

10 AC Manhattan Township Farm
W Sweedler Road
Manhattan IL 60442



10 AC MANHATTAN TOWNSHIP FARM

W Sweedler 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: | 10.67 |
| Property Type: | Agricultural Farmland |
| Possible Uses: | Agricultural Production, Possible Development |
| Total Investment: | \$195,000.00 |
| Unit Price: | \$18,275.54 per acre |
| Productivity Index (PI): | 122.3 |
| Buildings: | No Buildings |
| Utilities: | Well & Septic required |
| Zoning: | A-1, Agriculture |



Rare 10 acre parcel in the Lincoln-Way high school district. This 10.6 acre parcel is available just outside the western Manhattan, IL city limits, located off the northeast intersection of Cherry Hill Road and W Sweedler Road. It has Soil PI of 122.3 and approximately 8.98 tillable acres. While the current farm has rich and productive soil, there is also a possibility for development with continued single family residential development just to the east and south of the property. An approximately 32 acre connected parcel, listed separately, is also available.

Investing in farm and development land in Manhattan, IL offers numerous benefits. The area is known for its fertile soil and robust agricultural potential, making it ideal for farming ventures. Additionally, Manhattan's strategic location near major highways and proximity to Chicago enhances its attractiveness for development projects. Investors can capitalize on the growing demand for suburban housing and commercial spaces, driven by the area's expanding population and economic growth. Moreover, the local government's supportive policies towards development and infrastructure improvements add to the potential for high returns on investment, making Manhattan, IL a promising choice for both agricultural and real estate endeavors.



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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 10 AC Manhattan Township Farm
Tax ID Number/APN: 10.67 Acre Parcel: 14-12-19-100-023-0000
Possible Uses: Single Family home construction.
Zoning: Currently zoned A-1, Agriculture

AREA & LOCATION

School District: Manhattan SD 114 (P-8)
Lincoln Way CHSD 210 (9-12)

Location Description: This property is located in Will County, on the western edge of the Manhattan, IL city limits, and off the northeast intersection of Cherry Hill Road and W Sweedler Road.

Site Description: There are two available parcels, the 10.67 acre parcel sits on the southeast side while the 32.5 acres covers the the northeast, northwest, and southwest corners (available separately). There is a Riverine and greenspace that runs from the northeast corner of the property to the southwest that divides the two parcels.

Side of Street: This property is located on the east side of Cherry Hill Road and north of W Sweedler Road.

Highway Access: US 52 is located 1.7 miles to the east.
IL Route 53 is located 4.1 miles to the west.
US 45 is located 7.1 miles to the east.
I-55 is located 10.3 miles to the west.
I-57 is located 13.9 miles to the east.

Road Type: Asphalt/Blacktop

Legal Description: PART OF THE NW1/4 NW1/4; PART OF THE NE1/4 NW1/4 OF SECTION 19, TOWNSHIP 34 NORTH, 11 EAST, WILL COUNTY, ILLINOIS

Property Visibility: The property is visible on W Sweedler Road.

Largest Nearby Street: The two largest nearby streets are Gougar Road to the east and W Manhattan Road just to the north.

Transportation: The Manhattan Metra Train Station is located 1.6 miles away to the east.
Chicago Midway Airport is located 44.6 miles to the north and east.
Chicago O'Hare Airport is located 53.2 miles to the north.

LAND RELATED

Lot Frontage (Feet): This property has 781 feet of frontage on W Sweedler Road.

Tillable Acres: There are approximately 8.98 tillable acres.

Buildings: There are no buildings on either parcel.

Zoning Description: Currently zoned A-1, Agriculture.

Flood Plain or Wetlands: Yes, there is a creek that runs through the property.

Please see the included FEMA and Wetland Map provided by Surety Maps.

Topography: Please see included topographical maps provided by Surety Maps.

FSA Data: 8.98 Tillable acres according the the Will County FSA office.
100% corn base with a PLC Yield of 105.

Soil Type: 52.4% Ashkum silty clay loam (232A)
25.7% Elliot silt loam (146B)
21.9% Varna silt loam (223C2)

Please see included Soil Map provided by Surety Maps.

Available Utilities: Public utilities are not currently available at this location. A well and septic system is required for home construction.

