

100 AC MANHATTAN TWP FARM

**W Smith 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:	100.00
Property Type:	Vacant Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	\$2,250,000.00
Unit Price:	\$22,500.00 per acre
Productivity Index (PI):	123.4
Buildings:	No Buildings
Zoning:	A-1, Agriculture



This 100 acre property is prime real estate for both agricultural production or possible development. For a larger investment, an additional 240 acres can be added to this site. Located just outside the Village of Manhattan, IL. There are no buildings and the land is generally flat to gently rolling. The Village of Manhattan Comprehensive Plan shows planned growth and expansion of the area. Lincoln-Way High School Soccer fields are on the south side of Smith road.

Manhattan, Illinois, has experienced remarkable growth over the years by blending the rich heritage of farming with modern development seamlessly. Amidst the suburban expansion, the village still preserves its agricultural roots, with vast farmlands and open spaces that offer a serene backdrop to the thriving community just 50 miles southwest of Chicago. As new residential and commercial developments take shape, the town remains committed to preserving its agrarian character, allowing residents to enjoy the best of both worlds. The coexistence of farming and development creates a unique charm, and with carefully planned, sustainable growth, Manhattan offers a harmonious lifestyle where residents can appreciate the beauty of the countryside while benefiting from the conveniences of a growing, dynamic community.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 100 AC Manhattan Twp Farm.
Tax ID Number/APN: 14-12-11-300-003-0000
Possible Uses: Continued Agricultural or Residential Development
Zoning: A-1, Agriculture

AREA & LOCATION

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

Location Description: This property is located off of Smith Road, between S Schoolhouse Road and S Kankakee Street, across from the Manhattan Soccer Fields in Manhattan Township, Will County, IL.

Site Description: This property is currently vacant and tillable farmland that has frontage on Smith Road in Manhattan, IL.
An Additional 240 acres is available for sale.

Side of Street: This property is located on the north side of Smith Road.

Highway Access: I-57 is located 12.3 miles to the east of the property while I-80 is located 7.8 miles to the northwest.

Road Type: Tar and chip road surface.

Property Visibility: This property is visible from Smith Road.

Largest Nearby Street: US Route 52 is located 3.3 miles directly west of the property and US Route 45 is located 2.8 miles directly east.

Transportation: The Manhattan Metra Station is located 4.3 miles away. Midway Airport is 37.9 miles away, while O'Hare Airport is 49.3 miles away.

LAND RELATED

Lot Frontage (Feet): This property has approximately 1,654 feet of frontage on Smith Road.

Tillable Acres: All 100 acres are tillable on this property.

Buildings: No Buildings

Zoning Description: Comprehensive plan suggest residential development for this land. Currently zoned agriculture by Will County.

Flood Plain or Wetlands: Please see wetland maps provided by Surety Maps.

Topography: Please see topographical maps provided by Surety Maps.

FSA Data: This data is taken from a larger farm profile and is estimated for this brochure. 53% corn base, 47% soybean base.
PLC Corn Yield is 142 bushels per acre.
PLC Soybean Yield is 47 bushels per acre.

Soil Type: 232A Ashkum silty clay loam (35.1%)
146B Elliot silt loam (34.6%)
330A Peotone silty clay loam (7.8%)

For more information please see the soil map provided by Surety Maps.

Available Utilities: Sewer and Water are in close proximity to this parcel and available from the Village of Manhattan.

FINANCIALS

Finance Data Year: 2022 Taxes, Paid 2023

Real Estate Taxes: \$3,800.92

Investment Amount: Asking price is \$22,500 per acre for a total investment of \$2,250,000. Seller is will consider adding another 240 acres to this offering.

LOCATION

Address: W Smith Road, Manhattan, IL 60442

County:

