

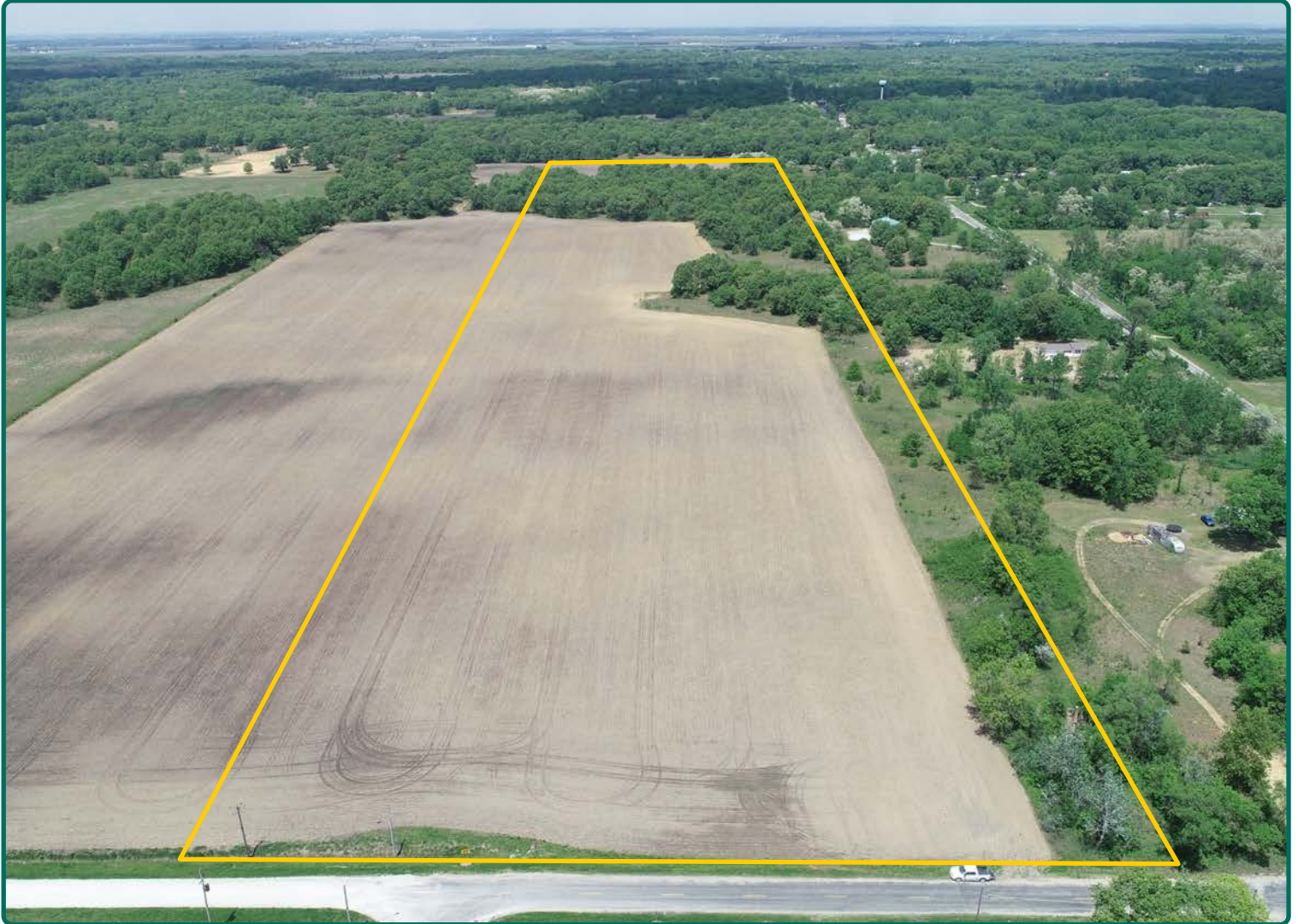
Land For Sale

ACREAGE:

