

82 AC Manhattan Farm
27561 S Scheer Road
Manhattan IL 60442



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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:	Green Garden
Gross Land Area:	82.43
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$820,179.00
Unit Price:	\$9,950.00 per Acre
Productivity Index (PI):	121.0
Buildings:	House, Pole Barn, and Grain bin
Zoning:	Agriculture



Green Garden Township 82 acres with frontage on Scheer road and access from Offner road. Old set of farm buildings with tool shed. Farmhouse is currently being rented. Creek with some flood plain on the farm. Only half a mile west of Rt. 45 on Offner road.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 82 AC Manhattan Farm
Tax ID Number/APN: 18-13-31-300-003-0000
Possible Uses: Agriculture Production
Zoning: A-1, Agriculture

AREA & LOCATION

School District: Peotone Community Unit School District 207U (P-12)
Location Description: Only half a mile west of Rt. 45 and 5.5 miles to Green Garden country club golf course. The area has many estate residential developments.
Site Description: Rolling farmland with access to east side of the creek from Offner road. The farm has terraces on the east side of the creek. Road frontage and home are along Scheer road.
Highway Access: 1.3 Miles East to US-45
2.3 Miles South to US-52
8.6 Miles South East to I-57
10.6 Miles North to US-30
20.8 Miles West to I-55
Road Type: Asphalt/Blacktop
Property Visibility: Property is mostly visible from Scheer Road and partially visible from W Offner Road.
Largest Nearby Street: US-45 that is 1.3 miles away to the east.
Transportation: Manhattan Metra Train Station is 7.3 miles away.
Chicago Midway Airport is 38.4 miles away.
Chicago O'Hare International Airport is 55.4 miles away.

LAND RELATED

Lot Frontage (Feet): Approximately 1,862 feet of frontage on Sheer Road.
Approximately 160 feet of frontage on W Offner Road.
Tillable Acres: Approximately 76.74 tillable acres.
Buildings: Farmhouse and tool shed are on the farm.
Zoning Description: A-1, Agriculture
Flood Plain or Wetlands: Please see flood plain and Wetland maps provided by Surety Maps.
Topography: Please see Topography maps provided by Surety Maps.
FSA Data: 76.74 Cropland Acres
Corn Base 39.9 Acres with a PLC Yield of 124 bushels per acre.
Soybean Base 27.5 Acres with a PLC Yield of 38 bushels per acre.
HEL field on this tract with Conservation system being actively applied.
Soil Type: 46.5% Varna silt loam (223C2)
19.7% Lawson silt loam (8451A)
17.7% Symerton silt loam (294B)
13.6% Elliott silt loam (146B)

Please see Soil map provided by Surety Maps.

FINANCIALS

Finance Data Year: 2022 Tax Year, Payable 2023
Real Estate Taxes: 2022 Tax Year, Payable 2023: \$4,869.60
Investment Amount: \$820,179.00 or \$9,950.00 per Acre

LOCATION

Address: 27561 S Scheer Road, Manhattan, IL 60442



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County:

