32 AC CEDAR ROAD MANHATTAN FARM

S Cedar Road
Manhattan IL 60442

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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

County:	Will
Township:	Manhattan
Gross Land Area:	32.3
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	$642,770.00
Unit Price:	$19,900 per Acre
Productivity Index (PI):	124.7
Buildings:	No Buildings
Zoning:	A-1, Agriculture

32 acres of vacant farmland is available now in Manhattan, IL, with frontage on S Cedar Road, a Soil PI of 124.7, and nearly 100% tillable acres, this property would be great for continued agriculture production or possible development. This parcel has a residential neighborhood on the north property line, Hanover Estates, and two residential lots on the west boarder of the parcel.

Discover the allure of owning a picturesque farm in Manhattan, IL, where rural tranquility meets suburban convenience. Situated just a short drive from Chicago, this property offers fertile land perfect for farming and livestock. Enjoy the peaceful surroundings and panoramic views, ideal for those seeking a serene retreat or expanding their agricultural endeavors. With easy access to highways and nearby amenities, this Manhattan farm presents an unparalleled opportunity to embrace country living while staying connected to city conveniences. Don't miss out on owning a piece of this coveted Illinois landscape.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	32 AC Cedar Road Manhattan Farm
Tax ID Number/APN:	14-12-10-300-015-0000
Possible Uses:	Agricultural Production, Possible Development
Zoning:	A-1, Agriculture

AREA & LOCATION

School District:	Manhattan SD 114 (P-8) Lincoln Way CHSD 210 (9-12)
Location Description:	This property is located northeast of Manhattan, IL on the east side of S Cedar Road between W Baker Road and Smith Road.
Site Description:	This parcel has a residential neighborhood, Hanover Estates, on the north property line along with two residential lots on the west side of the parcel. There is also high voltage ComEd power lines running north and south on the east side of the parcel.
Side of Street:	This parcel is located on the east side of S Cedar Road.
Highway Access:	Route 52 is located 2.3 miles to the west. Route 45 is located 4.5 miles to the east. Route 30 is located 4.9 miles to the north. I-80 is located 6.3 miles to the north.
Road Type:	Asphalt/Blacktop
Legal Description:	PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 SW1/4; PART OF THE NW1/4 SE1/4 OF SECTION 10, TOWNSHIP 34 NORTH, 11 EAST, WILL COUNTY, ILLINOIS
Property Visibility:	The parcel is visible from S Cedar Road.
Largest Nearby Street:	S Cedar Road
Transportation:	Manhattan Metra Station is located 3.3 miles southwest. Joliet Metra/Amtrak Station is located 9.7 miles to the northwest. Chicago Midway Airport is located 38 miles to the northeast. Chicago O'Hare Airport is located 46.6 miles to the north.

LAND RELATED

Lot Frontage (Feet):	There is approximately 246 feet of frontage on S Cedar Road.
Tillable Acres:	This parcel is nearly 100% tillable.
Buildings:	No buildings.
Zoning Description:	Currently zoned A-1, Agriculture
Flood Plain or Wetlands:	Please see included Wetland and FEMA Maps provided by Surety Maps.
Topography:	Please see included topographical maps provided by Surety Maps.
FSA Data:	36.2 Tillable acres including ComEd farmable acres. Corn base of 17.3 acres with a PLC Yield of 151 bushels per acre. Soybean base of 18.9 acres with a PLC Yield of 45 bushels per acre.
Soil Type:	50.9% Ashkum silty clay loam (232A) 34.6% Elliot silt loam (146B) 14.5% Elliot silty clay loam (146B2) Please see included Soil Map provided by Surety Maps.
Available Utilities:	Utilities are near the site.

FINANCIALS

Finance Data Year:	2022 Taxes, Paid 2023
Real Estate Taxes:	$1,260.84
Investment Amount:	$642,770.00 or $19,900 per acre

