

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

LOCATION

Address:

S Cedar Road, Manhattan, IL 60442

County:

Will County



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

PROPERTY MAP

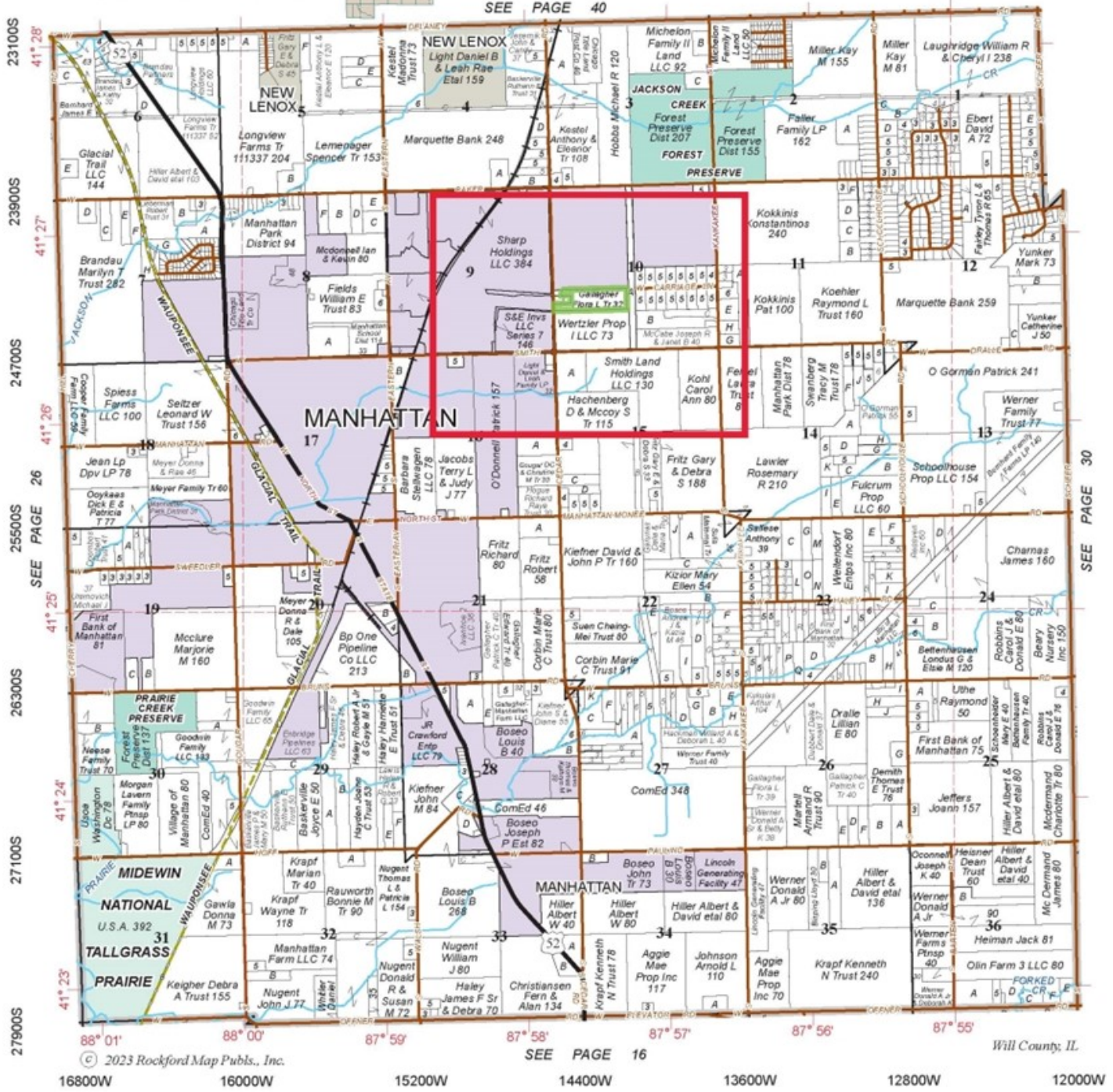


PLAT MAP

Refer to page 64 for keyed parcels

MANHATTAN

T.34N.-R.11E.

