

75± AC WILTON TOWNSHIP FARM

0 W Arsenal 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.



County:	Will
Township:	Wilton
Gross Land Area:	75.21
Property Type:	Tillable cropland with creek/timber recreational corridor; investment farmland
Possible Uses:	Row-crop; recreation/hunting; investment
Total Investment:	\$883,717.50
Unit Price:	\$11,750.00 per acre
Productivity Index (PI):	118.1
Buildings:	None
Utilities:	Electric (ComEd); well & septic typical
Zoning:	A-1 Agricultural (Will County)



This 75± acre offering (final acreage by survey) lies in Section 17 of Wilton Township, Will County, with frontage on West Arsenal Road. It pairs roughly 68.75 tillable acres carrying a weighted Illinois State Productivity Index of 118.1 with a scenic, wooded creek corridor along the south and southwest of the farm.

- 75± total acres across two parcels; ~68.75 tillable (final by survey)
- Weighted PI 118.1; productive Varna, Ashkum, Ozaukee, Pella & Elliott soils
- Wooded creek corridor — recreation & hunting appeal
- Frontage on West Arsenal Road; I-55 Arsenal Rd interchange (Exit 245) ~4.5 mi
- CenterPoint Intermodal (Elwood) ~5.8 mi; Manhattan & Metra ~5–6 mi north
- Minerals convey; possession at closing; survey by seller

Soils are led by Varna, Ashkum, Ozaukee, Pella, and Elliott on level to gently rolling ground (elevation 643–692 ft). About 78.9% of the tract is FEMA Zone X (minimal flood hazard); the watercourse corridor falls in the AE floodway and 100-year floodplain (about 18.5% combined), adding genuine recreational and hunting appeal not captured by the productivity index. West Arsenal Road runs west to the Interstate 55 Arsenal Road interchange (Exit 245) about 4.5 miles away, and the CenterPoint Intermodal Center at Elwood — North America's largest inland port — is roughly 5.8 miles away.

Beyond near-term farm income, the property offers a long-term development opportunity given its position in the growing I-55 / CenterPoint logistics corridor. Minerals convey and possession is delivered at closing. This is a strong fit for the farmer-operator expanding a quality land base, the recreational buyer who wants tillable income with a creek and timber, or the investor positioning ground in a high-growth Will County corridor.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 75± AC Wilton Township Farm — Will County, IL
Tax ID Number/APN: 13-19-17-100-011-0000 and 13-19-17-100-012-0000
Possible Uses: Row-crop agriculture; recreation/hunting along the creek corridor; long-term land investment; future development potential (I-55 / CenterPoint corridor)
Zoning: A-1 Agricultural (Will County)
Sale Terms: Cash at closing. Final purchase price based on surveyed acres (boundary survey by seller). Minerals convey. Possession at closing. Verbal farm lease to be terminated per terms (by October 31).

AREA & LOCATION

School District: Peotone Community Unit School District 207U — Peotone Elementary (K-3), Peotone Intermediate Center (4-5), Peotone Junior High (6-8), Peotone High School (9-12).
Market Type: Agricultural / recreational / investment farmland
Location Description: Section 17, Wilton Township, Will County, Illinois — unincorporated, in the I-55 / CenterPoint growth corridor, with frontage on West Arsenal Road and the I-55 Arsenal Road interchange about 4.5 miles west.
Site Description: Productive tillable cropland (~68.75 ac) on level to gently rolling ground, plus a wooded creek corridor across the south/southwest. No buildings.
Side of Street: Frontage on the south side of West Arsenal Road (north line of the farm).
Highway Access: West Arsenal Road runs west to the Interstate 55 Arsenal Road interchange (Exit 245), approximately 4.5 miles.
Road Type: West Arsenal Road (county road).
Legal Description: Parcel 1 (PIN 13-19-17-100-011-0000): The East 1/2 of the Northwest 1/4 of Section 17, Township 33 North, Range 11 East of the Third Principal Meridian, EXCEPT a tract in the NE corner of said NW 1/4 (commencing 645 ft West of the NE corner; thence South 400 ft; West 250 ft; North 400 ft to the North line), Will County, Illinois.
Parcel 2 (PIN 13-19-17-100-012-0000): The East 300 ft of the North 726 ft of the East 1/2 of the NW 1/4 of Section 17, Township 33 North, Range 11 East, EXCEPT the East 300 ft of the North 363 ft, Will County, Illinois.
(Full metes-and-bounds per deed/title; final by survey.)
Property Visibility: Good frontage and visibility along West Arsenal Road.
Largest Nearby Street: Interstate 55 (Arsenal Road interchange, Exit 245)
Transportation: Metra SouthWest Service — Manhattan station ~5.7 mi (commuter rail to Chicago Union Station). CenterPoint Intermodal Center (BNSF/UP), Elwood ~5.8 mi. Proposed South Suburban Airport (Peotone) ~13 mi; Midway ~33 mi; O'Hare ~44 mi (approx., straight-line).

