

# 68 AC MANHATTAN TWP ROUTE 52 FARM

**S Route 52  
Manhattan IL 60442**

**For more information contact:**

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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>	69.53
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$2,816,000.00
<b>Unit Price:</b>	\$38,500.00 per Acre
<b>Productivity Index (PI):</b>	124.3
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



68 acre property, composed of two parcels, with a half mile of frontage on Route 52/Manhattan Road between Manhattan, IL and Joliet, IL! Current vacant farmland with Soil PI of 124.3 that is a prime location for commercial development.

Explore the prime commercial opportunities in Joliet, IL/Manhattan, IL, where urban accessibility meets suburban allure. Positioned at the nexus of major highways, including Interstate 80 and Interstate 55, this area offers optimal connectivity for businesses. With a variety of retail, industrial, and office spaces available, entrepreneurs can find their ideal location for growth. Close proximity to Chicago ensures access to a vast consumer base, while lower operating costs provide a competitive edge. Discover the potential of the Joliet/Manhattan area for your business's future success.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 68 AC Manhattan Twp Route 52 Farm  
**Tax ID Number/APN:** 54.53 Acres: 14-12-06-200-018-0000  
15.00 Acres: 14-12-06-200-016-0000  
**Possible Uses:** Agricultural Production, Possible Commercial Development  
**Zoning:** Currently A-1, Agriculture

### AREA & LOCATION

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

**Location Description:** This property is located between Joliet, IL and Manhattan, IL, on the southeast corner of the Route 52/Manhattan Road & W Delaney Road intersection.

**Site Description:** This property is currently vacant agricultural farmland made up of two parcels. The parcels form a pie-shaped parcel with frontage along Route 52 and W Delaney Road.

**Side of Street:** This property is located on the east side of Route 52/Manhattan Road and the south side of W Delaney Road.

**Highway Access:** IL 53: 4.5 miles northwest  
I-80: 3.5 miles north  
US 30: 5.8 miles northeast  
US 45: 6.9 miles east  
I-55: 11.4 miles northwest  
I-57: 14.4 miles east

**Road Type:** Asphalt/Blacktop

**Property Visibility:** This property is visible mostly from Route 52/Manhattan Road and also from W Delaney Road.

**Largest Nearby Street:** Route 52/Manhattan Road is the largest nearby.

**Transportation:** The Manhattan Train Station is located 4.2 miles away to the south while the Joliet Train Station is located 5.8 miles away to the north. Midway Airport is 40.8 miles away and O'Hare Airport is 48.9 miles away.

### LAND RELATED

**Lot Frontage (Feet):** This property has half a mile (2,691 feet) of frontage on Route 52/Manhattan Road and 1,922 feet of frontage on W Delaney Road.

**Tillable Acres:** This property is almost 100% tillable at 69.51 acres.

**Buildings:** No Buildings

**Zoning Description:** Currently Zoned A-1, Agriculture

**Flood Plain or Wetlands:** Please see included FEMA and Wetland Maps provided by Surety Maps.

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

**Soil Type:** 66.7% Elliott silt loam (146B)  
25.3% Ashkum silty clay loam (232A)  
8.0% Elliot silty clay loam (146B2)

For detailed soil information please see included Soils Map provided by Surety Maps.