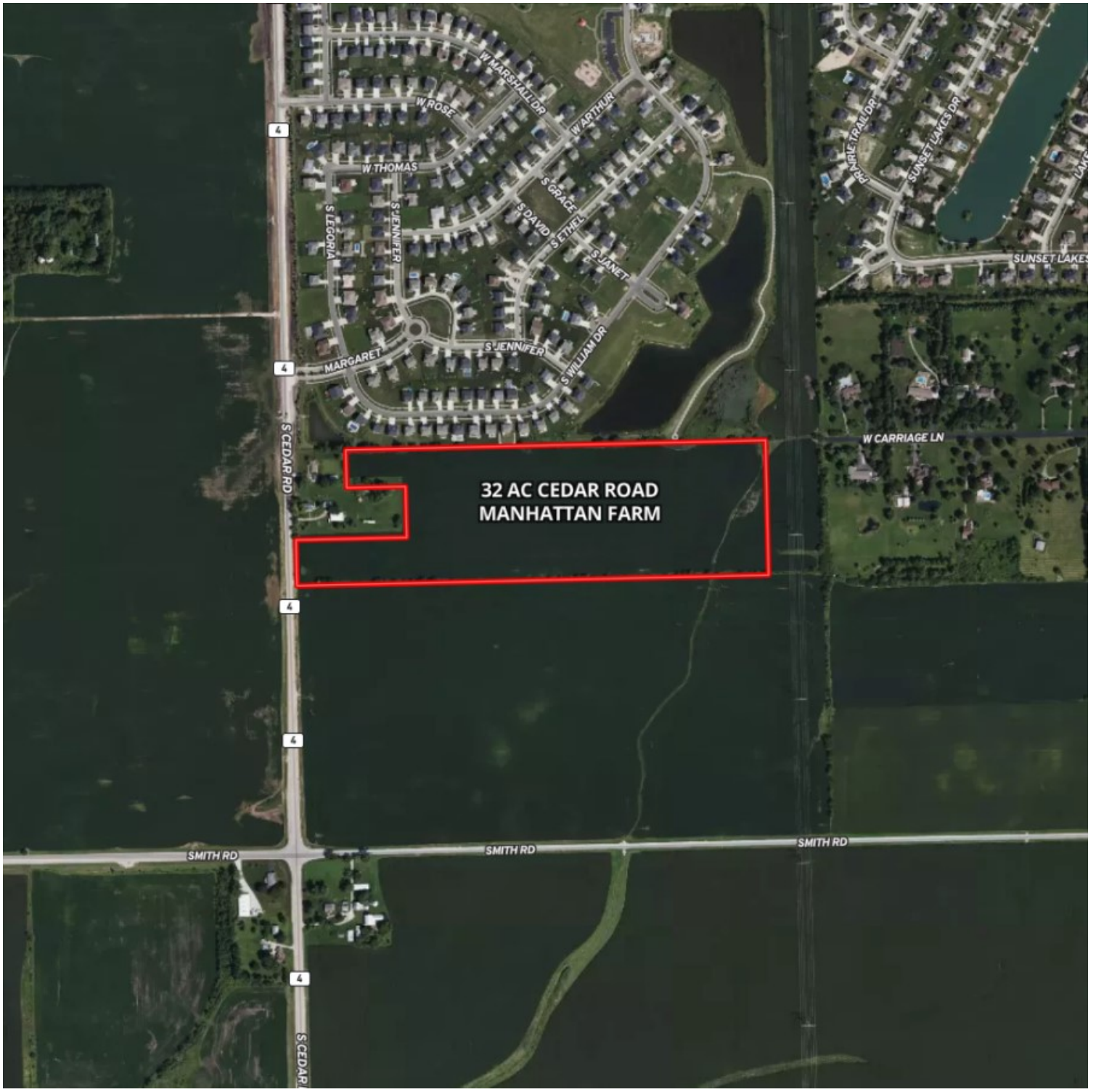
Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