30.00 Acres, m/l

LOCATION:

Kankakee County, IL

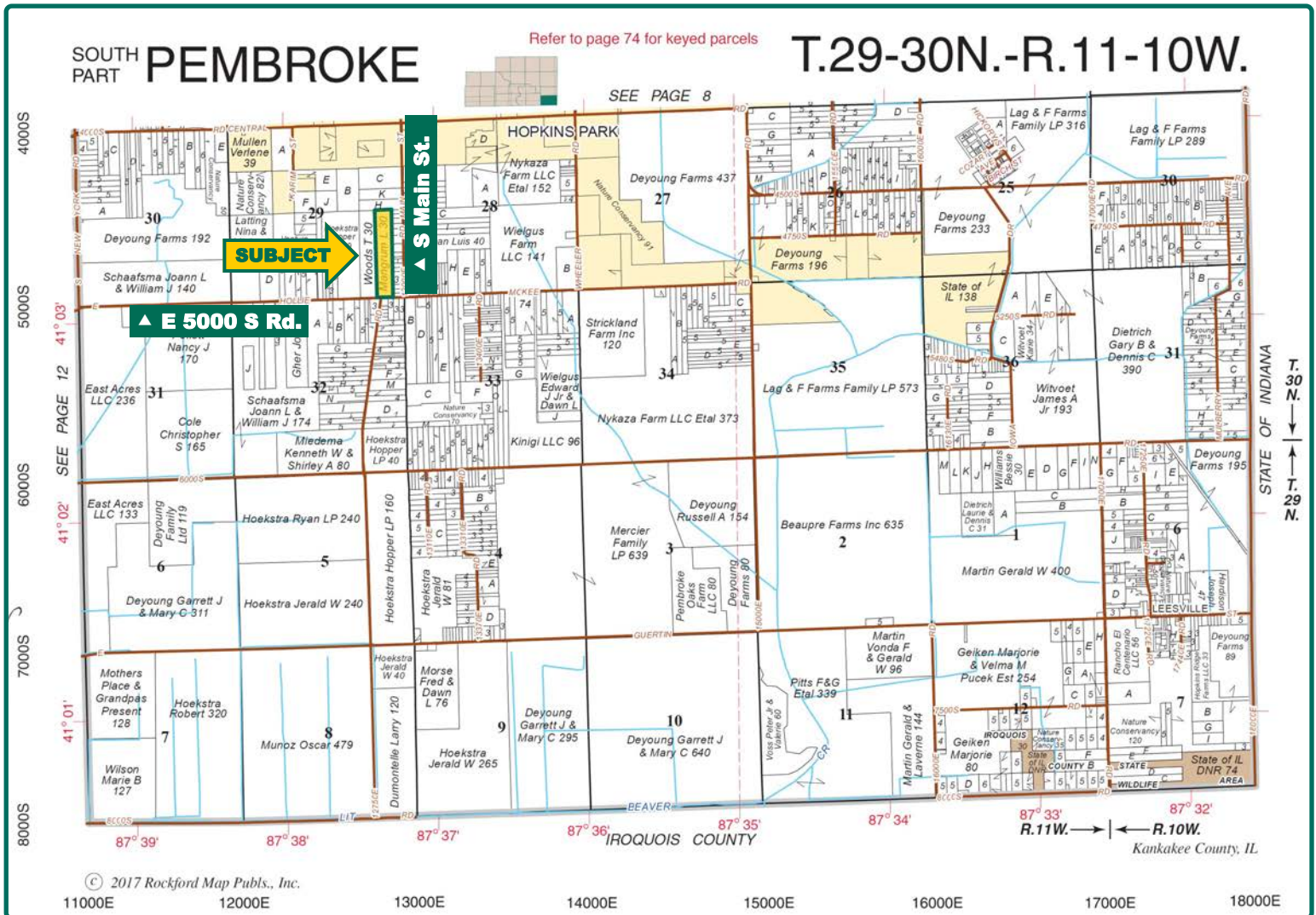


Property Key Features

- **Productive Farmland**
- **Recreational Opportunities**
- **Zoned R1-Single Family Residential**

