

Property: 196 Acres – Kankakee County, Illinois

Location:

196 acres more or less in the SW ¼ and the NW ¼ of the SE ¼ of
Section 15 T-31-N R-9-E in Kankakee County, Illinois



David Hueneker
815-291-6550
daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres: 196 m/l

Till. Acres: 184.85

Production Index (PI): 109.5

Ask - Gross: \$ 2,150,000.

Per Acre Price: \$10,969.

Income:

	184.85	(Tillable Acres)
	X 300.00	(Cash Rent offer per tillable acre on Leaseback)
- Cash Rent:	\$ 55,455.00	

Gross Rent: \$ 55,455. (Est.)

R.E. Taxes (Est.): \$ 4,174.80 (Est. \$21.30 per Acre ave.)

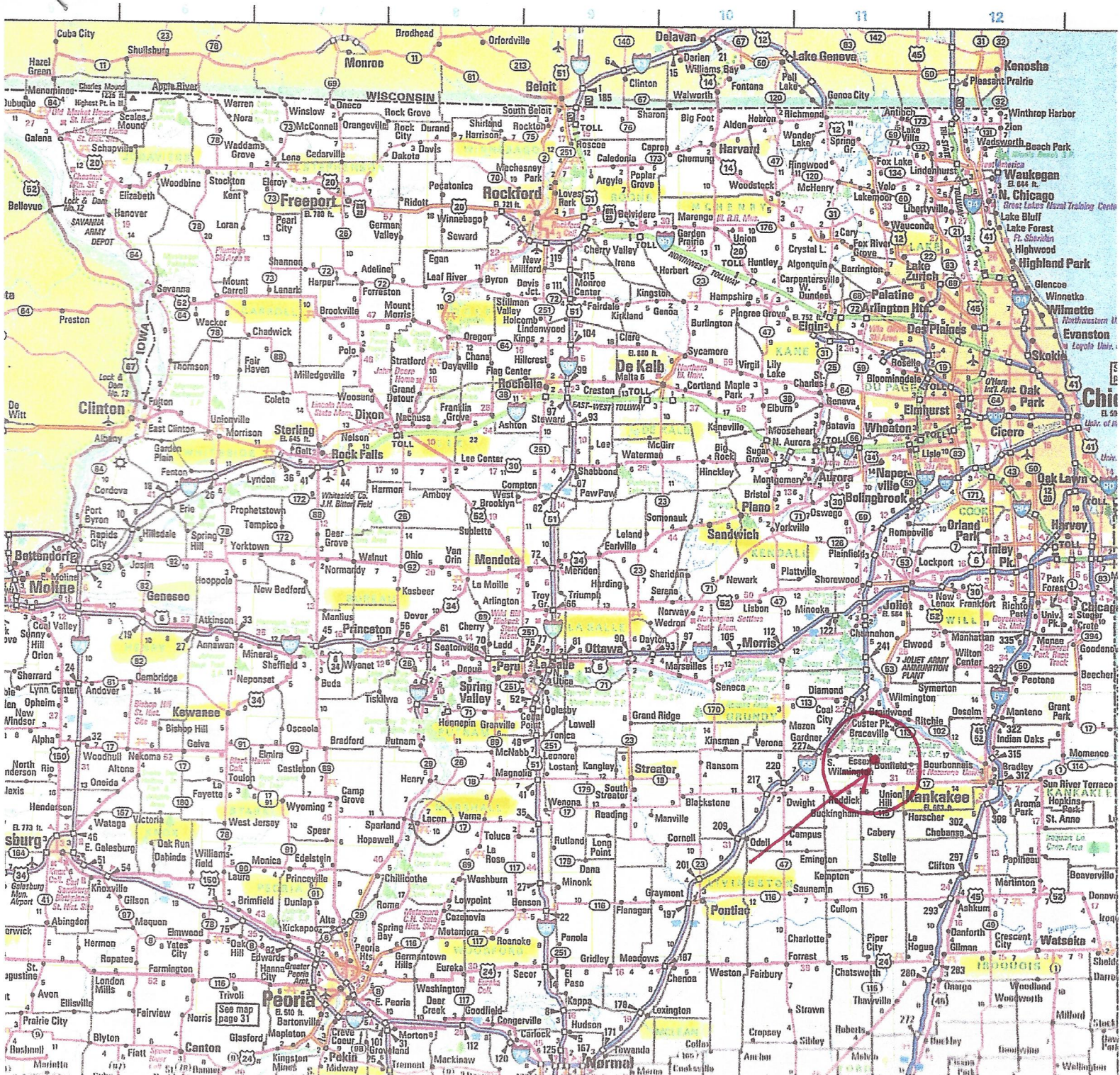
Net Return (After Tax): \$ 51,280 . (Est.)

