

9.92± AC MANTENO I-57 FRONTAGE FARM

0 N 1000E Rd
Manteno IL 60950

For more information contact:

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



County:	Kankakee
Township:	Manteno
Gross Land Area:	432115
Property Type:	Farmland
Possible Uses:	Row-crop farmland; I-57 frontage/visibility
Total Investment:	\$225,000.00
Unit Price:	\$22,681.45 per acre
Productivity Index (PI):	126.5
Value Per PI Point:	179.30
Buildings:	None



9.92± acres of Kankakee County farmland with genuine dual road frontage — approx. 794 feet along Interstate 57 and approx. 742 feet along N-1000E Rd — in Manteno Township, Illinois, at the north end of the Kankakee-Bourbonnais-Bradley metro area and minutes from one of the fastest-growing logistics corridors in the Chicago Southland.

- 9.92± tax-record acres; final acreage by survey
- Approx. 794 ft of I-57 frontage (visibility/exposure) and approx. 742 ft of frontage and access on N-1000E Rd
- Currently row-crop farmland; Productivity Index 126.5
- Soils led by Tallmadge sandy loam (57.8%) and Pella silty clay loam (34.0%)
- Minutes from I-57 Exit 322 (IL Route 50, downtown Manteno) and the newer Exit 318 industrial corridor
- Near Manteno's expanding logistics/industrial base — Diversatech Industrial Park, an active TIF district, and a designated Enterprise Zone
- All seller-owned mineral rights convey; possession at closing
- 2024 real estate taxes: \$433 total

The tract is essentially level — 653.5 to 657.5 feet of elevation, just 4.0 feet of relief — and carries a weighted Productivity Index of 126.5, led by Tallmadge sandy loam and Pella silty clay loam. Per FEMA panel 17091C0205E, the majority of the parcel, 7.81± acres (81.4%), lies within the mapped 100-year floodplain (Zone A); the remaining 1.78± acres (18.6%) sit in Zone X, outside the 500-year floodplain, concentrated in the northeast corner along the N-1000E Rd frontage. No wetlands are mapped on the property per the National Wetlands Inventory.

Highway visibility is the standout feature. The property fronts the I-57 right-of-way directly; because the interstate is limited-access, that frontage is exposure rather than a driveway cut, and day-to-day access is from N-1000E Rd, a paved county road running the full east boundary. The nearest interchange is I-57 Exit 322 (Illinois Route 50/Locust St), Manteno's main interchange and retail core, approx. 1.7 miles away; Exit 318 (Bourbonnais Parkway), opened in 2018 specifically to open access to more than 1,000 acres of industrial land, sits a short distance south.

Manteno anchors the north end of the Kankakee-Bourbonnais-Bradley, IL metro area and has become an active distribution and logistics node along the I-57 corridor, anchored by the Diversatech Industrial Park, an active Tax Increment Financing district, and a designated Enterprise Zone. With the large majority of the tract mapped within the 100-year floodplain, the property's near-term value is its I-57 visibility and continued farm income; the higher ground fronting N-1000E Rd offers a starting point for buyers exploring longer-term road-frontage uses, subject to floodplain and zoning review. Schools are in Manteno CUSD 5 (Manteno Elementary, Middle, and Community High School).



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LISTING DETAILS

GENERAL INFORMATION

Listing Name:	9.92± AC Manteno I-57 Frontage Farm
Tax ID Number/APN:	03-02-29-200-013-0000
Possible Uses:	Row-crop production; long-term road-frontage/development potential on the non-floodplain portion, subject to floodplain and zoning review
Zoning:	Currently zone Agriculture in Kankakee County.
Sale Terms:	Cash at closing. Boundary survey at Seller's expense; final purchase price based upon surveyed acres. All seller-owned water, oil, gas, coal and mineral rights convey.

