

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Kankakee County, IL**



## Property *Key Features*

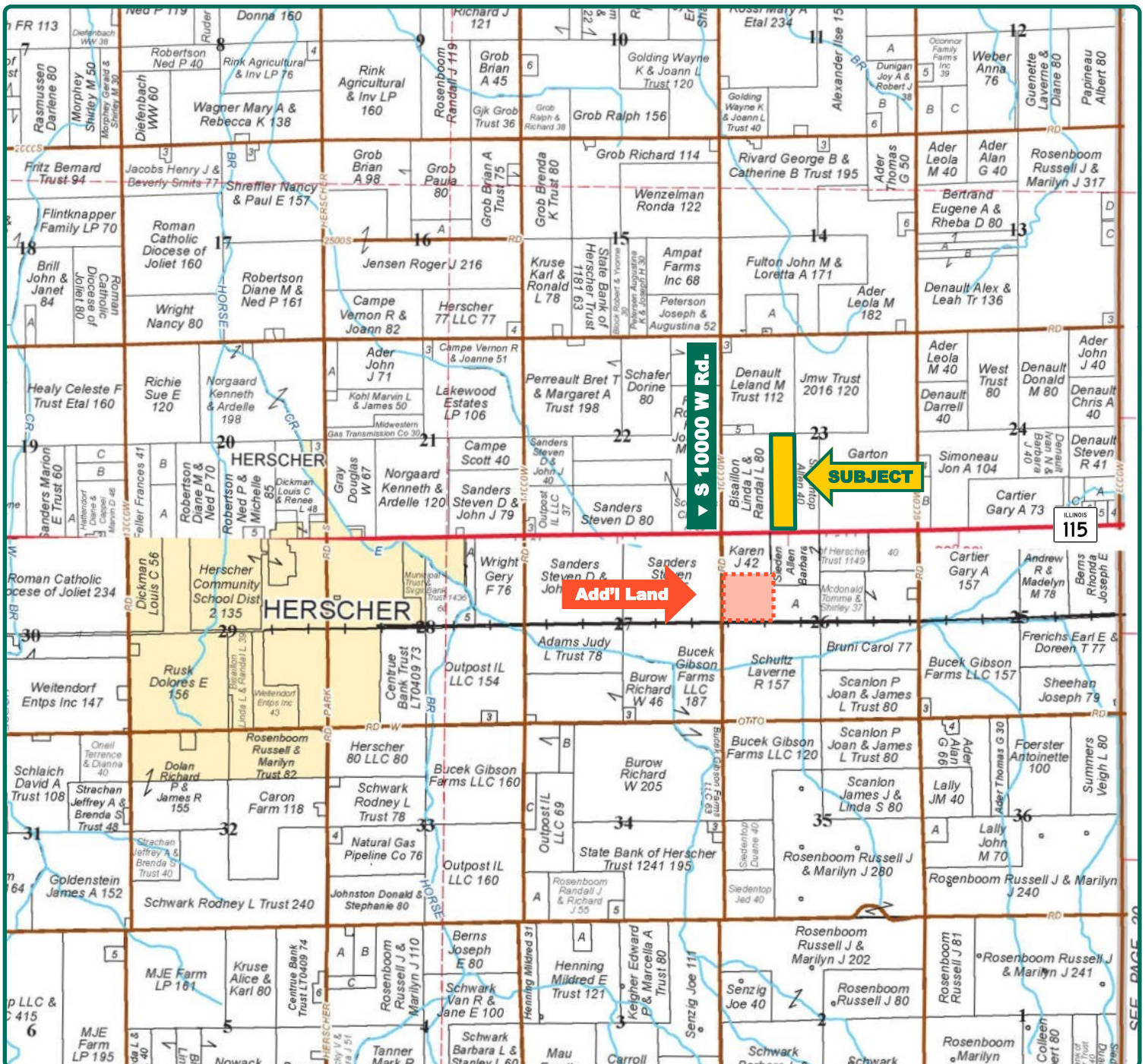
- Good-Quality Soils with 123.80 PI
- High Percentage Tillable
- IL Route 115 Frontage

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Melissa Halpin**  
Licensed in Broker in IL & IN  
**MelissaH@Hertz.ag**



