

25 AC MANHATTAN TWP FARMSTEAD

26000 S. Scheer Rd
Manhattan IL 60442

For more information contact:

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

GOODWIN



County:	Will
Township:	Manhattan
Gross Land Area:	25 Acres
Property Type:	House with three machines shed and grain storage
Possible Uses:	Residential and recreational
Total Investment:	\$425,000
Soil Productivity Index:	The PI for the tillable acres is 120.2
Buildings:	Full set of farm buildings with machine shed and grain storage
Utilities:	Well & Septic
Zoning:	Agriculture



25 Acre farmstead in the Lincoln-Way High School District and Manhattan Grade School District. Full set of farm buildings with grain storage. Two metal machine sheds, one wooden shed. There is also grain storage with drying ability. Creek with approximately 19 tillable acres. This is part of a larger 80 acre parcel that is for sale. There are an additional 55 acres of farmland available.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 25 Acres Manhattan Township Farmstead
Tax ID Number/APN: 14-12-24-400-004-0000 (10 Ac Farmstead)
14-12-24-400-003-0000 (part of the 70 Ac Farmland)
Possible Uses: Residential house plus farm buildings for machinery storage, grain bins. Approximately 3 acre building site, the balance in tillable farmland and creek. Tillable land with rental income and creek to provide a recreational area.
Zoning: Agriculture

AREA & LOCATION

School District: Lincoln-Way High School District #210
Manhattan Grade School District #114
Location Description: This a rural part of Will County, but with easy access to highways, shopping and Metra Rail to Chicago.
Site Description: Part of an 80 acre farm. The seller is willing to split off these 25 acres that are in the northern part of the farm. The 25 acres include the house, farm buildings, grain storage, creek and tillable land. The 25 acres has frontage on Scheer road.
Side of Street: West side of Scheer road.
Highway Access: 7.9 miles to I-57 Monee
1.5 miles to Rt. 45
7.07 miles to Frankfort and Rt. 30
10.9 miles to Rt. 80 & LaGrange Rd (Rt.45)
16 miles to I-55 and Arsenal Rd
Road Type: Gravel
Largest Nearby Street: Manhattan-Monee Road
Transportation: Metra Stations in Manhattan and New Lenox.

LAND RELATED

Lot Frontage (Feet): Approximately 860 feet of frontage on Scheer road.
Tillable Acres: Approximately 19 Acres are tillable of the 25 total acres.
Lot Depth: Quarter mile or about 1320 feet.
Buildings: Full set of farm buildings including two metal machine sheds, grain storage and one wooden barn. The house details per the tax assessor records are 2257 SF of living space, 962 Sf of crawl space/basement. 1.5 Story farmhouse with porch. No fireplace or central air conditioning. Propane gas used for heat. Newest metal shed 60X45, older metal shed 75X45, wooden shed 60X36
Flood Plain or Wetlands: No detailed study, but with creek there will be some area of wetland or flood plain.
Topography: Gently rolling.
FSA Data: 80 total acres with 73.31 of cropland.
Corn base is 27.36 with an FSA yield of 117
Soybean base is 40.34 with an FSA yield of 39
Base acres and yeilds will be prorated if farm is sold separately as 25 acre farmstead and 55 acres of farmland. No CRP acres.
Soil Type: Ashkum silty clay Loam (232A)
Varna silt loam (223C2)
Elliott silty clay loam (146B2)
Available Utilities: Electric to site. Well & Septic at farmstead.

FINANCIALS

Finance Data Year: 2016 taxes paid in 2017
Real Estate Taxes: 14-12-24-400-004-0000 (10 Ac Farmstead) \$7,632
14-12-24-400-003-0000 (part of the 70 Ac Farmland)\$18.78/ac

Approximate total tax bill for the 25 acres and buildings would be
\$7,913.78

Investment Amount:

The investment amount for the farmstead with a total of 25 acres is \$425,000

LOCATION

Address:

26000 S. Scheer Rd
Manhattan, IL 60442-9573

County:

Will County Illinois



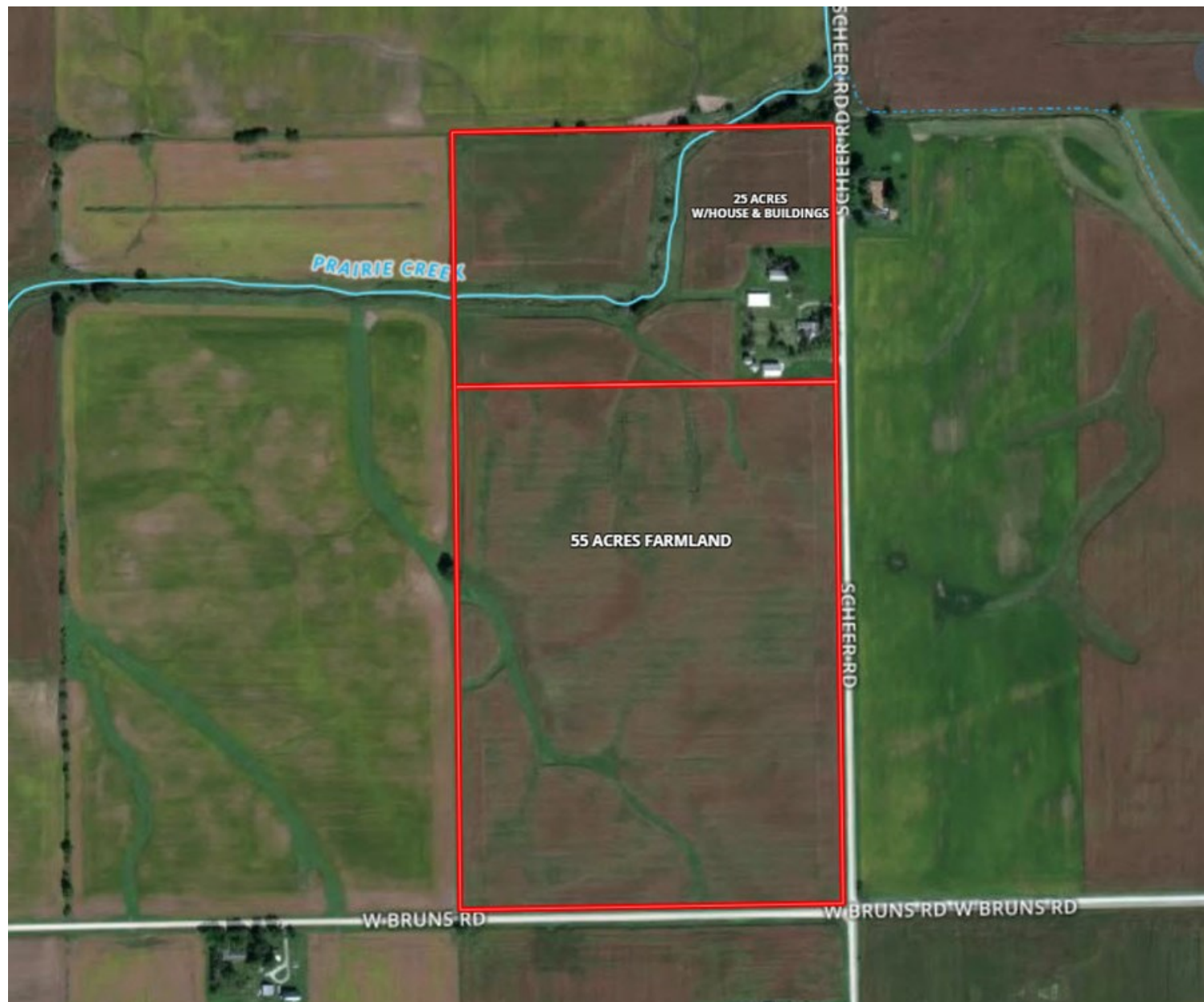
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PROPERTY NOTES

