



36.33 Acres, m/l, Kankakee County, IL

Property Information

Location

One half mile South and one mile East of Aroma Park, IL

Legal Description

The Southwest quarter of the Northwest quarter and part of the Southeast quarter of the Northwest quarter of the Northwest quarter, Section 24, Township 30 North, Range 13 West, Aroma Township, Kankakee County, IL.

Price & Terms

- \$245,227.50
- \$6,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing, subject to the current operator's rights.

Lease Status

The farm is currently leased under a cash rental arrangement. Open tenancy for 2018.

Real Estate Tax

Taxes Payable (16) - (17): \$401.00
Taxable Acres: 36.33
Tax per Taxable Acre: \$11.04
PIN# 12-17-24-100-013

FSA Data

Farm Number 10036, Tract 10423
Crop Acres: 34.12
Corn Base: 23.59
Corn PLC Yield: 114 Bu.
Bean Base: 9.47
Bean PLC Yield: 41 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soil types are Gilford fine sandy loam, Ridgeville fine sandy loam and Ade loamy fine sand. Productivity Index (PI) is 109.2. See soil map for details.

Mineral Rights

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

Land Description

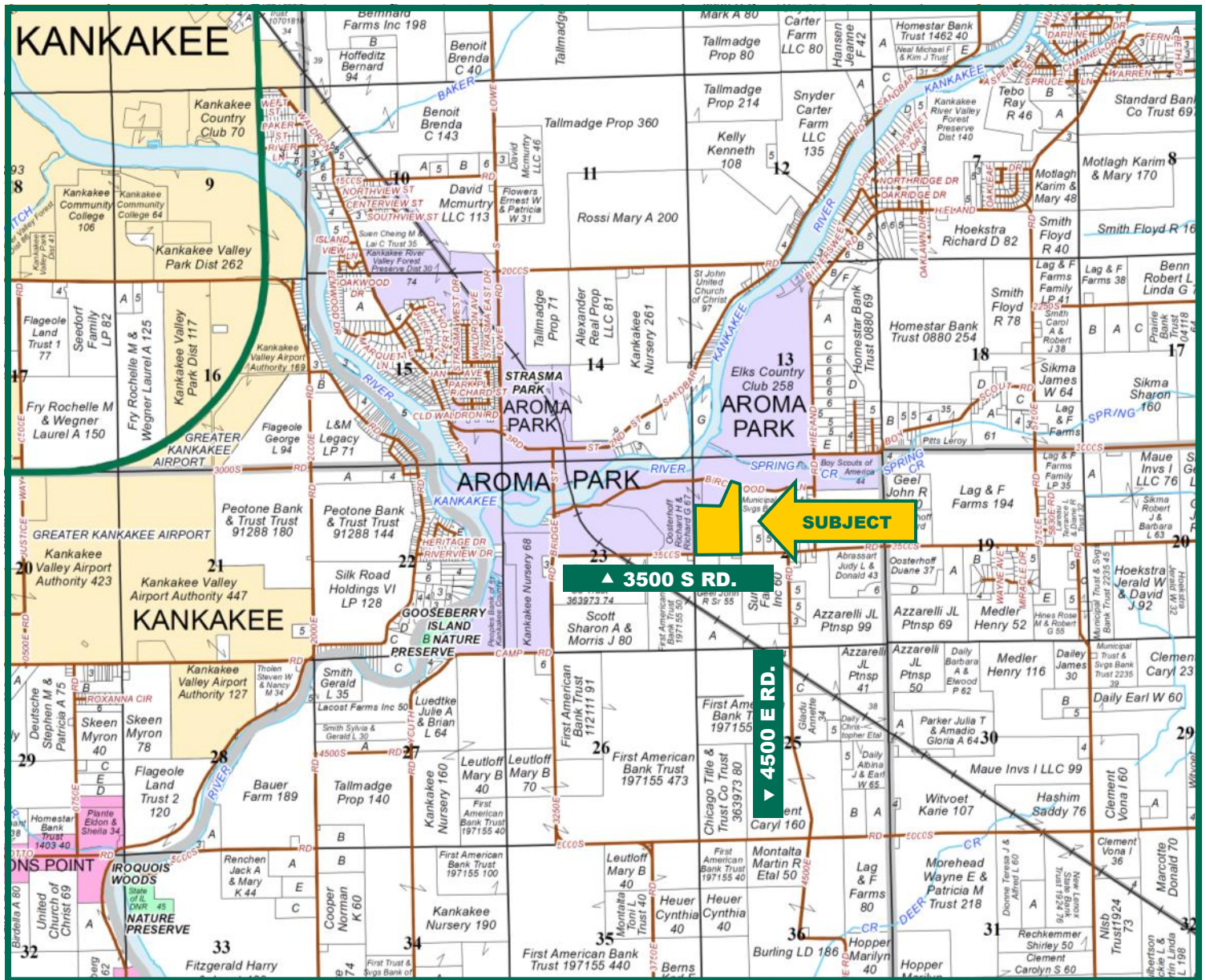
Nearly level to gently sloping.

