

39 AC Kankakee Street Manhattan Farm  
S Kankakee Street  
Manhattan IL 60442



# 39 AC KANKAKEE STREET MANHATTAN FARM

S Kankakee Street  
Manhattan IL 60442

For more information contact:

Mark Goodwin  
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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>	39.00
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$1,365,000.00
<b>Unit Price:</b>	\$35,000 per Acre
<b>Productivity Index (PI):</b>	123.4
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	A-1, Agriculture



Near the Manhattan power plant, this 39 acres of vacant farmland has industrial development potential. It has, frontage on S Kankakee Street, a Soil PI of 123.1, and nearly 37 tillable acres, this property would be great for continued agriculture production or possible industrial development.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 39 AC Kankakee Street Manhattan Farm  
**Tax ID Number/APN:** 14-12-26-300-007-0000  
**Possible Uses:** Currently being used for Agricultural Production, with potential for industrial development use. It is close to the Manhattan power plant south of town.  
**Zoning:** A-1, Agriculture

### AREA & LOCATION

**School District:** Peotone Unit School District 207U  
**Location Description:** This property is located southeast of Manhattan, IL on the east side of S Kankakee Street between W Bruns Road and W Pauling Road.  
**Site Description:** This parcel is mostly flat, square-shaped parcel with a residential lot on the east property line. The parcel borders other farmland parcels on three sides with frontage on S Kankakee Street on the fourth.  
**Side of Street:** The parcel is located on the east side of S Kankakee Street.  
**Road Type:** Asphalt/Blackup  
**Legal Description:** PART OF THE NW1/4 SW1/4; PART OF THE NE1/4 SW1/4 OF SECTION 26, TOWNSHIP 34 NORTH, 11 EAST, WILL COUNTY, ILLINOIS  
**Property Visibility:** This property is visible from S Kankakee Street.  
**Largest Nearby Street:** S Kankakee Street.  
**Transportation:** Manhattan Metra Station is located 4.7 miles northwest.  
Joliet Metra/Amtrak Station is located 13.3 miles to the northwest.  
Chicago Midway Airport is located 38.3 miles to the northeast.  
Chicago O'Hare Airport is located 50.6 miles to the north.

### LAND RELATED

**Lot Frontage (Feet):** The parcel has approximately 1,577 feet of frontage on S Kankakee Street.  
**Tillable Acres:** The parcel has approximately 37.1 tillable acres.  
**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.  
**Soil Type:** 65.0% Elliot silt loam (146B)  
21.3% Ashkum silty clay loam (232A)  
9.3% Elliot silty clay loam (146B2)  
  
Please see included Soil Map provided by Surety Maps.

### FINANCIALS

**Finance Data Year:** 2022 Taxes, Paid 2023  
**Real Estate Taxes:** \$1,011.32  
**Investment Amount:** \$1,365,000.00 or \$35,000 per acre