FINANCIALS

Finance Data Year:

2022 Taxes, Payable 2023

Real Estate Taxes:

2022 Taxes, Payable 2023
10.67 Acre Parcel: \$337.22

Investment Amount:

The Total Investment Amount for 10.67 acre parcel: \$195,000.00

LOCATION

Address:

W Sweedler Road, Manhattan, IL 60442

County:

Will County



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

PROPERTY MAP

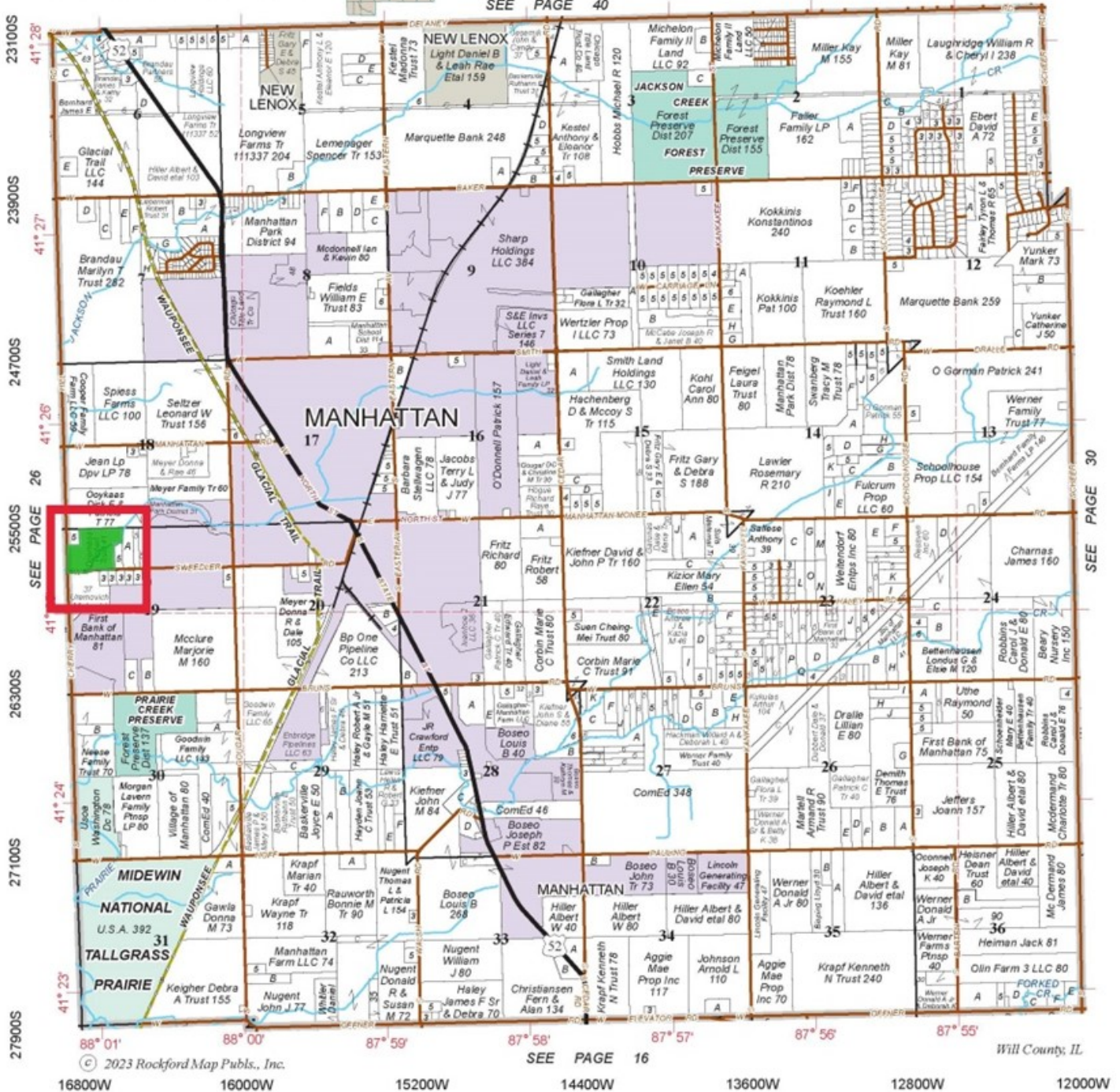


PLAT MAP

Refer to page 64 for keyed parcels

MANHATTAN

T.34N.-R.11E.