Comments

Zoned R1-Residential. Great location for a home site with productive farmland.

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.

Plat Map: Aroma Township



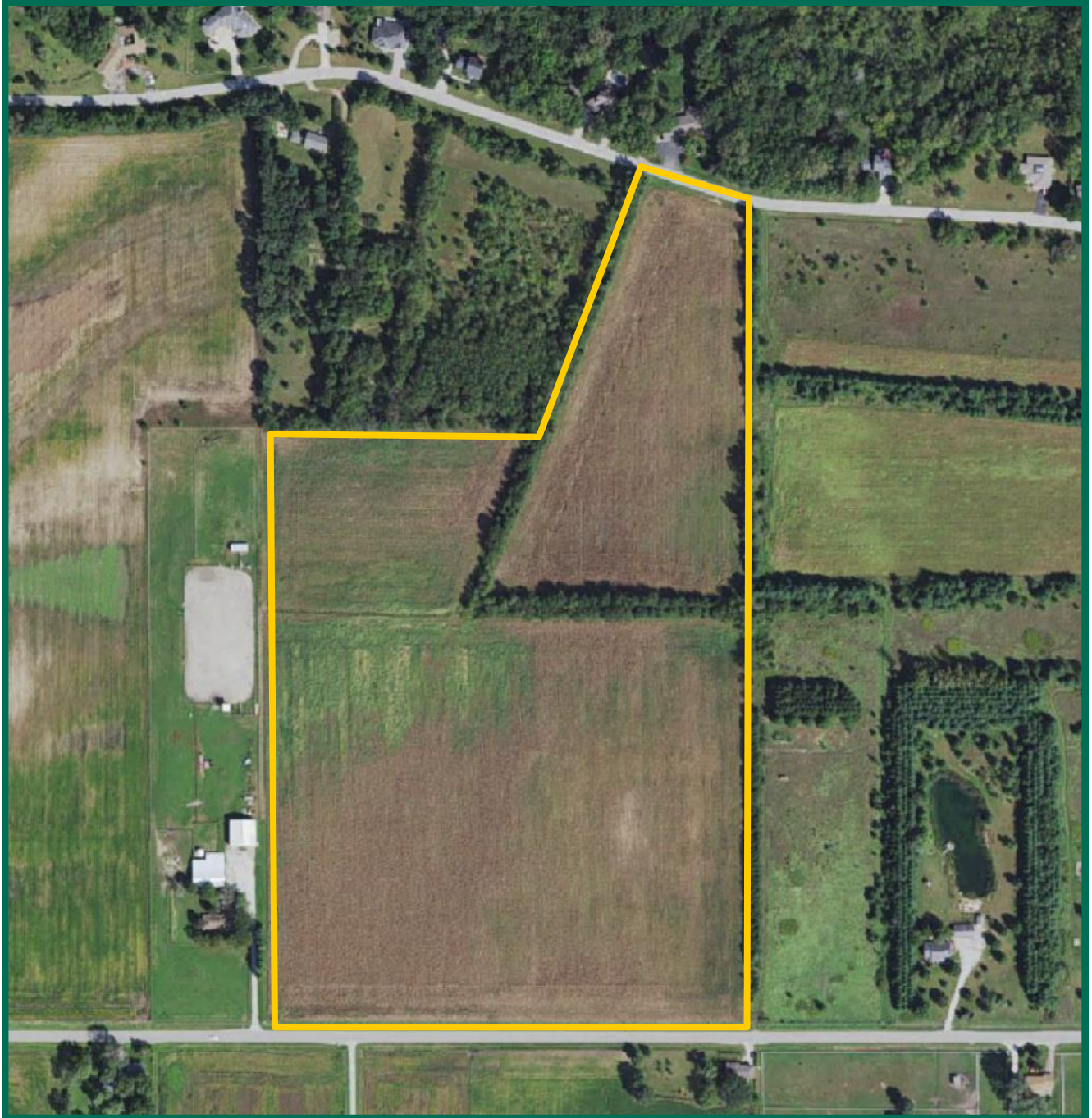
Map reproduced with permission of Rockford Map Publishers



