

## 152 AC MANHATTAN TWP FARM

**W Baker Road  
Manhattan IL 60442**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.

**GOODWIN**



<b>County:</b>	Will
<b>Township:</b>	Manhattan
<b>Gross Land Area:</b>	152.44
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Agricultural Production, Possible Development
<b>Total Investment:</b>	\$3,353,680.00
<b>Unit Price:</b>	\$22,000 per acre
<b>Value Per PI Point:</b>	125.5
<b>Buildings:</b>	Farmhouse and buildings
<b>Zoning:</b>	A-1, Agriculture



152 acres of farmland now available on W Baker Road in Manhattan, IL. Productive farmland with possible development potential. Full set of farm buildings. Value in the land. Good quality farmland with a PI of 125.5. The farm does have flood plain acres.

Buying farmland or potential development land in Manhattan, IL is a smart investment due to its strategic location and growing appeal. As a southwest suburb of Chicago, Manhattan offers a balance of rural charm and accessibility to major highways, making it ideal for future residential or commercial development. With continued population growth in the region and increasing demand for housing and infrastructure, land values are expected to appreciate. Whether you're looking to farm, develop, or hold for long-term gain, Manhattan presents a unique opportunity to capitalize on both current affordability and future potential.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 152 AC Manhattan Twp Farm  
**Tax ID Number/APN:** 60 Acre Parcel: 14-12-02-300-003-0000  
80 Acre Parcel: 14-12-02-400-001-0000  
12.44 Acre Parcel: 14-12-02-400-003-0000  
**Possible Uses:** Agricultural Production, Possible Development  
**Zoning:** Currently Zoned 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, just outside the northeastern city limits between S Kankakee Street and S Schoolhouse Road and Delaney Road and W Baker Road.

**Site Description:** This site is a combination of three connected parcels, 60 acres, 80 acres, and 12.44 acres, with the tillable areas split into four primary sections. There is a tree line between the 60 and 80 acre parcel that runs north to meet the tree Jackson Creek tree line. There is also tree lines that separate the property from the neighboring parcels. Jackson Creek runs through the northern part of the property from the northeastern corner to the northwestern corner of the property.

**Side of Street:** This property is located on the north side of W Baker Road.

**Highway Access:** US Route 45 is located 2.8 miles directly east and will connect to US Route 30 and I-80 to the north.  
US Route 52 is located 3.5 miles directly west and will connect to S Chicago Road taking you to I-80, US Route 6, and US Route 30 to the north.

**Road Type:** All surrounding roads are of asphalt/blacktop construction.

**Legal Description:** PART OF THE NE1/4 SW1/4; W1/2 SE1/4; PART OF THE NE1/4 SE1/4 SW1/4 OF SECTION 2, TOWNSHIP 34 NORTH, 11 EAST, WILL COUNTY, ILLINOIS

**Property Visibility:** The property is visible from W Baker Road, with a small section visible on S Schoolhouse Road.

**Largest Nearby Street:** The largest nearby street is S Cedar Road 1.5 miles to the west, aside from US Route 45 and US Route 52.

**Transportation:** The Manhattan Metra Train Station is located 5.5 miles from the property.  
Chicago Midway Airport is located about 35 miles to the north.  
Chicago O'Hare Airport is located about 47.5 miles to the north.

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 2,300 feet of frontage on W Baker Road and approximately 195 feet of frontage on S Schoolhouse Road.

**Tillable Acres:** There are approximately 136.03 tillable acres.

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

**Flood Plain or Wetlands:** There are approximately 2.28 acres of Riverine and 1.05 acres of Freshwater Forested/Shrub Wetland.

**Topography:** For details please see the included Wetland Map and FEMA Report provided by Surety Maps.  
Please see the included topographical maps provided by Surety Maps.

**Soil Type:** 25.8% Pella silty clay loam (153A)  
24.3% Elliot silt loam (146B)  
16.4% Ashkum silty clay loam (232A)

For more soil information or details, please see the included Soil Map provided by Surety Maps.

### FINANCIALS

**Finance Data Year:** 2023 Tax Year, Payable 2024  
**Real Estate Taxes:** 60 Acre Parcel: \$16,143.10

Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

80 Acre Parcel: \$3,383.90  
12.44 Acre Parcel: \$481.98  
Combined Total: \$20,008.98  
\$22,000 per acre for a total investment of \$3,353,680.

