

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Kankakee County, IL



Property Key Features

- Nice 40-acre farm with half-mile-long rows South of Manteno
- Located within a couple miles of a commercial development area
- Quality soils with a 123.7 PI

Eric Wilkinson, AFM

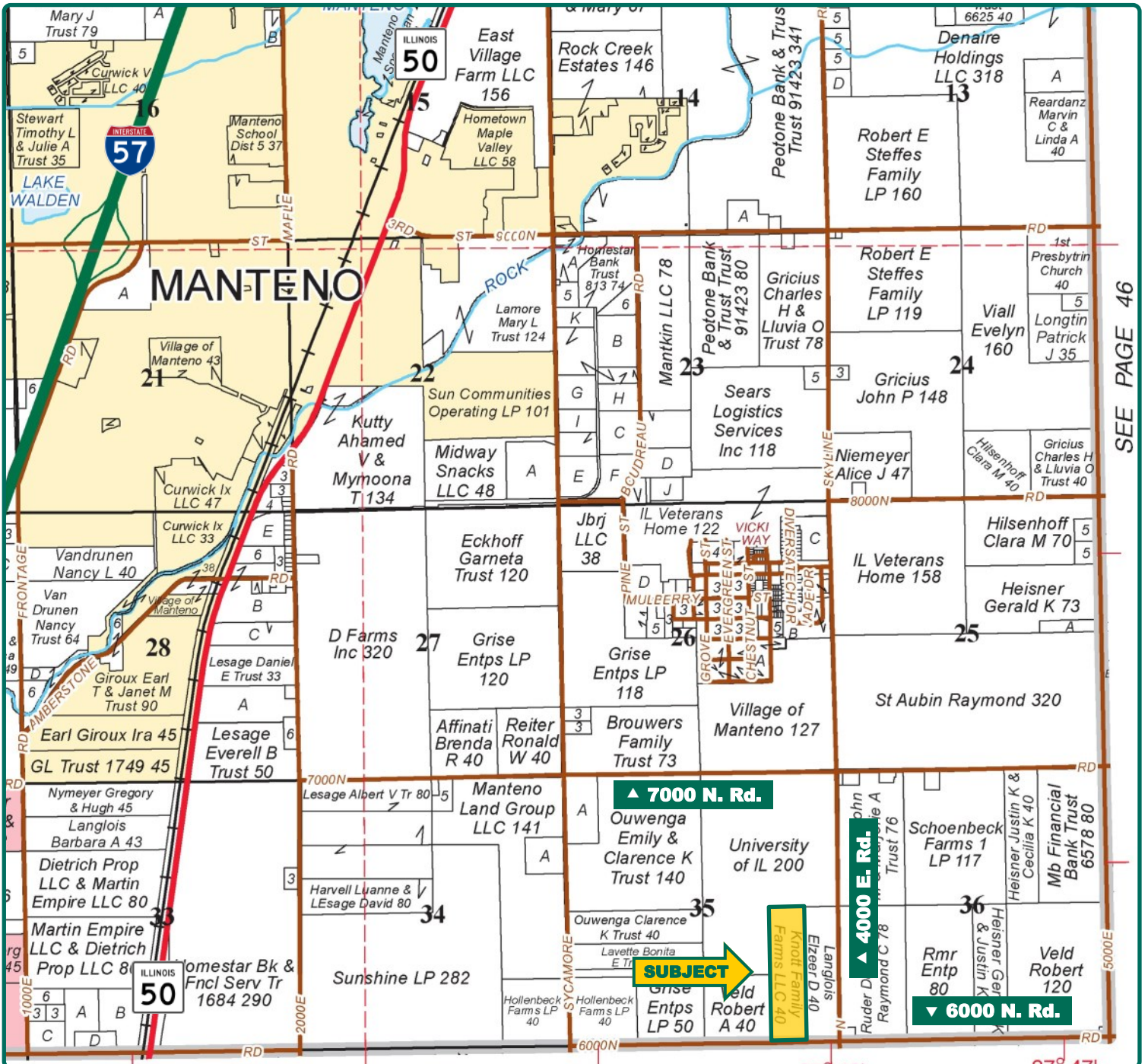
Licensed Managing Broker in IL
Licensed Broker in IL

EricW@Hertz.ag

815.935.9878

200 East Court Street, Ste 600,
Kankakee, IL 60901

www.Hertz.ag



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FSA/Eff. Crop Acres:	40.04
Corn Base Acres:	24.40
Bean Base Acres:	14.50
Soil Productivity:	123.70 P.I.