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

FSA AERIAL MAP



Boundary Center: 41° 25' 17.49, -88° 0' 59.23

0ft 279ft 559ft



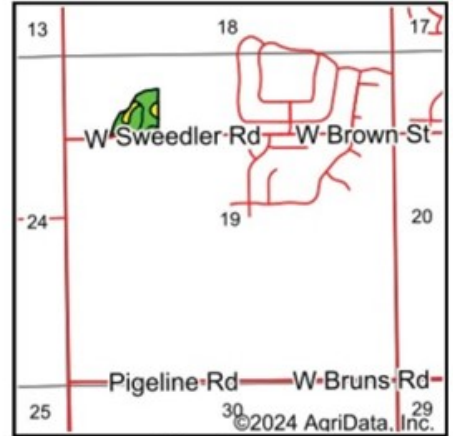
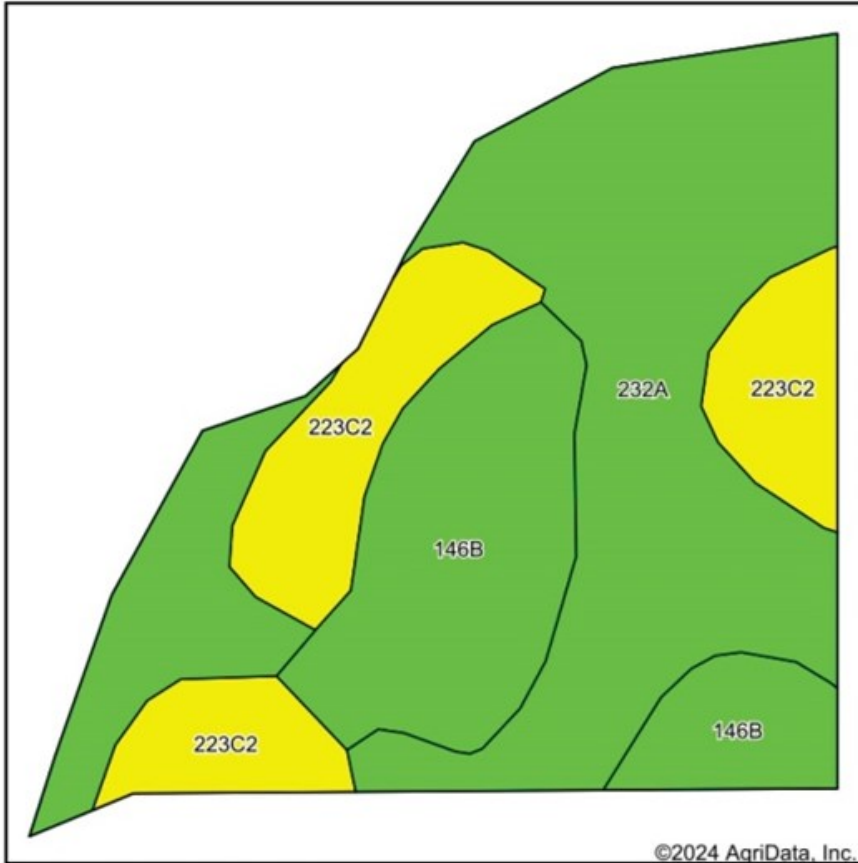
19-34N-11E
Will County
Illinois



6/26/2024

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

SOIL MAP



State: **Illinois**
County: **Will**
Location: **19-34N-11E**
Township: **Manhattan**
Acres: **8.98**
Date: **6/26/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

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 | 4.70 | 52.4% | | **170 | **56 | **127 |
| **146B | Elliott silt loam, 2 to 4 percent slopes | 2.31 | 25.7% | | **166 | **54 | **124 |
| **223C2 | Varna silt loam, 4 to 6 percent slopes, eroded | 1.97 | 21.9% | | **149 | **47 | **109 |
| Weighted Average | | | | | 164.4 | 53.5 | 122.3 |

