

40± AC WILTON TOWNSHIP FARM

0 S Gougar Road
Manhattan IL 60442

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

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



GOODWIN

County:	Will
Township:	Wilton
Gross Land Area:	40.4± Acres
Property Type:	Agricultural / Farmland
Possible Uses:	Row-crop farmland; long-term investment
Total Investment:	\$494,900.00
Unit Price:	\$12,250 per acre
Productivity Index (PI):	122.4
Value Per PI Point:	100.08
Buildings:	None
Utilities:	Electric (ComEd) along the road; private well & septic for building site
Zoning:	A-1 Agricultural (unincorporated Will County)



This 40.4±-acre Wilton Township tract is a clean, add-on-sized parcel in the heart of south Will County's grain belt — a manageable size for a neighboring operator, first-time land buyer, or investor wanting exposure to one of the region's steadiest farmland markets.

- **40.4± acres** (tax record; final by survey) with S Gougar Road frontage, Wilton Township, Will County
- **Weighted productivity index ~122.4** (Illinois Bulletin 811) — Ashkum, Varna & Elliott soils
- ~4 mi south of **Manhattan** and its **Metra SouthWest Service terminus**
- Majority **FEMA Zone X**; a mapped AE floodway band follows the drainage that crosses the tract
- Boundary **survey** to be provided; **mineral rights convey** to buyer

The farm. Ashkum silty clay loam anchors the tract at ~58%, joined by Varna and Elliott silt loams for a weighted PI of ~122.4 (Illinois Bulletin 811). The ground lies level to gently rolling in a section dominated by large-tract grain farms. About 78% of the tract is FEMA Zone X (minimal flood hazard); a mapped AE floodway band of roughly 8 acres follows the Forked Creek tributary that crosses the parcel — long farmed with the balance of the field — and a small NWI riverine feature (~0.3 ac) marks the channel.

Location & access. The farm fronts S Gougar Road on its east line, about a mile north of Wilmington-Peotone Road — the direct east-west connector to I-55 at Wilmington and I-57 at Peotone. The village of Manhattan, US 52, and the Metra SouthWest Service terminus are roughly four miles north; Joliet is about a dozen miles northwest.

Area strength. Wilton Township remains one of Will County's most stable farm neighborhoods, ringed by long-horizon demand drivers: Manhattan's continued residential growth to the north, the Joliet-Elwood intermodal corridor to the northwest, and the proposed South Suburban Airport site ~14 miles east.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40± AC Wilton Township Farm
Tax ID Number/APN: 13-19-07-200-012-0000
Possible Uses: Row-crop agriculture; long-term land investment
Zoning: A-1 Agricultural (unincorporated Will County)
Sale Terms: Cash at closing; final price based on surveyed acres; seller to provide boundary survey; mineral rights convey to buyer

AREA & LOCATION

School District: Peotone CUSD 207-U — Connor Shaw Center (PK), Peotone Elementary (K–3), Peotone Intermediate Center (4–5), Peotone Junior High (6–8), Peotone High School (9–12)
Market Type: Rural / agricultural
Location Description: Wilton Township, Will County — established large-tract grain neighborhood four miles south of Manhattan, between the I-55 (Wilmington) and I-57 (Peotone) corridors.
Site Description: 40.4± acres, predominantly tillable; level to gently rolling; a Forked Creek tributary crosses the tract with a mapped AE floodway band (~8 ac).
Side of Street: West side of S Gougar Road (east-line frontage)
Highway Access: Wilmington-Peotone Rd ~1 road mi south; US 52 at Manhattan ~4 road mi north; I-57 Exit 327 (Peotone) ~12 road mi; I-55 at Wilmington ~10–12 road mi
Road Type: Township/county road — S Gougar Road
Legal Description: S1/2 of the S1/2 of the NE1/4 of Sec. 7, T33N-R11E, Will County, IL (full legal by survey/title)
Property Visibility: Open farm frontage along S Gougar Road
Largest Nearby Street: US 52 / Wilmington-Peotone Road
Transportation: Metra SWS Manhattan station ~4.5 mi (terminus; ~40 rail mi to Chicago Union Station); Joliet Gateway Center ~12 mi (Metra + Amtrak); proposed South Suburban Airport ~14 mi; Midway ~32 mi; O'Hare ~43 mi

