

# Land For Sale

**ACREAGE:**

**280.00 Acres, m/l**

**LOCATION:**

**Kankakee County, IL**



## Property Key Features

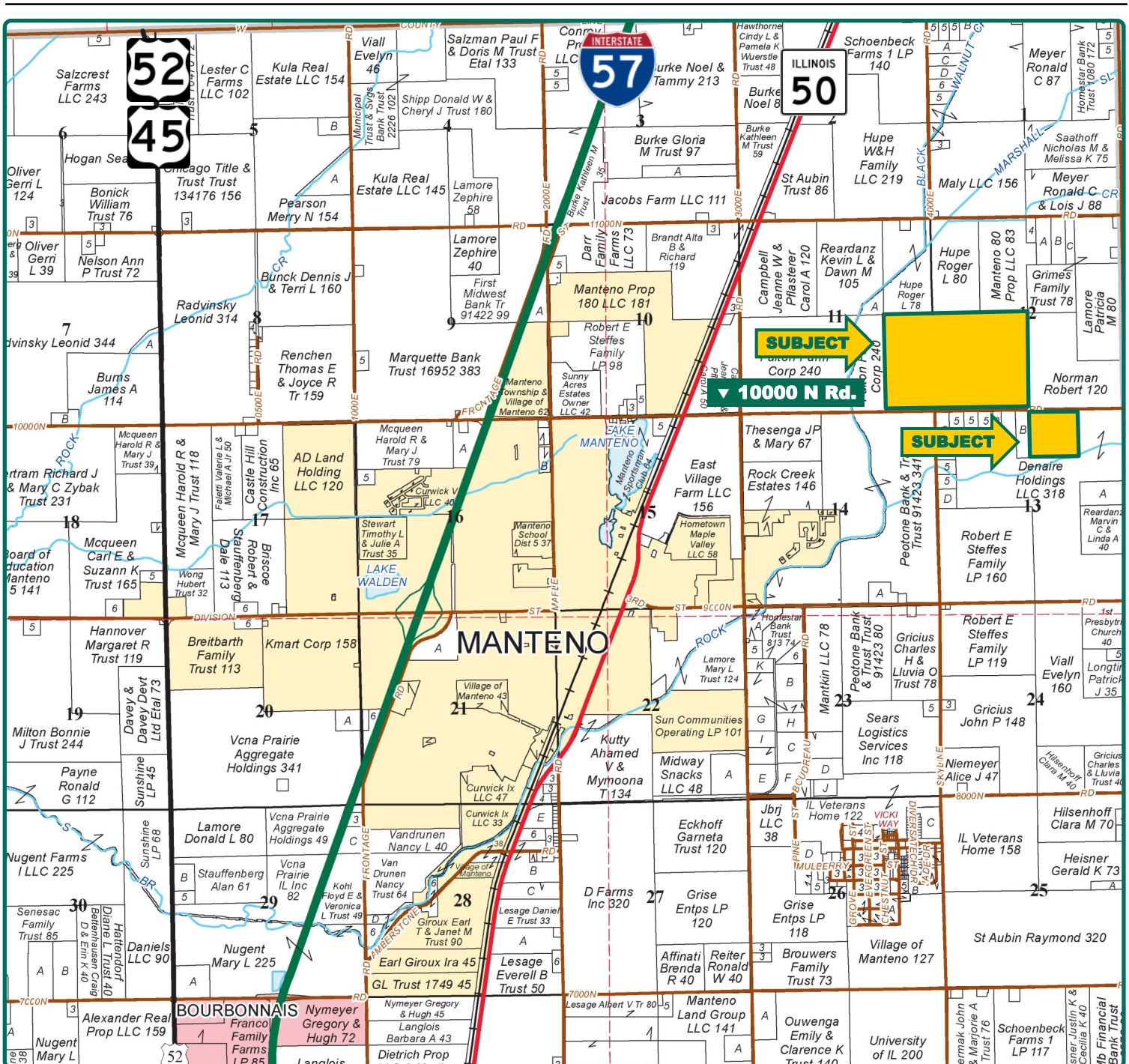
- Located 1.5 Miles East of Manteno, IL
- Opportunity to Invest in 280 Acres of Quality Farmland
- High Percentage Tillable with 274.41 FSA/Eff. Crop Acres and 124.20 PI