AERIAL MAP OF THE 25 AC FARMSTEAD IN MANHATTAN TOWNSHIP



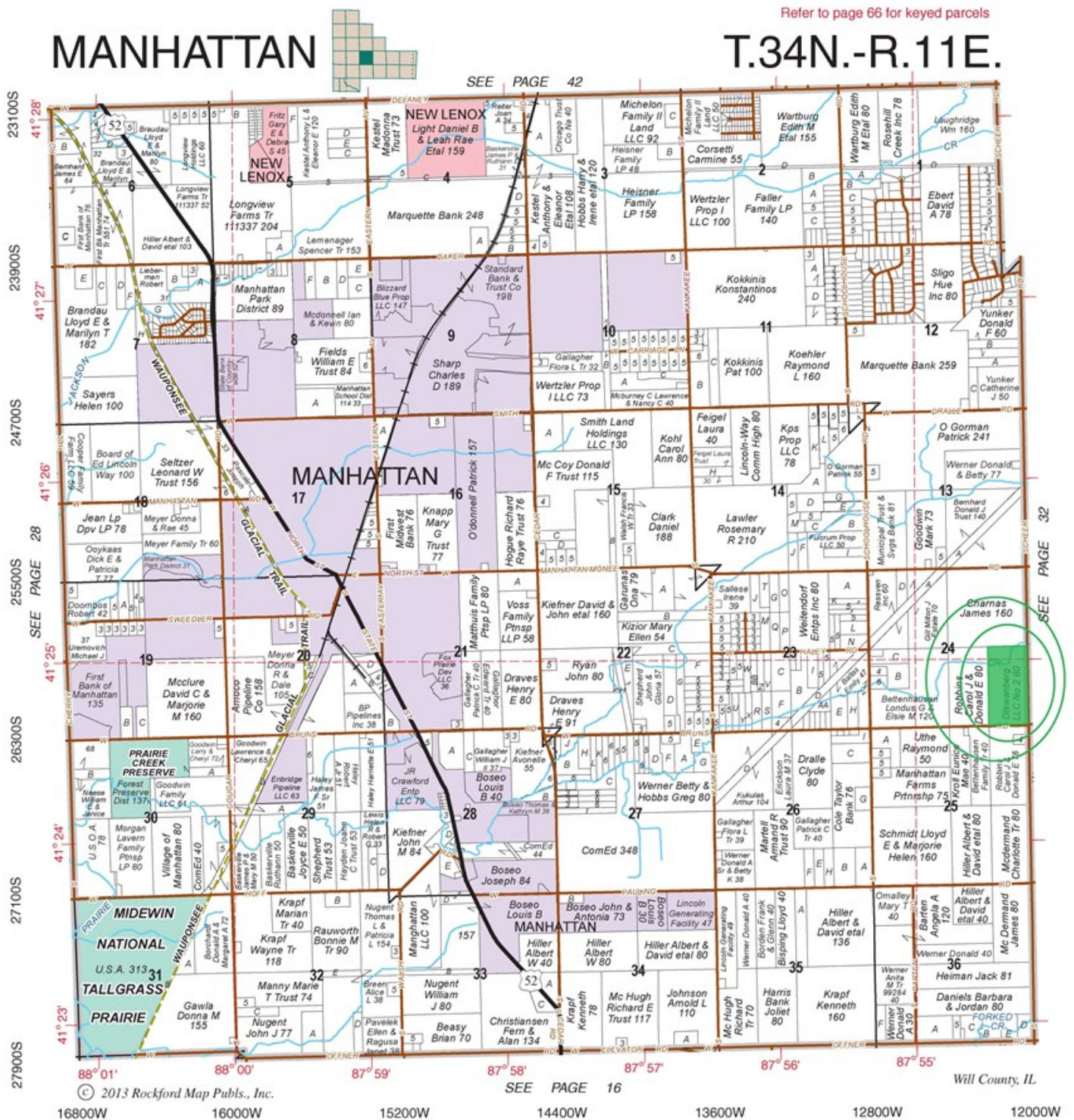
AERIAL MAP OF ALL 80 ACRES IN MANHATTAN TWP. 25 ACRES WITH BLDG & 55 ACRES FARMLAND



LOCATION MAP OF 25 ACRE MANHATTAN TOWNSHIP, WILL COUNTY



PLAT MAP OF 25 ACRES MANHATTAN TOWNSHIP, WILL COUNTY



FSA MAP OF 25 ACRE MANHATTAN TOWNSHIP FARM & BUILDINGS

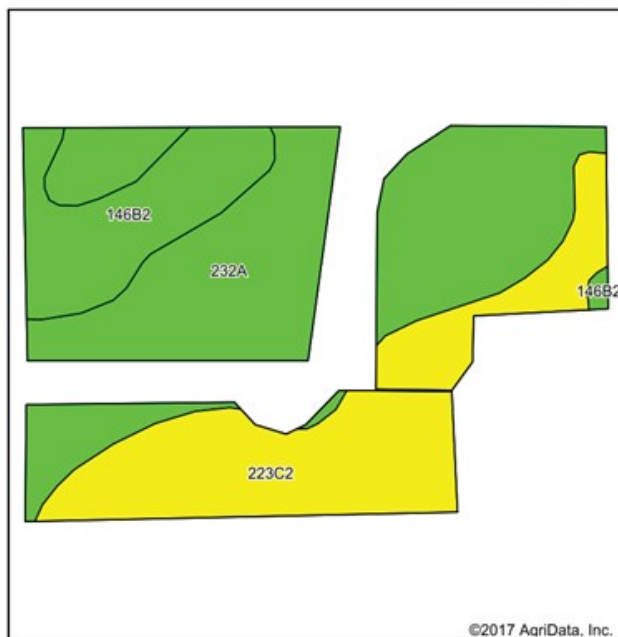
Aerial Map



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 THE TILLABLE ACRES OF THE MANHATTAN TOWNSHIP FARM

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Will**
Location: **24-34N-11E**
Township: **Manhattan**
Acres: **18.97**
Date: **10/26/2017**