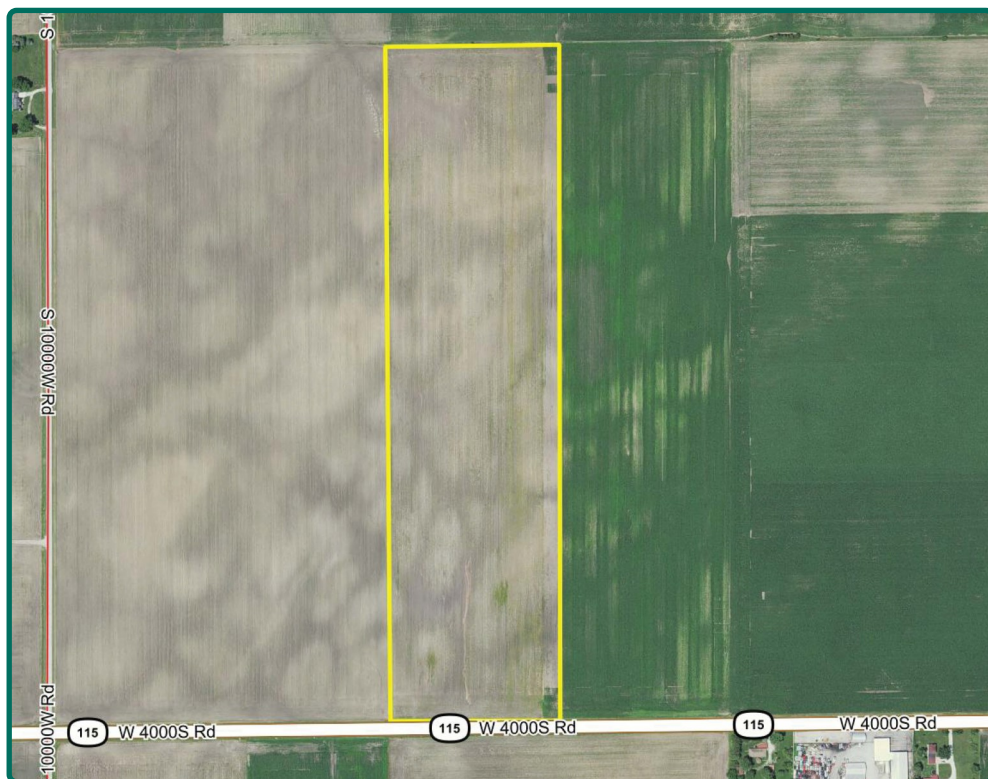


Map reproduced with permission of Rockford Map Publishers

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Melissa Halpin**  
Licensed in Broker in IL & IN  
**MelissaH@Hertz.ag**



**FSA/Eff. Crop Acres: 40.40\***

**Corn Base Acres: 19.75\***

**Bean Base Acres: 19.70\***

**Soil Productivity: 123.80 P.I.**

*\*Acres are estimated.*

## Property Information

### 40.00 Acres, m/l

### Location

2 miles east of Herscher, IL on the north side of Illinois Route 115.

### Legal Description

W½ E½ SW¼, Section 23, Township 30 North, Range 10 East of the 3rd P.M., Kankakee Co., IL. (Pilot Twp.)

### Price & Terms

- \$340,000
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2019 Taxes Payable 2020: \$976.84

Taxable Acres: 40.00

Tax per Taxable Acre: \$24.42

PIN# 14-14-23-300-012

### Lease Status

Leased through 2021 crop year.

### FSA Data

Part of Farm Number 5551, Tract 11538

FSA/Eff. Crop Acres: 40.40\*

Corn Base Acres: 19.75\*

Corn PLC Yield: 127 Bu.

Bean Base Acres: 19.70\*

Bean PLC Yield: 38 Bu.

*\*Acres are estimated pending reconstitution of the farm by the Kankakee County FSA Office.*

### Soil Types/Productivity

Main soil types are Andres, Selma and Ade. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 123.80. 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 rolling.

### Drainage

Natural, plus some tile. No maps available.