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

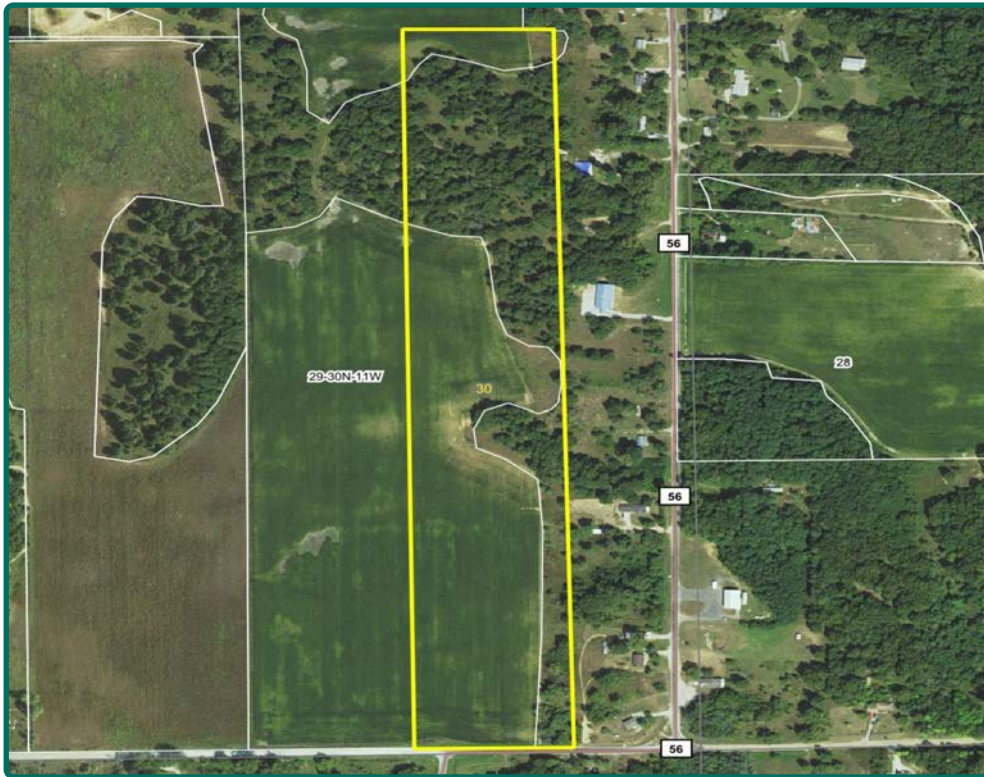
815.935.9878
200 East Court Street, Suite 600
Kankakee, IL 60901
www.Hertz.ag



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Total Acres:	30.00
Crop Acres*:	17.79
Corn Base Acres*:	16.52
Soil Productivity:	84.9 P.I.

Property Information

30.00 Acres, m/I

Location

One-half mile South of Hopkins Park on the north side of E. 5000 S. Road.

Legal Description

The East 30 acres of the West 60 acres of the East Half of the Southeast Quarter in Section 29, T30N, R11W of the Second P. M.

Price & Terms

- \$108,000
- \$3,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Possession will be given at closing, subject to the current operator's rights.

Real Estate Tax

Taxes Payable 2016-2017: \$245.60
Taxable Acres: 30.00
Tax per Taxable Acre: \$8.19
PIN# 10-19-29-400-030

FSA Data*

Part of Farm Number 10045, Tract 12282
Crop Acres*: 17.79
Corn Base Acres*: 16.52
Corn PLC Yield: 140 Bu.
**Acres and basis are estimated pending FSA farm split. The governing FSA office will determine final acres and bases.*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Oakville fine sand, Watseka loamy fine sand, and Morocco loamy fine sand. Productivity Index (PI) is 84.9, based on 17.79 estimated crop acres. See soil map for details.

