

Executive Summary

LAND FOR SALE 9000 N 7000 E ROAD, GRANT PARK, IL



OFFERING SUMMARY

Sale Price: \$643,020

Lot Size: 76 Acres

Price / Acre: \$8,461

PROPERTY OVERVIEW

Nice 76+/- acre parcel located between Manteno and Grant Park. Productivity Index of 119.2. Priced at \$8,400 per acre. Predominate soil types include Elliot silt loam, Sawmill silty clay loam and Reddick clay loam.

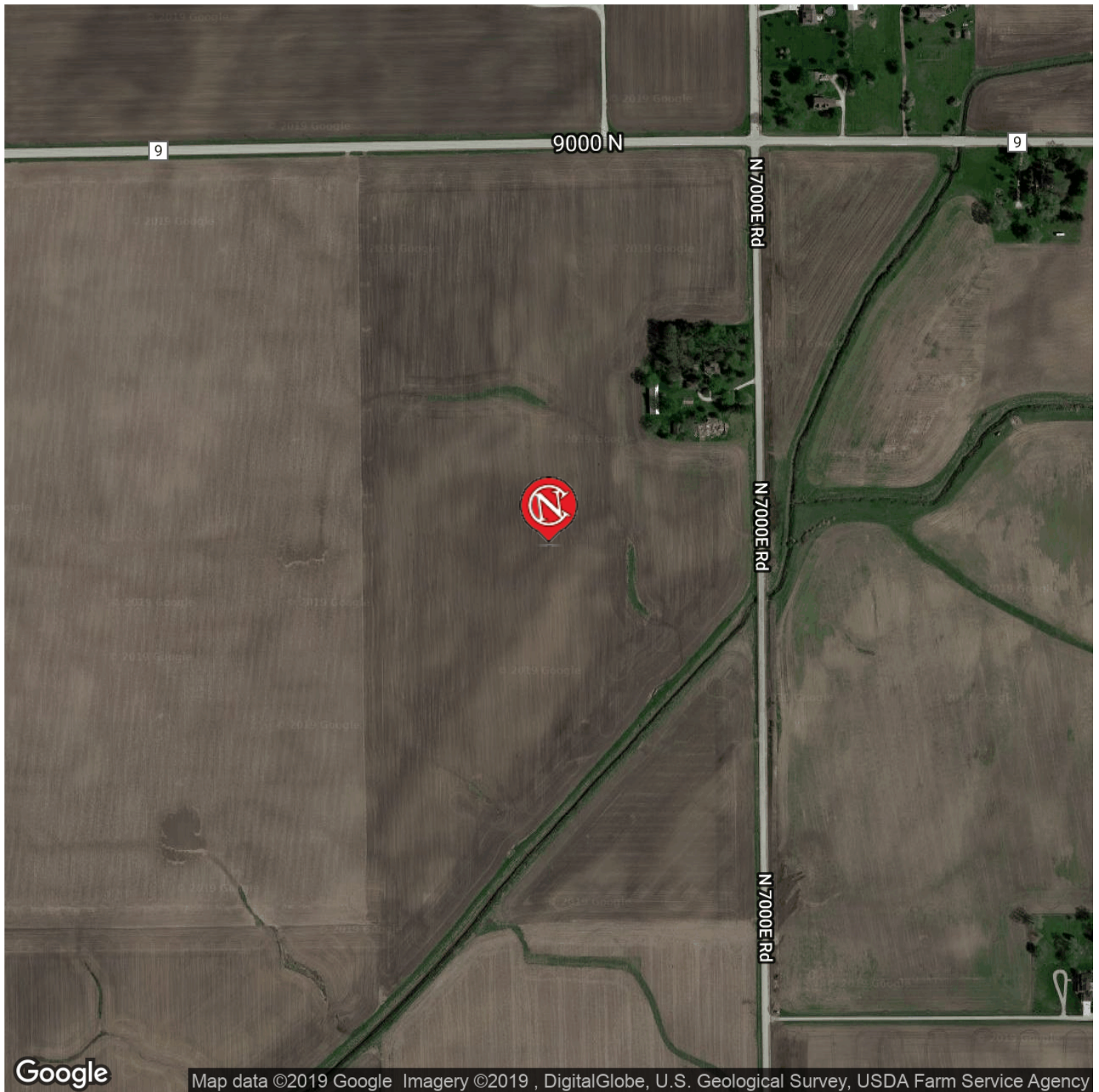
PROPERTY HIGHLIGHTS

JOSEPH NUGENT
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com



Location Maps

LAND FOR SALE 9000 N 7000 E ROAD, GRANT PARK, IL

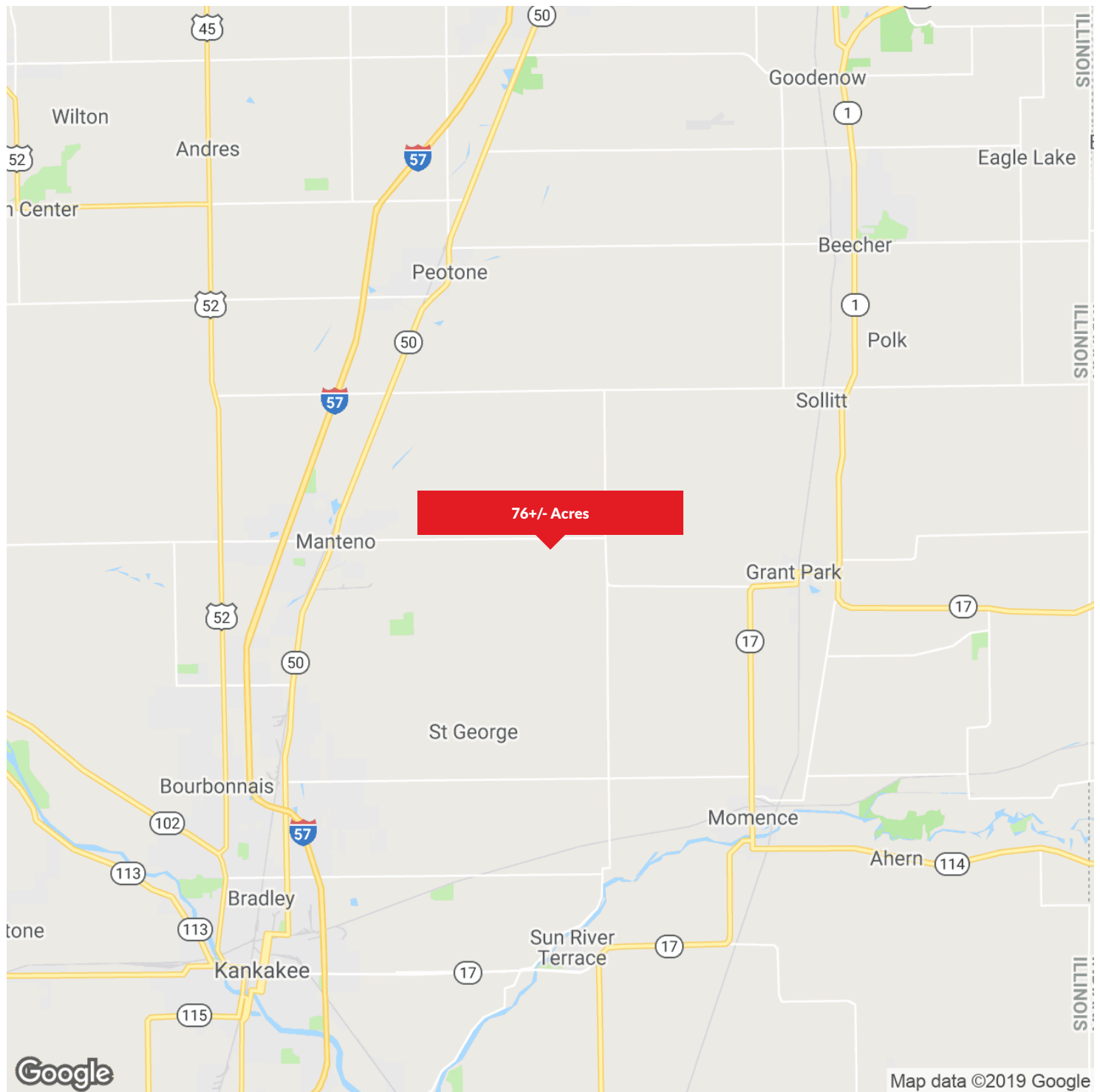


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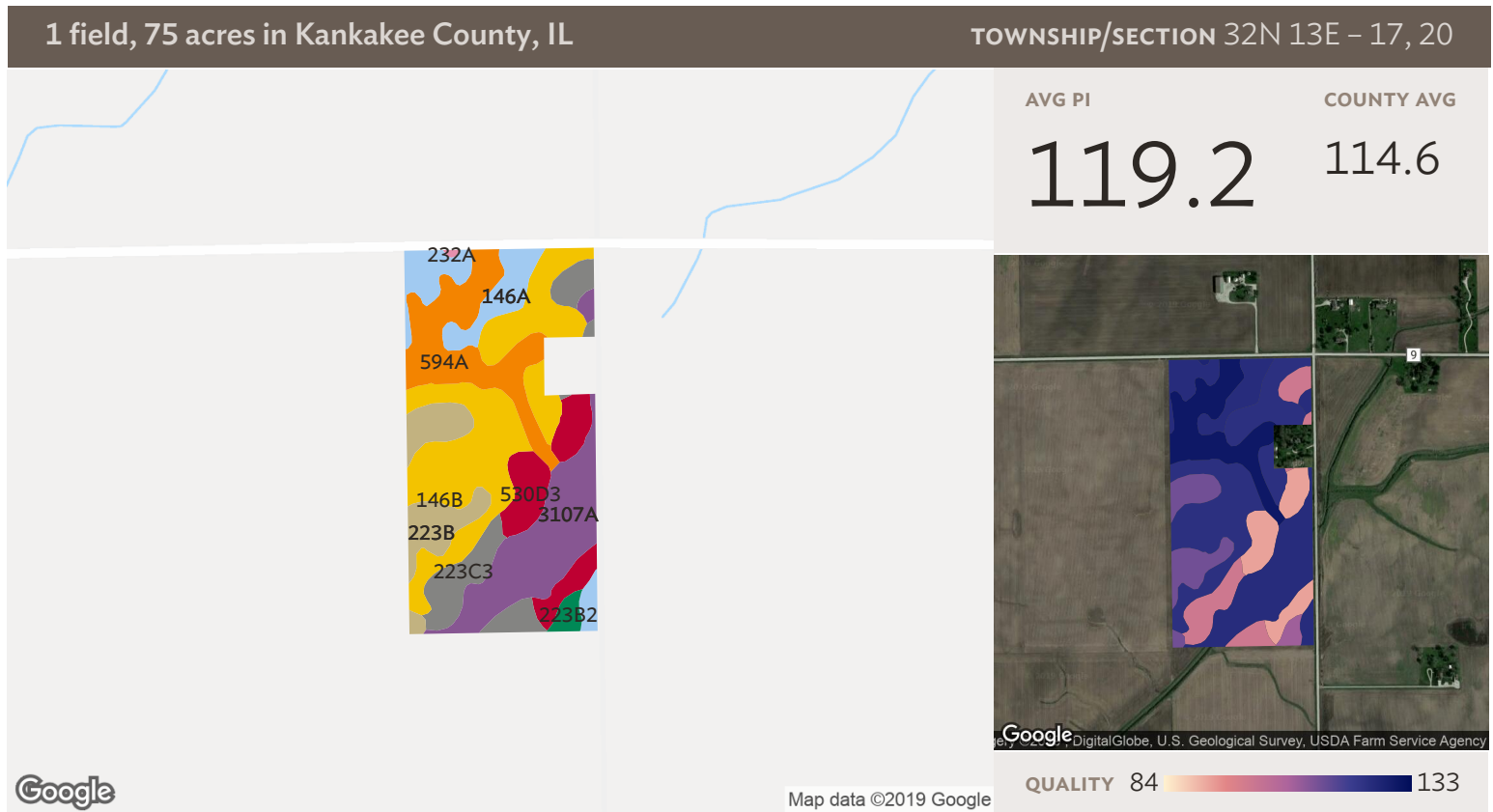
