

STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten

Managing Broker

815-718-2244

Dan Cribben

Broker

815-786-3311

Jon Windstrup

Broker

815-440-2679

Christian Groenewold

Broker

815-990-1398

MILLER RANCH LLC

WILL COUNTY, ILLINOIS

FIRST TIME OFFERED FOR SALE IN OVER 40 YEARS

83.93 Taxable Acres

South side of Bruns Road-1/2 Mile West of Ridgeland Ave.

1.5 Miles from Interstate 57 access at Monee-Manhattan Exit.

Part of Section 30-Monee Township

Farm has been certified "Organic"

Owners would prefer to sell to a buyer willing to maintain the Organic status.

And if possible place a "Conservation Easement" on the land.

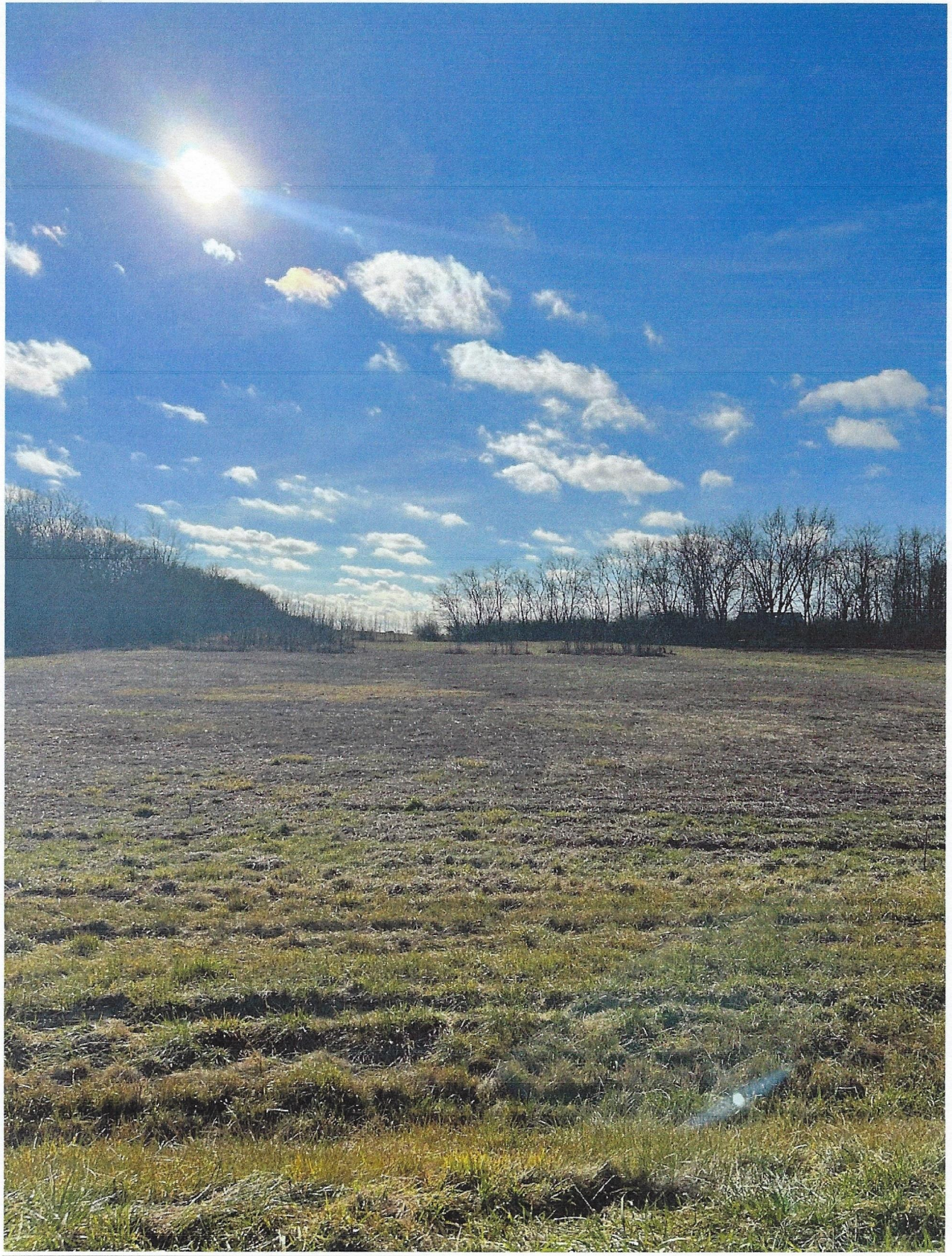
PRICE-\$11,500/Acre

POSSESSION-At closing-Farming rights for 2024 are intact.