LAND RELATED

Lot Frontage (Feet): Approximately 767 feet (410 ft + 357 ft).
Tillable Acres: 68.75 (per Surety soil map; flood/pond area excluded)
Lot Depth: 2,625± feet (approx.)
Buildings: None
Zoning Description: Will County A-1 Agricultural District (unincorporated).
Flood Plain or Wetlands: FEMA Panel 17197C0475G (eff. 2/15/2019): approximately 78.9% Zone X (area of minimal flood hazard); 15.2% Zone AE regulatory floodway; ~3.3% Zone AE 100-year floodplain; ~2.6% within the 0.2% (500-year) zone. The floodplain/floodway follows the creek corridor across the south/southwest. Final delineation by survey.
Topography: Level to gently rolling tillable ground (elevation 643–692 ft; ~2.9% average slope), descending to a wooded creek corridor in the south/southwest.
Soil Type: Varna silt loam, 4–6% eroded (27.2%); Ashkum silty clay loam, 0–2% (23.6%); Ozaukee silt loam, 4–6% eroded (19.9%); Pella silty clay loam, 0–2% (15.4%); Elliott silt loam, 2–4% (13.9%).

Soil Fertility: Weighted average Illinois State Productivity Index (PI) of 118.1; corn base index 160 — productive cropland.

Available Utilities: Electric (ComEd); well & septic typical for any homesite.

FINANCIALS

Finance Data Year: 2024

Real Estate Taxes: \$1,944.68 (2024, payable 2025) — PIN -011 \$1,886.28 + PIN -012 \$58.40. Estimated real estate taxes ~ \$25.86 per acre (based on 75.21± acres).

Investment Amount: \$883,717.50 (\$11,750.00 per acre)

LOCATION

Address: 0 W Arsenal Road, Wilton Township (Manhattan), Will County, IL 60442

County: Will

MSA: Chicago–Naperville–Elgin, IL-IN-WI



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PROPERTY NOTES

- ±75.21 acres across two parcels (final acreage by survey)
- Section 17, T33N-R11E, Wilton Township, Will County, IL
- ±68.75 tillable acres (soil map; flood/pond excluded)
- Weighted PI 118.1 (Illinois State Productivity Index); corn base index 160
- Soils: Varna, Ashkum, Ozaukee, Pella, and Elliott silt/silty clay loams
- Wooded creek corridor through the south/southwest — recreation & hunting
- FEMA Panel 17197C0475G (eff. 2/15/2019): ~78.9% Zone X; ~15.2% AE floodway; ~3.3% AE 100-yr; ~2.6% 500-yr
- Frontage on West Arsenal Road; I-55 Arsenal Rd interchange (Exit 245) ~4.5 mi; CenterPoint Intermodal ~5.8 mi
- Manhattan & Metra SouthWest Service ~5–6 mi north
- School: Peotone CUSD 207U
- Minerals convey; possession at closing; survey by seller; verbal farm lease terminates by Oct 31

Local resources: [Will County GIS](#) · [Will County Assessor](#) · [USDA Web Soil Survey](#) · [FEMA MSC](#) · [Peotone CUSD 207U](#)