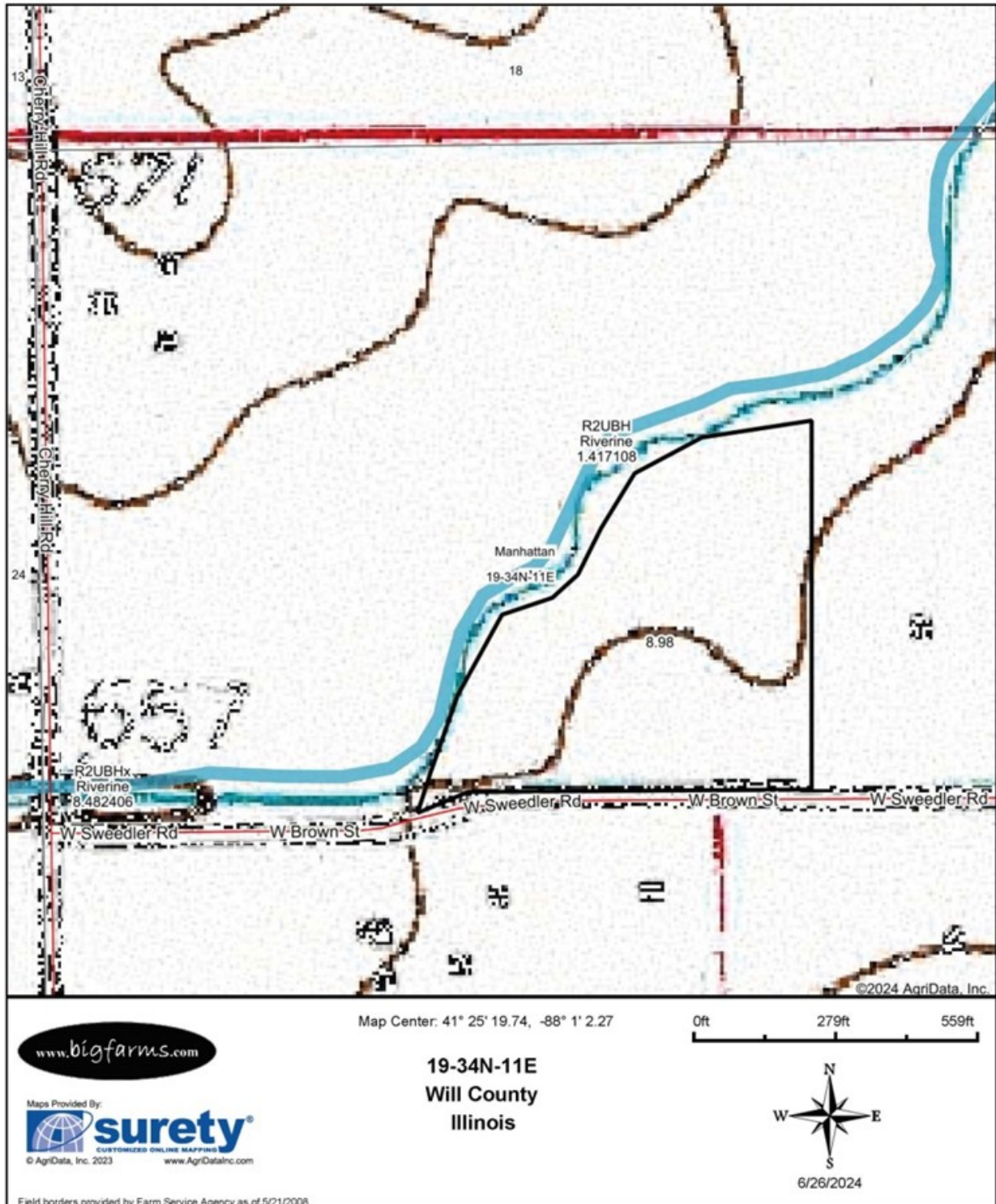
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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

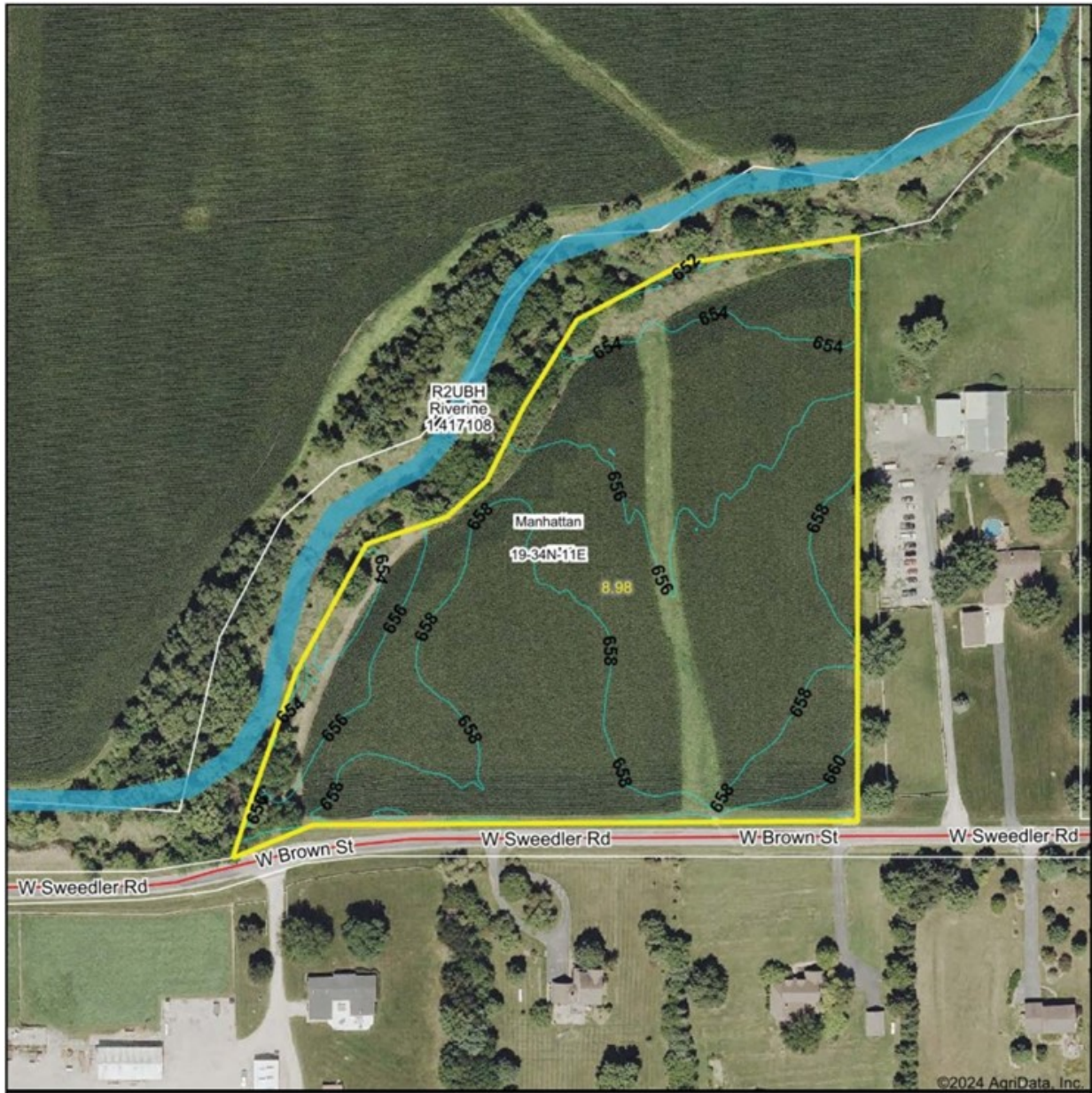
<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