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

**STERLING LAND COMPANY IS AN EXCLUSIVE AGENT OF SELLER IN THIS
TRANSACTION**

www.sterlinglandcompany.com



LEGAL DESCRIPTION

THE NW1/4 (EX THRFRM THE W 80 ACRES) OF SEC 30 & ALSO (EX THRFRM THAT PRT DAF: COMM AT A PT IN THE N LN OF SD SEC 30, 1311.80 FT E OF THE NW COR OF SD SEC; THC 320 FT E ALG SD N LN OF SD SEC; THC S & PARL TO THE W LN OF SD SEC, 416.75 FT; THC SW'LY 352.67 FT TO A PT WHICH IS 565 FT S OF THE N LN OF SEC 30; THC N 565 FT TO THE POB), ALL IN T34N-R13E. CONSOLIDATION PER PET.#2000-57

RE TAXES-2022 paid in 2023

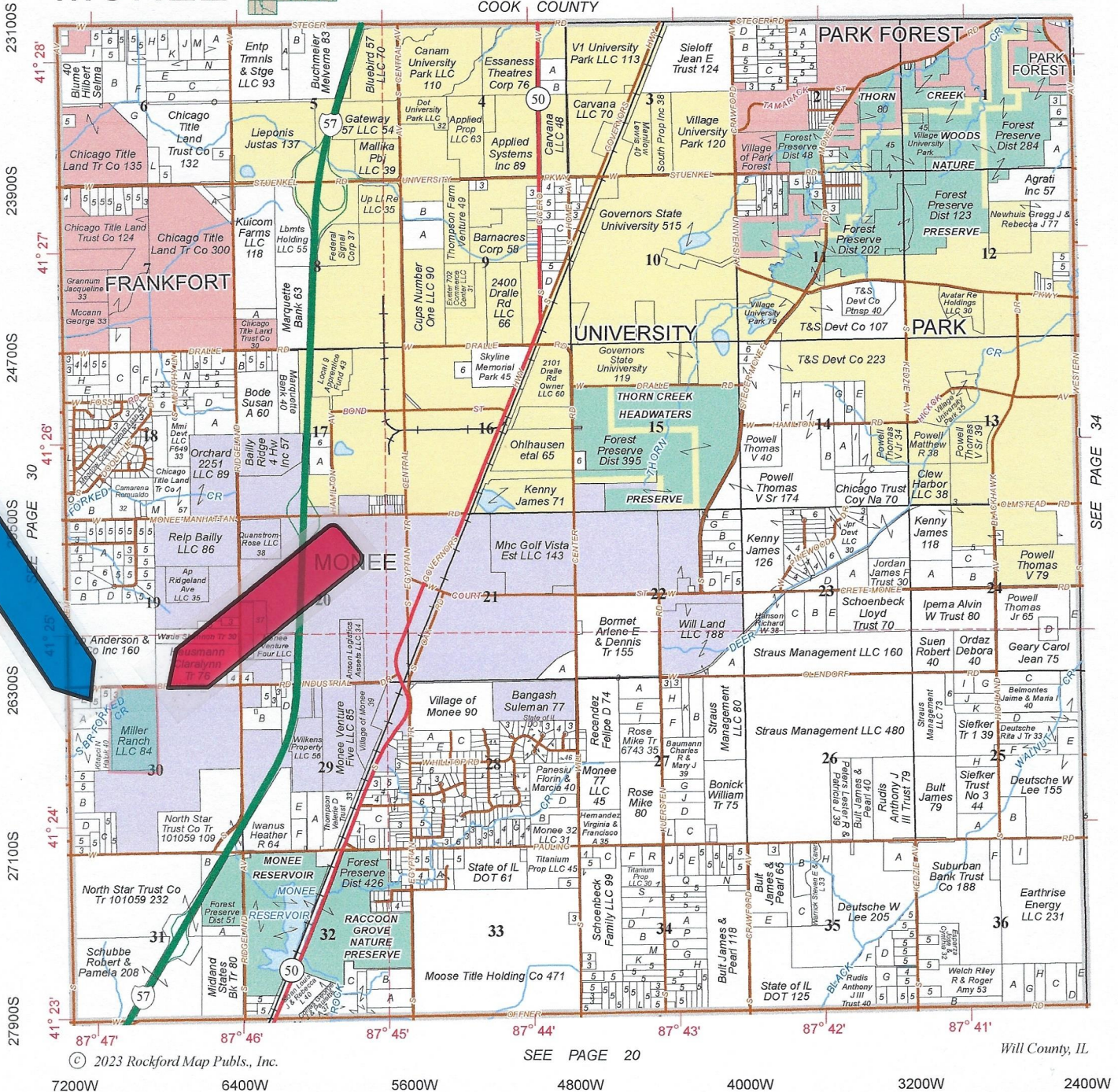
<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
21-14-30-100-022-0000	83.93	\$2,660.28