**Investment Amount:**

**LOCATION**

**Address:** W Baker Road, Manhattan, IL 60442  
**County:** Will County



Mark Goodwin  
Phone: 815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

PROPERTY MAP



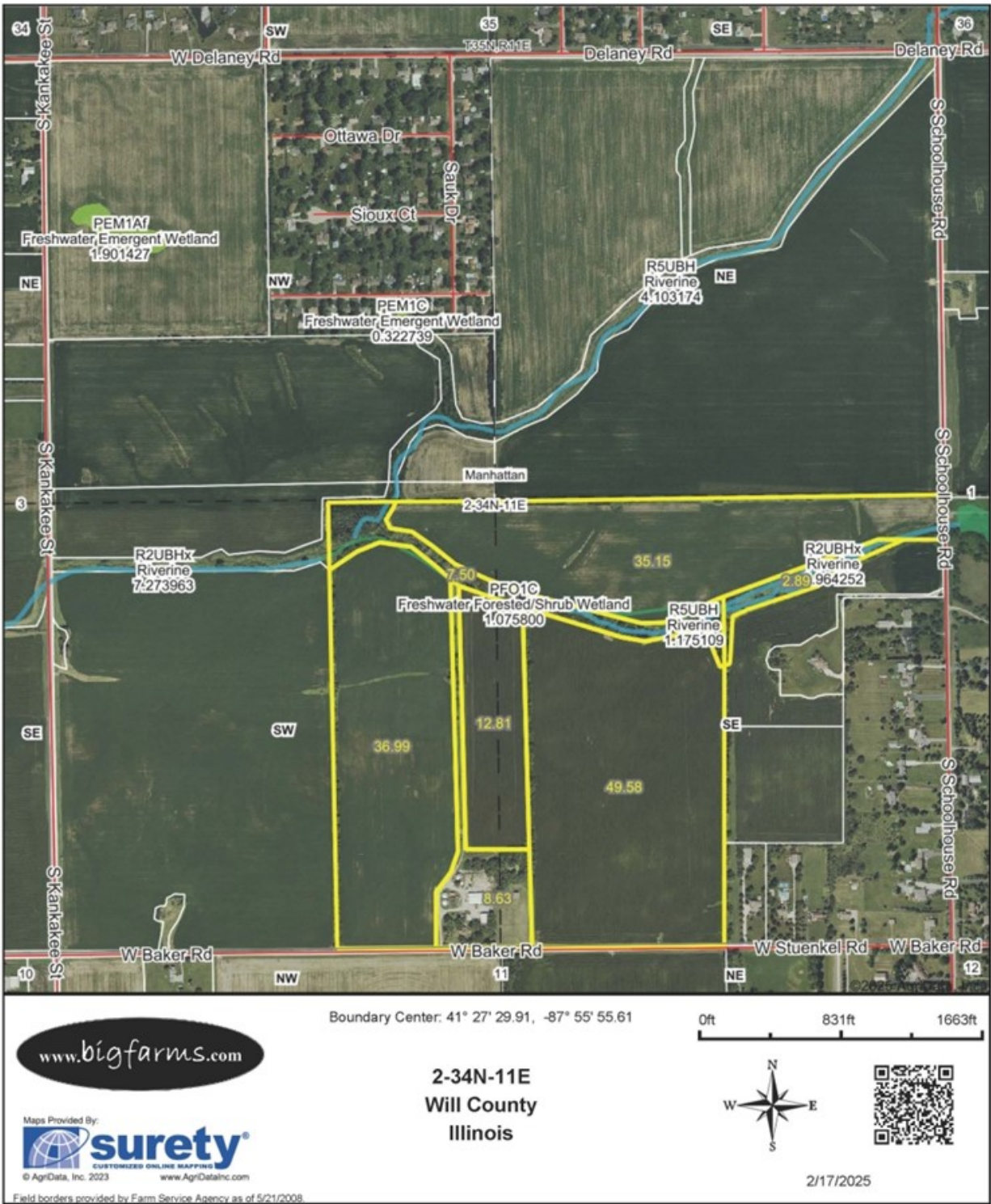


Refer to page 64 for keyed parcels





FSA AERIAL MAP



SOIL MAP



State: Illinois  
County: Will  
Location: 2-34N-11E  
Township: Manhattan  
Acres: 136.03  
Date: 2/17/2025

