

32 AC MANHATTAN TOWNSHIP FARM

**W Sweedler Road
Manhattan IL 60442**

For more information contact:

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



County:	Will
Township:	Manhattan
Gross Land Area:	32.50
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$487,500.00
Unit Price:	\$15,000 per acre
Productivity Index (PI):	117.9
Buildings:	No Buildings
Zoning:	A-1, Agriculture



A 32 acre parcel 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 117.9 and approximately 30.27 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. There are also plans of a large warehouse complex that would span about 4,000 acres on the west side of Cherry Hill Road directly across from W Sweedler Road. An approximately 10 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.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 32 AC Manhattan Township Farm
Tax ID Number/APN: 32.5 Acre Parcel: 14-12-19-100-004-0000
Possible Uses: Future residential development.
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 32.5 acres that covers the the northeast, northwest, and southwest corners, while the 10.67 acre parcel sits on the southeast side (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 from both Cherry Hill Road and 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 approximately 839 feet of frontage on Cherry Hill Road and a partial frontage of approximately 490 feet on W Sweedler Road.

Tillable Acres: There are approximately 29.32 tillable acres.

Buildings: There are no buildings.

Zoning Description: Currently zoned A-1, Agriculture.

Flood Plain or Wetlands: There is a Riverine that runs on the south and west borders of the parcel.

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

Topography: Please see included topographical maps provided by Surety Maps. Rolling farmland considered HEL.

FSA Data: Part of a larger parcel. 29.32 Crop acres. The farm is considered to have HEL acres. No CRP. 38.3 Ac Corn Base(includes adjacent 11 acres) with a PLC Yield of 105.

Soil Type: 47.7% Varna silt loam (223C2)
36.0% Ashkum silty clay loam (232A)
16.3% Elliot silt loam (146B)

Please see included Soil Map provided by Surety Maps.

FINANCIALS

Finance Data Year:

2022 Taxes, Payable 2023

Real Estate Taxes:

2022 Taxes, Payable 2023

32.5 Acre Parcel: \$996.26

Investment Amount:

The Investment Amount for 32.5 acre parcel: \$487,500.00

-or-

32.5 Acre Parcel: \$15,000 per acre

LOCATION

Address:

W Sweedler Road, Manhattan, IL 60442

County:

Will County



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

PROPERTY MAP

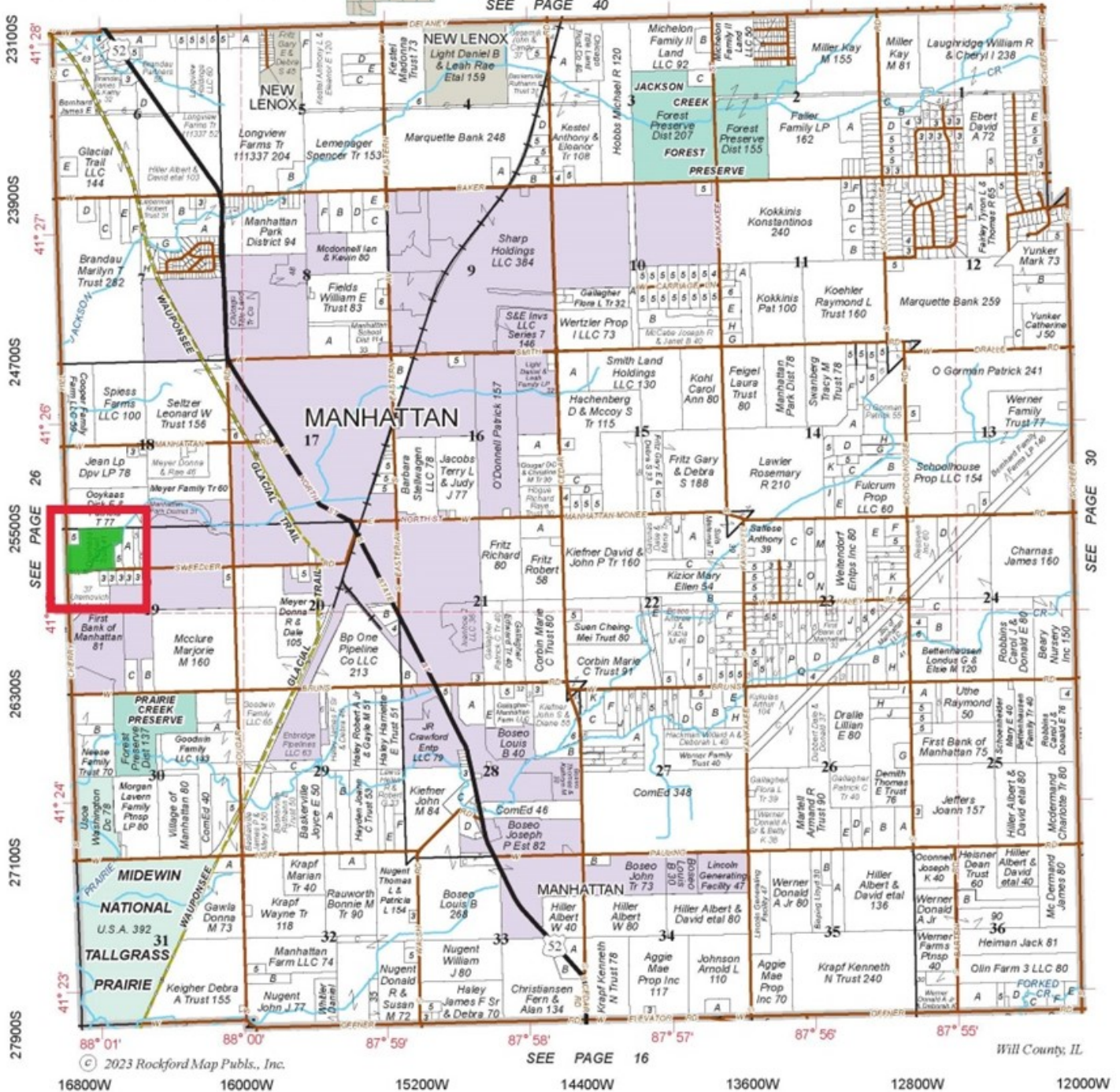


PLAT MAP

Refer to page 64 for keyed parcels