### FINANCIALS

**Finance Data Year:** 2022 Tax Year, Payable 2023

**Real Estate Taxes:** 54.53 Acres: \$2,120.58  
15.00 Acres: \$581.58

**Investment Amount:** Total 2022 Taxes, Paid 2023: \$2,702.16  
\$2,816,000.00 or \$38,500.00 per Acre

**LOCATION**

**Address:**

S Route 52, Manhattan, IL 60442

**County:**

Will County, IL

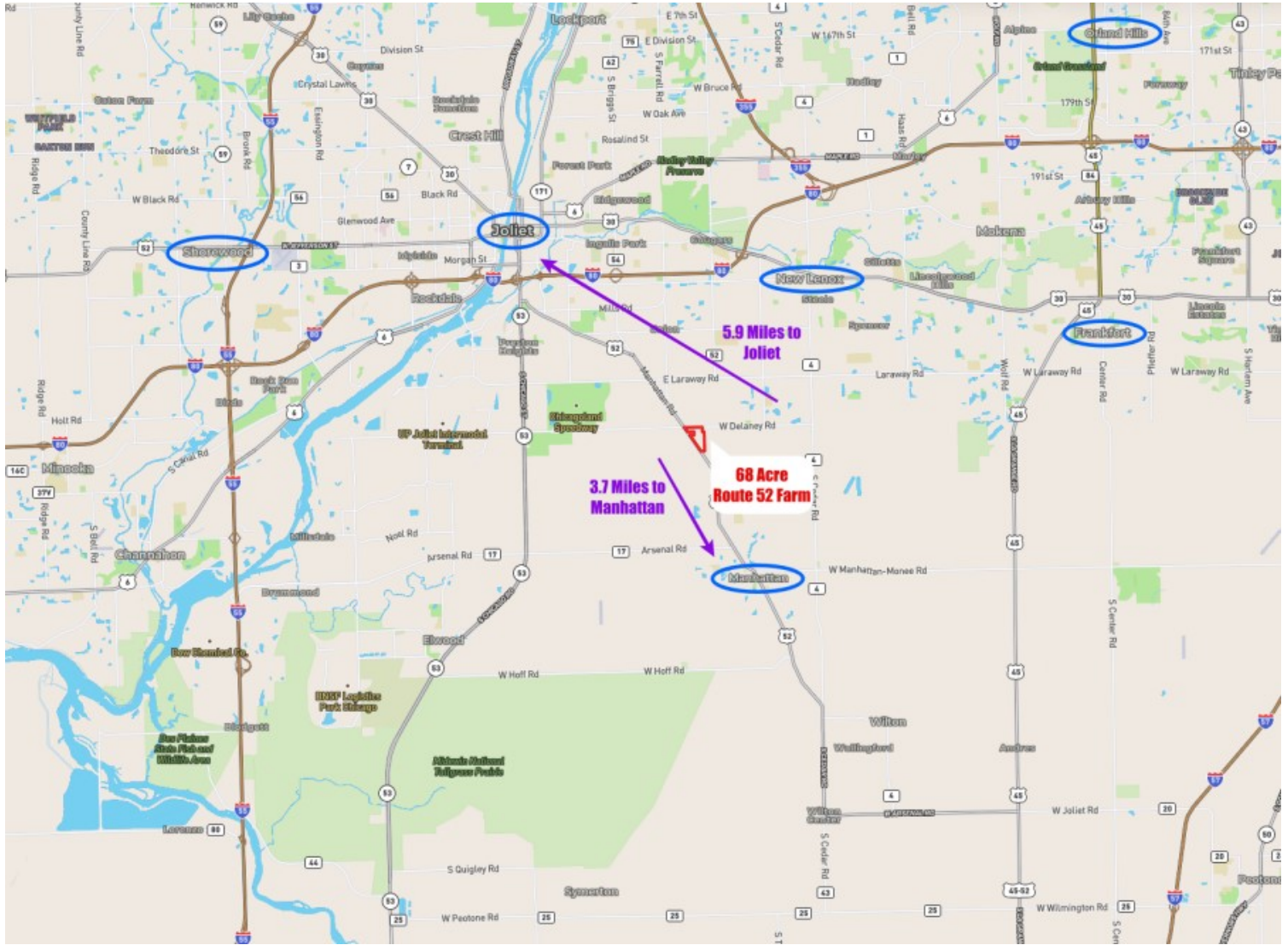


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PROPERTY MAP

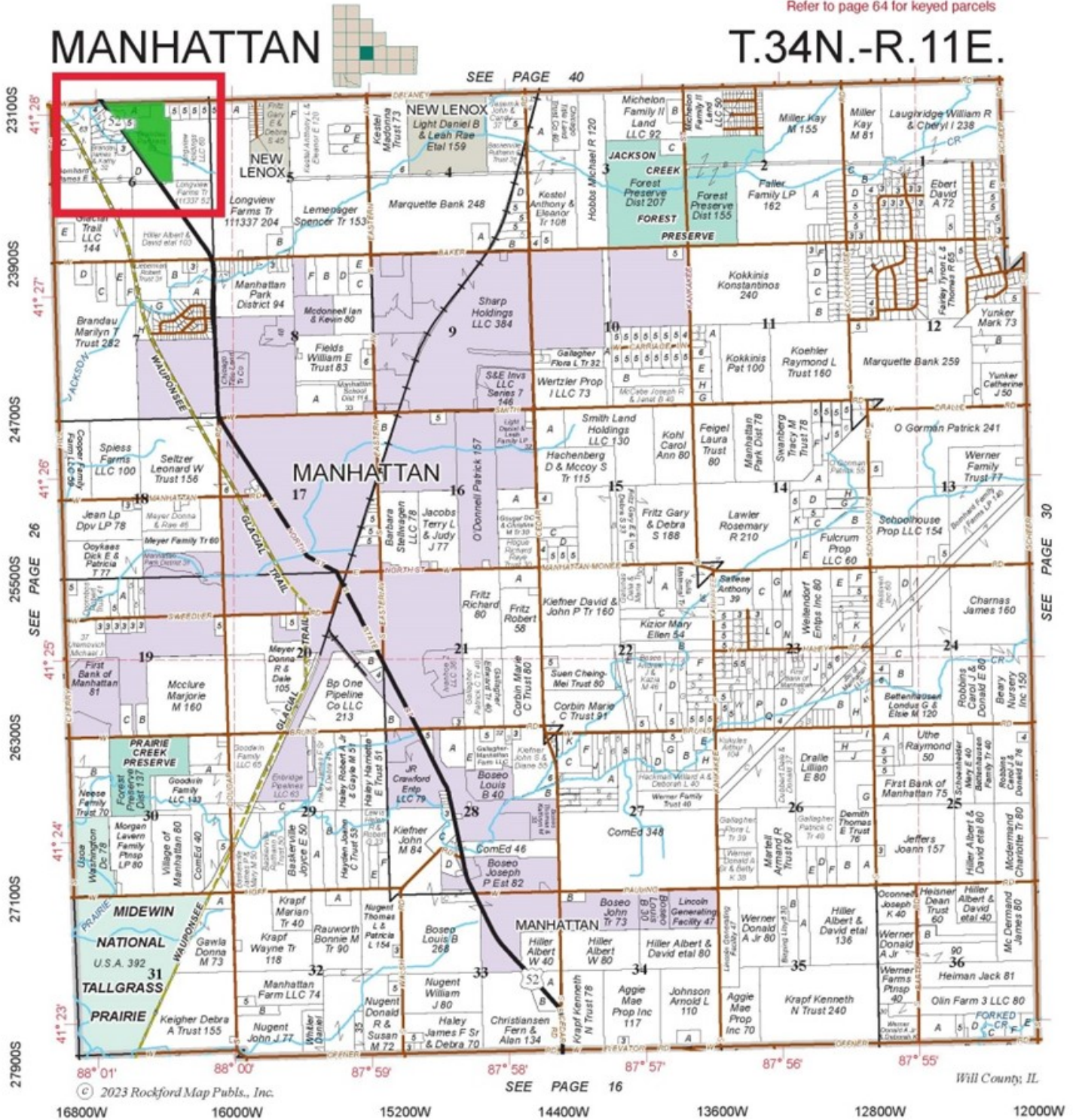


### SURROUNDING AREA ROAD MAP



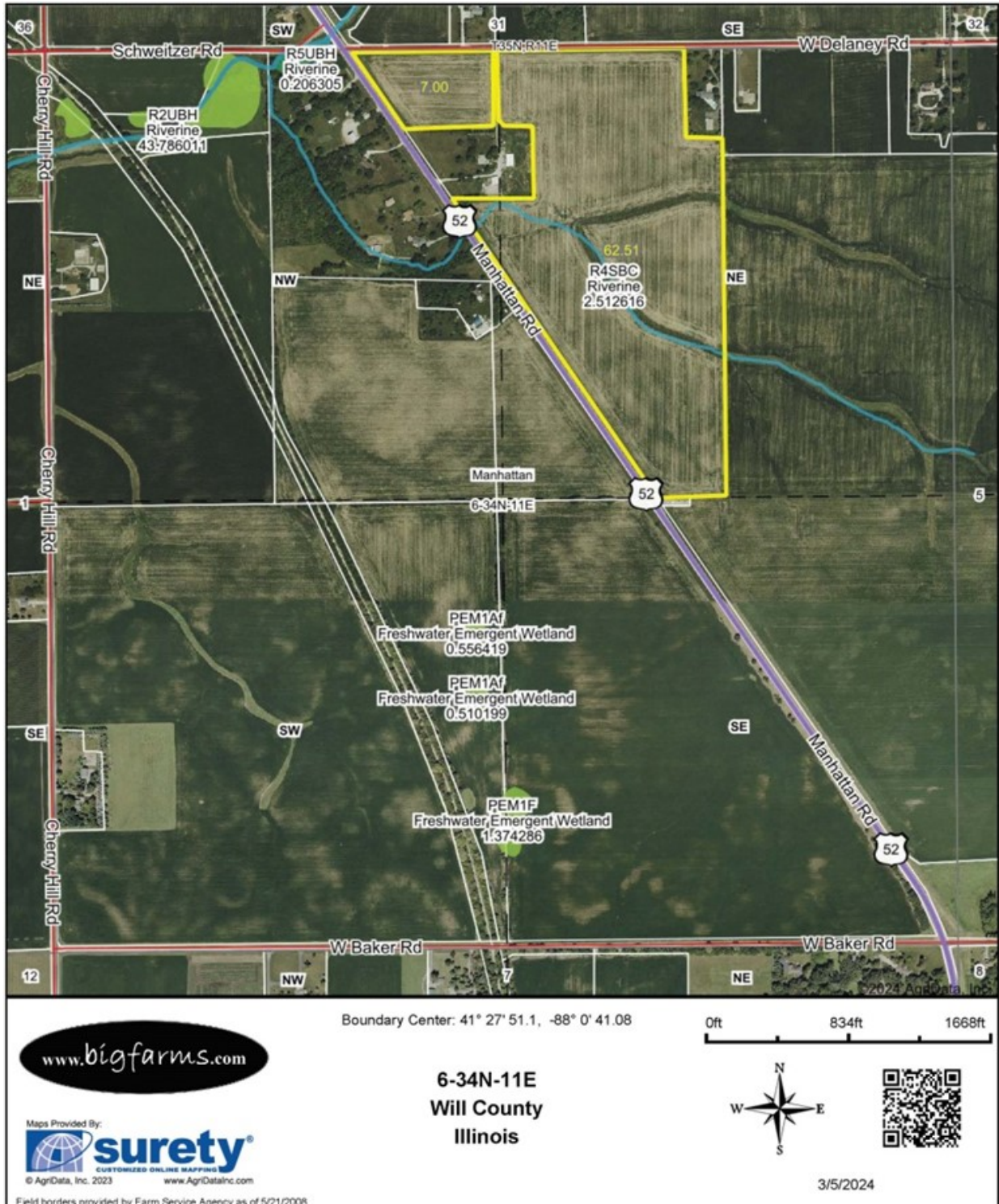
PLAT MAP

Refer to page 64 for keyed parcels

