

53 AC HOFF ROAD MANHATTAN FARM

**W Hoff Road
Manhattan IL 60442**

For more information contact:

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1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Will
Township:	Manhattan
Gross Land Area:	53.33
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production
Total Investment:	\$826,615.00
Unit Price:	\$15,500.00 per Acre
Productivity Index (PI):	127.2
Buildings:	No Buildings
Zoning:	A-1, Agriculture



53 combined acres of productive farmland available in south Manhattan, IL on Hoff road, just off of US Route 52. Excellent soil quality with a Soil PI of 127.2, making it a solid class B farm. 50.98 tillable acres with natural drainage. The farm has two pin numbers. Seller will consider selling them separately. There are a few acres of wetland, trees and creek on the north border of the farm.

Nestled in the heart of Will County, Manhattan offers the perfect blend of small-town charm and convenient access to major highways, making it easy to stay connected while enjoying the peace of open fields and wide horizons. With its fertile soil and rich agricultural heritage, Manhattan is ideal for farming, whether you're looking to grow crops, raise livestock, or establish a hobby farm. The area's welcoming community, excellent schools, and proximity to local amenities make it a wonderful place to plant roots and watch them flourish.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 52 AC Hoff Road Manhattan Farm
Tax ID Number/APN: 26.73 Acre Parcel: 14-12-29-400-010-0000
26.60 Acre Parcel: 14-12-29-400-009-0000
Possible Uses: Agricultural Production
Zoning: A-1, Agricultural Farmland

AREA & LOCATION

School District: Peotone CUSD 207U
Location Description: This property is located Section 29 of Manhattan Township, Will County, IL, on the south side of Manhattan, IL on W Hoff Road, between US-52/S Cedar Road and S Gougar Road.
Site Description: The property is a combination of two connected, rectangular parcels that run north from W Hoff Road, one 26.73 acre parcel and the other 26.60 acres. There is a wooded area on both parcels at the northern property line that also contains a riverine and some wetland area.
Side of Street: The property is located on the north side of W Hoff Road.
Highway Access: US Route 52 is located just 1 mile to the east of the property and intersects with W Hoff Road. From there you can reach US-45 further to the east or I-80 to the north.
Road Type: Asphalt/Blacktop
Legal Description: PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SE1/4 OF SECTION 29, TOWNSHIP 34 NORTH, 11 EAST, WILL COUNTY, ILLINOIS
Property Visibility: The property is visible from W Hoff Road.
Largest Nearby Street: The largest nearby street is US Route 52 just 1 mile to the east.
Transportation: The Manhattan Metra Train Station is located 3.2 miles to the north. Chicago Midway Airport is located 46.2 miles to the northeast. Chicago O'Hare Airport is located 64.9 miles to the north.

LAND RELATED

Lot Frontage (Feet): There is approximately 879 feet of frontage on W Hoff Road.
Tillable Acres: There is approximately 50.98 tillable acreage.
Buildings: There are no buildings on this property.
Zoning Description: Currently zoned A-1, Agricultural Farmland
Flood Plain or Wetlands: Please see the FEMA and Wetland maps provided by Surety Maps.
Topography: The property slopes downward to the north, with the highest point on the southern property line which has frontage on W Hoff Road, and the lowest being the wooded wetland area on the north property line, which allows for natural drainage.

For more information, please see the various topography maps provided by Surety Maps.
Soil Type: 41.4% Elliot silt loam (146B)
35.2% Ashkum silty clay loam (232A)
16.2% Lawson silt loam (8451A)

For more information, please see the included Soil Map provided by Surety Maps.
Available Utilities: Private well and septic system would be necessary for any building construction.

FINANCIALS

Finance Data Year: 2023 Tax Year, Paid 2024
Real Estate Taxes: 26.73 Acre Parcel: \$720.12
26.60 Acre Parcel: \$649.60

Total Taxes: \$1,369.72
Investment Amount: \$826,615.00 or \$15,500.00 per acre

LOCATION

Address:

W Hoff Road, Manhattan, IL 60442

County:

Will County, IL



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PROPERTY MAP



AERIAL SATELLITE CAPTURE

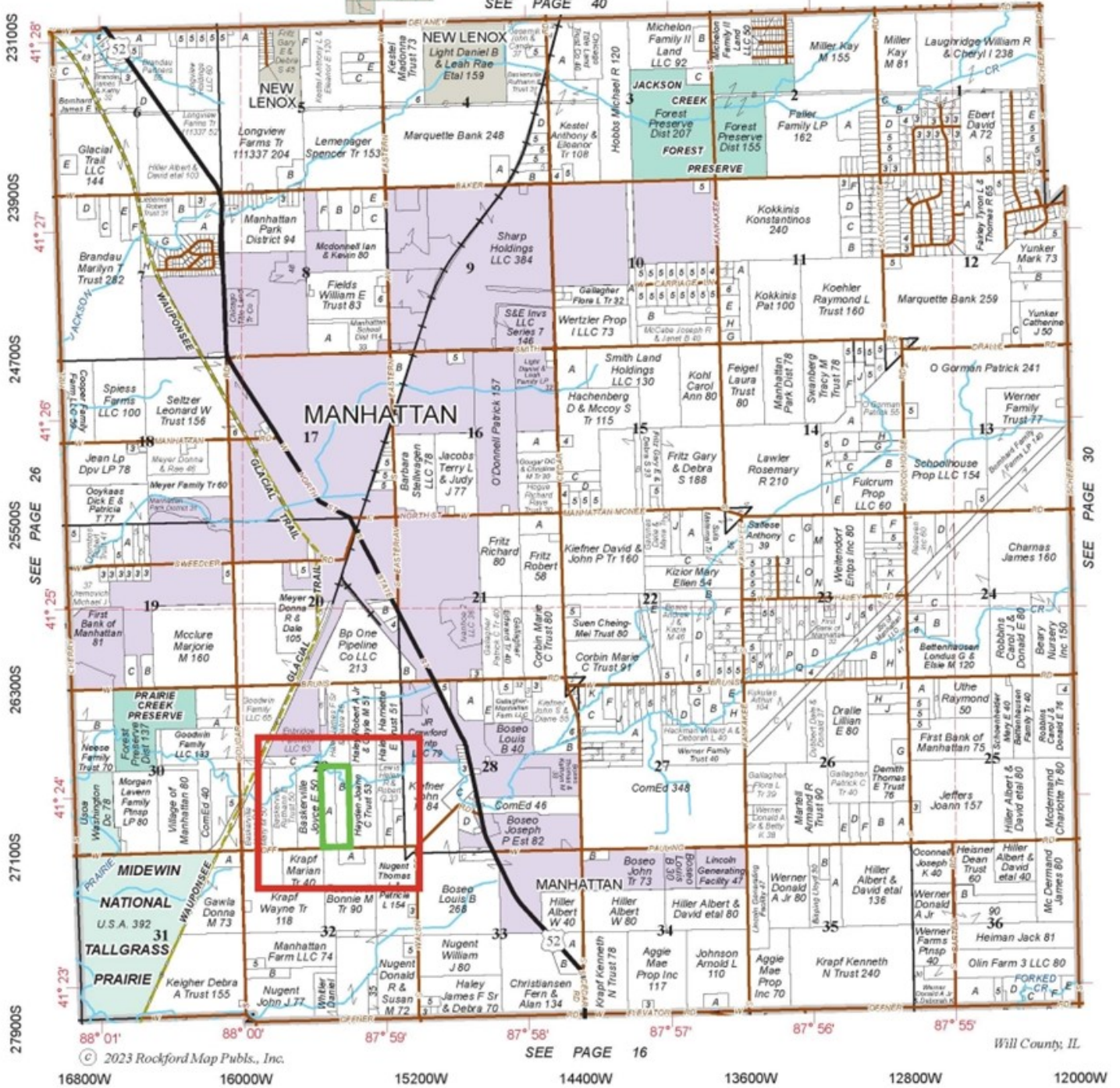


PLAT MAP

Refer to page 64 for keyed parcels

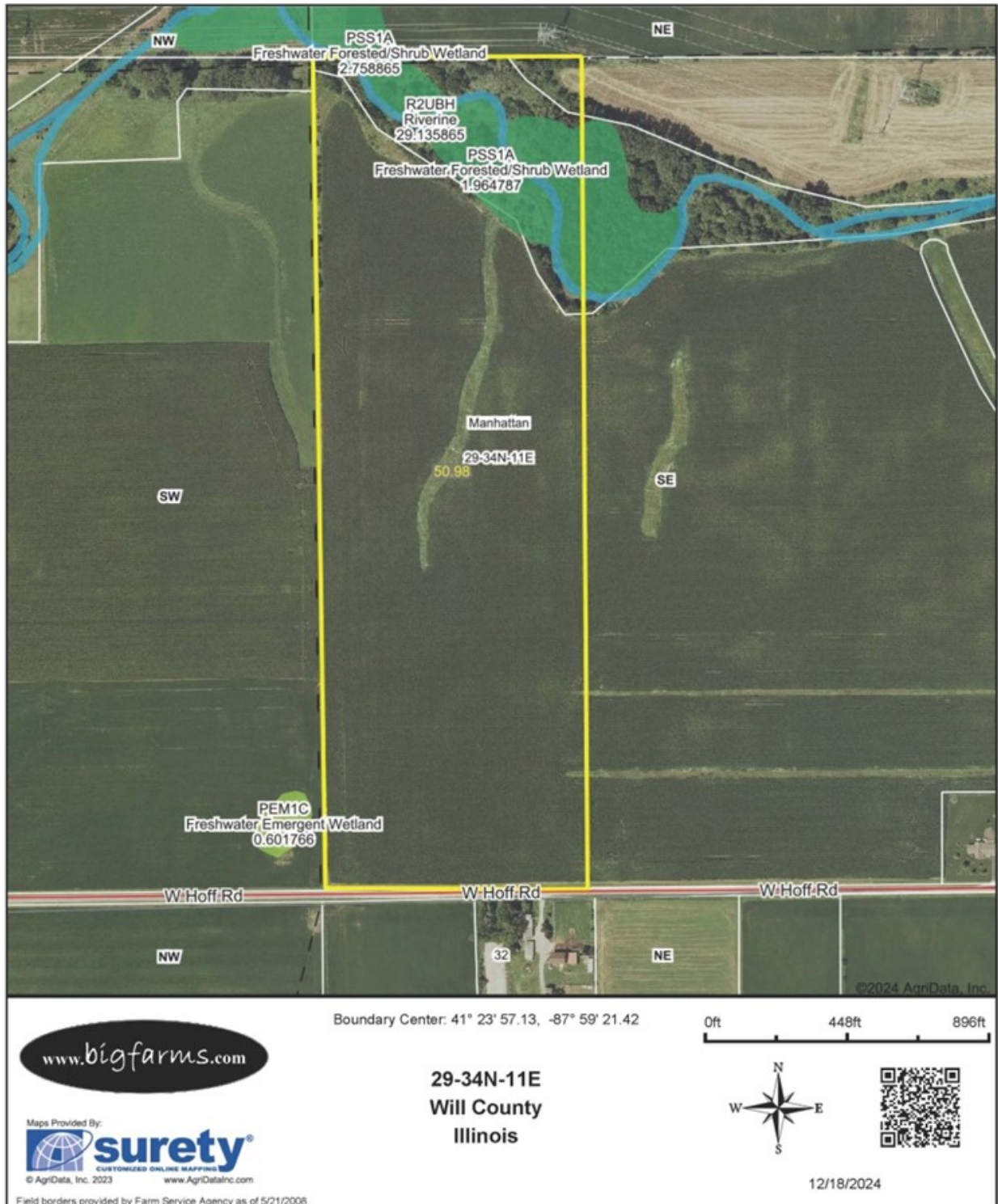
MANHATTAN

T.34N.-R.11E.



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

FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Will
Location: 29-34N-11E
Township: Manhattan
Acres: 50.98
Date: 12/18/2024



Soils data provided by USDA and NRCS.