LOCATION

Address:	S Cedar Road, Manhattan, IL 60442
County:	Will County

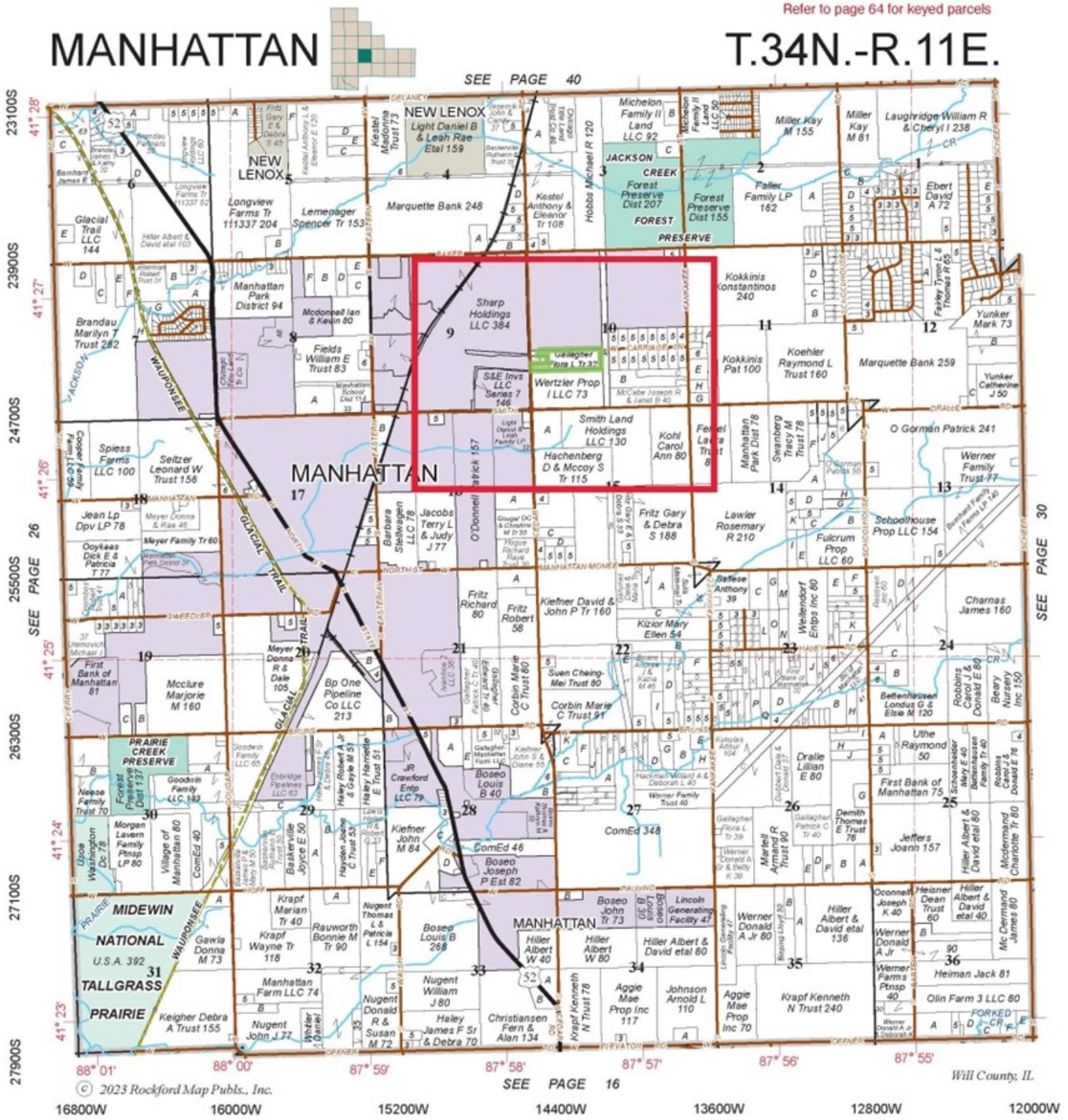
Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

PROPERTY MAP



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

PLAT MAP

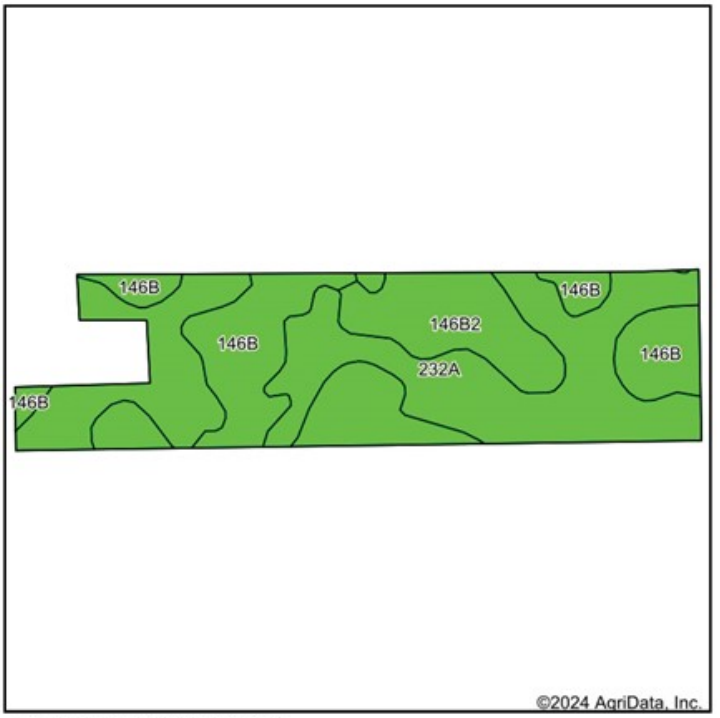


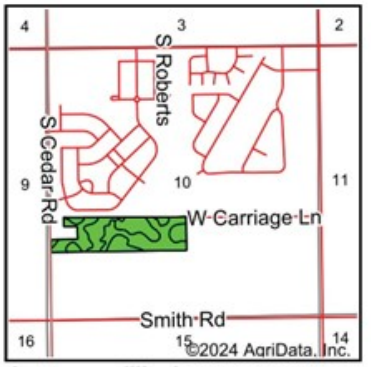
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

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

FSA AERIAL MAP

SOIL MAP





State: **Illinois**
County: **Will**
Location: **10-34N-11E**
Township: **Manhattan**
Acres: **36.2**
Date: **6/6/2024**

