

## 72 AC MANHATTAN - MONEE ROAD FARM

**Manhattan - Monee Road**  
**Manhattan IL 60442**

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Green Garden
<b>Gross Land Area:</b>	72.70
<b>Property Type:</b>	Vacant farmland with Development Potential
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$828,000
<b>Unit Price:</b>	\$11,500 per Acre
<b>Productivity Index (PI):</b>	PI Index is 123.5
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	Agriculture



72.7 acres in Green Garden Township. Well located farmland on Manhattan - Monee Road just half a mile west of Rt. 45 with 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 road frontage for small business location. Currently no buildings.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 72 Acre Manhattan - Monee Road Farm  
**Tax ID Number/APN:** New tax number to be assigned.  
**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 500 feet of frontage on S. Scheer road.  
**Tillable Acres:** There are 71.09 tillable acres  
**Buildings:** No Buildings  
**Topography:** This 72 acre parcel is mostly rolling farmland. See the Contours and Topography maps for further detail.  
**Soil Type:** Elliott silt loam (146B)  
Ashkum silty clay loam (232A)  
Varna silt loam (223C2)

### FINANCIALS

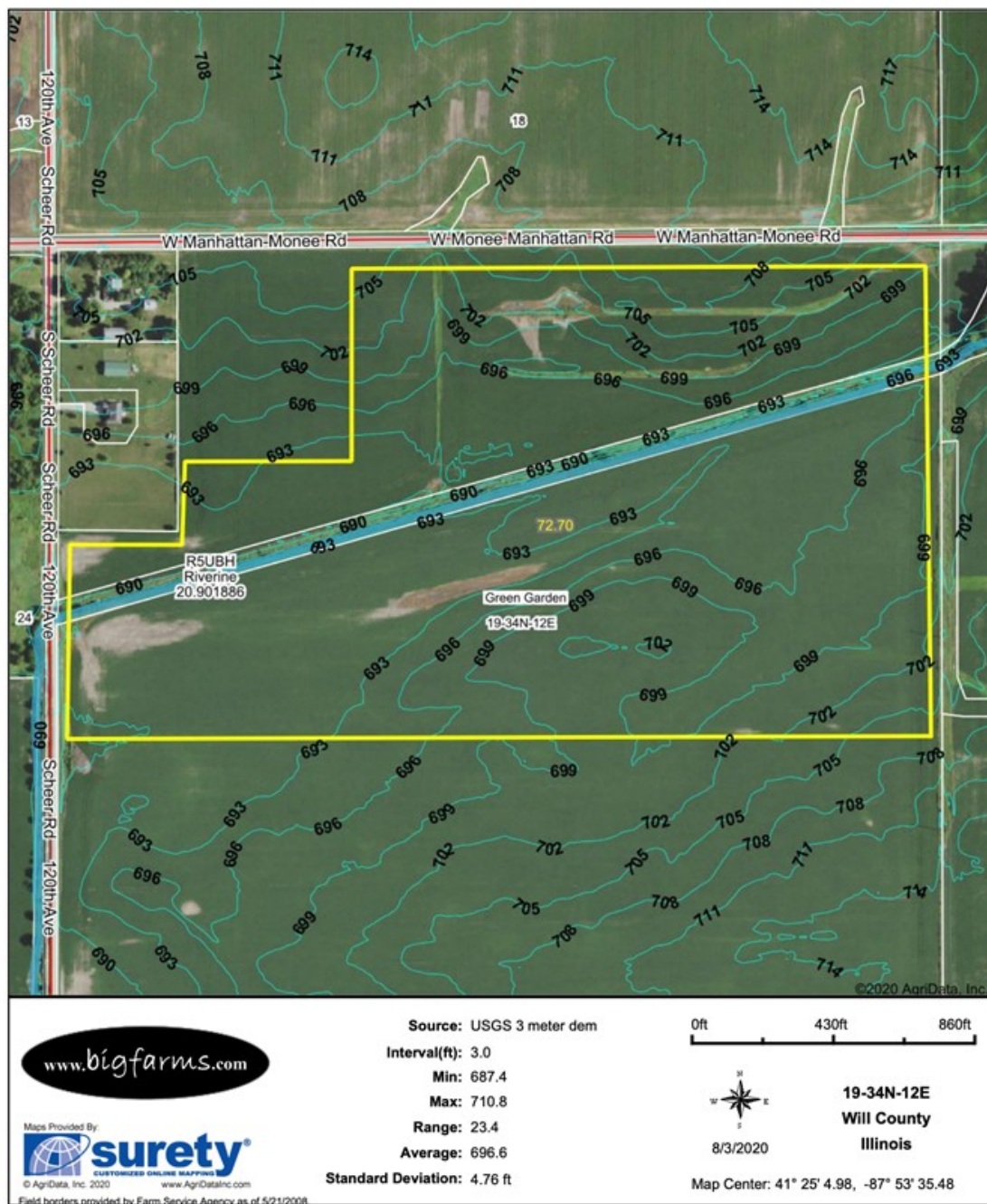
**Finance Data Year:** 2018 taxes paid in 2019  
**Real Estate Taxes:** 2019 Taxes were \$3,180 or \$20.83/ac. on the full 152 acres.  
18-13-19-100-004-0000  
**Investment Amount:** Ownership is asking \$11,500 per acre for a total investment of \$828,000.00

