

Land For Sale

ACREAGE:

53.63 Acres, m/l

LOCATION:

Kankakee County, IL



Property *Key Features*

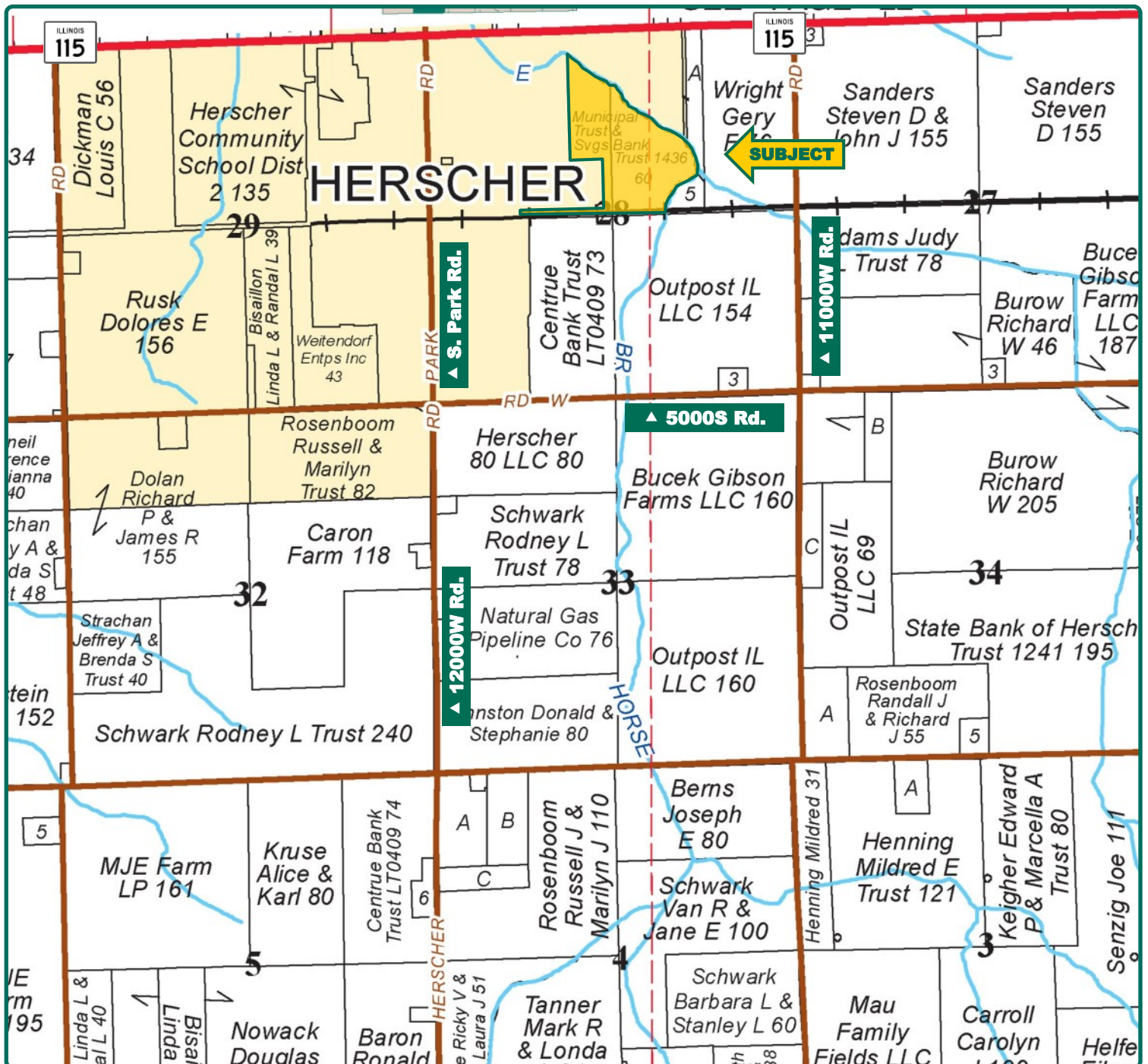
- **Located in a Strong Agricultural Community**
- **Quality Soils with a 126.80 PI**
- **Opportunity for Residential Development**

Eric Wilkinson, AFM

Licensed Managing Broker in IL
Licensed Real Estate Broker in IN
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: 47.94
Corn Base Acres: 47.90
Soil Productivity: 126.80 P.I.

Property Information

53.63 Acres, m/l

Location

Located on the east side of Herscher, IL.

