

Land For Sale

ACREAGE:

20.28 Acres, m/l

LOCATION:

Kankakee County, IL



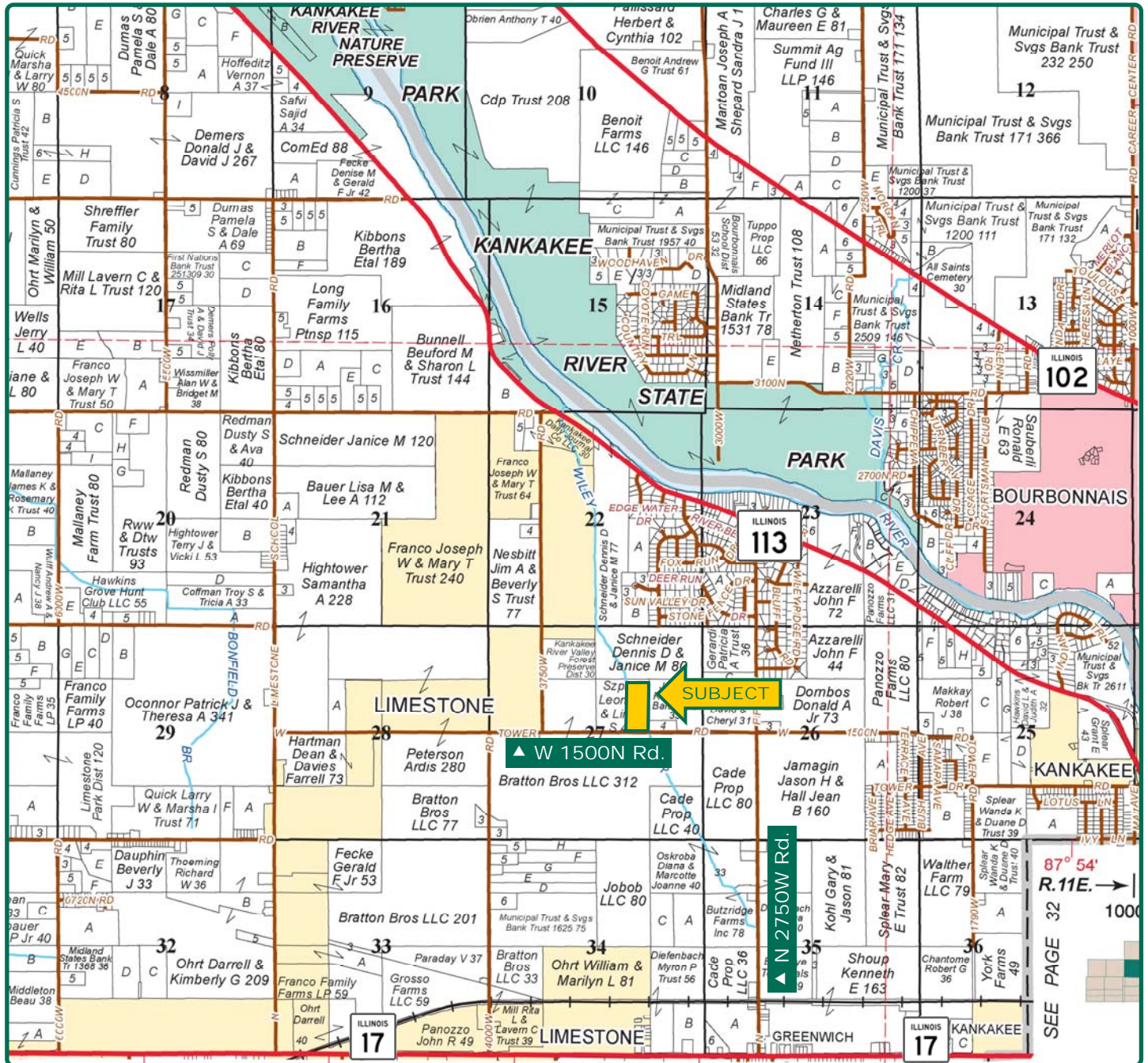
Property *Key Features*

- **20-Acre, Rural Parcel Ready to Build Your Dream Home**
- **Short Drive to Kankakee - Located within Herscher School District**
- **Zoned Agricultural - Allows Farm Animals, Outbuildings, Barndominiums**

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FSA/Eff. Crop Acres: 6.93*
Corn Base Acres: 4.11*
Bean Base Acres: 2.71*
Wheat Base Acres: 0.11*
Soil Productivity: 96.50 P.I.

