

Land For Sale

ACREAGE:

76.50 Acres, m/l

LOCATION:

Kankakee County, IL

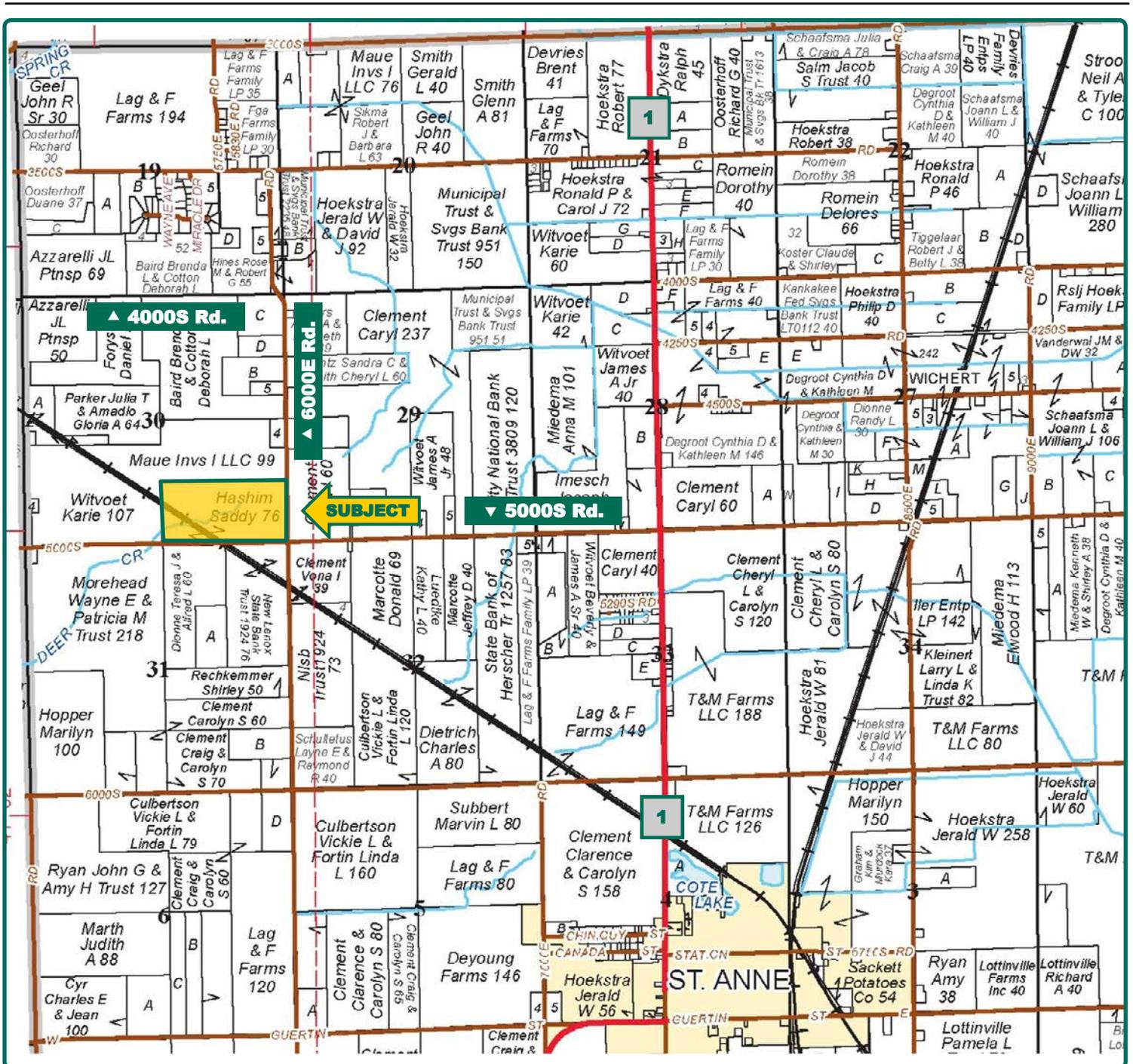


Property Key Features

- **Approximately 3 miles Northwest of St. Anne, IL**
- **Located in a strong agricultural community**
- **Good road access**

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FSA/Eff. Crop Acres:	74.20
Corn Base Acres:	21.10
Bean Base Acres:	35.60
Soil Productivity:	120.30 P.I.