TOPO MAP



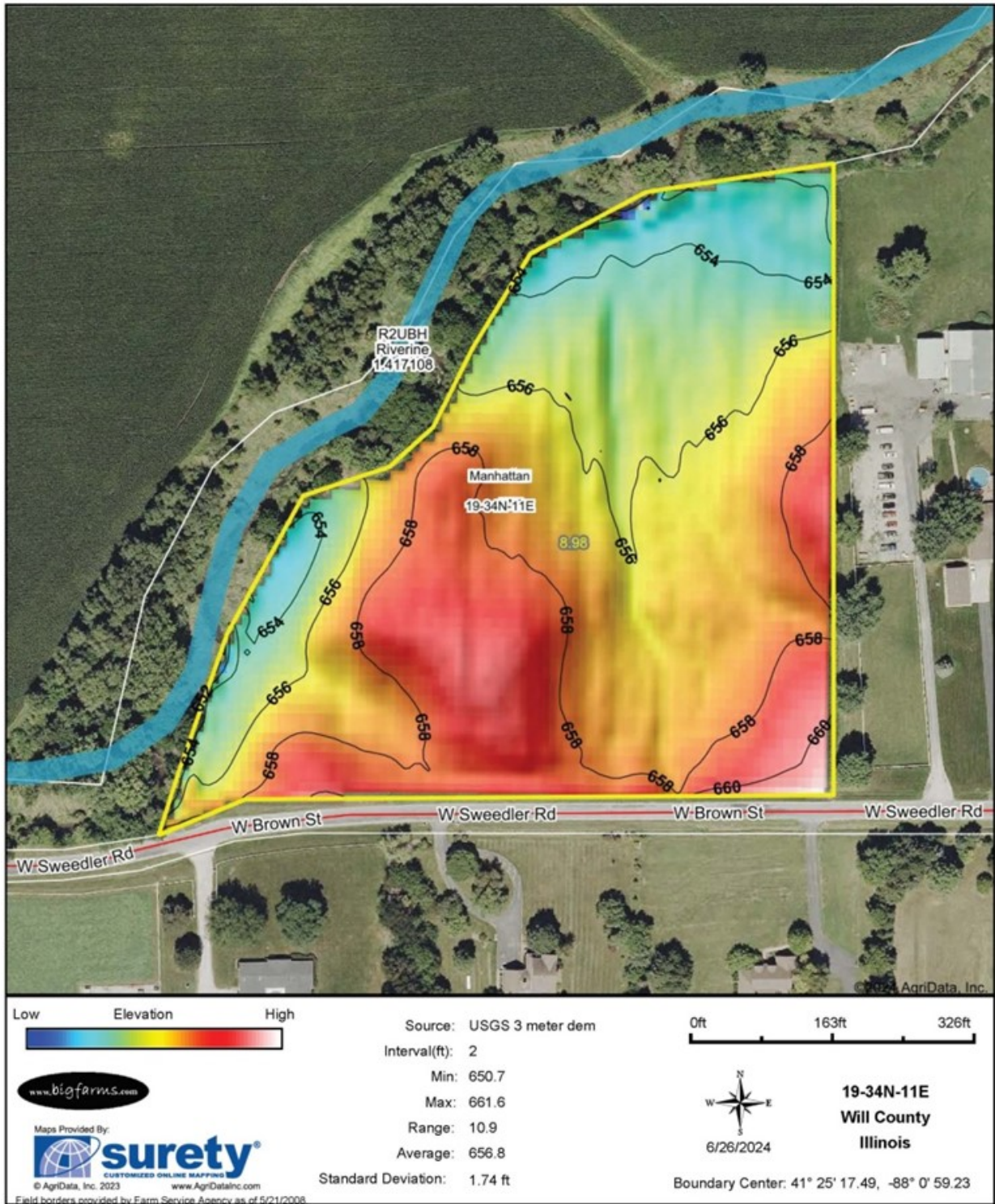
TOPO CONTOURS MAP



