, 0 to 2 percent slopes	47.29	31.4%		170	56
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	13.50	9.0%		**150	**48
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	12.77	8.5%		**160	**52
146A	Elliott silt loam, 0 to 2 percent slopes	3.33	2.2%		168	55
Weighted Average					165.4	53.9

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 (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

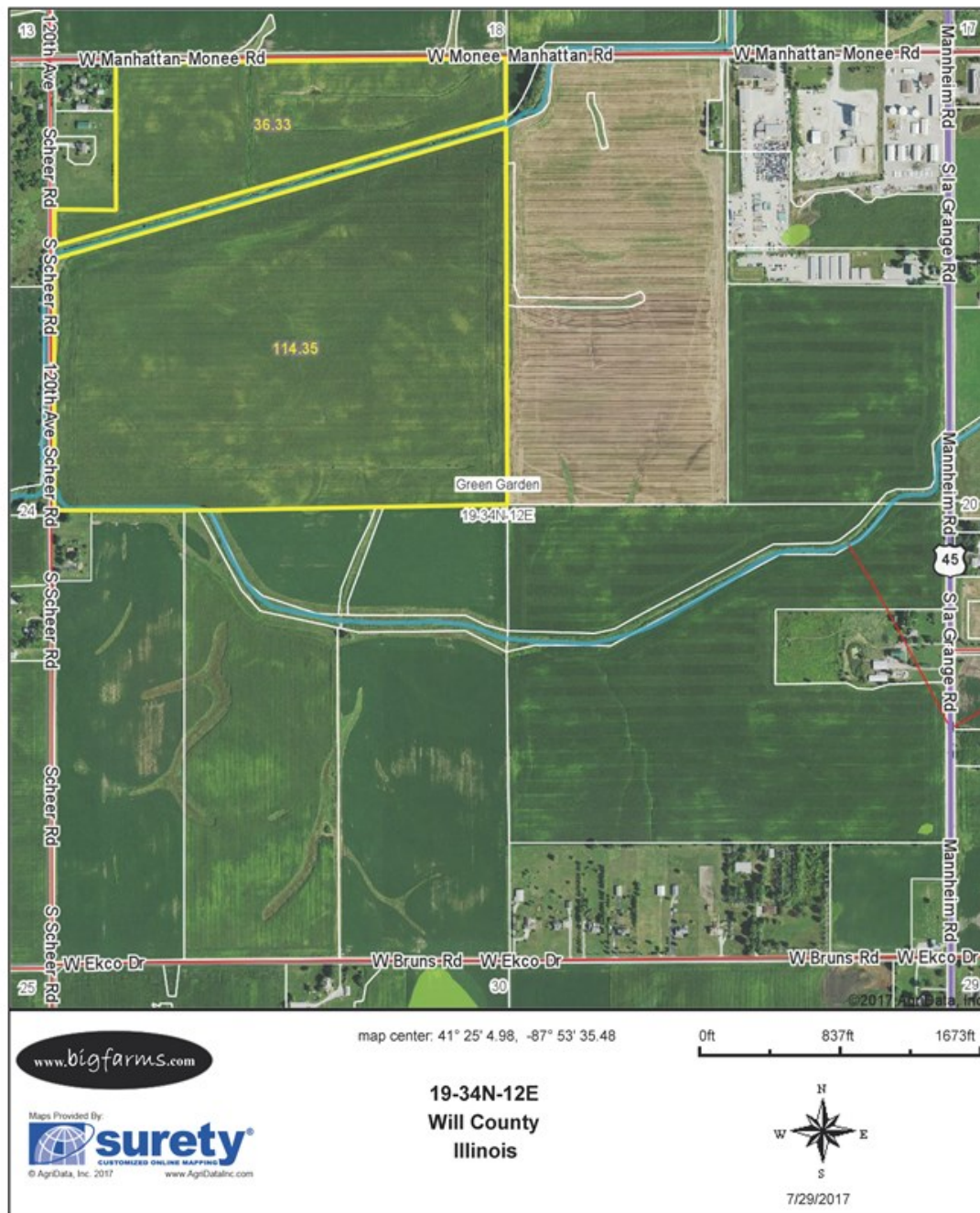
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

