

STERLING LAND COMPANY

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PILOT TOWNSHIP FARM KANKAKEE COUNTY, ILLINOIS

320 Taxable Acres
Estimated 307 Tillable Acres

Parts of Sections 1 & 12-Pilot Township

8 Miles West of Kankakee-8000W & 1000S
10 Miles to I-57 Access

22 Acres situated north of 1000S Road
298 Acres situated south of 1000S Road

FARM SERVICE INFORMATION

Corn Base Acreage-	201.3 Acres	PLC Yield-123
Soybean Base Acreage-	105.7 Acres	PLC Yield- 41
DCP Cropland-	307.1 Acres	

PRICE-\$9,750/Acre

POSSESSION-At Closing subject to 2022 Lease now in place.

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)
STERLING LAND COMPANY IS AN EXCLUSIVE AGENT OF SELLER IN THIS
TRANSACTION

www.sterlinglandcompany.com

RECENT YIELD HISTORY

The north side of the road-approximately 21.7 tillable Acres has a
4 year Corn Yield of 187/bpa
4 Year Soybean Yield of 39/bpa

South side of the road-approximately 286 Acres tillable-
6 Year Corn Yield of 167/bpa
7 year Soybean Yield of 47/bpa

RE TAXES-2021 paid in 2022

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
14-14-01-300-001	20.00	\$ 491.18
14-14-01-300-003	2.00	\$ 46.20
14-14-12-200-001	294.00	\$ 6,538.36
14-14-12-300-003	<u>4.00</u>	<u>\$ 96.76</u>
	320.00	\$ 7,172.50

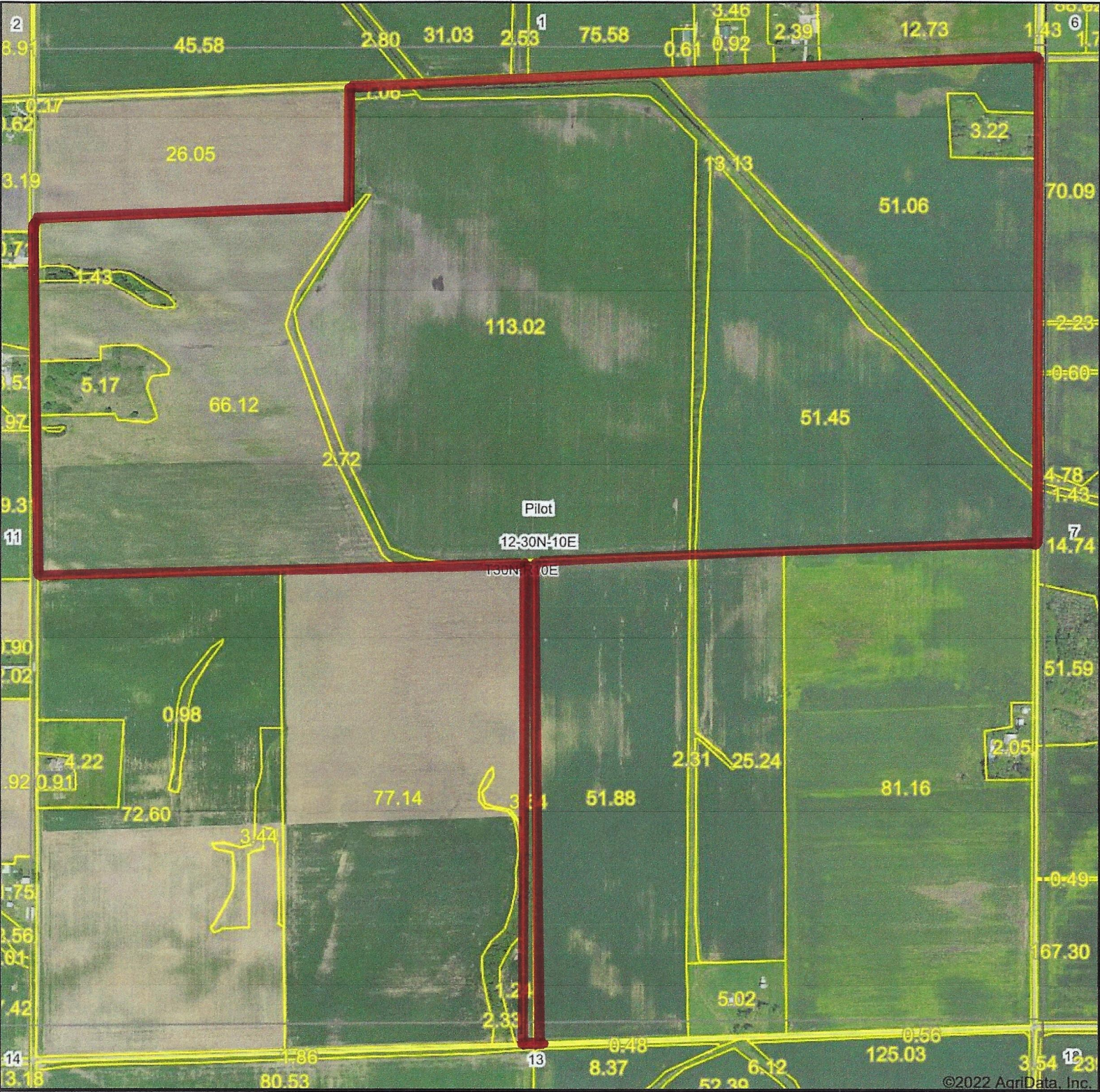
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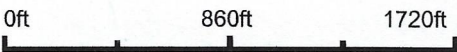
SEE PAGE 20