### LOCATION

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

## CONTOURS MAP 72 ACRE MANHATTAN - MONEE ROAD FARM GREEN GARDEN TOWNSHIP, WILL COUNTY, IL

### Topography Contours

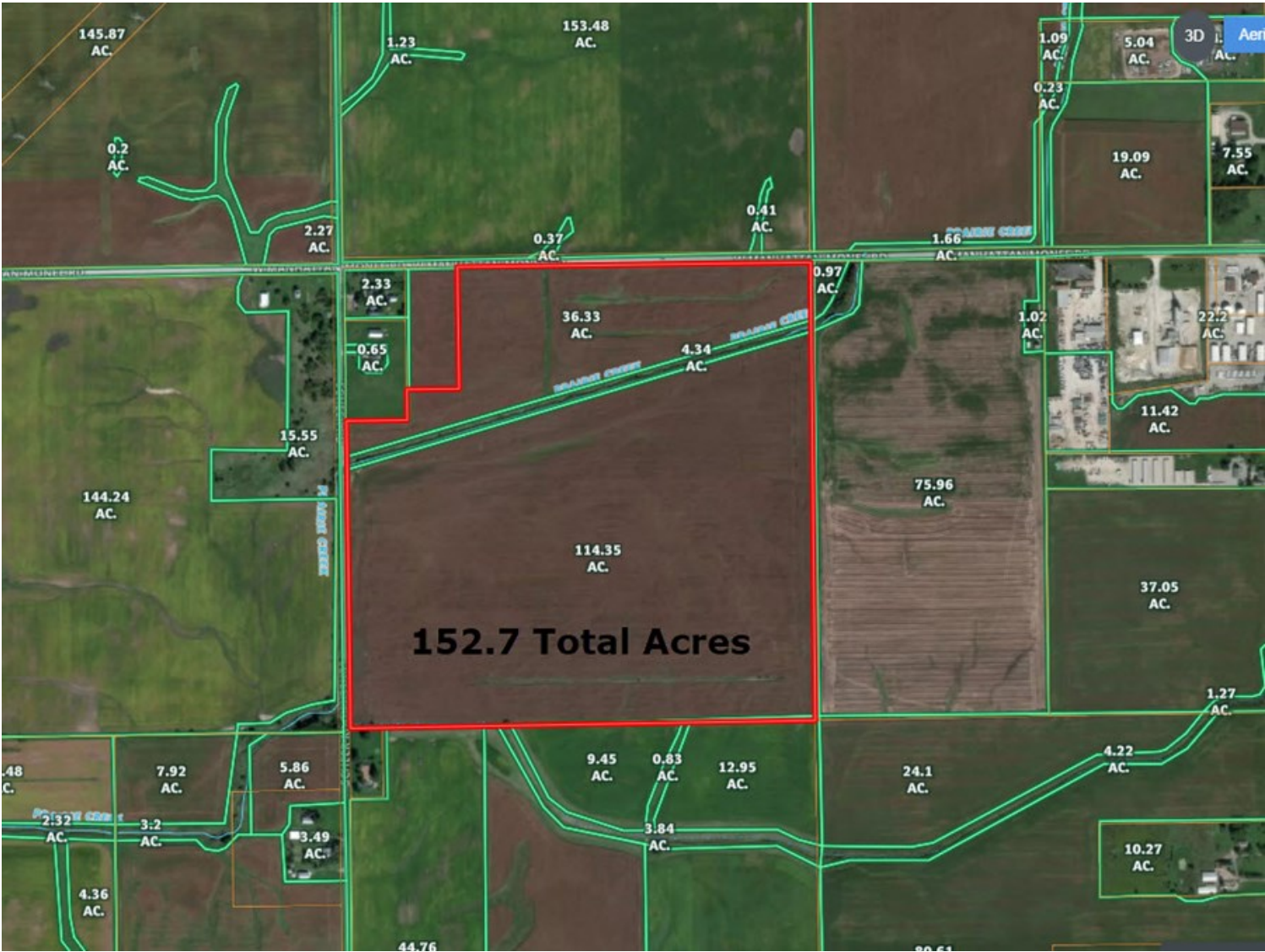




LOCATION MAP 72 ACRE MANHATTAN - MONEE ROAD FARM GREEN GARDEN TOWNSHIP, WILL COUNTY, IL

