

17 Acre Wilmington Farm  
W. Manteno Road  
Wilmington IL 60481



# 17 ACRE WILMINGTON FARM

W. Manteno Road  
Wilmington IL 60481

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>	Wesley/Custer
<b>Gross Land Area:</b>	17 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$229,500.00
<b>Unit Price:</b>	\$13,500 per Acre for 17 Acres
<b>Productivity Index (PI):</b>	113.9
<b>Buildings:</b>	There are no buildings on this parcel
<b>Utilities:</b>	Natural Gas, Electric are available



This 17 acre farm is relatively flat with a soil PI of 113.9. The 17 acres parcel is located 3800 feet east of the corner of S. Byron Rd and W. Manteno road. The 17 acres would make an excellent building site. It is near the Kankakee River State park. Approximately 2300 cars pass by daily.

There is another 78 acre parcel that is located at Byron and Manteno roads that is also available.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 17 Acre Wilmington Farm  
**Tax ID Number/APN:** 08-25-14-300-004  
**Possible Uses:** Agriculture  
**Zoning:** A-1 Agriculture in Will County.

### AREA & LOCATION

**School District:** WILMINGTON SCHOOL DISTRICT 209U  
**Location Description:** This 17 acre farm is located in Wilmington, IL and is 6.8 miles southeast of downtown. The Kankakee River State park in only half a mile south.  
**Site Description:** This 17 acre farm is relatively flat and borders Manteno road.  
**Side of Street:** The 17 acre parcel is located on the north side of Manteno road.  
**Highway Access:** Interstate 55 interchange is 10 miles to the west of this parcel, with access to Joliet to the north and Springfield to the south. I-57 is approximately 10.8 miles east at Manteno.  
**Road Type:** The road is asphalt/blacktop construction  
**Property Visibility:** With the parcel located along Manteno road, the visibility is good with approximately 2300 cars passing daily.  
**Largest Nearby Street:** The 17 acre farm is located on Manteno road which runs east and west. IL 102 is approximately 1.5 miles to the west.

### LAND RELATED

**Lot Frontage (Feet):** The 17 acre parcel has 1360 feet of frontage.  
**Tillable Acres:** Approximately 16.5 of the 17 acres are tillable.  
**Lot Depth:** The 17 acre parcel is 602 feet from south to north.  
**Buildings:** No Buildings  
**Flood Plain or Wetlands:** This 17 acre farm is free of wetlands.  
**Topography:** This 17 acre parcel is relatively flat. More detail can be seen on the Topography, Contour and Hillshade maps.  
**FSA Data:** FSA Records show 19.86 Farmland acres with 17.79 Cropland acres.  
Wheat base of 1.57 acres with PLC yield of 72 bushels per acre.  
Corn base of 9.03 acres with a PLC yield of 146 bushels per acre.  
Soybean base of 7.19 acres with a PLC yield of 34 bushels per acre.  
**Soil Type:** Ockley Loam (387B)  
Starks Silt Loam (132A)  
Blount Silt Loam (23A)  
**Available Utilities:** Electric is available at the road. Well water and septic system would be required for a residence.

### FINANCIALS

**Finance Data Year:** 2020 taxes paid in 2021  
**Real Estate Taxes:** 08-25-14-300-004 \$305.78 or \$17.99 per acre  
**Investment Amount:** 17 acres are being offered at \$13,500 per acre for a total of \$229,500.  
  
Final sale price will be based on surveyed acres.