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

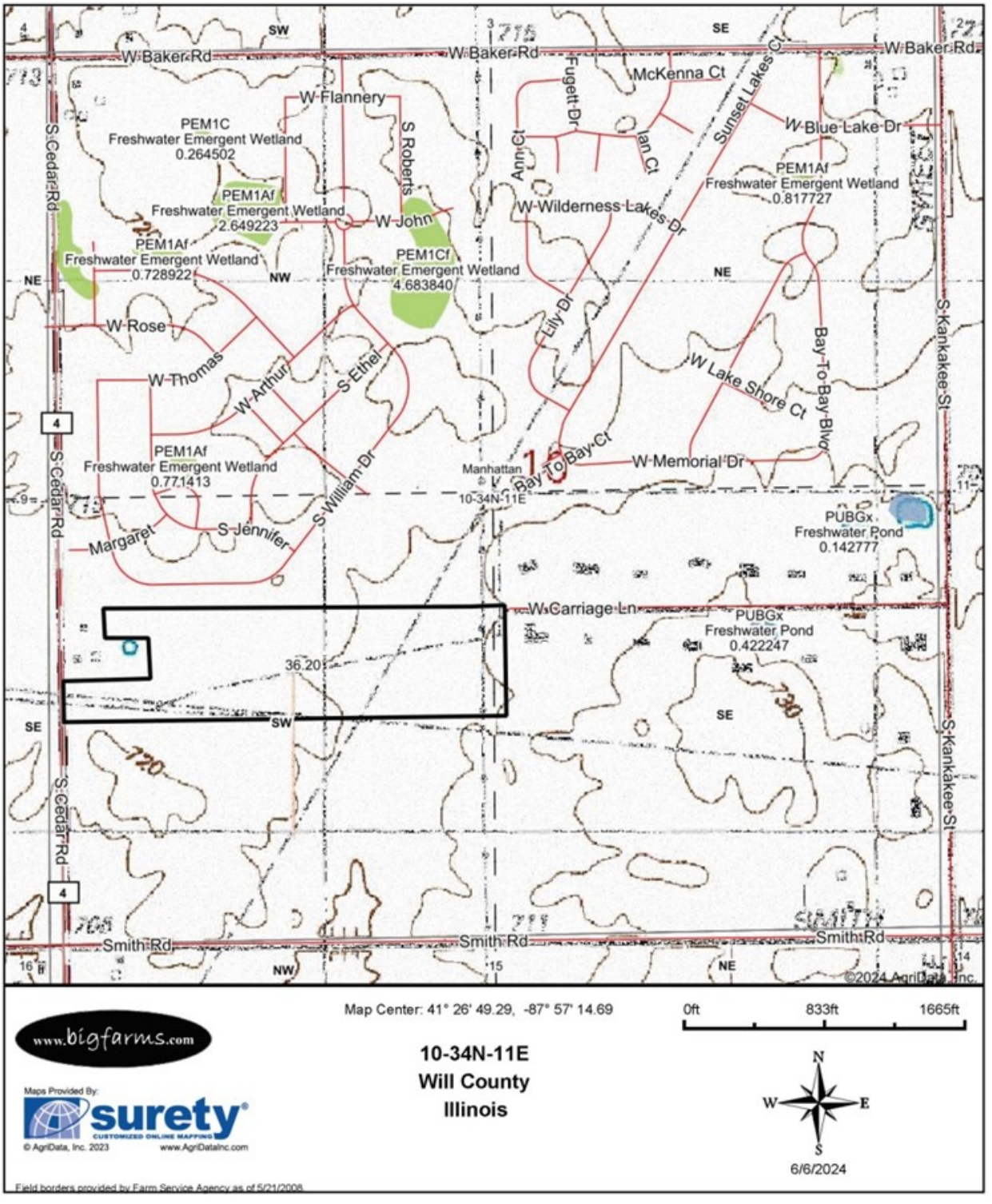
Soils data provided by USDA and NRCS.