LAND RELATED

Lot Frontage (Feet): ~651 ft along S Gougar Road (Land ID measurement; final by survey)
Tillable Acres: Predominantly tillable (final by survey/FSA)
Lot Depth: ~2,600 ft east–west (Land ID measurements: north line ~2,593 ft, south line ~2,613 ft; final by survey)
Buildings: None
Zoning Description: A-1 Agricultural District, Will County Zoning Ordinance Ch. 155 (10-ac minimum lot area); existing farm operations protected under the Illinois Farm Nuisance Act
Flood Plain or Wetlands: ~78% FEMA Zone X (minimal hazard); AE floodway 6.23 ac + AE 100-yr 1.6 ac along the crossing drainage; ~2% 500-yr — panels 17197C0450G & 17197C0475G (eff. 2/15/2019); ~0.26-ac NWI riverine features
Topography: Level to gently rolling
Soil Type: Ashkum silty clay loam (232A) 58.3%; Varna silt loam (223C2) 22.4%; Elliott silt loam (146B) 18.8%; Elliott silt loam (146A) 0.5%
Soil Fertility: Weighted productivity index ~122.4 (Illinois Bulletin 811)
Available Utilities: Electric (ComEd) along the road; propane typical (no natural gas main confirmed); private well & septic for building site

FINANCIALS

Finance Data Year: 2024
Real Estate Taxes: \$1,179.20 (2024, payable 2025). Estimated real estate taxes ~ \$29.19 per acre (based on 40.4± acres).
Investment Amount: \$494,900.00 (\$12,250.00 per acre)

LOCATION

Address: 0 S Gougar Road, Manhattan, IL 60442
County: Will, IL
MSA: Chicago–Naperville–Elgin, IL-IN-WI



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PROPERTY NOTES

Property facts

- Acreage: 40.4± ac (tax record; final by survey)
- PIN / Tax ID: 13-19-07-200-012-0000 (Will County)
- Township / Section: Wilton Township — Sec. 7, T33N-R11E
- Soils (weighted PI ~122.4): Ashkum silty clay loam 58.3%, Varna silt loam 22.4%, Elliott silt loam 19.3% (two phases)
- Topography: level to gently rolling
- Flood: ~78% FEMA Zone X; mapped AE floodway/100-yr band (~8 ac) along the crossing drainage — panels 17197C0450G & 17197C0475G (eff. 2/15/2019)
- Wetlands (NWI): ~0.3 ac riverine features (R4SBCx, R5UBH)
- Zoning: A-1 Agricultural, unincorporated Will County
- Utilities: electric (ComEd) along the road; private well & septic for any building site
- Survey to be provided; mineral rights convey to buyer

Location & distances (approx., straight-line unless noted)

- Manhattan / US 52: ~4 mi · Metra SWS Manhattan station: ~4.5 mi · Wilton Center: ~4 mi
- Wilmington-Peotone Rd: ~1 road mi · I-57 Exit 327 (Peotone): ~12 road mi · I-55 (Wilmington): ~10–12 road mi
- Joliet Gateway Center (Metra Rock Island / Heritage Corridor; Amtrak): ~12 mi
- Proposed South Suburban Airport: ~14 mi · Midway: ~32 mi · O'Hare: ~43 mi
- Schools: Peotone CUSD 207-U — Connor Shaw Center (PK), Peotone Elementary (K–3), Peotone Intermediate (4–5), Peotone Junior High (6–8), Peotone High School (9–12)

Local resources

- [Will County GIS](#)
- [Will County Supervisor of Assessments](#)
- [Will County Land Use / Zoning](#)
- [USDA Web Soil Survey](#)
- [FEMA Map Service Center](#)
- [Peotone CUSD 207-U](#)
- [Metra SouthWest Service — Manhattan](#)

