

104 Ac Manhattan Township  
SE Corner of Bruns & Kankakee Road  
Manhattan IL 60442



# 104 AC MANHATTAN TOWNSHIP

SE Corner of Bruns & Kankakee Road  
Manhattan IL 60442

For more information contact:

Mark Goodwin  
1-815-741-2226  
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Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	Will
<b>Township:</b>	Manhattan
<b>Gross Land Area:</b>	104 Acres
<b>Property Type:</b>	Vacant farmland
<b>Possible Uses:</b>	Agricultural production
<b>Total Investment:</b>	\$1,560,000.00
<b>Unit Price:</b>	\$15,000 per acre
<b>Productivity Index (PI):</b>	The PI Index for this farm is 117.4
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	Agriculture



104 Acres of rolling Will County farmland, in Manhattan Township. Excellent site for solar farm, Com-Ed power lines run through the property. Com-Ed substation to the SW of this farm. Additional land is available.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 104 Ac Manhattan Township Farm  
**Tax ID Number/APN:** 14-12-26-100-003  
**Possible Uses:** Excellent potential for a Solar farm site. The property has Com-Ed highlines running through the farm leading to a Com-Ed substation.  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Peotone Community Unit School District 207U.  
**Location Description:** Less than two miles to Rt. 52 in Manhattan. Corner parcel with frontage on W. Bruns Road & S. Kankakee Street.  
**Site Description:** Rolling farmland with several grass waterways.  
**Highway Access:** 2.8 miles to Rt. 45 (LaGrange Rd)  
10.2 miles to I-57 at Monee  
10.1 miles to I-80 and I-355  
15.5 miles to I-55 at Arsenal Rd.

### LAND RELATED

**Lot Frontage (Feet):** 1944 feet of frontage on W. Bruns Road  
2246 feet of frontage on S. Kankakee Rd.  
**Tillable Acres:** Approximately 108 tillable acres including Com-Ed ground.  
**Buildings:** No Buildings  
**Topography:** Rolling  
**Soil Type:** Varna silt loam (223C2)  
Elliott silt loam (146B)  
Ashkum silty clay loam (232A)

### FINANCIALS

**Finance Data Year:** The 2017 taxes paid in 2018  
**Real Estate Taxes:** Taxes paid are \$1,573 or \$15.25 per acre.  
**Investment Amount:** The total investment amount for this farm is \$1,560,000 or \$15,000 per acre.