**Acres are estimated.*

Property Information

20.28 Acres, m/l

Location

From Kankakee: 2 miles west on IL Route 17, then north on N 2750W Rd. for 1½ miles to W 1500N Rd., then ¾ mile west. The property is on the north side of the road.

Legal Description

E½ SW¼ NE¼, Section 27, Township 31 North, Range 11 East of the 3rd P.M., Kankakee Co., IL. (Limestone Twp.)

Price & Terms

PRICE REDUCED!

- ~~\$230,000~~ - \$222,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2021 Taxes Payable 2022: \$306.22*
 Taxable Acres: 20.28
 Tax per Taxable Acre: \$15.16*
 Tax Parcel ID #: 07-08-27-200-012
**Taxes are estimated pending tax parcel split. Kankakee County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 4984, Tract 11260
 FSA/Eff. Crop Acres: 6.93*
 Corn Base Acres: 4.11*
 Corn PLC Yield: 139 Bu.

Bean Base Acres: 2.71*

Bean PLC Yield: 40 Bu.

Wheat Base Acres: 0.11*

Wheat PLC Yield: 63 Bu.

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

Soil Types/Productivity

Main soil types are Channahon and Tallmadge. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 96.50. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

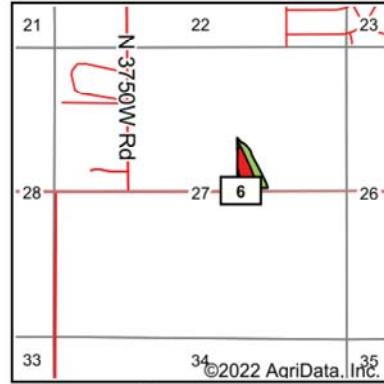
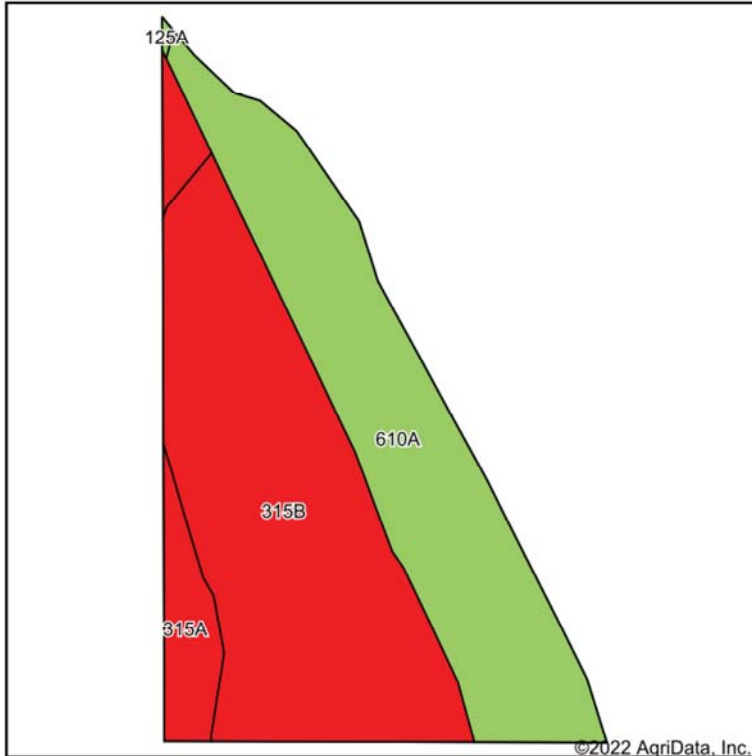
Land Description

Mix of nearly level, tillable, and wooded land.

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State: **Illinois**
 County: **Kankakee**
 Location: **27-31N-11E**
 Township: **Limestone**
 Acres: **6.93**
 Date: **6/30/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**315B	Channahon silt loam, 2 to 4 percent slopes	3.54	51.1%		**78
610A	Tallmadge sandy loam, 0 to 2 percent slopes	2.83	40.8%		123
315A	Channahon silt loam, 0 to 2 percent slopes	0.56	8.1%		79
Weighted Average					96.5

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Endless opportunities for this property. A great location to build your dream home or for use as a hobby farm. Wooded acreage with a creek provides a great area for recreational activities and hunting.

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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Description



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Additional Land Aerial Photo



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