Land Description

Nearly level to gently sloping, 0-12% slopes.

Buildings/Improvements

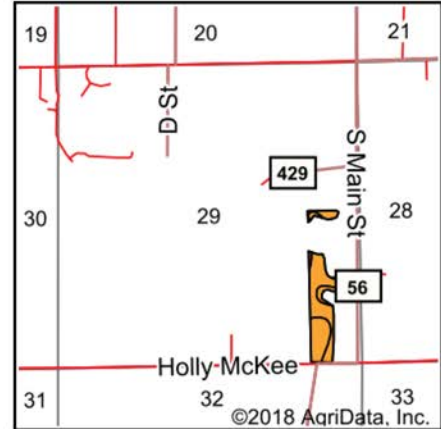
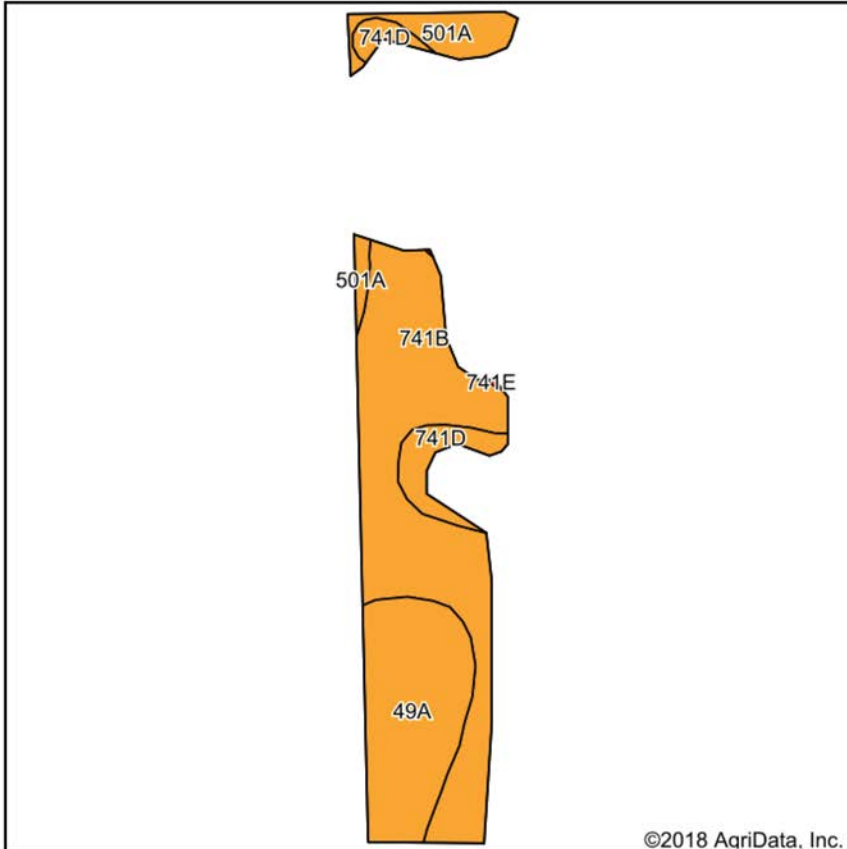
None.

Drainage

Drainage is average for the area.

Comments

The property is zoned Residential. It is a mixed use property with farmland and recreational appeal.



State: **Illinois**
 County: **Kankakee**
 Location: **29-30N-11W**
 Township: **Pembroke**
 Acres: **17.79**
 Date: **4/4/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**741B	Oakville fine sand, 1 to 6 percent slopes	9.64	54.2%		**106	**38	**81
49A	Watseka loamy fine sand, 0 to 2 percent slopes	5.25	29.5%		122	41	93
501A	Morocco loamy fine sand, 0 to 2 percent slopes	1.45	8.2%		112	39	87
**741D	Oakville fine sand, 6 to 12 percent slopes	1.45	8.2%		**104	**37	**80
Weighted Average					111	38.9	84.9

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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North end looking South



Southeast corner looking Northwest



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