### LOCATION

**Address:** S Kankakee Street, Manhattan, IL 60442  
**County:** Will County

PROPERTY MAP

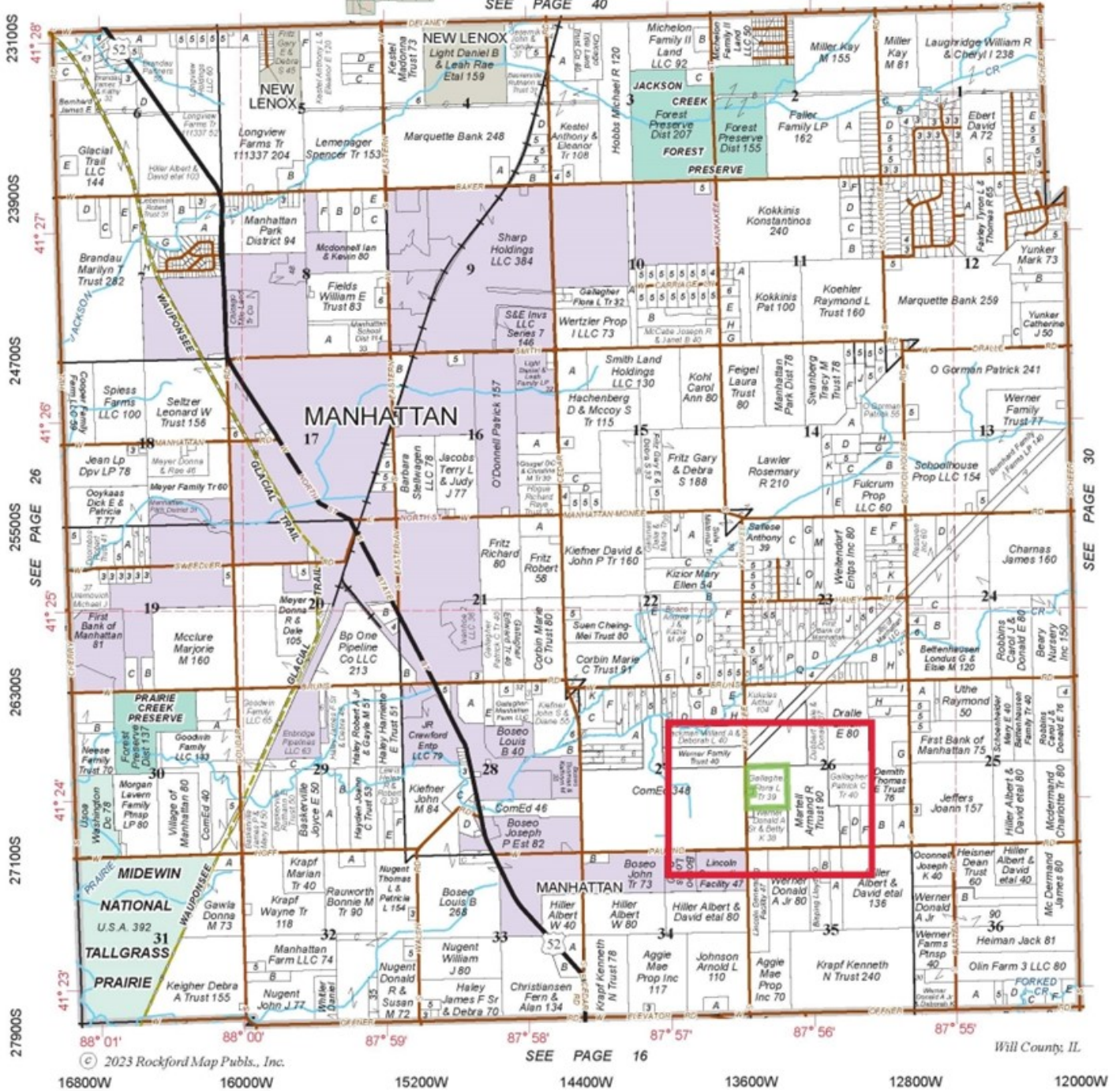


PLAT MAP