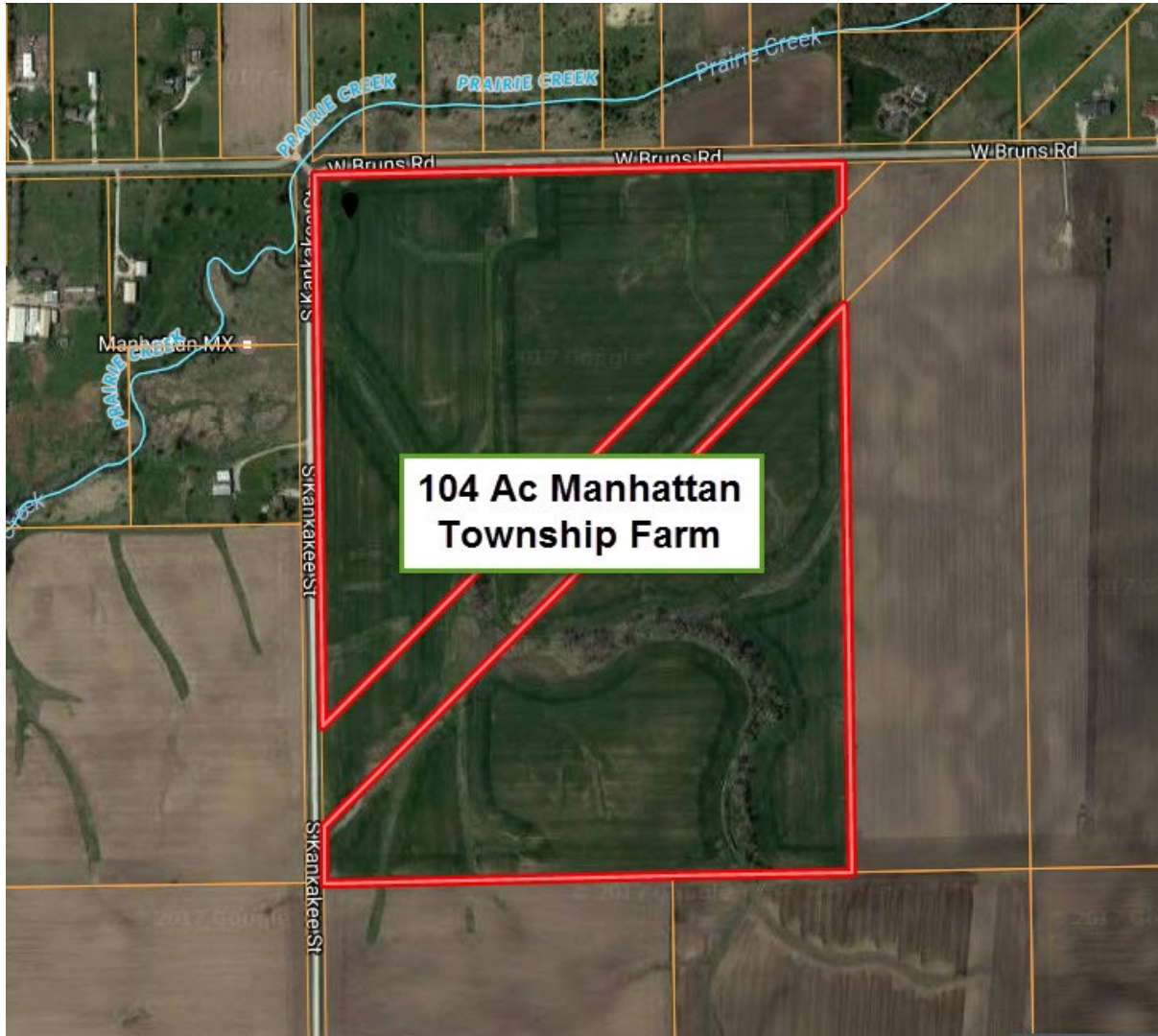
### LOCATION

**Address:** S. Kankakee Street, Manhattan Illinois  
**County:** Will

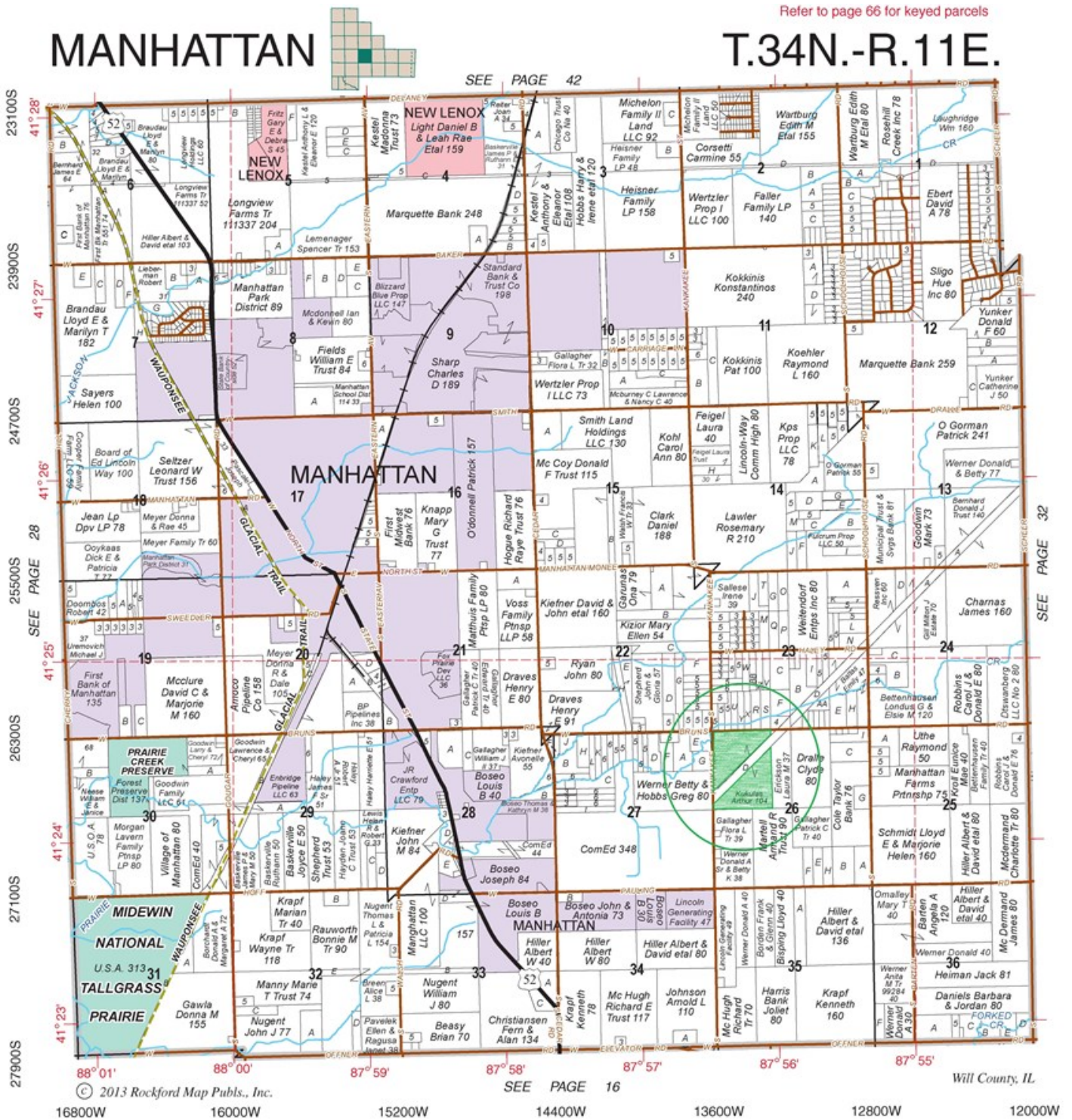