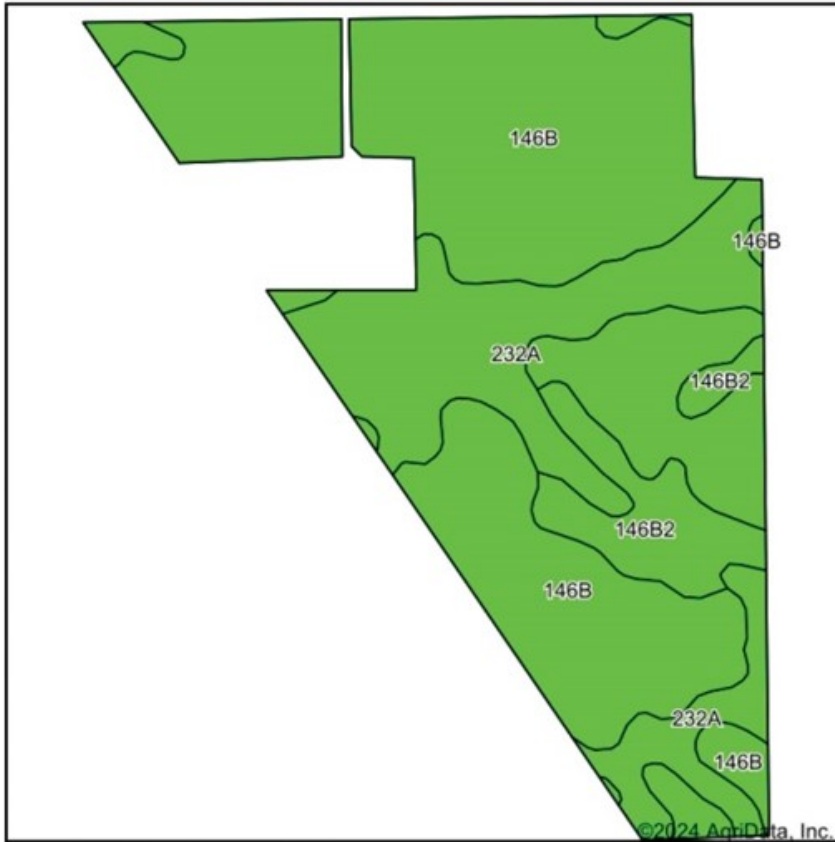


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: **Illinois**  
 County: **Will**  
 Location: **6-34N-11E**  
 Township: **Manhattan**  
 Acres: **69.51**  
 Date: **3/5/2024**



Soils data provided by USDA and NRCS.

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
**146B	Elliott silt loam, 2 to 4 percent slopes	46.35	66.7%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.60	25.3%		**170	**56	**127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.56	8.0%		**158	**51	**118
Weighted Average					166.4	54.3	124.3

