

ROOSTER AG'

REAL ESTATE

Will County, IL.

**157.71±
Acres**



\$18,950 PER ACRE



ROOSTER AG' REALTY INC.

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ

Broker

Email: Dalton@roosterag.com

Phone: 630.525.1431



About the Property

A Great Find in Will County!

The Manhattan Farm is 157.71± acres located in Section 32 of Manhattan Township, Will County IL.

This property is conveniently located off W Hoff Road & S Gougar Road on the southwest end of Manhattan, IL and is just west of Rt. 52.



GROSS ACRES:	157.71±
TILLABLE ACRES:	154.20±
SOIL PI:	125.1
ESTIMATED RE TAXES	\$5,081.54
PRICE PER SURVEYED ACRE:	\$18,950

An income generating property you won't want to miss out on!

The Manhattan Farm consists of 157.71± acres with 154.20± tillable acres having a Soil PI of 125.1.

Nice Location! Near Manhattan, IL and Wilton, IL .

This land would make a great addition to an investment portfolio.

**Aerial drone footage available at:
<https://youtu.be/zRW4pz0PBR4>**

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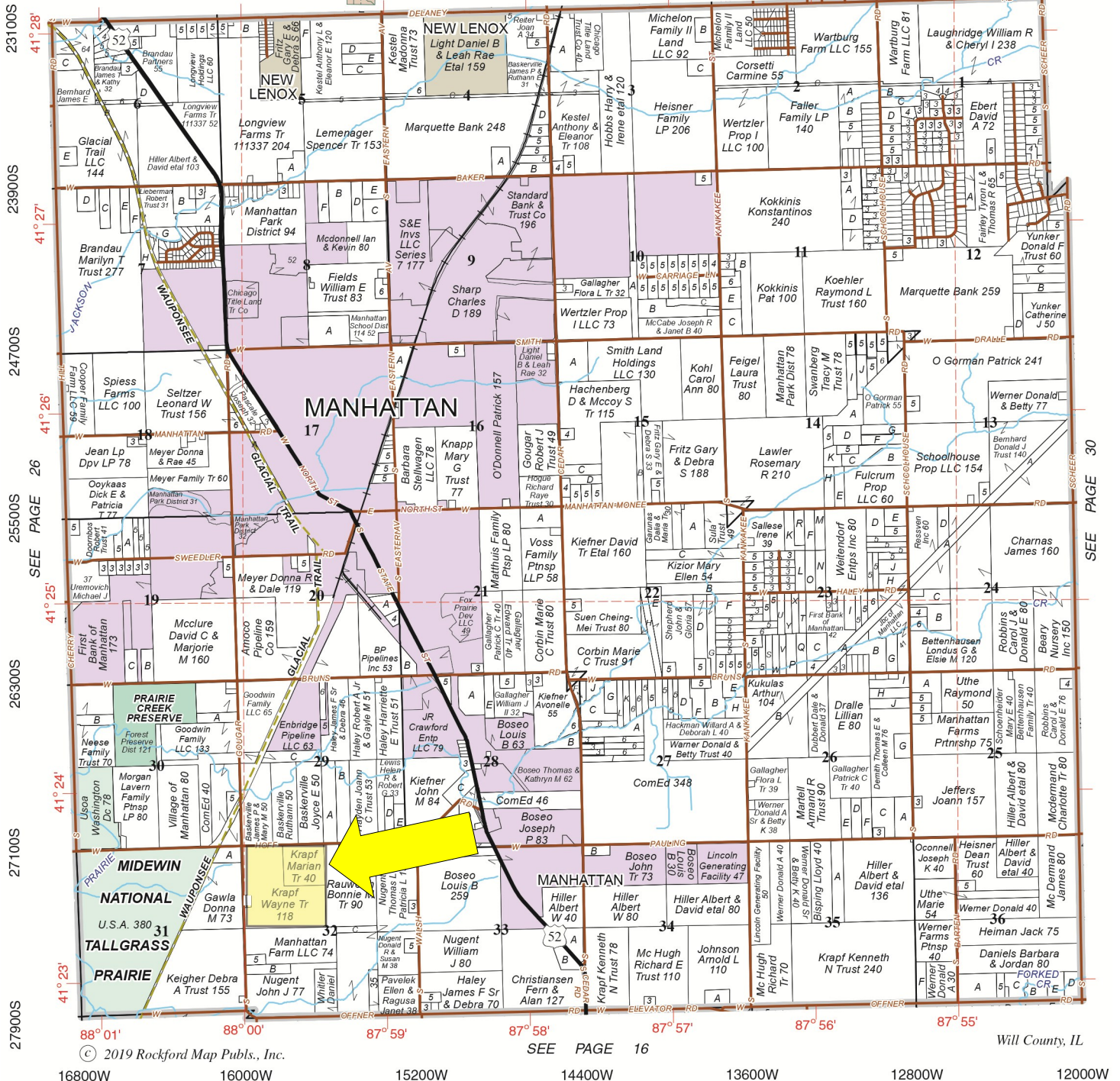
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Refer to page 64 for keyed parcels