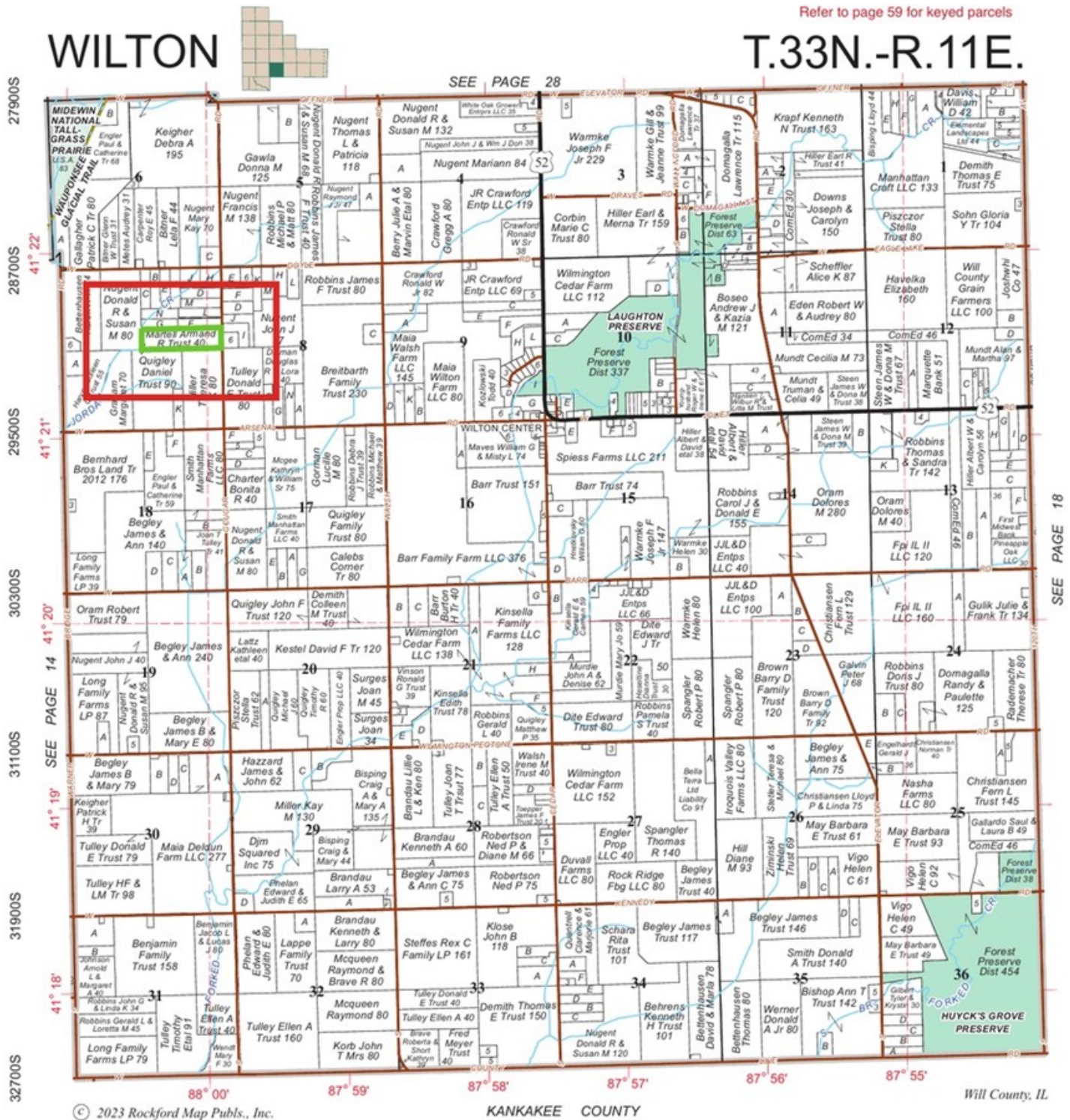
PROPERTY MAP



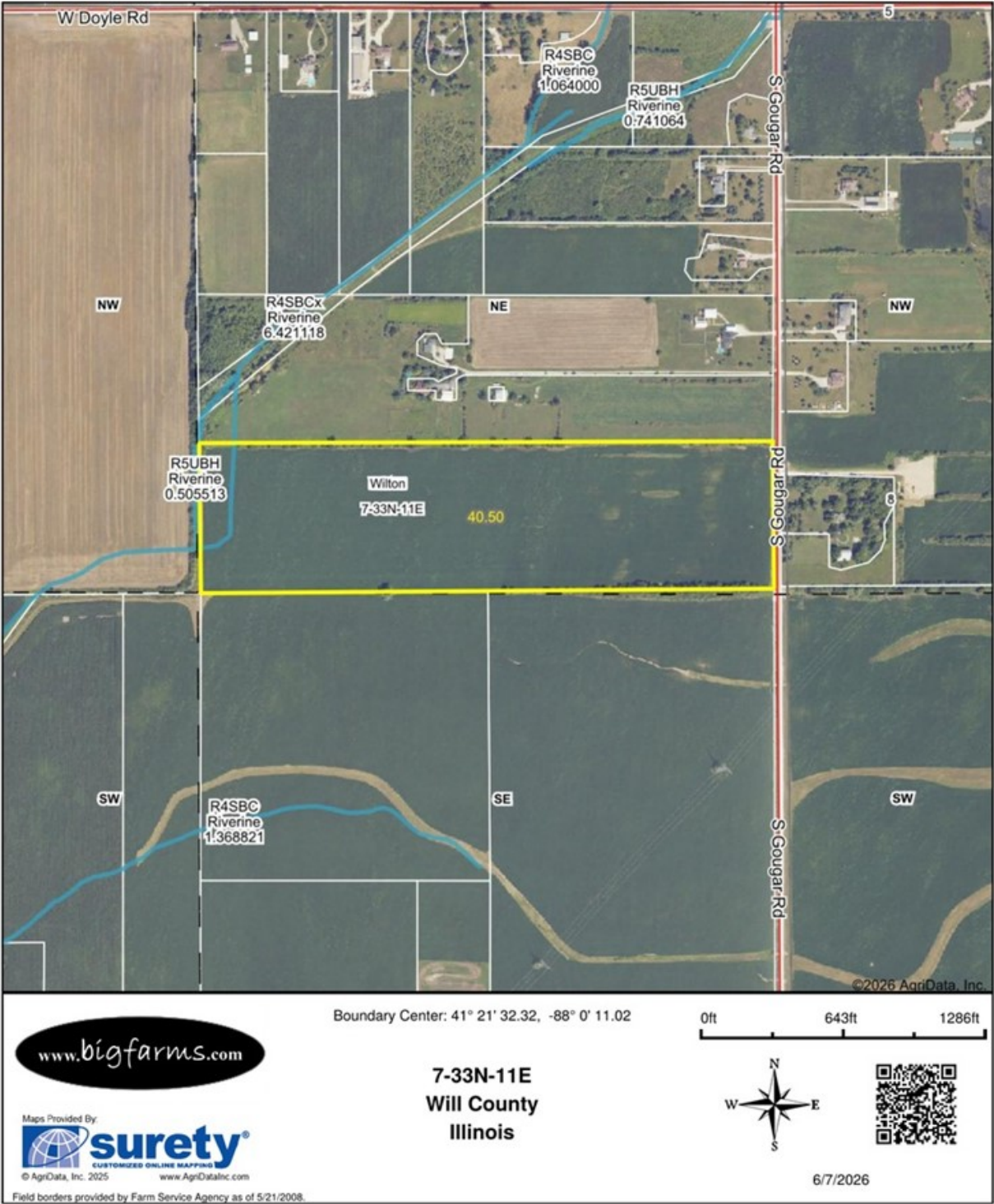
