

80 Acres Wilton Township  
14292 W. Kennedy Road  
Manhattan IL 60442

www.bigfarms.com

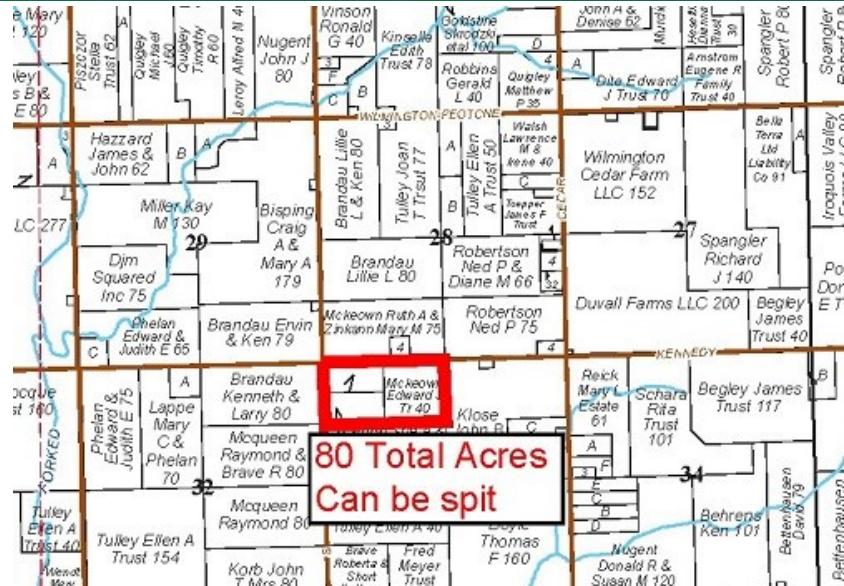
## 80 ACRES WILTON TOWNSHIP

14292 W. Kennedy Road  
Manhattan IL 60442

For more information contact:

Mark Goodwin  
815-741-2226  
mgoodwin@bigfarms.com

**GOODWIN**



<b>County:</b>	Will
<b>Township:</b>	Wilton
<b>Gross Land Area:</b>	80 total acres
<b>Property Type:</b>	Vacant farmland
<b>Possible Uses:</b>	Agricultural grain production
<b>Total Investment:</b>	\$672,000
<b>Unit Price:</b>	\$8,400 per acre
<b>Soil Productivity Index:</b>	The PI index for this farm is 126.6
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	Agriculture



Great opportunity to purchase good class B farmland in Will County. The PI index of 126.6 makes this an excellent farm for the area. Nice corner location with plenty of road frontage.

www.bigfarms.com

Mark Goodwin  
Phone: 815-741-2226  
Email: [mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 80 Acre Wilton Township Farm  
**Tax ID Number/APN:** 13-19-33-100-006 (20 Acres)  
13-19-33-100-007 (20 Acres)  
13-19-33-100-002 (40 Acres)  
**Possible Uses:** Agriculture production and potential residential site.  
**Zoning:** Agriculture  
**Sale Terms:** Sellers are looking for a cash sale.

### AREA & LOCATION

**School District:** Peotone Unit School District 207U  
**Location Description:** Excellent corner location in Wilton Township. S. Tulley road is a well traveled County road. Approximately one mile south of Wilmington-Peotone road.  
**Site Description:** Rectangular 80 acre parcel.  
**Side of Street:** SE corner of Tully and Kennedy road, Wilton Township, Will County  
**Highway Access:** 9.25 Miles to I-57 at Peotone  
13.8 Miles to I-55 at Wilmington  
27 Miles to I-80 & I-57  
49.5 Miles to Chicago  
**Road Type:** S. Tulley road is a blacktop County Highway  
W. Kennedy road is gravel  
**Property Visibility:** Great corner location and excellent road frontage.  
**Largest Nearby Street:** Wilmington-Peotone Road

### LAND RELATED

**Lot Frontage (Feet):** Quarter mile of frontage on S. Tulley road  
Half a mile of frontage on W. Kennedy road  
**Tillable Acres:** See soil map for the approximate amount of tillable acres.  
**Buildings:** No Buildings  
**Topography:** Level farmland  
**Soil Type:** The primary soils on this farm are typical Will County soils. Elliott silt loam (146A) and Ashkum silty clay loam (232A)  
**Available Utilities:** Well & septic would be required for any buildings to be constructed.