### LOCATION

**Address:** W Manteno Road  
Wilmington, IL 60481  
**County:** Will

ROADWAY MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL



AREA MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL



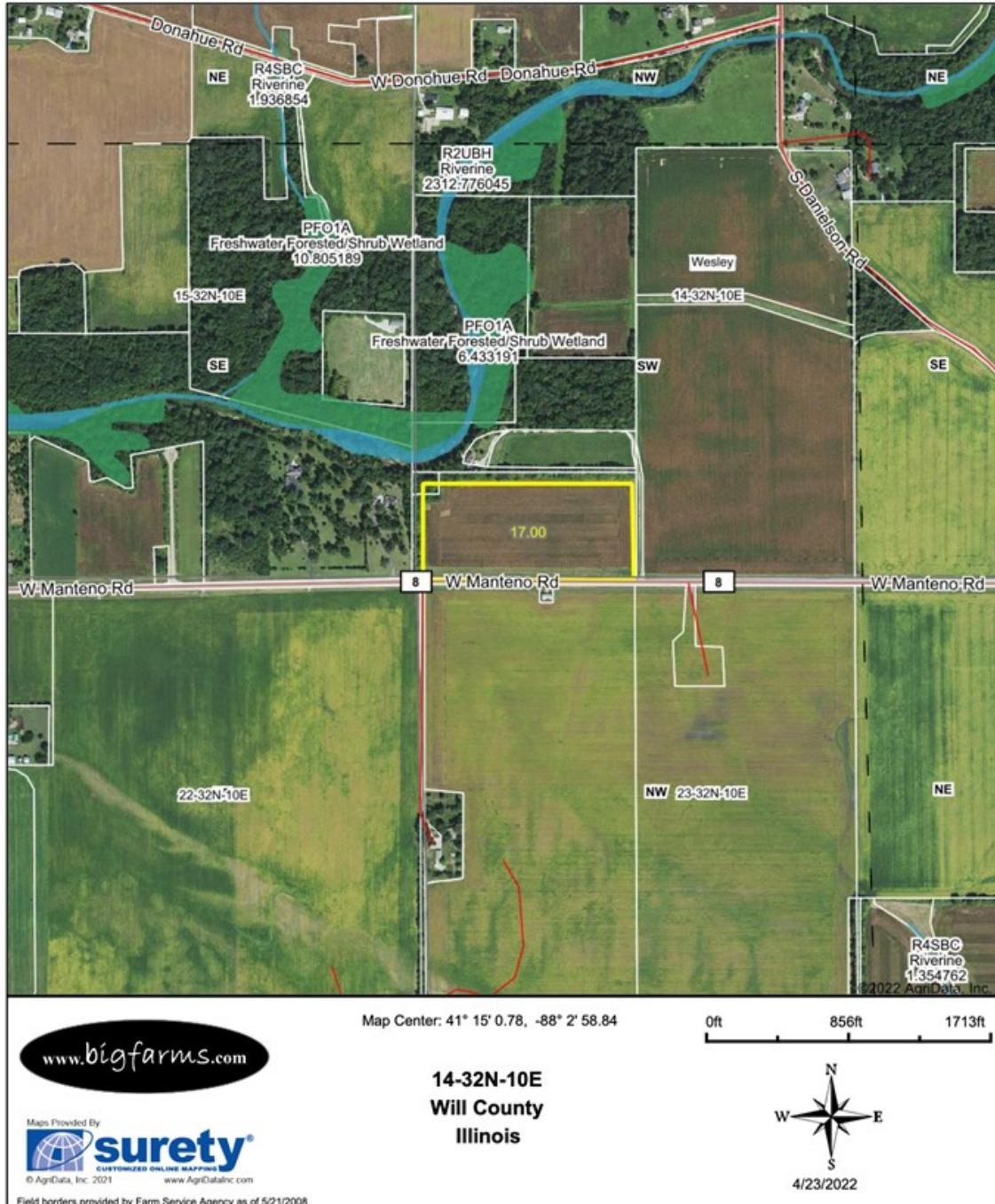


AERIAL MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL



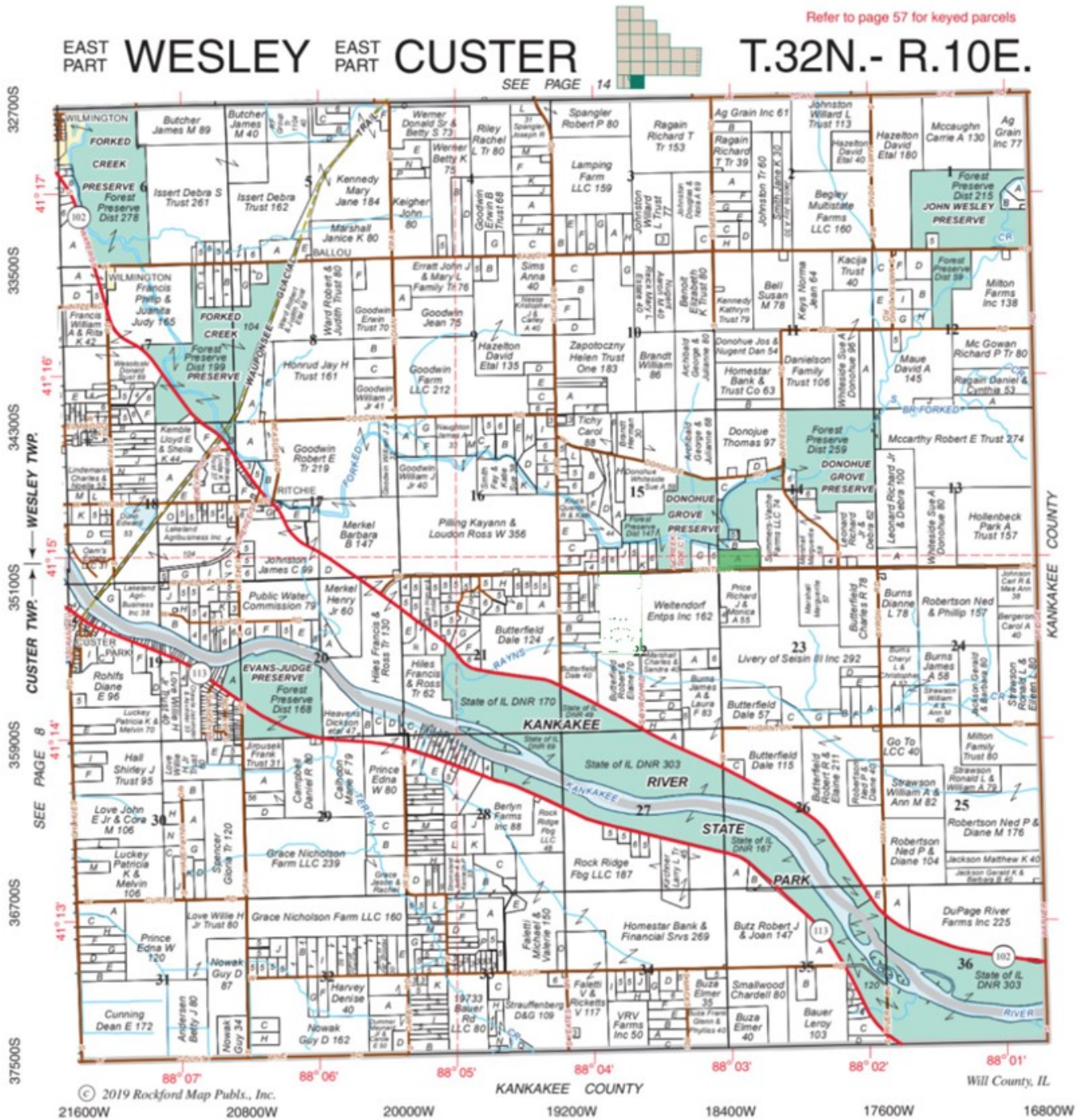
FSA MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL

Aerial Map





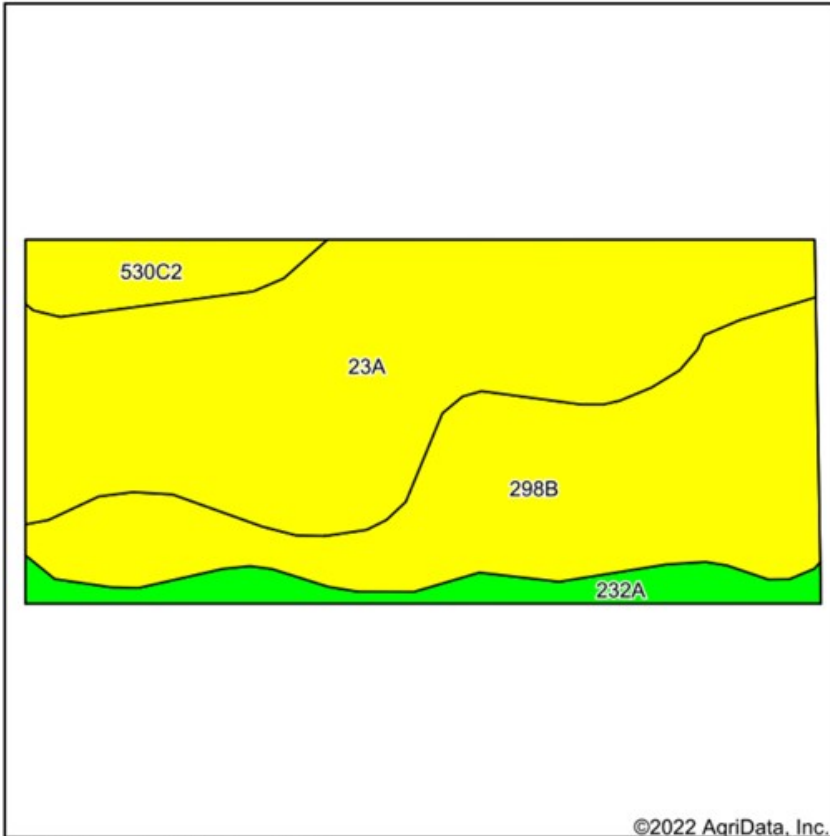
PLAT MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL



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

SOIL MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL

**Soils Map**



State: **Illinois**  
County: **Will**  
Location: **14-32N-10E**  
Township: **Wesley**  
Acres: **17**  
Date: **4/23/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 16