AREA & LOCATION

School District:	Manteno CUSD 5 — Manteno Elementary School (PreK–4), Manteno Middle School (5–8), Manteno Community High School (9–12)
Market Type:	Kankakee-Bourbonnais-Bradley, IL metro
Location Description:	Manteno Township, Kankakee County, at the north end of the Kankakee-Bourbonnais-Bradley metro area. The property fronts the I-57 right-of-way on its west side and N-1000E Rd on its east side. I-57 Exit 322 (IL Route 50, downtown Manteno) is approx. 1.7 miles away; Exit 318 (Bourbonnais Parkway), opened 2018, serves the newer industrial corridor to the south.
Site Description:	Essentially level row-crop farmland (653.5–657.5 ft elevation); majority of the tract mapped in FEMA Zone A (100-year floodplain), with higher ground in the northeast corner along N-1000E Rd. No buildings.
Highway Access:	Direct frontage on I-57 (west boundary, approx. 794 ft) — visibility/exposure only, as the interstate is limited-access. Functional access via N-1000E Rd (east boundary, approx. 742 ft), a paved county road. Nearest interchange: I-57 Exit 322 (IL Route 50), approx. 1.7 miles.
Legal Description:	Tract in the SE corner of the NE¼ NE¼, Section 29, Township 32 North, Range 12 East, Manteno Township, Kankakee County, Illinois, containing 9.92 acres more or less (PLSS short legal: PT NENE 29-32N-12E). Complete legal description available from listing broker.
Property Visibility:	Direct I-57 frontage along the full west boundary
Largest Nearby Street:	Interstate 57
Transportation:	I-57 Exit 322 (IL Route 50), approx. 1.7 mi. Kankakee (county seat), approx. 10 mi south via I-57. Chicago Loop, approx. 50 mi north.

LAND RELATED

Lot Frontage (Feet):	794± ft (I-57, west) and 742± ft (N-1000E Rd, east) — Land ID measurement; final by survey
Lot Depth:	445.13 ft (north) to 720.36 ft (south) — Land ID measurement; final by survey
Buildings:	None
Flood Plain or Wetlands:	FEMA Zone A (100-year floodplain): 7.81± ac (81.4%). Zone X (minimal hazard, outside 500-year floodplain): 1.78± ac (18.6%), concentrated in the northeast corner along N-1000E Rd. Panel 17091C0205E, effective 1/20/2010, community 170336 (Regular NFIP). No NWI-mapped wetlands (0.00 ac).
Topography:	Elevation 653.5–657.5 ft (4.0 ft of relief, average 654.6 ft); essentially level. Source: USGS 1-meter DEM.
Soil Type:	Tallmadge sandy loam (57.8%), Pella silty clay loam (34.0%), Martinsville loam (7.4%), Beardstown silt loam (0.8%)
Soil Fertility:	Weighted Productivity Index 126.5 (147-point scale, Bulletin 811 optimum management)
Available Utilities:	Utilities are nearby from residential subdivision. Utilities are subject to annexation and zoning from the village of Manteno.

FINANCIALS

Finance Data Year:	2024
Real Estate Taxes:	\$433 (2024, payable 2025). Estimated real estate taxes ~ \$43.65 per acre (based on 9.92± acres).
Investment Amount:	\$225,000.00 (\$22,681.45 per acre)

LOCATION

Address: 0 N 1000E Rd, Manteno, IL 60950
County: Kankakee
MSA: Kankakee-Bourbonnais-Bradley, IL



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PROPERTY NOTES

Property Facts

- 9.92± acres per Kankakee County tax records; PIN 03-02-29-200-013-0000
- Legal: Tract in SE corner NE¼ NE¼ (Section 29, Township 32 North, Range 12 East), Manteno Township, Kankakee County; PLSS short legal PT NENE 29-32N-12E
- Approx. 794 ft of frontage on I-57 (west) and approx. 742 ft of frontage on N-1000E Rd (east); approx. 2,701.95 ft perimeter (Land ID measured 8/22/2026)
- Productivity Index 126.5; soils led by Tallmadge sandy loam (57.8%) and Pella silty clay loam (34.0%)
- FEMA Zone A (100-year floodplain) 7.81± ac (81.4%); Zone X (minimal hazard) 1.78± ac (18.6%) — panel 17091C0205E, eff. 1/20/2010
- No NWI-mapped wetlands
- Elevation 653.5–657.5 ft (4.0 ft of relief); essentially level
- 2024 real estate taxes: \$433 total
- No buildings; all seller-owned mineral rights convey; possession at closing

Location & Distances (approx)

- I-57 Exit 322 (IL Route 50, downtown Manteno) — approx. 1.7 mi
- I-57 Exit 318 (Bourbonnais Parkway / industrial corridor) — short distance south
- Kankakee (county seat) — approx. 10 mi south via I-57
- Bourbonnais — borders Manteno immediately to the south
- Chicago Loop — approx. 50 mi north