### FINANCIALS

**Finance Data Year:** 2015 Taxes paid in 2016  
**Real Estate Taxes:** 13-19-33-100-006 (20 Acres) \$330.00  
13-19-33-100-007 (20 Acres) \$344.00  
13-19-33-100-002 (40 Acres) \$678.00  
Total tax bill is \$1,352 or \$16.90 per acre.  
**Investment Amount:** Sellers are offering this farm at \$8,400 per acre for a total investment of \$672,000.00

### LOCATION

**Address:** 14929 W. Kennedy Road  
Manhattan, IL 60544  
**County:** Will County

## MAP OVERVIEW OF WILTON TOWNSHIP 80 ACRES IN WILL COUNTY



80 Acres Wilton Township  
14292 W. Kennedy Road  
Manhattan IL 60442

www.bigfarms.com

## ROAD MAP OF WILTON TOWNSHIP 80 ACRES, WILL COUNTY



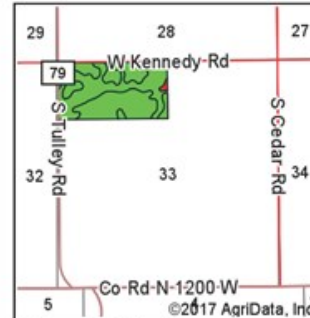
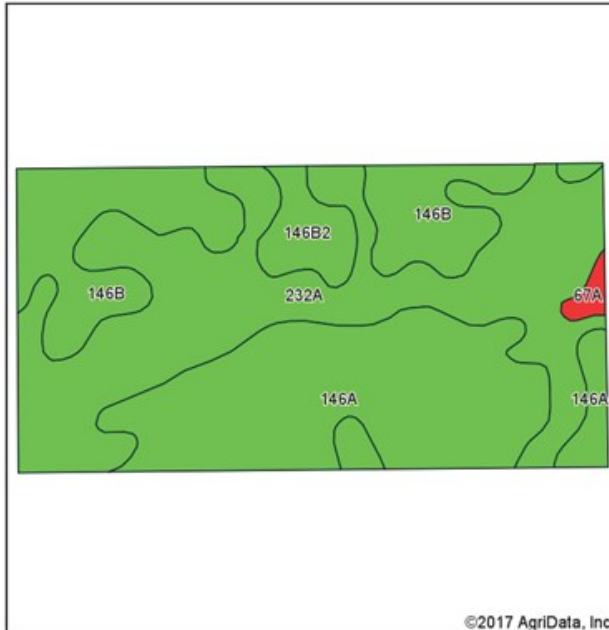
www.bigfarms.com

Mark Goodwin  
Phone: 815-741-2226  
Email: [mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)



## 80 ACRE SOIL MAP OF WILTON TOWNSHIP FARM

### Soils Map



State: Illinois  
County: Will  
Location: 33-33N-11E  
Township: Wilton  
Acres: 80.33  
Date: 1/29/2017

www.bigfarms.com

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2017 www.AgrIDataInc.com



Area Symbol: IL197, Soil Area Version: 11

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	34.26	42.6%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	25.78	32.1%		168	55	125
**146B	Elliott silt loam, 2 to 4 percent slopes	16.13	20.1%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.46	4.3%		**160	**52	**119
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.70	0.9%		182	57	133
Weighted Average					168.2	55.1	125.5