Will County

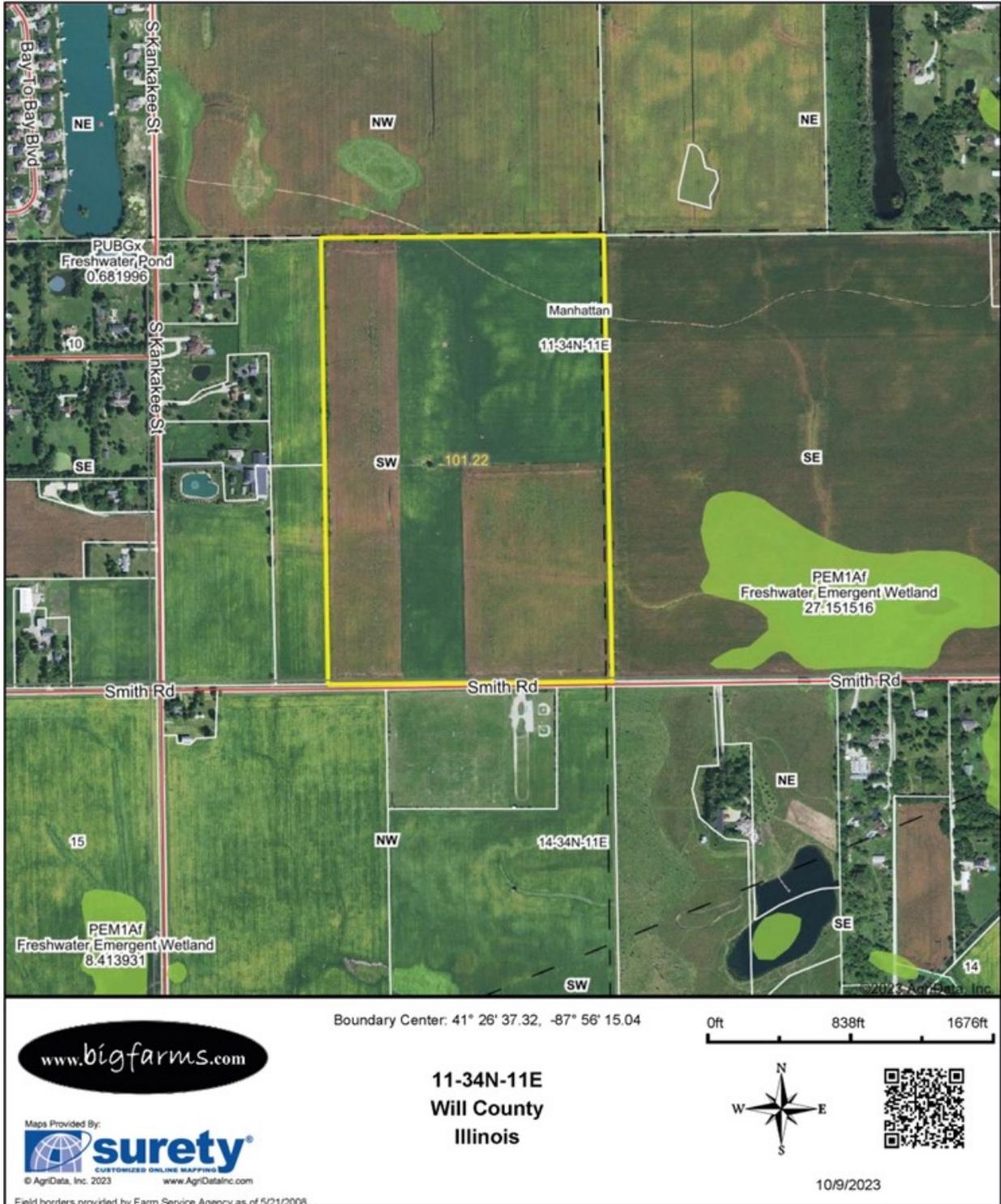


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PROPERTY MAP