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Maps Provided By:
surety
CUSTOMER 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	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.80	51.7%		170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	6.18	32.6%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.99	15.8%		**160	**52	**119
Weighted Average					161.9	52.8	120.2

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/2142/10271>

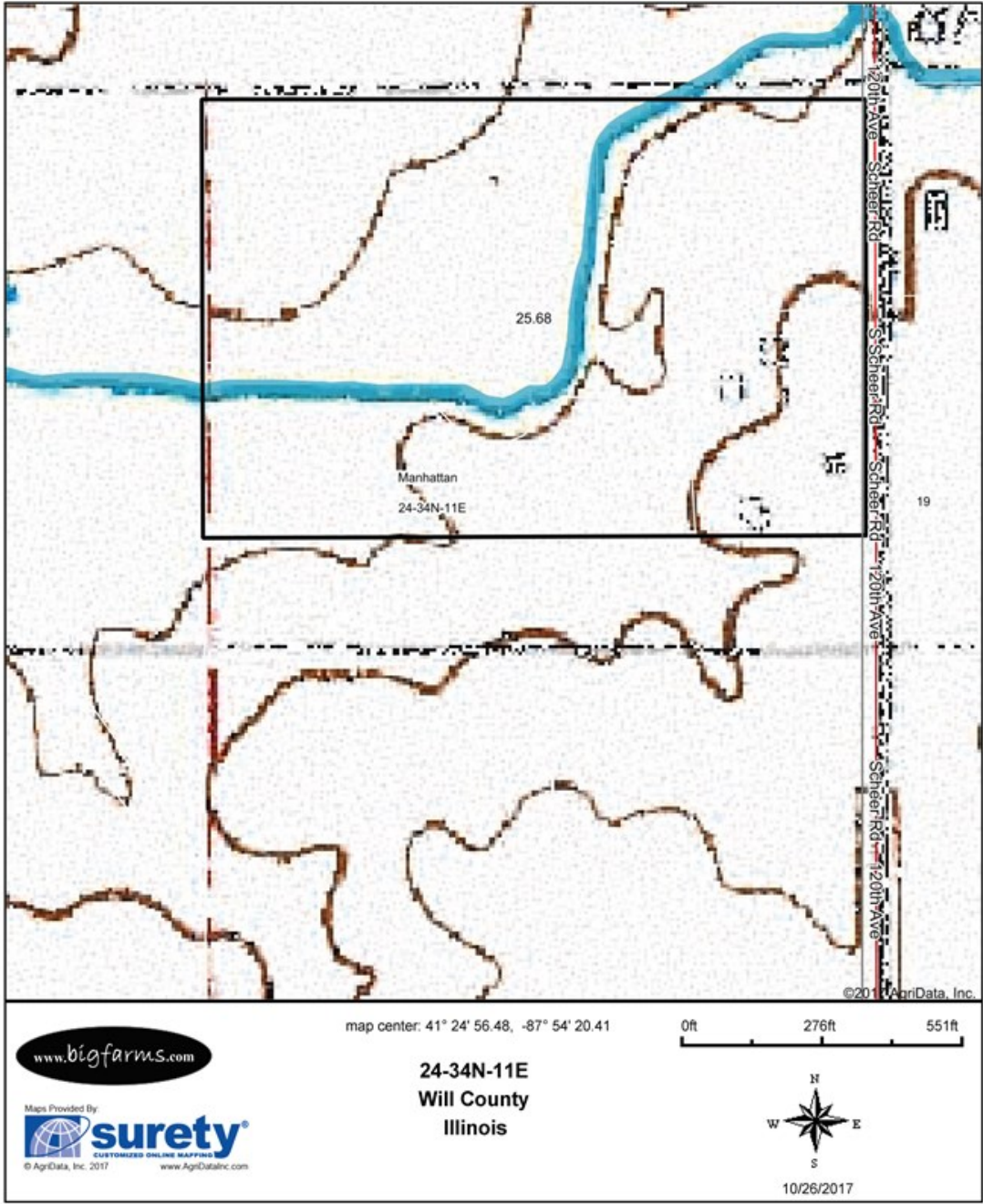
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