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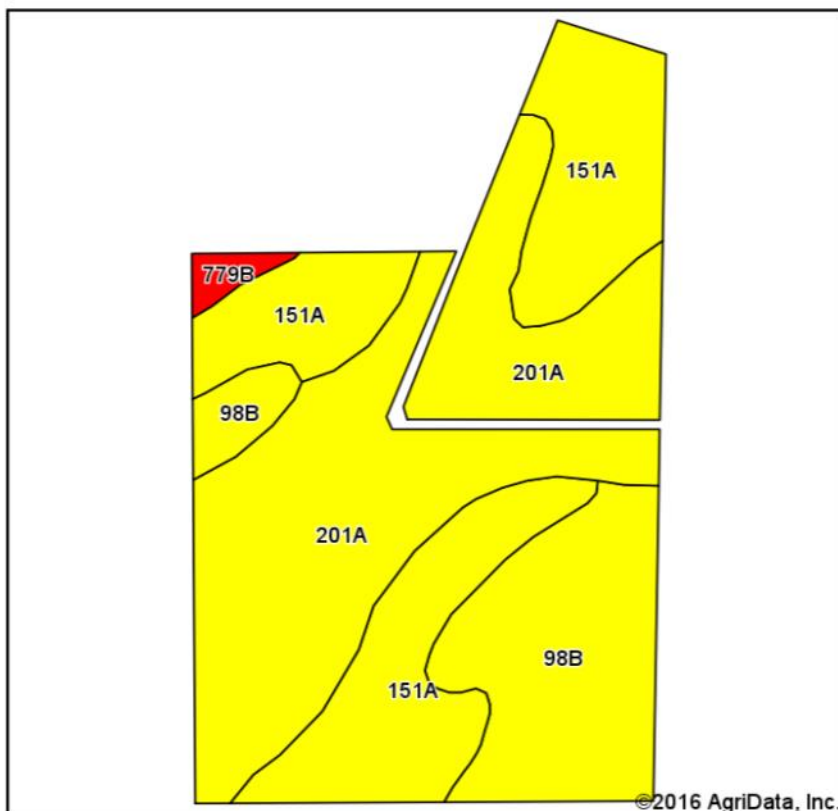
Aerial Photo



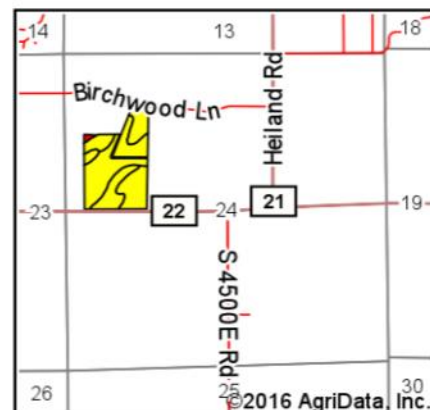
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Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Kankakee
Location: 24-30N-13W
Township: Aroma
Acres: 34.12
Date: 10/31/2016



Area Symbol: IL091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
201A	Gilford fine sandy loam, 0 to 2 percent slopes	14.99	43.9%		148	49	110
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	11.34	33.2%		151	51	114
**98B	Ade loamy fine sand, 1 to 6 percent slopes	7.38	21.6%		**134	**47	**102
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	0.41	1.2%		**104	**32	**76
Weighted Average					145.4	49	109.2

Area Symbol: IL091, Soil Area Version: 11

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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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