AREA LOCATION MAP



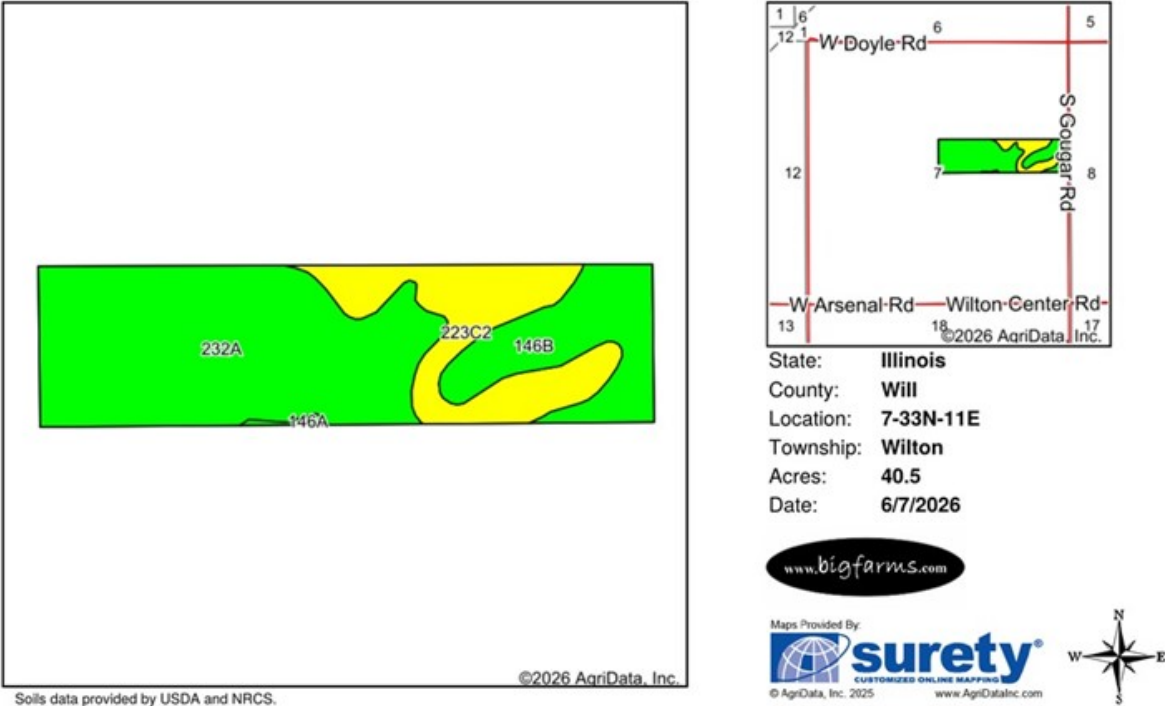
PLAT MAP



FSA AERIAL MAP

