

40 Acres S. Gougar Rd. Wilton Township  
S. Gougar Road  
Manhattan IL 60442



# 40 ACRES S. GOUGAR RD. WILTON TOWNSHIP

S. Gougar 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>	Wilton
<b>Gross Land Area:</b>	40 Acres
<b>Property Type:</b>	Vacant farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$328,000
<b>Unit Price:</b>	\$8,200 per acre
<b>Productivity Index (PI):</b>	PI Index is 122.6
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	Agriculture



Excellent investment parcel or estate residential location. The area has several estate homes. 40 acres is large enough for small grain farm or livestock farm. Would be a nice place for an equestrian enthusiast to build. Good soils for agricultural production.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 40 Acres S. Gougar Road  
**Tax ID Number/APN:** 13-19-07-200-012-0000  
**Possible Uses:** Agricultural production or residential estate site.  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Peotone Community Unit School District 207U  
**Market Type:** Rural estate residential location  
**Location Description:** Near the Midewin National Tallgrass Prairie. Approximately 3.5 miles south of Manhattan and 2.5 miles NW of Wilton Center.  
**Site Description:** Rolling farmland in Wilton Township, Will County. 661 feet of frontage on S. Gougar road and 2614 feet deep.  
**Side of Street:** West side of S. Gougar Rd.  
**Highway Access:** 2.5 miles to Rt. 52  
Approximately 6.5 miles to Rt. 45  
Approximately 11.8 miles to I-57 at Peotone  
Approximately 14 miles to I-55 at Wilmington (River Rd.)  
Approximately 14 miles to I-80 at New Lenox  
**Road Type:** Gravel  
**Legal Description:** The S 1/2 of the S 1/2 of the NE 1/4 of Section 7, T33N-R11E.  
**Property Visibility:** Very good.  
**Largest Nearby Street:** IL Rt. 52

### LAND RELATED

**Lot Frontage (Feet):** 661 feet of frontage on S. Gougar Road  
**Tillable Acres:** According to the Will County FSA office there are 40.5 Cropland acres.  
**Lot Depth:** 2614 feet deep  
**Buildings:** No buildings  
**Topography:** Gently rolling  
**FSA Data:** 40.5 Farmland Acres  
40.5 Cropland Acres  
Corn Base 23.2 Acres  
Corn PLC Yield 148  
Soybean Base 17.3 Acres  
Soybean PLC Yield 48  
**Soil Type:** Ashkum silty clay loam (232A)  
Varna silt loam (223C2)  
Elliott silt loam (146B)  
**Available Utilities:** Electricity is available. Private well and septic system is required for any residential development.

### FINANCIALS

**Finance Data Year:** 2017 taxes paid in 2018  
**Real Estate Taxes:** 13-19-07-200-012 Total real-estate taxes \$727 or \$18.20 per acre.  
**Investment Amount:** The asking price for this farm is \$8,200 per acre for a total investment of \$328,000.