PROPERTY MAP



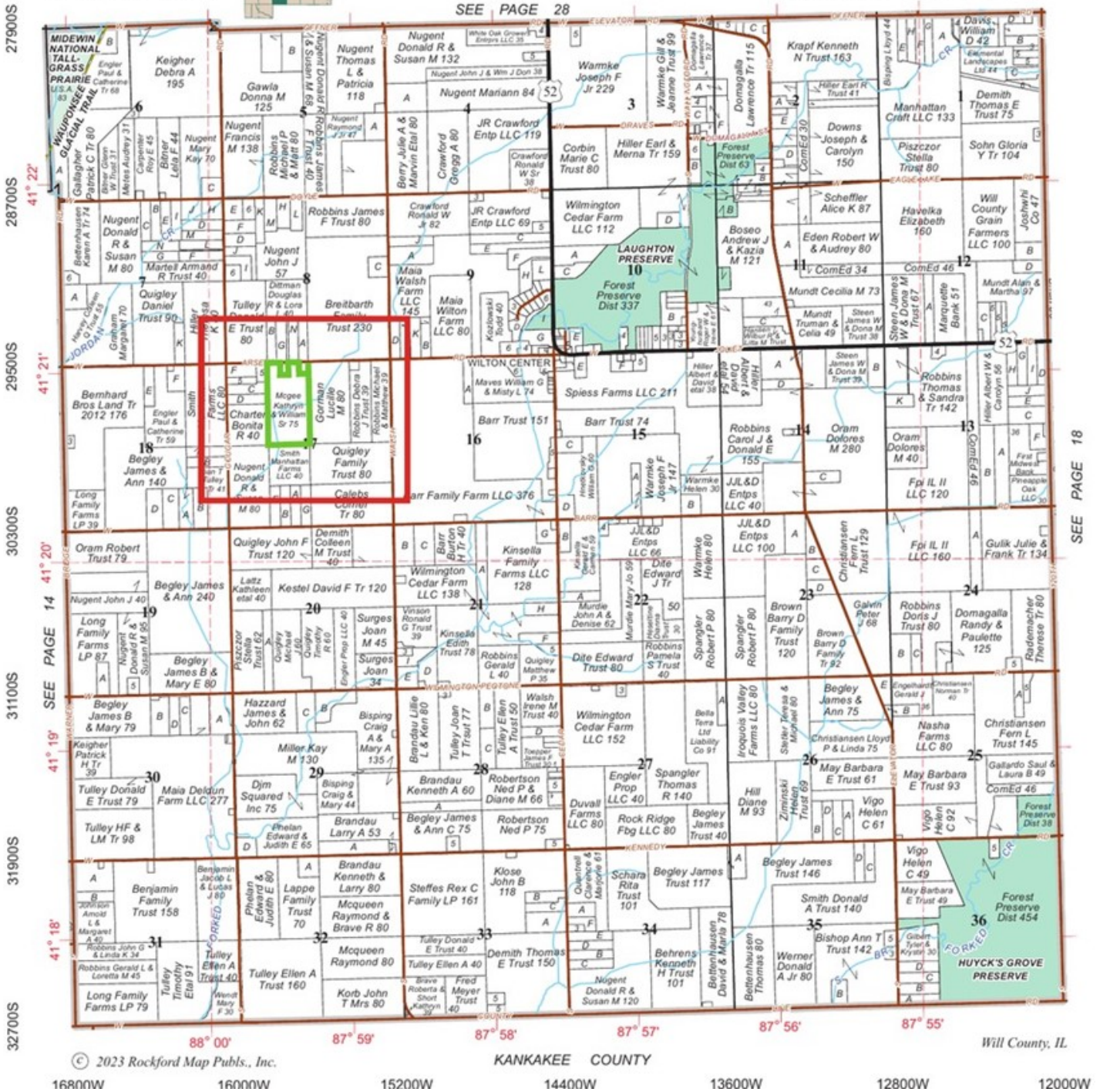
PLAT MAP

Refer to page 59 for keyed parcels

WILTON

T.33N.-R.11E.