Return Hypothetical: 2.38% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Pretty much a level farm – you can see one end to the other
- Road on three sides

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

Cell: 815-291-6550

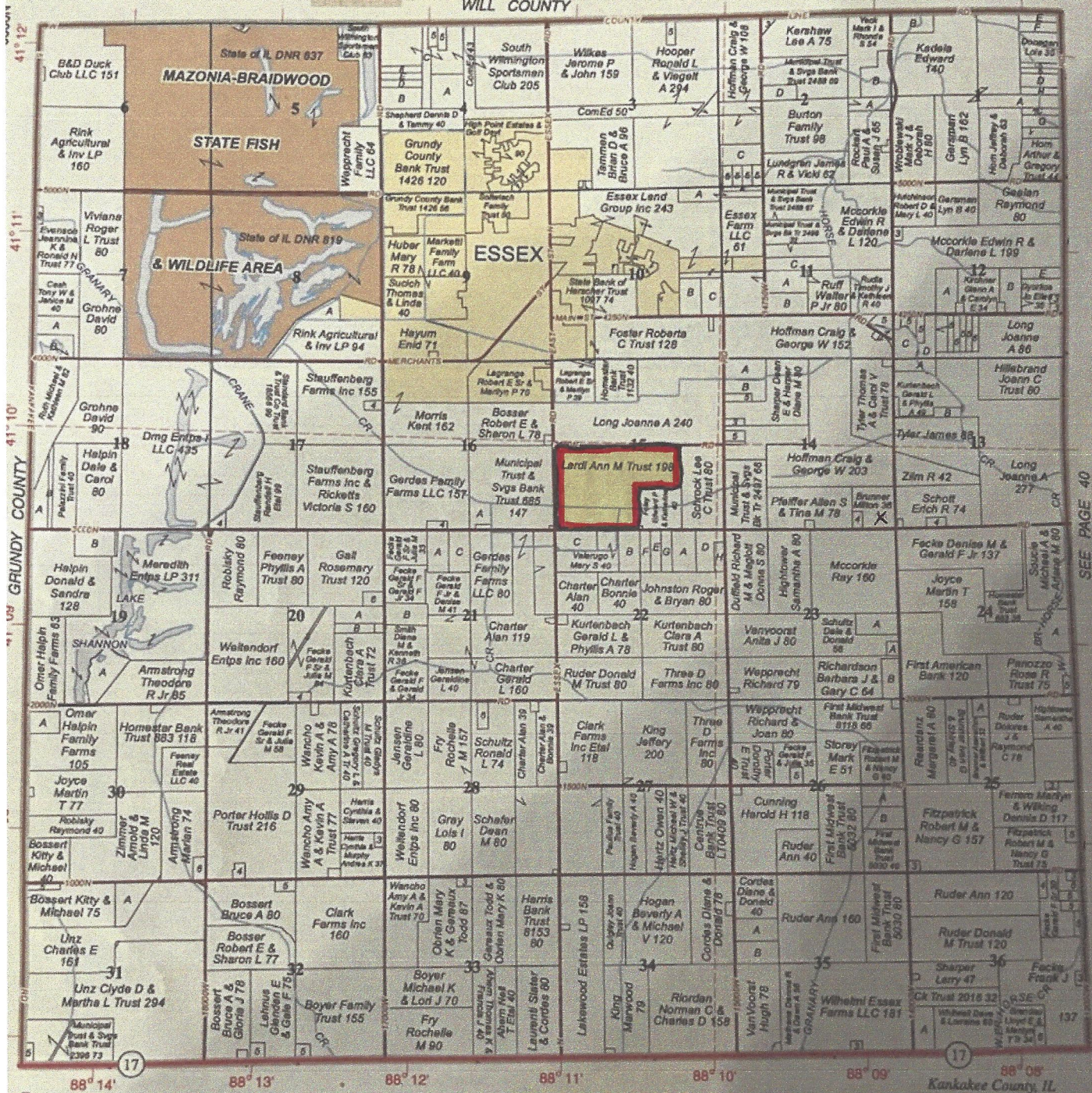
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Maquoketa, IA 52060

T.31N.-R.9E.