Will County

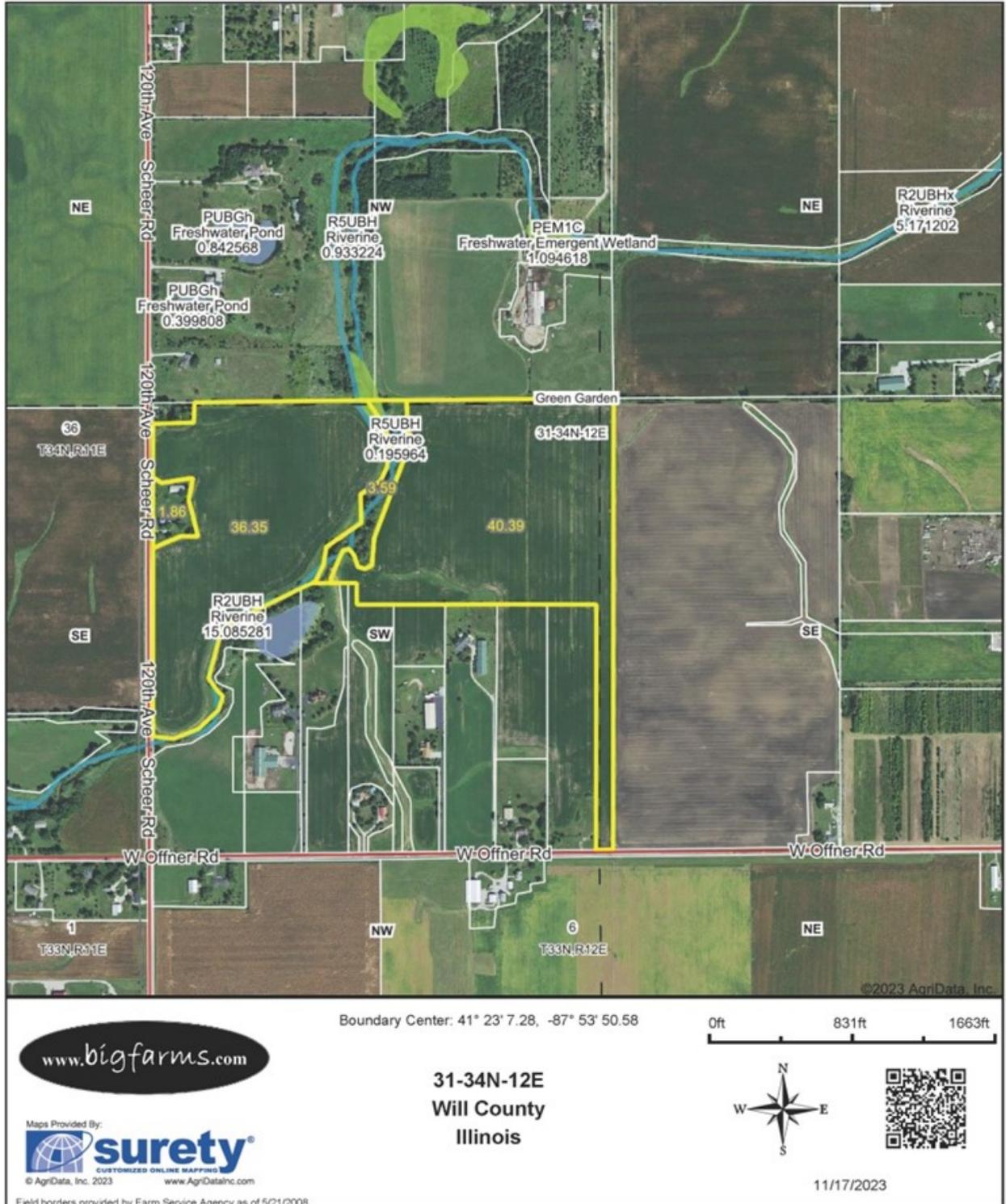


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PROPERTY MAP



FSA AERIAL MAP