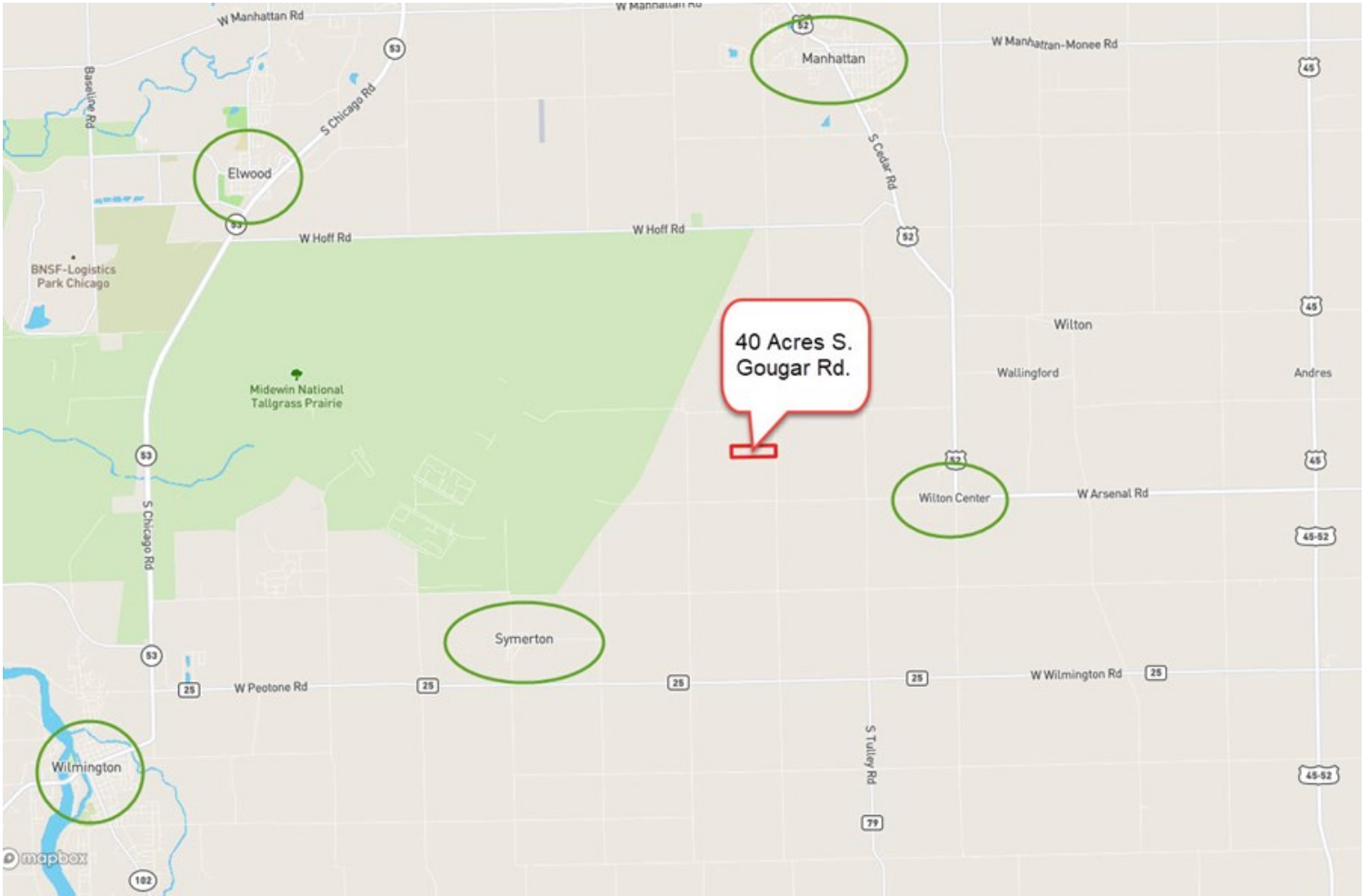
### LOCATION

**Address:** S. Gougar Road  
Manhattan, IL 60442  