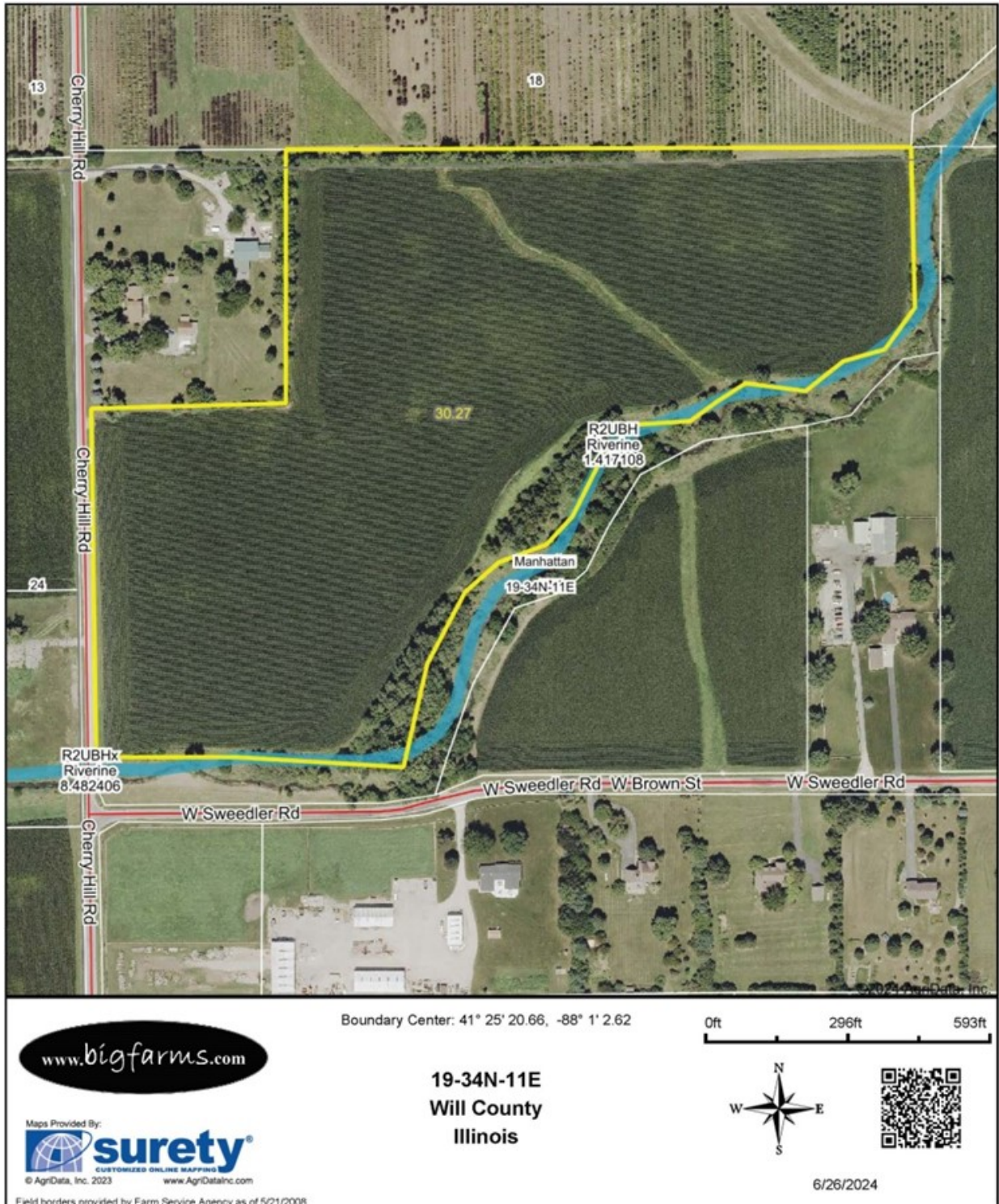
MANHATTAN

T.34N.-R.11E.

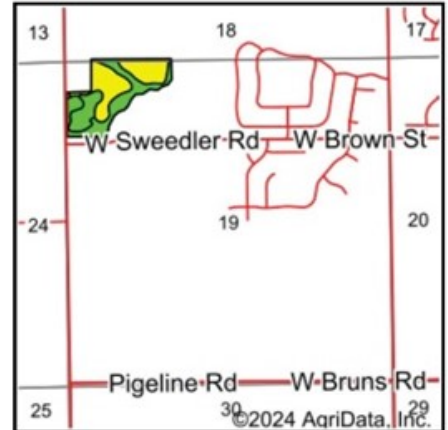
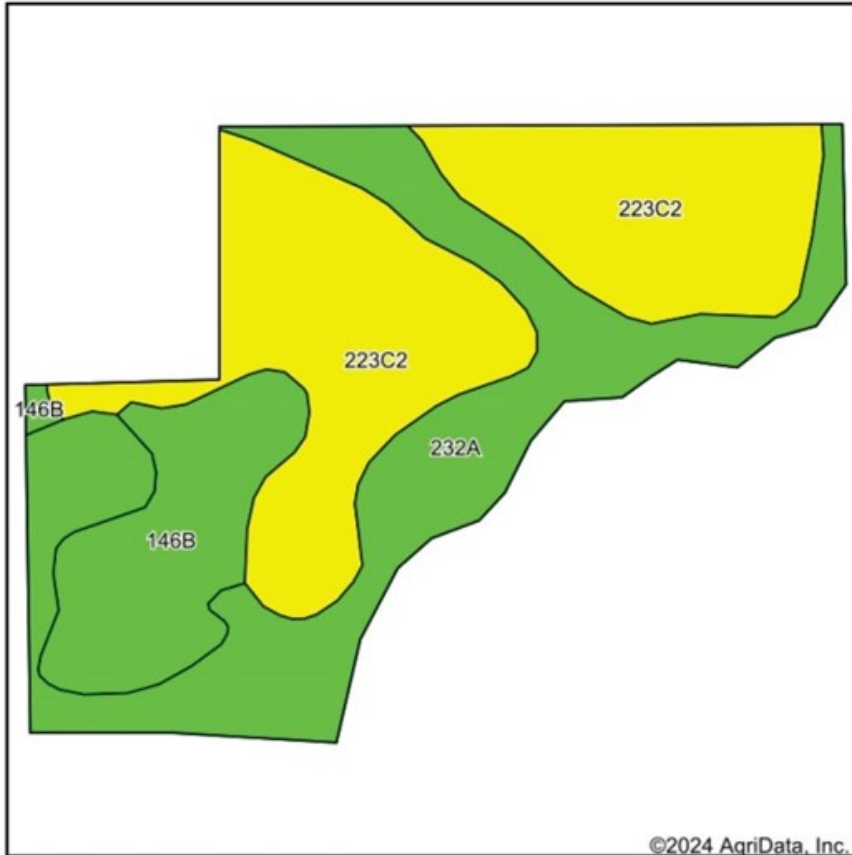