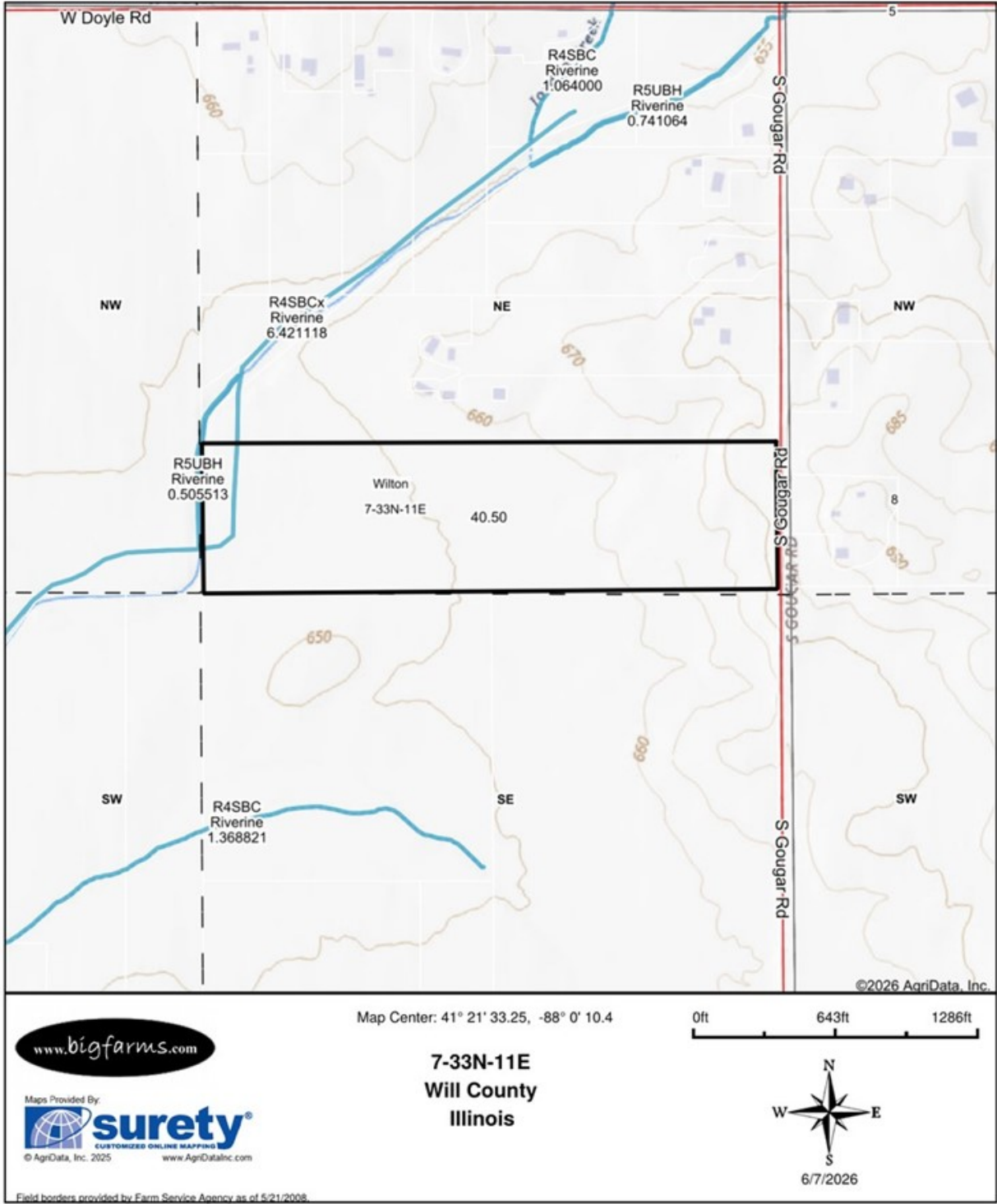


SOIL MAP

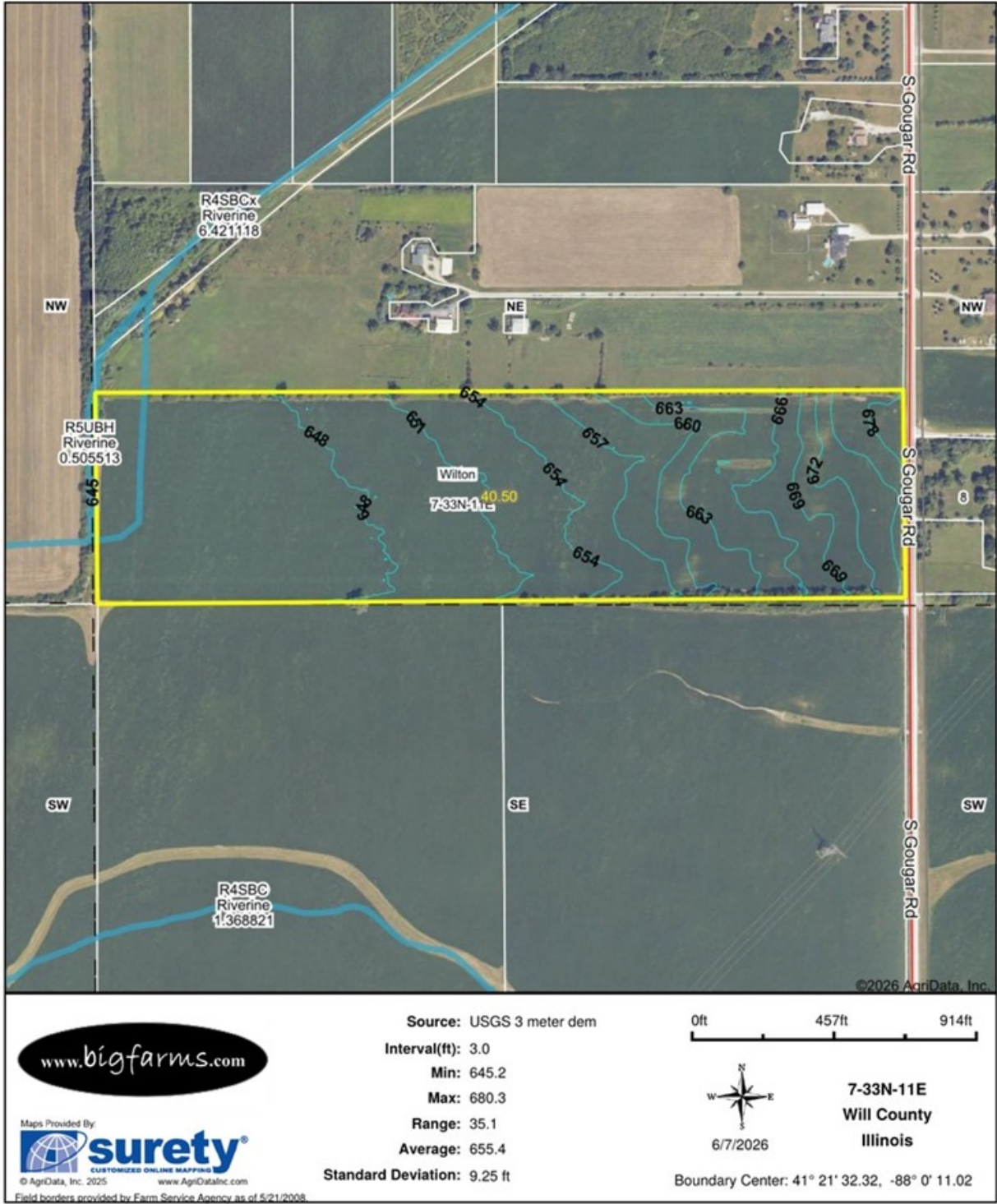


Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

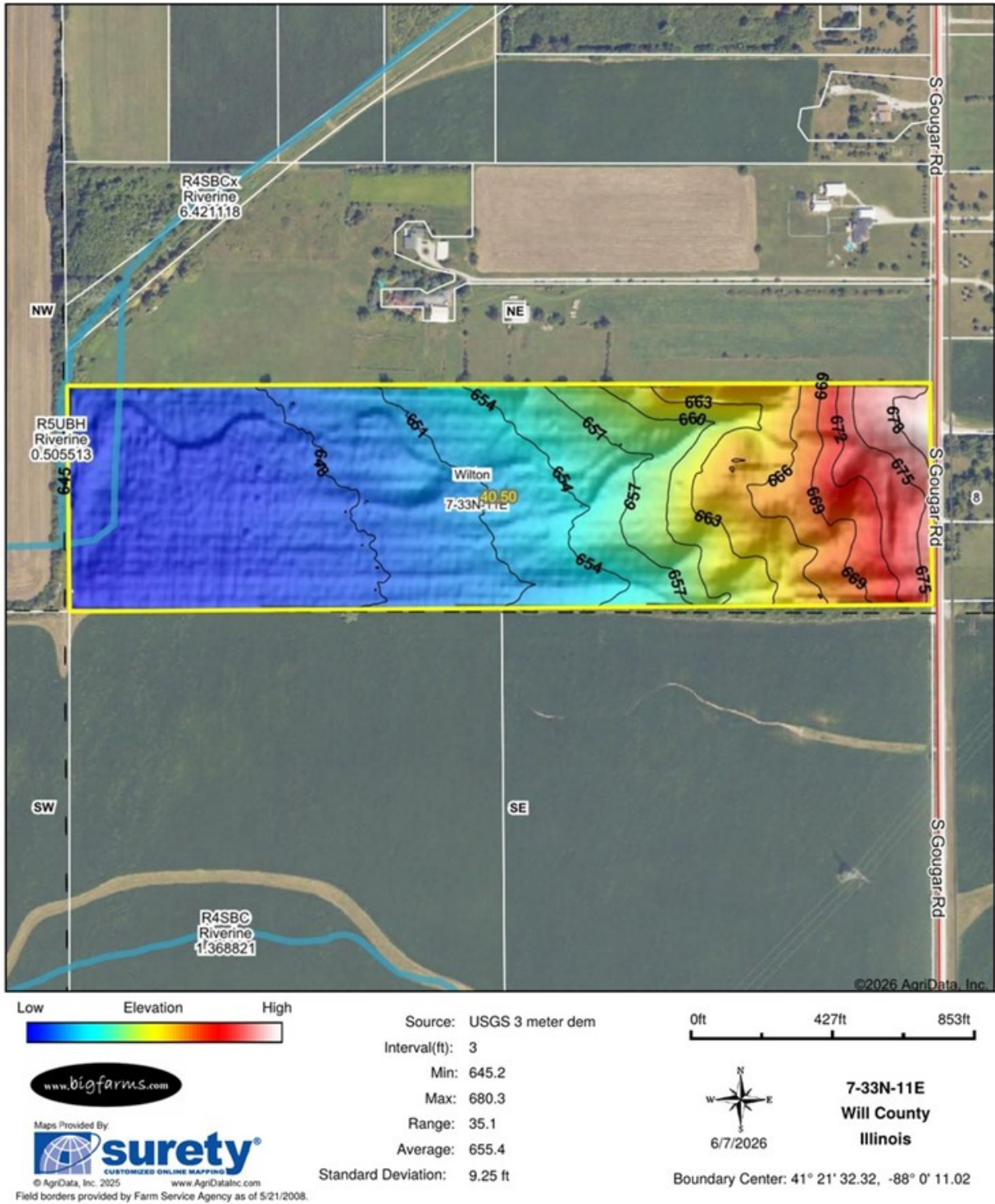
TOPO MAP