Refer to page 64 for keyed parcels

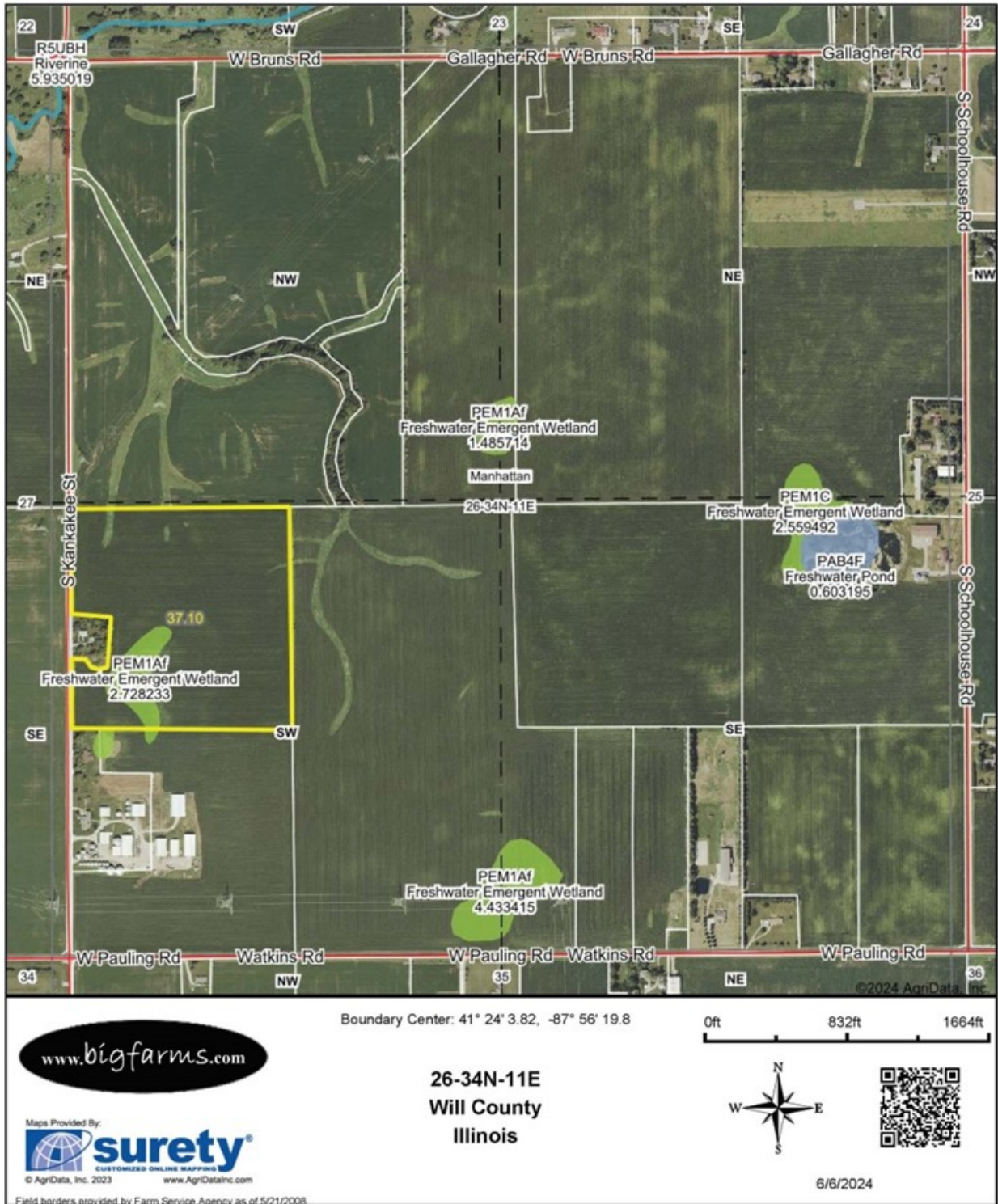
# MANHATTAN

# T.34N.-R.11E.

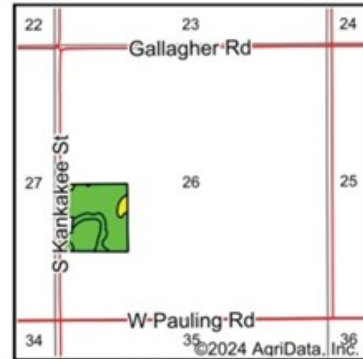
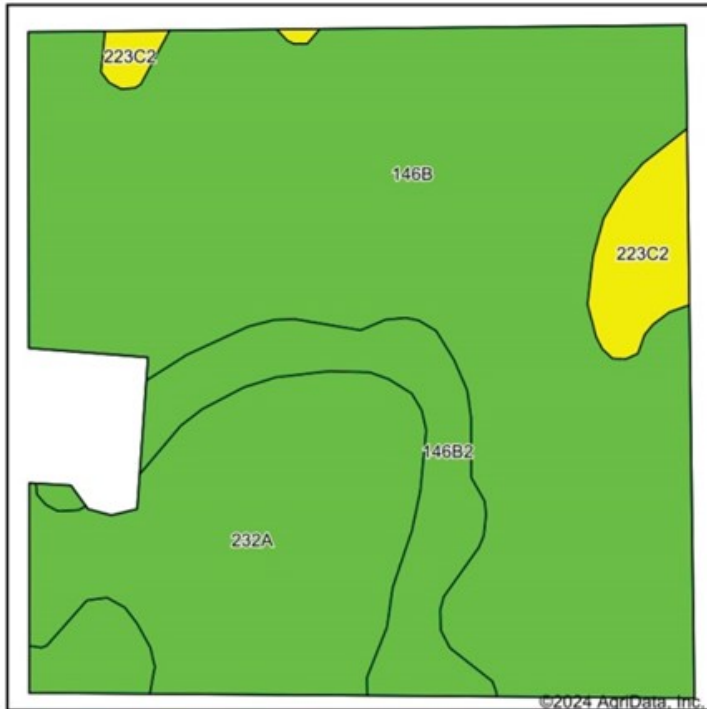