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: **Illinois**
County: **Will**
Location: **19-34N-11E**
Township: **Manhattan**
Acres: **30.27**
Date: **6/26/2024**

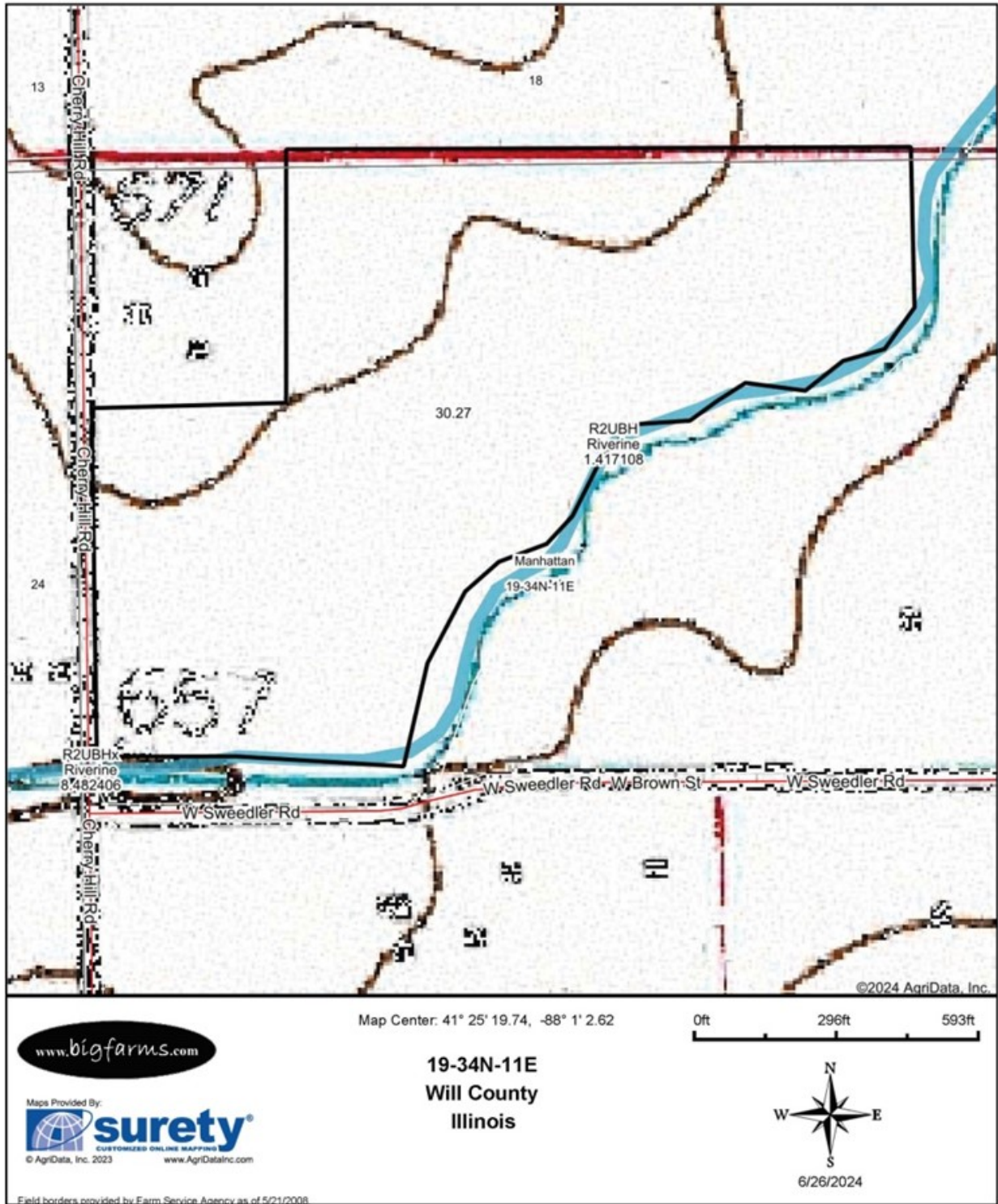


Area Symbol: IL197, Soil Area Version: 18

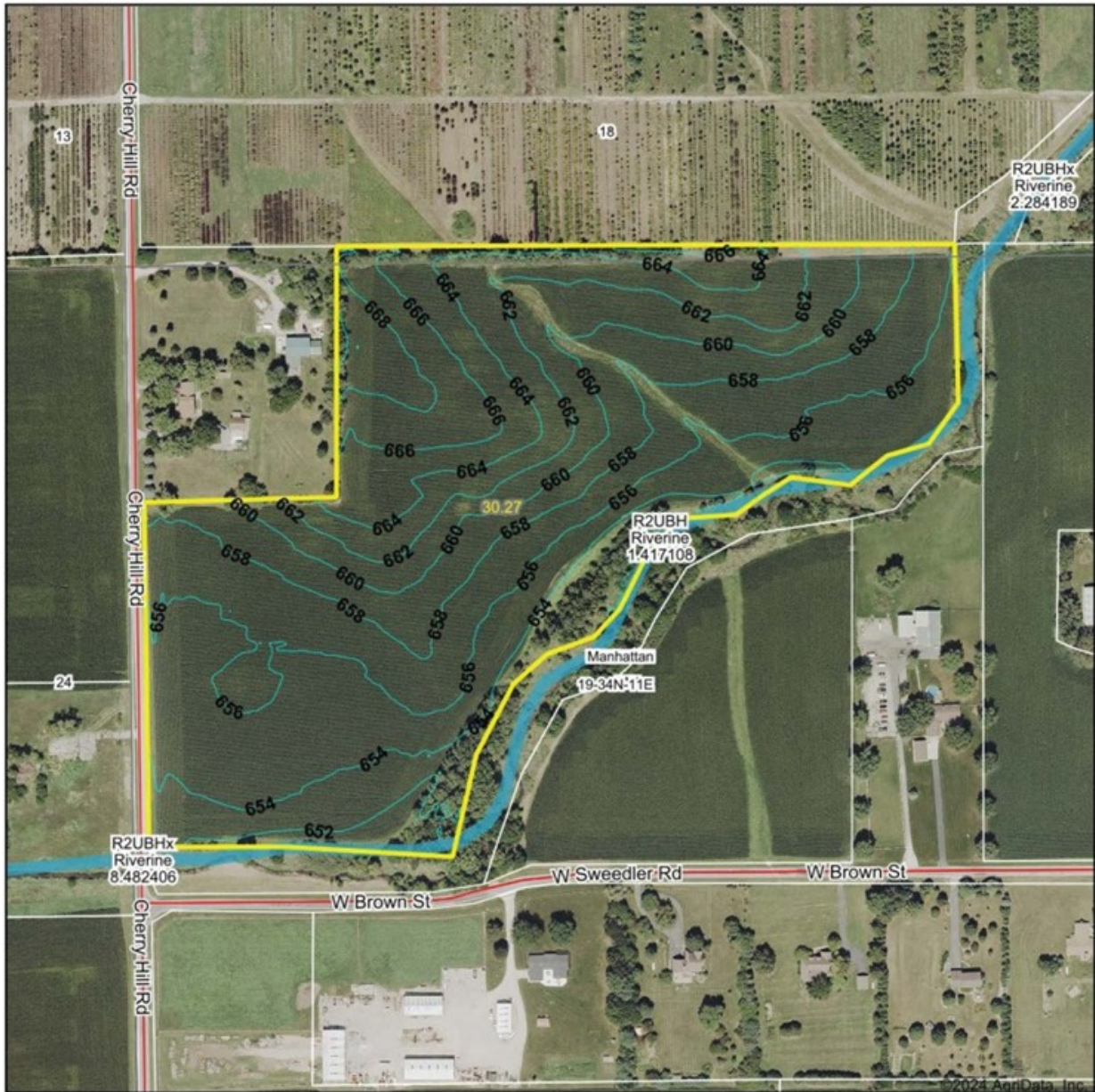
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	14.46	47.7%	Yellow	**149	**47	**109
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.89	36.0%	Green	**170	**56	**127
**146B	Elliott silt loam, 2 to 4 percent slopes	4.92	16.3%	Green	**166	**54	**124
Weighted Average					159.3	51.4	117.9