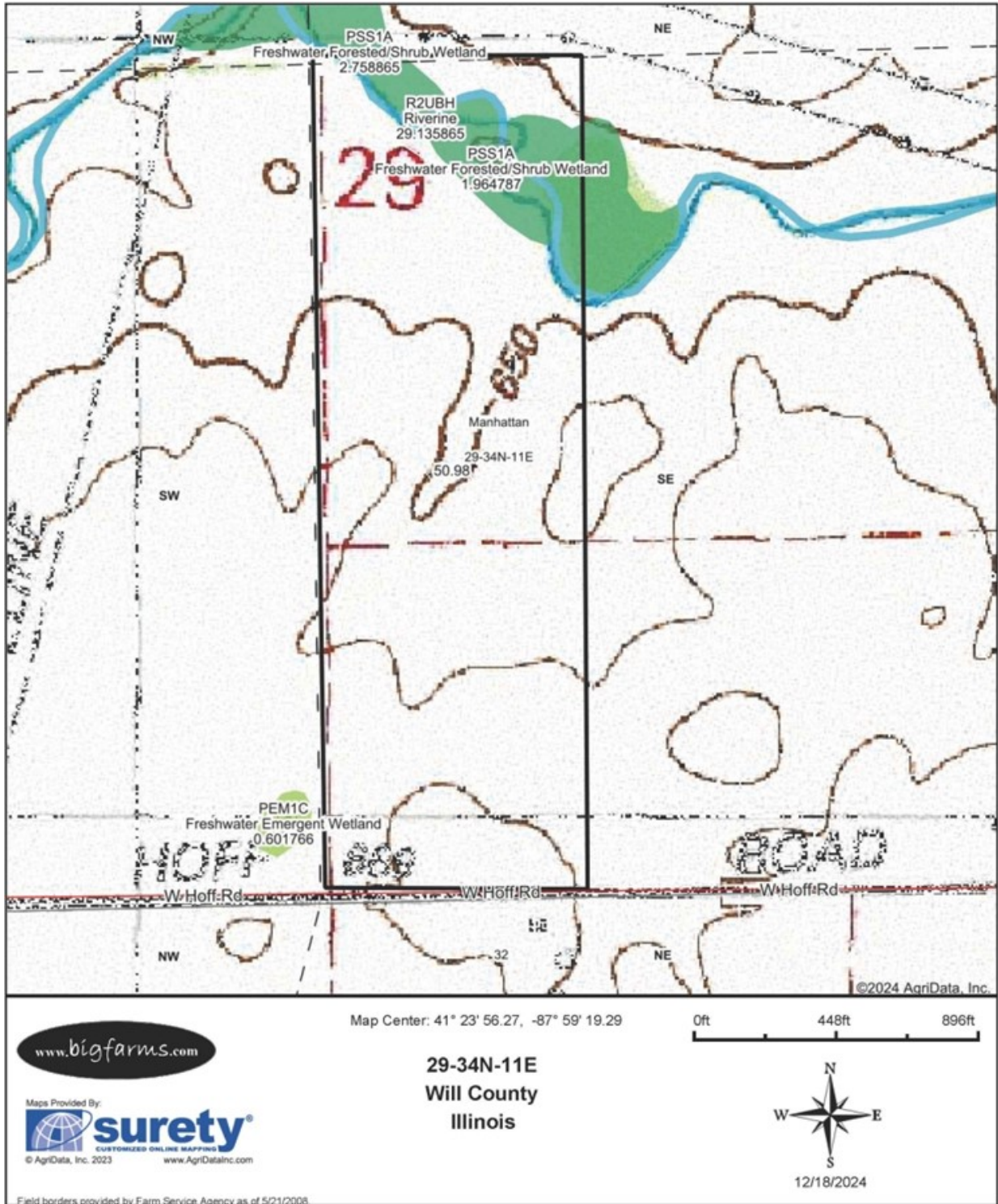
Area Symbol: IL197, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	21.09	41.4%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.93	35.2%		**170	**56	**127
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	8.28	16.2%		190	61	140
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.40	6.7%		**158	**51	**118
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.28	0.5%		**149	**47	**109
Weighted Average					170.7	55.6	127.2