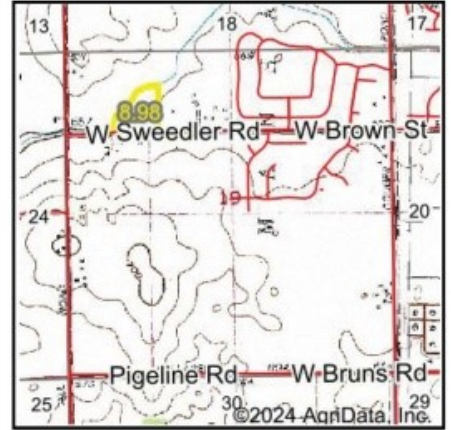
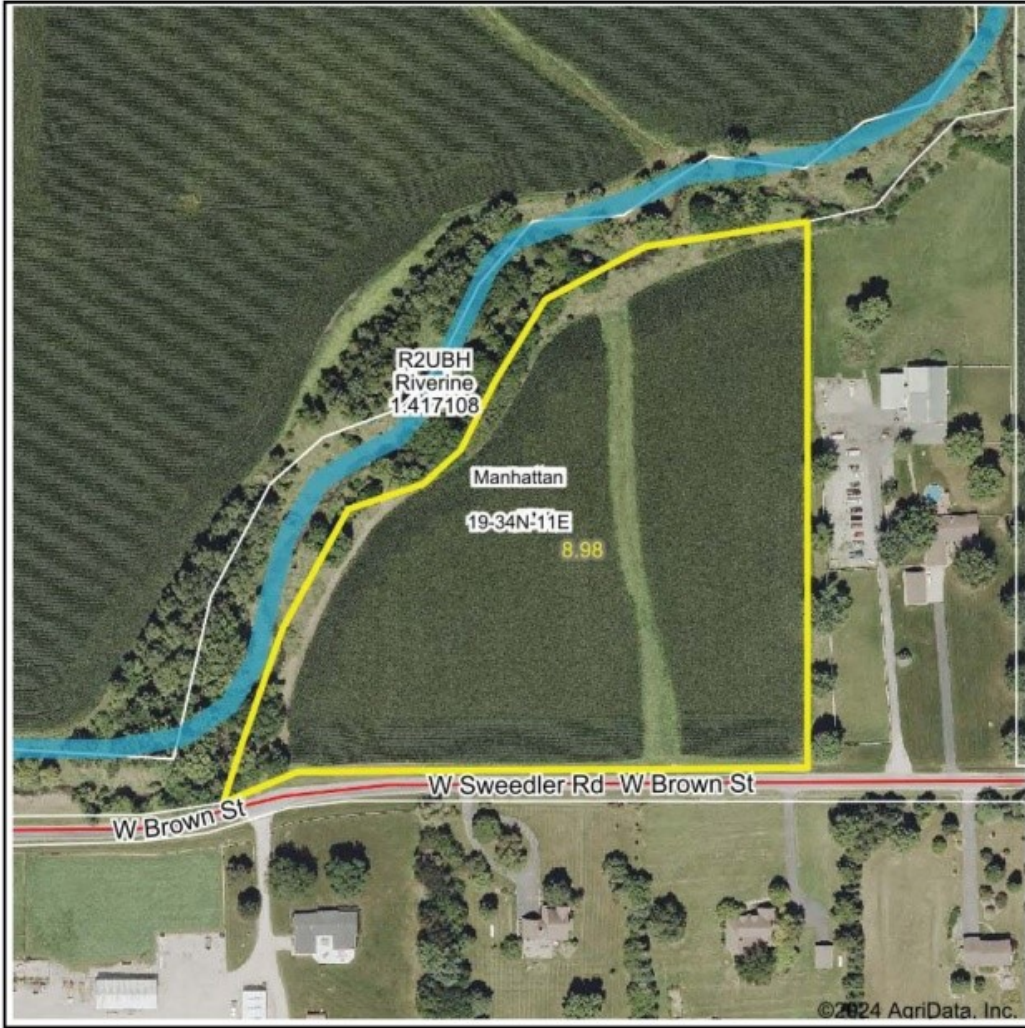
©2024 AgriData, Inc.