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: **Illinois**  
 County: **Will**  
 Location: **26-34N-11E**  
 Township: **Manhattan**  
 Acres: **37.1**  
 Date: **6/6/2024**



Soils data provided by USDA and NRCS.

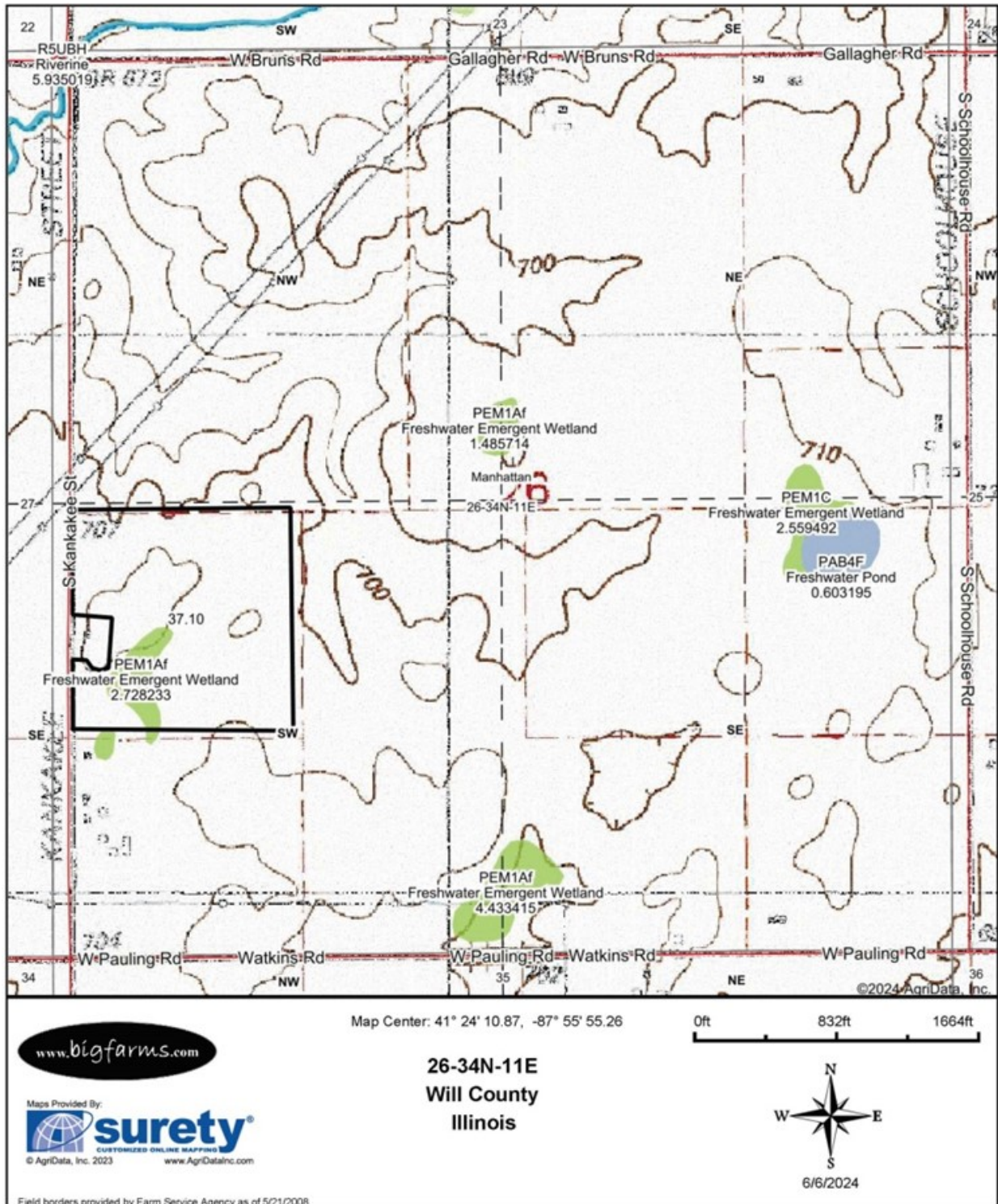
Area Symbol: IL197, Soil Area Version: 18