Regional Map

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Source: NRCS Soil Survey

All fields

75 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
146B	Elliott silt loam, 2 to 4 percent slopes	21.68	28.9%	2	124.0
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	11.89	15.8%	3	125.0
594A	Reddick clay loam, 0 to 2 percent slopes	11.76	15.7%	2	130.0
146A	Elliott silt loam, 0 to 2 percent slopes	7.93	10.6%	2	125.0
530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	7.01	9.3%	4	93.0
223B	Varna silt loam, 2 to 4 percent slopes	6.95	9.3%	2	115.0
223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	6.78	9.0%	4	101.0
223B2	Varna silt loam, 2 to 4 percent slopes, eroded	0.91	1.2%	2	110.0
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.16	0.2%	2	127.0

1 field, 75 acres in Kankakee County, IL		TOWNSHIP/SECTION 32N 13E – 17, 20	
		75.08	119.2

1 field, 75 acres in Kankakee County, IL		TOWNSHIP/SECTION 32N 13E - 17, 20				
	All fields					
	75 ac	2017	2016	2015	2014	2013
	 Corn	92.5%	0.2%	94.9%	1.9%	91.9%
	 Soybeans	2.0%	94.8%	0.2%	93.4%	0.5%
	 Other	5.5%	4.9%	4.9%	4.7%	7.7%

Source: NASS Cropland Data Layer

1 field, 75 acres in Kankakee County, IL

TOWNSHIP/SECTION 32N 13E - 17, 20

Kankakee County, IL

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	75.08	32N 13E - 17, 20 APN: 020320200004	NUGENT FARMS I LLC (05/18/2018)	106 MOONEY DR, BOURBONNAIS, IL 60914

