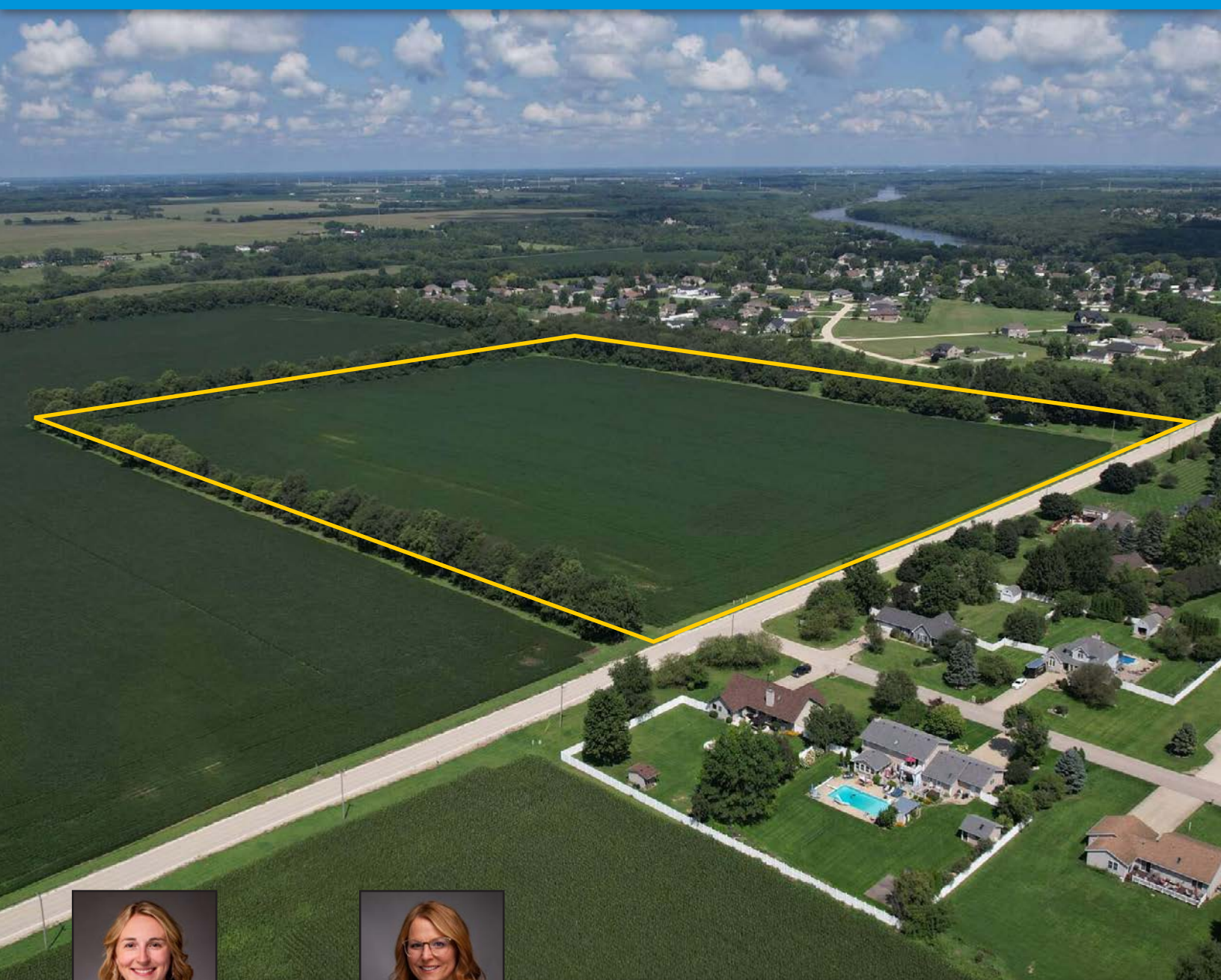


Productive Cropland With An Ideal Rural Residence Setting



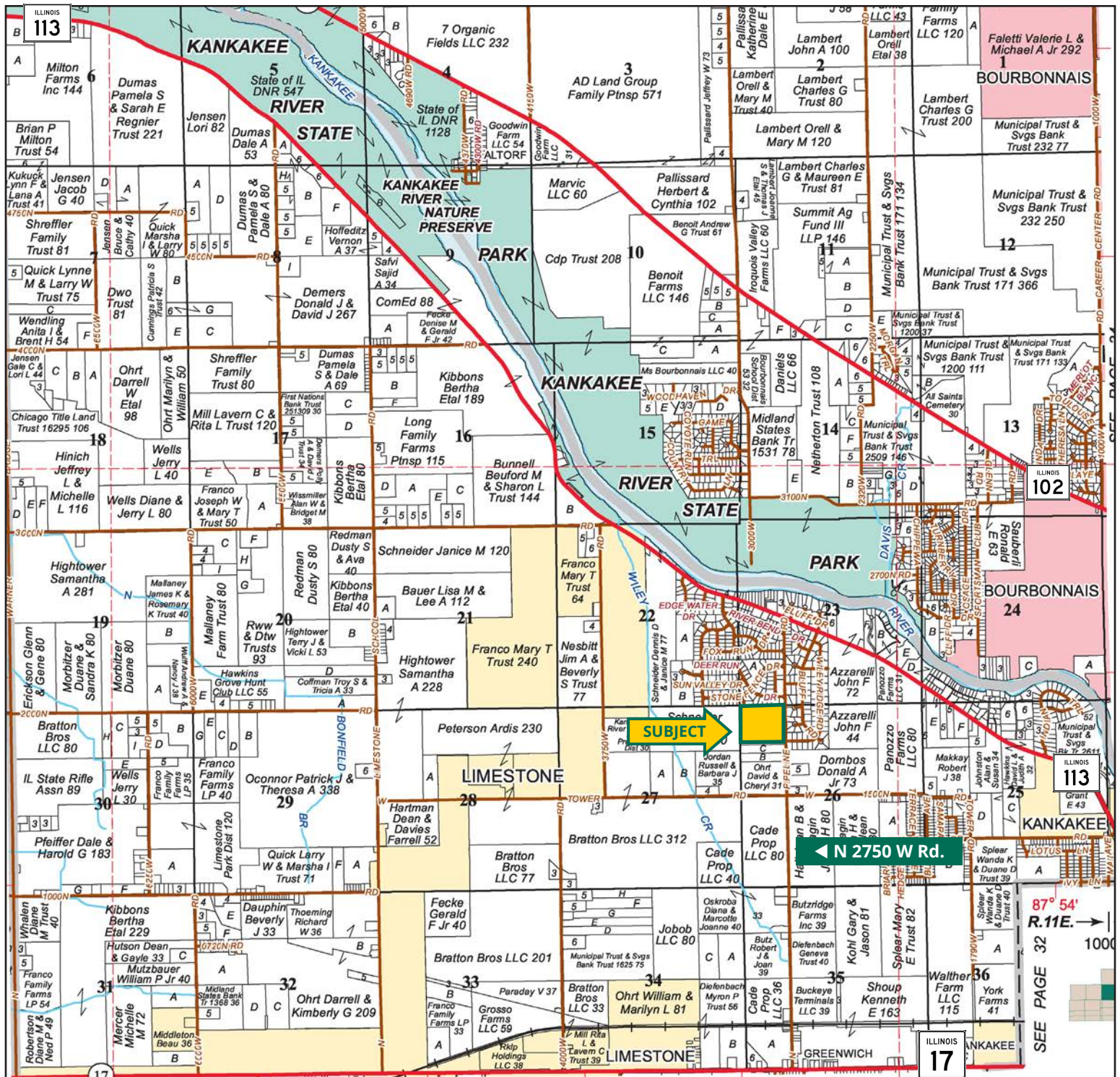
DAKOTA SCHAUMBURG, AFM
Licensed Broker in IL & IN
815.768.6783
DakotaS@Hertz.ag



MELISSA HALPIN, ARA
Licensed Broker in IL
Designated Managing Broker in IN
815.228.0575
MelissaH@Hertz.ag

815.935.9878 | 200 E Court, Ste. 600
Kankakee, IL 60901 | www.Hertz.ag

35.60 Acres, m/I
Kankakee County, IL



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DAKOTA SCHAUMBURG, AFM
815.768.6783
 DakotaS@Hertz.ag

