

Land For Sale

ACREAGE:

55.00 Acres, m/l

LOCATION:

Will County, IL

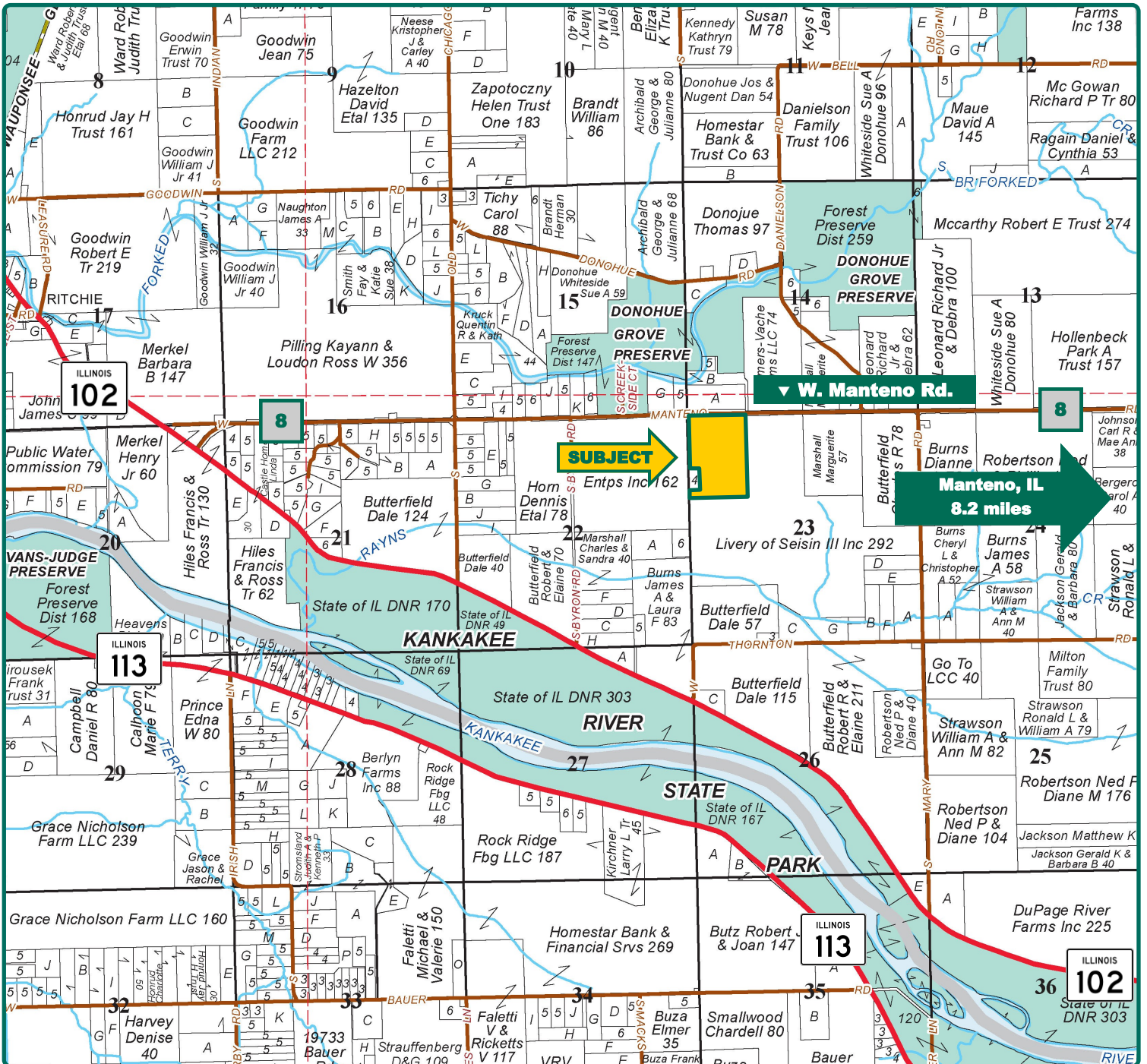


Property Key Features

- Located 10 Miles West of Manteno, Illinois
- 54.81 Est. FSA/Eff. Crop Acres with 121.00 Soil PI
- Productive Farm on County Highway 8/Manteno-DeSelm Road

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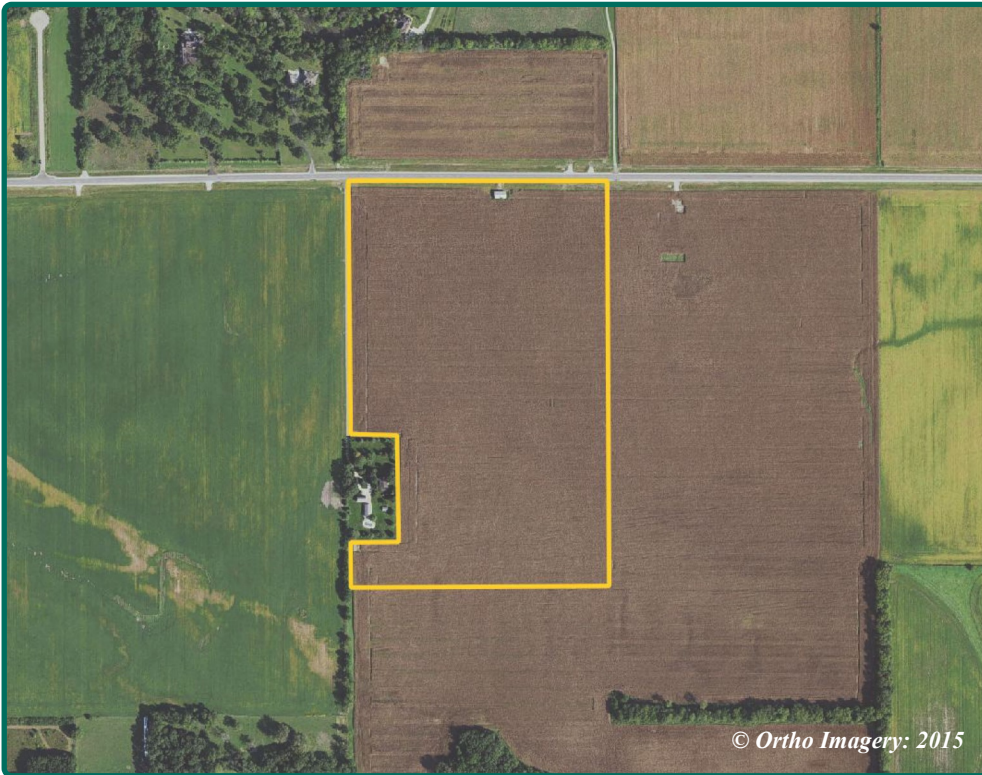
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FSA/Eff. Crop Acres:	54.81*
Corn Base Acres:	30.40*
Bean Base Acres:	21.10*
Oat Base Acres:	0.73*
Wheat Base Acres:	0.17*
Soil Productivity:	121.00 PI