Legal Description

Part of the North 1/2 of Section 28,
Township 30 North, Range 10 East of the
Third Principal Meridian, Pilot Township,
Kankakee County, IL

Price & Terms

- \$525,574.00
- \$9,800/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

2018 Taxes Payable in 2019: \$1,419.38
Taxable Acres: 60.02
Tax per Taxable Acre: \$23.65
PIN # 14-14-28-102-030, 14-14-28-200-
015, 14-14-28-100-022

FSA Data

Farm Number 3406, Tract 3094
FSA/Eff. Crop Acres: 47.94
Corn Base Acres: 47.90
Corn PLC Yield: 170 Bu.

Soil Types/Productivity

Main soil types are Reddick clay loam,
Ade loamy fine sand and Symerton silt
loam. Productivity Index (PI) based on
the FSA/Eff. Crop Acres is 126.80. 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, with 0 to 6%
slopes.

Buildings/Improvements

None.

Drainage

Natural, plus tile.

Comments

Good-quality soils in a strong farming
community.

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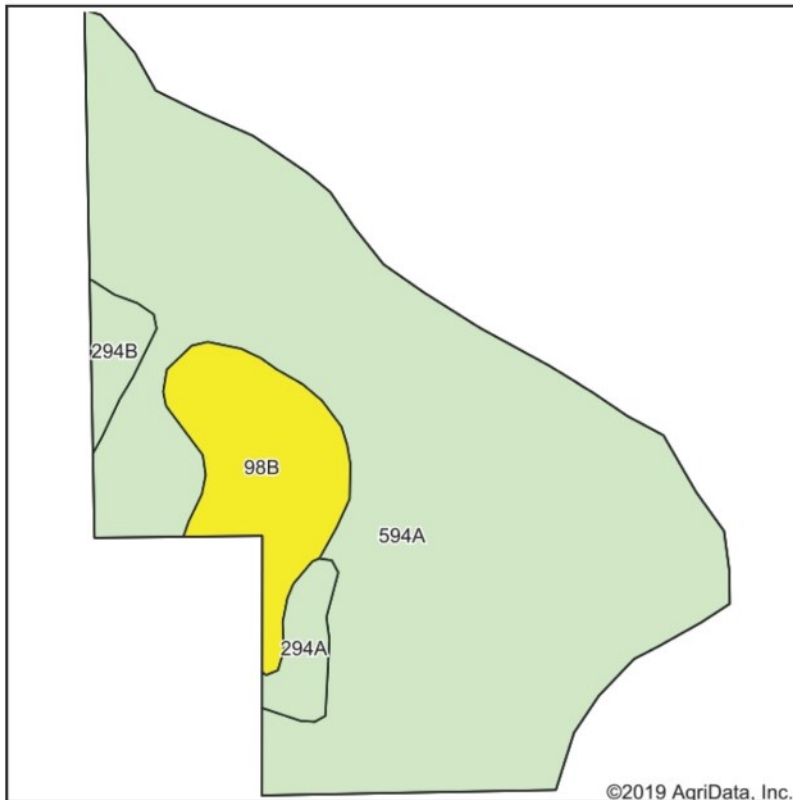
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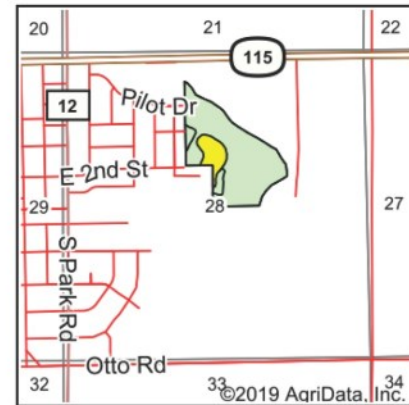
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **28-30N-10E**
Township: **Pilot**
Acres: **47.94**
Date: **11/14/2019**



Maps Provided By:



Area Symbol: IL091. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
594A	Reddick clay loam, 0 to 2 percent slopes	40.02	83.5%		177	56	130
**98B	Ade loamy fine sand, 1 to 6 percent slopes	5.49	11.5%		**134	**47	**102
294A	Symerton silt loam, 0 to 2 percent slopes	1.34	2.8%		179	56	131
**294B	Symerton silt loam, 2 to 5 percent slopes	1.09	2.3%		**177	**55	**130
Weighted Average					172.1	54.9	126.8

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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North Entrance looking Southeast



South Entrance looking East



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