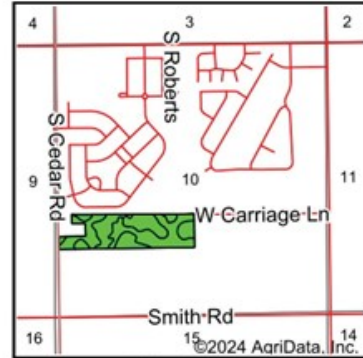
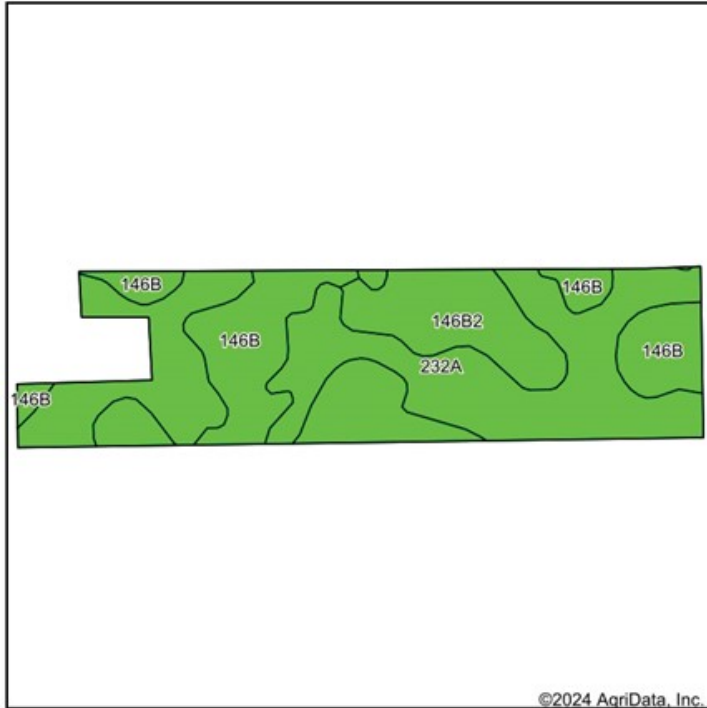