### Water & Well Information

None.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL  
**EricW@Hertz.ag**

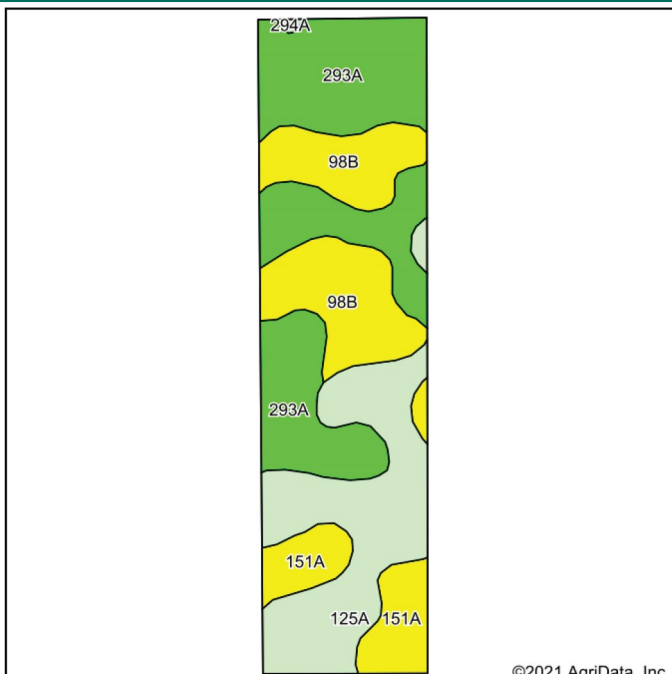
**815-935-9878**

200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

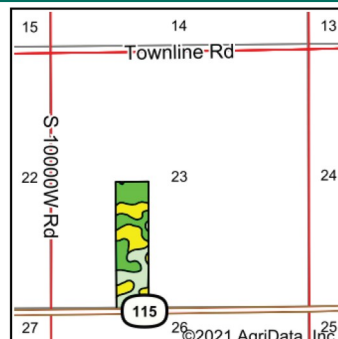
**Melissa Halpin**

Licensed in Broker in IL & IN  
**MelissaH@Hertz.ag**





Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Kankakee**  
Location: **23-30N-10E**  
Township: **Pilot**  
Acres: **40.4**  
Date: **1/19/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



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	15.80	39.1%		184	59	135
125A	Selma loam, 0 to 2 percent slopes	11.24	27.8%		176	57	129
**98B	Ade loamy fine sand, 1 to 6 percent slopes	8.87	22.0%		**134	**47	**102
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	4.40	10.9%		151	51	114
294A	Symerton silt loam, 0 to 2 percent slopes	0.09	0.2%		179	56	131
Weighted Average					167.2	54.9	123.8

**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.

## Comments

A nice 40-acre farm with Route 115 frontage and efficient half-mile long rows.

## Additional Land for Sale

Seller has an additional 36.59 acres of land for sale located directly southwest of this property. See Additional Land Aerial Photo.

*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.*

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**

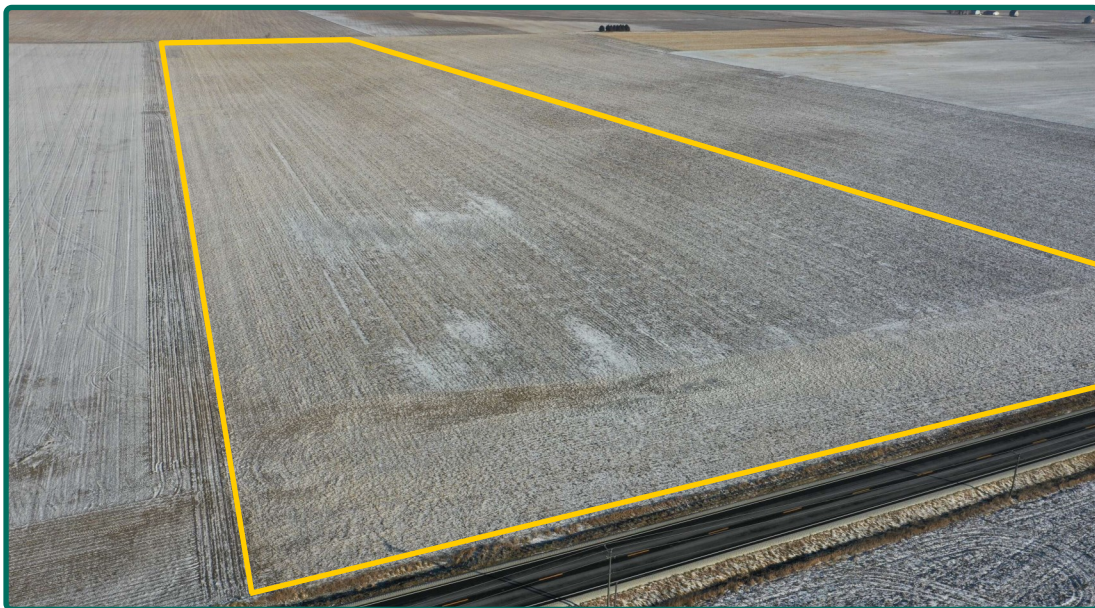
**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Melissa Halpin**  
Licensed in Broker in IL & IN  
**MelissaH@Hertz.ag**