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
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.42	50.9%		**170	**56	**127
**146B	Elliott silt loam, 2 to 4 percent slopes	12.54	34.6%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.24	14.5%		**158	**51	**118
				Weighted Average	**166.9**	**54.6**	**124.7**

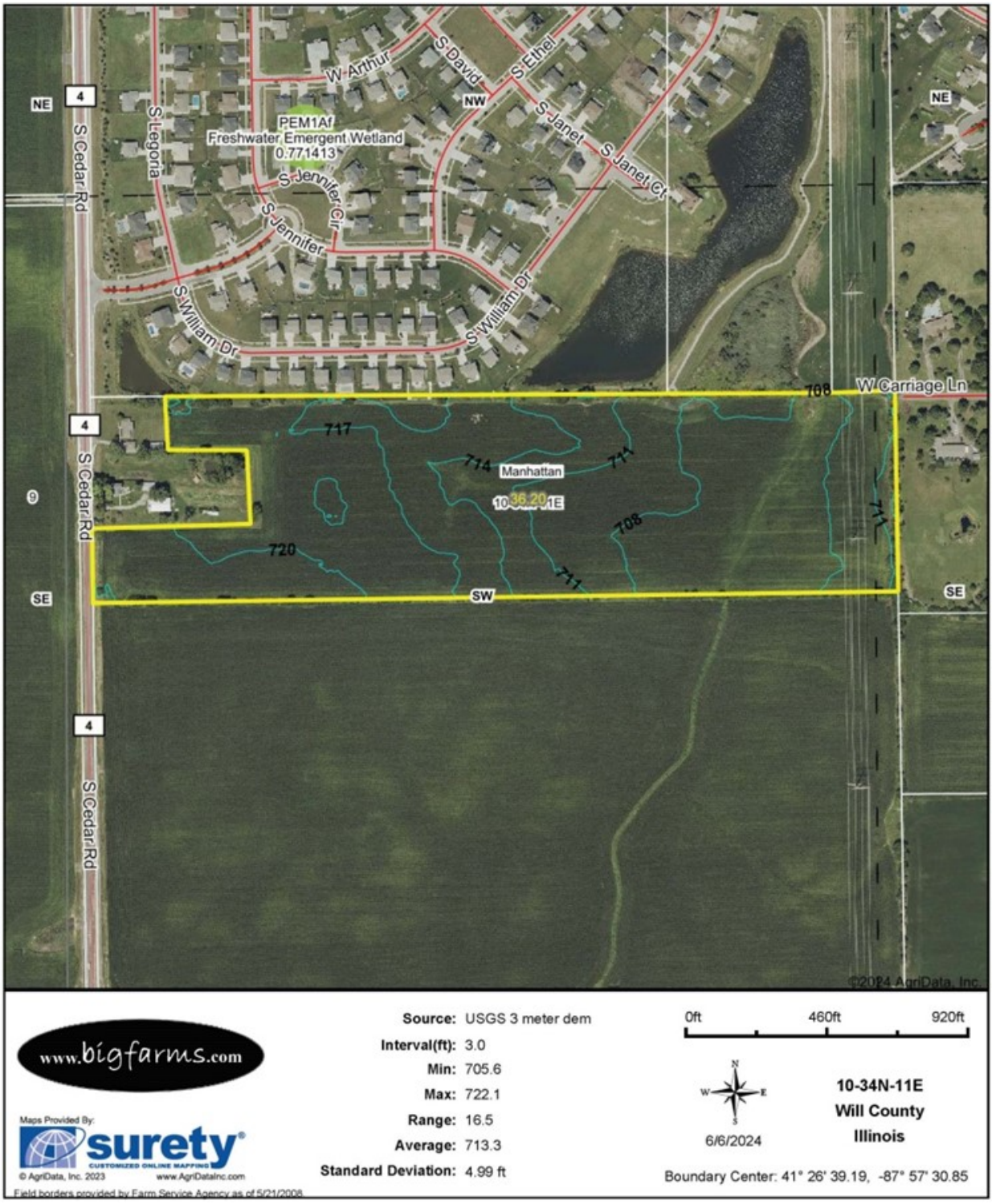
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:
https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