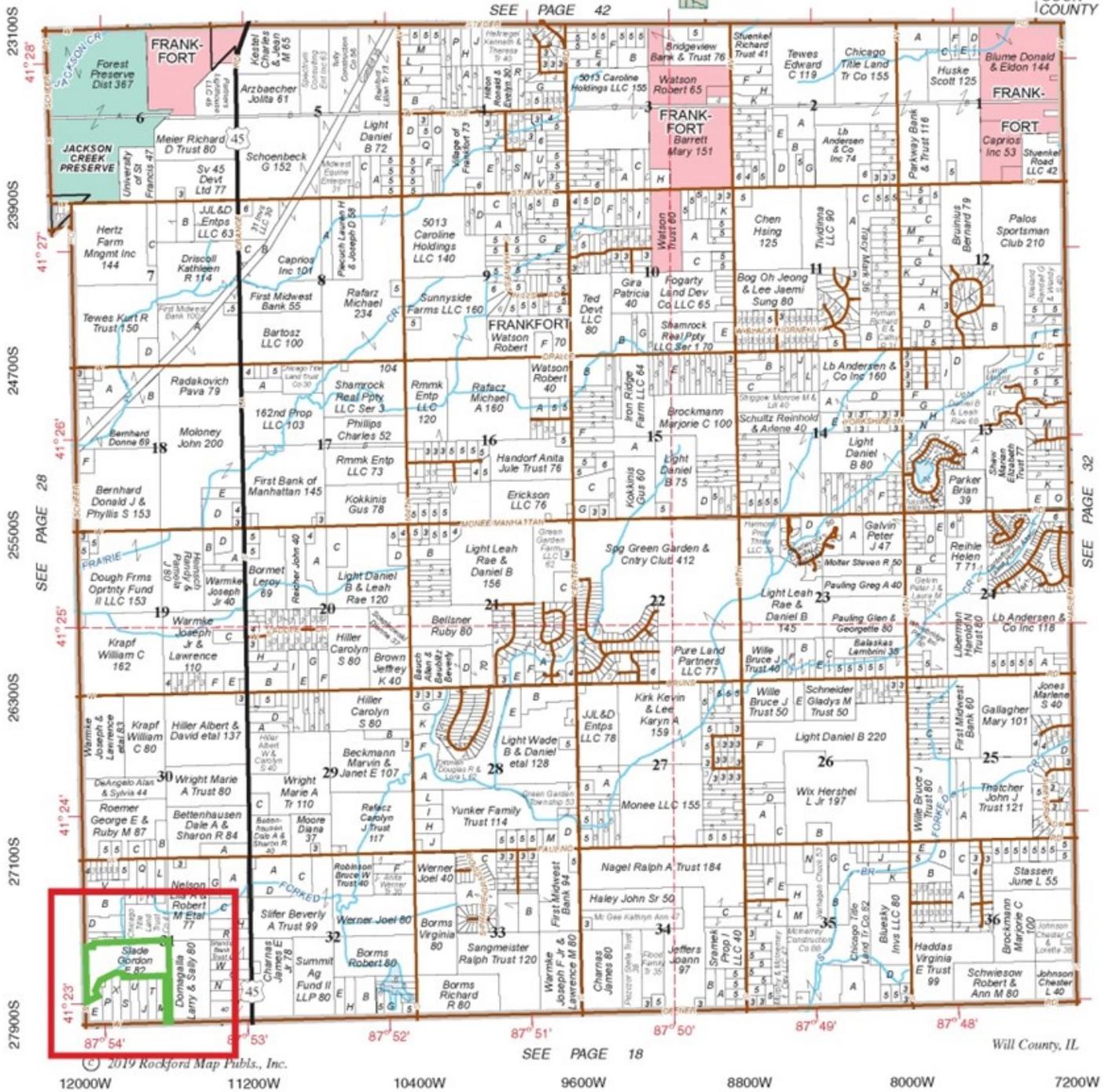
PLAT MAP

Refer to page 65 for keyed parcels

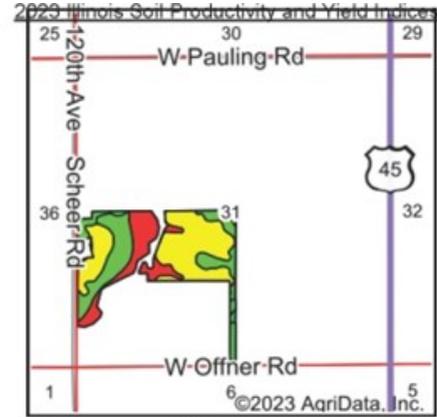
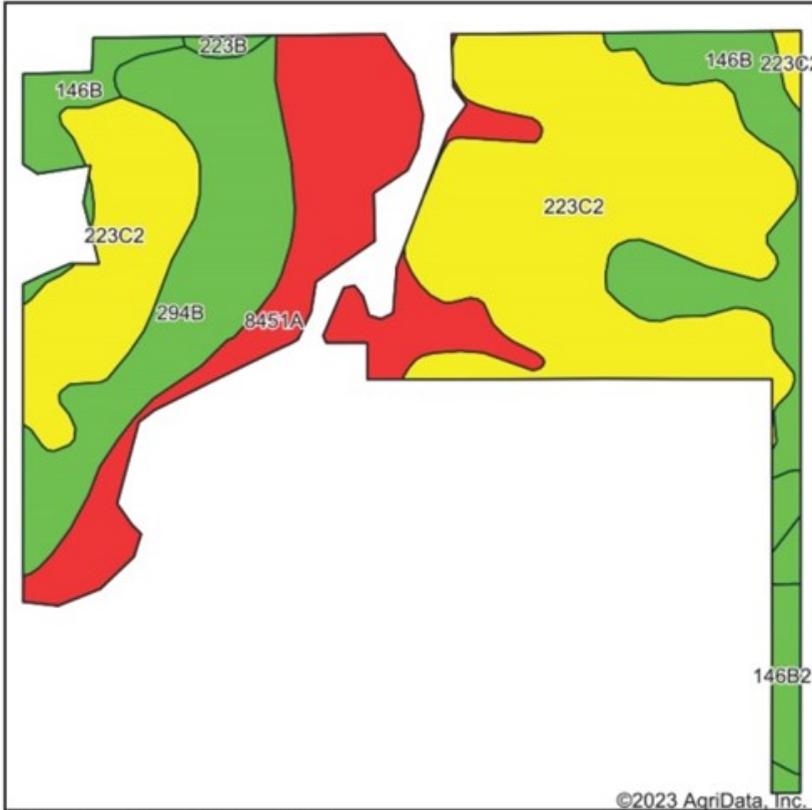
GREEN GARDEN