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

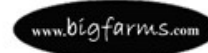
FSA AERIAL MAP



SOIL MAP



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

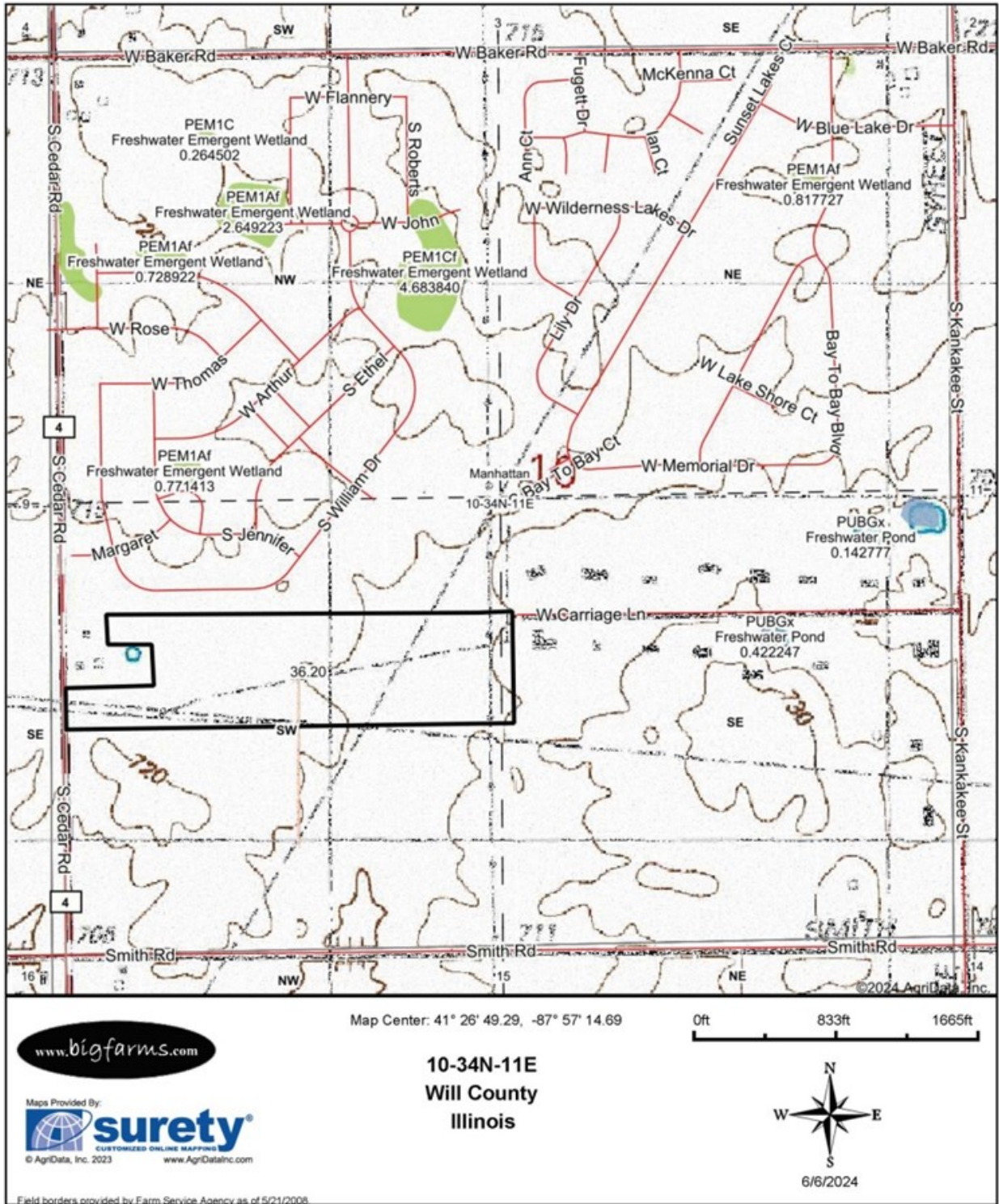


Area Symbol: IL197, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**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.gov.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