**County:** Will County Illinois

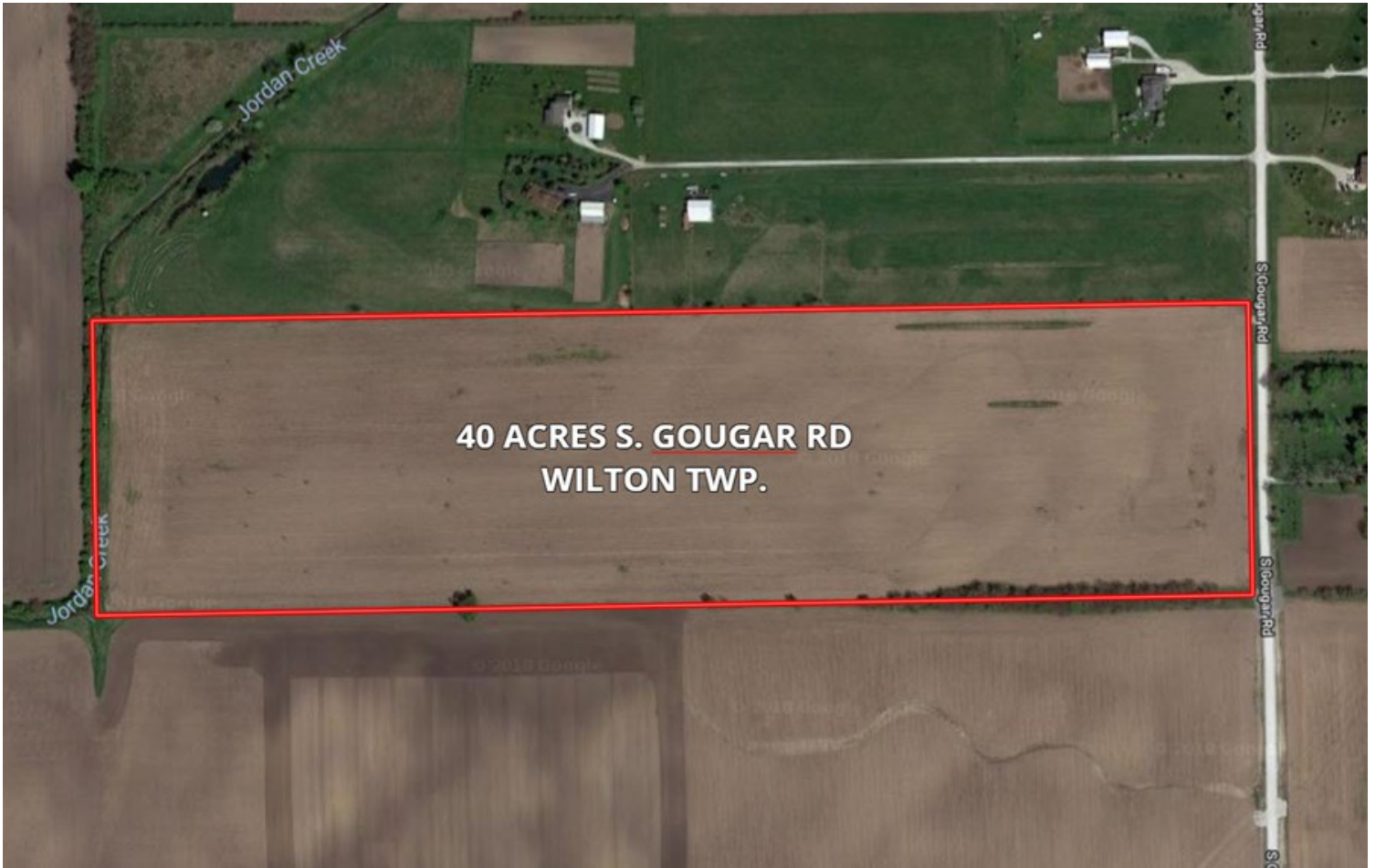


