

# Land For Sale

**ACREAGE:**

**36.59 Acres, m/l**

**LOCATION:**

**Kankakee County, IL**



## Property *Key Features*

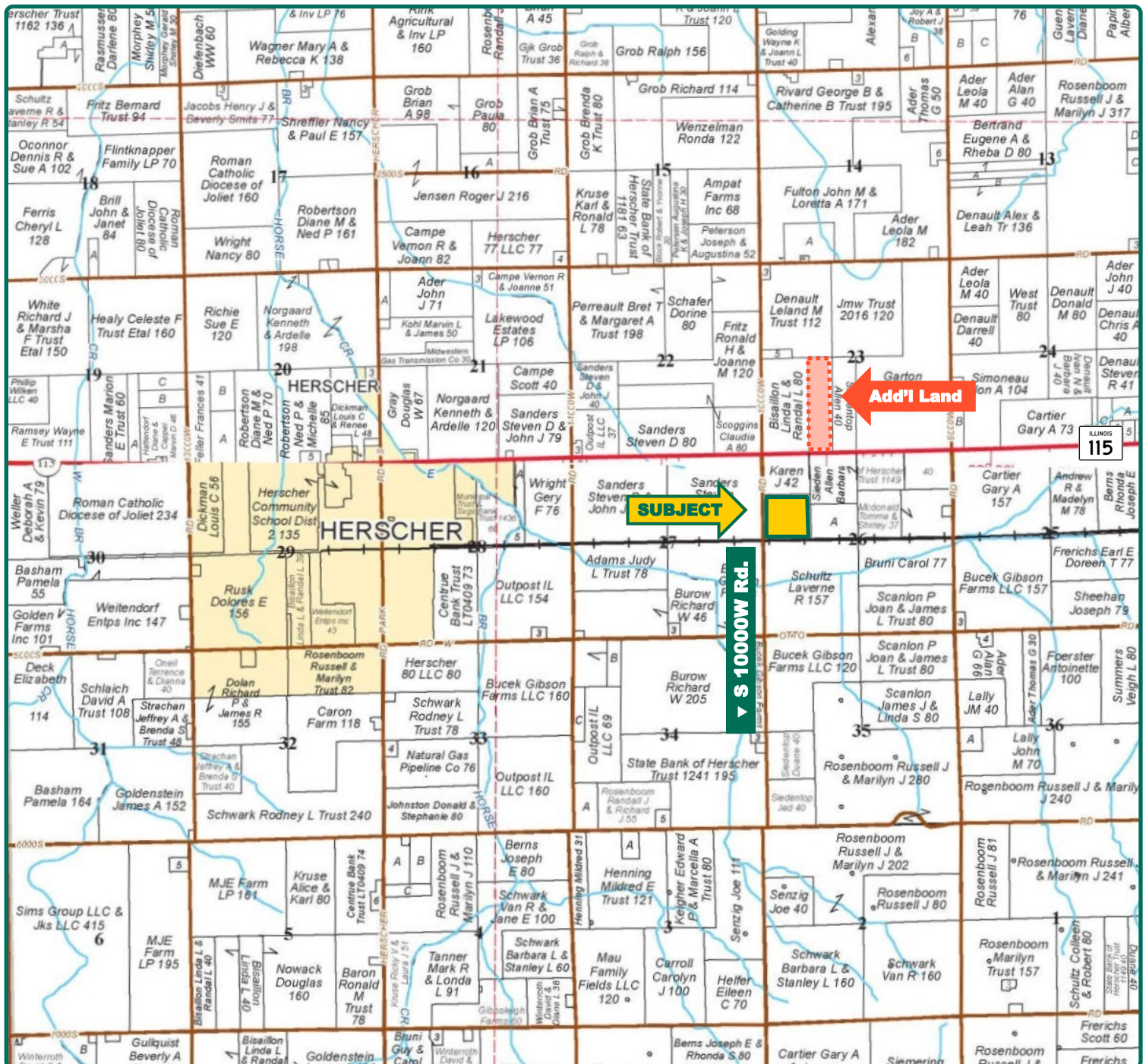
- Good-Quality Soils with 132.60 PI
- High Percentage Tillable
- Located 2 Miles East of Herscher, IL