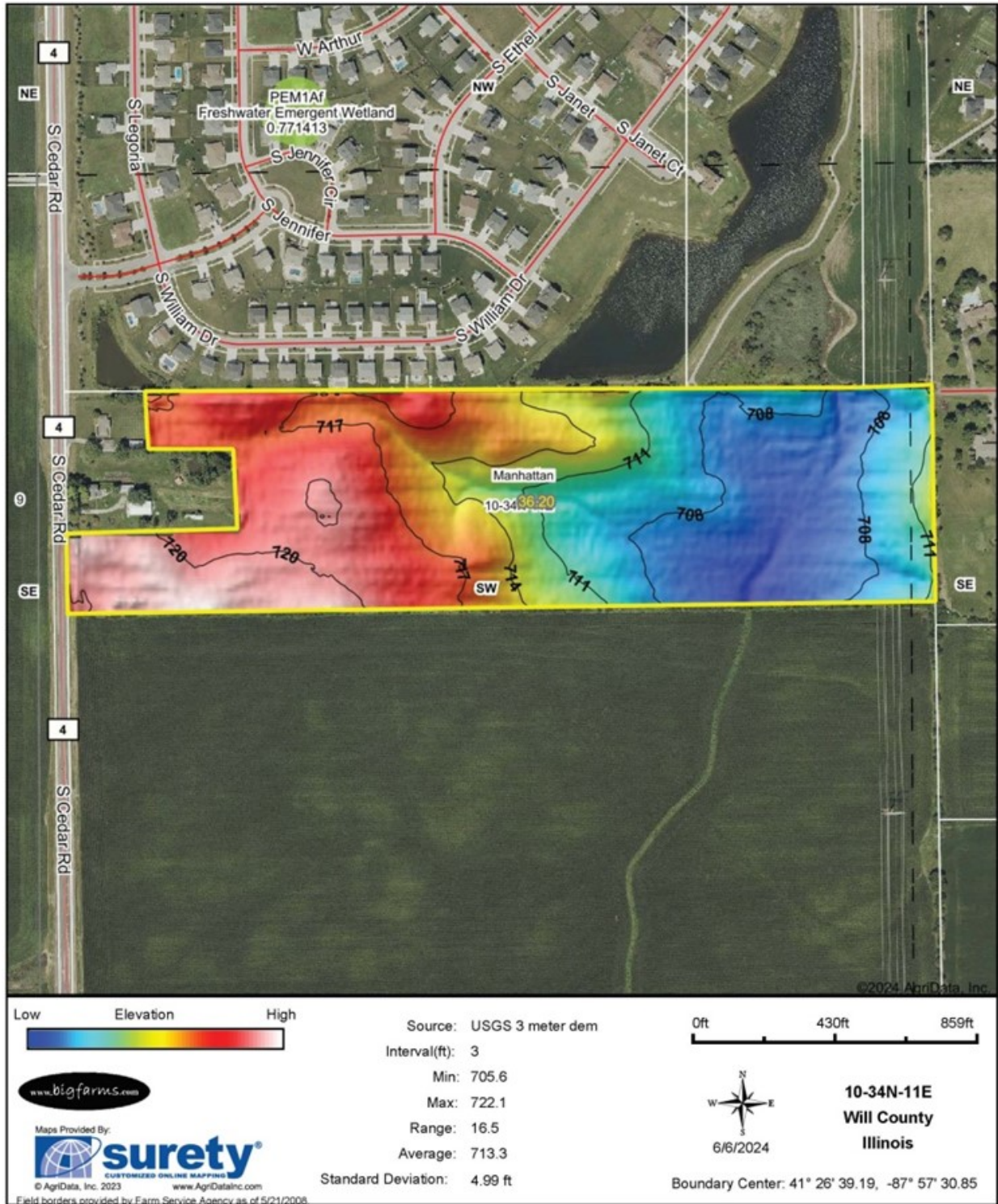


TOPO CONTOURS MAP



	Source: USGS 3 meter dem	0ft	460ft	920ft
	Interval(ft): 3.0	[Scale bar]		
	Min: 705.6		10-34N-11E	
	Max: 722.1			Will County
© AgriData, Inc. 2023	Range: 16.5	6/6/2024	Illinois	
Field borders provided by Farm Service Agency as of 5/21/2008	Average: 713.3	Boundary Center: 41° 26' 39.19, -87° 57' 30.85		
	Standard Deviation: 4.99 ft			