MELISSA HALPIN, ARA
815.228.0575
 MelissaH@Hertz.ag

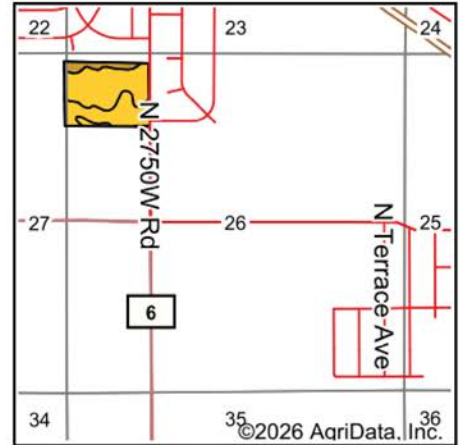
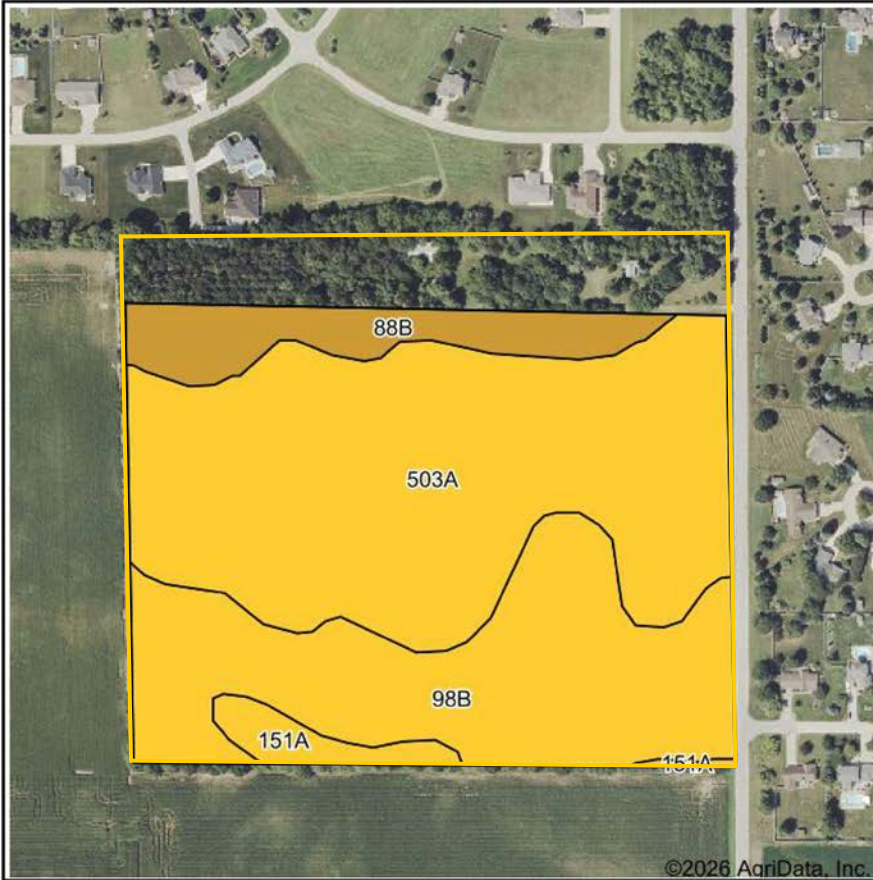
FSA/Eff. Crop Acres: 30.70 | Soil Productivity: 101.40 PI



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815.768.6783
DakotaS@Hertz.ag

MELISSA HALPIN, ARA
815.228.0575
MelissaH@Hertz.ag



State: **Illinois**
 County: **Kankakee**
 Location: **26-31N-11E**
 Township: **Limestone**
 Acres: **30.7**
 Date: **8/6/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**503A	Rockton silt loam, 0 to 2 percent slopes	16.64	54.2%		**103
**98B	Ade loamy fine sand, 1 to 6 percent slopes	10.17	33.1%		**101
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	2.92	9.5%		**90
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.97	3.2%		**114
Weighted Average					101.4

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Location

From Kankakee: go west on IL Route 17 for approximately 2 miles to N 2750 W Rd., then north for 1.9 miles. The property is on the west side of the road.

Simple Legal

NW 35.60 acres of NW¼, Section 26, Township 31 North, Range 11 East of the 3rd P.M., Kankakee Co., IL. *Final abstract/title documents to govern legal description.*

Address

1978 N 2750 W Rd.
Kankakee, IL 60901

Price & Terms

- \$473,480
- \$13,300/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

2025 Taxes Payable 2026: \$3,715.42
Taxable Acres: 35.60

Dwelling

There is a 2-story farmhouse on the property that was built in 1890 and has 3 bedrooms, 1 bathroom and 1,650 square feet of living space. The roof, furnace and water heater are 10 years old.