| | | | | |
|---|-----------------------------|-----------|--|-------|
| | Source: USGS 3 meter dem | 0ft | 193ft | 386ft |
| | Interval(ft): 2.0 | | | |
| Maps Provided By: | Min: 650.7 | | 19-34N-11E Will County Illinois | |
| | Max: 661.6 | | | |
| © AgriData, Inc. 2023 www.AgrDataInc.com | Range: 10.9 | 6/26/2024 | Boundary Center: 41° 25' 17.49, -88° 0' 59.23 | |
| Field borders provided by Farm Service Agency as of 5/21/2008 | Average: 656.8 | | | |
| | Standard Deviation: 1.74 ft | | | |

TOPO HILLSHADE MAP



WETLAND MAP



State: **Illinois**
Location: **19-34N-11E**
County: **Will**
Township: **Manhattan**
Date: **6/26/2024**



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

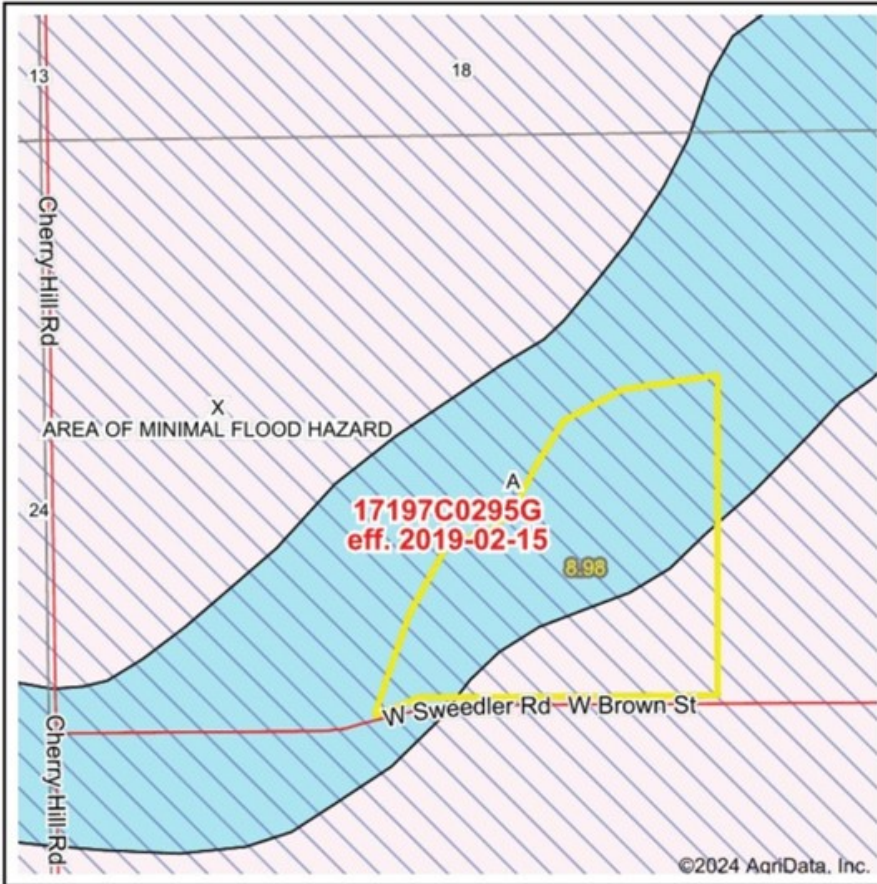


0ft 281ft 562ft

| 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/>

FEMA MAP



Map Center: 41° 25' 19.74, -88° 1' 2.27
State: IL Acres: 8.98
County: Will Date: 6/26/2024
Location: 19-34N-11E
Township: Manhattan