TOPO HILLSHADE MAP



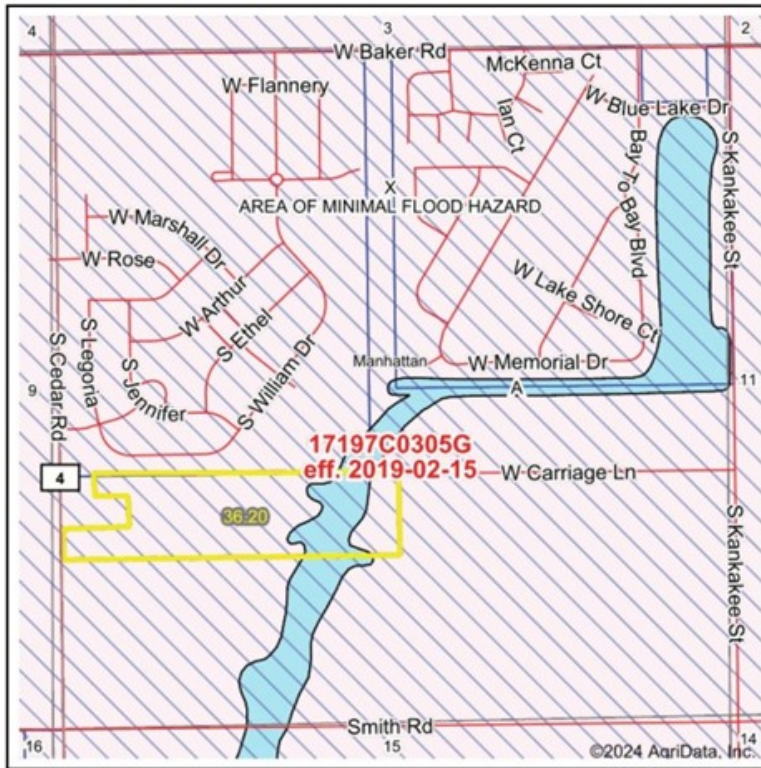
WETLAND MAP



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/>

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



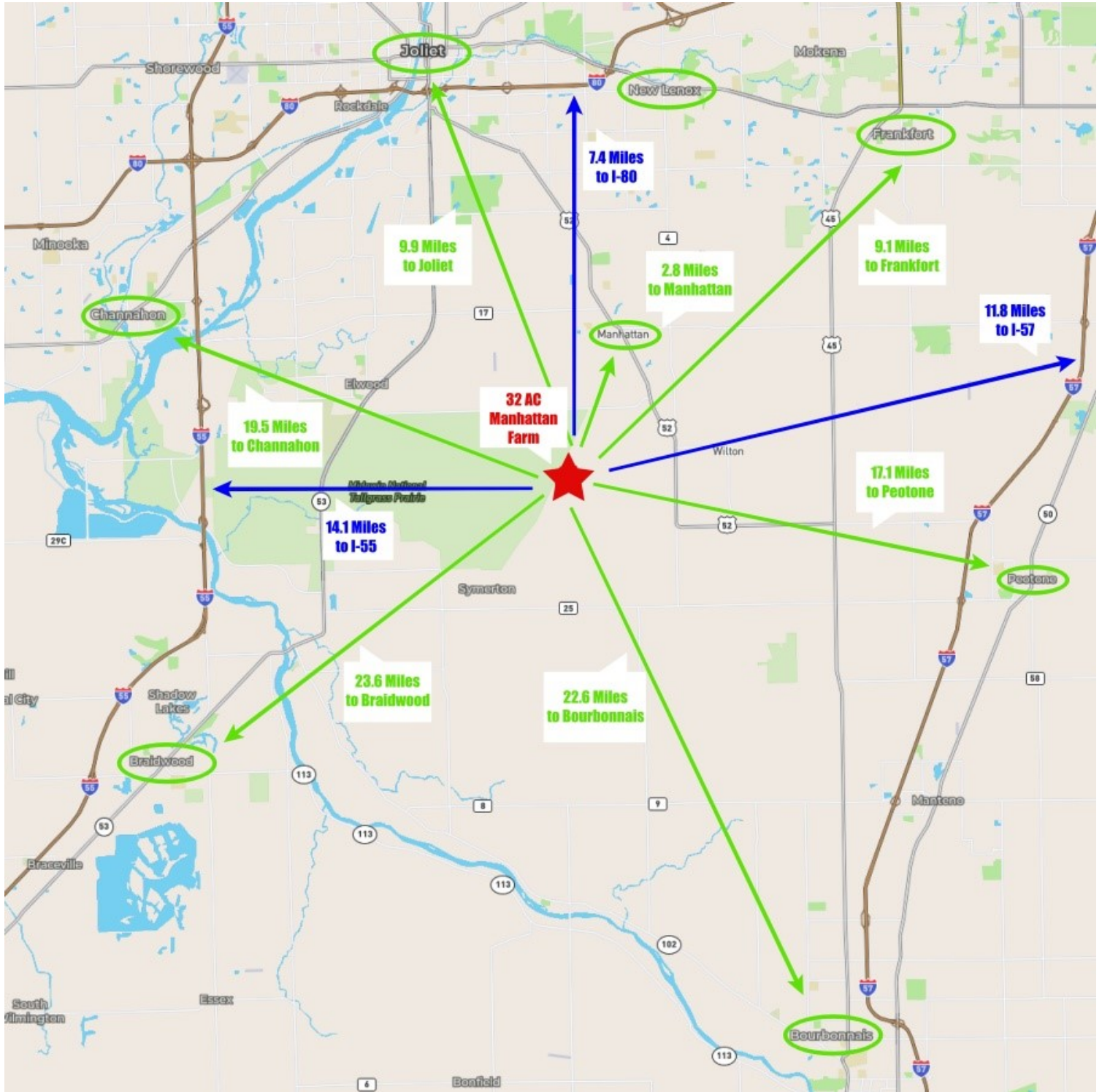
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	35.55	98.2%
VILLAGE OF MANHATTAN	170704	Will	Regular	0.65	1.8%
Total				36.20	100%

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.**

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