T.34N.-R.12E.

COOK COUNTY



SOIL MAP



State: **Illinois**
 County: **Will**
 Location: **31-34N-12E**
 Township: **Green Garden**
 Acres: **76.74**
 Date: **11/17/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 18							
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	35.69	46.5%	Yellow	**149	**47	**109
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	15.14	19.7%	Red	190	61	140
**294B	Symerton silt loam, 2 to 5 percent slopes	13.15	17.1%	Green	**177	**55	**130
**146B	Elliott silt loam, 2 to 4 percent slopes	10.44	13.6%	Green	**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	1.93	2.5%	Green	**158	**52	**118
**223B	Varna silt loam, 2 to 4 percent slopes	0.39	0.5%	Green	**156	**50	**115
Weighted Average					164.5	52.2	121

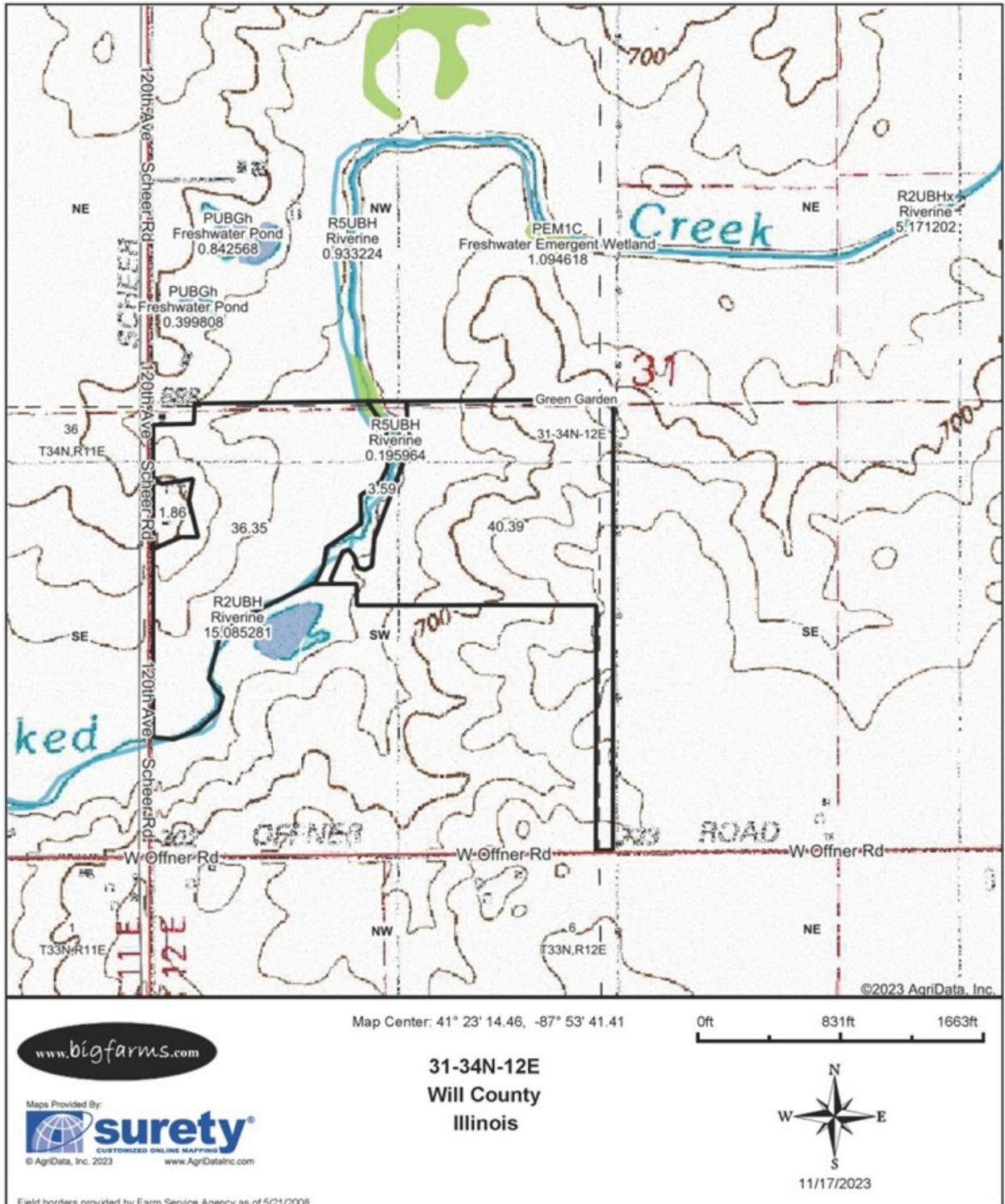
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices

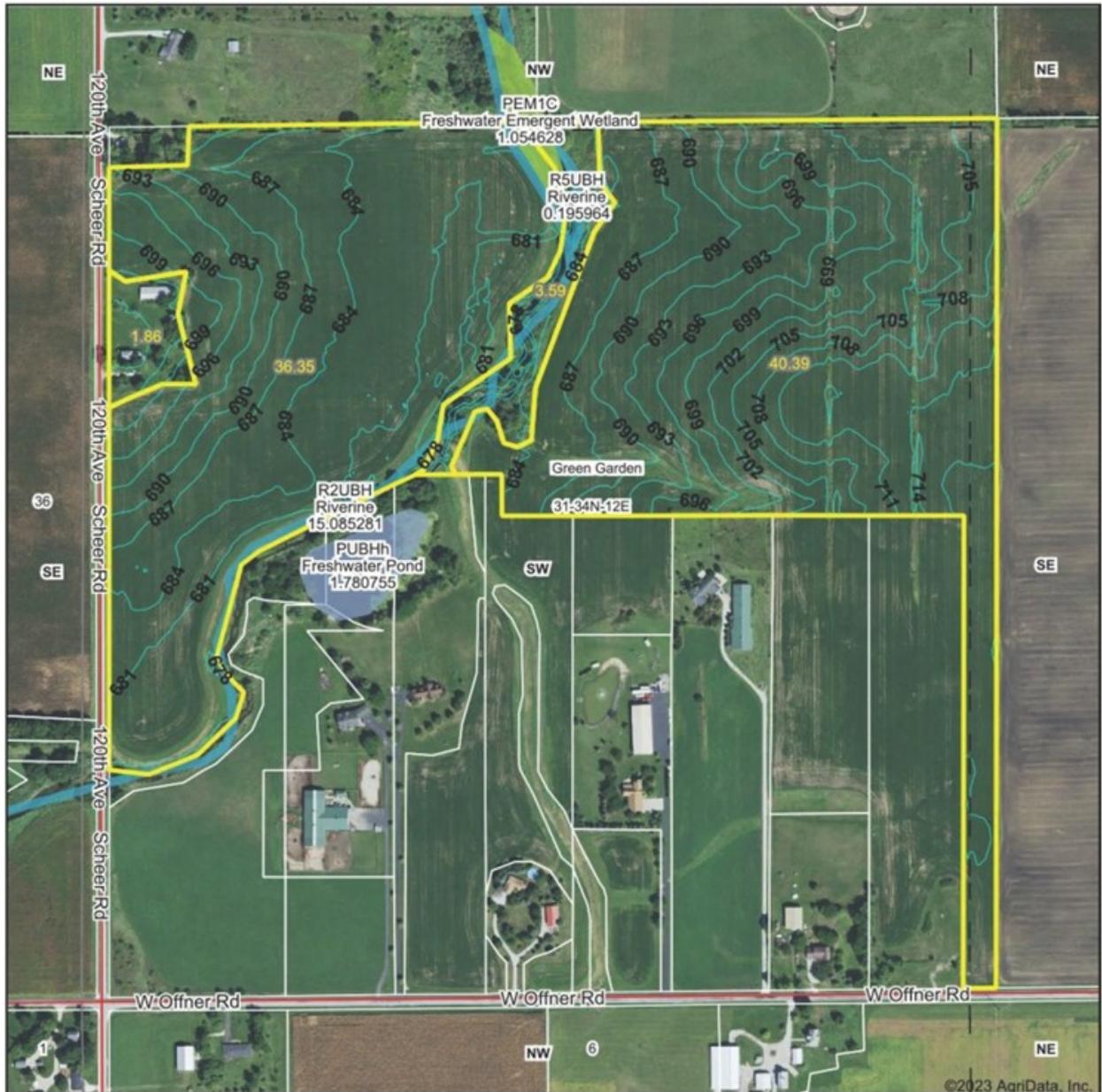
** Base indexes from Bulletin 811 adjusted for slope and erosion according to the II Soils EFOTG