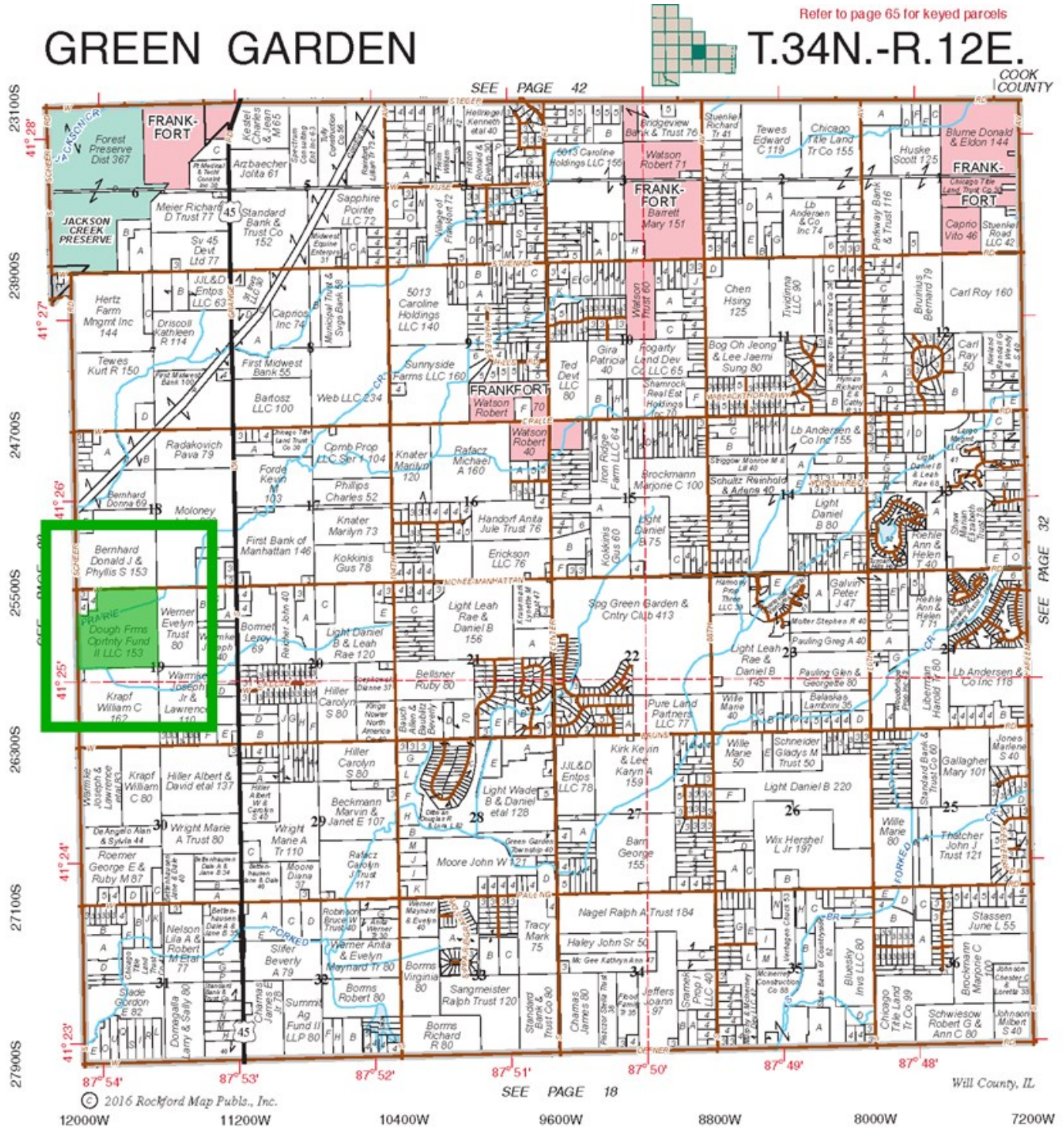


AERIAL MAP OF THE 152 ACRES ON MANHATTAN - MONEE ROAD





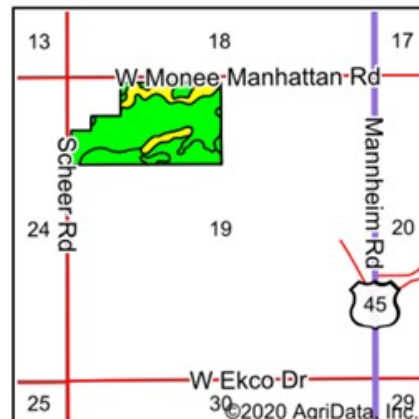
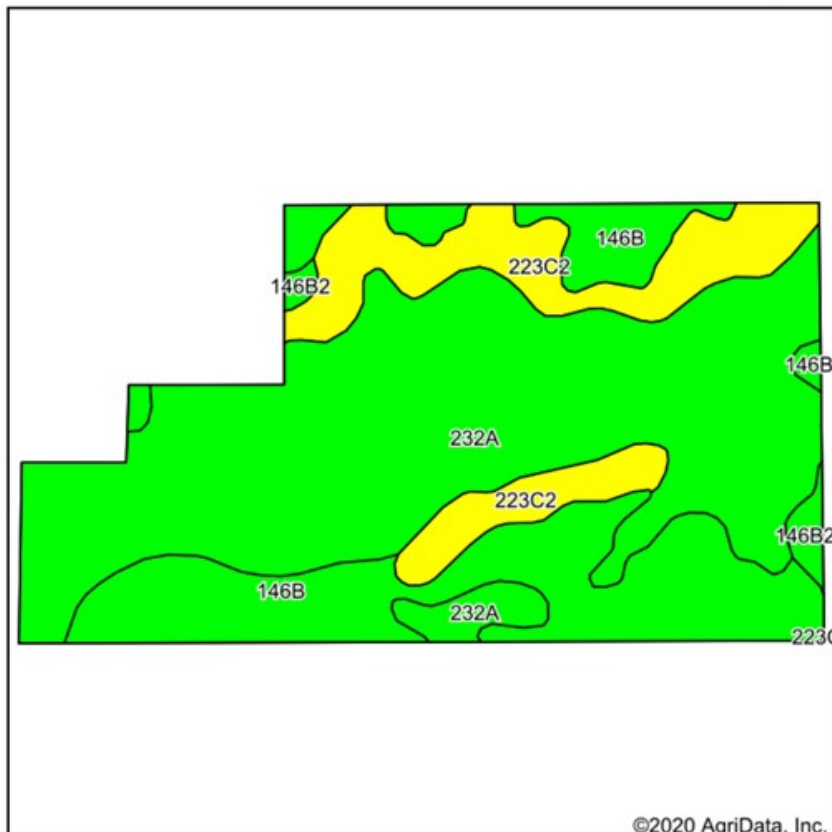
PLAT MAP 72 ACRE MANHATTAN - MONEE ROAD FARM GREEN GARDEN TOWNSHIP, WILL COUNTY, IL



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# SOIL MAP 72 ACRE MANHATTAN - MONEE ROAD FARM GREEN GARDEN TOWNSHIP, WILL COUNTY, IL

## Soils Map



State: **Illinois**  
County: **Will**  
Location: **19-34N-12E**  
Township: **Green Garden**  
Acres: **72.7**  
Date: **8/3/2020**