MANHATTAN

T.34N.-R.11E.

SEE PAGE 40



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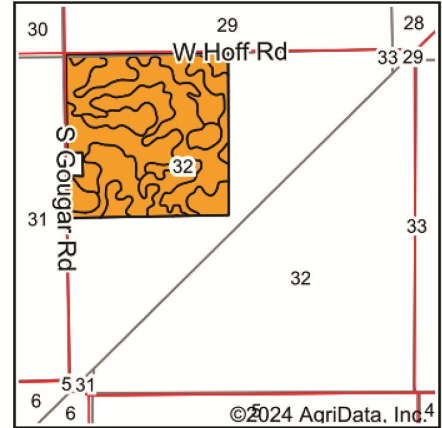
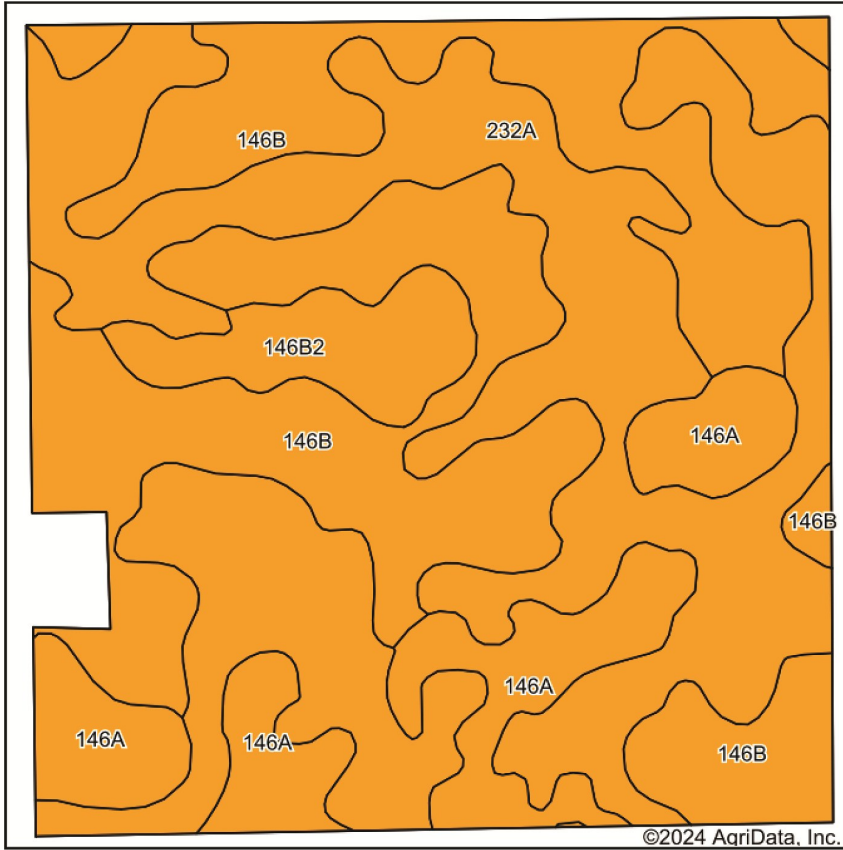
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State: **Illinois**
 County: **Will**
 Location: **32-34N-11E**
 Township: **Manhattan**
 Acres: **154.2**
 Date: **12/19/2024**



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	*n NCCPI Overall
232A	Ashkum silty clay loam, 0 to 2 percent slopes	66.18	42.9%		*170	**56	**127	65
146B	Elliott silt loam, 2 to 4 percent slopes	59.68	38.7%		*166	**54	**124	63
146A	Elliott silt loam, 0 to 2 percent slopes	20.79	13.5%		168	55	125	65
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	7.55	4.9%		*158	**51	**118	55
Weighted Average					167.6	54.8	125.1	*n 63.7

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, 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>

* The flood/pond factor has been removed for B811 indexes and yields.