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Aerial Map



Map Center: 41° 5' 43.46, -88° 1' 40.03

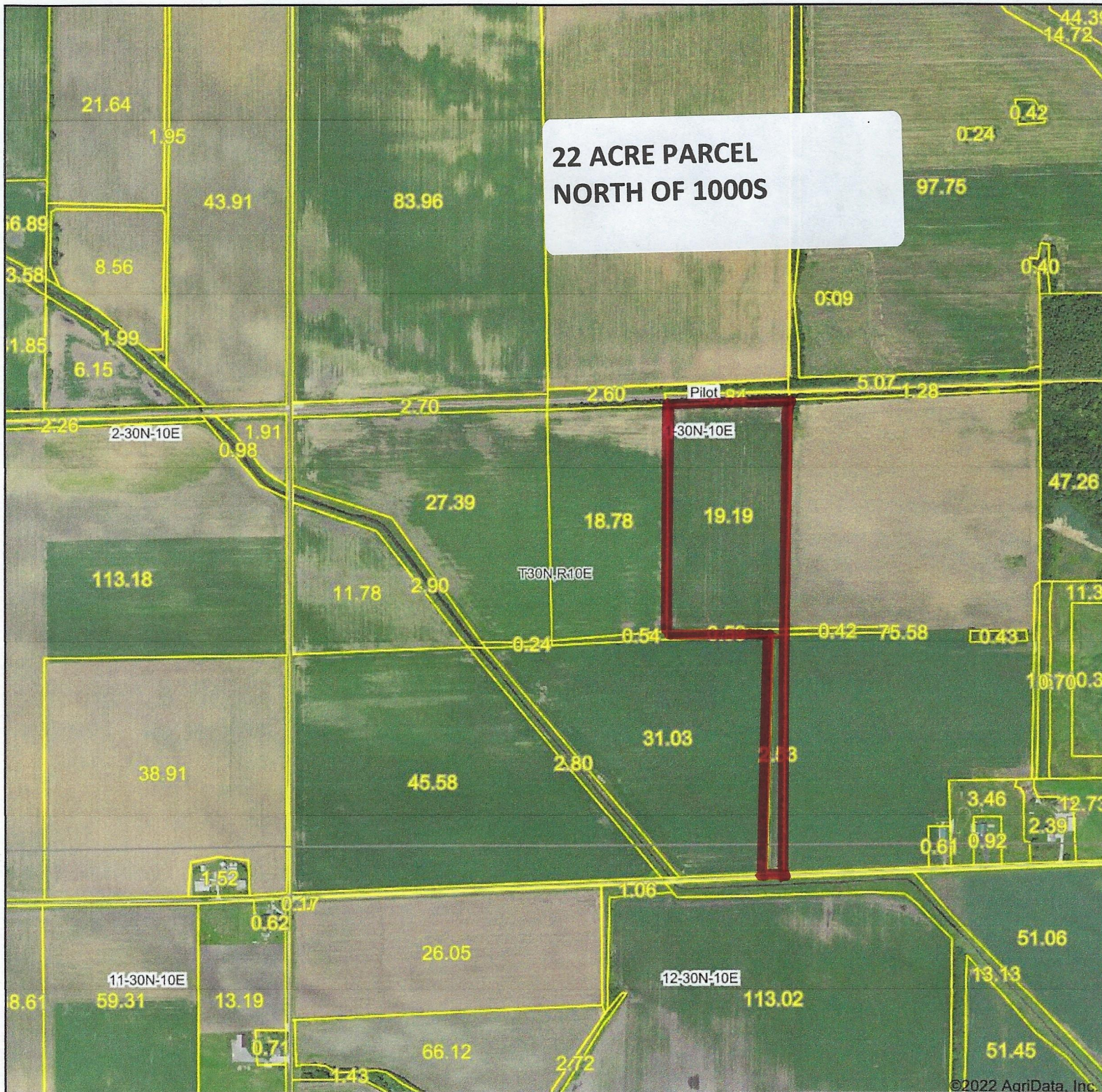


12-30N-10E
Kankakee County
Illinois



8/30/2022

Aerial Map



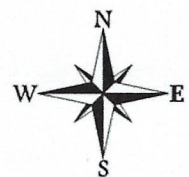
Maps Provided By:



