Hertz
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Land For Sale

ACREAGE:

34.56 Acres, m/l

LOCATION:

Kankakee County, IL

Property *Key Features*

- **Good Quality Farm in Western Kankakee County**
- **Road Frontage on Cabery Blacktop—County Road 18000W**
- **Over 90% Tillable**

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REID: 130-0034-01

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Plat Map
34.56 Acres, m/l, Kankakee County, IL

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Total Acres:	**34.56**
Crop Acres:	**31.67**
Corn Base Acres:	**15.90**
Bean Base Acres:	**15.70**
Soil Productivity:	**131.3 P.I.**

Property Information
34.56 Acres, m/l

Location
Approximately 2 miles southeast of the village of Reddick, IL.

Legal Description
Part of the Northwest Quarter of the Northwest Quarter, excluding the homesite in the North part and acreage lying southwest of the creek, of Section 21, Township 30 North, Range 9 East, Norton Township, Kankakee County, Illinois

Price & Terms
- $311,040
- $9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession
Negotiable. Subject to the 2018 Crop Share Lease.

Real Estate Tax
2017 Taxes Payable 2018: $825*
Taxable Acres: 34.56
Tax per Acre: $23.84
PIN# Part of 15-13-21-100-006
Taxes are estimated. Taxes will be determined by the County Treasurer's Office.

FSA Data
Farm Number 8583, Tract 13147
Crop Acres: 31.67
Corn Base Acres: 15.9
Corn PLC Yield: 169 Bu.
Bean Base Acres: 15.7
Bean PLC Yield: 43 Bu.

Soil Types/Productivity
Main soil types are Andres silt loam, Reddick clay loam and Elliott silt loam. Productivity Index (PI) is 131.3. 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, 0-2% slopes.

Buildings/Improvements
None.

Drainage
Surface drainage is average for the area. There is a waterway along the south edge of the property.

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Soils data provided by USDA and NRCS.

State: **Illinois**
County: **Kankakee**
Location: **21-30N-9E**
Township: **Norton**
Acres: **31.67**
Date: **6/11/2018**

HERTZ Farm Management, Inc

Maps Provided By:
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Area Symbol: IL091, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	13.82	43.6%		184	59	135
594A	Reddick clay loam, 0 to 2 percent slopes	12.14	38.3%		177	56	130
146A	Elliott silt loam, 0 to 2 percent slopes	5.71	18.0%		168	55	125
				Weighted Average	178.4	57.1	131.3

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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Comments

This farm is located in a strong agricultural community, with good quality soils and has great visibility.

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.

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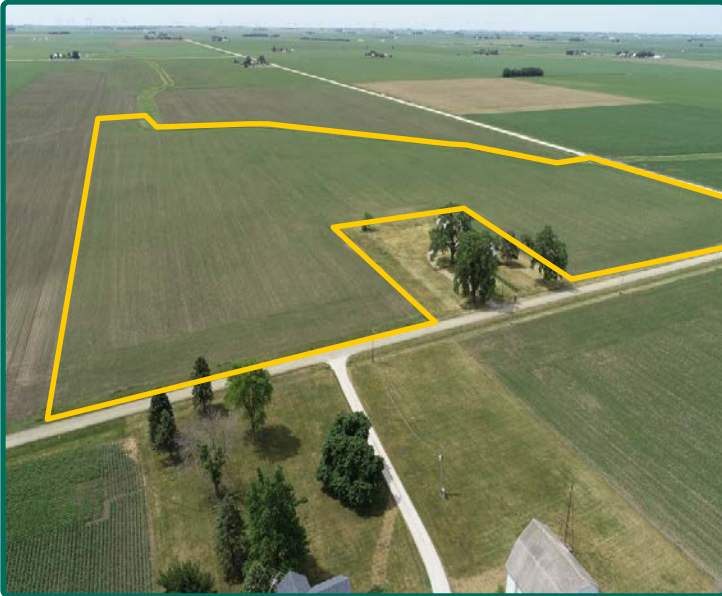Licensed Broker in IN
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Northeast corner looking South

Northwest corner looking South

Southside looking North

West side looking East

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