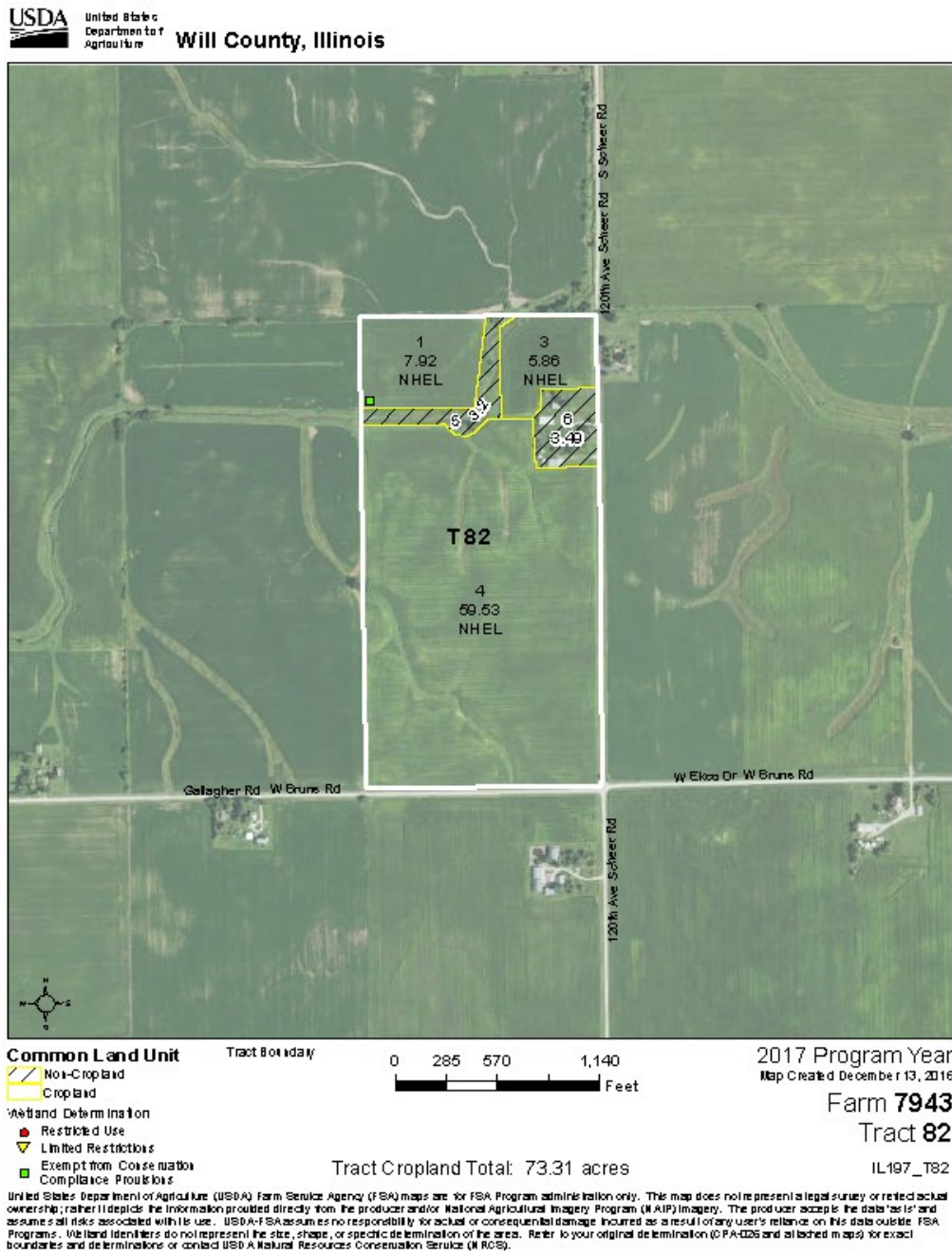
TOPOGRAPHICAL MAP OF 25 ACRE MANHATTAN TOWNSHIP, MANHATTAN IL

Topography Map



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

FSA MAP SHOWING ALL 80 ACRES THAT ARE AVAILABLE FOR SALE



FARMHOUSE ON THE 25 ACRE MANHATTAN TOWNSHIP FARM



MACHINE SHED & GRAIN STORAGE ON 25 AC MANHATTAN TWP FARM



Newest machine shed, approximately 60X45



Grain storage

MACHINE SHED, GRAIN STORAGE, POWER SUPPLY AND WOODEN SHED



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.



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