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	24.08	65.0%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	7.92	21.3%		**170	**56	**127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.45	9.3%		**158	**51	**118
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.65	4.4%		**149	**47	**109
Weighted Average					165.4	53.8	123.4

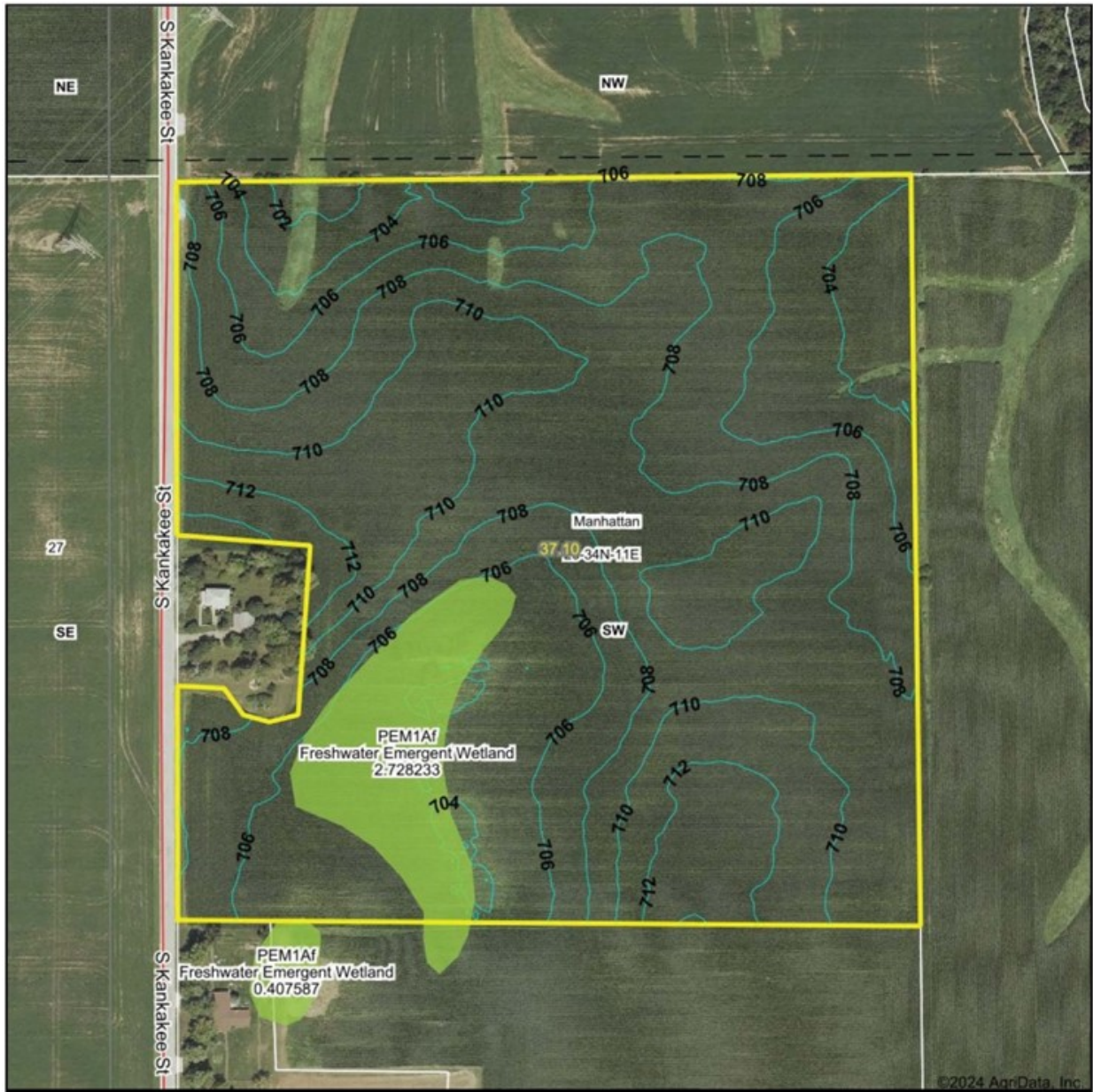
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023  
 Crop yields and productivity (B811 EFOTG) are maintained at the 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



