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L-2600154

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FOR MORE INFO!**



FOR SALE BY BIDS

9.81± Acres, Will County, Illinois

BIDS DUE: Tuesday, March 31, 2026, by 10:00 AM

Contact Agent for Additional Details!

Highlights:

- Exciting development potential
- Excellent road access
- Near Manhattan school complex



For additional information, please contact:

Ryan Vance, Broker | (217) 372-5612

RVance@FarmersNational.com

Property Information

Directions to Property:

Located at the southwest corner of Smith Road and Eastern Avenue in Manhattan Illinois.

Legal Description:

14-12-17-200-020-000

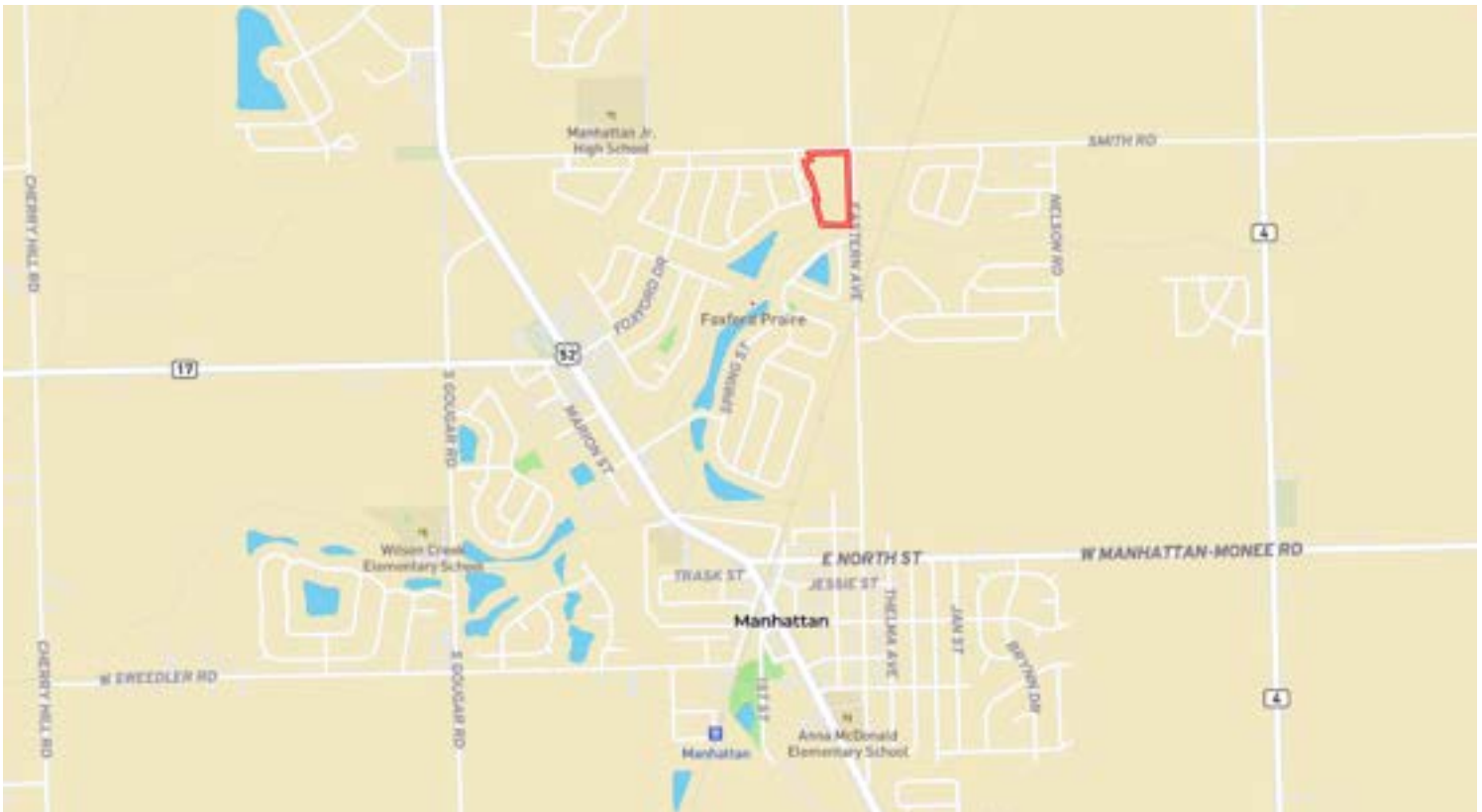
Property Description:

9.81-acre development property in Manhattan, Illinois.

2024 Taxes:

\$14,491.62

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
146B	Elliott silt loam, 2 to 4 percent slopes	5.95	62.17	124	63	2e
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.62	37.83	127	66	2w
TOTALS		9.57(*)	100%	125.13	64.13	2.0



For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on May 15, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at the close of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by KHS County Title Company, Bourbonnais, Illinois.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with KHS County Title Company, Bourbonnais, Illinois, the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be paid by the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on May 15, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of KHS County Title Company, Bourbonnais, Illinois.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For Sale by Bids: Written bids will be received at the office of Ryan Vance, P.O. Box 208, Buckley, Illinois 60918 or by email to RVance@FarmersNational.com, up to Tuesday, March 31, 2026, at 10:00 AM.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Ridgefield Estates LLC



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