LOCATION MAP OF 104 ACRES MANHATTAN TOWNSHIP, WILL COUNTY



AERIAL MAP OF 104 ACRES IN MANHATTAN TOWNSHIP, WILL COUNTY



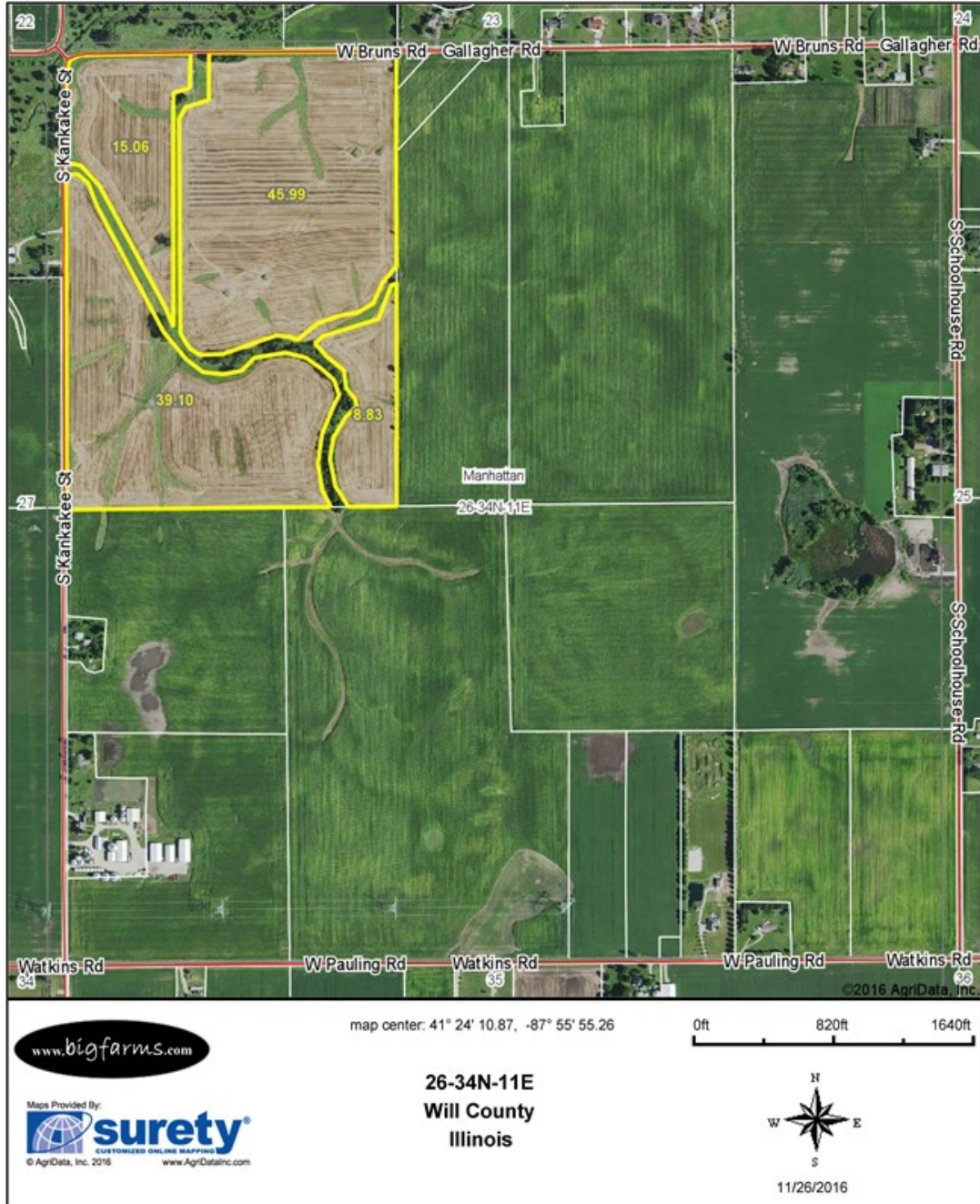
PLAT MAP OF 104 ACRES IN MANHATTAN TOWNSHIP, WILL COUNTY



