



**PROPERTY
SERVICES**

LAND LISTING

30.00± Acres – Iroquois County, IL



LOCATION

Legal: S12, T28N, R14W

Chebanse Township, Iroquois County, IL

ROBERT J. WARMBIR
Managing Broker
License #471.021140

815.693.4063
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rwpropertyservice.com



LAND LISTING

Iroquois County, IL

CONTACT US TODAY!

Asking Price

\$360,000

Price per Acre

\$12,000

Taxes

2021 payable in 2022

\$835.72

PIN

10-12-400-001

Lease

Open for the 2023 crop year

Total Acres

30.00 (taxable)

Tillable Acres

28.64 (FSA)

Productivity Index (P.I.)

126.3



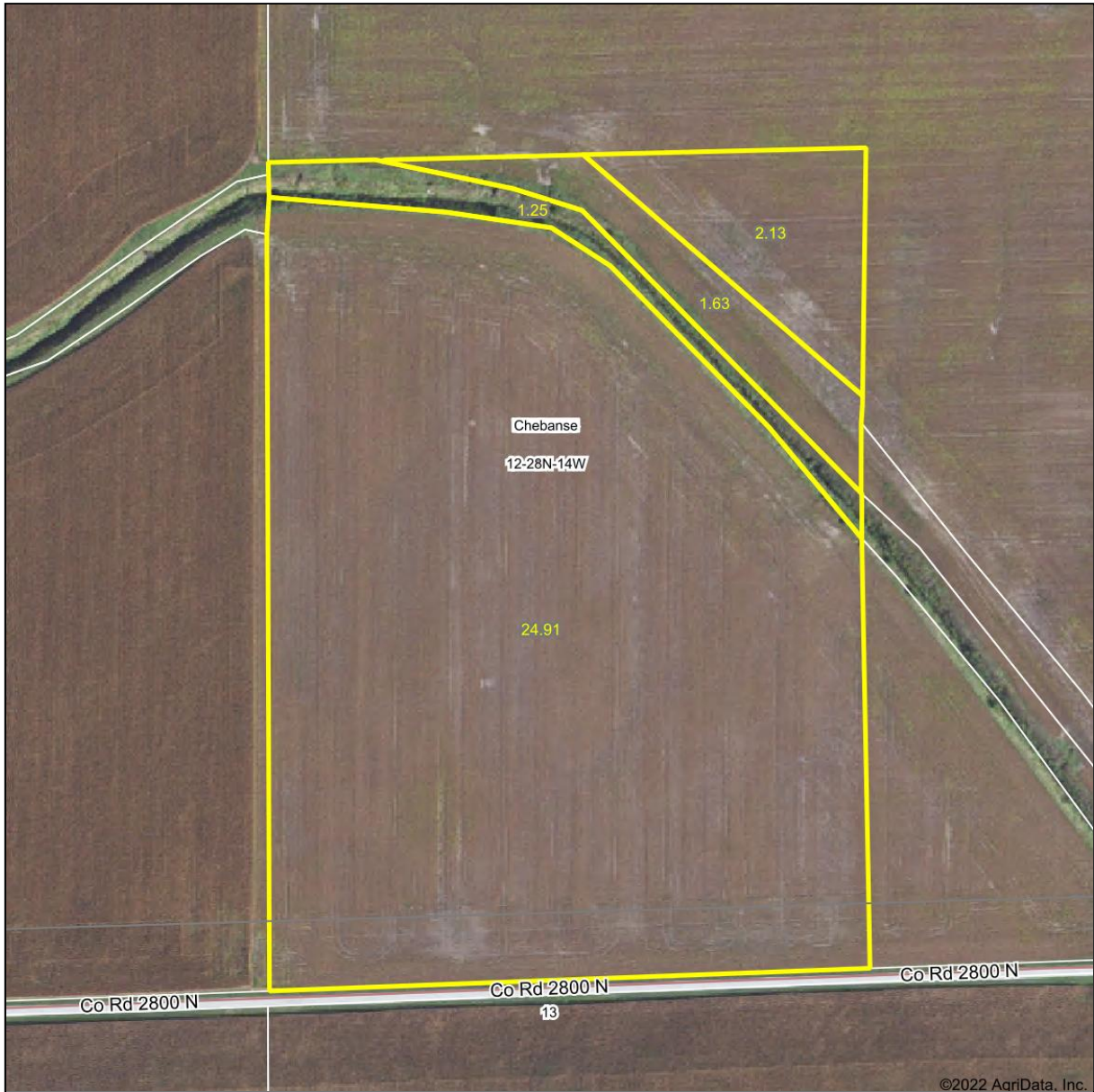
The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.