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

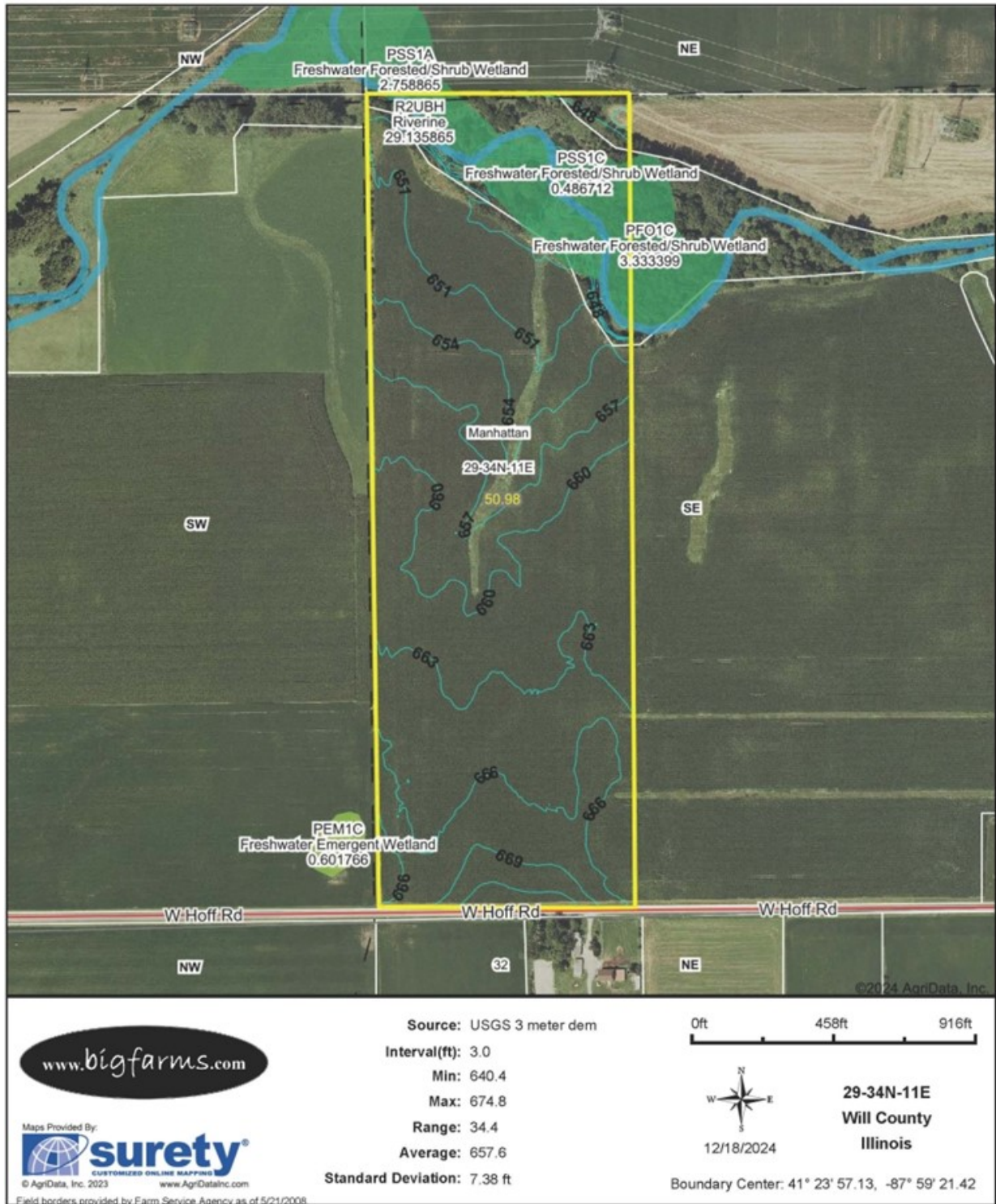
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