Area Symbol: IL197, Soil Area Version: 11

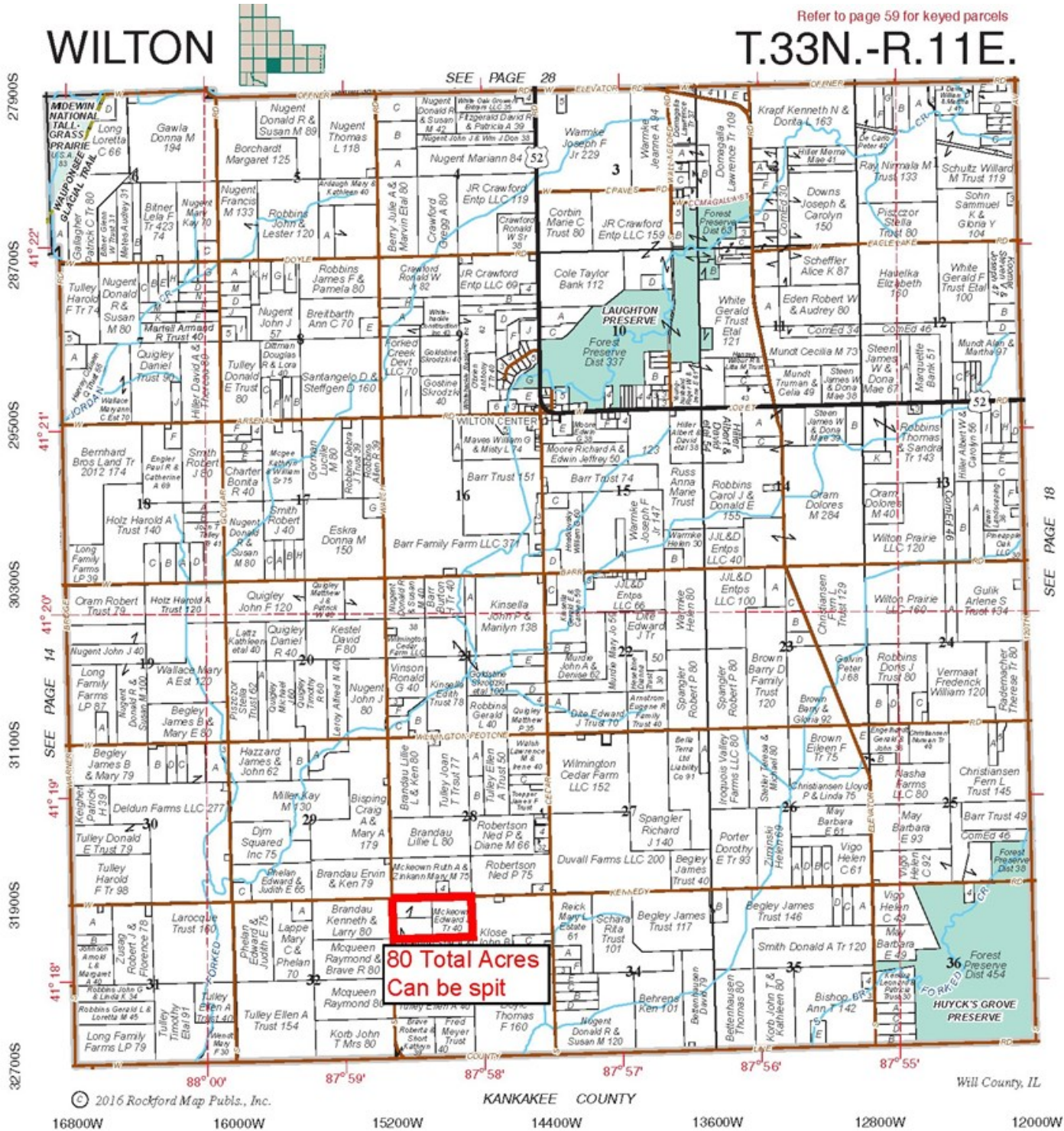
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<https://www.ideals.illinois.edu/handle/2142/11027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

