

70 ACRE OFFNER ROAD FARM

**NW Corner of Offner & Walsh Road
Manhattan IL 60442**

For more information contact:

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County:	Will
Gross Land Area:	70 Acres
Property Type:	Farmland
Possible Uses:	Agriculture with long term development potential
Total Investment:	\$623,000
Unit Price:	\$8,900
Soil Productivity Index:	125.7
Buildings:	None
Utilities:	Electric
Zoning:	AGRICULTURAL



70 total acres with 68+ tillable acres. No buildings. Easy access to Rt.52.. The proposed Illiana Expressway approximately 3 miles south. Open farm lease for the 2015 crop season. Good level farmland with long term development potential. Farm is just South of Manhattan.



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AERIAL MAP 1



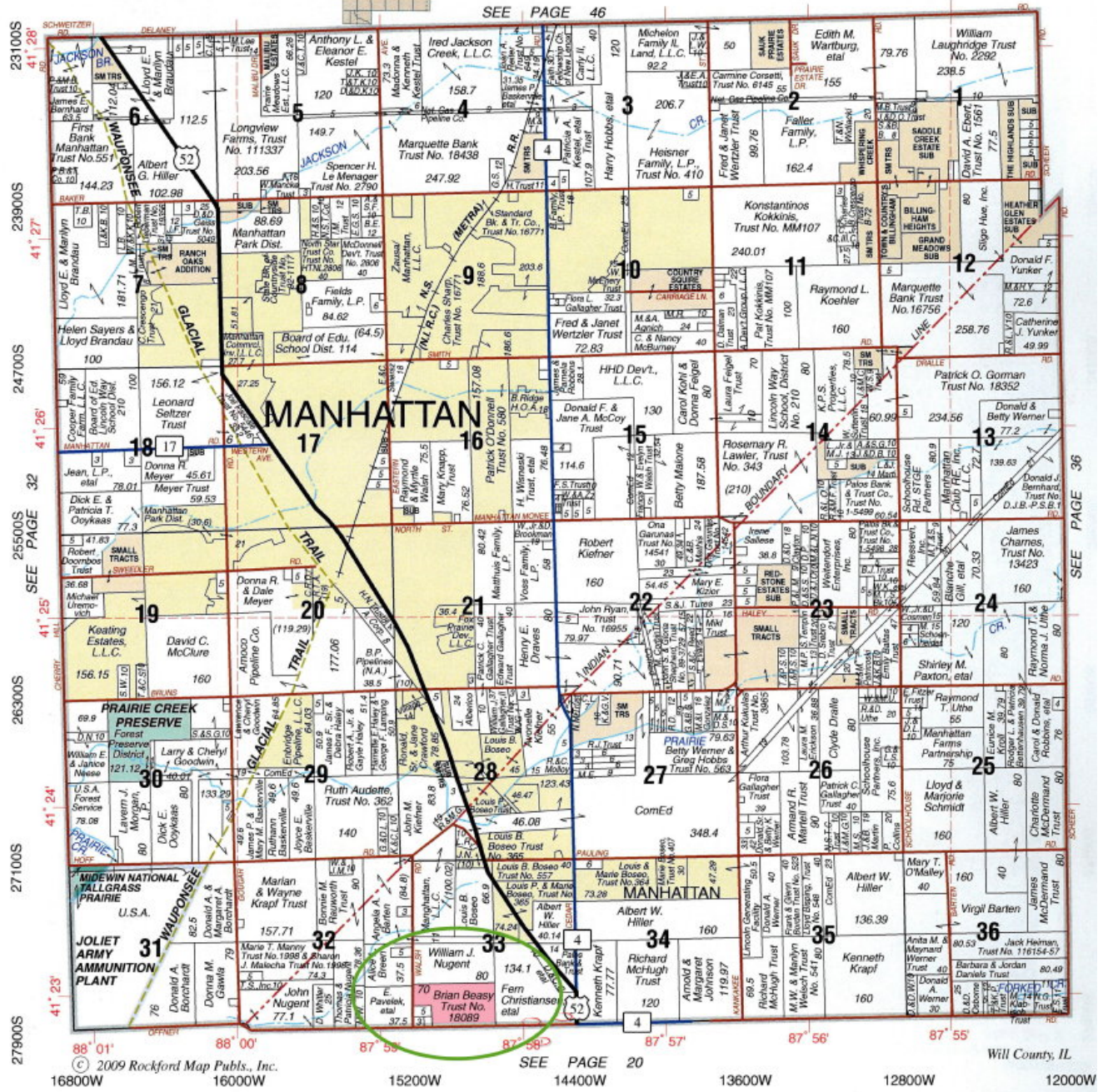
AERIAL MAP 2



PLAT PAGE

MANHATTAN

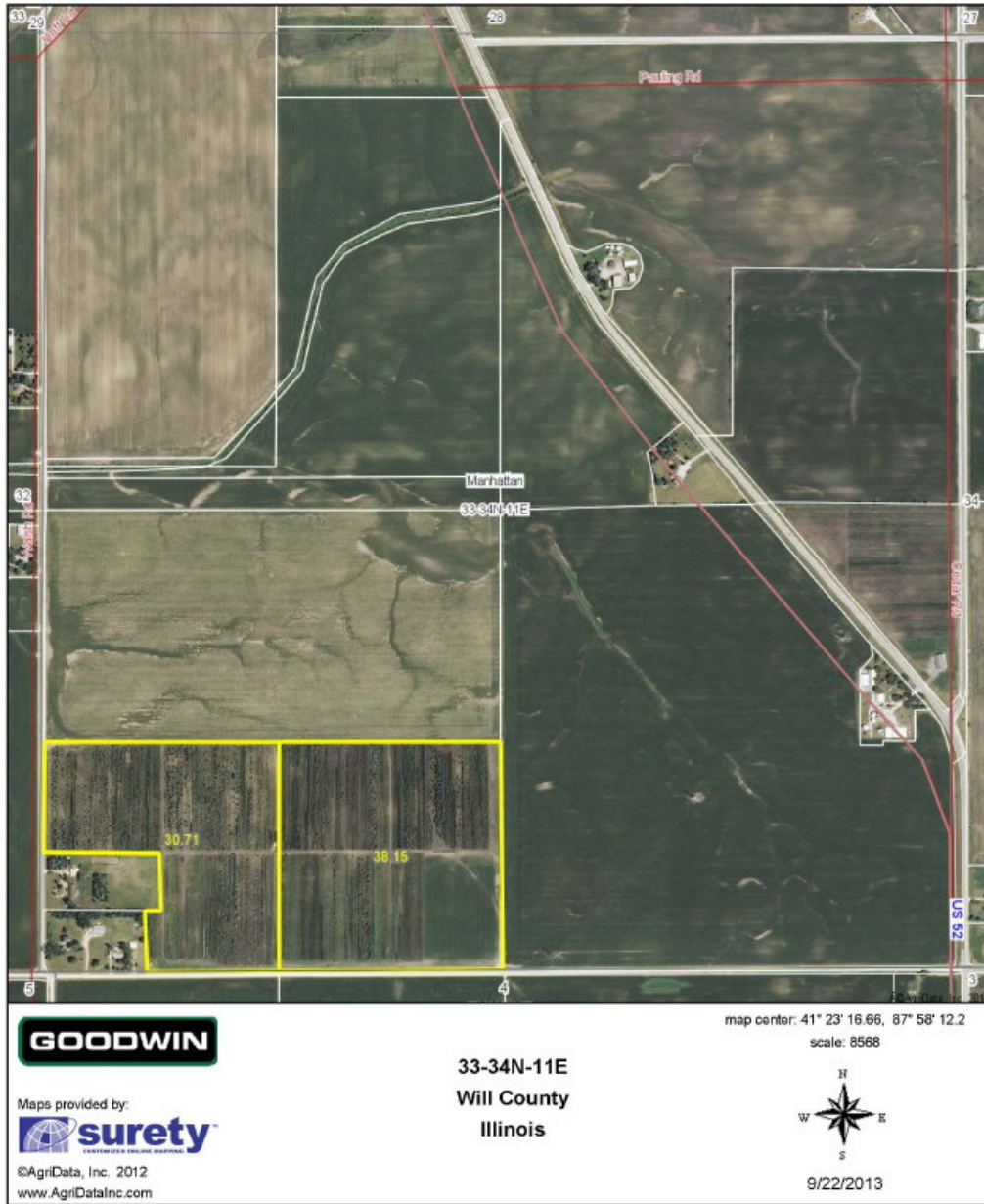
T.34N.-R.11E.