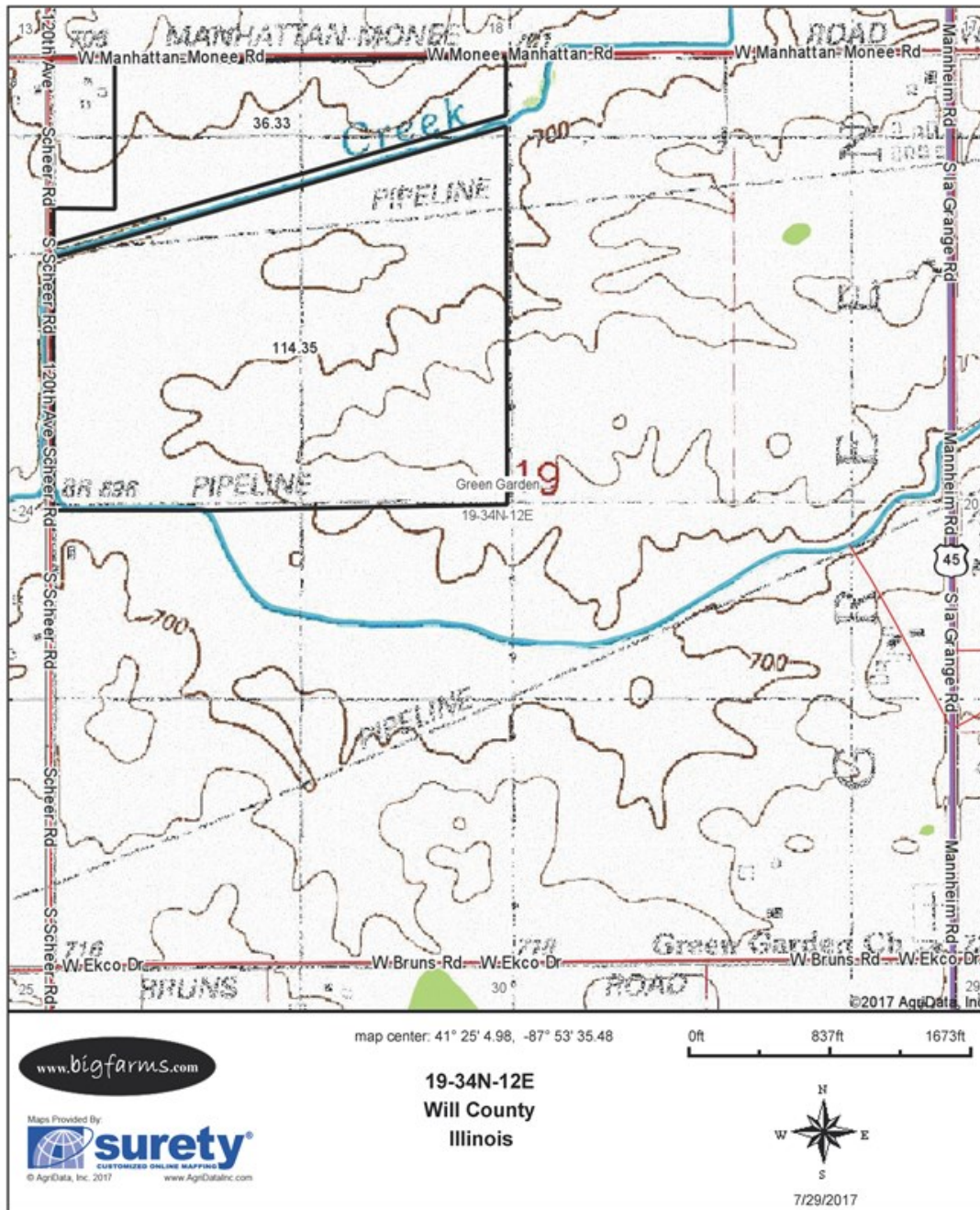
FSA MAP OF 152 ACRE GREEN GARDEN TOWNSHIP

Aerial Map



TOPOGRAPHICAL MAP OF 152 ACRE GREEN GARDEN TOWNSHIP

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.**

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