



**PROPERTY
SERVICES**

LAND LISTING

166.22± Acres – Iroquois County, IL



LOCATION

Legal: S20, T29N, R10E

Milks Grove Township, Iroquois County, IL

ROBERT J. WARMBIR
Designated Managing Broker
License #471.021140

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com



LAND LISTING

Iroquois County, IL

CONTACT US TODAY!

Asking Price

\$2,276,410

Price per Acre

\$15,500

Taxes

2022 payable in 2023

\$4,883.24

PIN

01-20-100-001

Total Surveyed Acres

166.22

FSA Tillable Acres

162.76

CRP Acres

None

Lease

Leased for the 2024 crop year.

Open for the 2025 crop year.



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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166.22± Acres - Milks Grove Township



Fertility Info: Tested Fall 2020

P1 Average: 38.16 lbs/ac

K Average: 257.84 lbs/ac

pH Average: 6.44

Fertility maps available upon request.

Property Features:
2 wind turbines.

September 2015 Start Date
30-year term with optional one or two 10-year extensions. Includes inflationary adjustments.

Turbine Annual Payments:

2022 - \$25,308.72

2023 - \$22,098.07

Transmission Line Annual Payment: \$2883.83

Turbine Lane Annual Payment: \$2,300.00



LAND LISTING

Iroquois County, IL

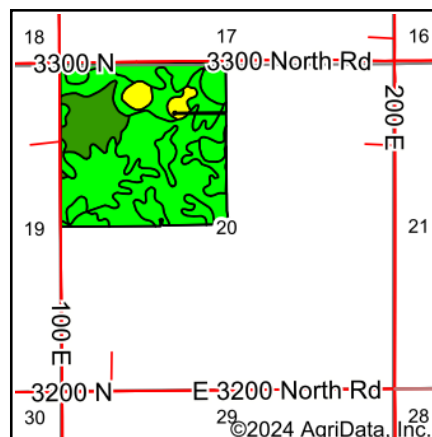
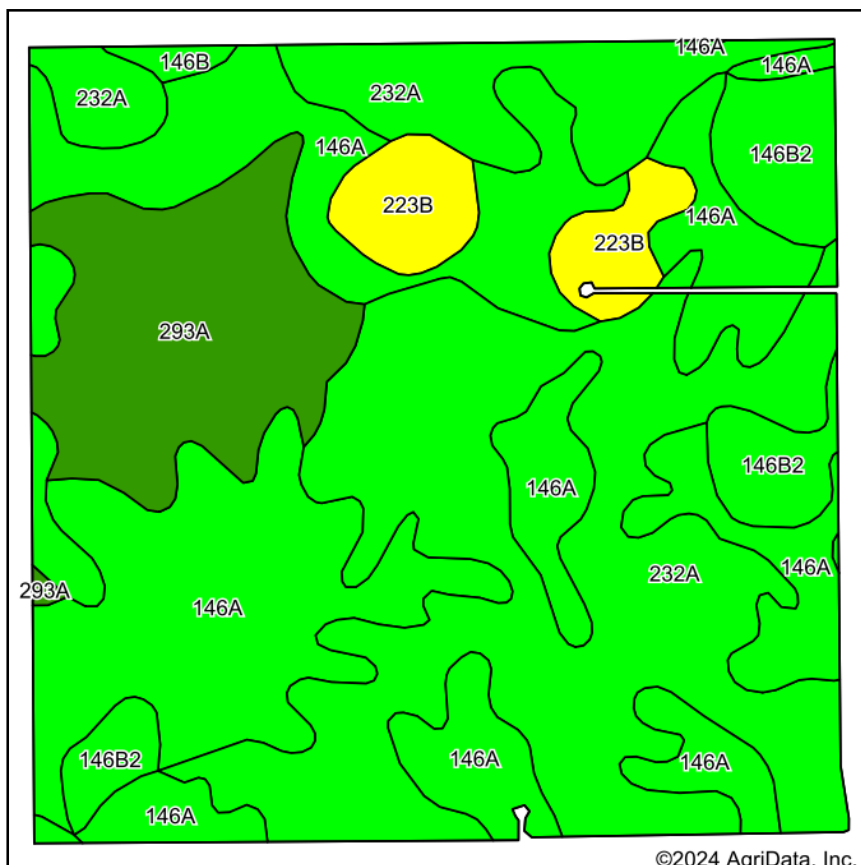
Aerial Map



