

LAND FOR SALE

MR. LANDMAN

**SURYA MANHATTAN
LLC FARM**



SURYA MANHATTAN LLC FARM

33.27 +/- Acres

30.27 +/- tillable acres

**Manhattan Township
Will County, Illinois**

LOCATION

The Surya Manhattan LLC Farm is located west of Manhattan on the NE corner of Sweedler Road & S. Cherry Hill Road.

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2025 Assessed Value	2025 Taxes Payable
14-12-19-100-004-0000	33.27	\$15,028	\$1,342.35

ABBREVIATED LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, IN TOWNSHIP 34 NORTH, AND IN RANGE 11 EAST OF THE THRID PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER THREAD OF THE CREEK FLOWING THROUGH SAID NORTH HALF OF THE NORTHWEST QUARTER, (EXCEPT THE NORTH 518 FEET OF THE WEST 421 FEET THEREOF), IN WILL COUNTY, ILLINOIS.

LISTING PRICE

33.27 acres x \$16,531/acre = \$550,000

LEASE/POSSESSION

2027 Farming Rights

YIELD HISTORY

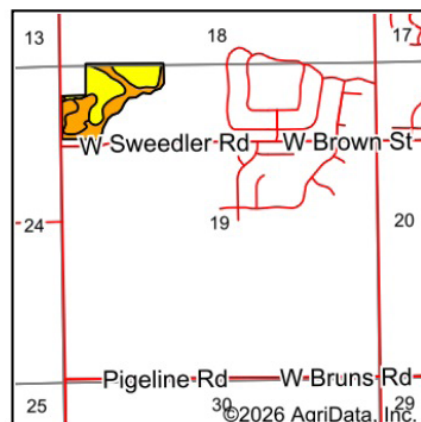
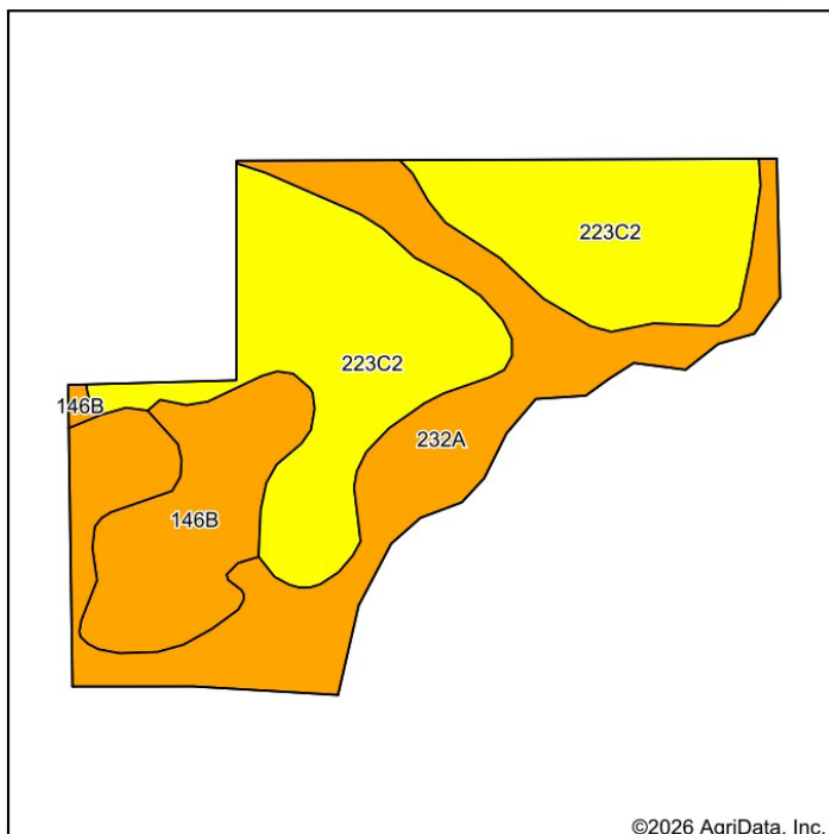
	CORN	SOYBEANS
2025		
2024		
2023		
2022		
2021		

CONTACTS

Jon Fisher "Mr. Landman"
Designated Managing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.illinoisfarmground.com