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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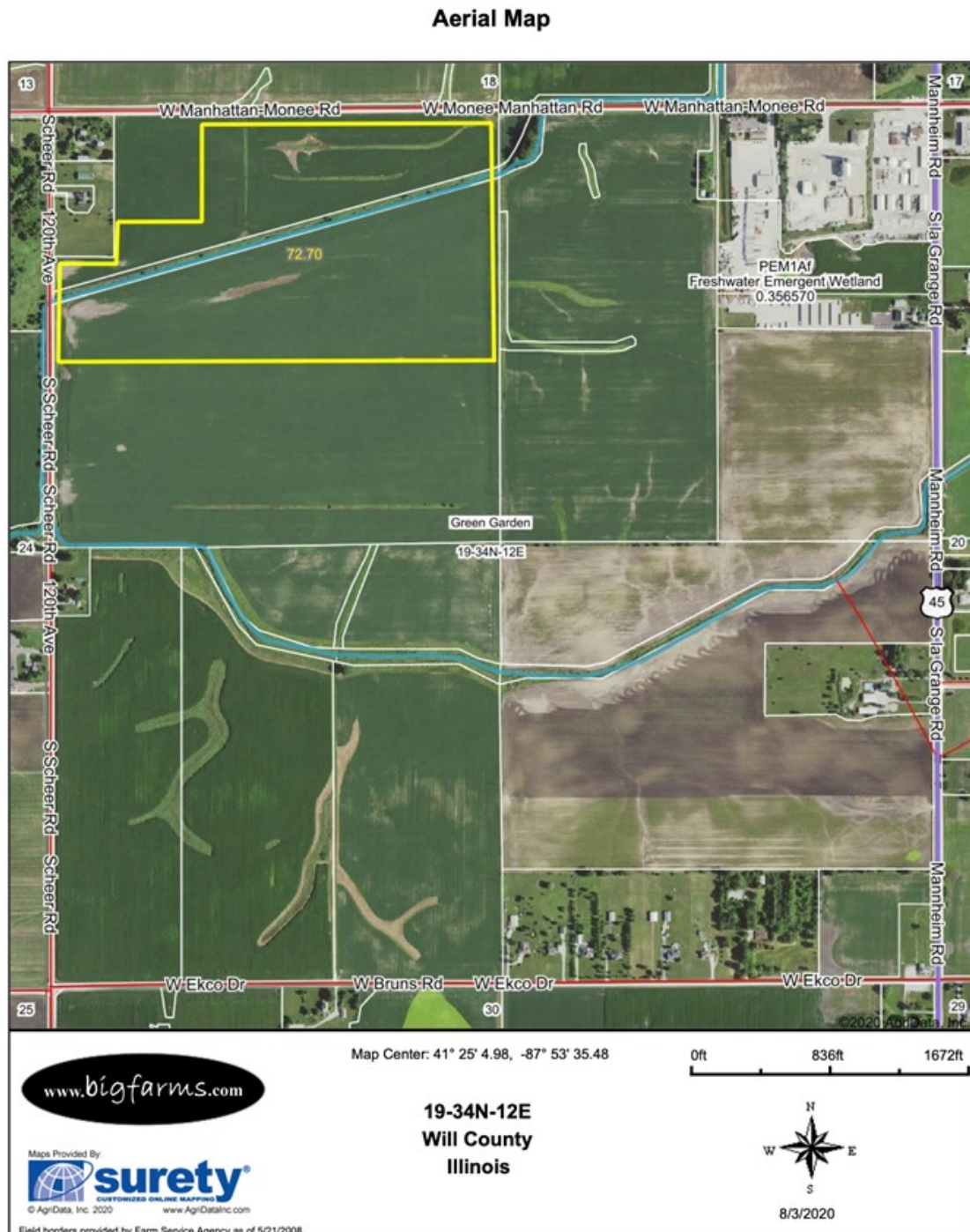
Area Symbol: IL 197. Soil Area Version: 15

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	41.30	56.8%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	19.34	26.6%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	11.12	15.3%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.94	1.3%		**160	**52	**119
Weighted Average					165.7	54.2	123.5