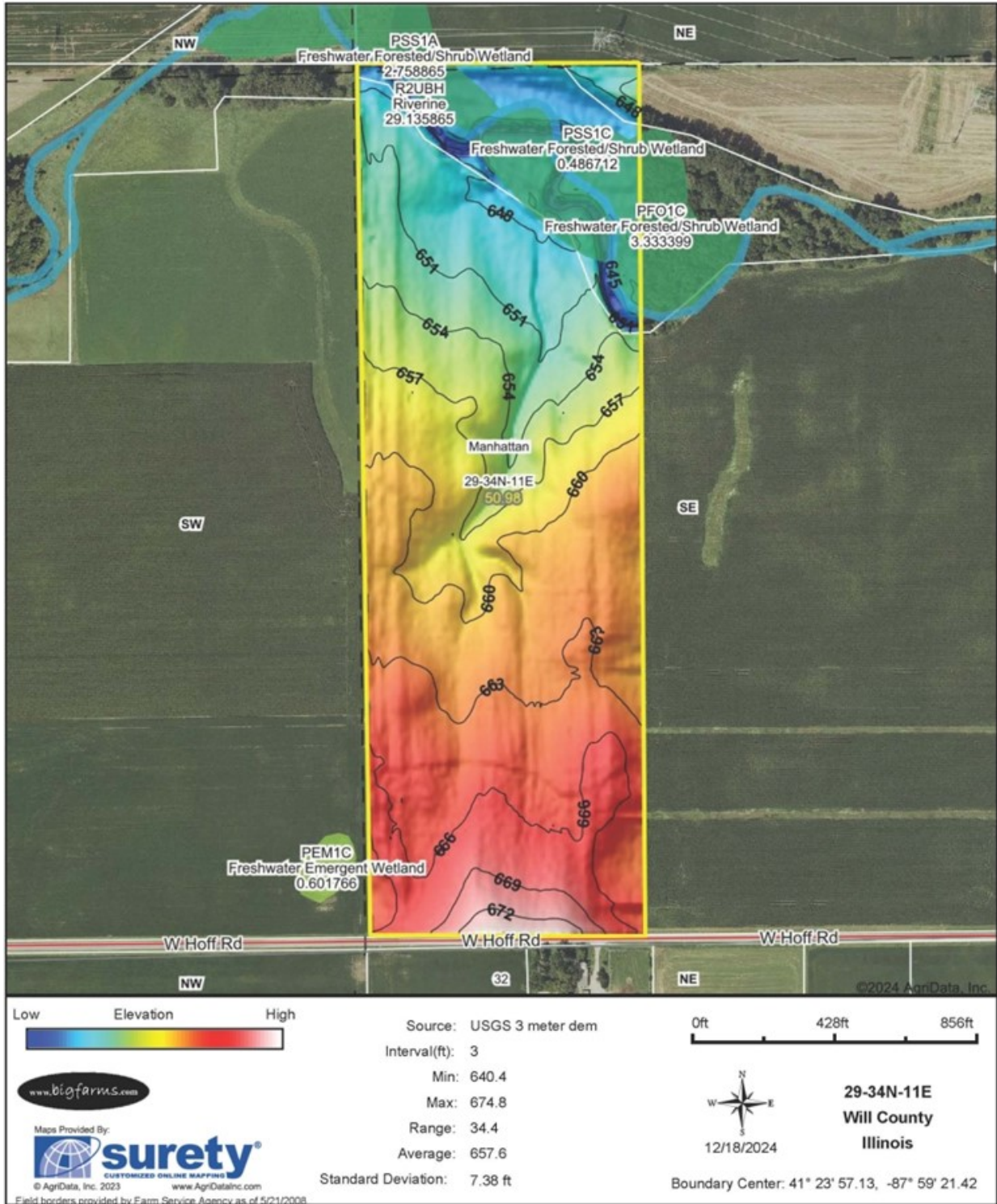
TOPO MAP



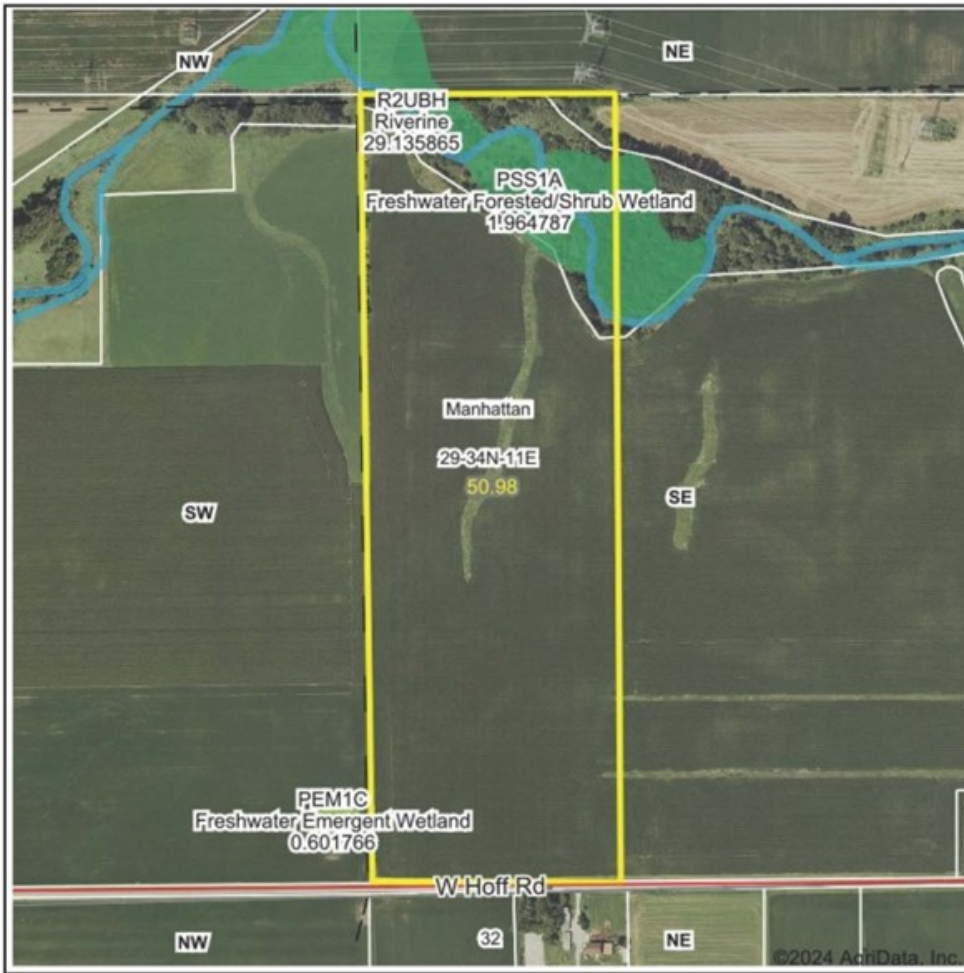
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP



State: **Illinois**
Location: **29-34N-11E**
County: **Will**
Township: **Manhattan**
Date: **12/18/2024**



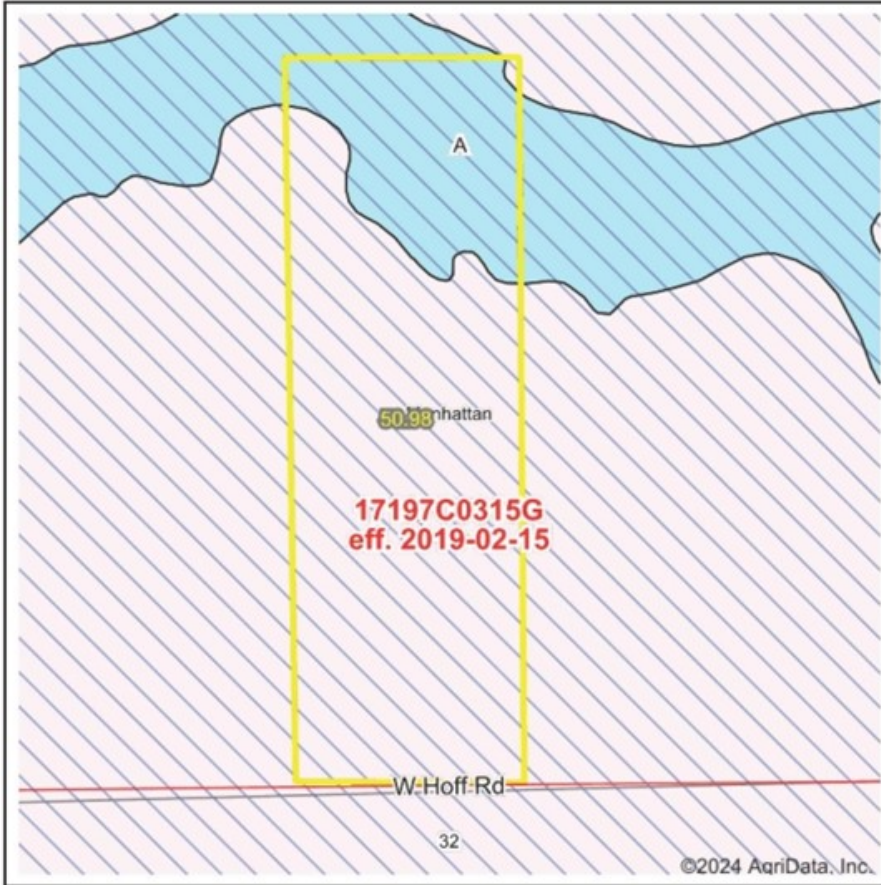
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
PSS1A	Freshwater Forested/Shrub Wetland	2.75
PFO1C	Freshwater Forested/Shrub Wetland	0.96
R2UBH	Riverine	0.81
PSS1C	Freshwater Forested/Shrub Wetland	0.49
Total Acres		5.01

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° 23' 56.27, -87° 59' 19.29
State: IL Acres: 50.98
County: Will Date: 12/18/2024
Location: 29-34N-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	50.98	100%
Total				50.98	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	39.69	77.9%
A		100-year Floodplain	11.29	22.1%
Total			50.98	100%

Panel	Effective Date	Acres	Percent
17197C0315G	2/15/2019	50.98	100%
Total		50.98	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.**

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