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Aerial Map







Map Center: 40° 55' 3.12, -87° 53' 35.15

0ft 253ft 506ft

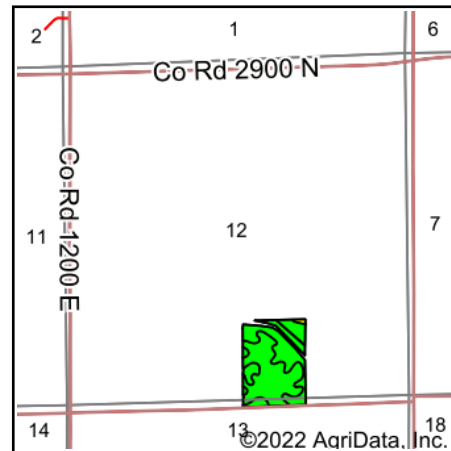
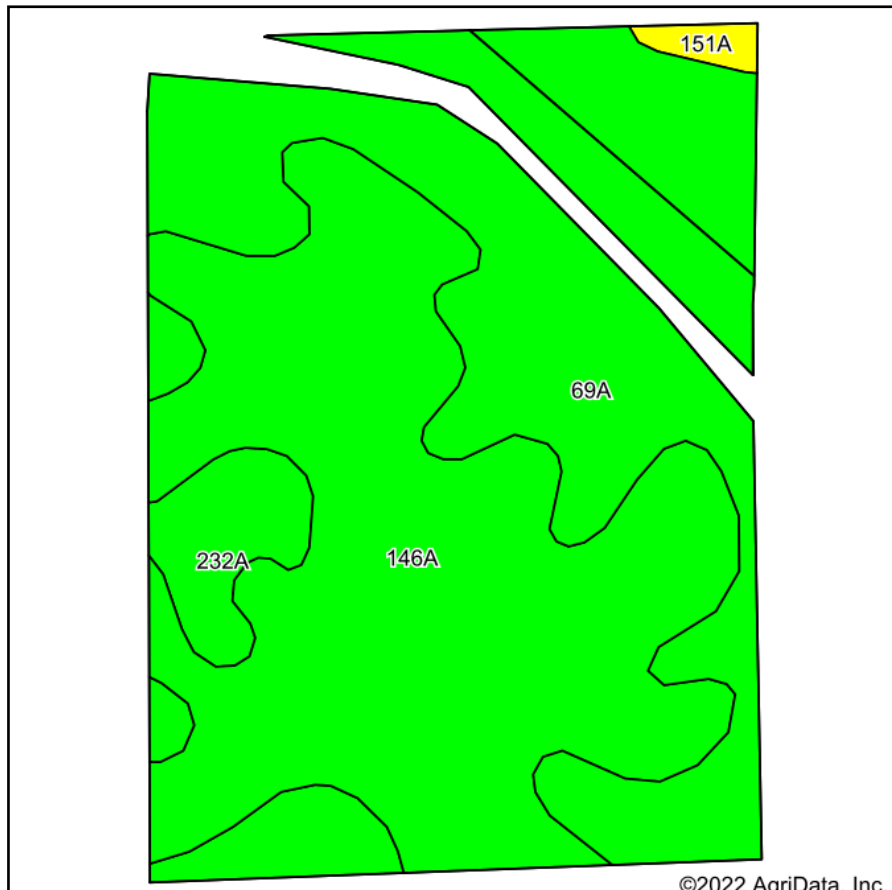
12-28N-14W
Iroquois County
Illinois



Maps Provided By

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

Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **12-28N-14W**
 Township: **Chebanse**
 Acres: **28.67**
 Date: **10/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL075, Soil Area Version: 15