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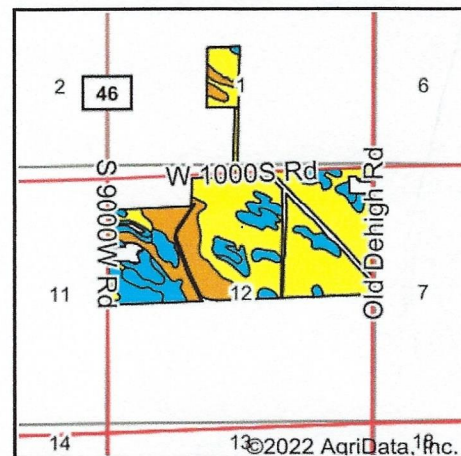
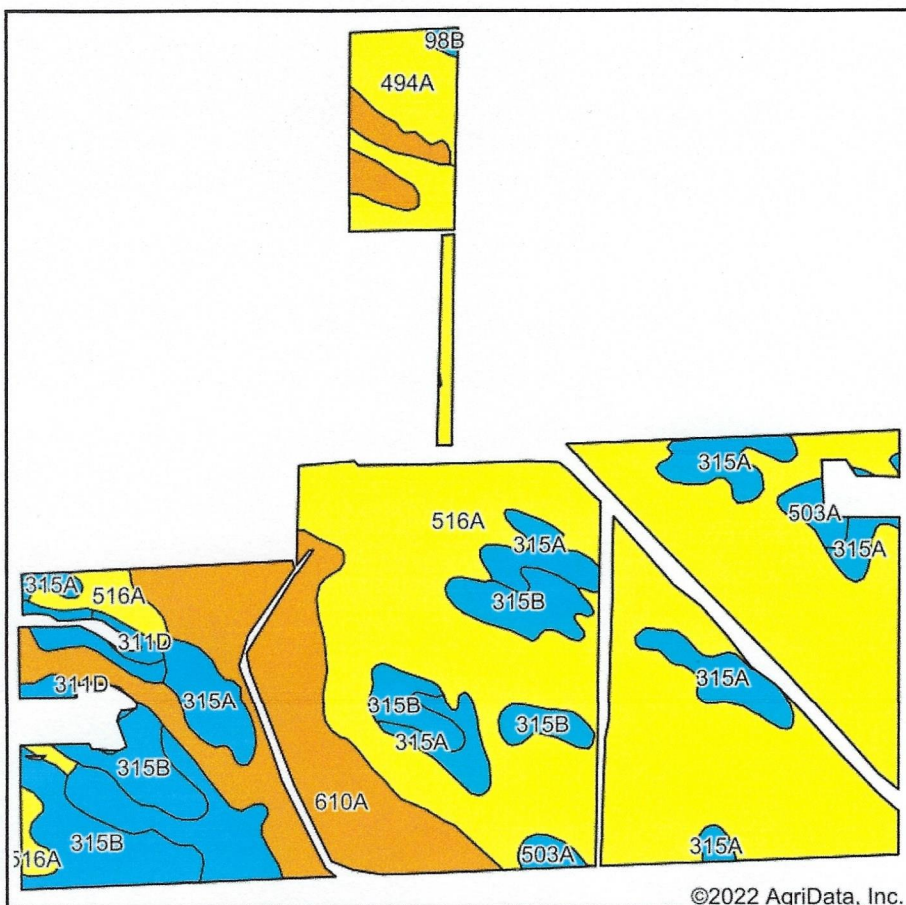
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Field borders provided by Farm Service Agency as of 5/21/2008.



8/30/2022

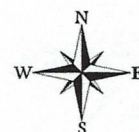
Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **12-30N-10E**
 Township: **Pilot**
 Acres: **303.37**
 Date: **8/30/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
516A	Faxon silt loam, 0 to 2 percent slopes	169.49	55.9%		154	51	59	115
610A	Tallmadge sandy loam, 0 to 2 percent slopes	50.32	16.6%		166	54	64	123
**315B	Channahon silt loam, 2 to 4 percent slopes	31.94	10.5%		**101	**37	**47	**78
315A	Channahon silt loam, 0 to 2 percent slopes	27.49	9.1%		102	37	47	79
503A	Rockton silt loam, 0 to 2 percent slopes	13.74	4.5%		134	45	59	101
494A	Kankakee fine sandy loam, 0 to 2 percent slopes	8.51	2.8%		153	51	64	115
**311D	Ritchey silt loam, 6 to 12 percent slopes	1.28	0.4%		**107	**36	**44	**81
**98B	Ade loamy fine sand, 1 to 6 percent slopes	0.60	0.2%		**134	**47	**57	**102
Weighted Average					144.5	48.4	57.6	108.4

