

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Kankakee County, IL



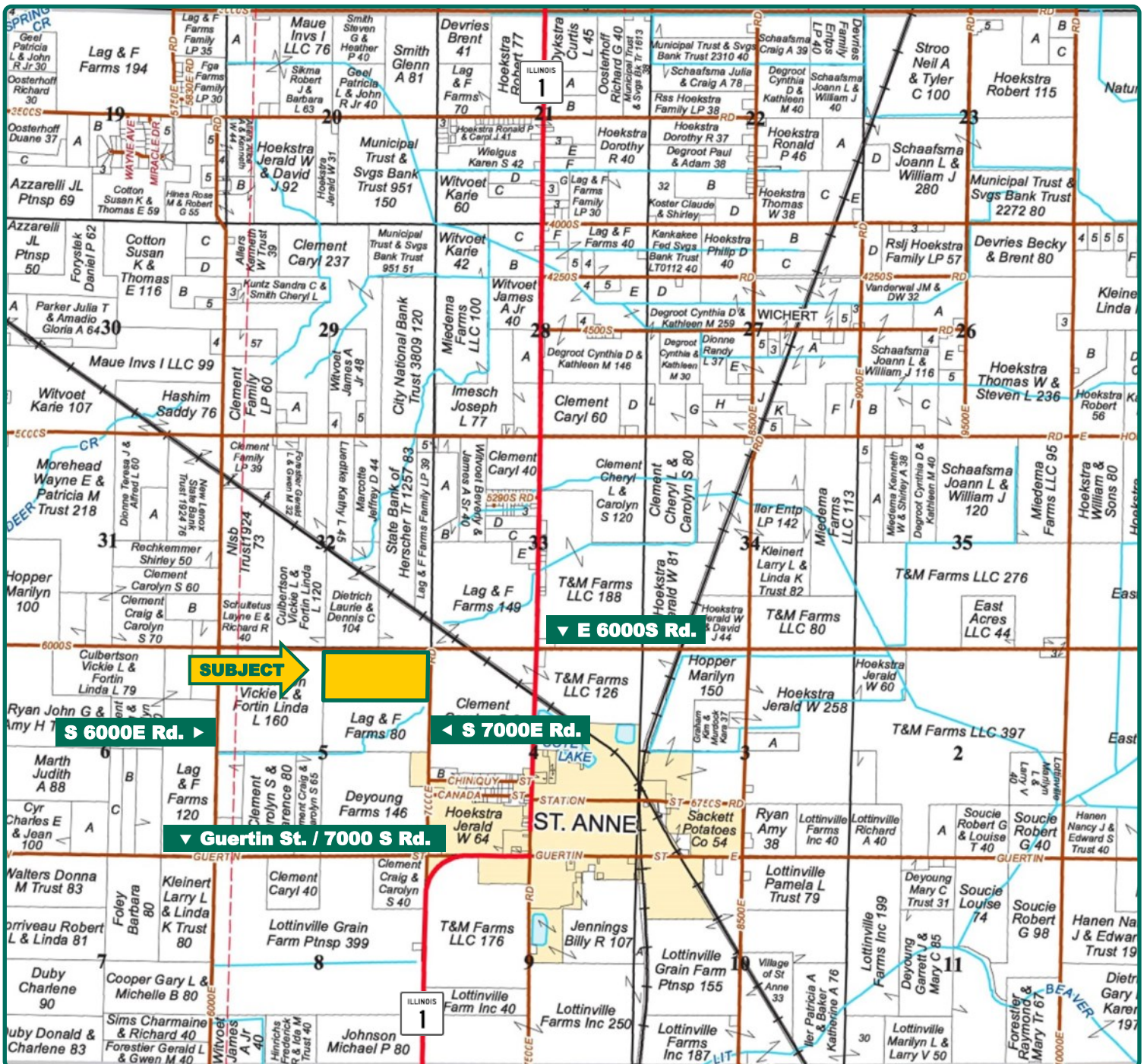
Property Key Features

- 70.62 FSA/Eff. Crop Acres
- Split-Level Home, Built in 1975 with 1,400 Sq. Ft. Above Grade Living Space
- Located 1 Mile Northwest of St. Anne on a Hard-Surfaced Road