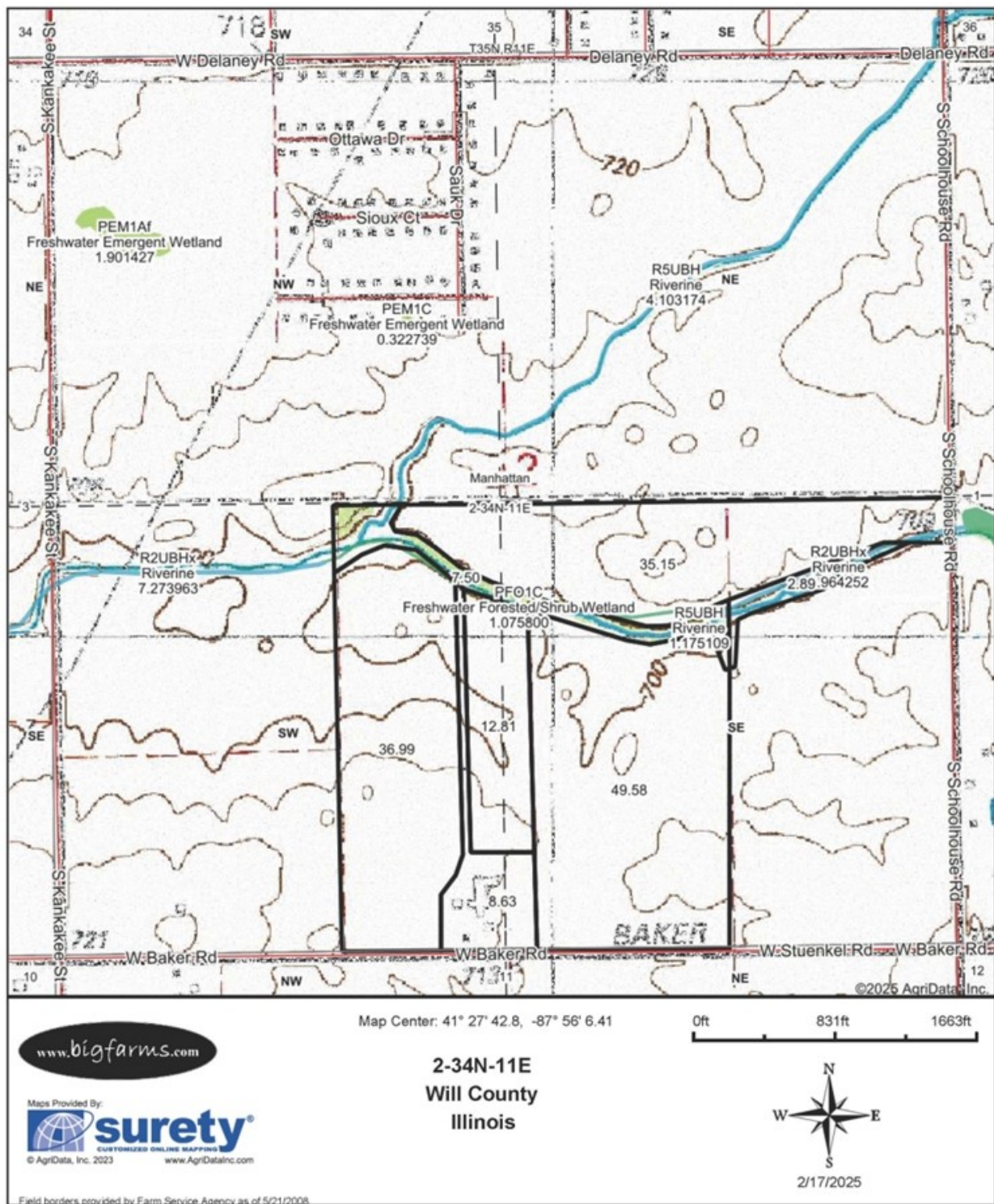


Area Symbol: IL197, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**153A	Pella silty clay loam, 0 to 2 percent slopes	35.12	25.8%		**183	**60	**136
**146B	Elliott silt loam, 2 to 4 percent slopes	33.11	24.3%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	22.33	16.4%		**170	**56	**127
**440B	Jasper loam, 2 to 5 percent slopes	20.50	15.1%		**170	**55	**126
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	18.85	13.9%		**149	**47	**109
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	6.12	4.5%		**158	**51	**118
Weighted Average					168.9	54.9	125.5