North Looking South



Southwest Corner Looking Northeast



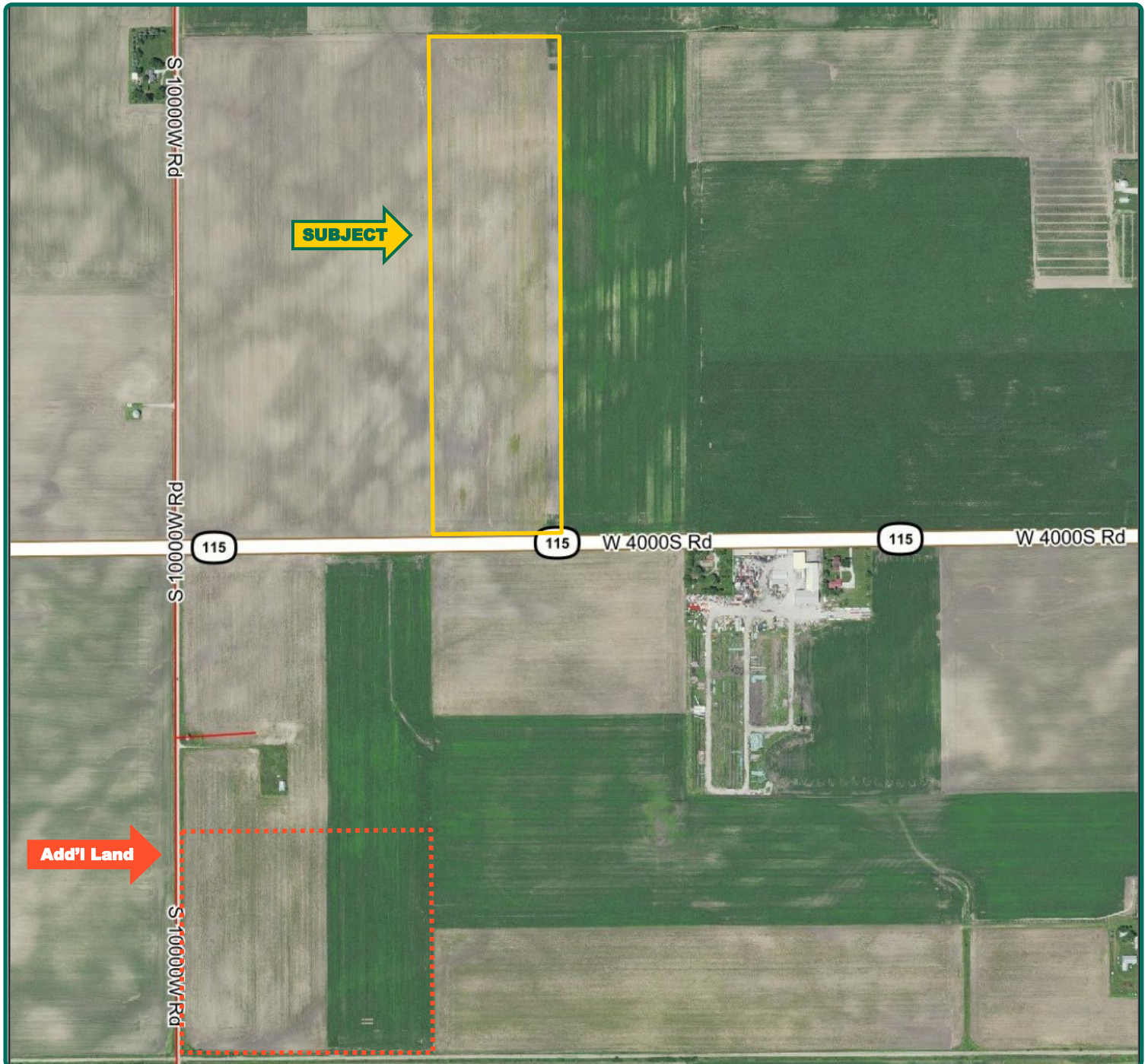
**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Melissa Halpin**  
Licensed in Broker in IL & IN  
**MelissaH@Hertz.ag**



# Additional Land Aerial Photo



**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**EricW@Hertz.ag**

**815-935-9878**  
200 E Court, Ste. 600  
Kankakee, IL 60901  
**www.Hertz.ag**