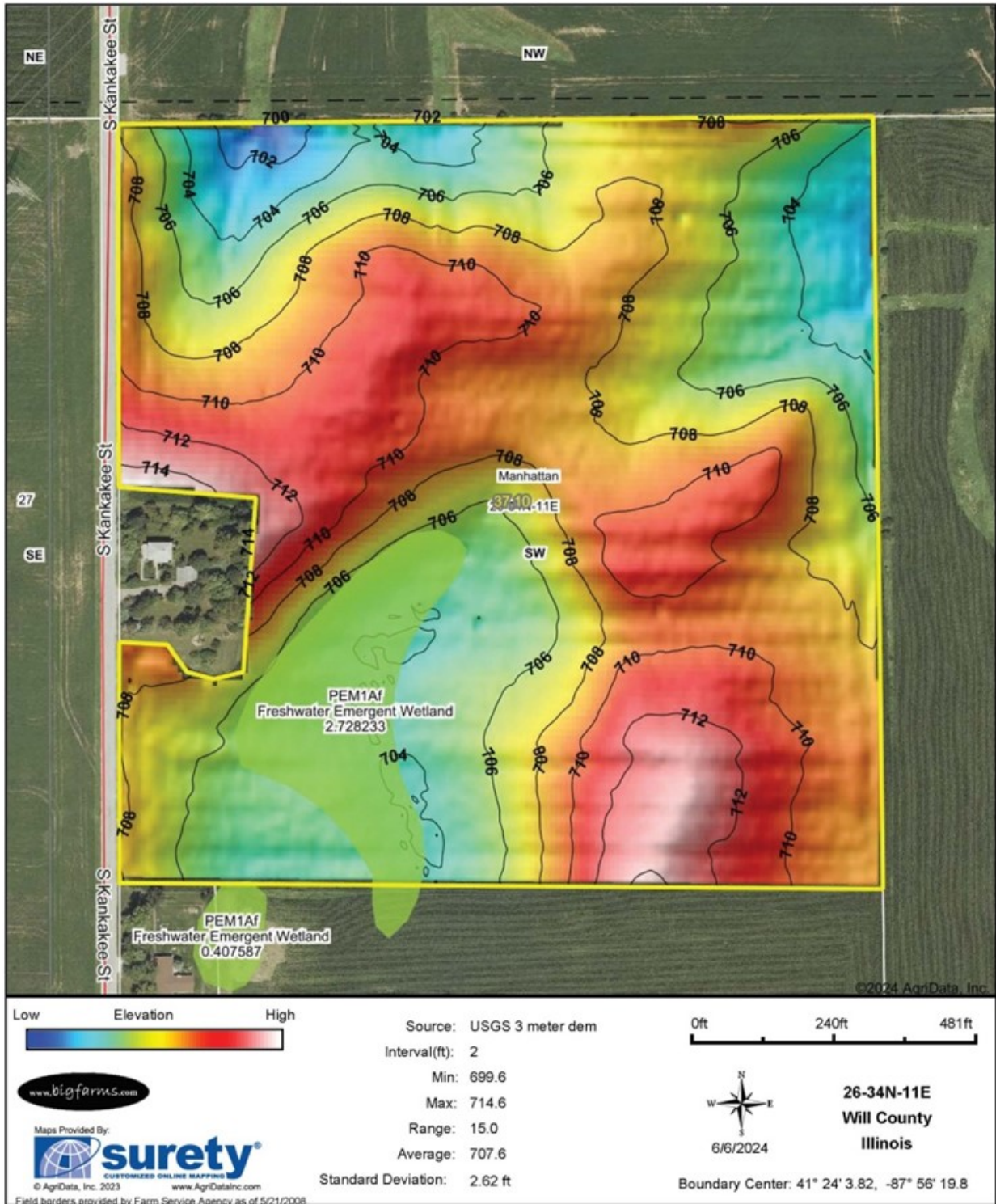
TOPO CONTOURS MAP



	<b>Source:</b> USGS 3 meter dem <b>Interval(ft):</b> 2.0 <b>Min:</b> 699.6 <b>Max:</b> 714.6 <b>Range:</b> 15.0 <b>Average:</b> 707.6 <b>Standard Deviation:</b> 2.62 ft	0ft      271ft      541ft 
	<p>© AgriData, Inc. 2023      www.AgrDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008</p>	<p>6/6/2024</p>



TOPO HILLSHADE MAP



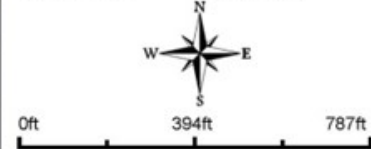
WETLAND MAP