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

FSA MAP

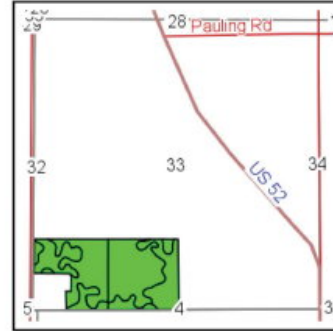
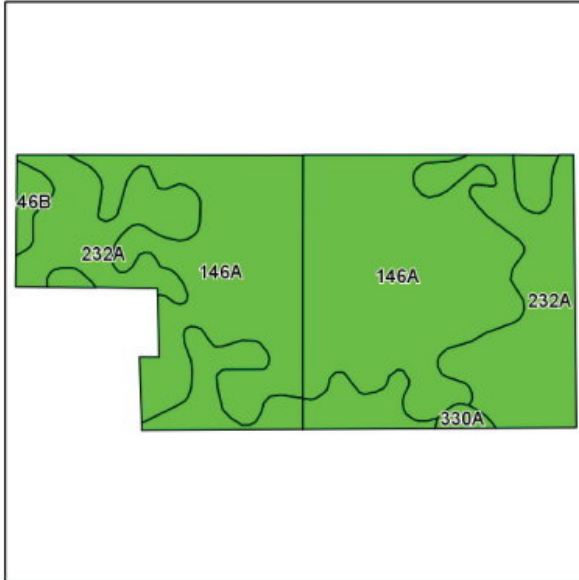
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

SOIL MAP

Soils Map



State: **Illinois**
 County: **Will**
 Location: **33-34N-11E**
 Township: **Manhattan**
 Acres: **68.86**
 Date: **9/22/2013**