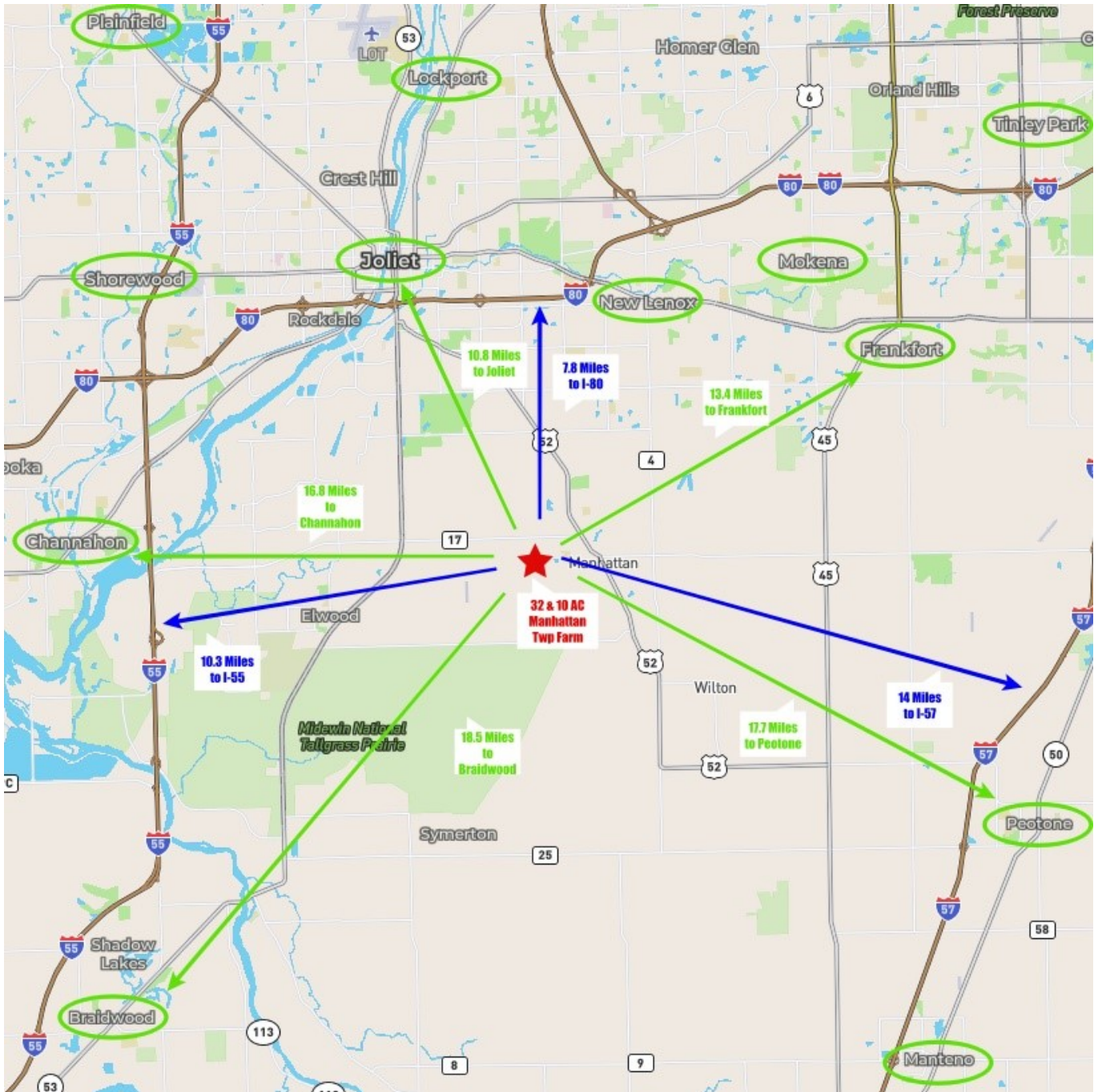
| Name | Number | County | NFIP Participation | Acres | Percent |
|--------------|--------|--------|--------------------|-------|---------|
| WILL COUNTY | 170695 | Will | Regular | 8.98 | 100% |
| Total | | | | 8.98 | 100% |

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

| Zone | SubType | Description | Acres | Percent |
|--------------|------------------------------|-----------------------------|-------|---------|
| A | | 100-year Floodplain | 6.26 | 69.7% |
| X | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 2.72 | 30.3% |
| Total | | | 8.98 | 100% |

| Panel | Effective Date | Acres | Percent |
|--------------|----------------|-------|---------|
| 17197C0295G | 2/15/2019 | 8.98 | 100% |
| Total | | 8.98 | 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.