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



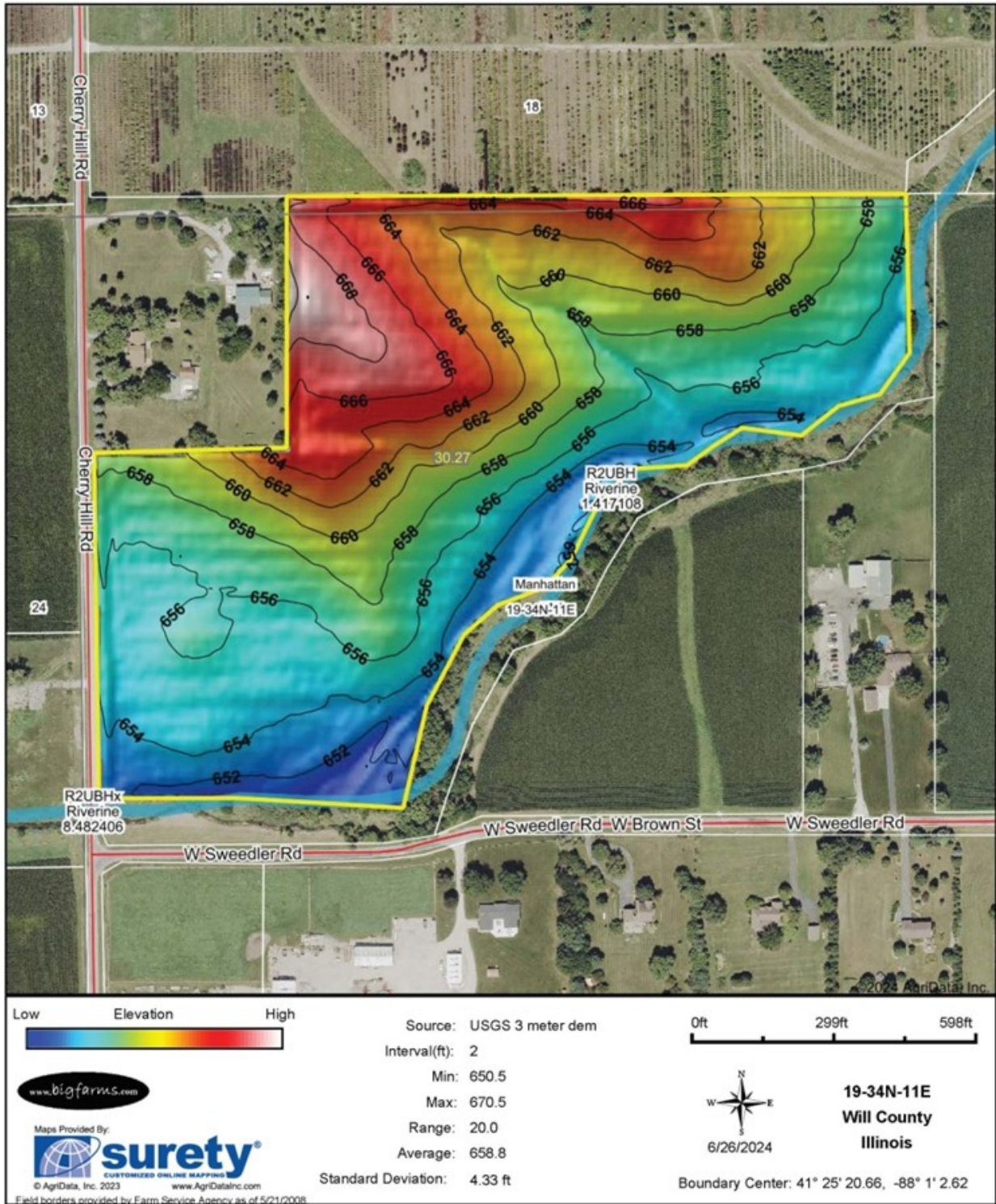
TOPO CONTOURS MAP



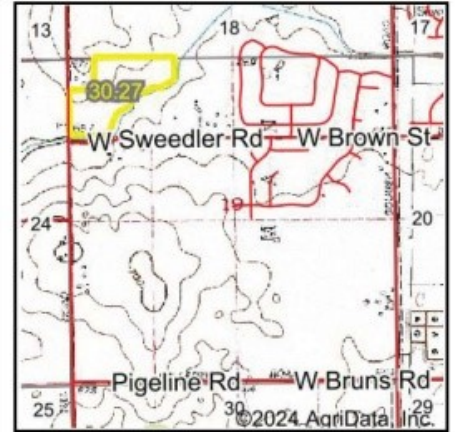
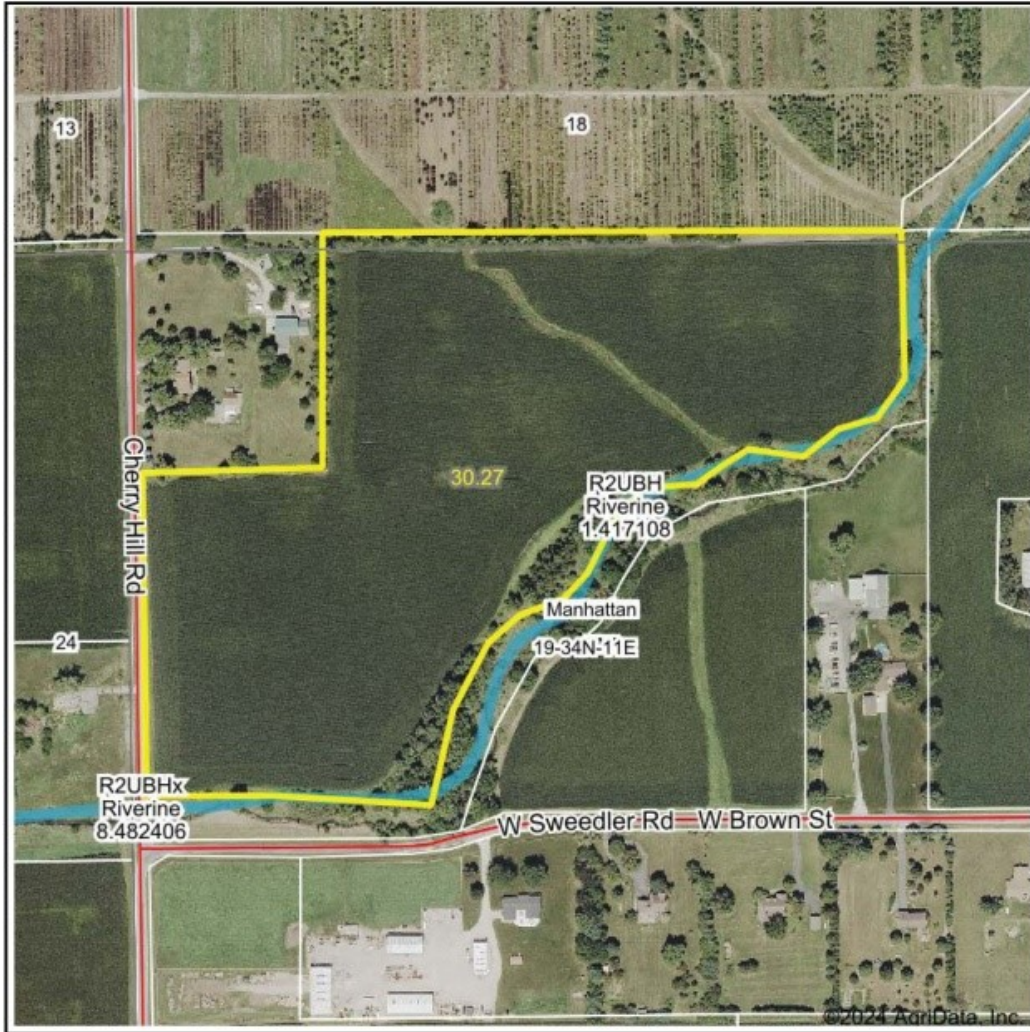
	Source: USGS 3 meter dem	0ft	329ft	658ft
	Interval(ft): 2.0			
<p>Maps Provided By:</p> <p>© AgriData, Inc. 2023 www.AgrDataInc.com</p>	Min: 650.5	<p>6/26/2024</p>	<p>19-34N-11E Will County Illinois</p>	
	Max: 670.5			
	Range: 20.0			
	Average: 658.8			
	Standard Deviation: 4.33 ft		<p>Boundary Center: 41° 25' 20.66, -88° 1' 2.62</p>	

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

TOPO HILLSHADE MAP



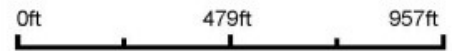
WETLAND MAP



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



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R2UBH	Riverine	0.38
Total Acres		0.38

