

## 73 ACRE BOSEO FARM

S. Cedar Road  
Manhattan IL 60442

For more information contact:

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



GOODWIN

County:	Will
Township:	Manhattan
Gross Land Area:	73.28 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural /Future Industrial Development
Total Investment:	\$1,832,000.00
Unit Price:	\$25,000.00 per Acre
Productivity Index (PI):	126.1
Buildings:	No Buildings on this Parcel
Utilities:	Electric, Well and Septic
Zoning:	Agriculture



The farm is annexed and zoned I-2 Industrial by the Village of Manhattan. It is adjacent to the Com Ed substation and the Peaker plant. The 73 acre parcel has Cedar road frontage and on the south side of Pauling Road. Good PI of 126.1. This farm is located in Section 35 of Manhattan Township, Will County Illinois. The property is in the Peotone School and is located 2.6 miles to the southeast of Manhattan.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 73 Acre Boseo Farm  
**Tax ID Number/APN:** 14-12-34-100-006-0000  
**Possible Uses:** I-2 zoned industrial. Currently farmed.  
**Zoning:** I-2 General Industrial by the village of Manhattan. The site is next to the ComEd Substation and Peaker electric plant.

### AREA & LOCATION

**School District:** Peotone Community Consolidate School District 207U  
**Location Description:** This 73 acre parcel is located on the south side of Pauling Road at Cedar Road in rural Manhattan. This location is in a great school district and close to Route 52 and 4 miles from Route 45/LaGrange Road.  
**Site Description:** This 73 acre farm is relatively flat with about a 3 foot elevation change.  
**Side of Street:** The parcel sits on the south side of Pauling road and on the east side of Cedar road.  
**Highway Access:** Interstate I-57 is only 6 miles east.  
U.S. Rt. 52 is less than one mile west, US Rt. 45/LaGrange road is 4 miles to the east. I-80 & 355 Access is 9.7 miles to the north on Cedar.  
**Road Type:** Blacktop asphalt construction.  
**Property Visibility:** This 73 acre farm has excellent visibility along Cedar and Pauling roads with approximately 7400 cars passing on Cedar daily.  
**Largest Nearby Street:** Cedar road runs along the west side of the property.  
**Transportation:** There is a Metra Commuter station in Manhattan that has service to the southwest suburbs and Chicago.

### LAND RELATED

**Lot Frontage (Feet):** There is 960 feet of frontage along Cedar road and 1747 feet of frontage along Pauley Road.  
**Tillable Acres:** There are approximately 71 tillable acres on this 73 acres.  
**Lot Depth:** This parcel is 1293 feet deep from north to south and 2618 feet deep from west to east.  
**Buildings:** There are no buildings on this 73 acre parcel.  
**Zoning Description:** I-2 General Industrial  
**Flood Plain or Wetlands:** There are no wetlands or FEMA Flood Zones on this parcel.  
**Topography:** The 73 acre farm is relatively flat with about a 3 foot difference in elevation. Greater detail can be found in the brochure in the Contours, Hillshade and Topography maps.  
**FSA Data:** 75.18 Acres of Cropland  
61.8 Acre Corn base PLC Yield of 126 bushels per acre  
5 Acre Soybean base PLC Yield of 42 bushels per acre  
5.7 Acre Wheat base PLC Yield of 51 bushels per acre  
**Soil Type:** Ashkum Silty Clay Loam (232A)  
Elliot Silt Loam (146B)  
Elliot Silt Loam (146A)  
**Available Utilities:** There is electricity to the site.

### FINANCIALS

**Finance Data Year:** 2019 taxes paid in 2020  
**Real Estate Taxes:** \$1897.02 were paid in taxes or \$25.89 per acre.  
**Investment Amount:** The investment amount for this well located farmland is \$1,832,000.00 or \$25,000 per acre.

### LOCATION

**Address:** South Cedar Road  
Manhattan, IL 60442

County:

Will COunty



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## ROADWAYS MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY