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



FSA MAP 72 ACRE MANHATTAN - MONEE ROAD FARM GREEN GARDEN TOWNSHIP, WILL COUNTY, IL







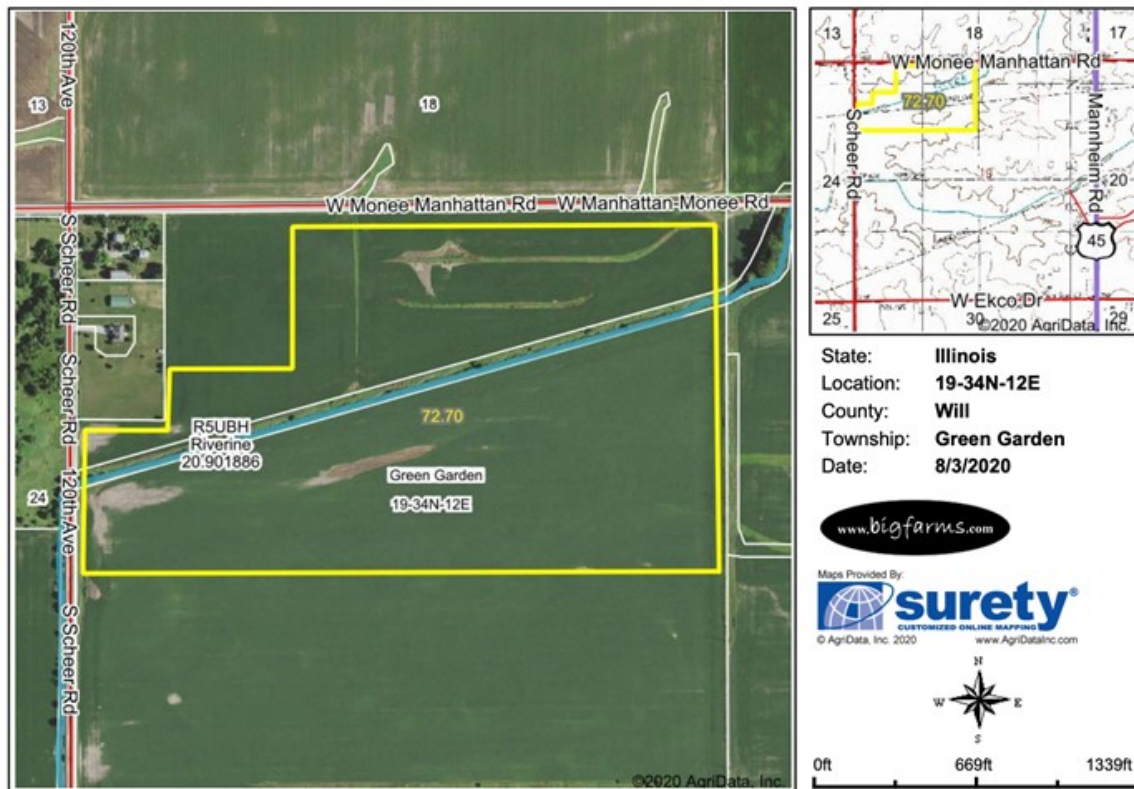
AERIAL MAP 72 ACRE MANHATTAN - MONEE ROAD FARM GREEN GARDEN TOWNSHIP, WILL COUNTY, IL





# WETLAND MAP 72 ACRE MANHATTAN - MONEE ROAD FARM GREEN GARDEN TOWNSHIP, WILL COUNTY, IL

## Wetlands Map



State: **Illinois**  
 Location: **19-34N-12E**  
 County: **Will**  
 Township: **Green Garden**  
 Date: **8/3/2020**

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Classification Code	Type	Acres
R5UBH	Riverine	1.63
Total Acres		1.63

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

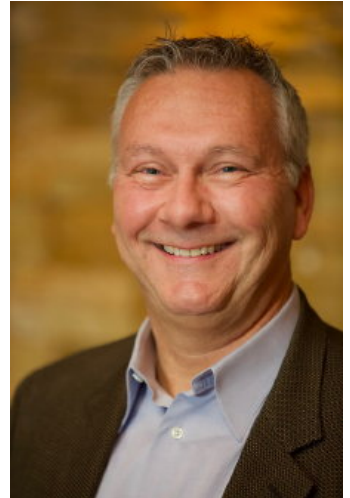
Field borders provided by Farm Service Agency as of 5/21/2008.



## 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.



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