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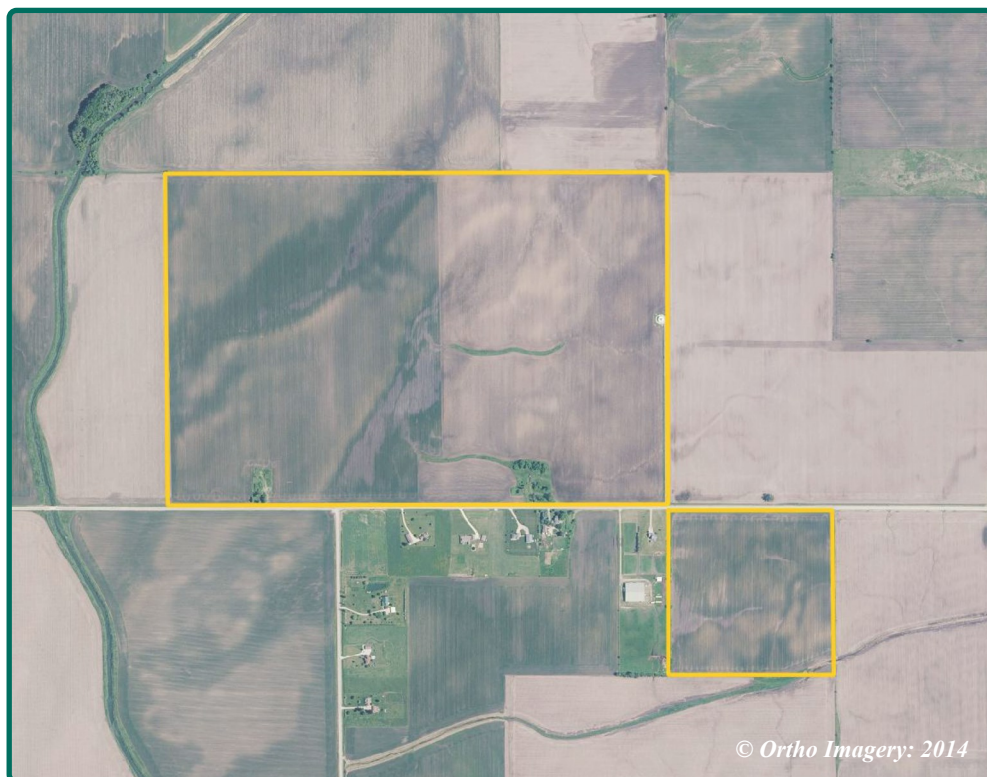


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<b>FSA/Eff. Crop Acres:</b>	<b>274.41</b>
<b>Corn Base Acres:</b>	<b>138.90</b>
<b>Bean Base Acres:</b>	<b>135.50</b>
<b>Soil Productivity:</b>	<b>124.20 PI</b>

© Ortho Imagery: 2014

## Property Information

### 280.00 Acres, m/l

### Location

From Manteno: go north on Route 50 for ½ mile, then east on 10000 N Rd. The property will be on both the north and south sides of 10000 N Rd.

### Legal Description

E½ SE¼ Section 11, SW¼ Section 12, and NW¼ NE¼ Section 13, all in Township 32 North, Range 12 East of the 3rd P.M., Kankakee Co., IL.

### Price & Terms

- \$2,800,000
- \$10,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of the existing lease.

### Real Estate Tax

2020 Taxes Payable 2021: \$9,374.06  
Taxable Acres: 280.00  
Tax per Taxable Acre: \$33.48  
PIN #s 03-02-11-400-002, 03-02-12-300-005, 03-02-13-200-001

### Lease Status

Open lease for the 2022 crop year.

### Federal Aviation Land Lease

A FAA VORTAC Tower is located on 1.68 ac. of the east boundary of the farm. Land is leased to the US Dept. of Transportation Federal Aviation Administration through 9/3/23 with an annual payment in arrears of \$2,600.