Soils Map



State: **Illinois**
 County: **Will**
 Location: **19-34N-11E**
 Township: **Manhattan**
 Acres: **30.27**
 Date: **6/15/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	14.46	47.7%		FAV	**149	**47	**60	**109	67	67	60	57
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.89	36.0%		FAV	**170	**56	**65	**127	65	64	61	59
**146B	Elliott silt loam, 2 to 4 percent slopes	4.92	16.3%		FAV	**166	**54	**67	**124	63	63	62	59
Weighted Average						159.3	51.4	62.9	117.9	*n 65.6	*n 65.3	*n 60.7	*n 58

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

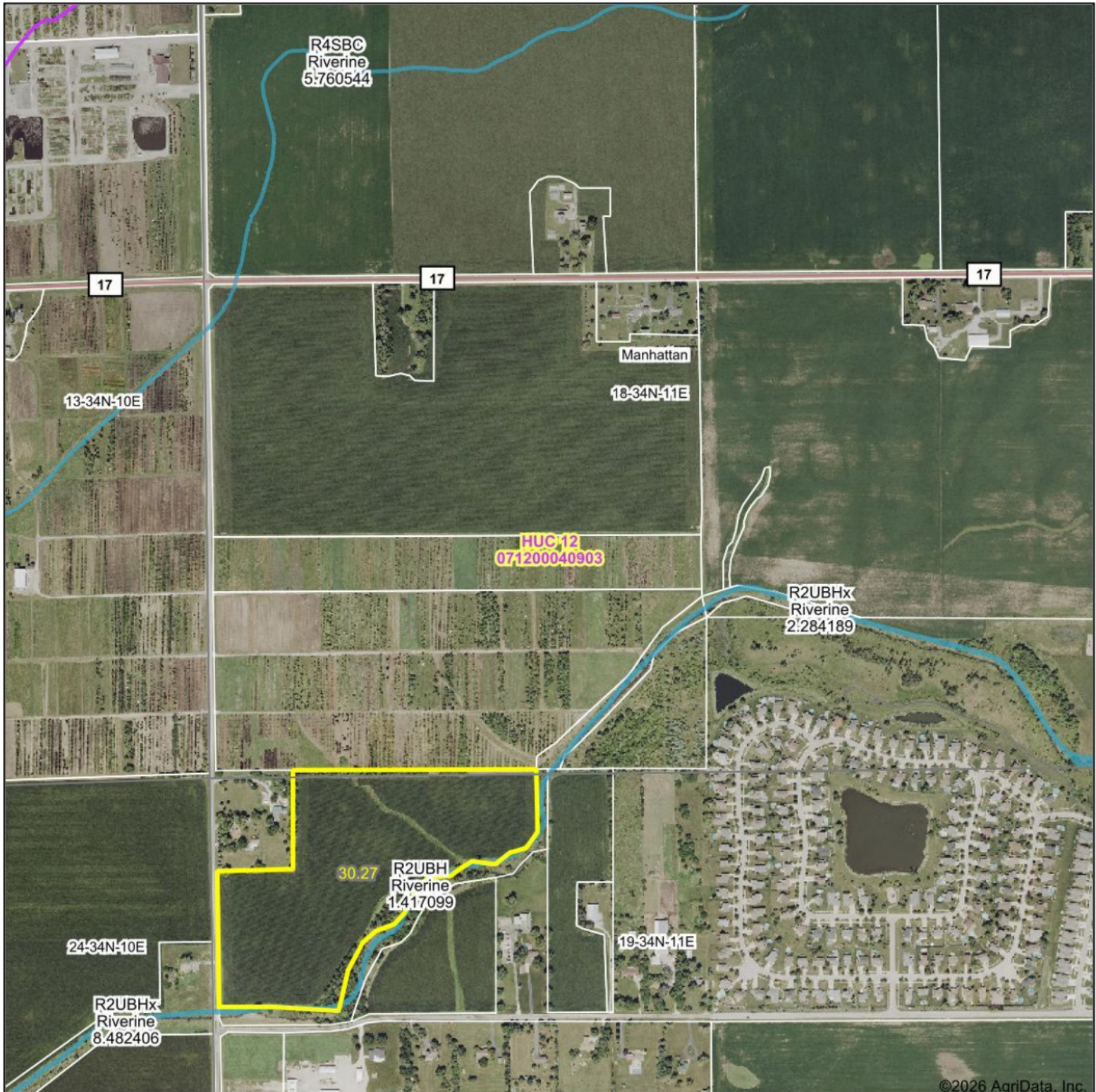
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* 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"