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' 2.62
State: IL Acres: 30.27
County: Will Date: 6/26/2024
Location: 19-34N-11E
Township: Manhattan

Maps Provided By:

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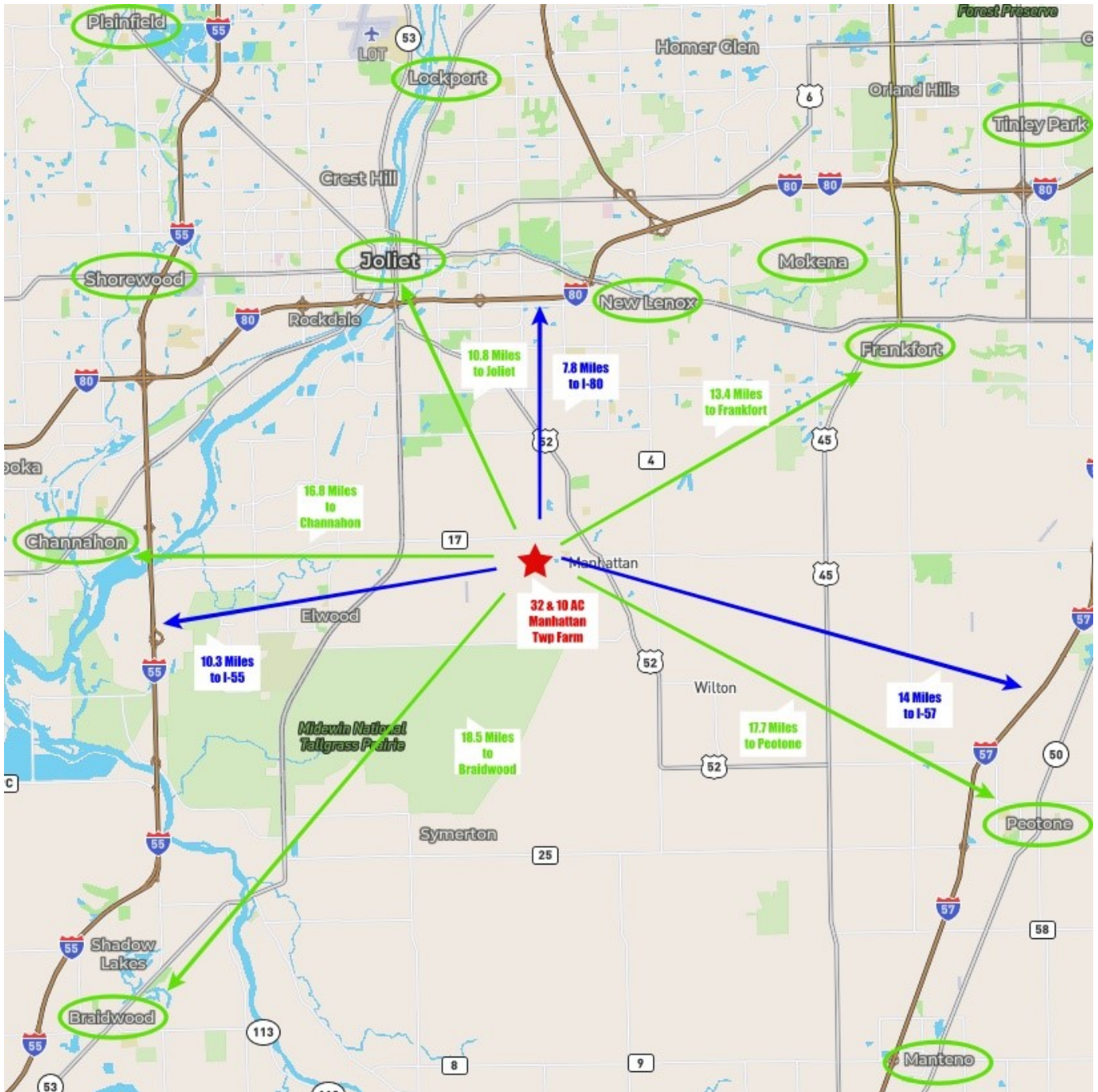
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	30.27	100%
Total				30.27	100%

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	20.27	67.0%
A		100-year Floodplain	10	33.0%
Total			30.27	100%

Panel	Effective Date	Acres	Percent
17197C0295G	2/15/2019	30.27	100%
Total		30.27	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.**

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