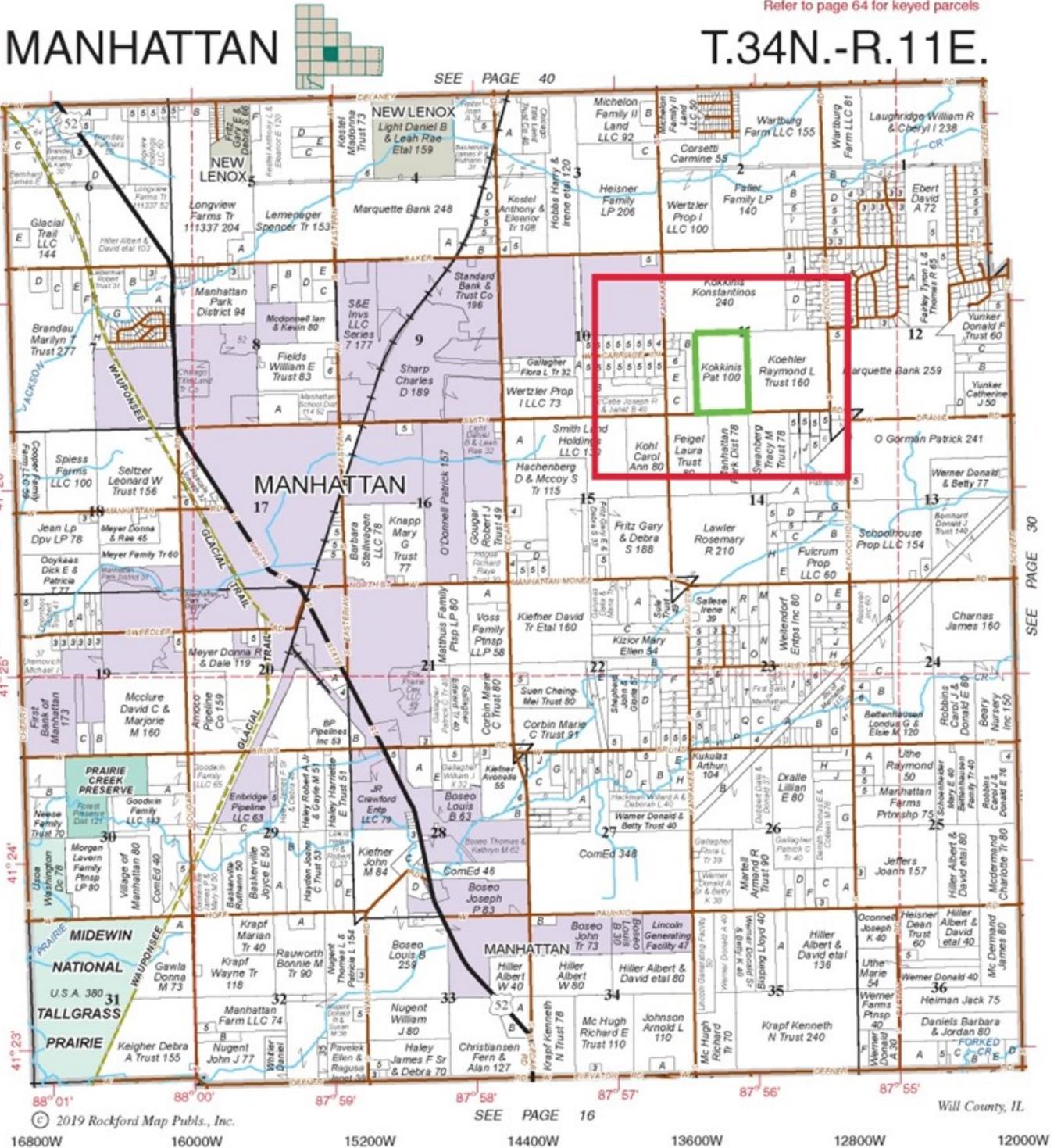


FSA AERIAL MAP

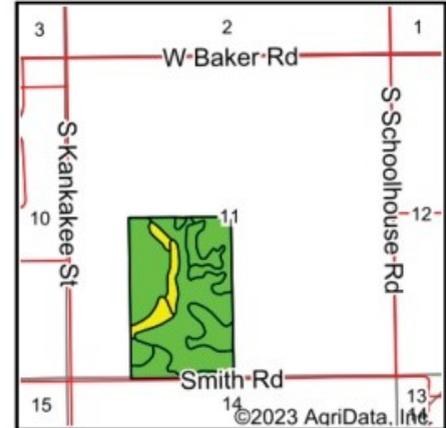
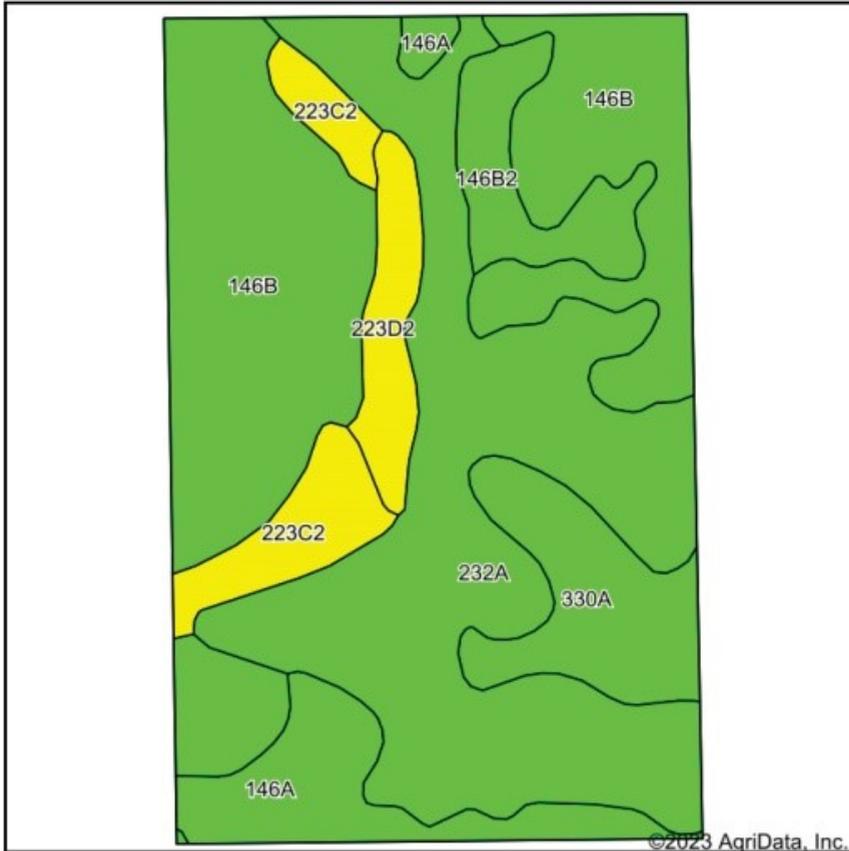


PLAT MAP