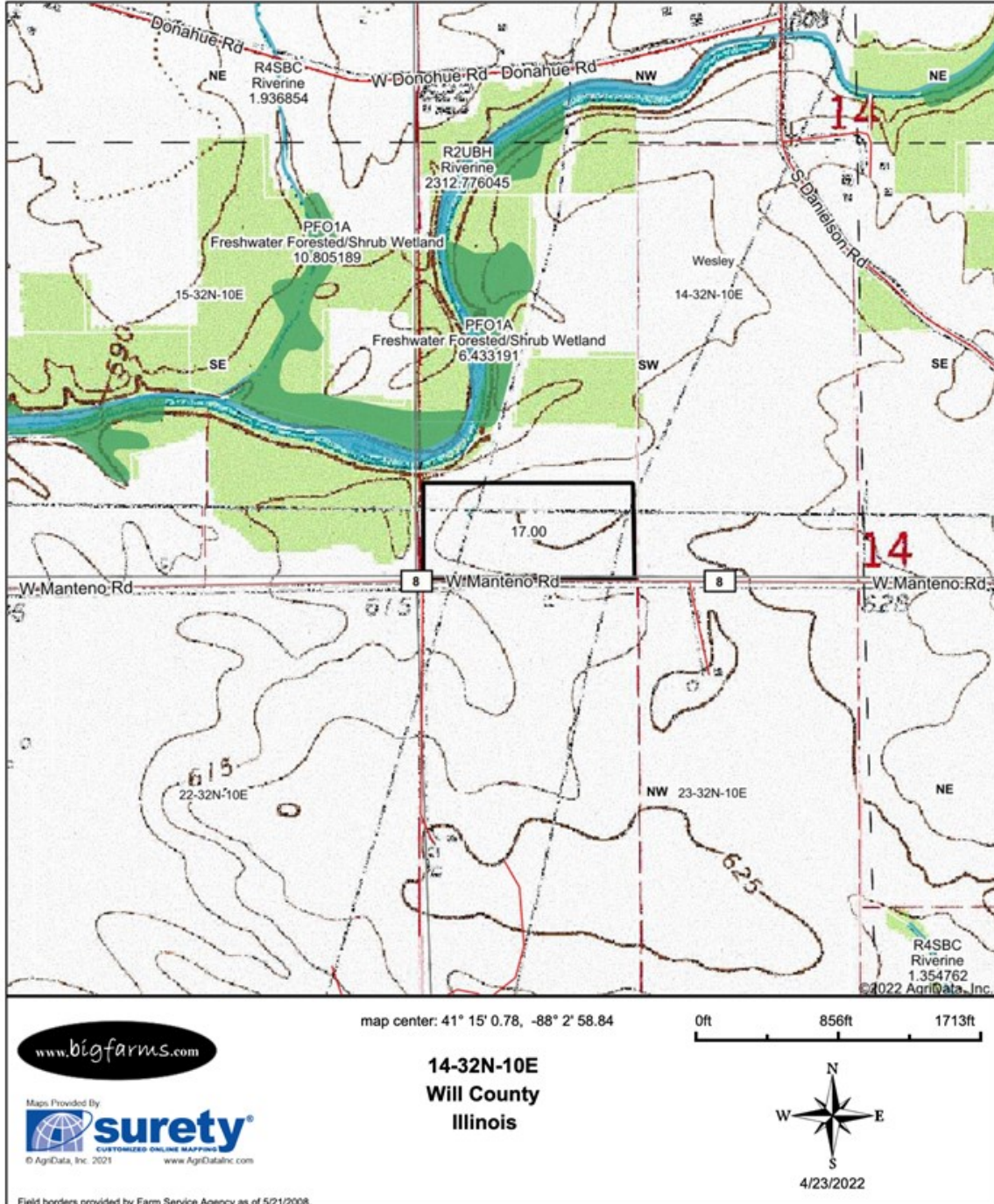
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	8.47	49.8%		139	47	105
**298B	Beecher silt loam, 2 to 4 percent slopes	6.27	36.9%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.24	7.3%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	1.02	6.0%		**143	**45	**104
<b>Weighted Average</b>					<b>145.6</b>	<b>48.6</b>	<b>109.5</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