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

FSA MAP OF MANHATTAN TOWNSHIP 104 ACRES IN WILL COUNTY FARM

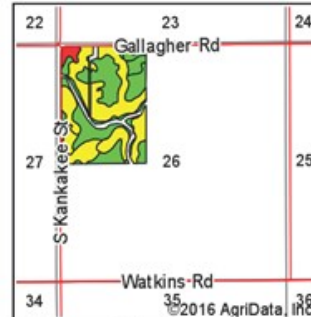
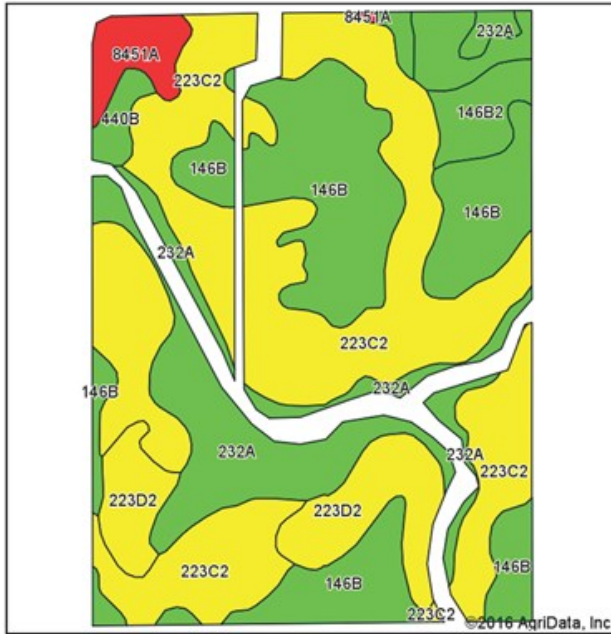
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

SOIL MAP OF MANHATTAN TOWNSHIP 104 ACRES

Soils Map



State: Illinois  
 County: Will  
 Location: 26-34N-11E  
 Township: Manhattan  
 Acres: 108.98  
 Date: 11/26/2016



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 10

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	46.59	42.8%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	30.47	28.0%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.30	14.0%		170	56	127
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	9.21	8.5%		**147	**47	**108
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.05	2.8%		**160	**52	**119
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	2.99	2.7%		190	61	140
**440B	Jasper loam, 2 to 5 percent slopes	1.37	1.3%		**173	**56	**129
<b>Weighted Average</b>					<b>158.7</b>	<b>51.3</b>	<b>117.4</b>