WILL COUNTY



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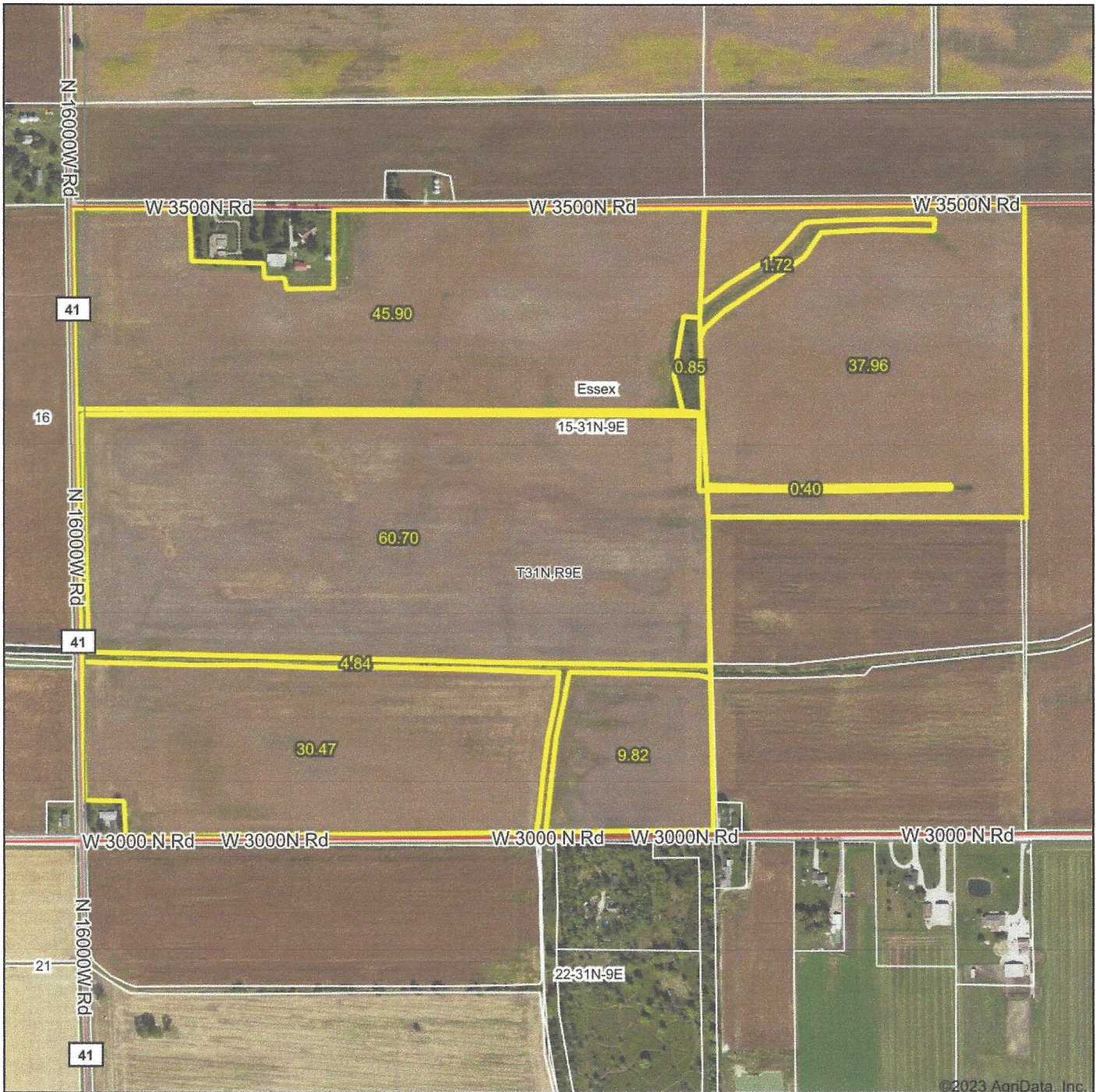
1. *Chlorophyll a* (Chl *a*)