WILTON TOWNSHIP PLAT MAP, WILL COUNTY ILLINOIS



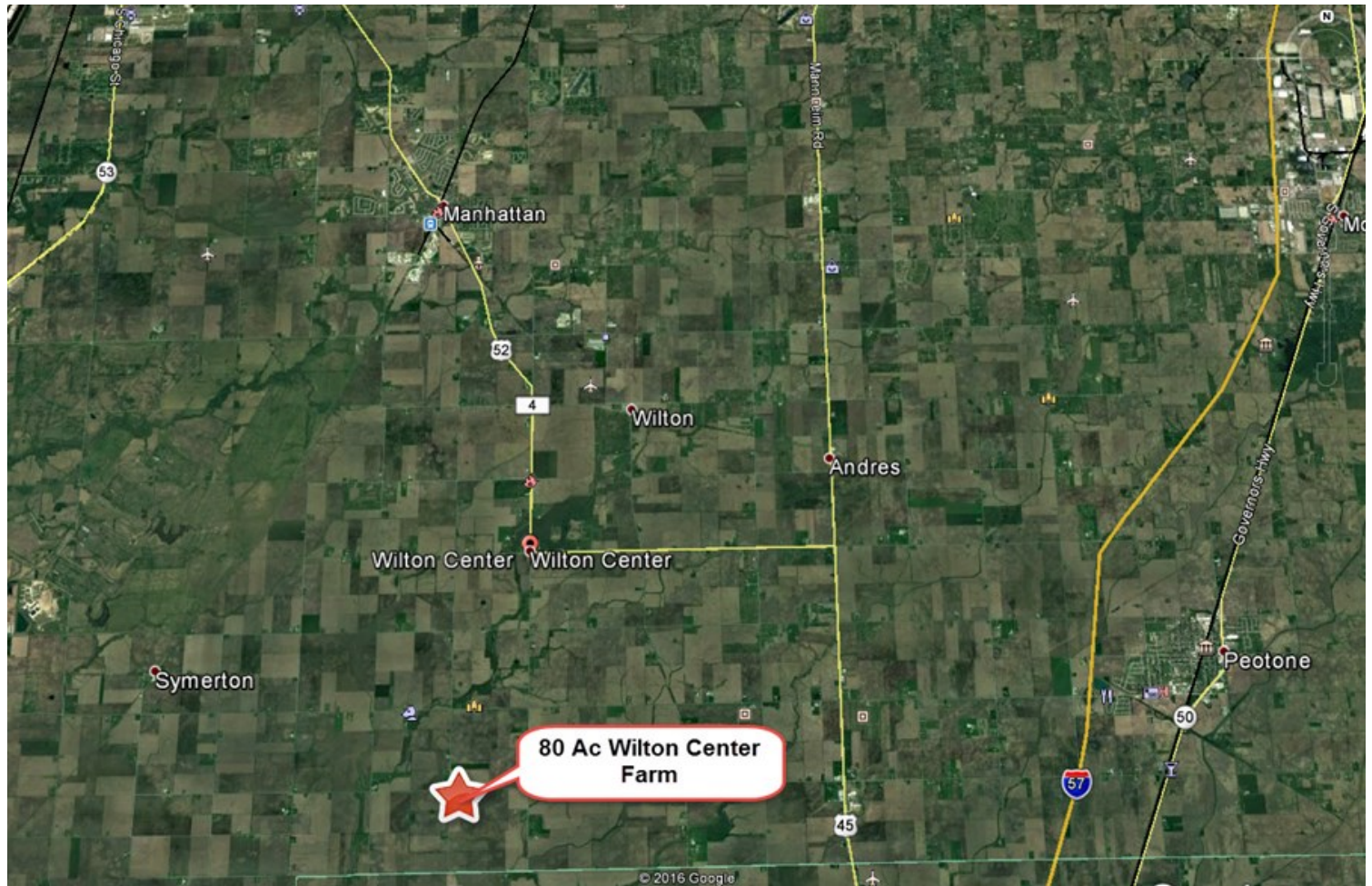


FSA MAP 80 ACRES IN WILTON TOWNSHIP, WILL COUNTY

Aerial Map



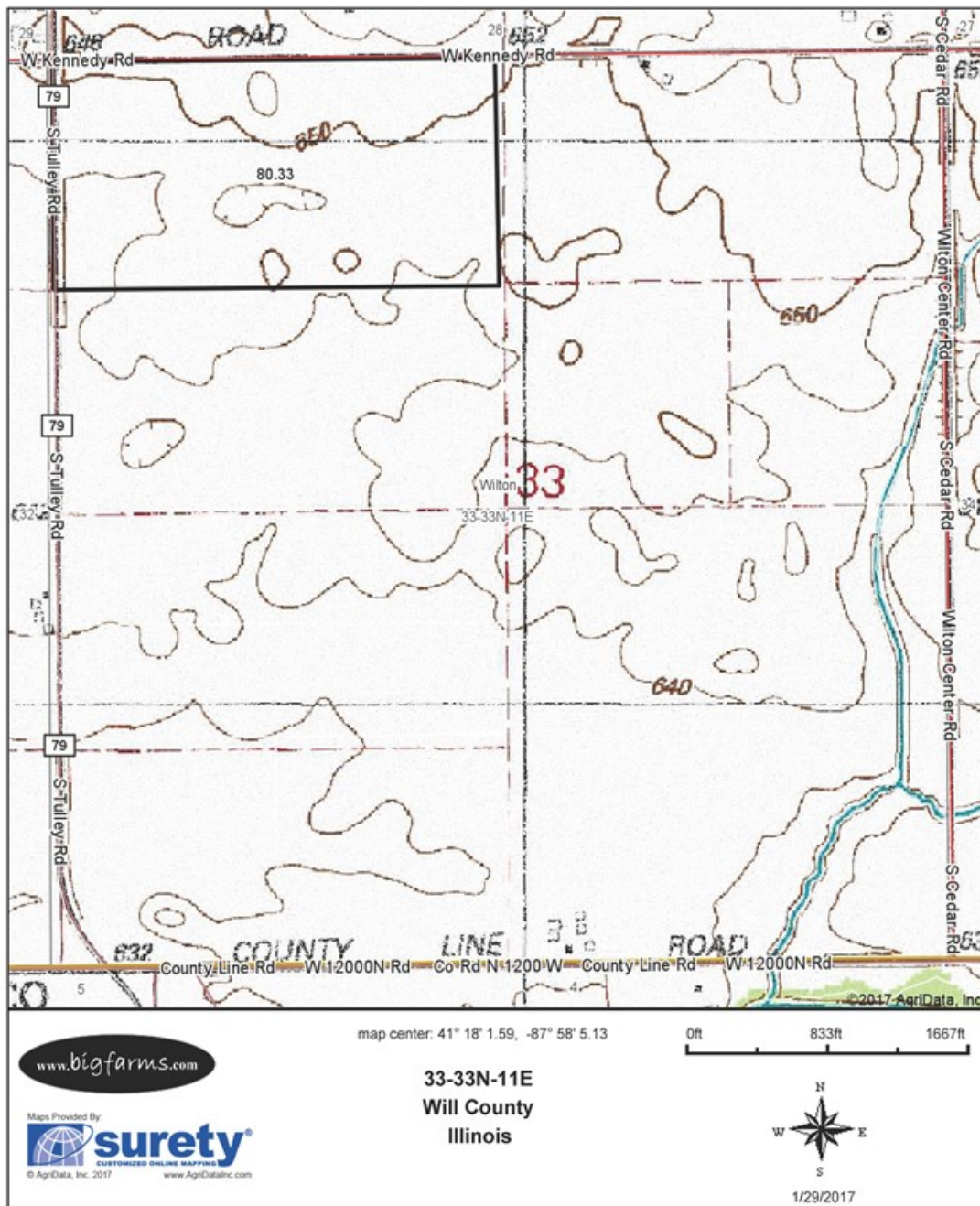
## AERIAL OVERVIEW OF WILTON TOWNSHIP, WILL COUNTY





## 80 AC WILTON TOWNSHIP, WILL COUNTY TOPOGRAPHICAL MAP

### Topography Map



## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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.

## DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.