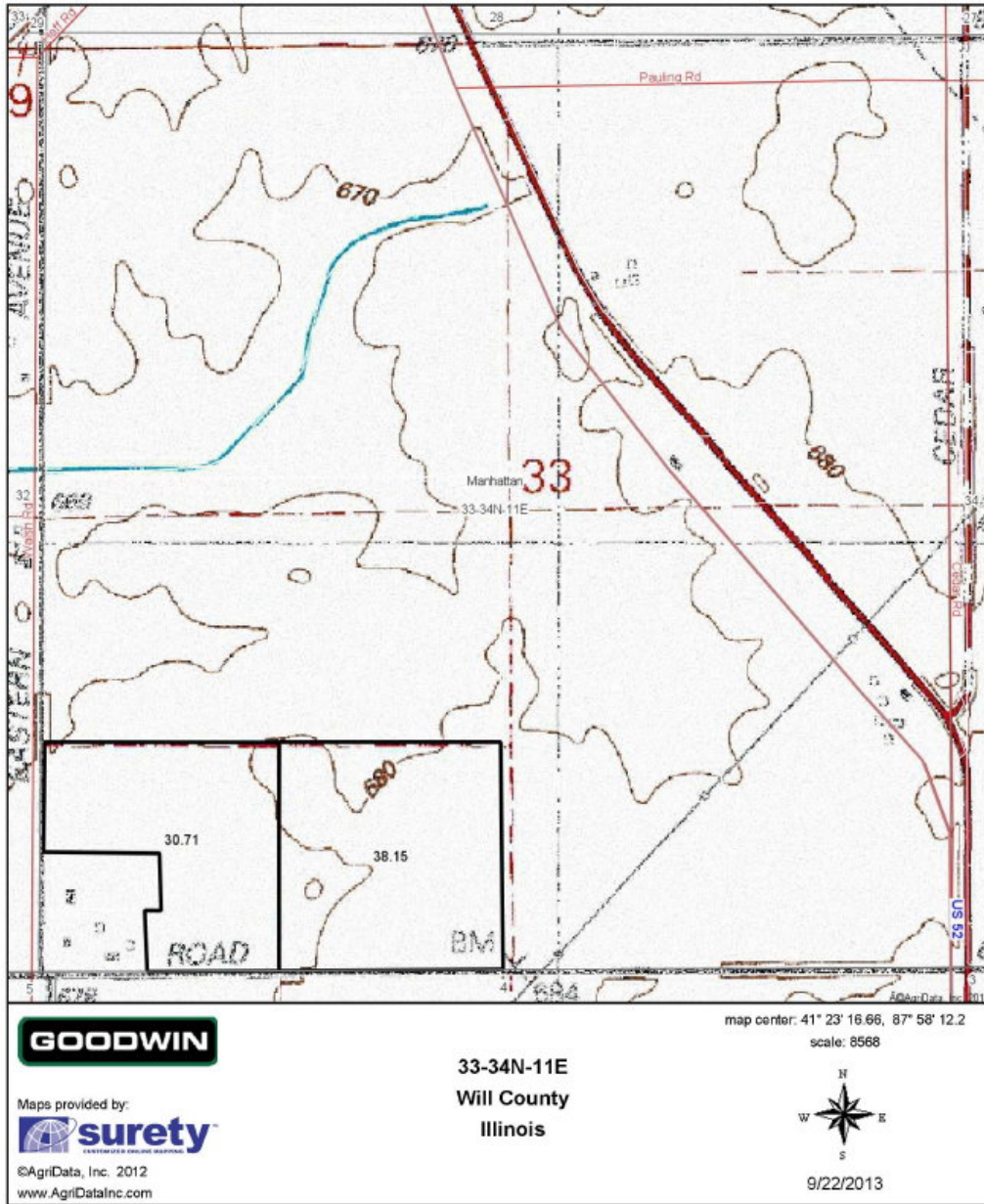
Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	41.84	60.8%		168	55	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.45	37.0%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	1.05	1.5%		**166	**54	**124
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.52	0.8%		164	55	123
Weighted Average					168.7	55.4	125.7

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ARCS, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table 52 8611 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (5511) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** indices adjusted for slope and erosion according to Sulem 511 Table 52

TOPOGRAPHICAL MAP

Topography Map



Maps provided by:
surety
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33-34N-11E
Will County
Illinois



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

LOCATION MAP



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Offner Road Farm
Tax ID Number/APN: 14-12-33-300-004 & 14-12-33-300-007
Possible Uses: Excellent farmland with long term development potential.
Zoning: Agriculture
Sale Terms: Cash at closing

AREA & LOCATION

School District: Peotone Unit School District
Location Description: The property is just South of Manhattan and East of Rt. 52. Section 33 of Manhattan Township Will County.
Site Description: Level farmland, without buildings. The property has a few remaining acres of tree nursery stock. (about 5 acres) Seller will remove in the fall of 2015, the balance of land is being cultivated.
Side of Street: North side of Offner road.
Highway Access: The site is only half a mile East of IL Rt. 52. Approximately 12 miles East to I-57 Peotone exit, 14 mile West to I-55, 11 miles North to I-80. The proposed Illiana is approximately 3 miles South.
Road Type: Gravel
Property Visibility: Frontage on both Offner road and Walsh road.

LAND RELATED

Tillable Acres: Approximately 68.5 Tillable acres.
Buildings: No Buildings
Topography: Level farmland

FINANCIALS

Real Estate Taxes: The 2013 Real Estate Taxes payable in 2014 are \$494 or \$7.05 per acre.
Investment Amount: Investment amount is \$623,000 or \$8,900 per acre.

LOCATION

County: Will County Illinois
MSA: Chicago-Joliet Market area.

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 Land Broker of the Year in 2011 by the Illinois RLI Chapter.



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