

Land For Sale

ACREAGE:

110.00 Acres, m/l

LOCATION:

Kankakee County, IL



Property *Key Features*

- **Located 4.5 Miles East-Southeast of Herscher, IL**
- **Good-Quality Soils with a 126.30 PI**
- **High Percentage Tillable Farm**

Eric Wilkinson, AFM

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815-935-9878

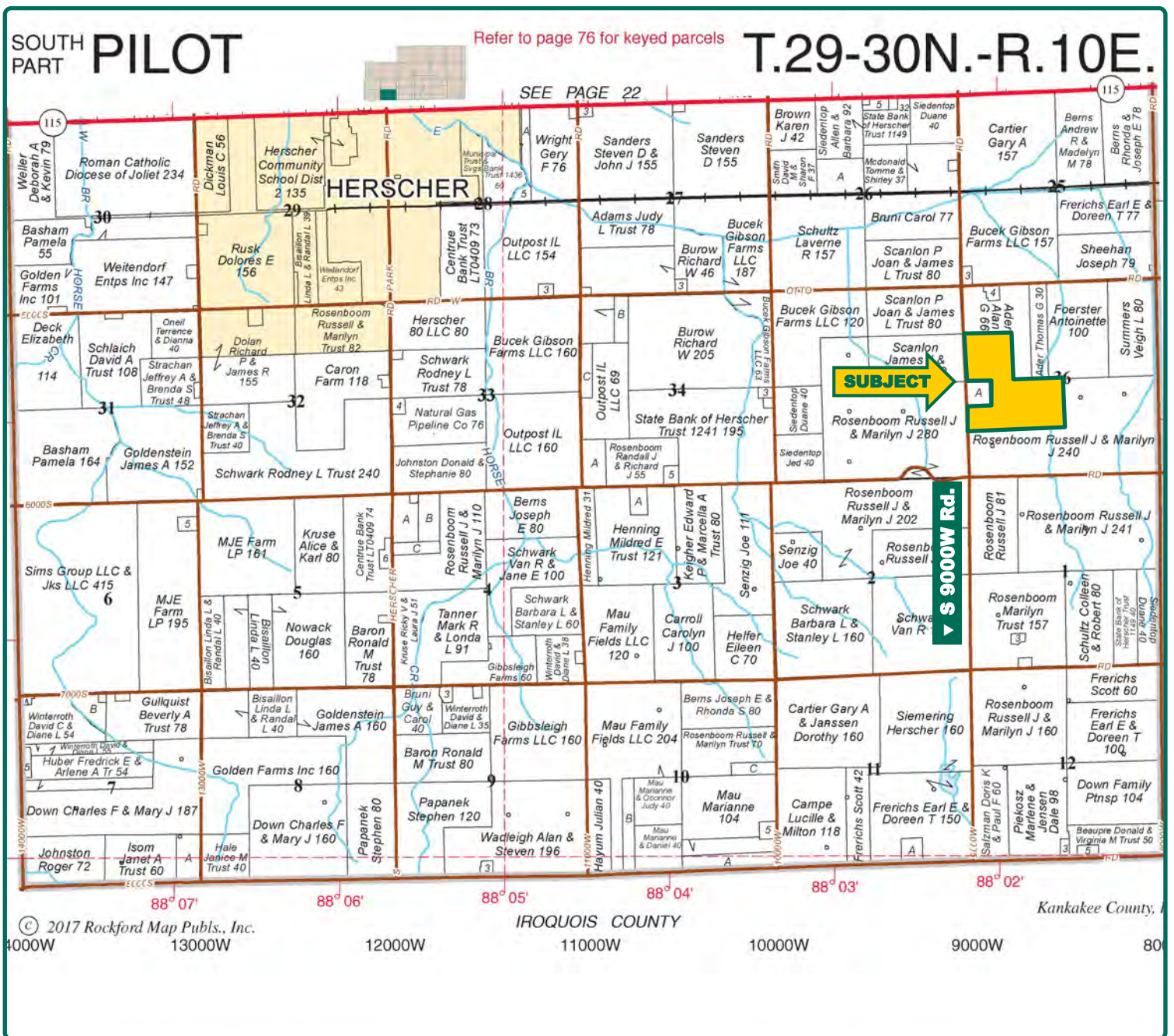
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FSA/Eff. Crop Acres:	110.45
Corn Base Acres:	54.70
Bean Base Acres:	54.70
Soil Productivity:	126.30 P.I.

Property Information

110.00 Acres, m/l

Location

4.5 miles East-Southeast of Herscher, IL.

Legal Description

SW¼ NW¼ and N½ SW¼, Section 36, excluding the 10 acre home site in the NW corner, Township 30N, Range 10 East of the 5th P.M. (Pilot Twp.)

Price & Terms

- \$924,000
- \$8,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Upon closing, subject to tenant rights of possession for 2020 crop year.

Real Estate Tax

2019 Taxes Payable 2020: \$2,815.12

Taxable Acres: 110.00

Tax per Taxable Acre: \$25.60

PIN# 14-14-36-300-004 &

14-14-36-100-002

FSA Data

Farm Number 10503, Tract 14387

FSA/Eff. Crop Acres: 110.45

Corn Base Acres: 54.70

Corn PLC Yield: 141.00 Bu.

Bean Base Acres: 54.70

Bean PLC Yield: 43.00 Bu.

Soil Types/Productivity

Main soil types are Reddick and Elliott. Productivity Index on the FSA/Eff. Crop acres is 126.30. 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.

Drainage

Natural.

Water & Well Information

None.

Comments

A good-quality, highly tillable farm in a strong farming community.

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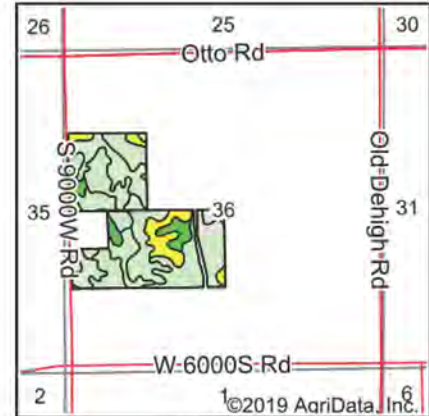
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State: **Illinois**
 County: **Kankakee**
 Location: **36-30N-10E**
 Township: **Pilot**
 Acres: **110.45**
 Date: **6/24/2020**



Soils data provided by USDA and NRCS.

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	38.72	35.1%		177	56	130
**146B	Elliott silt loam, 2 to 4 percent slopes	26.98	24.4%		**166	**54	**124
**294B	Symerton silt loam, 2 to 5 percent slopes	10.35	9.4%		**177	**55	**130
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	10.26	9.3%		**150	**48	**110
293A	Andres silt loam, 0 to 2 percent slopes	7.97	7.2%		184	59	135
146A	Elliott silt loam, 0 to 2 percent slopes	7.30	6.6%		168	55	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.91	6.3%		170	56	127
**223B	Varna silt loam, 2 to 4 percent slopes	1.96	1.8%		**156	**50	**115
Weighted Average					170.9	54.7	126.3

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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North 40- SE Corner Looking NW



South 70- West Side Looking East



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