Local Resources

- [Kankakee County GIS \(K3GIS\)](#)
- [Kankakee County Property Tax Inquiry](#)
- [Kankakee County Planning & Zoning](#)
- [USDA Web Soil Survey](#)
- [FEMA Map Service Center](#)
- [Manteno CUSD 5](#)
- [Village of Manteno](#)

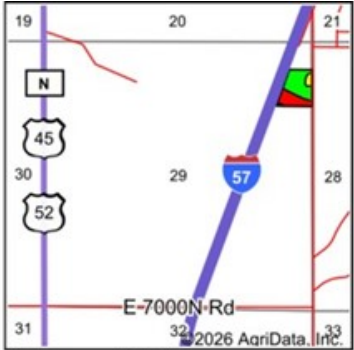
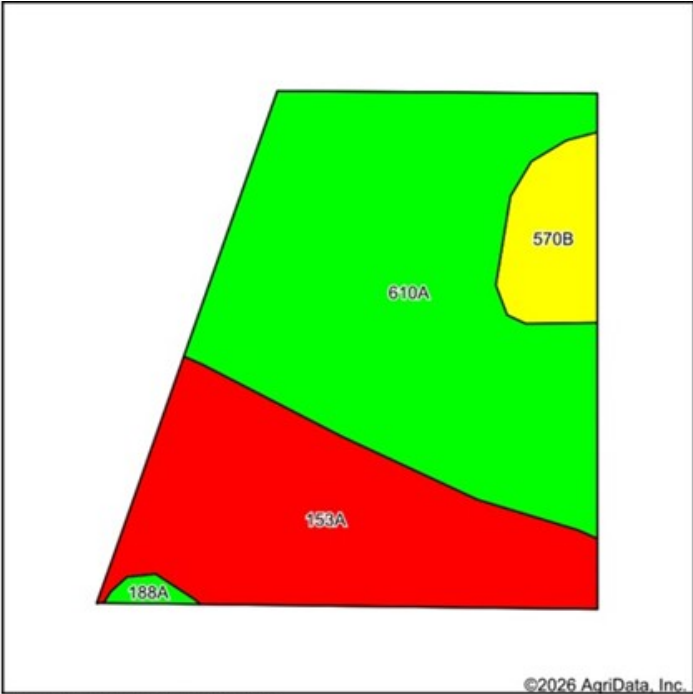
PROPERTY MAP



FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Kankakee
Location: 29-32N-12E
Township: Manteno
Acres: 9.59
Date: 8/22/2026