000W 18000W 17000W 16000W 15000W 14000W 13000W SEE PAGE 22



Landowner Mailing Lists

Aerial Map



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Maps Provided By:



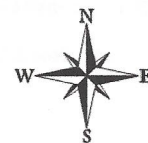
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 9' 46.32, -88° 10' 40.59

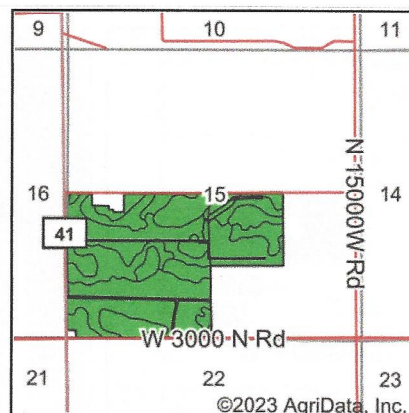
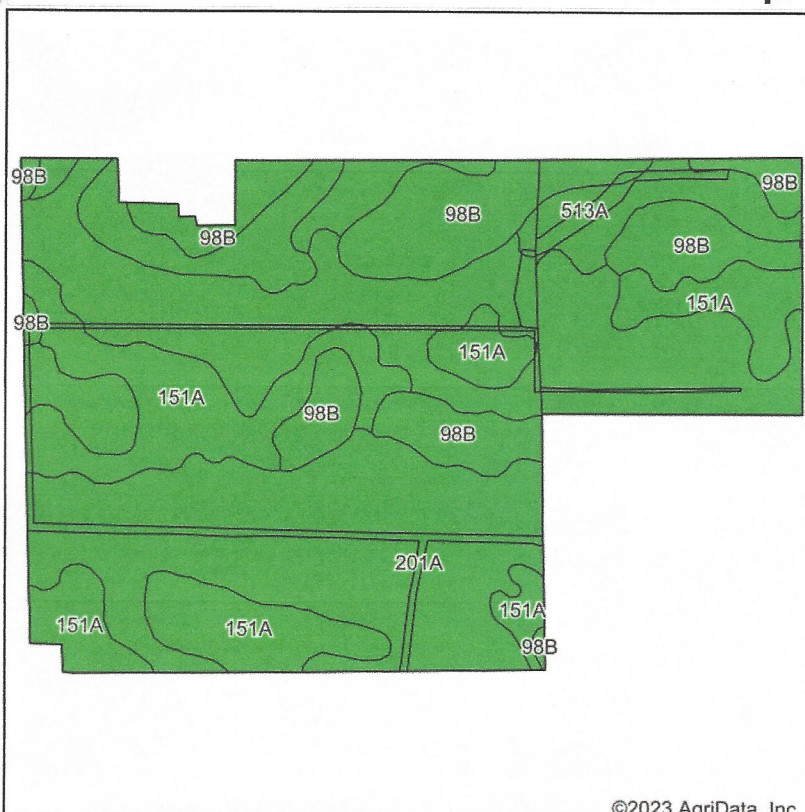
15-31N-9E
Kankakee County
Illinois

0ft 649ft 1298ft



7/12/2023

Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **15-31N-9E**
 Township: **Essex**
 Acres: **192.66**
 Date: **7/12/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL091, Soil Area Version: 19

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
201A	Gilford fine sandy loam, 0 to 2 percent slopes	98.60	51.2%	■	FAV	148	49	59	73	0	0.00	4.52	110
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	49.69	25.8%	■	FAV	151	51	63	78	0	0.00	5.02	114
**98B	Ade loamy fine sand, 1 to 6 percent slopes	33.07	17.2%	■	FAV	**134	**47	**57	**69	0	0.00	**4.22	**102
513A	Granby fine sandy loam, 0 to 2 percent slopes	11.30	5.9%	■	FAV	139	50	60	68	0	0.00	4.39	108
Weighted Average						145.8	49.2	59.7	73.3	*-	0.00	4.59	109.5