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 9751, Tract 10774
FSA/Eff. Crop Acres: 30.70
Corn Base Acres: 21.57
Corn PLC Yield: 120 Bu.
Bean Base Acres: 9.12
Bean PLC Yield: 39 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Rockton silt loam and Ade loamy fine sand. Productivity Index (PI) on the FSA/Eff. crop acres is 101.40. 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 & Drainage

Gently sloping with natural drainage.

Buildings/Improvements

There is a 56' x 42' pole building on the property.

Utilities

City water - Aqua (Kankakee)
Natural Gas - Nicor

Comments

The property is being sold in "AS IS, WHERE IS" condition with no inspections provided.



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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Northeast Looking Southwest



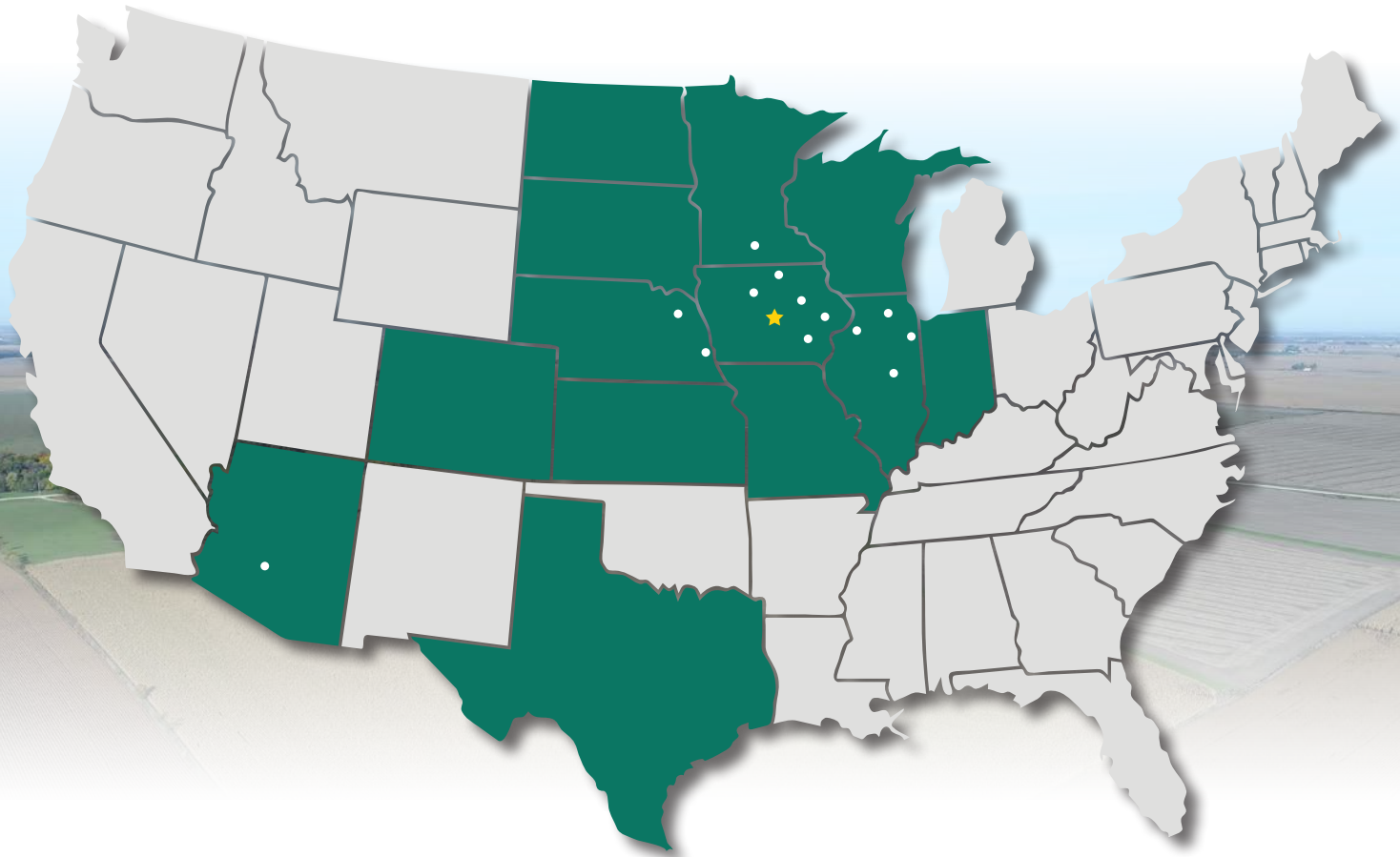
Southwest Looking Northeast



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