

15 Ac Wilmington - Peotone Road  
14939 W. Wilmington Rd  
Manhattan IL 60442



# 15 AC WILMINGTON - PEOTONE ROAD

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Manhattan IL 60442

For more information contact:

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



<b>County:</b>	Will
<b>Township:</b>	Wilton
<b>Gross Land Area:</b>	15 Acres
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Agriculture, Residential, Many potential uses
<b>Total Investment:</b>	\$187,500
<b>Unit Price:</b>	\$12,500 per Acre
<b>Soil Productivity Index:</b>	127
<b>Buildings:</b>	None
<b>Utilities:</b>	Well & Septic are required,
<b>Zoning:</b>	Agriculture



15 acres with frontage on Wilmington - Peotone Road, just west of Cedar road. Good farmland or nice place for your home, office or business. Near the proposed Illiana Expressway. Highly traveled road frontage.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Wilmington Road 15 Acres  
**Tax ID Number/APN:** 13-19-28-200-009 for 15 acres in Section 28 Wilton Township, Will County Illinois  
**Possible Uses:** Residential, Commercial many potential uses.  
**Zoning:** The property is zoned Agriculture by Will County.  
**Sale Terms:** Cash at closing is preferred but open to options.

### AREA & LOCATION

**School District:** Peotone Unit School District 207U  
**Location Description:** The property is located on the highly traveled Wilmington-Peotone blacktop road. Good road frontage just west of Cedar road. The parcel would be just south of the proposed Illiana Expressway and near one of the proposed interchanges at Cedar road.  
**Site Description:** Level, vacant farmland in Wilton Township with excellent visibility on Wilmington-Peotone road.  
**Side of Street:** Parcel is on the South side of W. Wilmington - Peotone road.  
**Highway Access:** 7.75 miles east to I-57  
13 miles west to I-55  
15.3 miles north to I-80 New Lenox  
15.3 miles north to I-355 New Lenox  
**Road Type:** County Highway 25 is an asphalt road.  
**Property Visibility:** Excellent visibility from Wilmington-Peotone road.  
**Largest Nearby Street:** Near the corner of Cedar road & Wilmington - Peotone road.

### LAND RELATED

**Lot Frontage (Feet):** 487 feet  
**Tillable Acres:** 14.5  
**Lot Depth:** 1305 feet  
**Buildings:** None  
**Flood Plain or Wetlands:** None known  
**Topography:** Level  
**Soil Type:** Silty Clay Loam, Soil map included with this brochure.

### FINANCIALS

**Finance Data Year:** 2013  
**Real Estate Taxes:** Taxes paid in 2014 were \$221 or \$14.73 per acre.  
**Investment Amount:** Ownership is asking \$17,500 per acre for a total investment amount of \$262,500