www.sterlinglandcompany.com

MONEE

T.34N.-R.13E.

COOK COUNTY



STERLING LAND COMPANY

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Monte Van Kooten
Managing Broker
815-718-2244

306 W. 14th Street • Sterling, IL 61081
agent5841@gmail.com

Dan Cribben
Broker
815-786-3311

Ian Lagner
Broker
815-503-4271

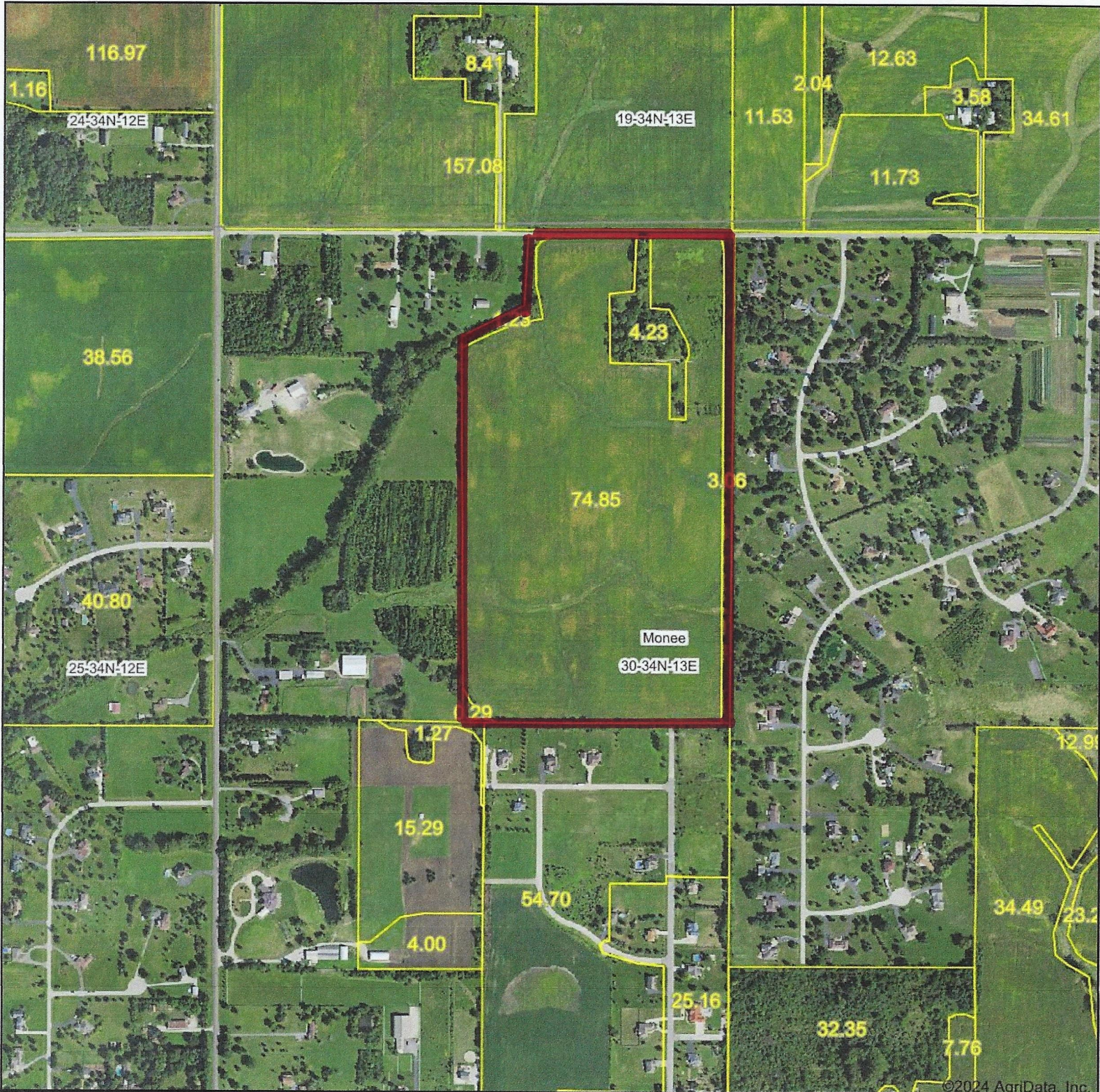
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Follow us
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Aerial Map