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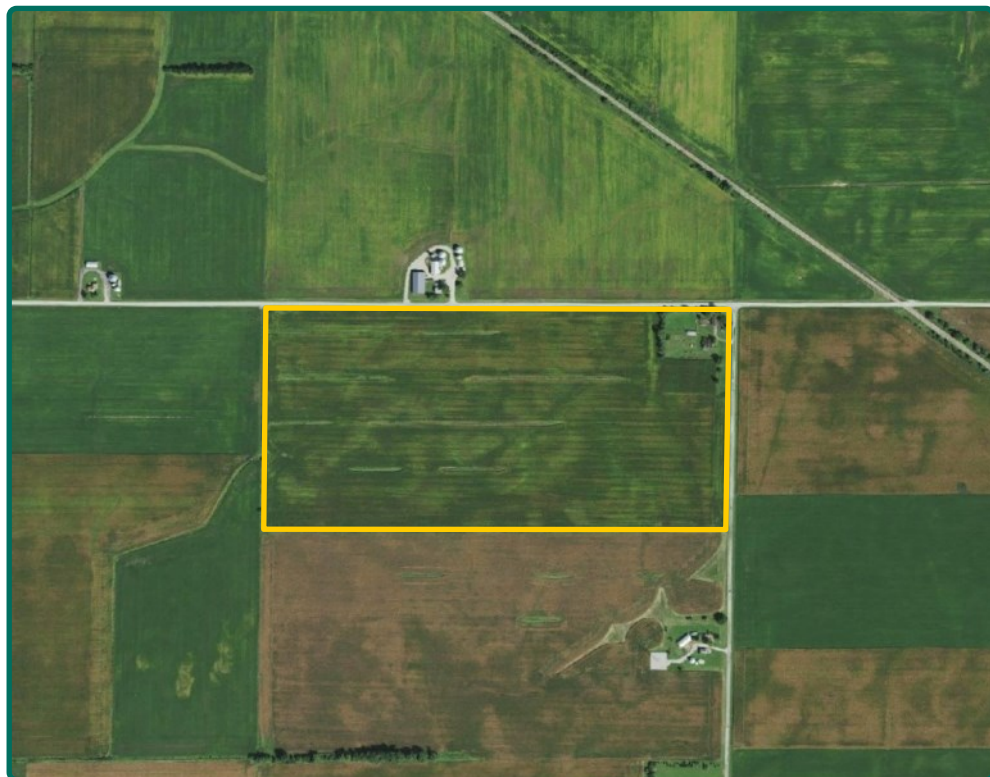


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FSA/Eff. Crop Acres: 70.62
Corn Base Acres: 70.62
Soil Productivity: 116.40 P.I.

Total Living SF: 2,044
Bedrooms: 3
Bathrooms: 3
Year Built: 1975

ADDRESS:
6018 S 7000E Rd.
St. Anne, IL 60964

Property Information

80.00 Acres, m/l

Location

From St. Anne: go north on Route 1 for 1 mile, then west on E 6000S Rd. for 1 mile to the intersection of E 6000S Rd. and S 7000E Rd. Property is located on the south side of E 6000S Rd.

Legal Description

N½ of the NE¼, Section 5, Township 29 North, Range 12 West of the 2nd P.M., Kankakee Co., IL.

Price & Terms

- \$704,000
- \$8,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$6,969.68
Taxable Acres: 80.00
Tax Parcel ID #: 11-26-05-200-001

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 4400, Tract 9909
FSA/Eff. Crop Acres: 70.62
Corn Base Acres: 70.62
Corn PLC Yield: 121 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Beecher and Elliott. Productivity Index (PI) on the FSA/Eff. Crop acres is 116.40. 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.

Drainage

Some tile. No tile maps available.