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

^a UNF = unfavorable; FAV = favorable

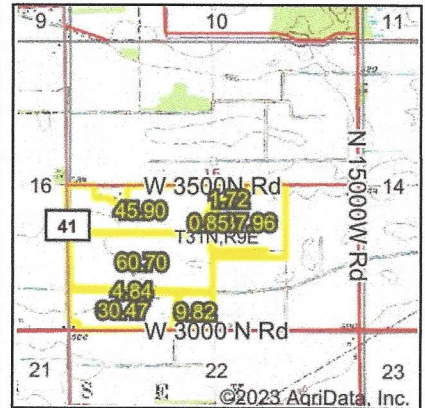
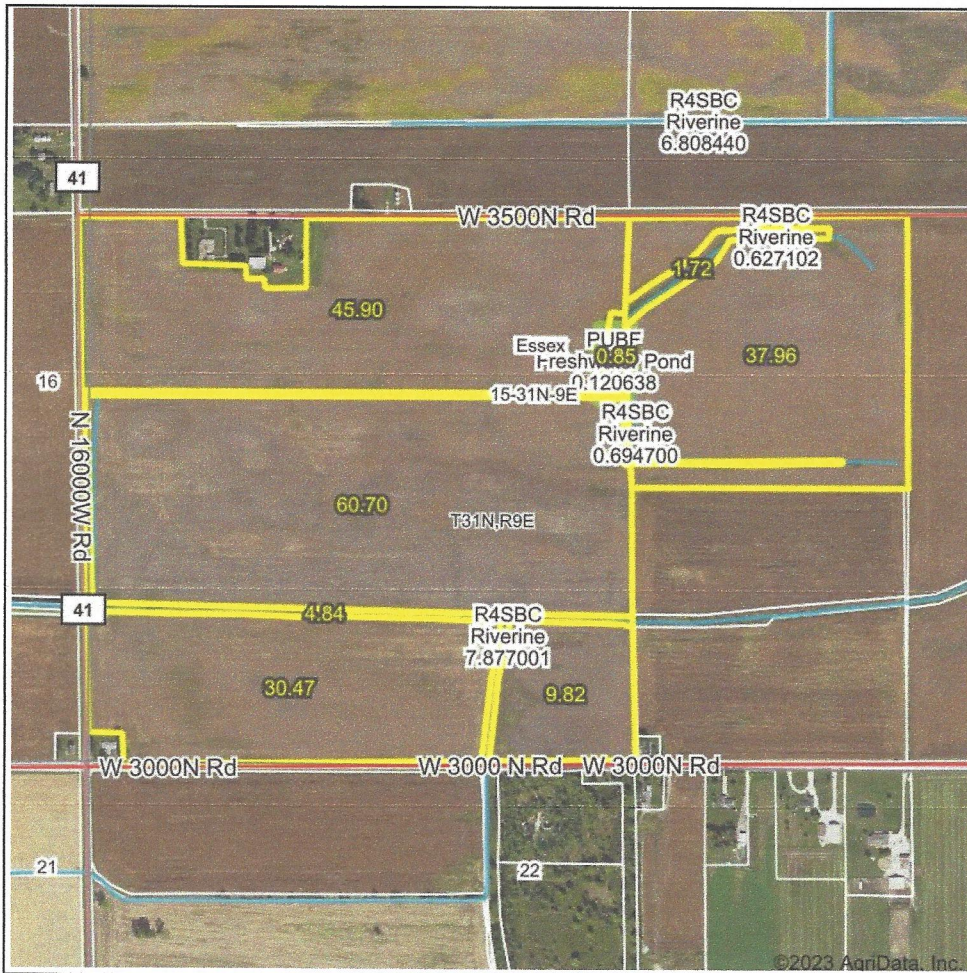
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

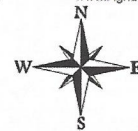
Wetlands Map



State: **Illinois**
 Location: **15-31N-9E**
 County: **Kankakee**
 Township: **Essex**
 Date: **7/12/2023**



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0ft 957ft 1914ft

Classification Code	Type	Acres
R4SBC	Riverine	4.15
PEM1A	Freshwater Emergent Wetland	1.91
PUBF	Freshwater Pond	0.12
Total Acres		6.18

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>