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

TOPO MAP

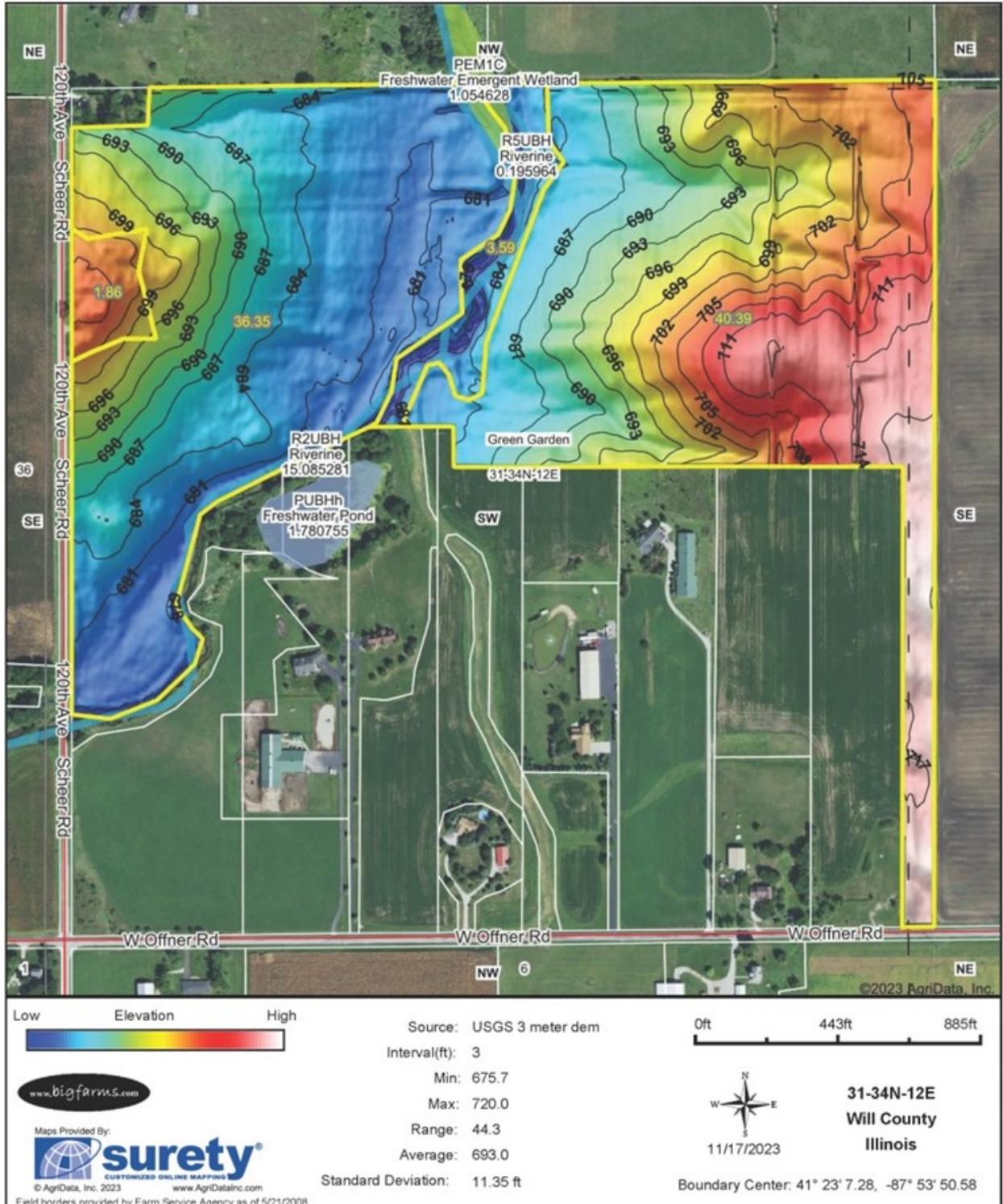


TOPO CONTOURS MAP



	Source: USGS 3 meter dem Interval(ft): 3.0 Min: 675.7 Max: 720.0 Range: 44.3 Average: 693.0 Standard Deviation: 11.35 ft	0ft 473ft 946ft
	<p>Maps Provided By: © AgriData, Inc. 2023 www.AgriDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008</p>	<p>11/17/2023</p> <p>Boundary Center: 41° 23' 7.28, -87° 53' 50.58</p>

TOPO HILLSHADE MAP



WETLAND MAP



State: **Illinois**
 Location: **31-34N-12E**
 County: **Will**
 Township: **Green Garden**
 Date: **11/17/2023**



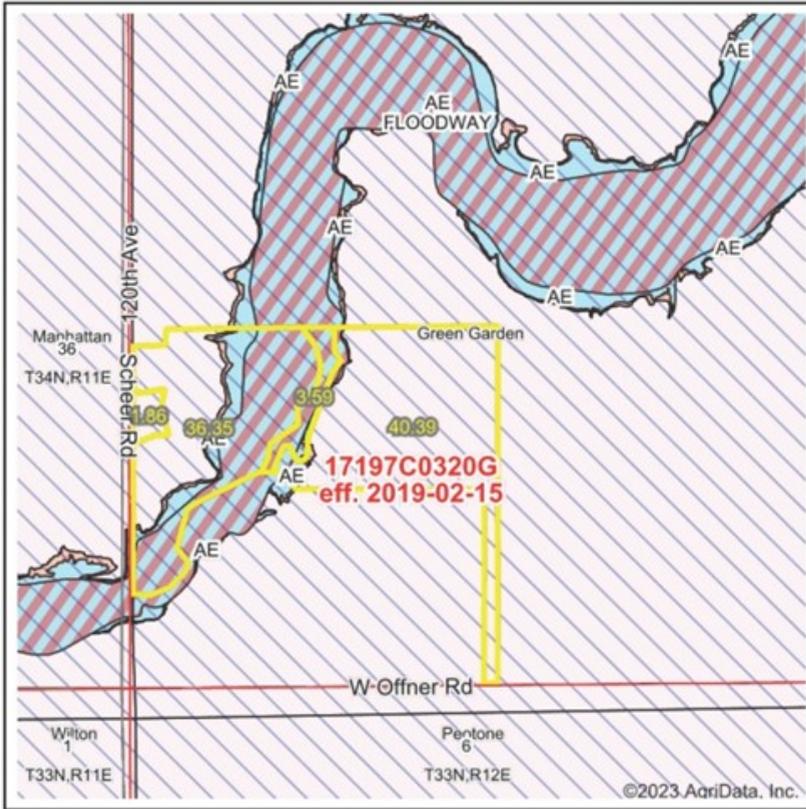
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Classification Code	Type	Acres
R2UBH	Riverine	1.38
PEM1C	Freshwater Emergent Wetland	0.50
R5UBH	Riverine	0.20
Total Acres		2.08

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

FEMA MAP



Map Center: 41° 23' 14.46, -87° 53' 41.41
 State: IL Acres: 82.19
 County: Will Date: 11/17/2023
 Location: 31-34N-12E
 Township: Green Garden



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	82.19	100%
Total				82.19	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	55.96	68.1%
AE	FLOODWAY	100-year Floodplain	20.07	24.4%
AE		100-year Floodplain	3.91	4.8%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.14	1.4%
AE		100-year Floodplain	0.53	0.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.33	0.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.17	0.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.08	0.1%
Total			82.19	100%

Panel	Effective Date	Acres	Percent
17197C0320G	2/15/2019	82.19	100%
Total		82.19	100%

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.**

DISCLAIMER

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