SEE PAGE 28



SEE PAGE 18

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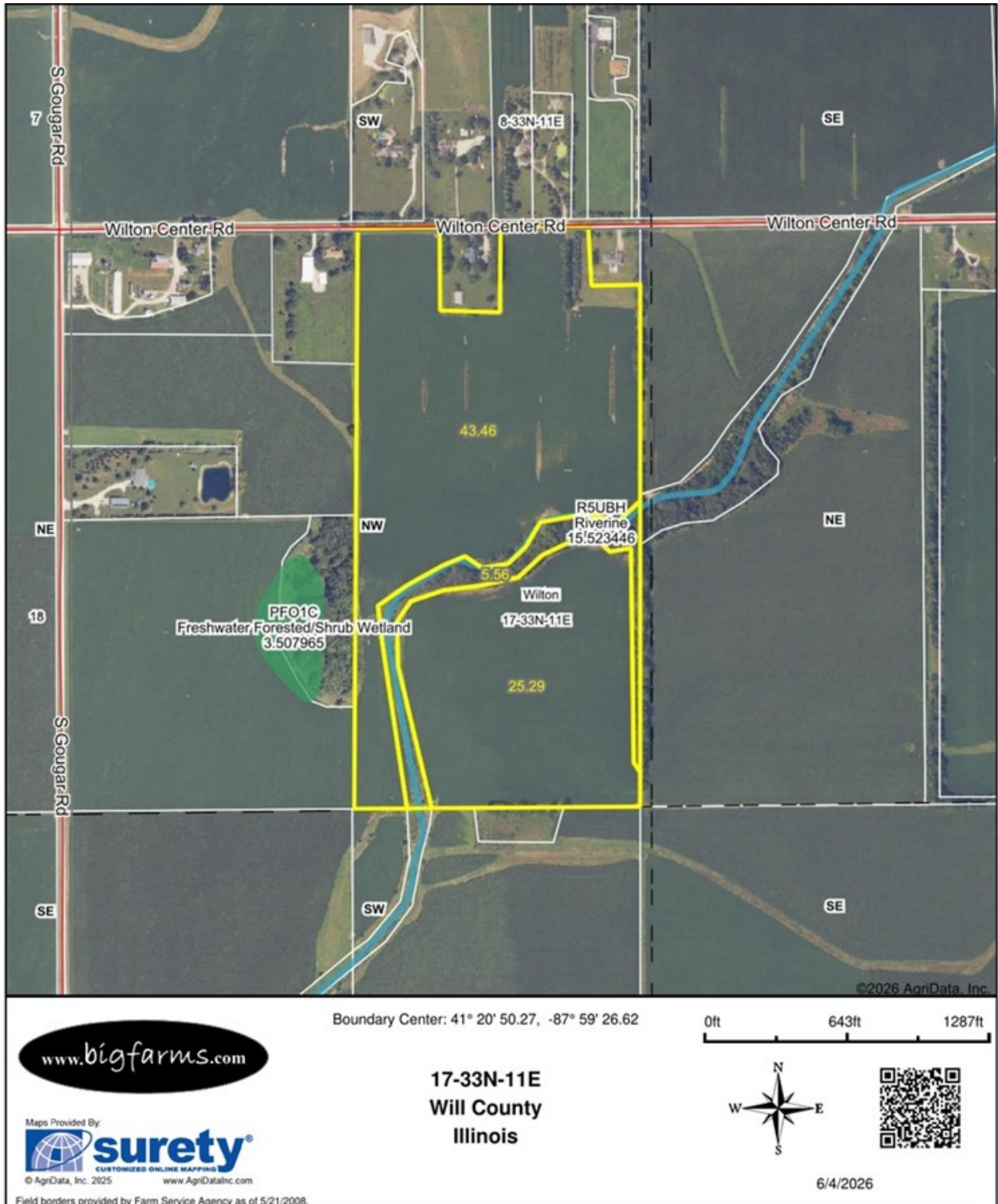
KANKAKEE COUNTY

Will County, IL

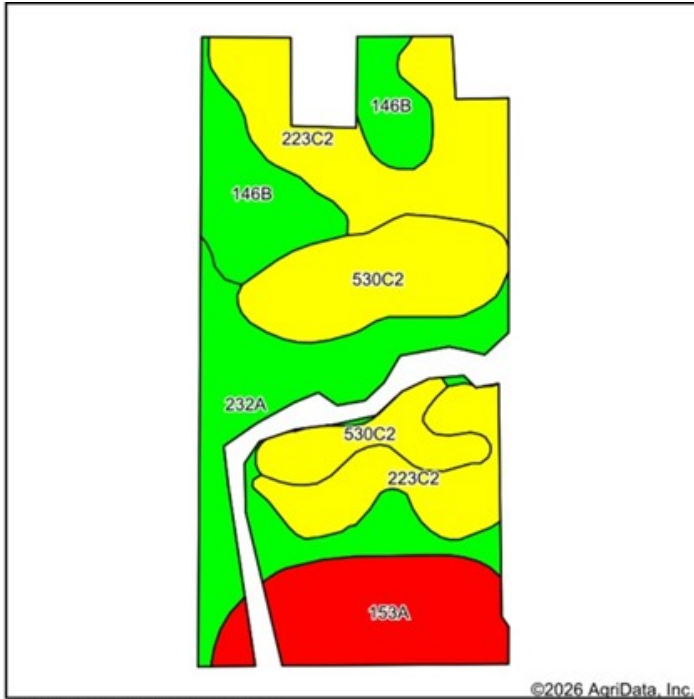
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FSA AERIAL MAP