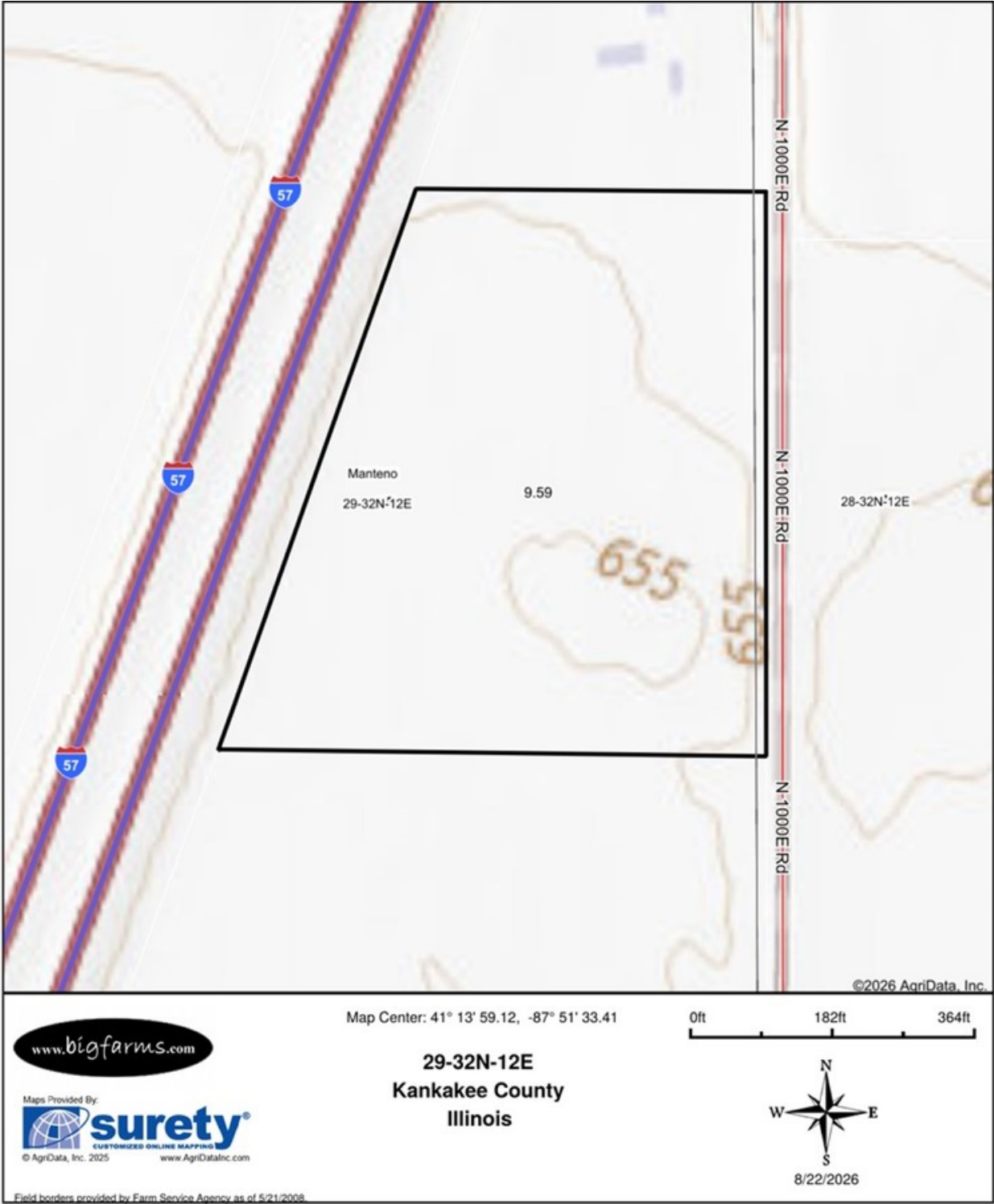


Area Symbol: IL091, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**610A	Tallmadge sandy loam, 0 to 2 percent slopes	5.54	57.8%		**166	**54	**123
**153A	Pella silty clay loam, 0 to 2 percent slopes	3.26	34.0%		**183	**60	**136
**570B	Martinsville loam, 2 to 4 percent slopes	0.71	7.4%		**152	**48	**112
**188A	Beardstown silt loam, 0 to 2 percent slopes	0.08	0.8%		**155	**51	**116
Weighted Average					170.7	55.6	126.5

