

# Land For Sale

**ACREAGE:**

**51.25 Acres, m/l**

**LOCATION:**

**Kankakee County, IL**



## Property Key Features

- Quality soils with a 131.4 PI
- A nice farm with half-mile-long rows for efficient farming
- Located in a strong agricultural community

**Eric Wilkinson, AFM**

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Licensed Broker in IN

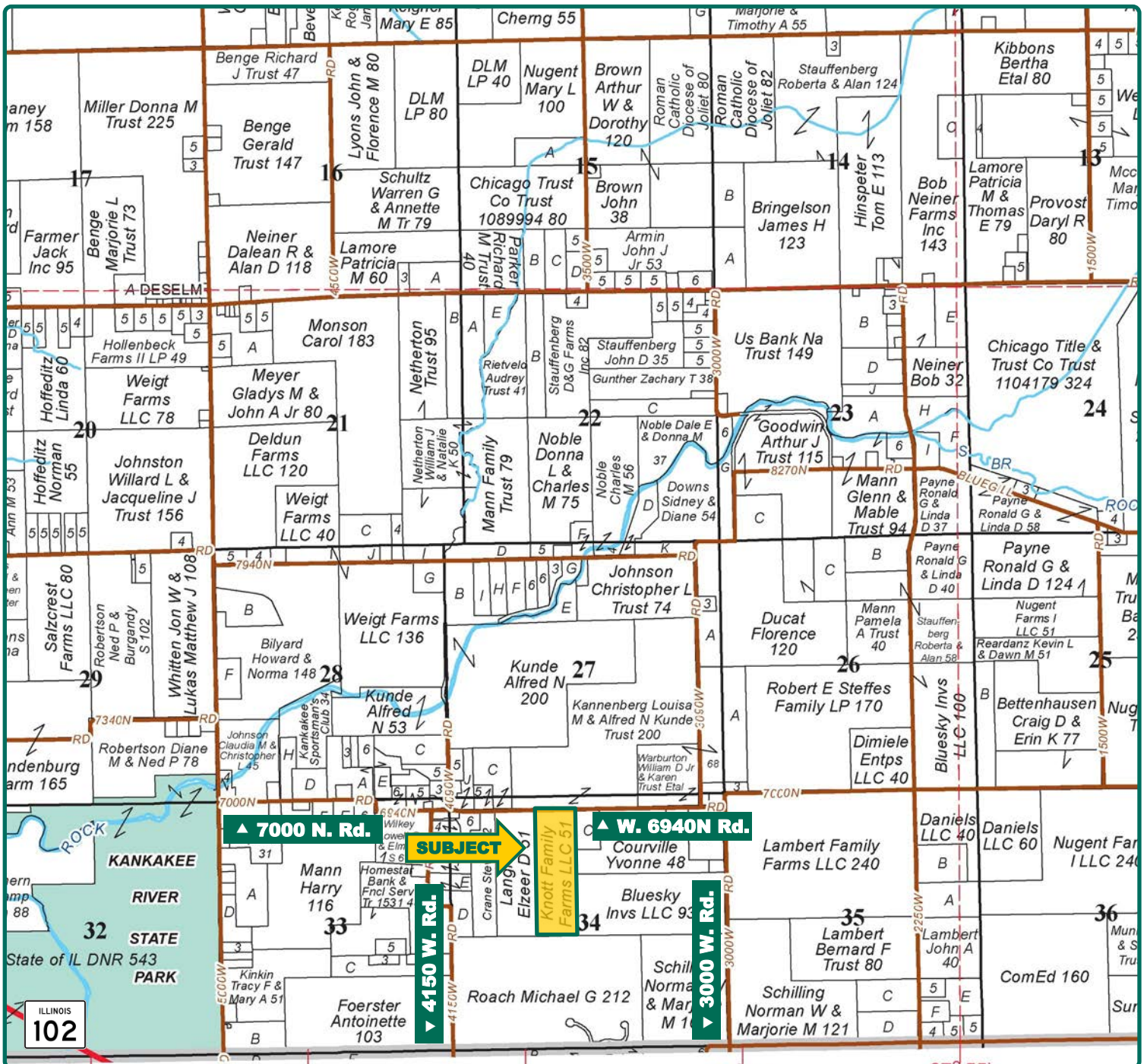
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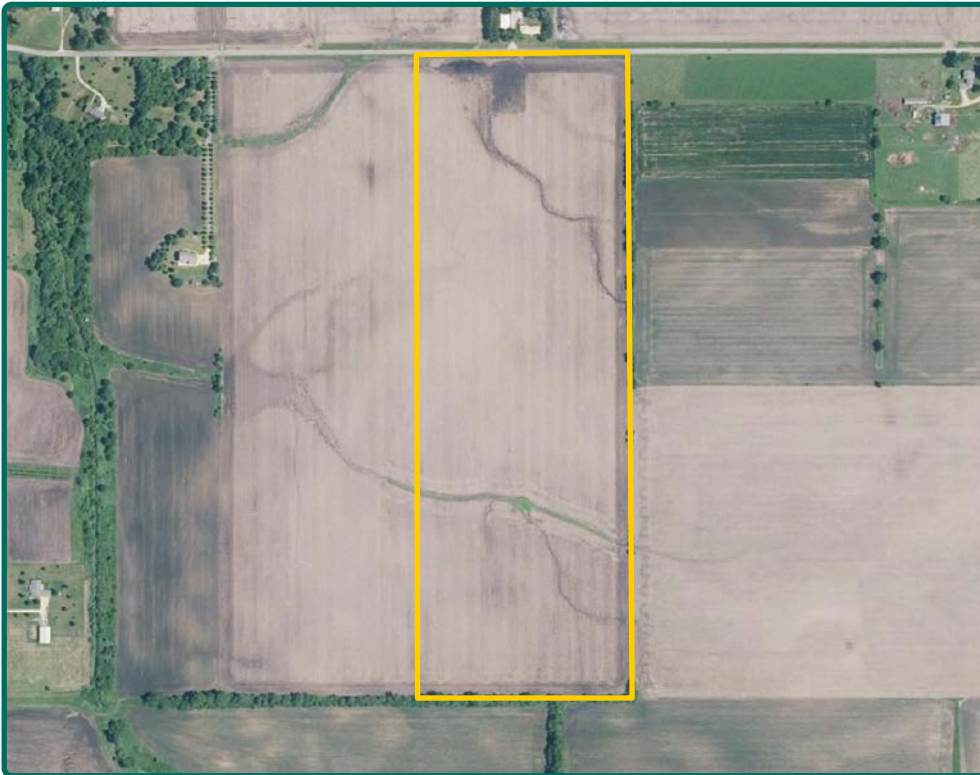