Refer to page 64 for keyed parcels



SOIL MAP



State: **Illinois**
County: **Will**
Location: **11-34N-11E**
Township: **Manhattan**
Acres: **101.22**
Date: **10/9/2023**



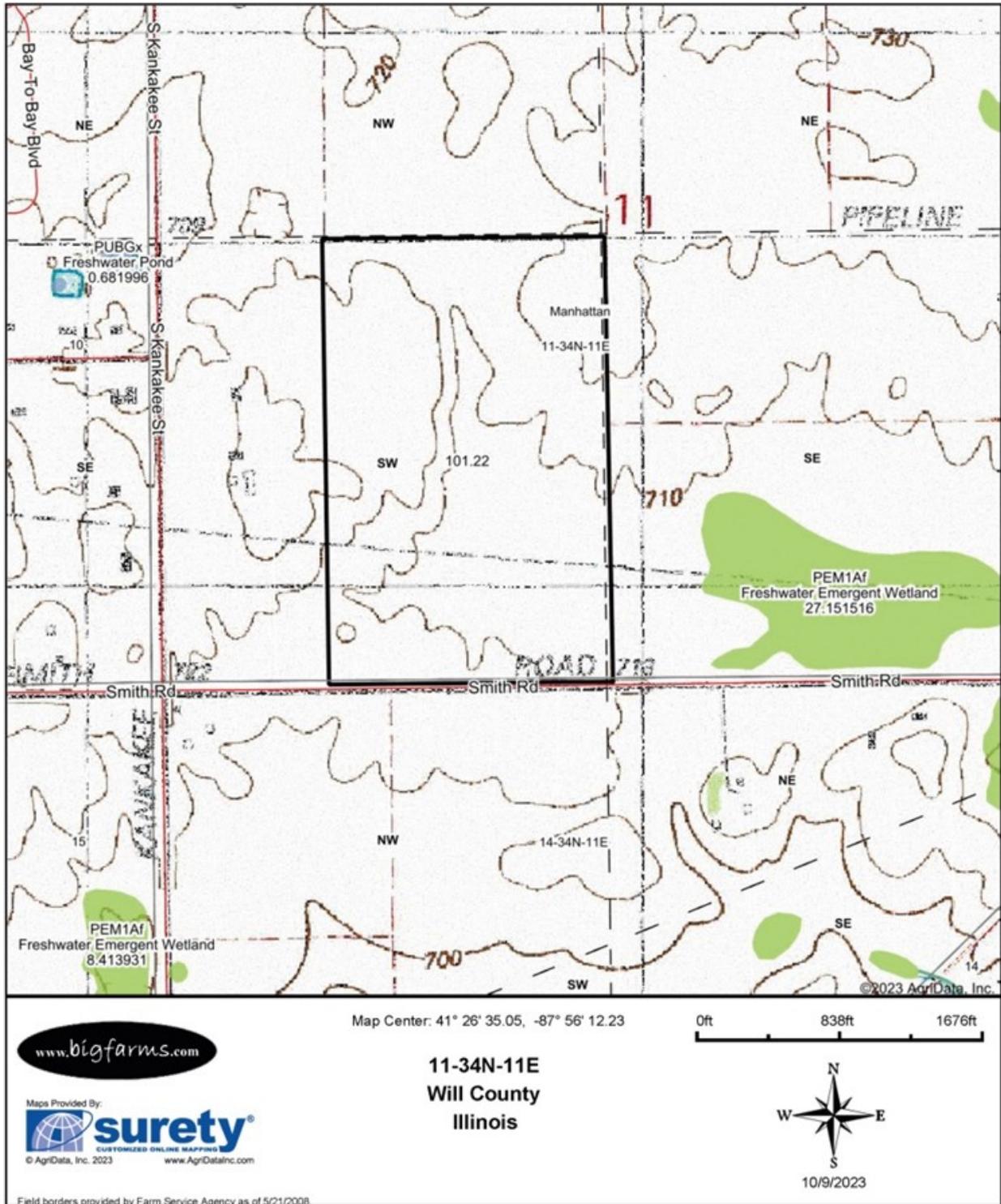
Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 17