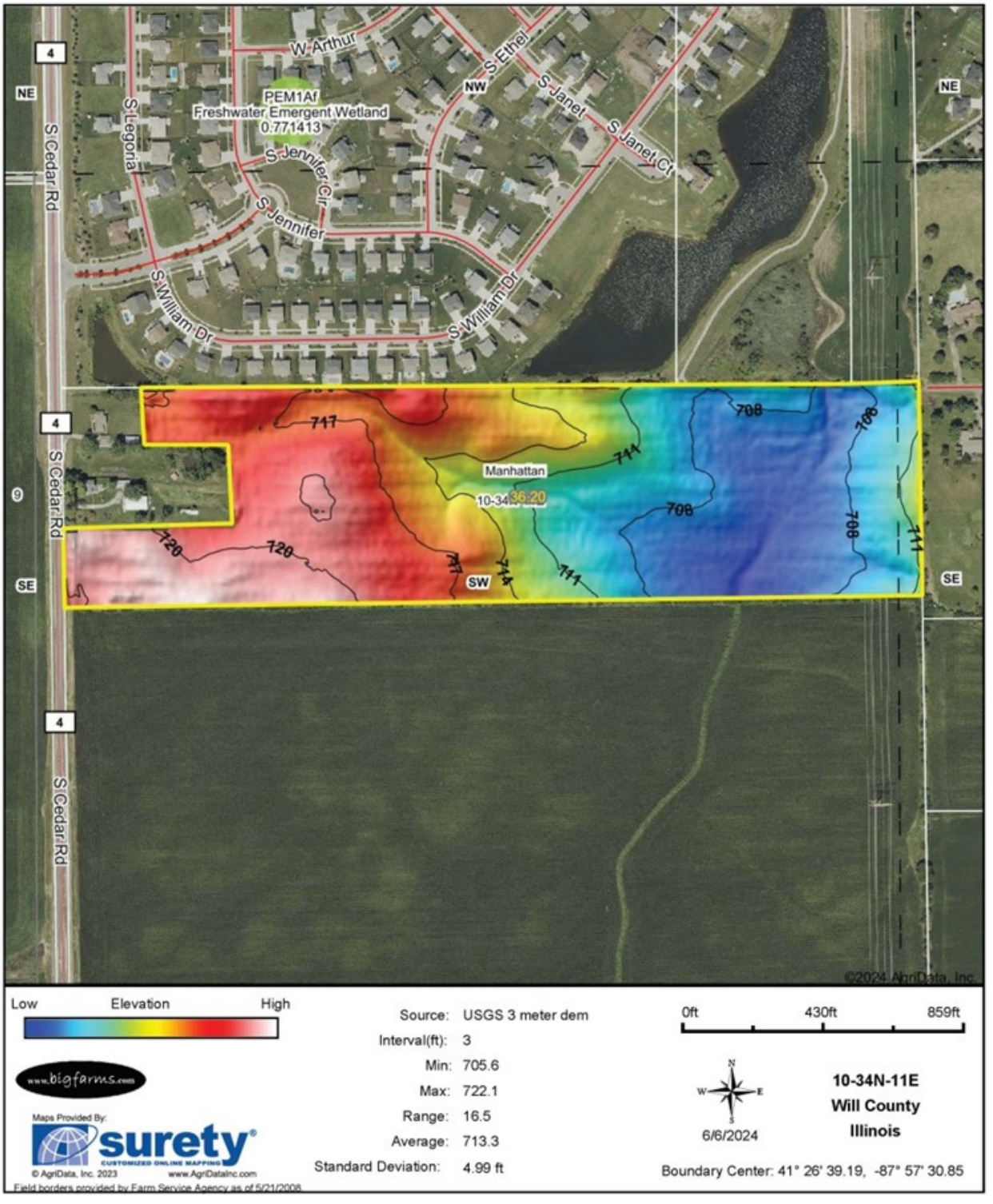
TOPO MAP


W Baker Rd
S Cedar Rd
W Flannery
S Roberts
PEM1C
Freshwater Emergent Wetland
0.264502
PEM1Af
Freshwater Emergent Wetland
2.649223
PEM1Af
Freshwater Emergent Wetland
0.728922
W John
PEM1Cf
Freshwater Emergent Wetland
4.683840
Fugett Dr
McKenna Ct
Ann Ct
Ian Ct
Sunset Lakes Ct
W Blue Lake Dr
PEM1Af
Freshwater Emergent Wetland
0.817727
W Wilderness Lakes Dr
Lily Dr
W Rose
W Thomas
W Arthur
S Ethel
W Lake Shore Ct
Bay To Bay Blvd
S Kankakee St
Bay To Bay Ct
W Memorial Dr
PEM1Af
Freshwater Emergent Wetland
0.771413
Manhattan
10-34N-11E
S William Dr
Margaret
S Jennifer
PUBGx
Freshwater Pond
0.142777
W Carriage Ln
PUBGx
Freshwater Pond
0.422247
36.20
Smith Rd
SW
SE
NW
NE
©2024 AgriData, Inc.
Map Center: 41° 26' 49.29, -87° 57' 14.69
0ft
833ft
1665ft
10-34N-11E
Will County
Illinois
N
W
E
S
6/6/2024
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023
www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2006.