Map Center: 41° 24' 27.19, -87° 46' 47.78

0ft 840ft 1680ft

Maps Provided By:



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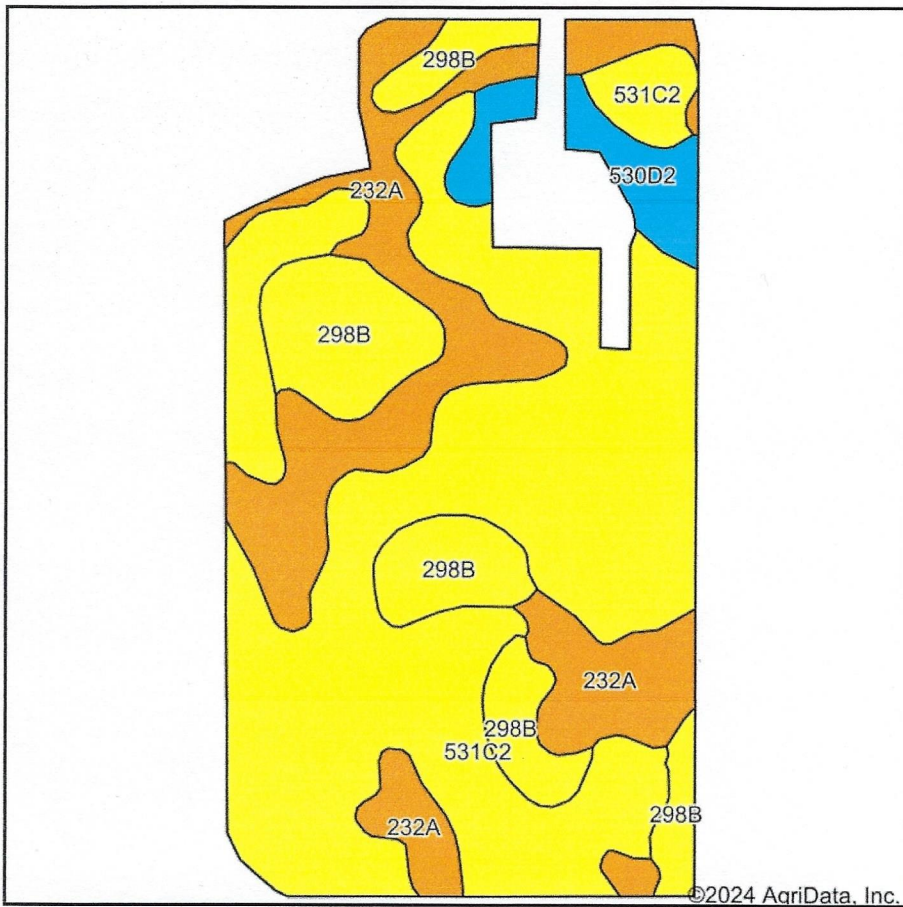
30-34N-13E
Will County
Illinois