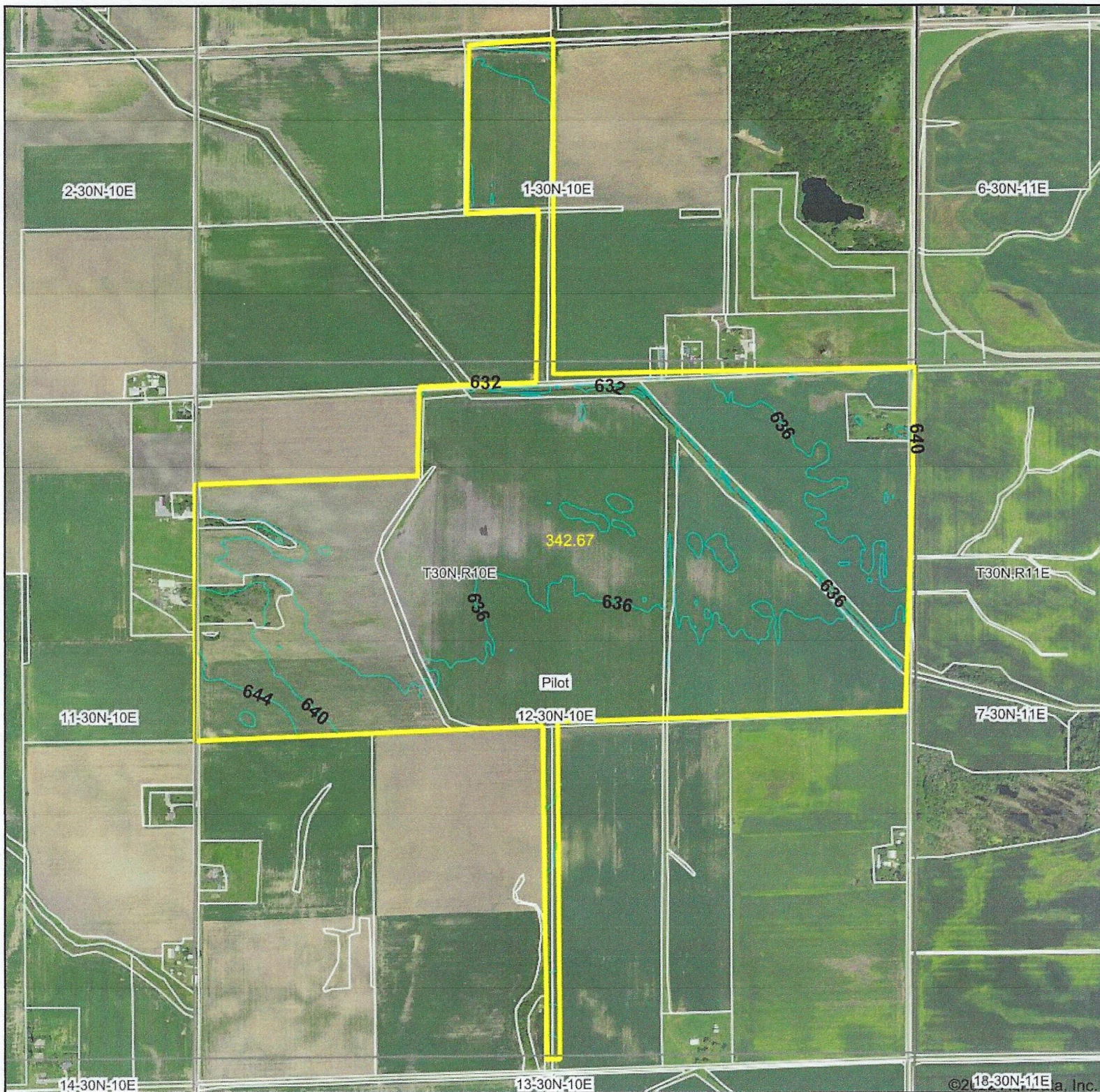
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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.

Topography Contours



Maps Provided By:

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Source: USGS 10 meter dem
 Interval(ft): 4.0
 Min: 628.4
 Max: 657.8
 Range: 29.4
 Average: 636.2
 Standard Deviation: 2.79 ft

0ft 1209ft 2418ft



8/30/2022

12-30N-10E
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