### LOCATION

**Address:** 14939 W. Wilmington Road, Manhattan, IL 60442  
**County:** Will County

AERIAL MAP OF WILTON TOWNSHIP 15 ACRES, W. WILMINGTON ROAD, WILL COUNTY ILLINOIS

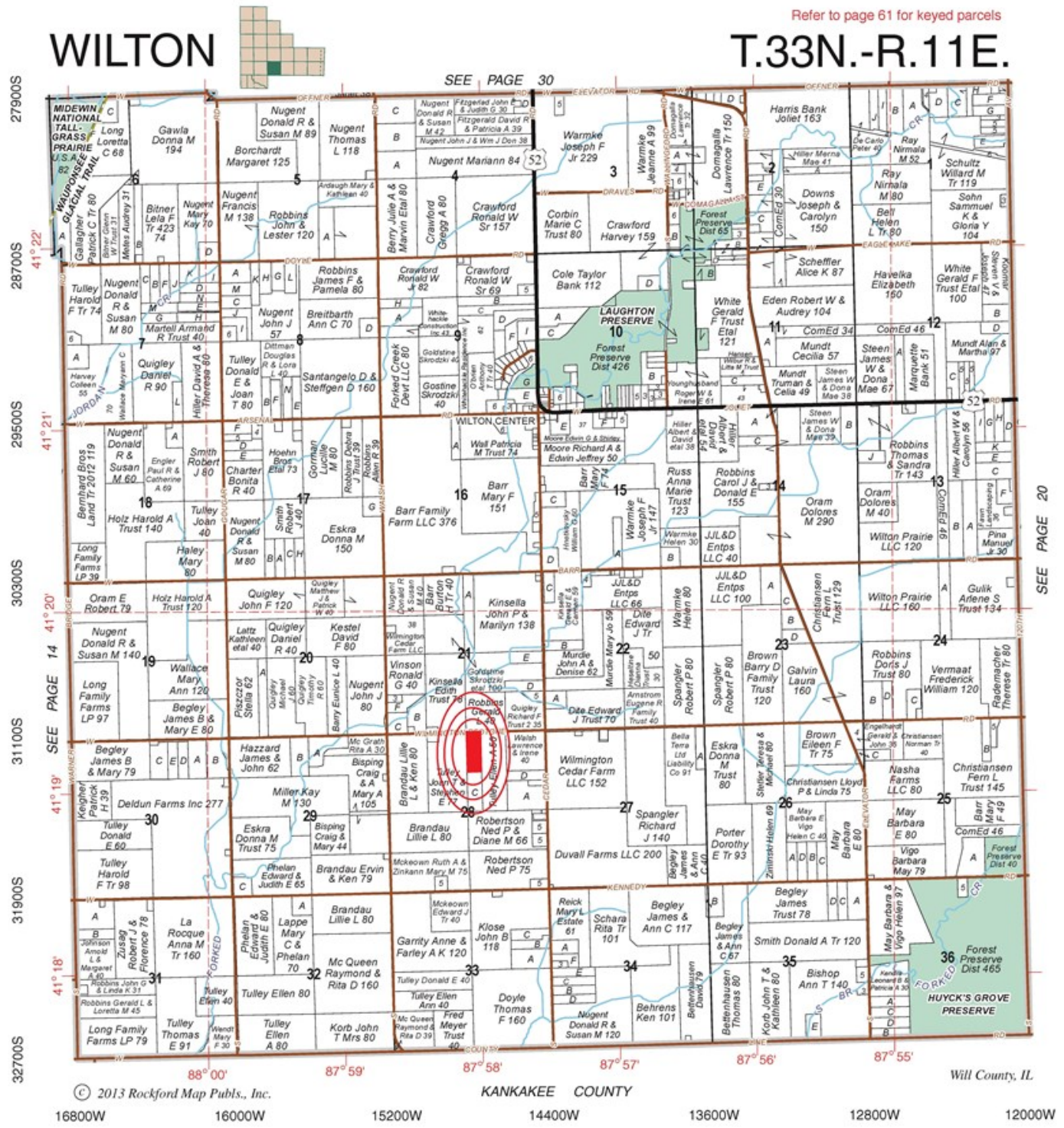


LOCATION MAP FOR 15 ACRES IN WILTON TOWNSHIP, WILL COUNTY ILLINOIS



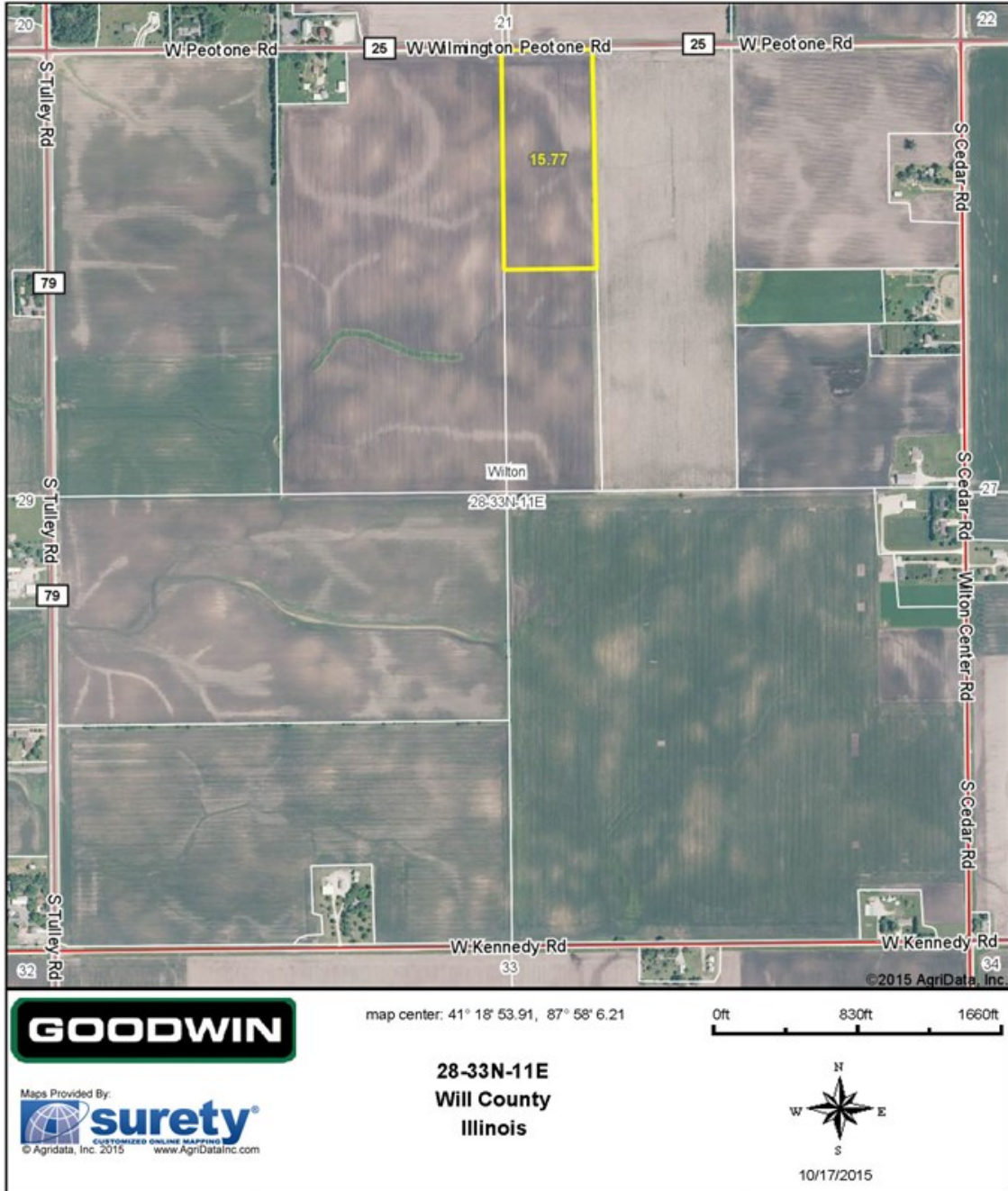


PLAT MAP OF WILTON TOWNSHIP 15 ACRES ON W. WILMINGTON ROAD, WILL COUNTY ILLINOIS