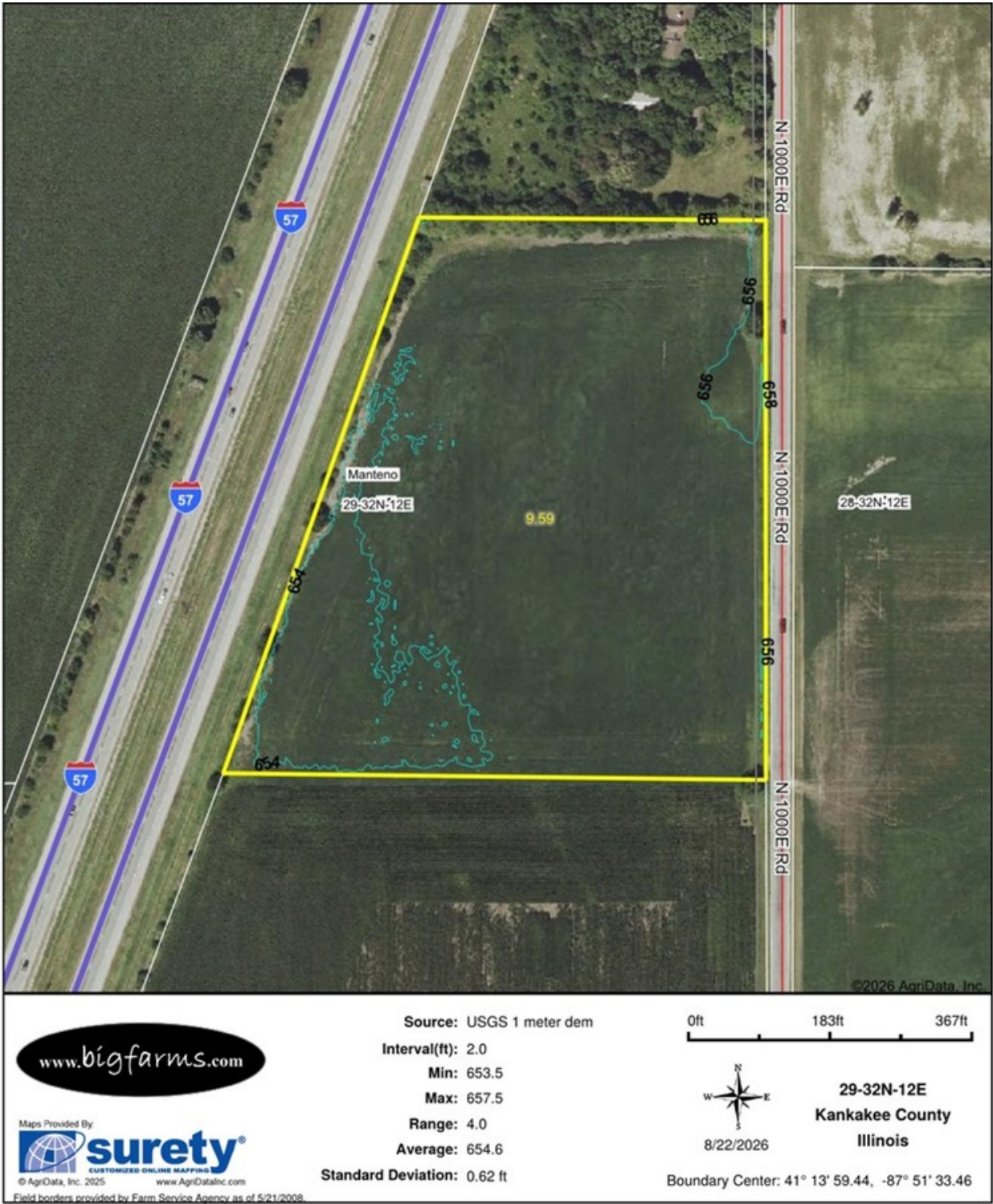
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA 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.