**Eric Wilkinson, AFM**  
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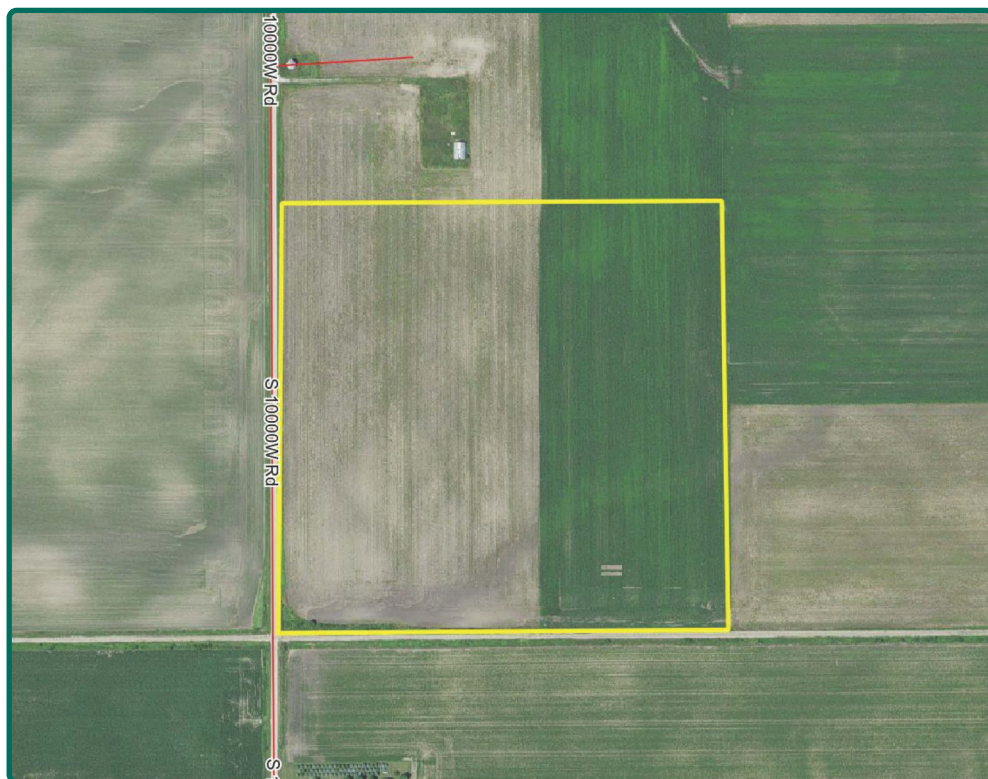


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**FSA/Eff. Crop Acres:** 36.83\*

**Corn Base Acres:** 17.44\*

**Bean Base Acres:** 16.82\*

**Soil Productivity:** 132.60 P.I.

*\*Acres are estimated.*

## Property Information

### 36.59 Acres, m/l

#### Location

2 miles east of Herscher, IL on the east side of S 10000W Rd.

#### Legal Description

SW¼ NW¼, Section 26, Township 30 North, Range 10 East of the 3rd P.M., Kankakee Co., IL. (Pilot Twp.)

#### Price & Terms

- \$320,162.50
- \$8,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated.

#### Real Estate Tax

2019 Taxes Payable 2020: \$1,065.44

Taxable Acres: 36.59

Tax per Taxable Acre: \$29.12

PIN# 14-14-26-100-006

#### Lease Status

Leased through 2021 crop year.

#### FSA Data

Part of Farm Number 4988, Tract 11264

FSA/Eff. Crop Acres: 36.83\*

Corn Base Acres: 17.44\*

Corn PLC Yield: 129 Bu.

Bean Base Acres: 16.82\*

Bean PLC Yield: 35 Bu.

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

#### Soil Types/Productivity

Main soil types are Andres, Symerton and Reddick. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 132.60. 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.