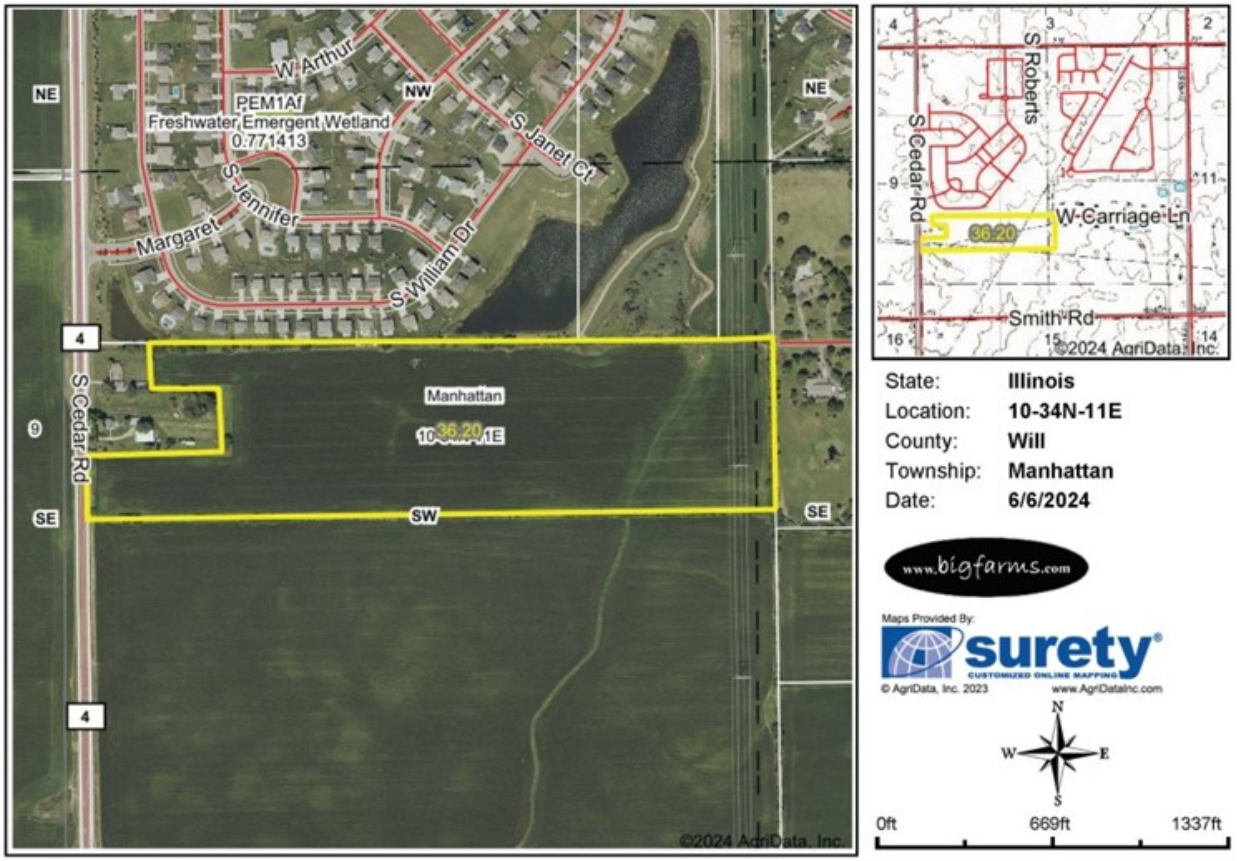
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP

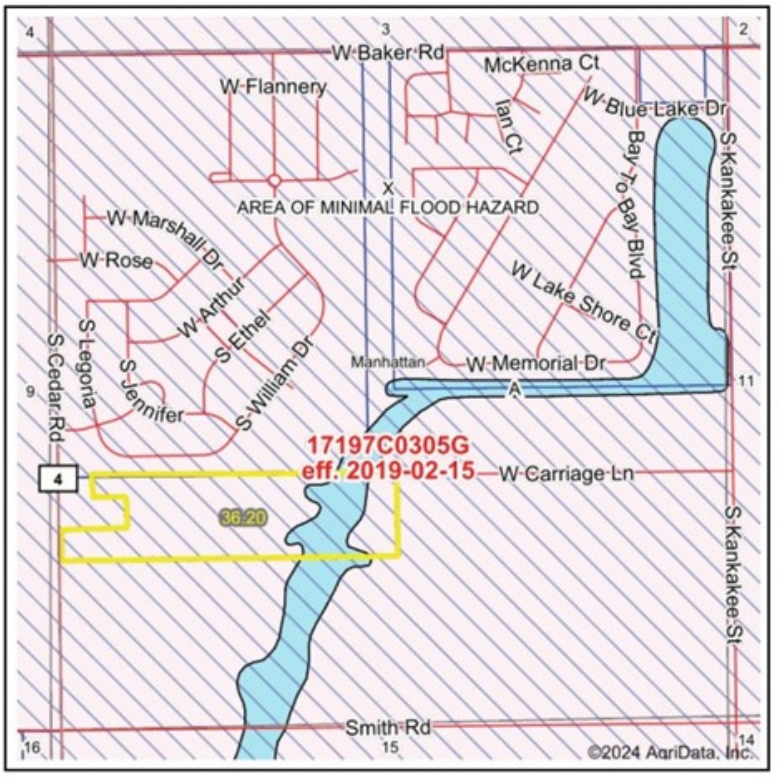


	Classification Code	Type	Acres
		Total Acres	0.00

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

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

FEMA MAP



Map Center: 41° 26' 49.29, -87° 57' 14.69
State: IL Acres: 36.2
County: Will Date: 6/6/2024
Location: 10-34N-11E
Township: Manhattan