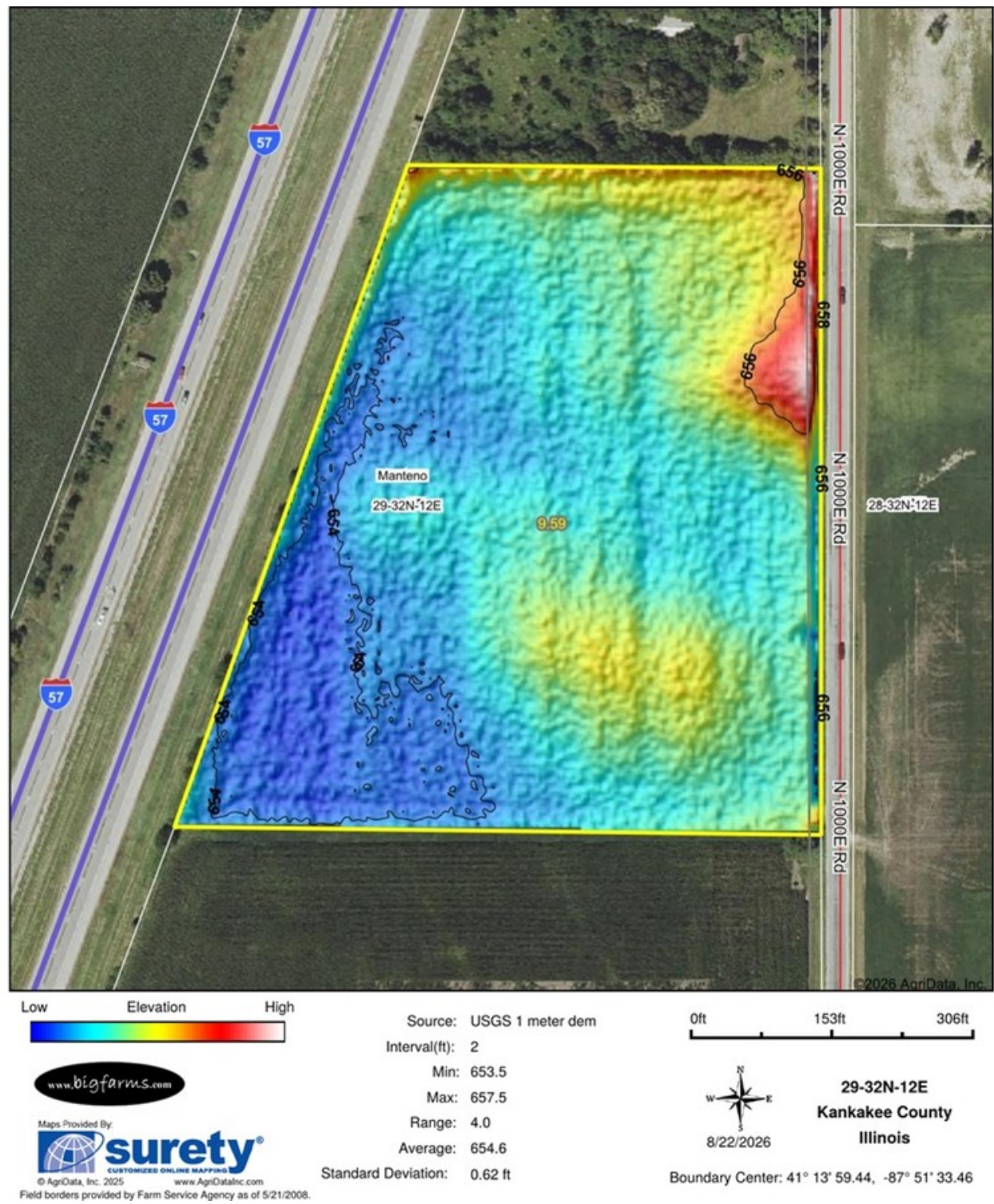
TOPO MAP



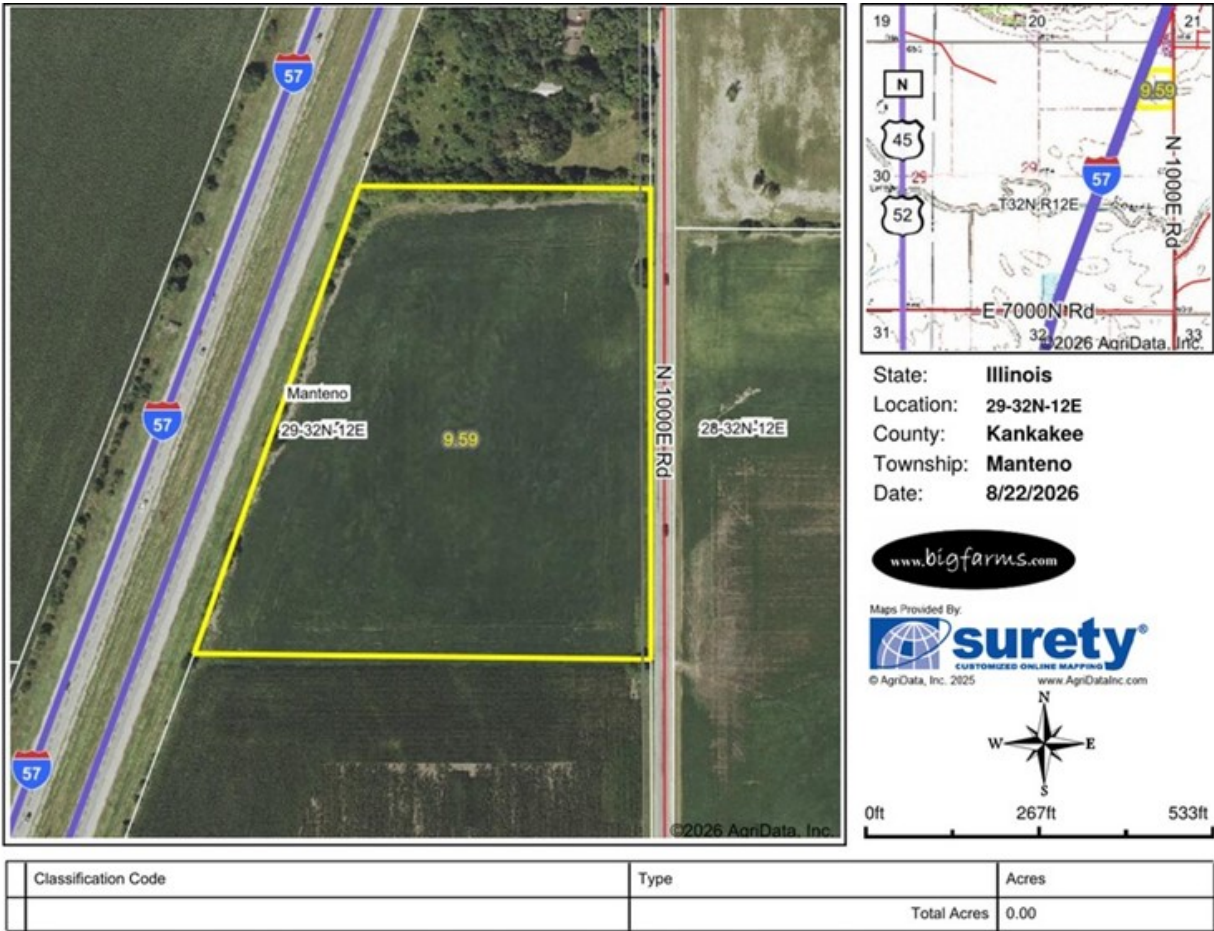
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