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

*n: The aggregation method is "Weighted Average using all components"

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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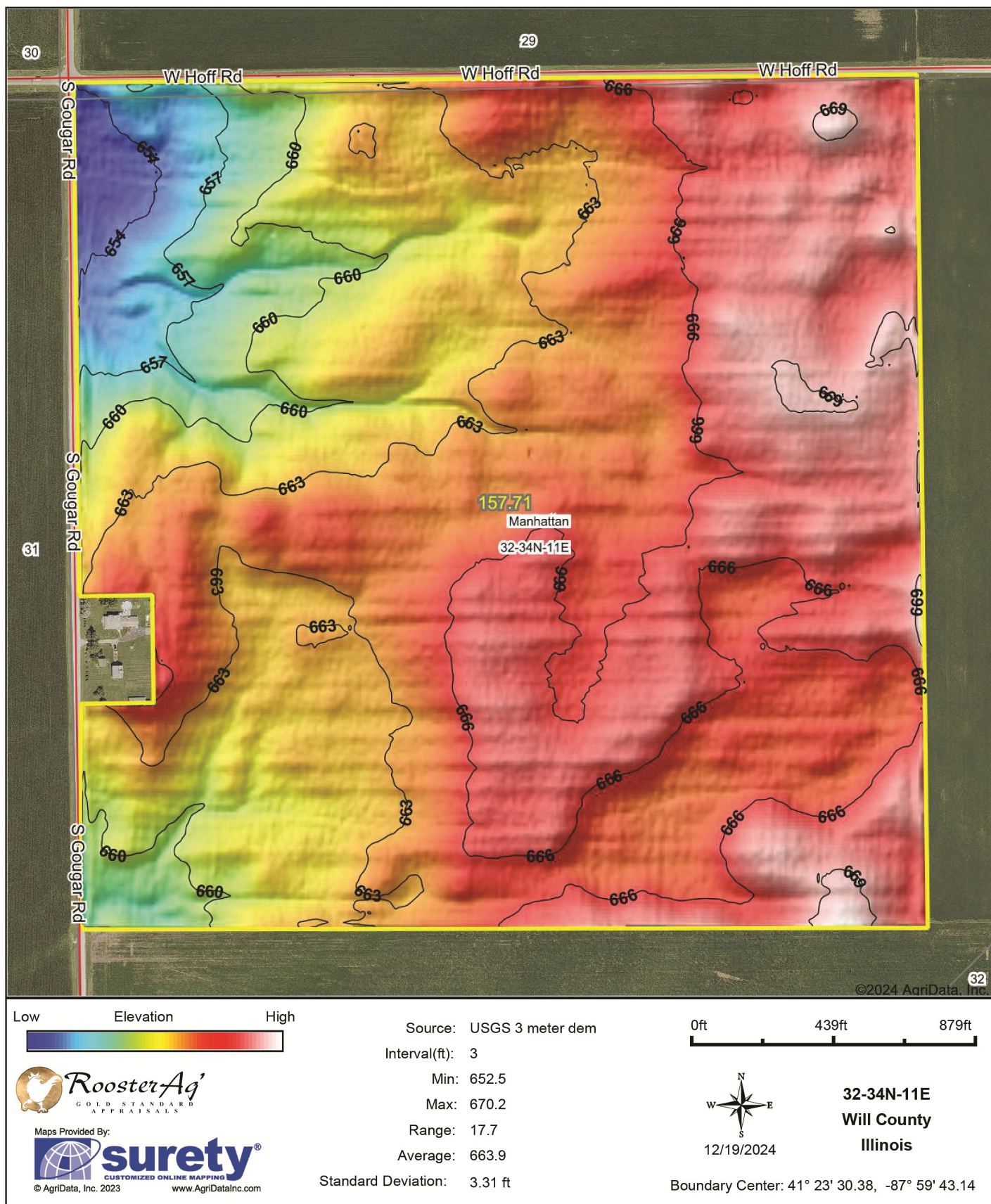


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