FSA AERIAL MAP OF WILTON TOWNSHIP 15 ACRES

Aerial Map

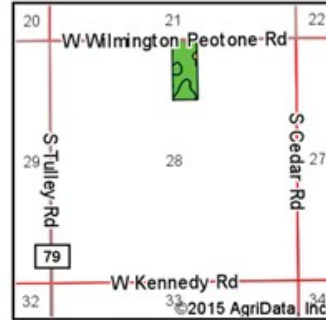
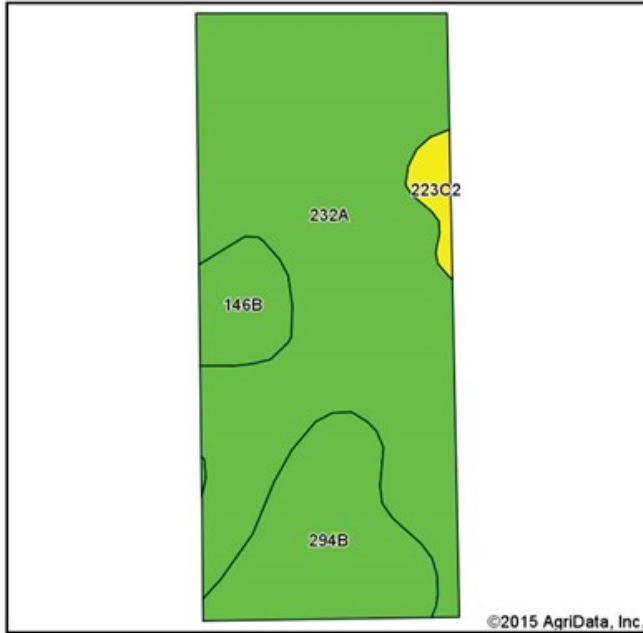


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



SOIL MAP FOR 15 ACRE WILTON TOWNSHIP LAND

Soil Map



State: Illinois  
 County: Will  
 Location: 28-33N-11E  
 Township: Wilton  
 Acres: 15.77  
 Date: 10/17/2015