Aerial Map



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Boundary Center: 41° 25' 20.66, -88° 1' 2.62

0ft 837ft 1674ft



Maps Provided By



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CUSTOMIZED ONLINE MAPPING

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19-34N-11E
Will County
Illinois



6/15/2026

4 Year Crop History



Owner/Operator:

Date: 6/15/2026

Address:

Farm Name:

Address:

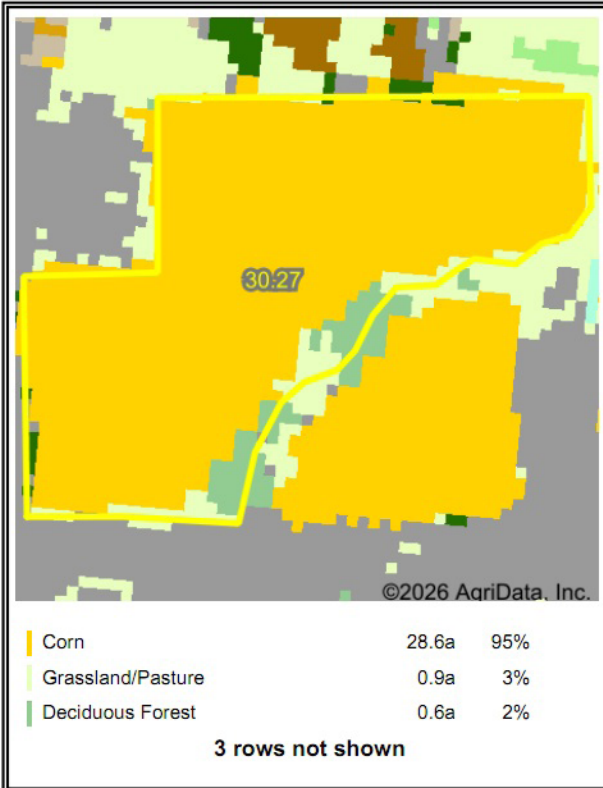
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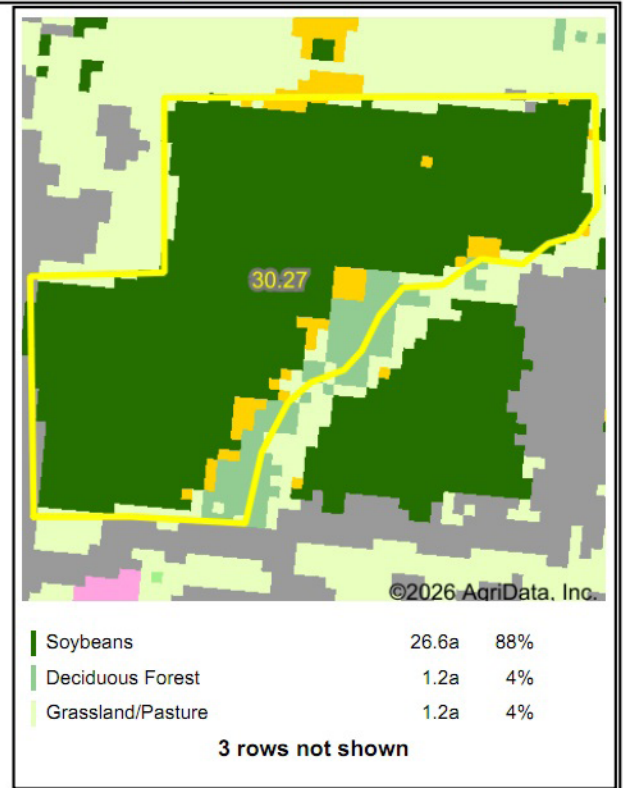
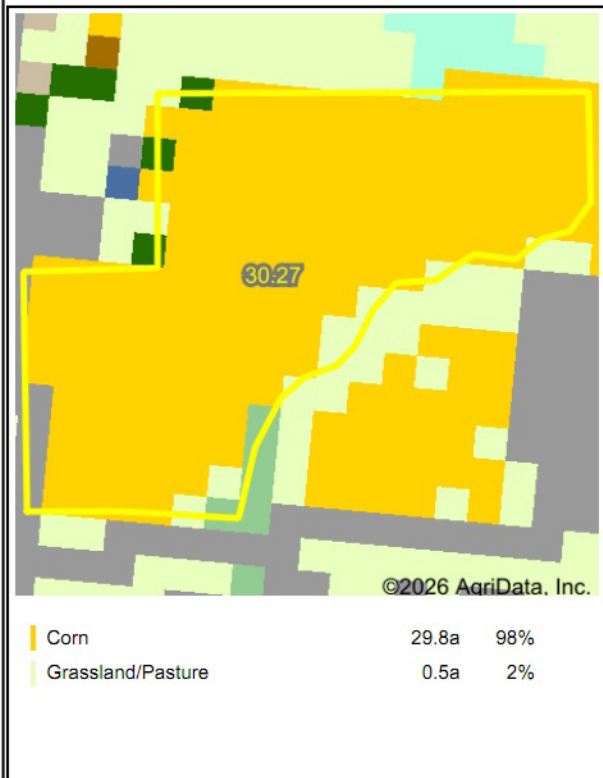
Acct. #:

Crop Year: 2025

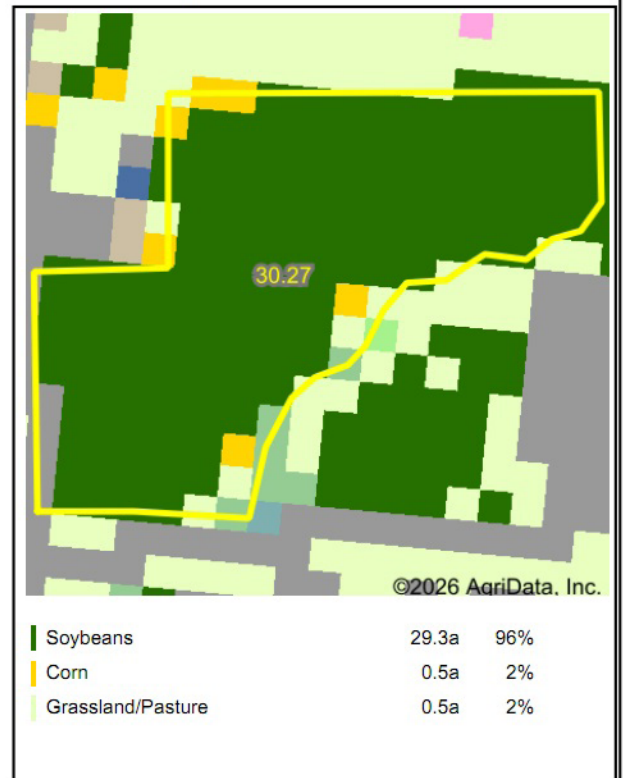
Crop Year: 2024



Crop Year: 2023



Crop Year: 2022



Boundary Center: 41° 25' 20.66, -88° 1' 2.62

State: IL

County: Will

Legal: 19-34N-11E

Twnshp: Manhattan

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



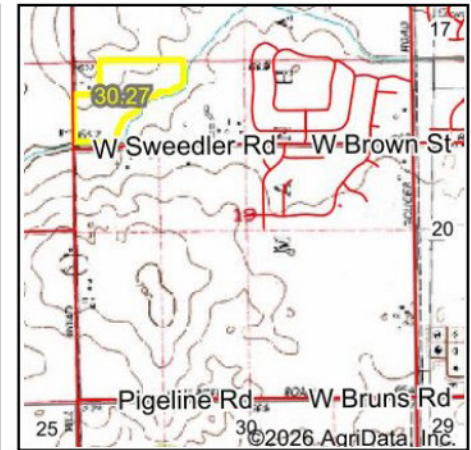
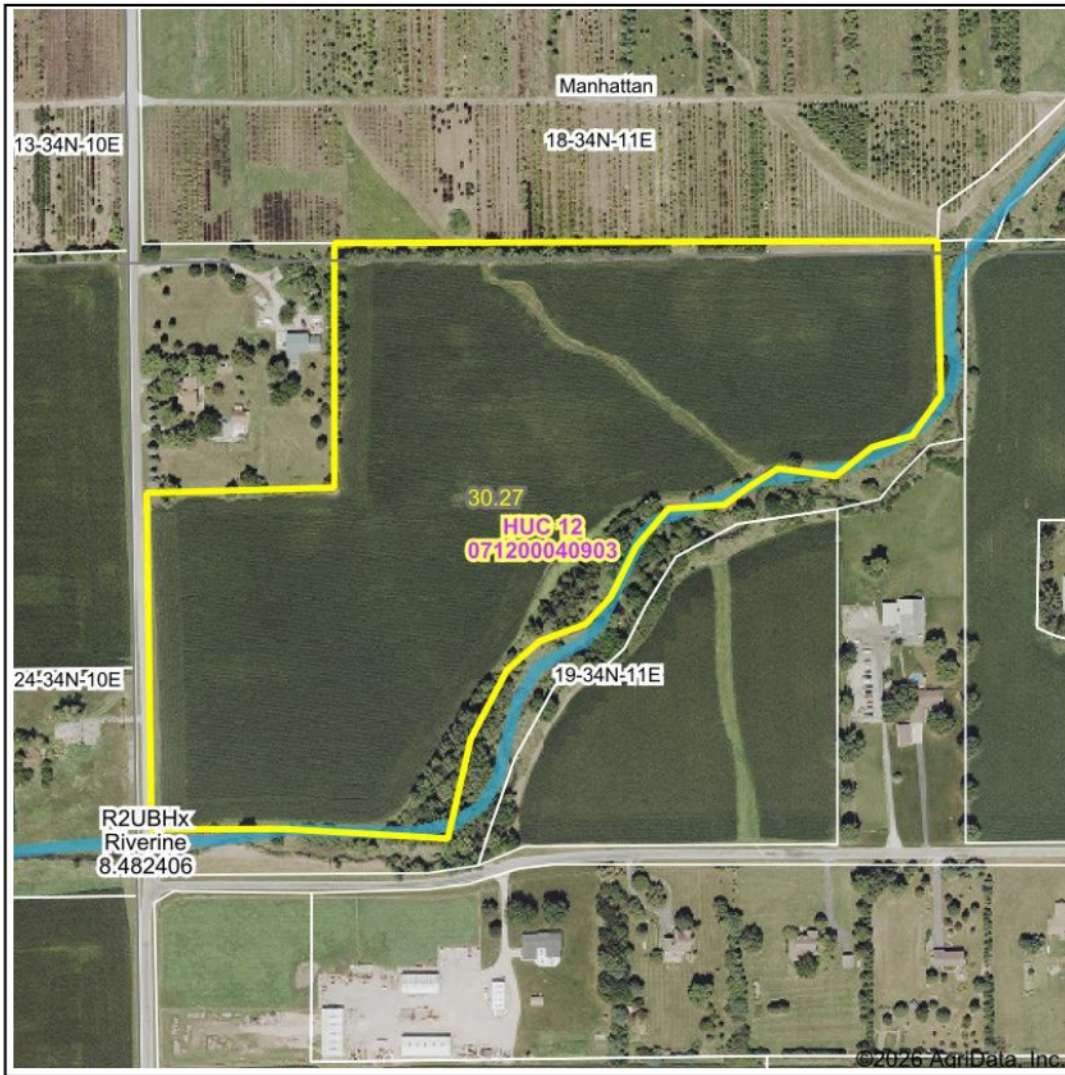
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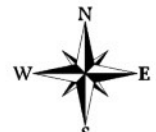
Wetlands Map



State: **Illinois**
 Location: **19-34N-11E**
 County: **Will**
 Township: **Manhattan**
 Date: **6/15/2026**



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0ft 479ft 957ft

Classification Code	Type	Acres
R2UBH	Riverine	0.38
Total Acres		0.38

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