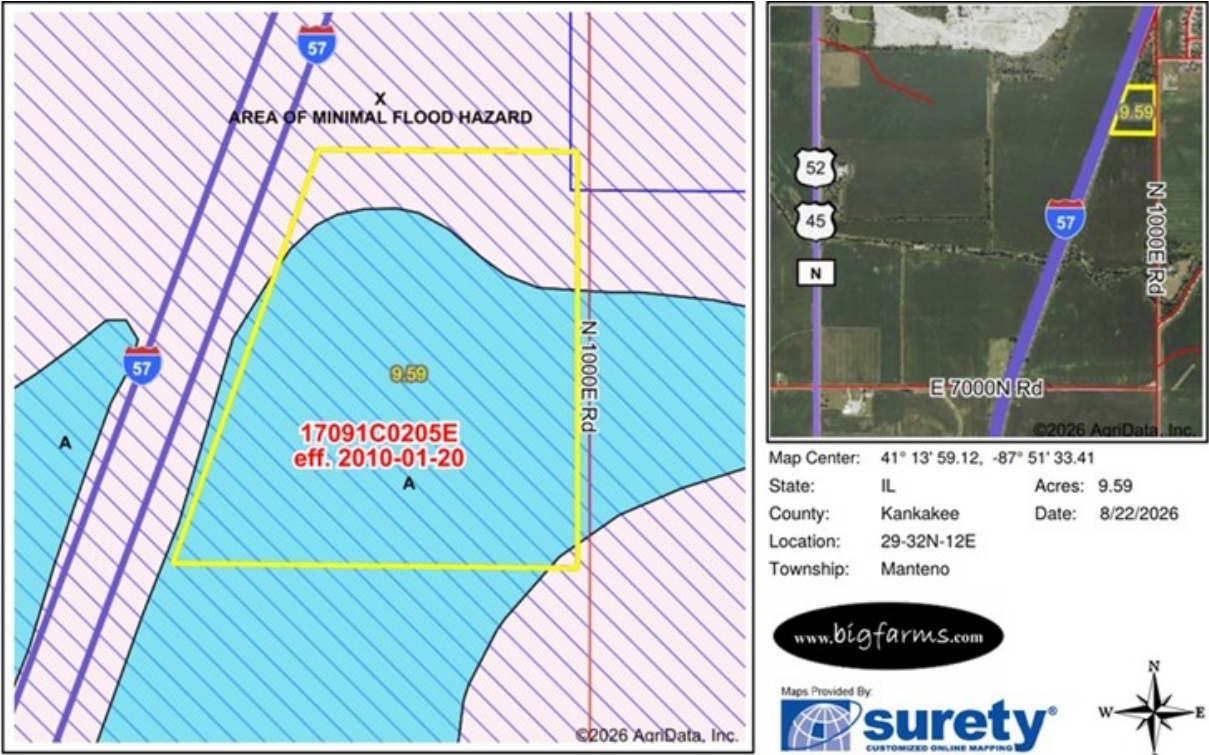
WETLAND MAP



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



Name	Number	County	NFIP Participation	Acres	Percent
Kankakee County	170336	Kankakee	Regular	9.59	100%
Total				9.59	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	7.81	81.4%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.78	18.6%
Total			9.59	100%

Panel	Effective Date	Acres	Percent
17091C0205E	1/20/2010	9.59	100%
Total		9.59	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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