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Ill. 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	11.27	71.5%		170	56	127
**294B	Symerton silt loam, 2 to 5 percent slopes	3.09	19.6%		**177	**55	**130
**146B	Elliott silt loam, 2 to 4 percent slopes	1.04	6.6%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.37	2.3%		**150	**48	**110
<b>Weighted Average</b>					<b>170.6</b>	<b>55.5</b>	<b>127</b>

Area Symbol: IL197, Soil Area Version: 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 (Updated 1/10/2012)  
 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/>

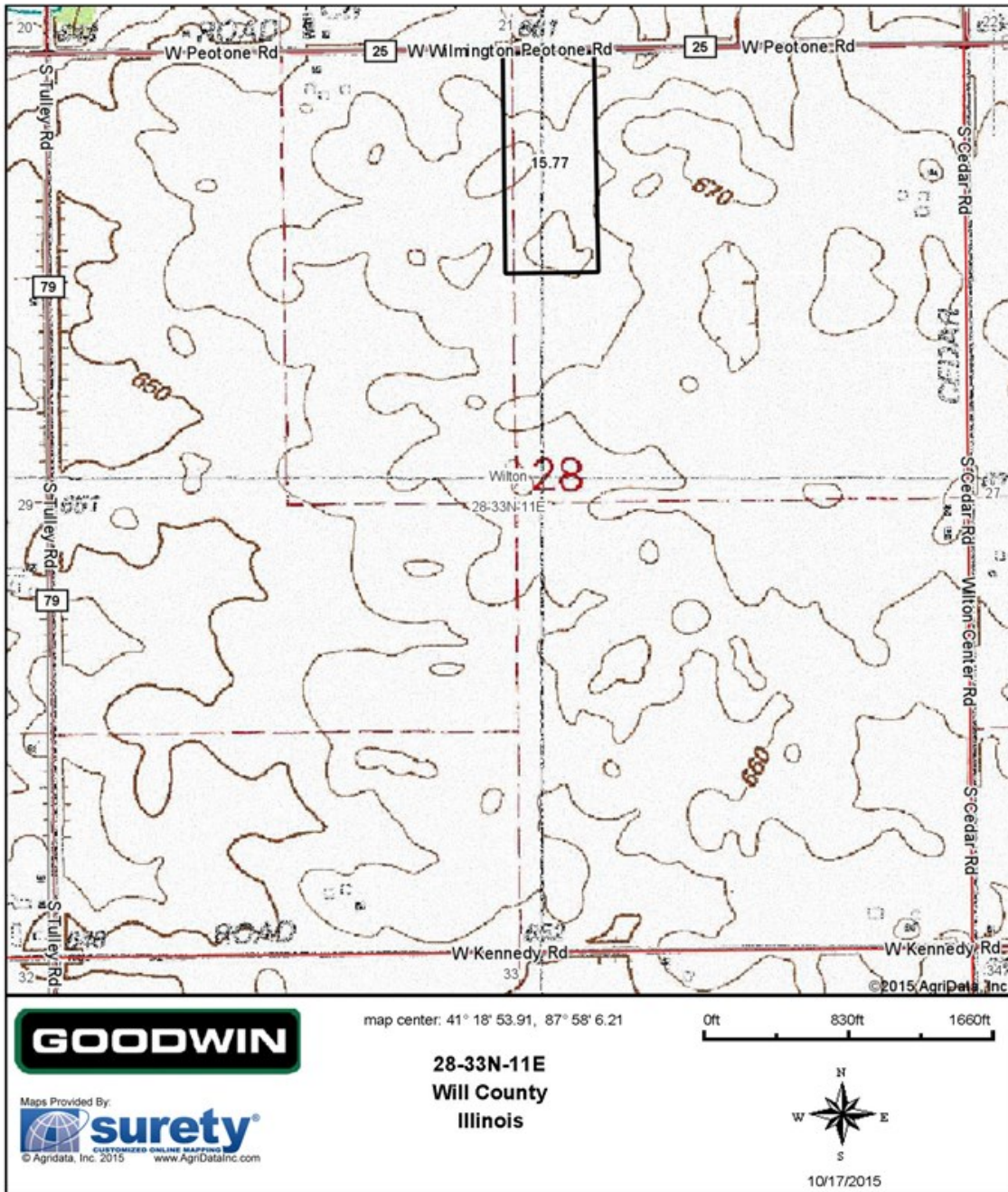
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

TOPOGRAPHICAL MAP OF WILTON TOWNSHIP 15 ACRES

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



## 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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