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	35.53	35.1%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	34.99	34.6%		**166	**54	**124
330A	Peotone silty clay loam, 0 to 2 percent slopes	7.92	7.8%		164	55	123
146A	Elliott silt loam, 0 to 2 percent slopes	7.89	7.8%		168	55	125
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	5.75	5.7%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.12	5.1%		**160	**52	**119
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	4.02	4.0%		**147	**47	**108
Weighted Average					165.4	54.1	123.4

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: <http://soilproductivity.nres.illinois.edu/>
** 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.

TOPO MAP

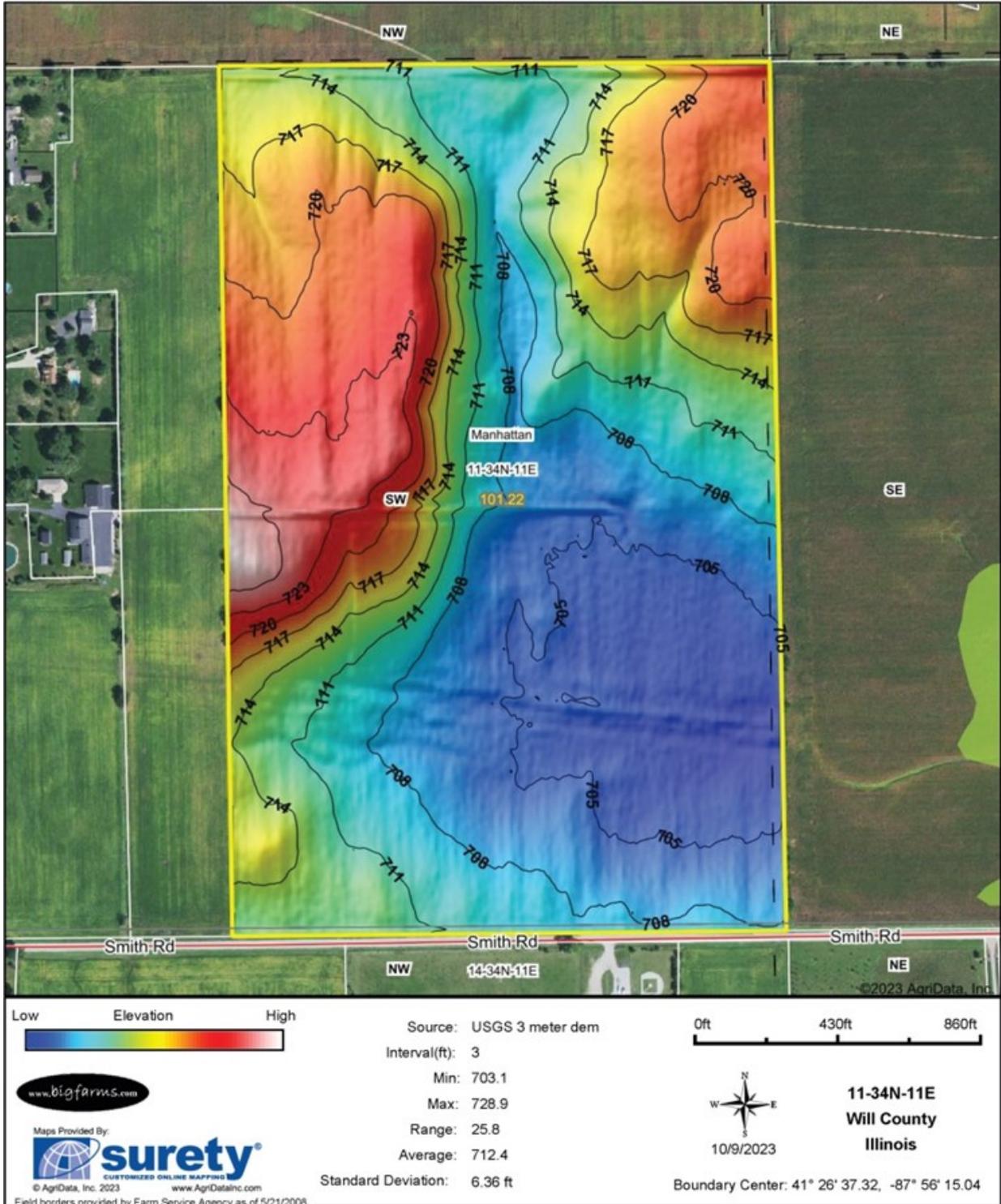


TOPO CONTOURS MAP



	Source: USGS 3 meter dem	0ft	460ft	921ft
	Interval(ft): 3.0			
<p>Maps Provided By:</p> <p>© AgriData, Inc. 2023 www.AgriDataInc.com</p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008</small></p>	Min: 703.1	<p>10/9/2023</p>	<p>11-34N-11E Will County Illinois</p>	
	Max: 728.9			
	Range: 25.8	Boundary Center: 41° 26' 37.32, -87° 56' 15.04		
	Average: 712.4			
	Standard Deviation: 6.36 ft			

TOPO HILLSHADE MAP



TAPESTRY SEGMENTATION






LifeMode Group: Family Landscapes
Workday Drive

Households: 3,541,300
Average Household Size: 2.97
Median Age: 37.0
Median Household Income: \$90,500

WHO ARE WE?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- Workday Drive residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s (Index 236), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68% (Index 164) and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have two or three vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 132).