SOIL MAP



State: Illinois
 County: Will
 Location: 17-33N-11E
 Township: Wilton
 Acres: 68.75
 Date: 6/4/2026



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	18.69	27.2%	Yellow	**149	**47	**109
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.25	23.6%	Green	**170	**56	**127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	13.66	19.9%	Yellow	**141	**44	**102
**153A	Pella silty clay loam, 0 to 2 percent slopes	10.59	15.4%	Red	**183	**60	**136
**146B	Elliott silt loam, 2 to 4 percent slopes	9.56	13.9%	Green	**166	**54	**124
Weighted Average					160	51.5	118.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

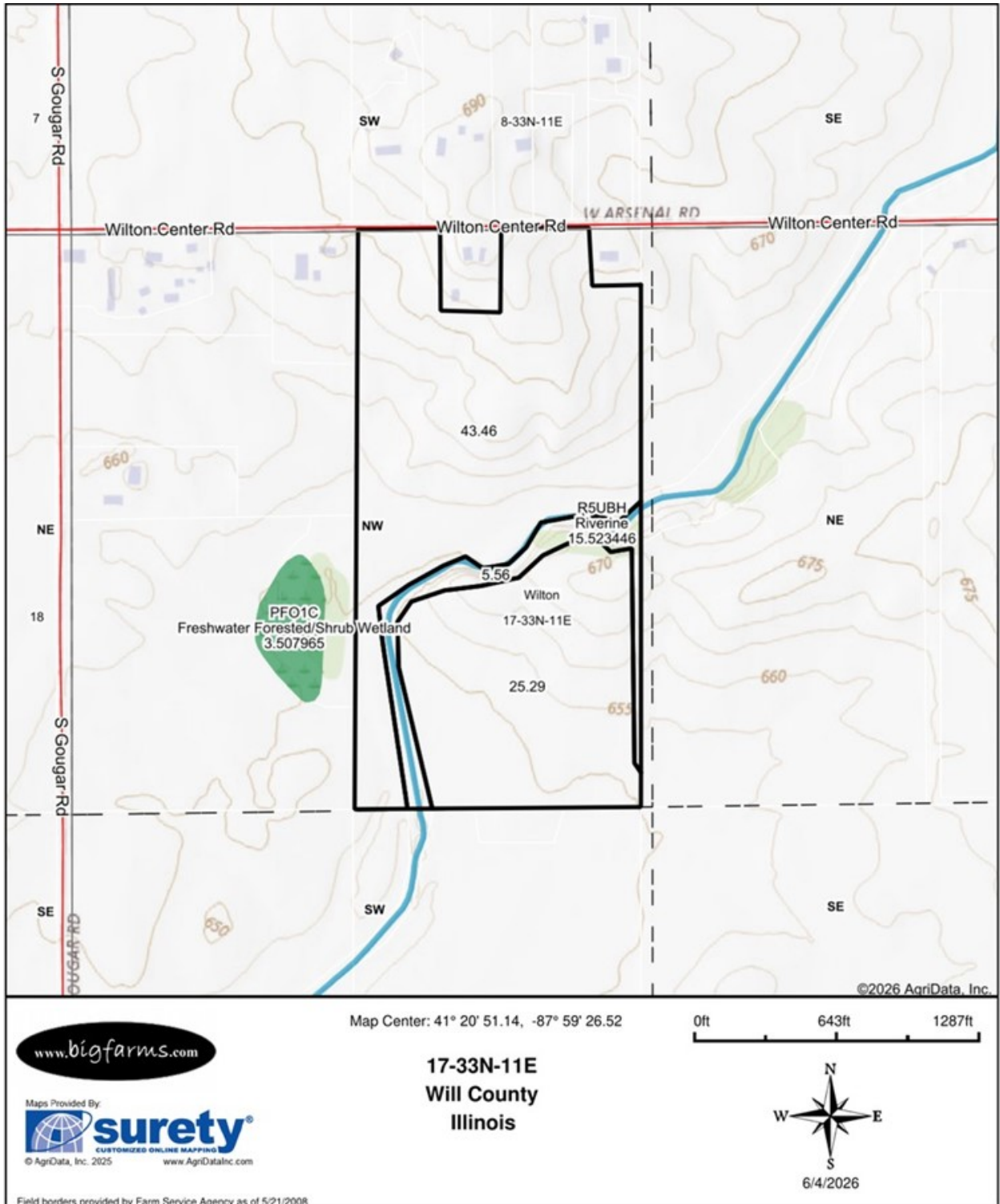
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