Property Information

40.00 Acres, m/l

Location

Approximately 3 miles southeast of Manteno, IL and 4.5 miles northeast of Bourbonnais, IL.

Legal Description

The West 1/2 of the East 1/2 of the Southeast 1/4 of Section 35, Township 32N, Range 12E.

Price & Terms

- \$380,000
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Lease Status

Farm is leased for the 2020 crop year. Contact Listing Agent for lease details.

Real Estate Tax

2018 Taxes Payable in 2019 \$1,087.24
Taxable Acres: 40.00
Tax per Taxable Acre: \$27.18
PIN # 03-02-35-400-004

FSA Data

Farm Number 9460, Tract 13659
FSA/Eff. Crop Acres: 40.04
Corn Base Acres: 24.4
Corn PLC Yield: 116 Bu.
Bean Base Acres: 14.5
Bean PLC Yield: 25 Bu.

Soil Types/Productivity

Main soil types are Milford silty clay loam, Beecher silt loam, Elliott silt loam,

and Darroch silt loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 123.7. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently sloping, 0-2% slopes.

Buildings/Improvements

None. Irrigation equipment owned by tenant.

Drainage

Average for the area.

Water & Well Information

No well or city water located on the property.

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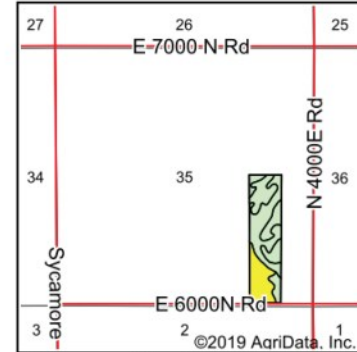
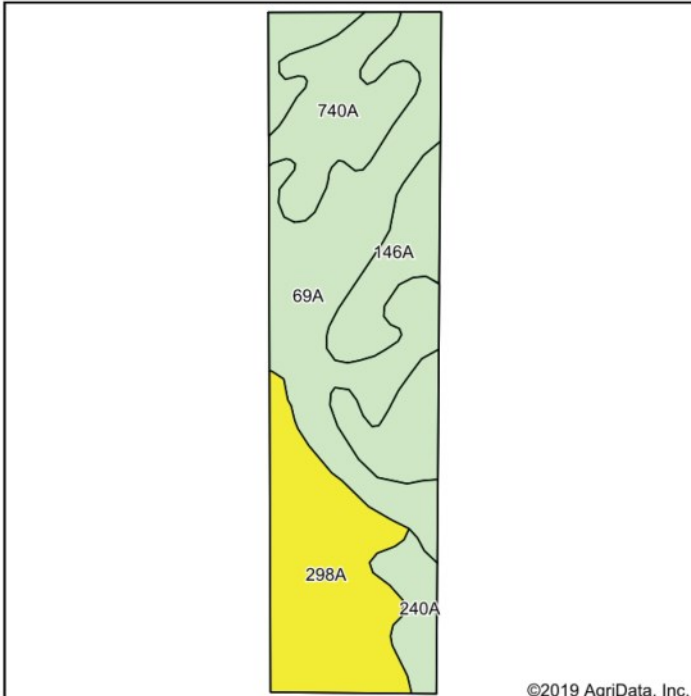
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State: **Illinois**
 County: **Kankakee**
 Location: **35-32N-12E**
 Township: **Manteno**
 Acres: **40.04**
 Date: **7/16/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	15.57	38.9%		171	57	128
298A	Beecher silt loam, 0 to 2 percent slopes	10.00	25.0%		152	51	114
146A	Elliott silt loam, 0 to 2 percent slopes	6.53	16.3%		168	55	125
740A	Darroch silt loam, 0 to 2 percent slopes	5.71	14.3%		177	57	129
240A	Plattville silt loam, 0 to 2 percent slopes	2.23	5.6%		161	52	120
Weighted Average					166.1	54.9	123.7

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Comments

This is a good-quality farm located in a strong farming area with many crop possibilities. Also located within a couple miles of commercial development.

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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South end looking north



Northwest corner looking southeast



South end looking sNrth



Middle looking south



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