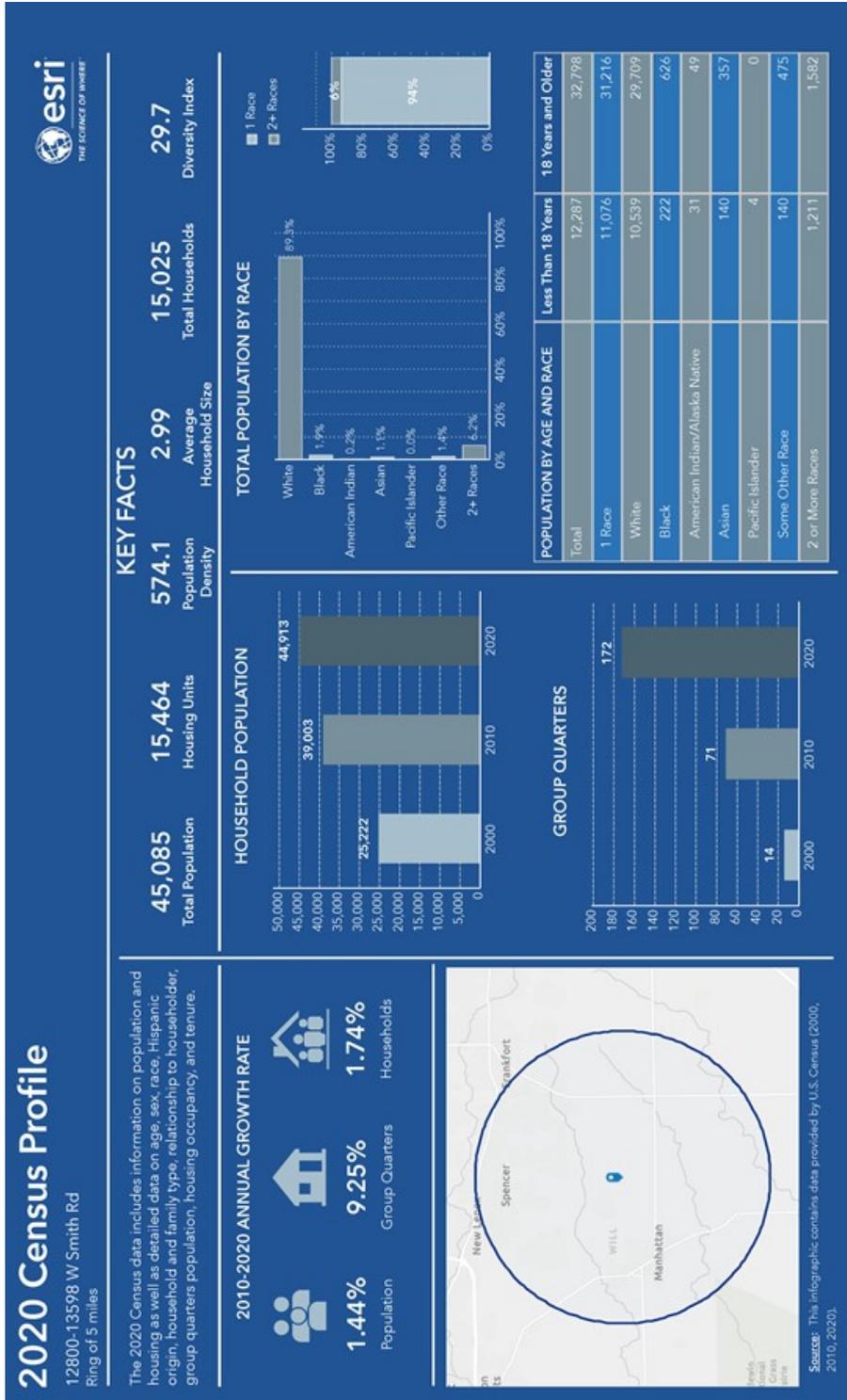
SOCIOECONOMIC TRAITS

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; two out of three households include two plus workers (Index 124).
- Connected, with a host of wireless devices —anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).

Note: This index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MR-Simmons.



2020 CENSUS PROFILE (5 MILES) - PAGE 1



2020 CENSUS PROFILE (5 MILES) - PAGE 2

2020 Census Profile

12800-13598 W Smith Rd
Ring of 5 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

29.7

Diversity Index

45,085

Total Population

15,464

Housing Units

2.99

Average Household Size

15,025

Total Households

574.1

Population Density

29.7

Diversity Index

HISPANIC POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older	Total
Total	1,186	1,783	2,969
1 Race	555	947	1,502
White	385	503	887
Black	11	7	17
American Indian/Alaska Native	22	21	43
Asian	3	6	9
Pacific Islander	1	0	1
Some Other Race	133	411	545
2 or More Races	631	835	1,467

NON-HISPANIC POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older	Total
Total	11,101	31,015	42,116
1 Race	10,521	30,268	40,789
White	10,154	29,206	39,360
Black	211	620	831
American Indian/Alaska Native	9	28	37
Asian	137	351	488
Pacific Islander	3	0	3
Some Other Race	7	63	70
2 or More Races	580	747	1,327

Population by Relationship

Relationship	Percentage
Other Nonrelatives	1.1%
Foster Child	0.0%
Other Relatives	0.5%
Son-in-law or Daughter-in-law	0.3%
Parent-in-law	0.2%
Parent	0.7%
Brother/Sister	0.6%
Grandchild	1.2%
Stepchild	1.2%
Adopted Child	0.6%
Biological Child	35.6%
Same-Sex Unmarried Partner	0.0%
Opposite-Sex Unmarried Partner	1.4%
Same-Sex Spouse	0.1%
Opposite-Sex Spouse	23.1%
Householder	33.4%

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

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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