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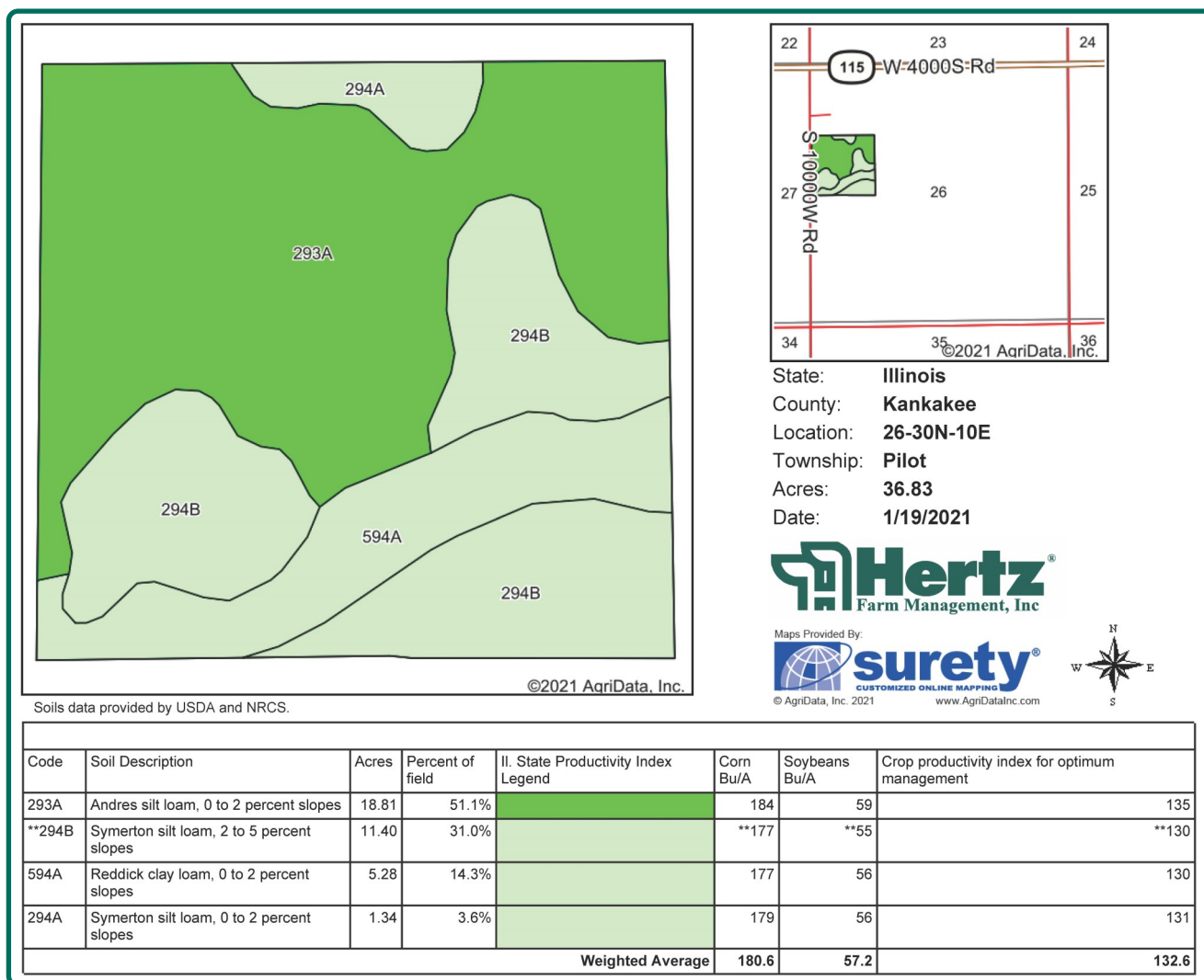
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## Comments

An attractive, short 40-acre farm located along a hard-surface road east of Herscher, IL.