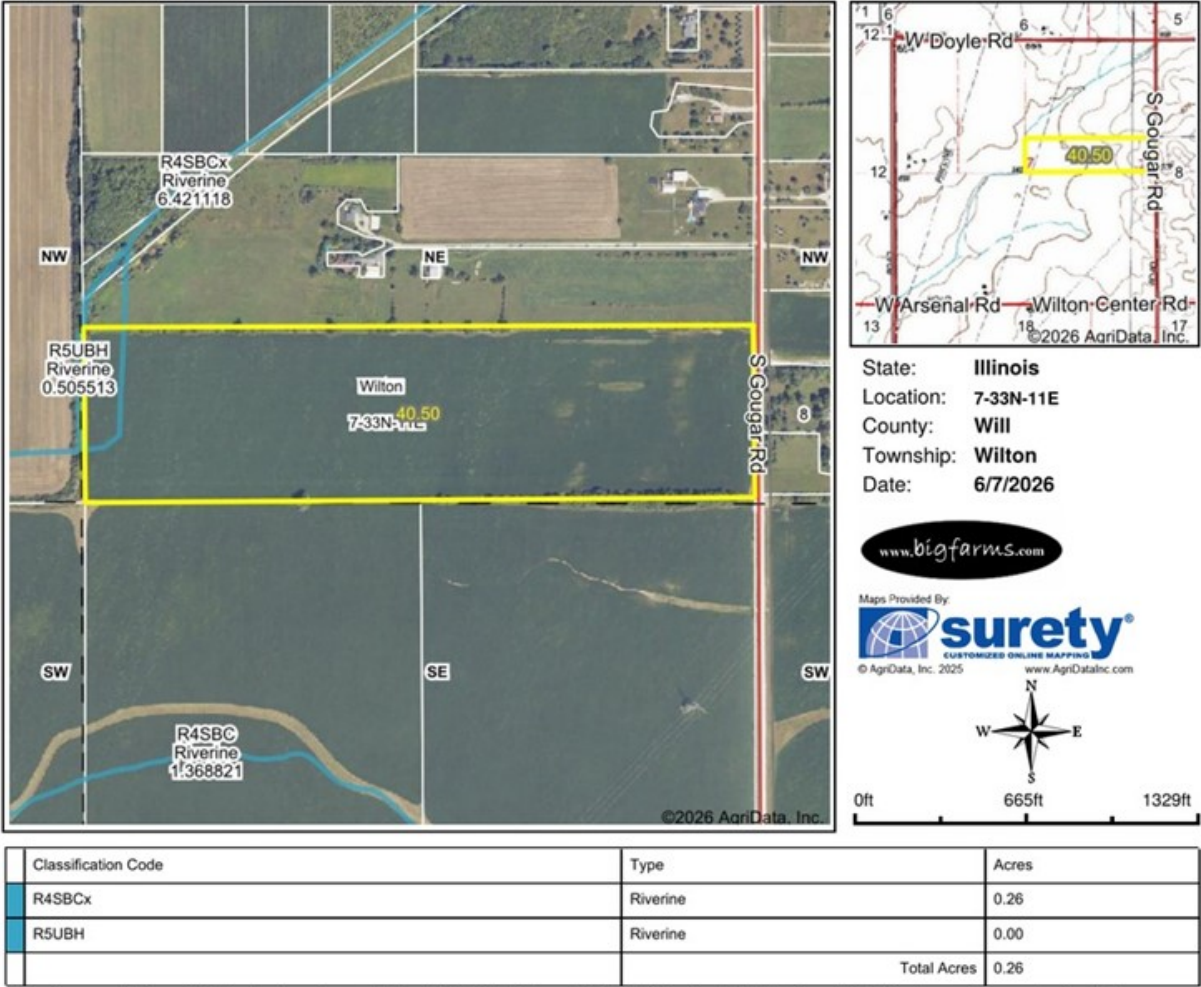
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