AREA MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY



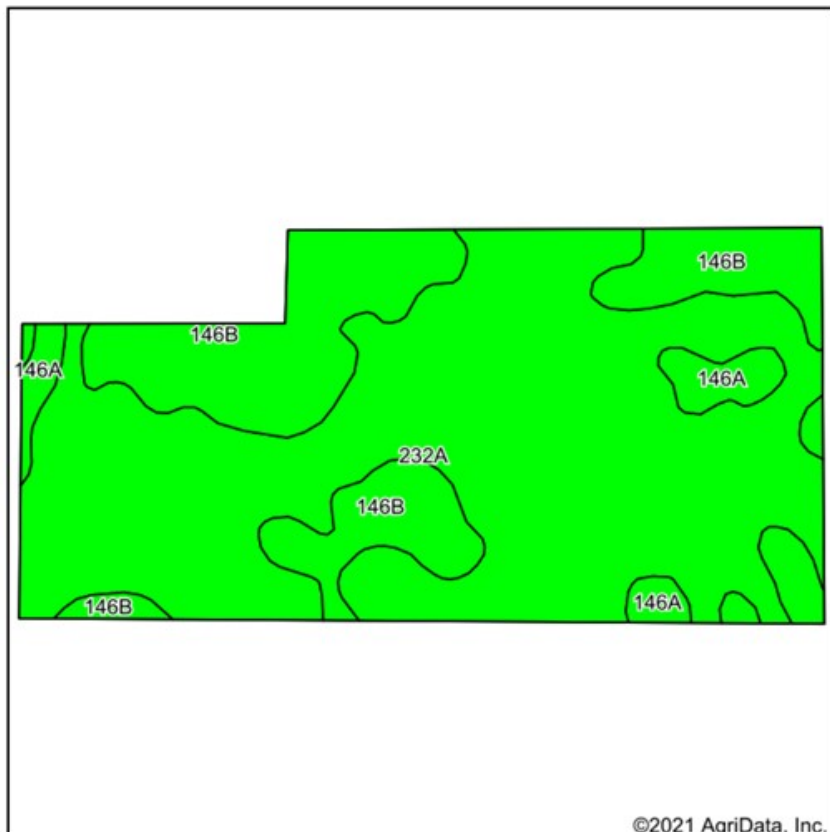
AERIAL MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY





# SOIL MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY

## Soils Map



State: **Illinois**  
County: **Will**  
Location: **34-34N-11E**  
Township: **Manhattan**  
Acres: **73**  
Date: **2/10/2021**

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

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	50.25	68.8%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	19.78	27.1%		**166	**54	**124
146A	Elliott silt loam, 0 to 2 percent slopes	2.97	4.1%		168	55	125
Weighted Average					168.8	55.4	126.1

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





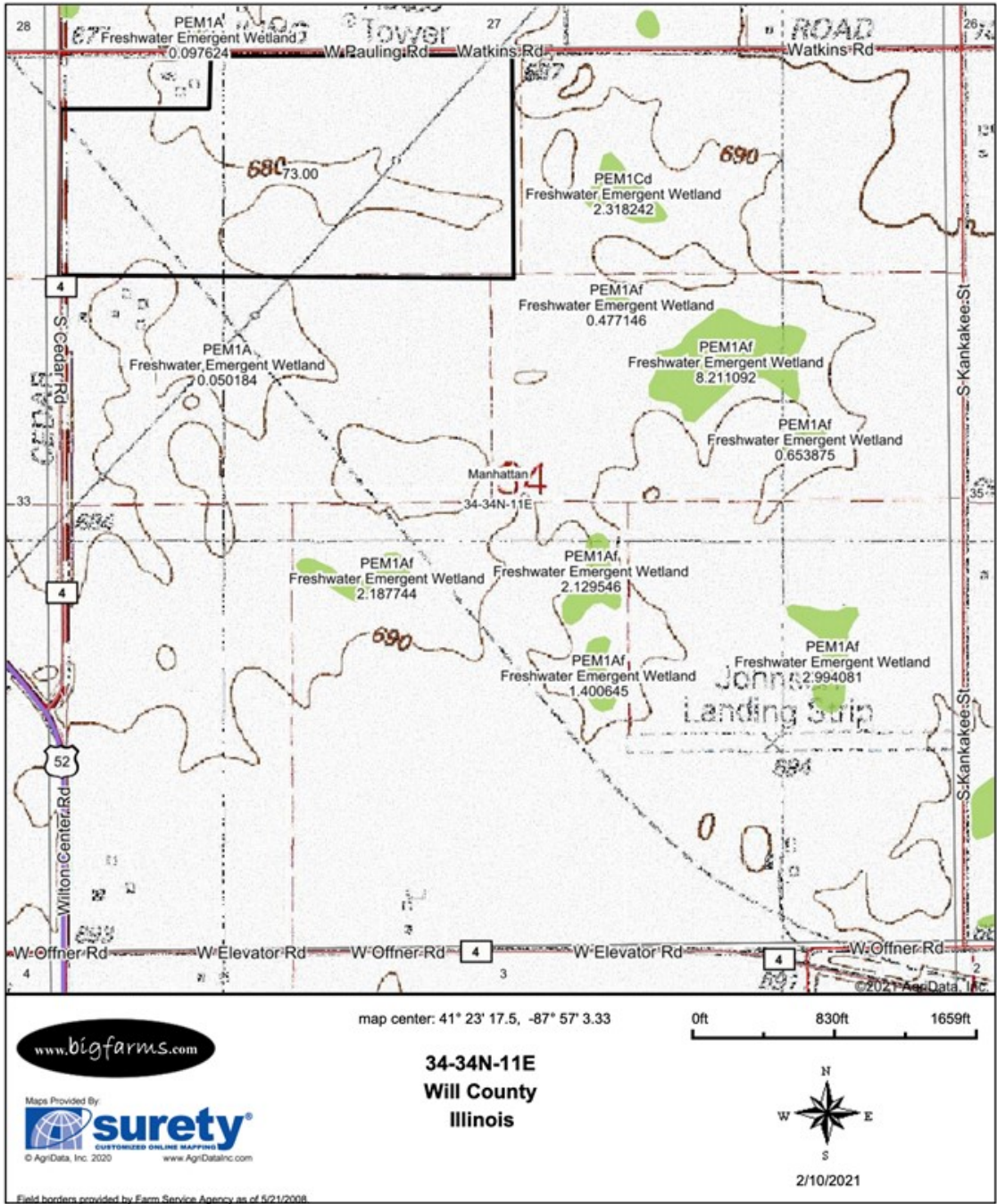
FSA MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY

Aerial Map



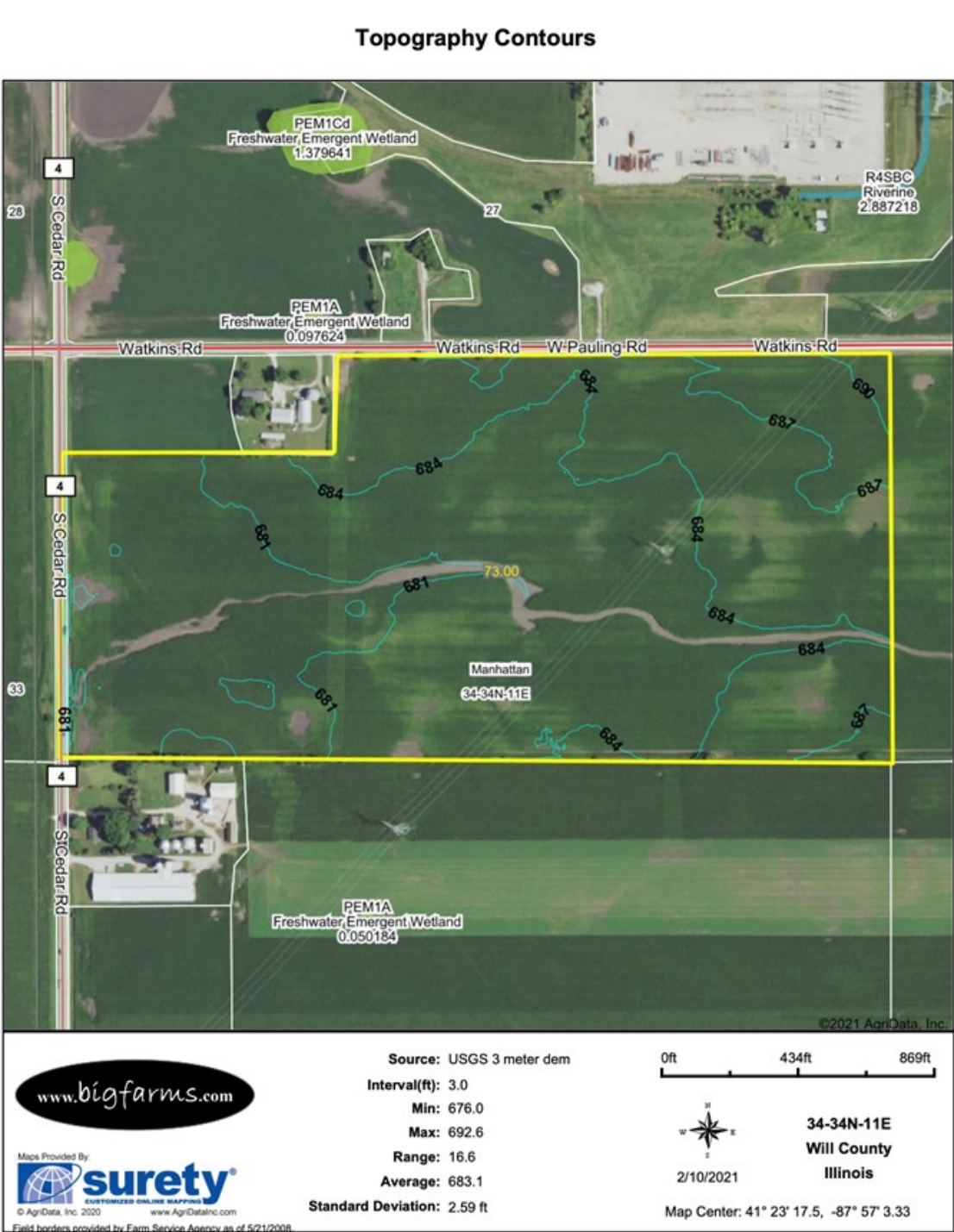
TOPOGRAPHY MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY

Topography Map



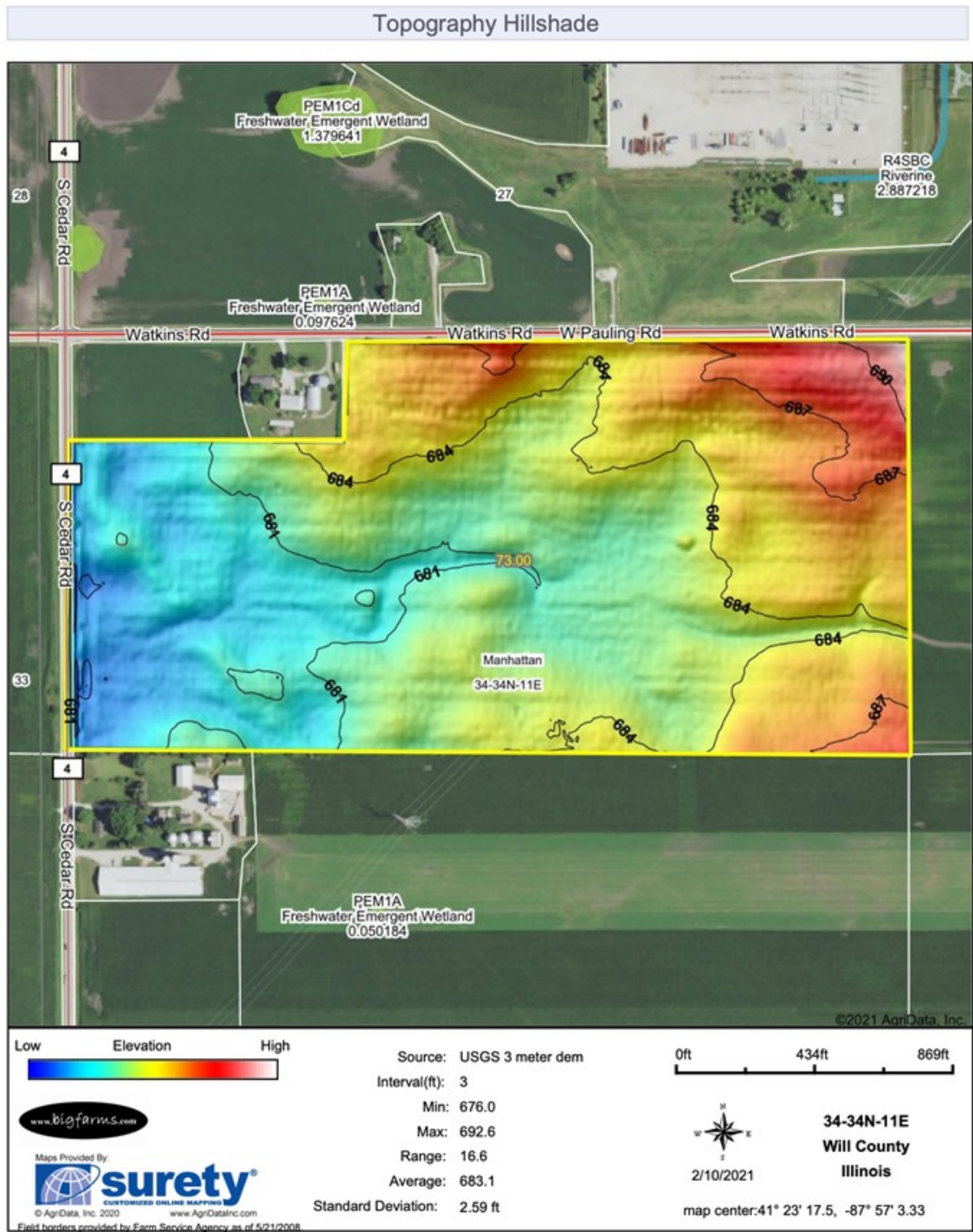


CONTOURS MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY





HILLSHADE MAP 73 ACRE BOSEO FARM MANHATTAN TOWNSHIP, WILL COUNTY



## 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

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