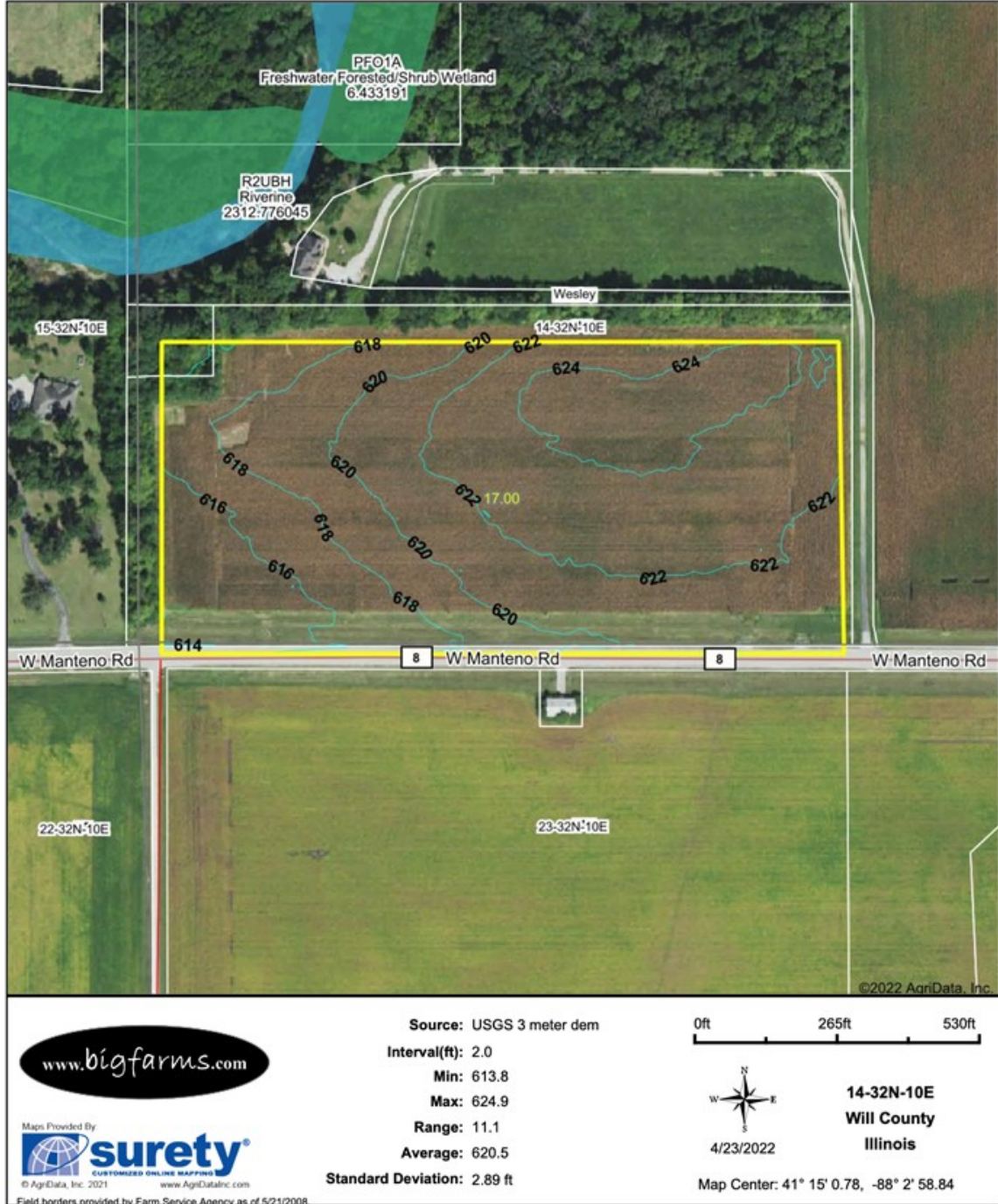
TOPOGRAPHY MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL

Topography Map



CONTOURS MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL

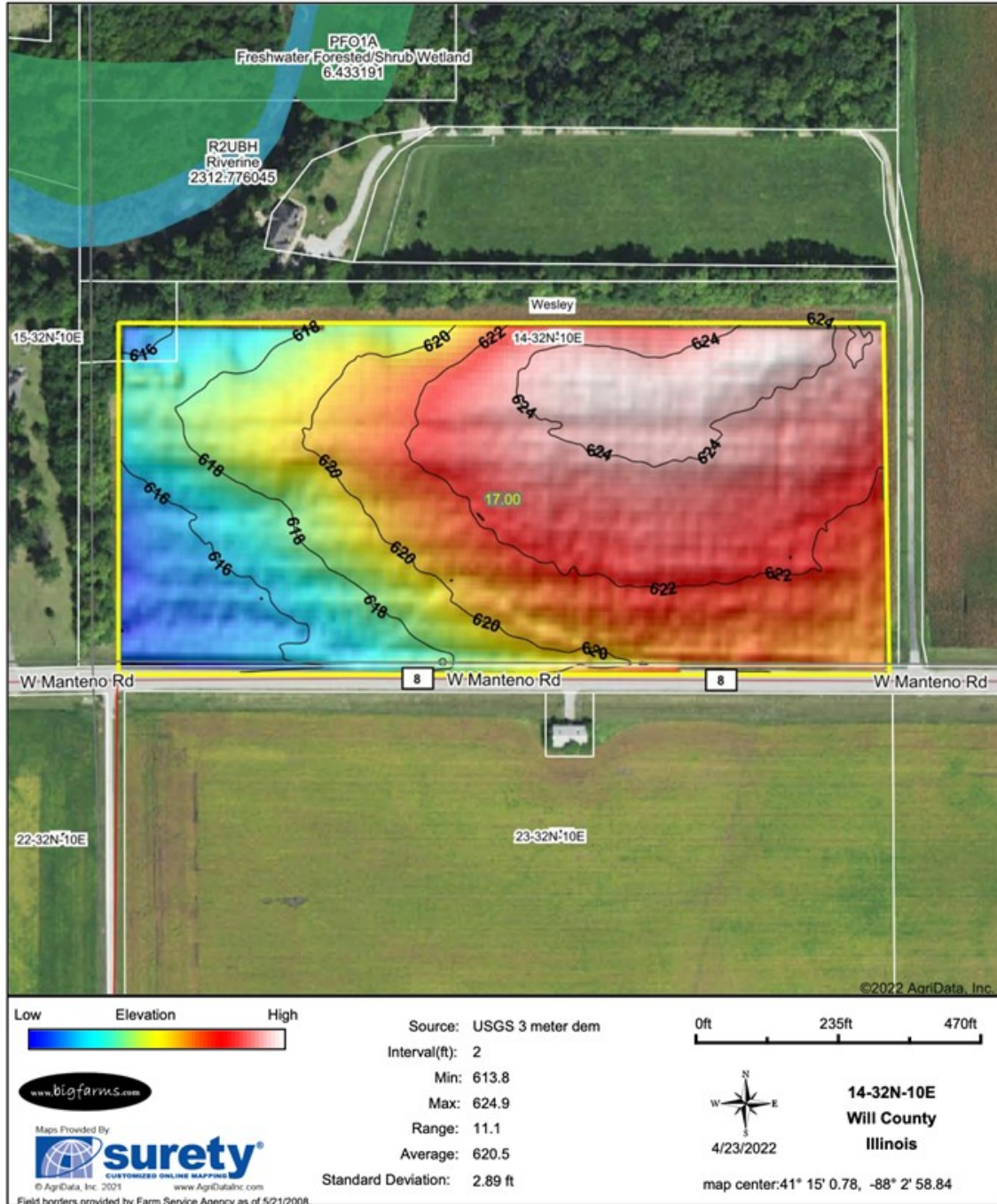
Topography Contours





HILLSHADE MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL

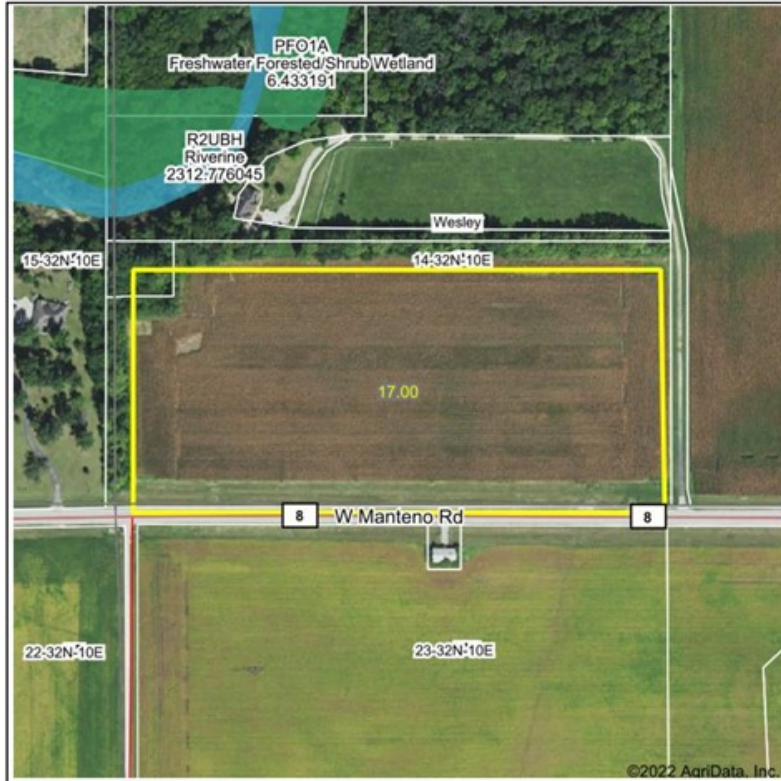
Topography Hillshade





WETLANDS MAP 17 ACRE WILMINGTON FARM, WILMINGTON, IL

Wetlands Map



State: **Illinois**  
Location: **14-32N-10E**  
County: **Will**  
Township: **Wesley**  
Date: **4/23/2022**



Maps Provided by  
**surety**  
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Classification Code	Type	Acres
		Total Acres
		0.00

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

Field borders provided by Farm Service Agency as of 5/21/2008.

## 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.



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