Property Information

76.50 Acres, m/l

Location

Approximately 3 miles Northwest of St. Anne, IL.

Legal Description

South 1/2 of the Southeast 1/4, minus the railroad tracks, of Section 30, T30N, R12W.

Price & Terms

PRICE REDUCED!

- ~~\$558,450~~ \$520,200
- ~~\$7,300/acre~~ \$6,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,098.66

Taxable Acres: 76.50

Tax per Taxable Acre: \$27.43

PIN # 11-18-30-400-003

FSA Data

Farm Number 3988, Tract 10728

FSA/Eff. Crop Acres: 74.2

Corn Base Acres: 21.1

Corn PLC Yield: 115 Bu.

Bean Base Acres: 35.6

Bean PLC Yield: 36 Bu.

Soil Types/Productivity

Main soil types are Beecher silt loam and Milford silty clay loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 120.30. 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, 0-4% slopes.

Buildings/Improvements

None.

Drainage

Average for the area. There is a waterway crossing through the center of the tract.

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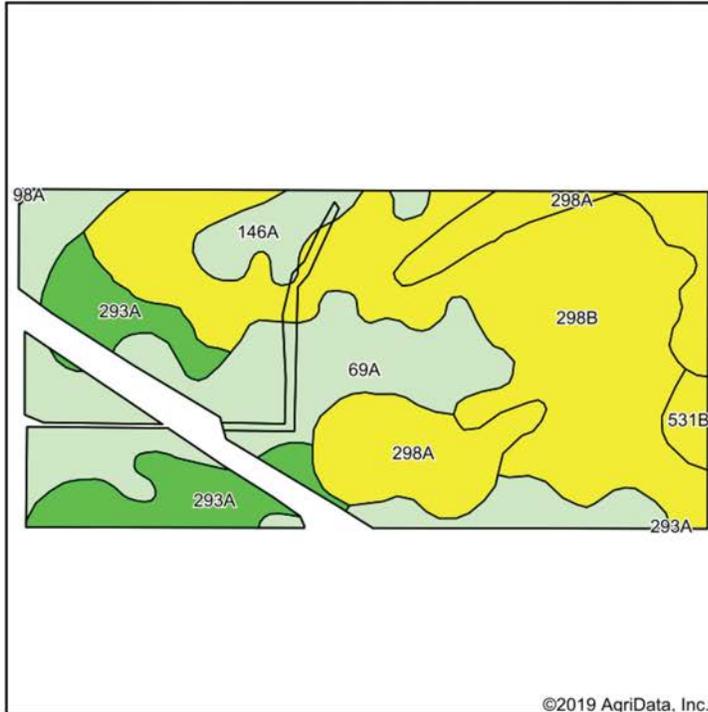
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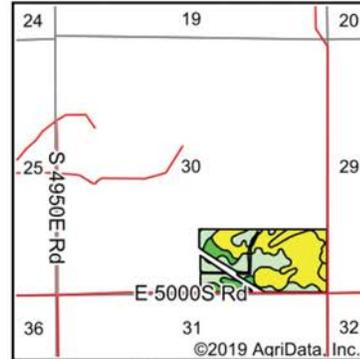
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Kankakee**
Location: **30-30N-12W**
Township: **St. Anne**
Acres: **74.2**
Date: **7/15/2019**



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
**298B	Beecher silt loam, 2 to 4 percent slopes	29.76	40.1%		**150	**50	**113
69A	Milford silty clay loam, 0 to 2 percent slopes	20.87	28.1%		171	57	128
298A	Beecher silt loam, 0 to 2 percent slopes	11.09	14.9%		152	51	114
293A	Andres silt loam, 0 to 2 percent slopes	8.08	10.9%		184	59	135
146A	Elliott silt loam, 0 to 2 percent slopes	3.25	4.4%		168	55	125
**531B	Markham silt loam, 2 to 4 percent slopes	1.15	1.5%		**153	**50	**113
Weighted Average					160.7	53.3	120.3

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

Good quality soils in a strong farming community.

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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Southeast corner looking northwest



East side looing west



West side looking east



West side looking east



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