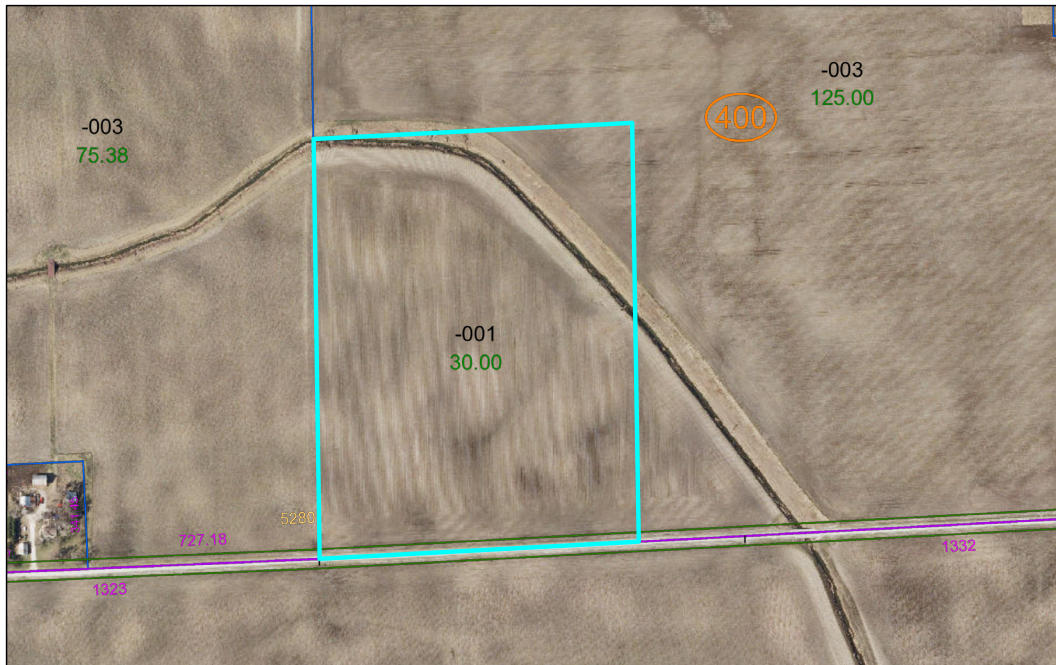
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	14.54	50.7%		FAV	168	55	68	87	0	0.00	5.02	125
69A	Milford silty clay loam, 0 to 2 percent slopes	11.54	40.3%		FAV	171	57	68	88	0	0.00	5.52	128
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.34	8.2%		FAV	170	56	65	85	0	0.00	5.14	127
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.25	0.9%		FAV	151	51	63	78	0	0.00	5.02	114
Weighted Average						169.2	55.9	67.7	87.2	*-	0.00	5.23	126.3



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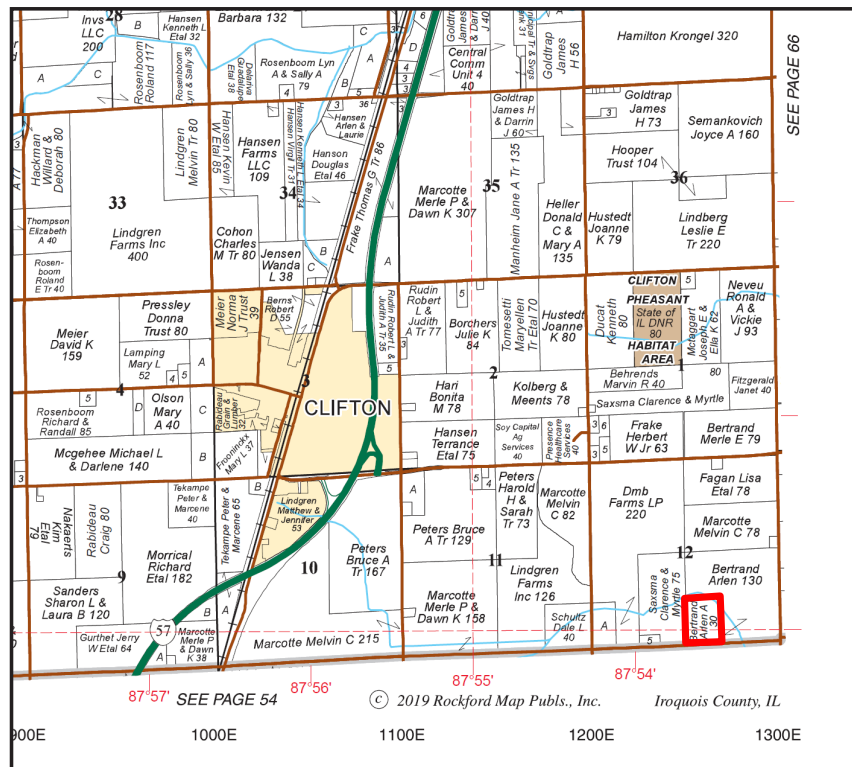
LAND LISTING

Iroquois County, IL



October 12, 2022

0 187.5 375 750 ft
0 55 110 220 m
Iroquois County, Illinois, Bruce Harris & Associates,
Iroquois County, Illinois, Parcels, Tax, PNT, Tax Parcels, Assessment, Taxation



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