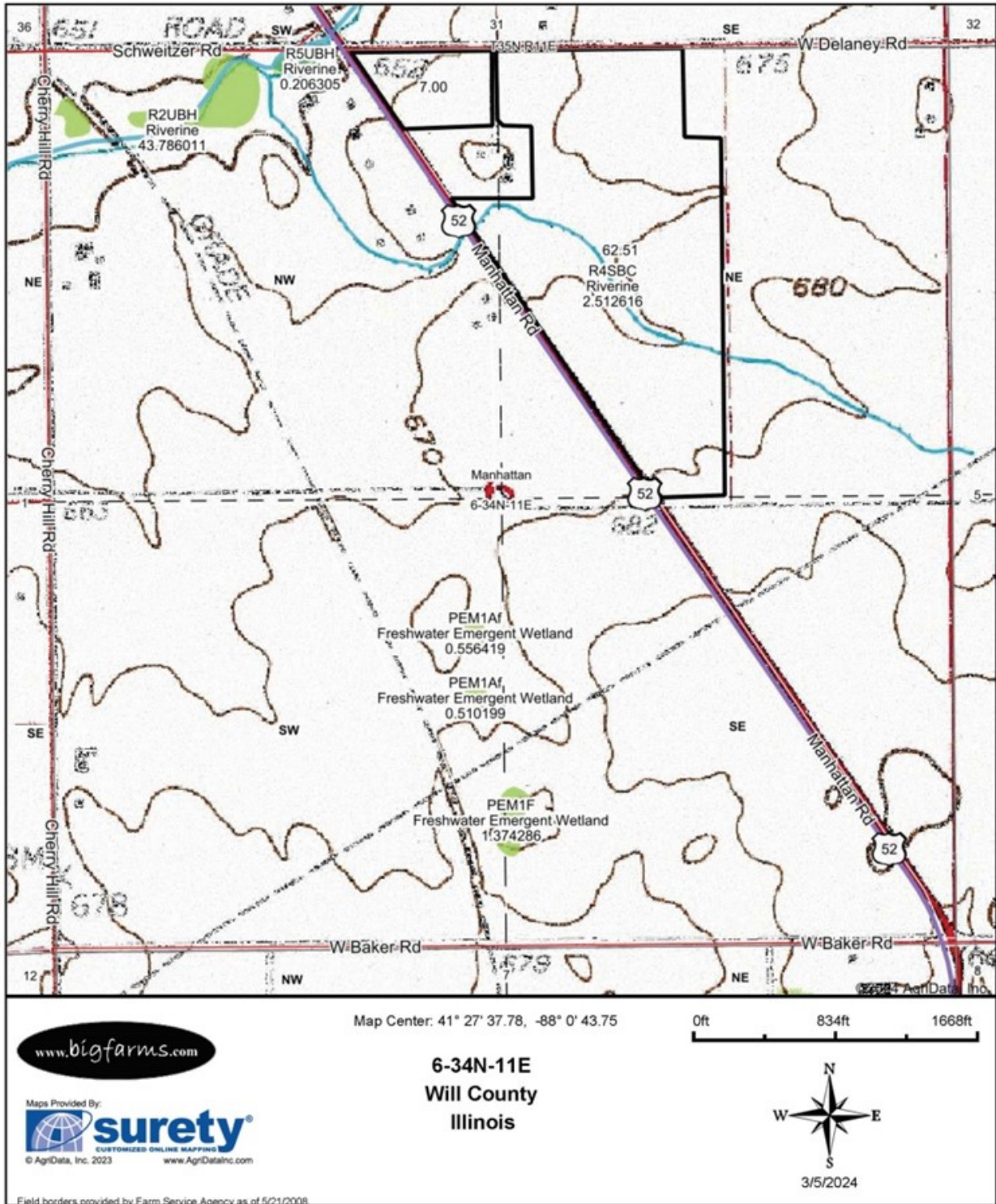
**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023**