Area Symbol: IL197, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

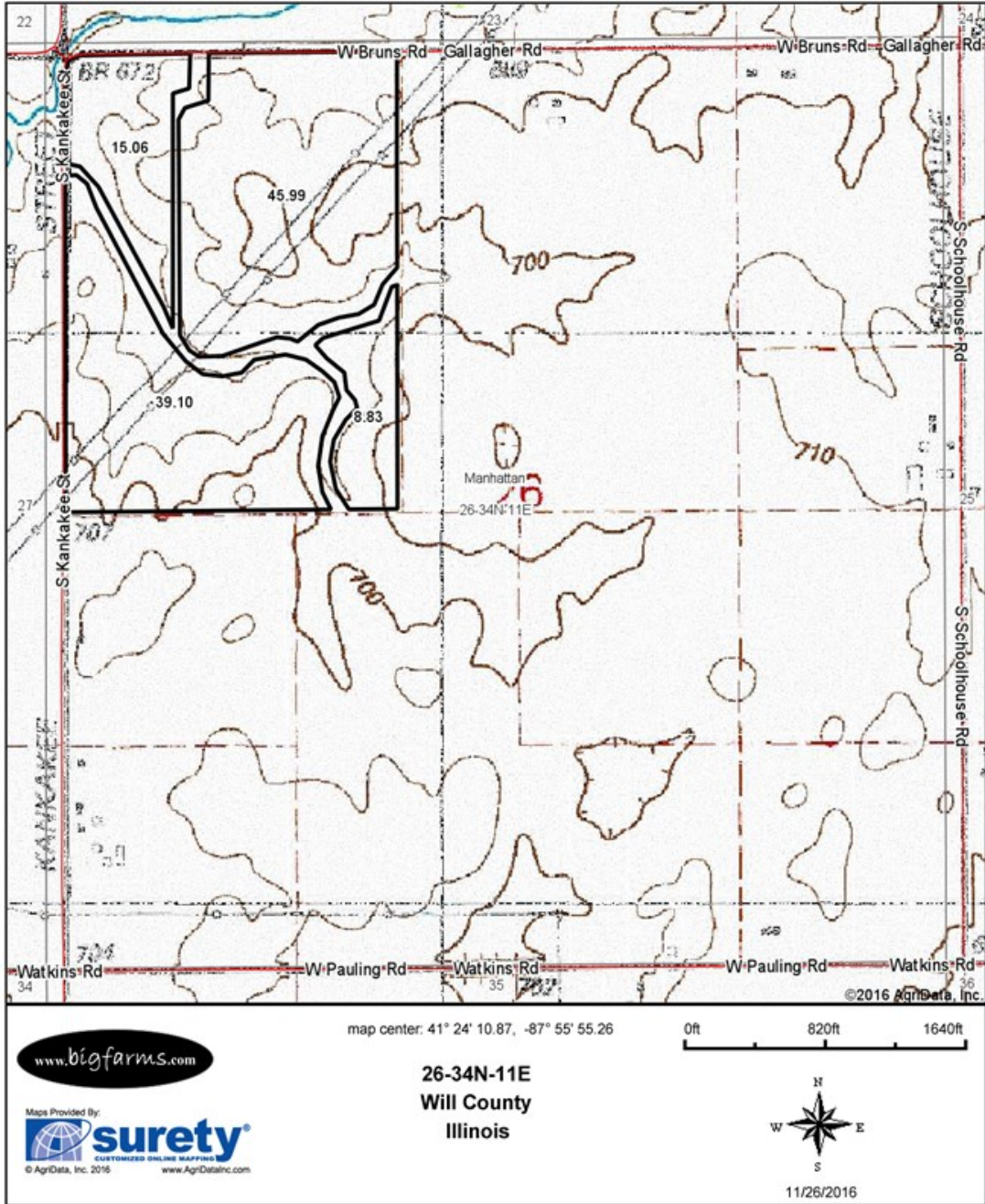
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# TOPOGRAPHICAL MAP OF MANHATTANTOWNSHIP 104 ACRES

### Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



## 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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