### FSA Data

Farm Number 827, Tract 197  
FSA/Eff. Crop Acres: 274.41  
Corn Base Acres: 138.90  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 135.50  
Bean PLC Yield: 42 Bu.

### Soil Types/Productivity

Main soil types are Darroch, Beecher, Milford, and Pella. Productivity Index (PI) on the FSA/Eff. Crop acres is 124.20. 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

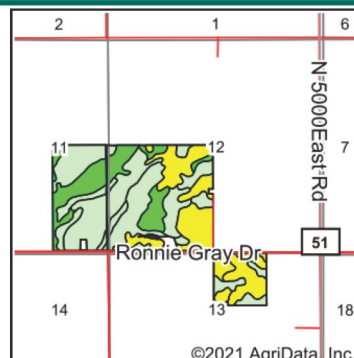
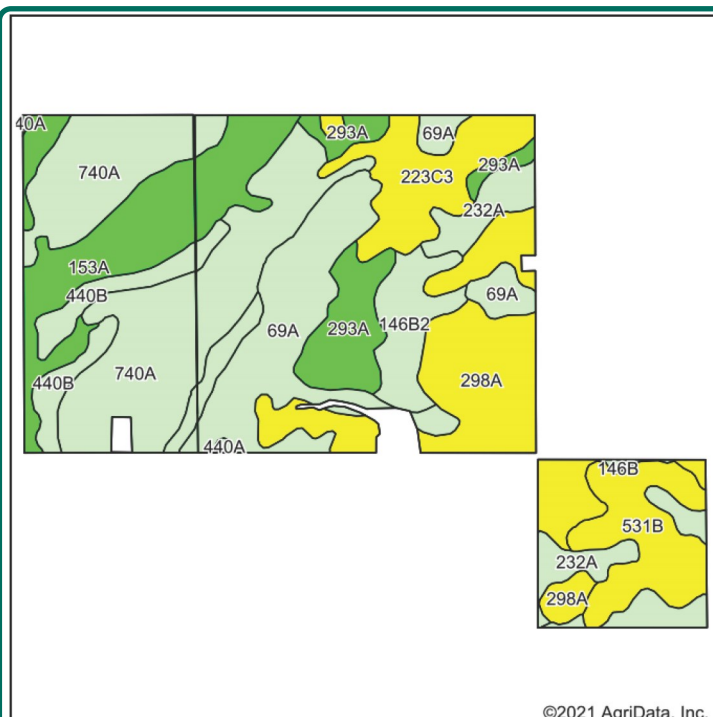
Level to gently sloping.

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State: **Illinois**  
County: **Kankakee**  
Location: **12-32N-12E**  
Township: **Manteno**  
Acres: **274.41**  
Date: **10/15/2021**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
740A	Darroch silt loam, 0 to 2 percent slopes	63.65	23.2%		129
298A	Beecher silt loam, 0 to 2 percent slopes	41.83	15.2%		114
69A	Milford silty clay loam, 0 to 2 percent slopes	40.12	14.6%		128
153A	Pella silty clay loam, 0 to 2 percent slopes	33.20	12.1%		136
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	19.72	7.2%		**102
**531B	Markham silt loam, 2 to 4 percent slopes	19.29	7.0%		**113
293A	Andres silt loam, 0 to 2 percent slopes	16.25	5.9%		135
**440B	Jasper loam, 2 to 5 percent slopes	15.15	5.5%		**129
232A	Ashkum silty clay loam, 0 to 2 percent slopes	12.86	4.7%		127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	11.55	4.2%		**119
**146B	Elliott silt loam, 2 to 4 percent slopes	0.50	0.2%		**124
440A	Jasper loam, 0 to 2 percent slopes	0.29	0.1%		130
Weighted Average					124.2

## Drainage

Natural, some tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

There is a well on the west building site of the northern 240 acres.

*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 240 Acres, m/l - Middle of South Boundary Looking Northeast



North 240 Acres, m/l - Middle of South Boundary Looking Northwest



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North 240 Acres, m/l - Southeast Looking Northwest



South 40 Acres, m/l - Northwest Looking Southeast



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