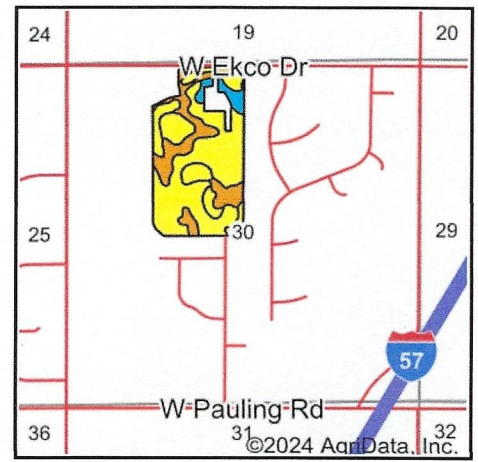
1/9/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Will**
 Location: **30-34N-13E**
 Township: **Monee**
 Acres: **74.85**
 Date: **1/9/2024**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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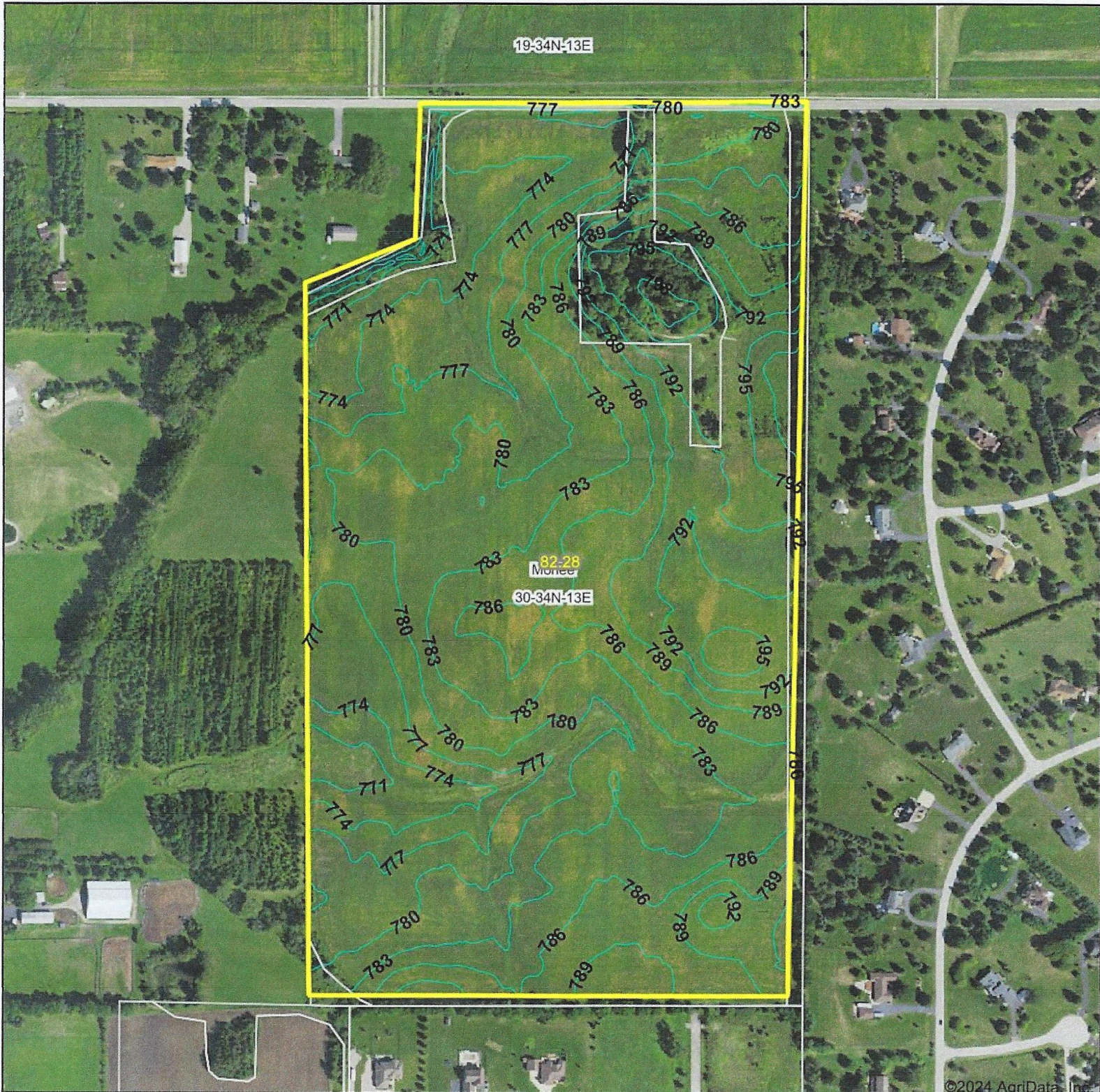
Area Symbol: IL197, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	42.58	56.9%		**153	**49	**60	**113
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.33	23.2%		**170	**56	**65	**127
**298B	Beecher silt loam, 2 to 4 percent slopes	11.60	15.5%		**150	**50	**60	**113
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	3.34	4.5%		**138	**43	**55	**100
Weighted Average					155.8	50.5	60.9	115.7

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 765.0

Max: 800.1

Range: 35.1

Average: 783.1

Standard Deviation: 6.66 ft

0ft 456ft 912ft



1/9/2024

30-34N-13E
Will County
Illinois

Boundary Center: 41° 24' 31.14, -87° 46' 44.78

Maps Provided By:



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