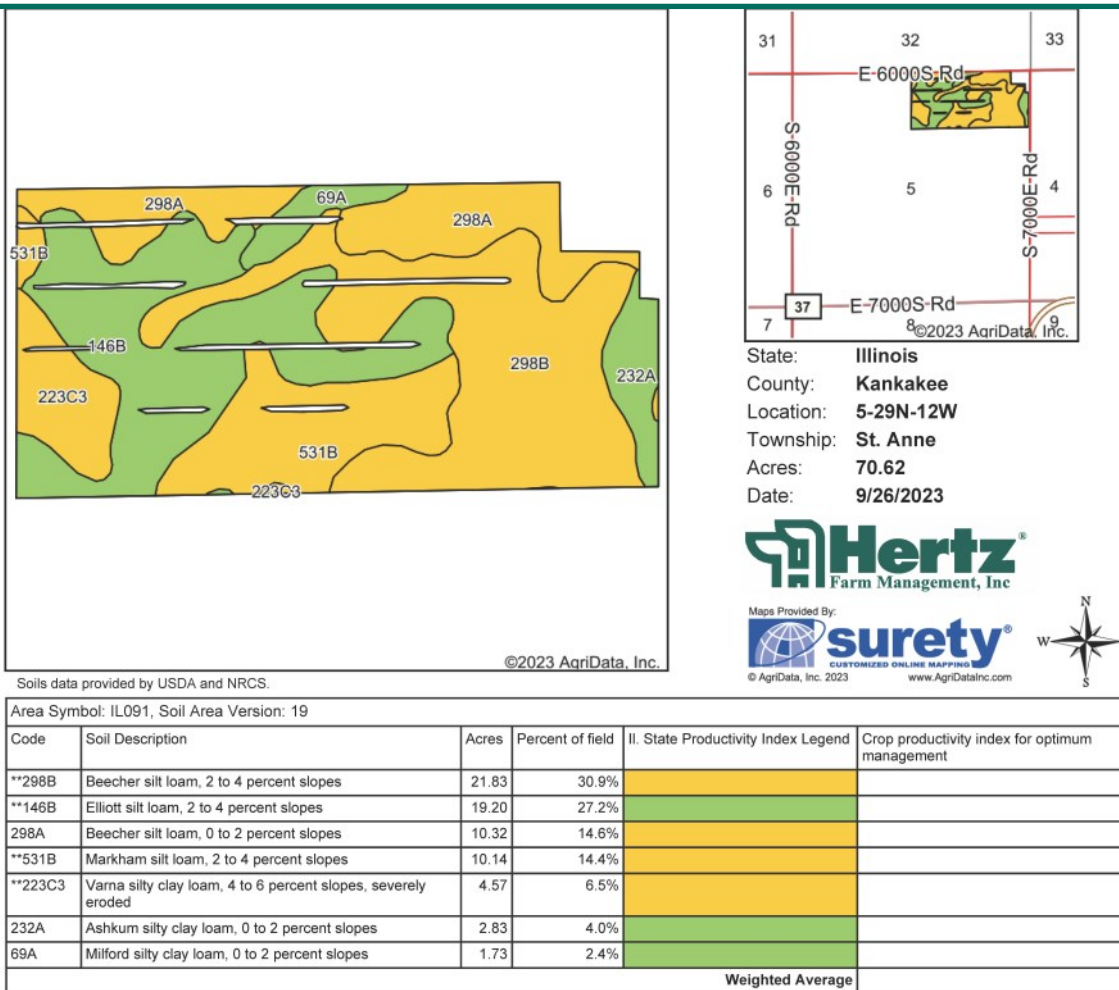
Pipeline

A buried pipeline crosses the property. Contact agent for details

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Dwelling

There is a split-level house, built in 1975, with three bedrooms, three bathrooms, and two fireplaces on the property. The main level consists of 1,400 sq. ft., with a 644 sq. ft. finished basement. There is a two-stall, attached garage. The house is being sold "as-is." Contact broker to arrange a showing.

Buildings/Improvements

- 24' x 48' livestock barn, built in 1950
- 40' x 30' shop with a lean-to, built in 1946

Water & Well Information

A well is located southeast of the house. Just north of the house rests a functional three-tiered water feature.

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 of the House



Northwest Corner Overlooking the Farm



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