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

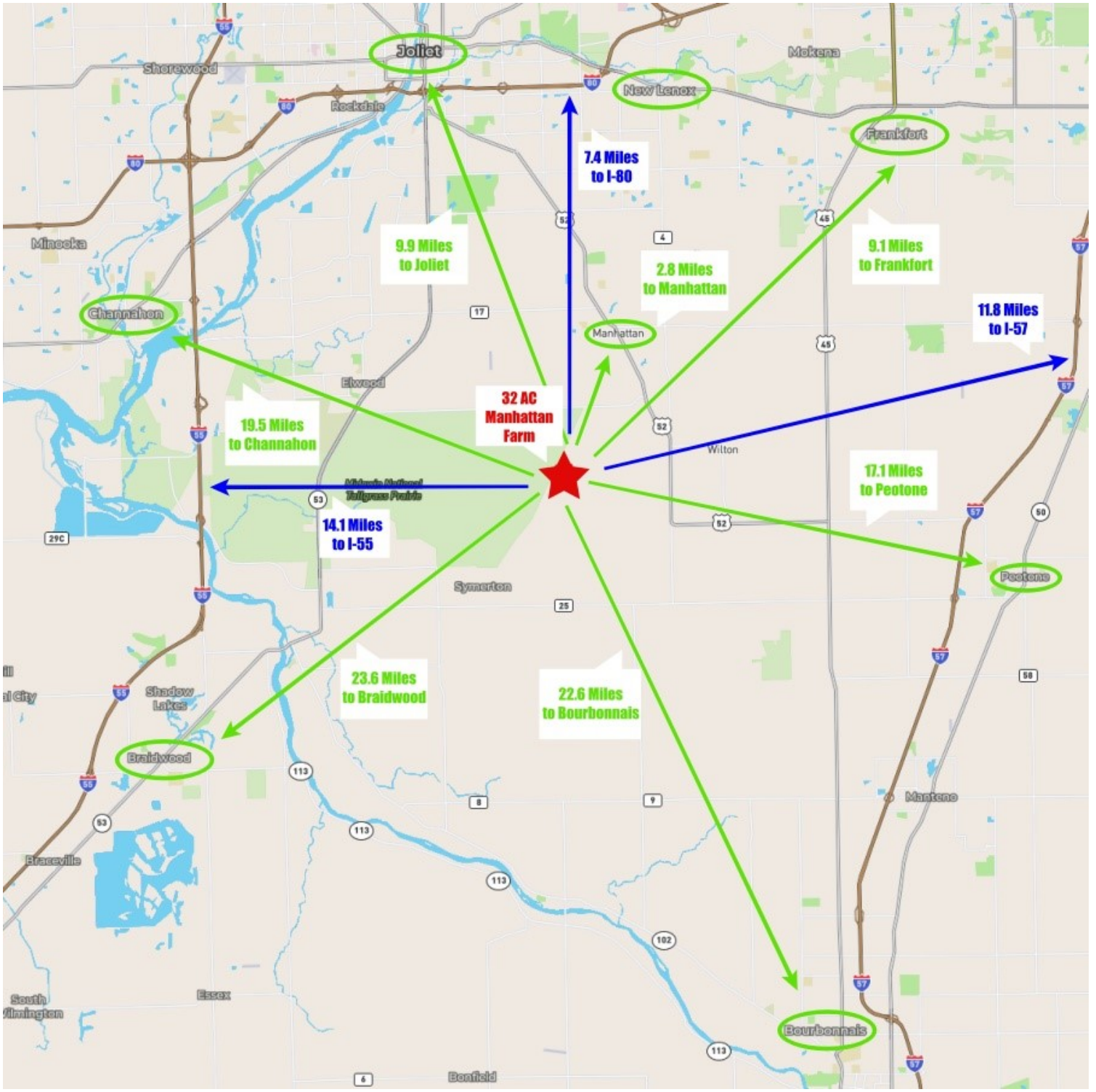
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	35.55	98.2%
VILLAGE OF MANHATTAN	170704	Will	Regular	0.65	1.8%
			Total	36.20	100%

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	29.96	82.8%
A		100-year Floodplain	6.24	17.2%
		Total	36.20	100%

Panel	Effective Date	Acres	Percent
17197C0305G	2/15/2019	36.2	100%
	Total	36.2	100%

AERIAL ROAD MAP



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

These materials were prepared by Goodwin & Associates Real Estate, LLC, 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, LLC, 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.