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<b>FSA/Eff. Crop Acres:</b>	<b>51.33</b>
<b>Corn Base Acres:</b>	<b>25.60</b>
<b>Bean Base Acres:</b>	<b>25.40</b>
<b>Soil Productivity:</b>	<b>131.40 P.I.</b>

## Property Information

**51.25 Acres, m/l**

### Location

Approximately 5.5 miles west-northwest of Bourbonnais, IL

### Legal Description

Part of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 34, Township 32N, Range 11E

### Price & Terms

- \$451,000
- \$8,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Lease Status

Open for the 2020 growing season.

### Real Estate Tax

2018 Taxes Payable in 2019: \$1,727.02  
Taxable Acres: 51.25  
Tax per Taxable Acre: \$33.70  
PIN # 04-01-34-100-008

### FSA Data

Farm Number 9461, Tract 146  
FSA/Eff. Crop Acres: 51.33  
Corn Base Acres: 25.6  
Corn PLC Yield: 134 Bu.  
Bean Base Acres: 25.4  
Bean PLC Yield: 25 Bu.

### Soil Types/Productivity

Soil types are Andres silt loam, Ashkum silty clay loam, and Symerton silt loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 131.4. 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, 0-5% slopes.

### Drainage

Drainage is average for the area. There is a natural swale that drains water across the surface in a couple areas of the farm.

### Comments

This is a good-quality farm with square corners and half-mile-long rows for efficient farming.

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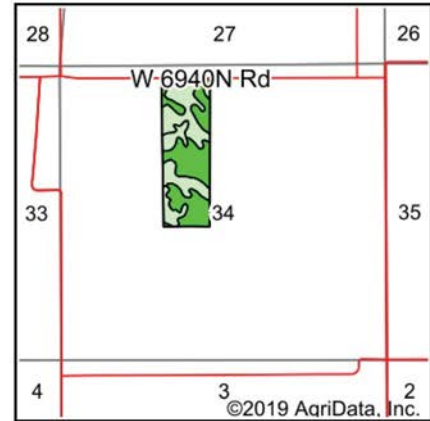
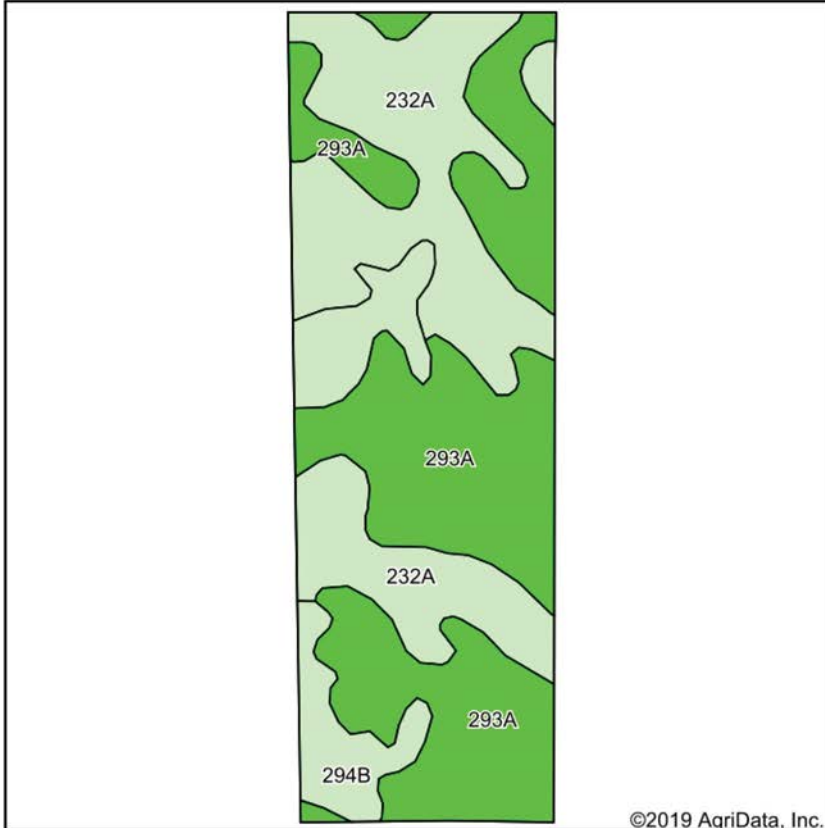
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State: **Illinois**  
 County: **Kankakee**  
 Location: **34-32N-11E**  
 Township: **Rockville**  
 Acres: **51.33**  
 Date: **7/9/2019**



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
293A	Andres silt loam, 0 to 2 percent slopes	25.75	50.2%		184	59	135
232A	Ashkum silty clay loam, 0 to 2 percent slopes	19.51	38.0%		170	56	127
**294B	Symerton silt loam, 2 to 5 percent slopes	6.07	11.8%		**177	**55	**130
<b>Weighted Average</b>					<b>177.9</b>	<b>57.4</b>	<b>131.4</b>

**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.

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



South looking north over corn



North end along road



North end along road



## **Make the Most of Your Farmland Investment**

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- Professional Buyer Representation
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