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

Maps Provided By:

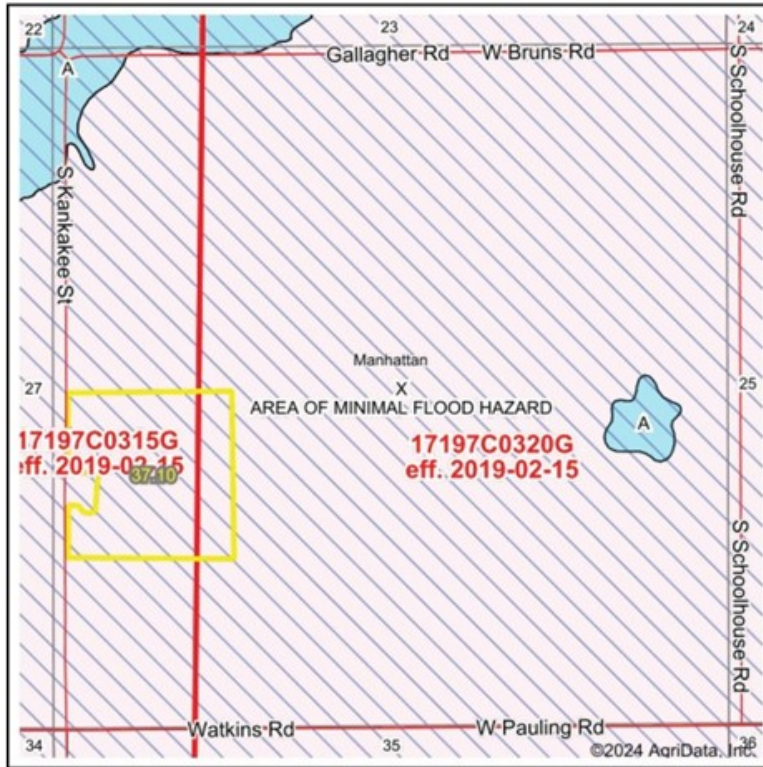
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Classification Code	Type	Acres
PEM1A1	Freshwater Emergent Wetland	2.61
Total Acres		2.61

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° 24' 10.87, -87° 55' 55.26  
 State: IL Acres: 37.1  
 County: Will Date: 6/6/2024  
 Location: 26-34N-11E  
 Township: Manhattan