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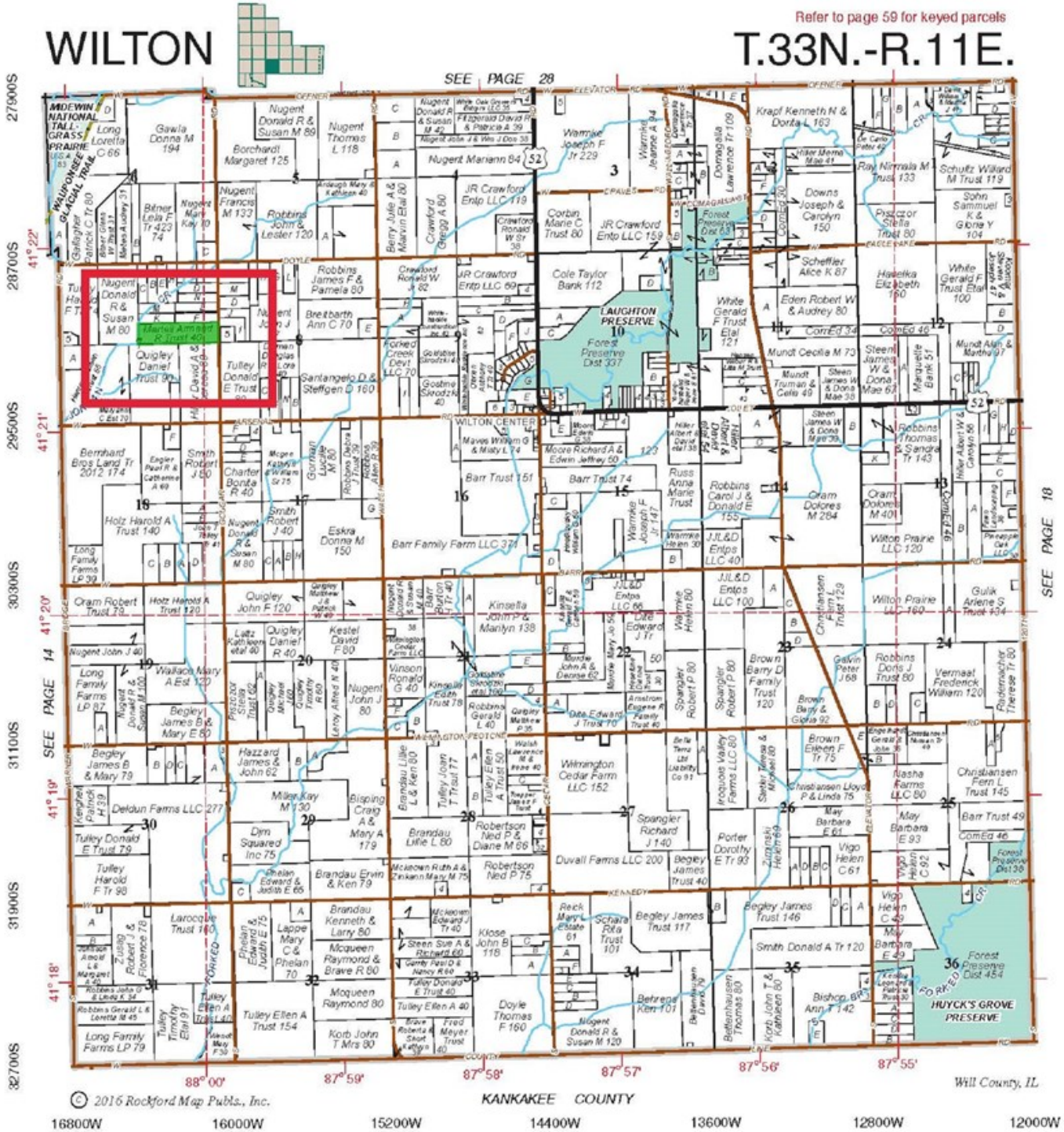
LOCATION MAP