**Acres are estimated.*

Property Information

55.00 Acres, m/l

Location

From Manteno: go west on Co. Hwy. 9/W. 9000N Rd. for 8.2 miles, the continue west on Co. Hwy. 8/W. Manteno Rd. for 1.9 miles. Property is on the south side of W. Manteno Rd.

Legal Description

Part of the W½ NW¼, Section 23, Township 32 North, Range 10 East of the 3rd P.M., Will County, IL.

Price & Terms

- \$605,000
- \$11,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2020 Taxes Payable 2021: \$1,238.14
Taxable Acres: 55.00
Tax Parcel ID #: 08-25-23-100-005-0000

Lease Status

Leased through the 2022 crop year.

FSA Data

Part of Farm Number 7550, Tract 8418
FSA/Eff. Crop Acres: 54.81*
Corn Base Acres: 30.40*
Corn PLC Yield: 161 Bu.
Bean Base Acres: 21.10*
Bean PLC Yield: 39 Bu.
Oats Base Acres: 0.73*
Oats PLC Yield: 61 Bu.
Wheat Base Acres: 0.17*

Wheat PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Will County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ashkum, Beecher and Blount. Productivity Index (PI) on the Est. FSA/Eff. Crop acres is 121.00. 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 with 0-4% slopes.

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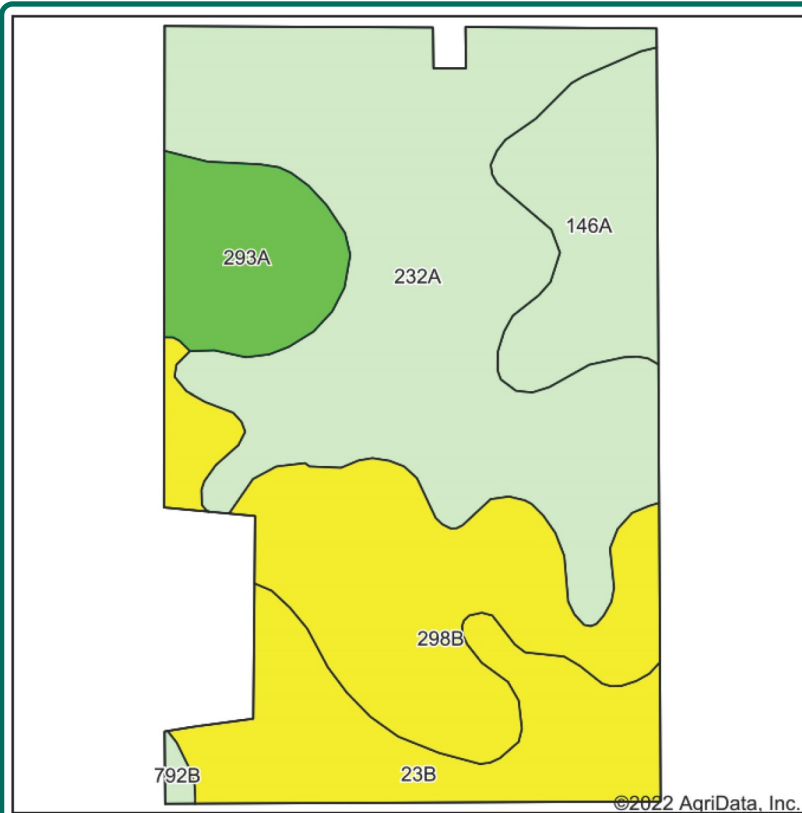
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State: **Illinois**
 County: **Will**
 Location: **23-32N-10E**
 Township: **Wesley**
 Acres: **54.81**
 Date: **4/27/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	23.67	43.2%		127
**298B	Beecher silt loam, 2 to 4 percent slopes	12.11	22.1%		**113
**23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	8.09	14.8%		**104
146A	Elliott silt loam, 0 to 2 percent slopes	6.05	11.0%		125
293A	Andres silt loam, 0 to 2 percent slopes	4.65	8.5%		135
**792B	Bowes silt loam, 2 to 4 percent slopes	0.24	0.4%		**129
Weighted Average					121

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

There is a 32' x 56' post frame shed on the north side of the property.

Water & Well Information

No known wells.

Pipelines

Underground pipelines are located on the property. Contact agent for details.

Comments

Nice Will County farm with access to Manteno-DeSelm Rd./County Hwy. 8.

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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Southwest Corner Looking Northeast



Northeast Corner Looking Southwest



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