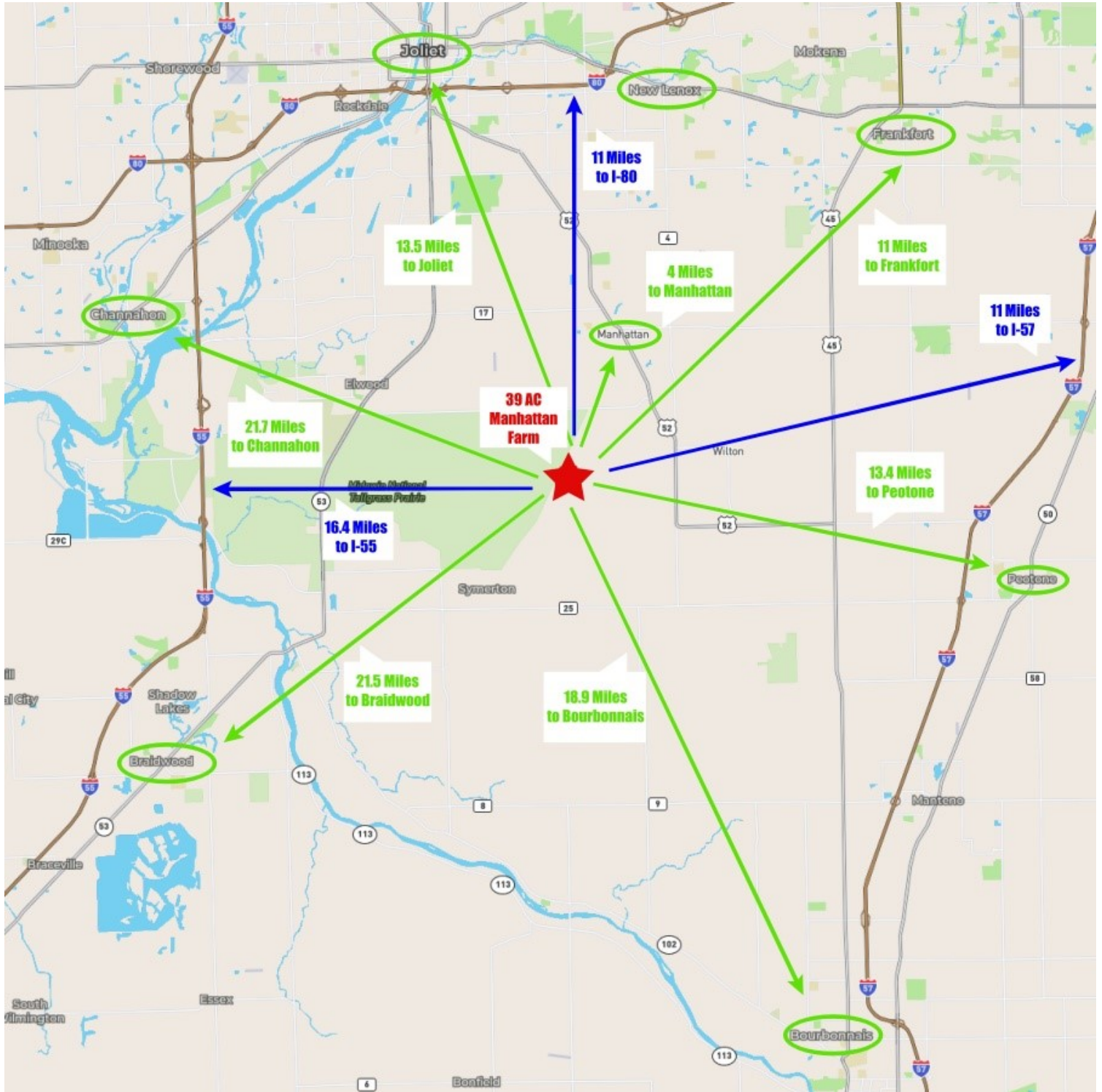


Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	37.10	100%
<b>Total</b>				37.10	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	37.10	100%	
<b>Total</b>			37.10	100%	
Panel	Effective Date	Acres	Percent		
17197C0315G	2/15/2019	28.79	77.6%		
17197C0320G	2/15/2019	8.31	22.4%		
<b>Total</b>		37.10	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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