AERIAL MAP

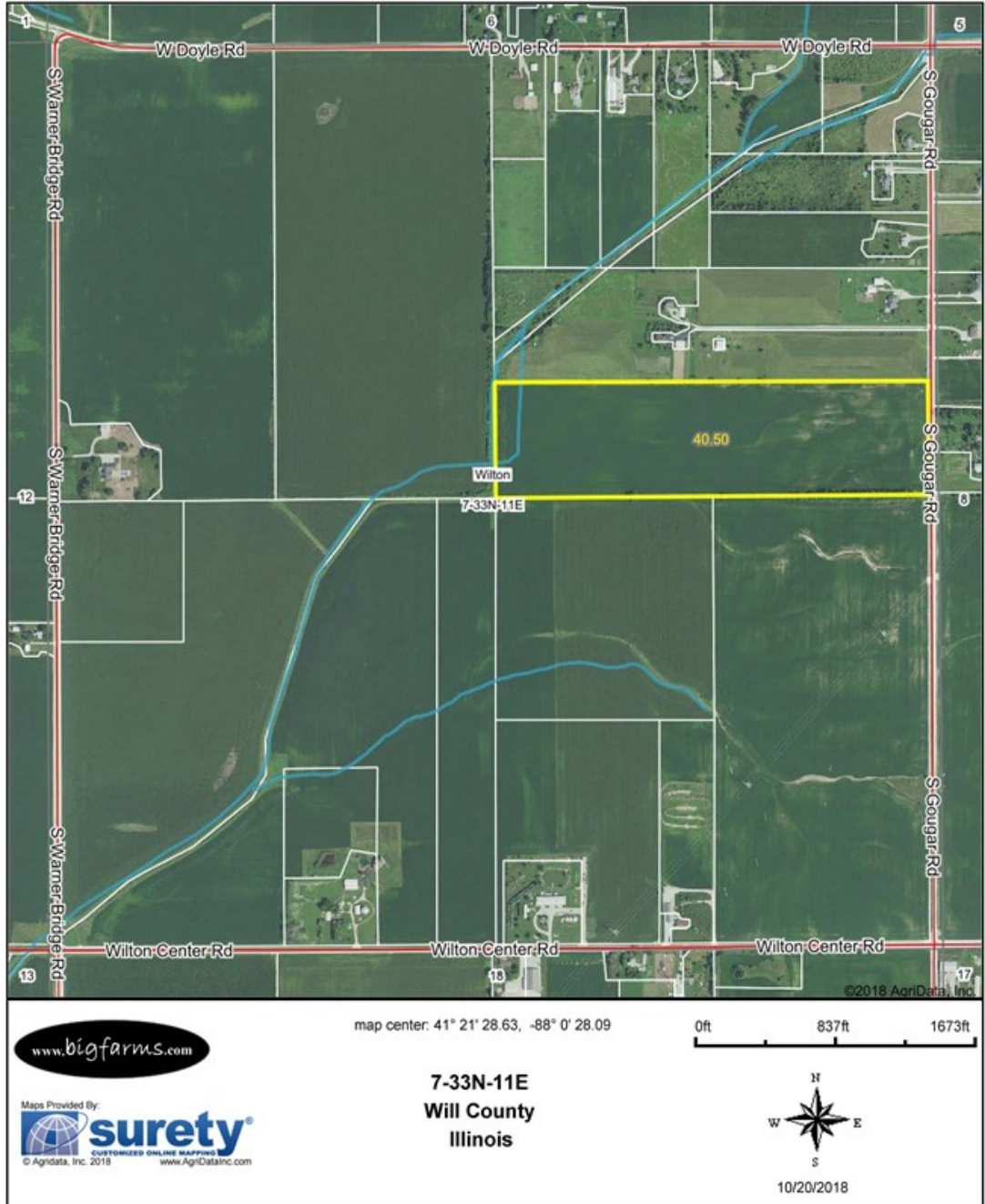


40 AC WILTON PLAT MAP

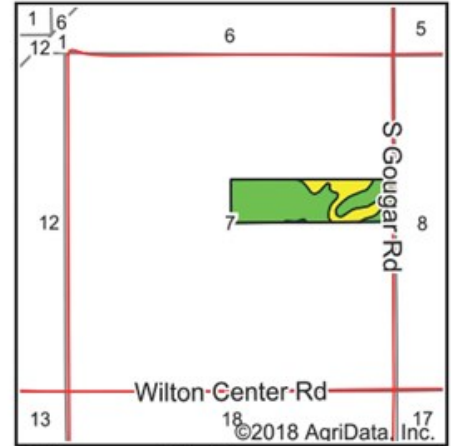
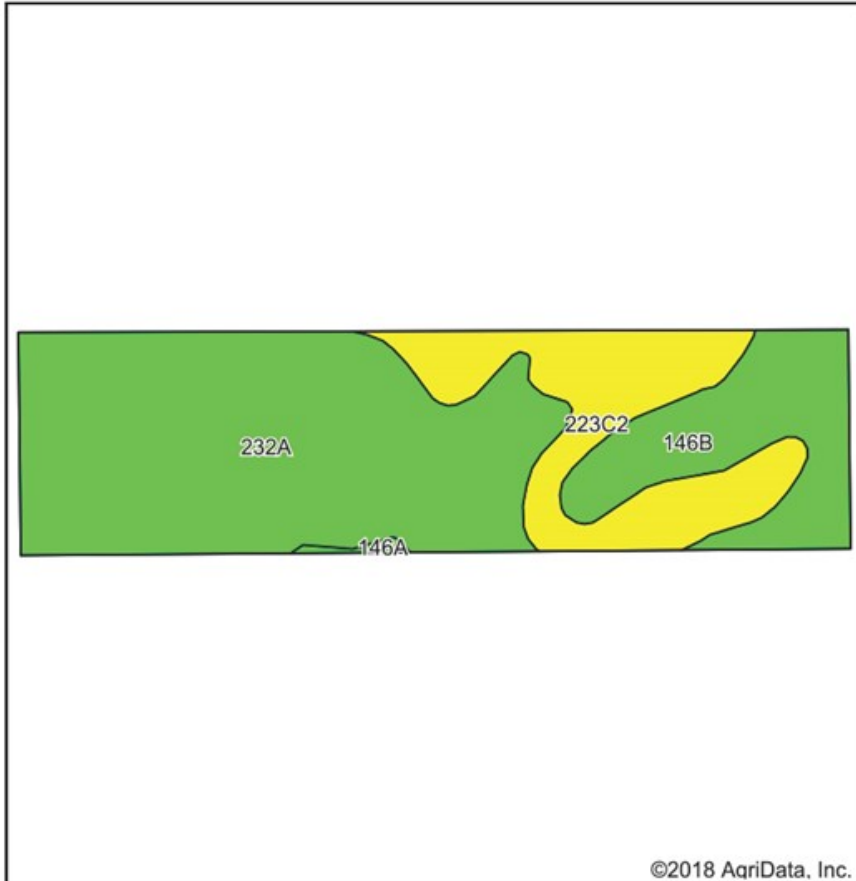


FSA 40 AC S. GOUGAR RD

Aerial Map



40 AC SOIL MAP



State: **Illinois**  
 County: **Will**  
 Location: **7-33N-11E**  
 Township: **Wilton**  
 Acres: **40.5**  
 Date: **10/20/2018**