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

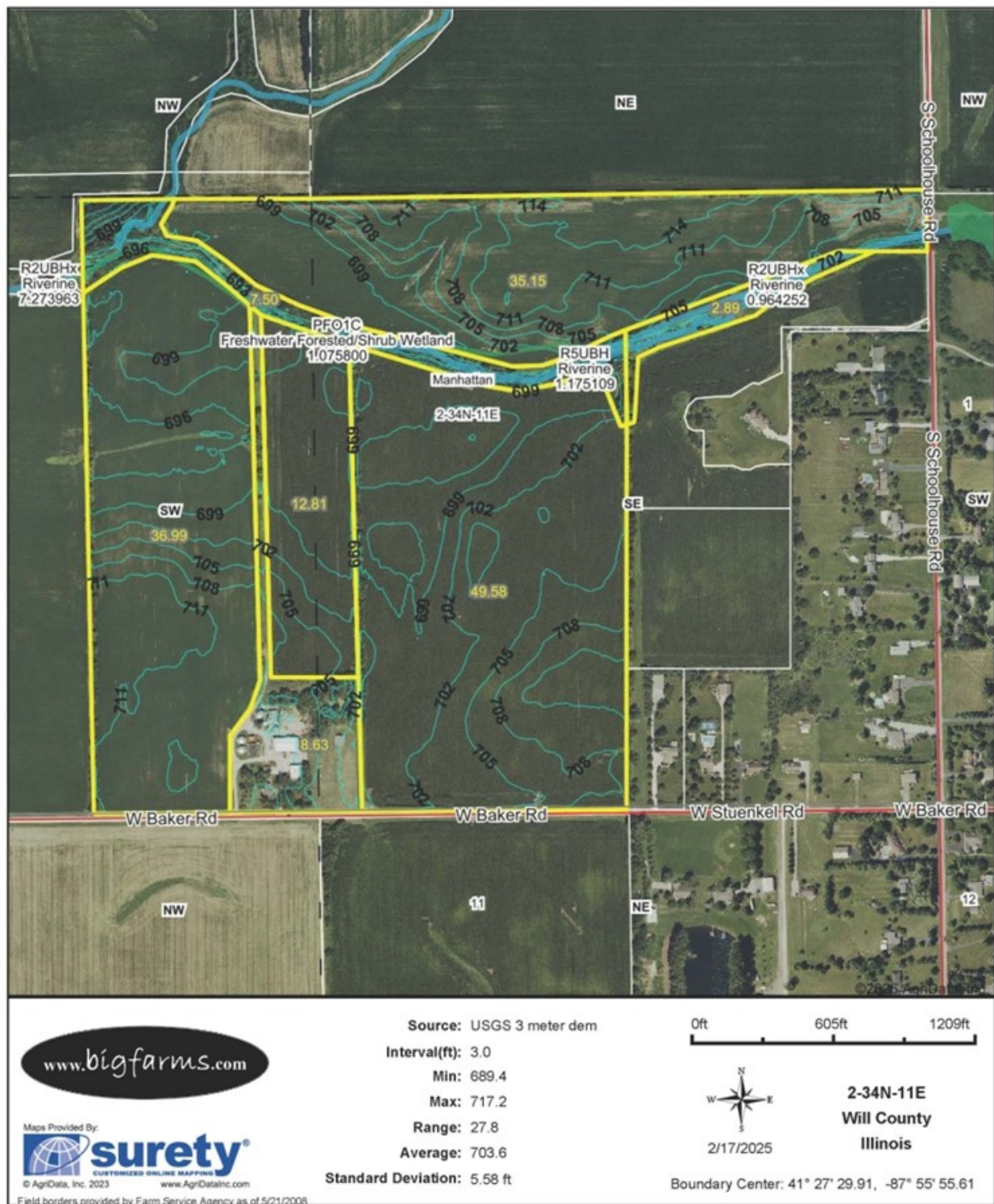


TOPO MAP

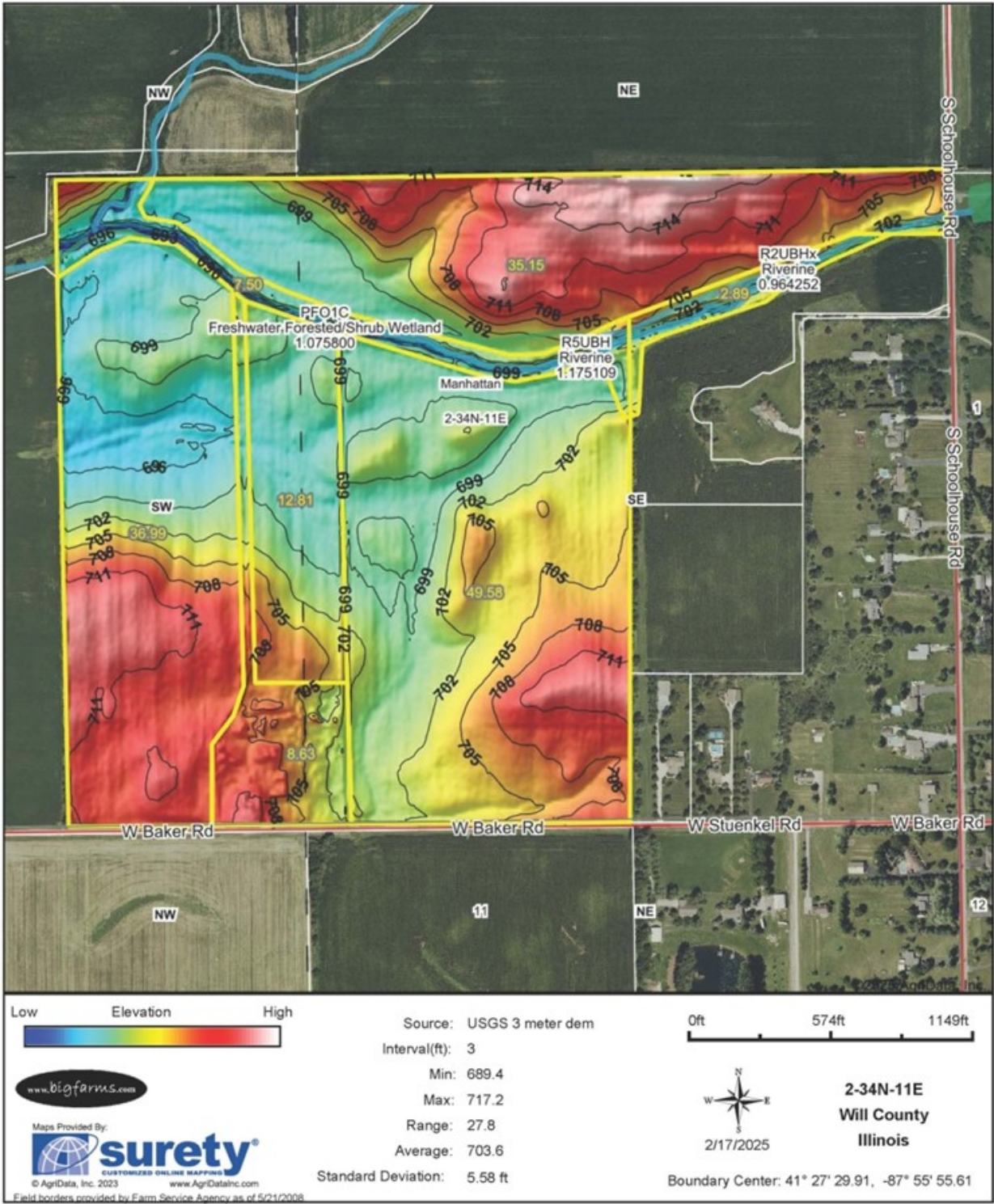




TOPO CONTOURS MAP



TOPO HILLSHADE MAP





WETLAND MAP



State: Illinois  
Location: 2-34N-11E  
County: Will  
Township: Manhattan  
Date: 2/17/2025



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



0ft 879ft 1758ft

Classification Code	Type	Acres
R5UBH	Riverine	1.38
PFO1C	Freshwater Forested/Shrub Wetland	1.05
R2UBHx	Riverine	0.90
Total Acres		3.33

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# FEMA REPORT



Map Center: 41° 27' 42.8, -87° 56' 6.41  
State: IL Acres: 153.55  
County: Will Date: 2/17/2025  
Location: 2-34N-11E  
Township: Manhattan



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	153.55	100%
Total				153.55	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	86.56	56.2%
AE	FLOODWAY		100-year Floodplain	43.09	28.1%
AE			100-year Floodplain	9.49	6.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	4.08	2.7%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	3.51	2.3%
AE			100-year Floodplain	3.13	2.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	1.62	1.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	1.48	1.0%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain	0.59	0.4%
Total				153.55	100%
Panel		Effective Date		Acres	Percent
17197C0310G		2/15/2019		135.53	88.3%
17197C0305G		2/15/2019		18.02	11.7%
Total				153.55	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

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.**

## DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.