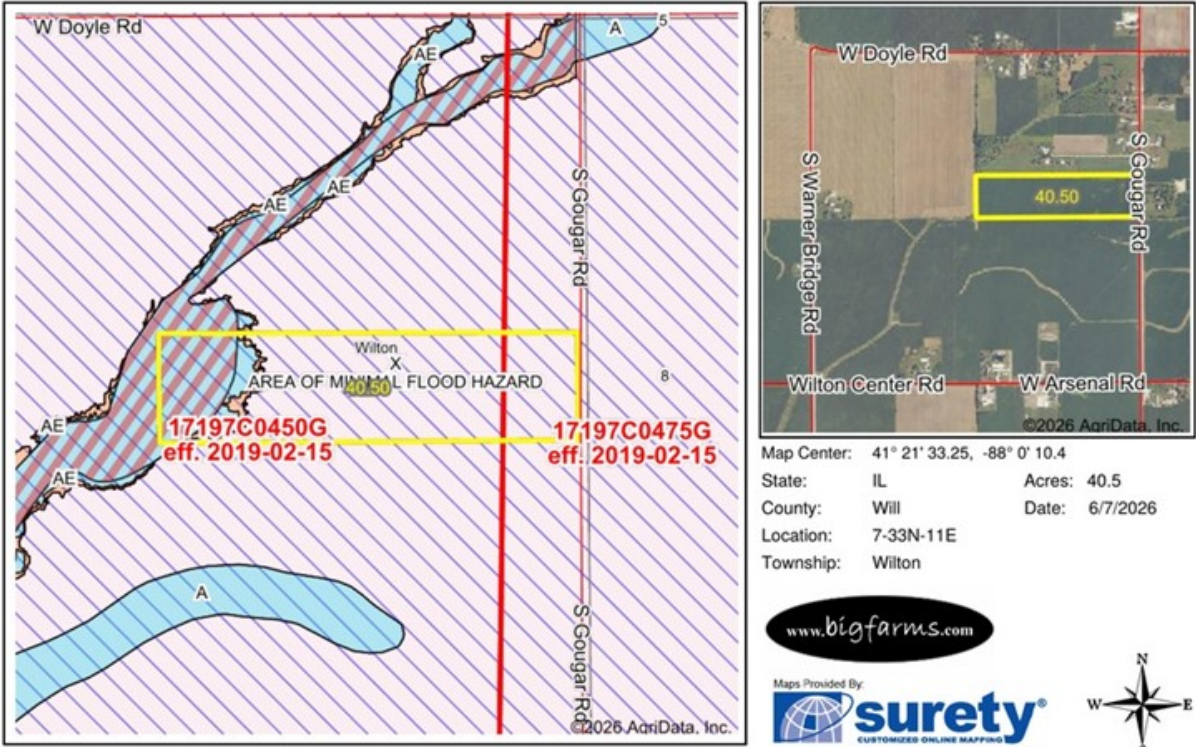
WETLAND MAP



Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	40.5	100%
Total				40.5	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	31.79	78.4%
AE	FLOODWAY	100-year Floodplain	6.23	15.4%
AE		100-year Floodplain	1.6	4.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.8	2.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.08	0.2%
Total			40.50	100%

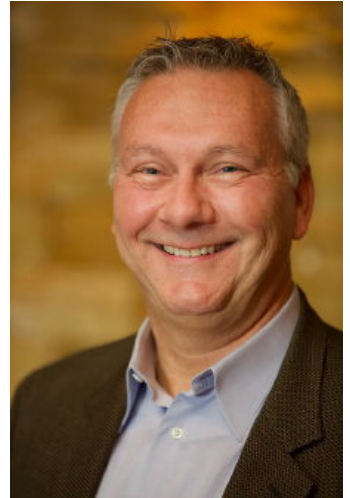
Panel	Effective Date	Acres	Percent
17197C0450G	2/15/2019	33.36	82.4%
17197C0475G	2/15/2019	7.14	17.6%
Total		40.50	100%

Flood related information provided by FEMA

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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