TOPO MAP

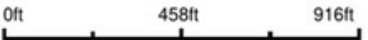


TOPO CONTOURS MAP



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

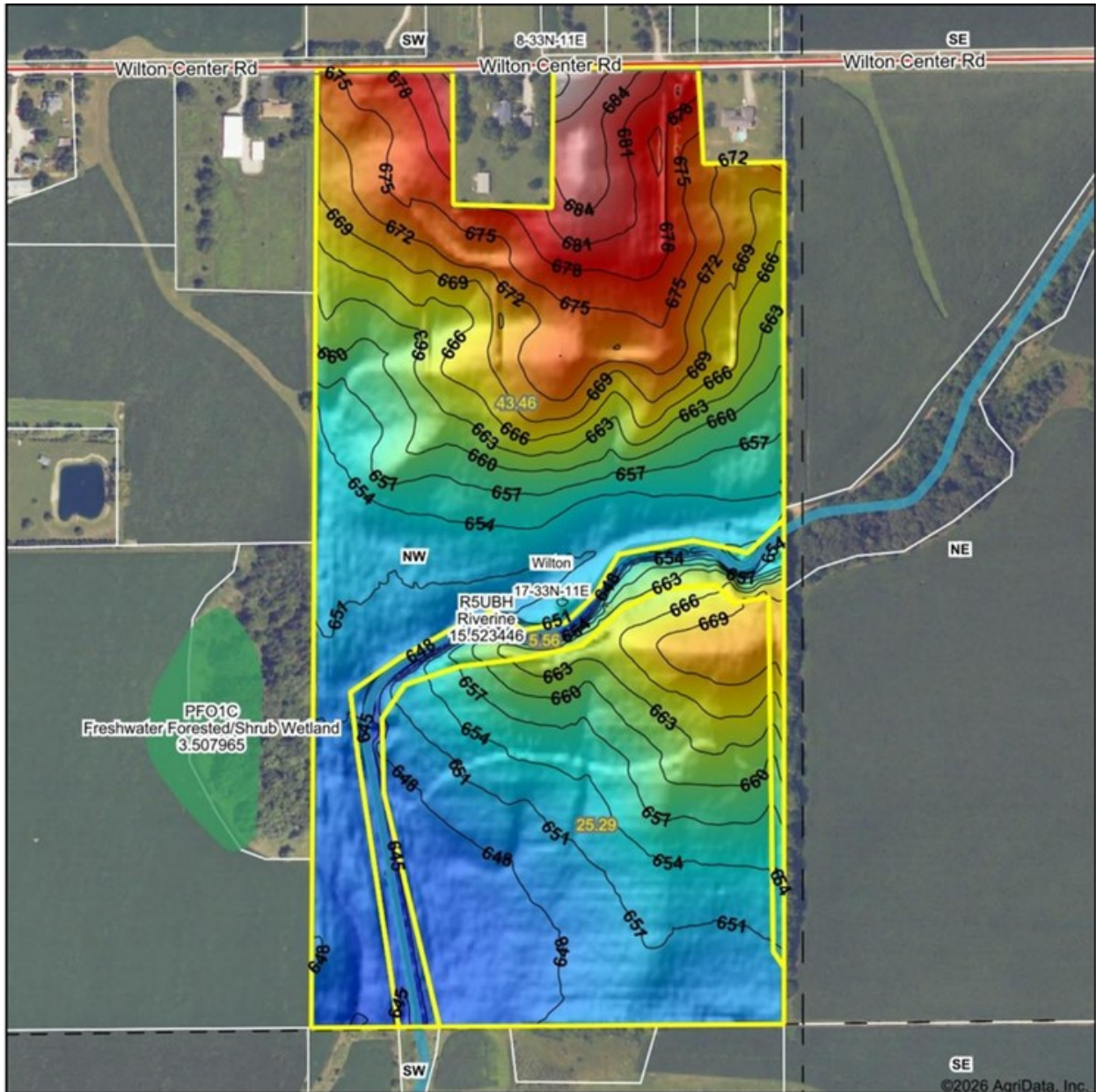
Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 641.9
 Max: 691.3
 Range: 49.4
 Average: 659.9
 Standard Deviation: 10.93 ft