Area Symbol: IL197, Soil Area Version: 13

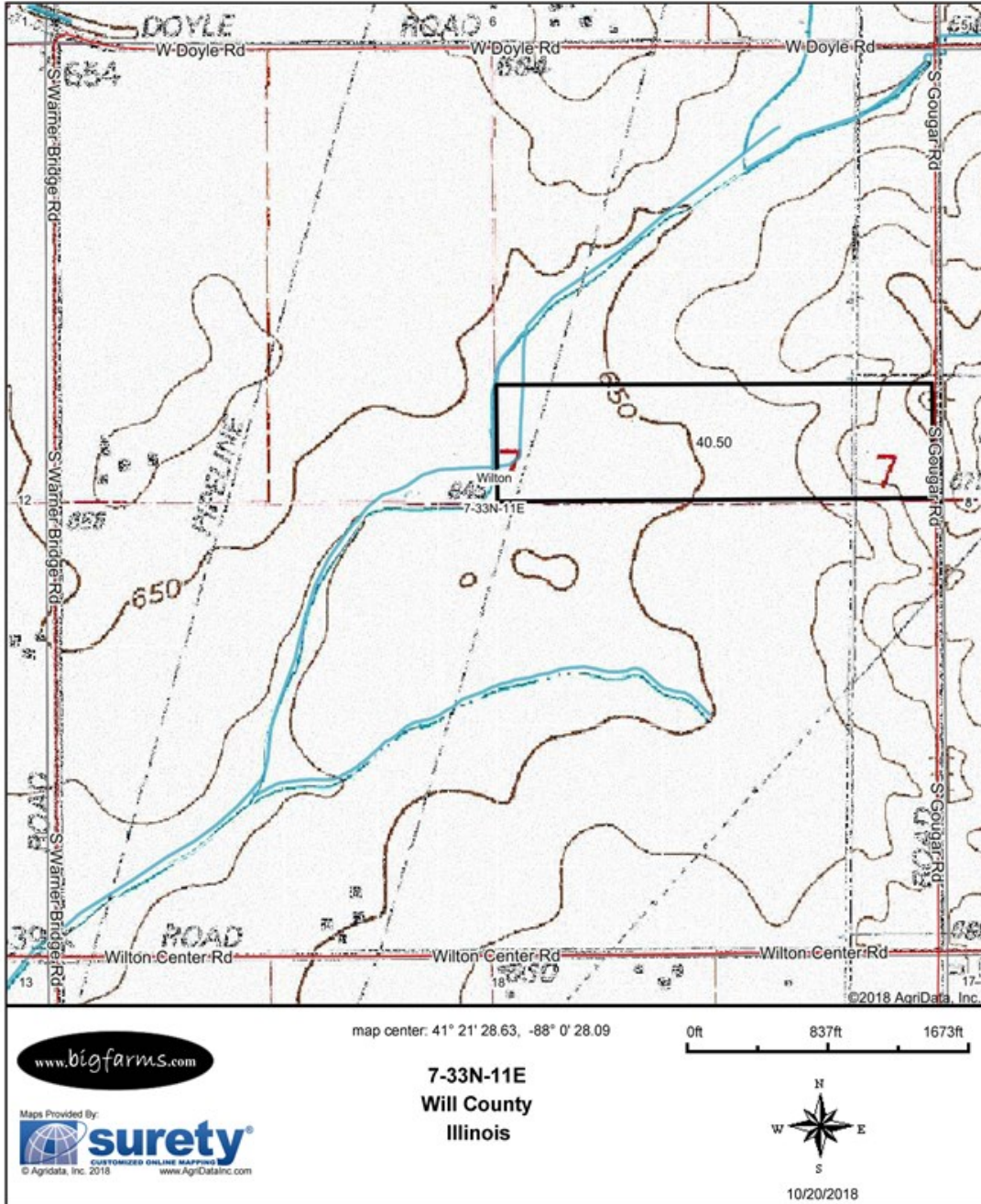
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	23.62	58.3%		170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.08	22.4%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	7.60	18.8%		**166	**54	**124
146A	Elliott silt loam, 0 to 2 percent slopes	0.20	0.5%		168	55	125
<b>Weighted Average</b>					<b>164.8</b>	<b>53.8</b>	<b>122.6</b>

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



40 AC S. GOUGAR RD TOPO

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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