## Additional Land for Sale

Seller has 40 acres of additional land for sale located directly northeast 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.*

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Southeast Corner Looking Northwest



Northeast Corner Looking Southwest



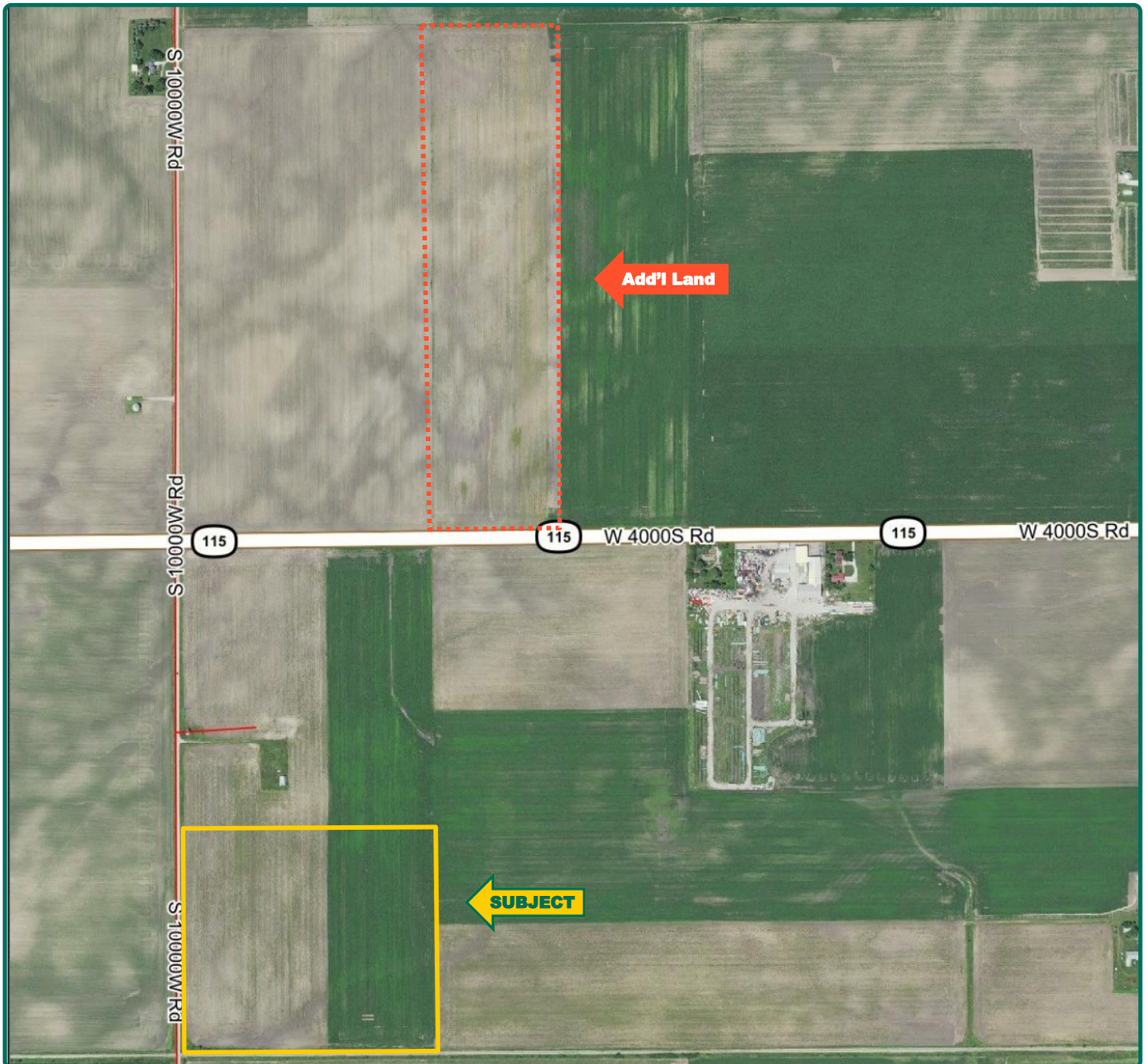
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# Additional Land Aerial Photo



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