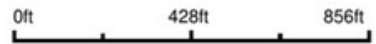
17-33N-11E
 Will County
 Illinois

6/4/2026
 Boundary Center: 41° 20' 50.27, -87° 59' 26.62

TOPO HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 641.9
 Max: 691.3
 Range: 49.4
 Average: 659.9
 Standard Deviation: 10.93 ft

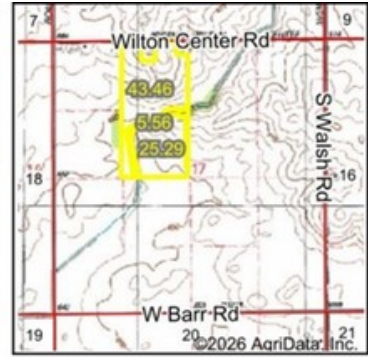


17-33N-11E
 Will County
 Illinois

Boundary Center: 41° 20' 50.27, -87° 59' 26.62

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

WETLAND MAP



State: Illinois
 Location: 17-33N-11E
 County: Will
 Township: Wilton
 Date: 6/4/2026



Maps Provided By:
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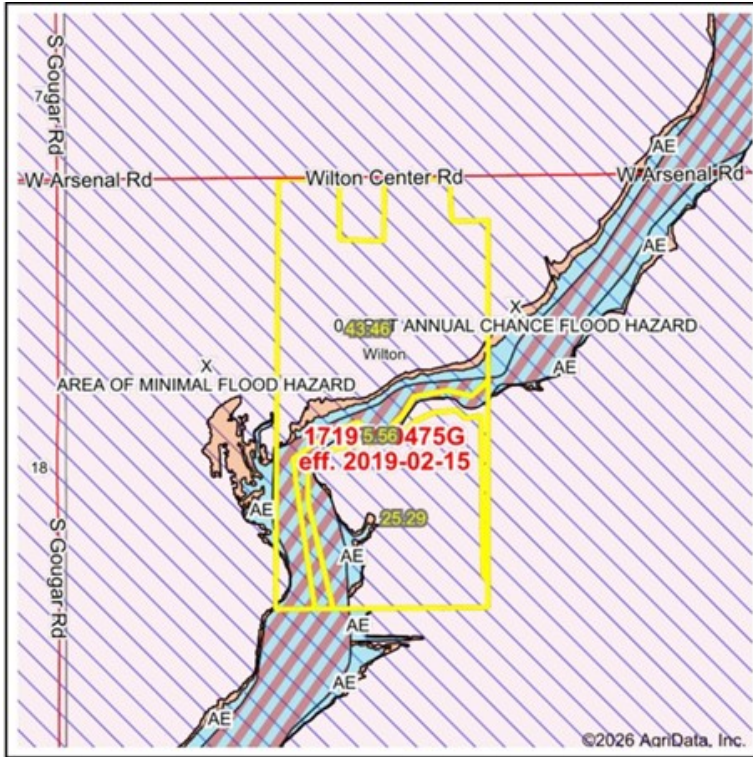


Classification Code	Type	Acres
R5UBH	Riverine	1.38
Total Acres		1.38

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



Map Center: 41° 20' 51.14, -87° 59' 26.52
 State: IL Acres: 74.31
 County: Will Date: 6/4/2026
 Location: 17-33N-11E
 Township: Wilton



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	74.31	100%
Total				74.31	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	58.63	78.9%	
AE	FLOODWAY	100-year Floodplain	11.33	15.2%	
AE		100-year Floodplain	1.61	2.2%	
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.46	2.0%	
AE		100-year Floodplain	0.74	1.0%	
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.36	0.5%	
AE		100-year Floodplain	0.1	0.1%	
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.08	0.1%	
Total				74.31	100%
Panel	Effective Date	Acres	Percent		
17197C0475G	2/15/2019	74.31	100%		
Total		74.31	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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