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

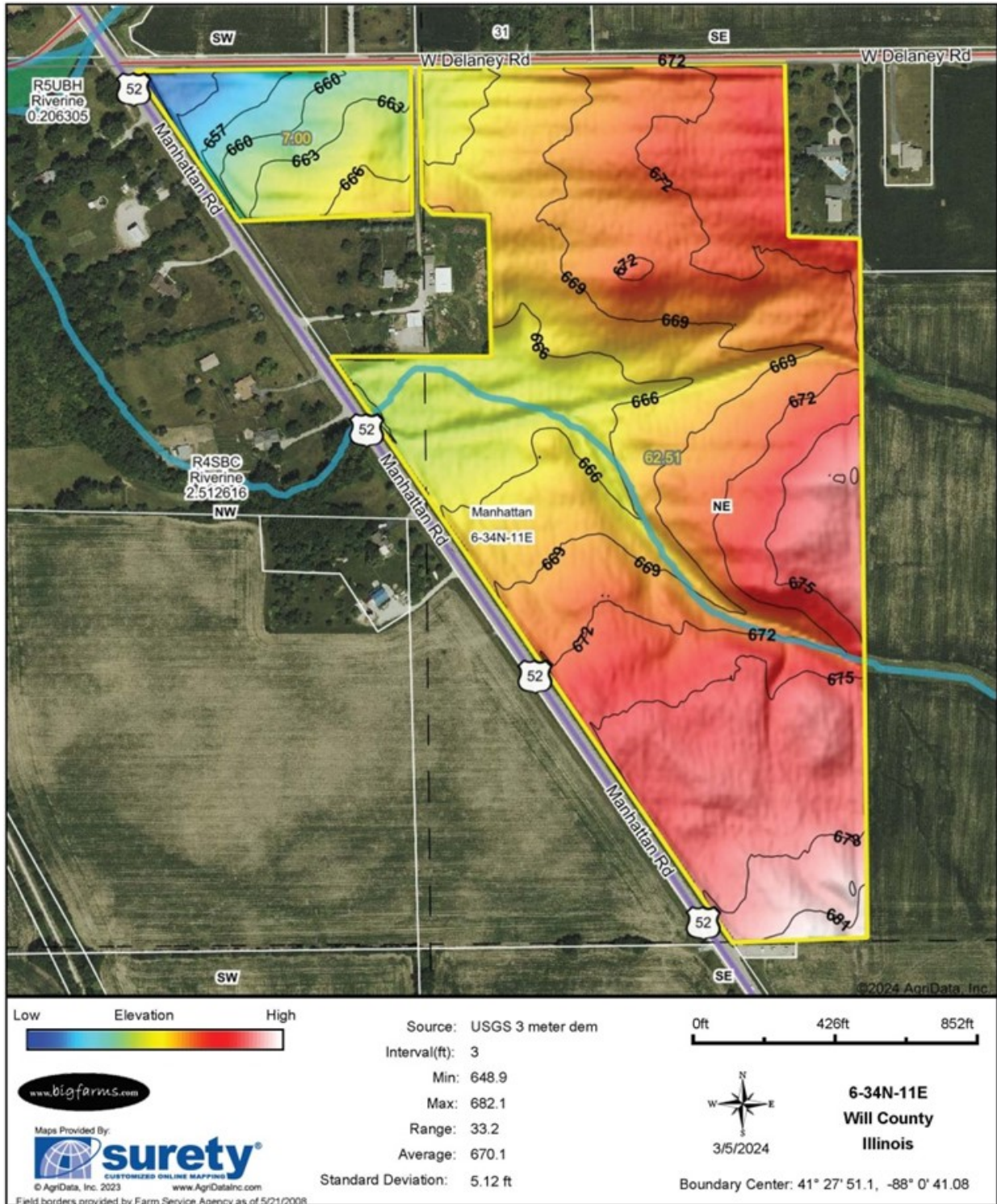


TOPO CONTOURS MAP



	Source: USGS 3 meter dem	0ft	456ft	913ft
	Interval(ft): 3.0	[Scale bar]		
Maps Provided By: 	Min: 648.9		6-34N-11E	Will County
	Max: 682.1			
© AgriData, Inc. 2023 www.AgridataInc.com	Range: 33.2	3/5/2024	Illinois	Boundary Center: 41° 27' 51.1, -88° 0' 41.08
Field borders provided by Farm Service Agency as of 5/21/2008	Average: 670.1			
	Standard Deviation: 5.12 ft			

TOPO HILLSHADE MAP



WETLANDS MAP



State: **Illinois**  
 Location: **6-34N-11E**  
 County: **Will**  
 Township: **Manhattan**  
 Date: **3/5/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
R4SBC	Riverine	0.87
Total Acres		0.87

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° 27' 37.78, -88° 0' 43.75  
 State: IL Acres: 69.51  
 County: Will Date: 3/5/2024  
 Location: 6-34N-11E  
 Township: Manhattan



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	69.51	100%
<b>Total</b>				69.51	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	62.79	90.4%
A		100-year Floodplain	6.42	9.2%
AE	FLOODWAY	100-year Floodplain	0.3	0.4%
<b>Total</b>			69.51	100%

Panel	Effective Date	Acres	Percent
17197C0285G	2/15/2019	69.51	100%
<b>Total</b>		69.51	100%

## 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

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