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Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **20-29N-10E**
 Township: **Milks Grove**
 Acres: **162.76**
 Date: **3/26/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	63.96	39.3%		**170	**56	**127
146A	Elliott silt loam, 0 to 2 percent slopes	61.27	37.6%		168	55	125
293A	Andres silt loam, 0 to 2 percent slopes	19.71	12.1%		184	59	135
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.94	6.1%		**158	**51	**118
**223B	Varna silt loam, 2 to 4 percent slopes	7.15	4.4%		**156	**50	**115
**146B	Elliott silt loam, 2 to 4 percent slopes	0.73	0.4%		**166	**54	**124
Weighted Average					169.6	55.4	126.1

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

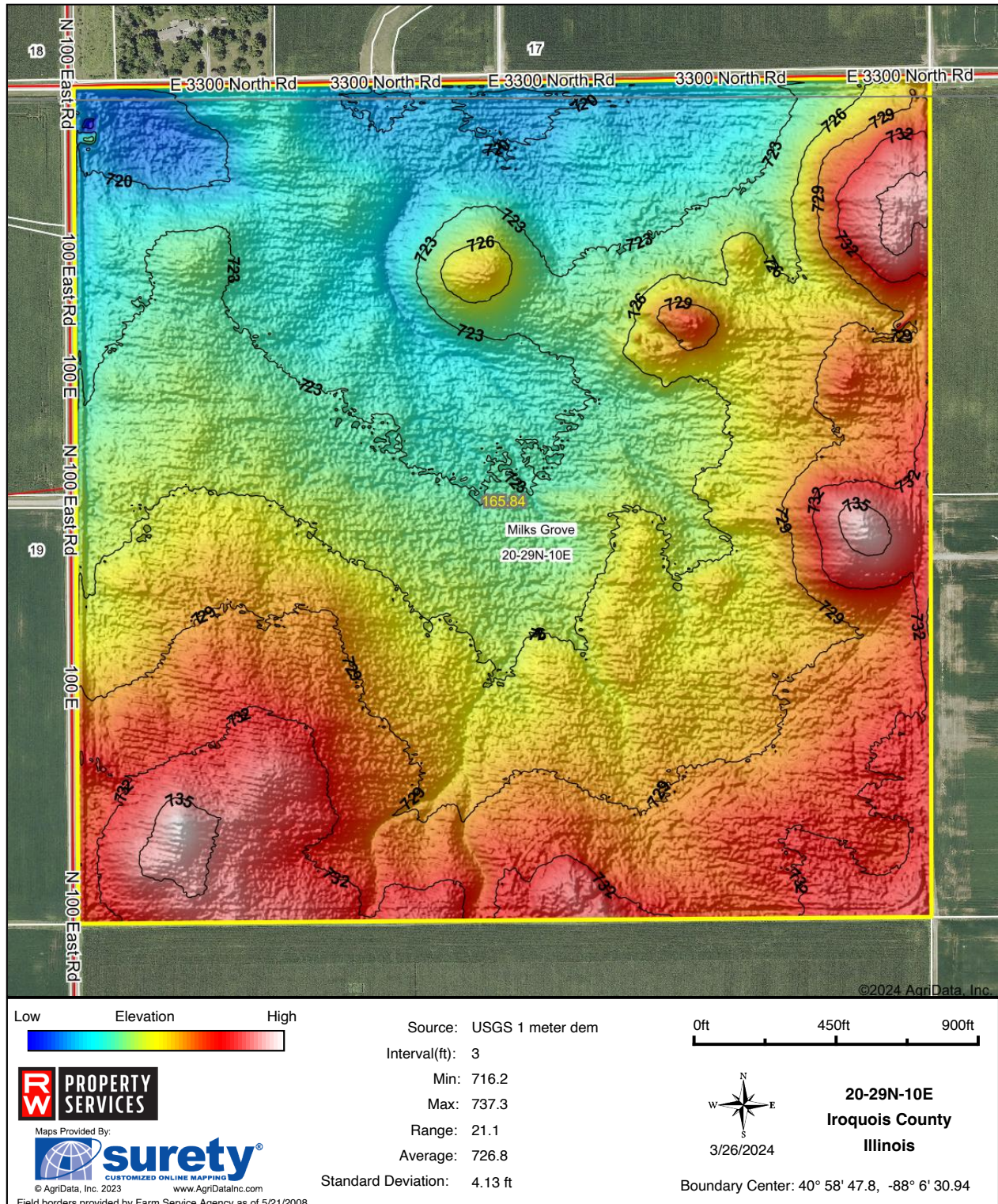


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LAND LISTING

Iroquois County, IL

Topography Hillshade



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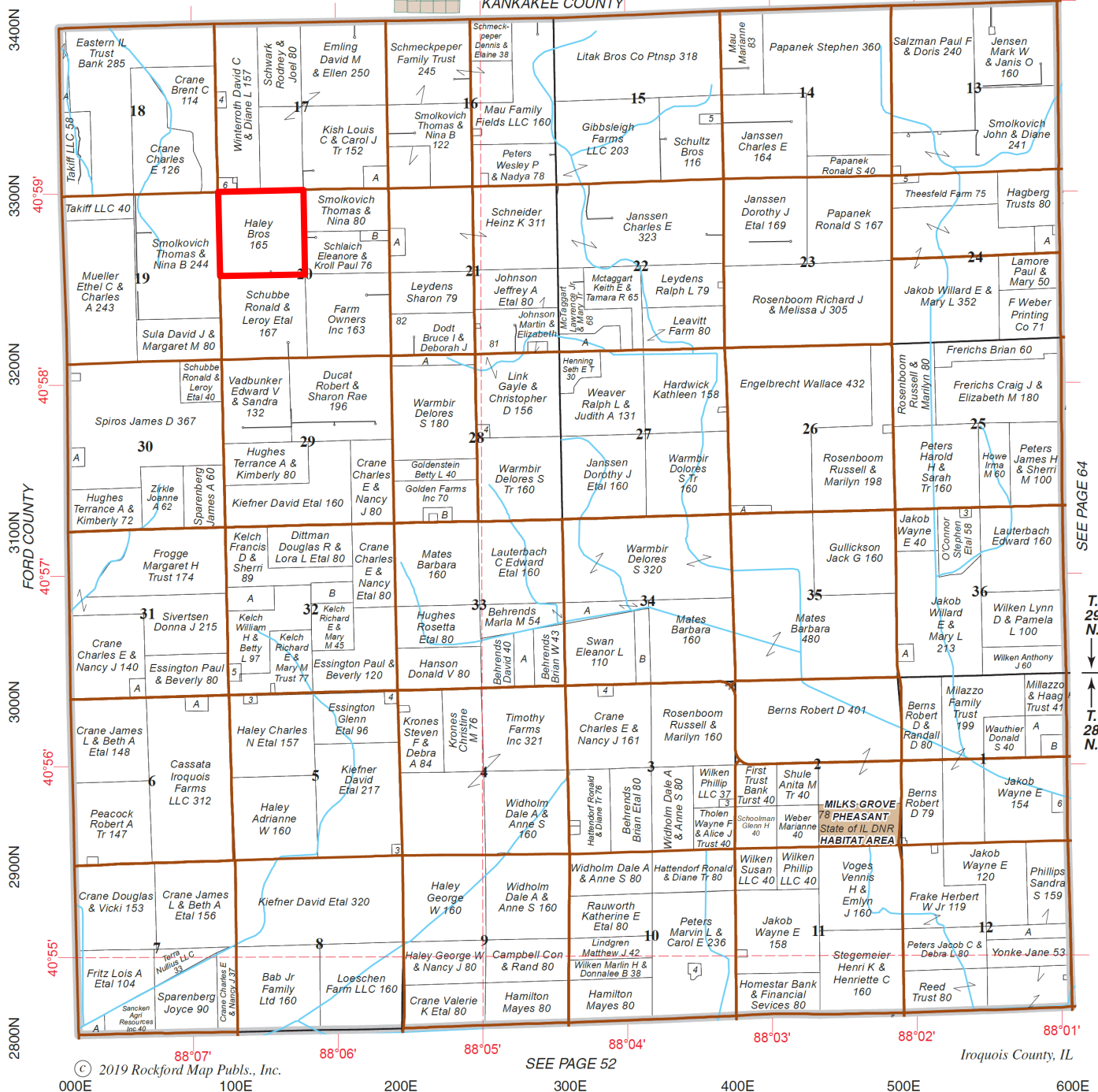
Iroquois County, IL

MILKS GROVE

T.28-29N.-R.10E.



KANKAKEE COUNTY



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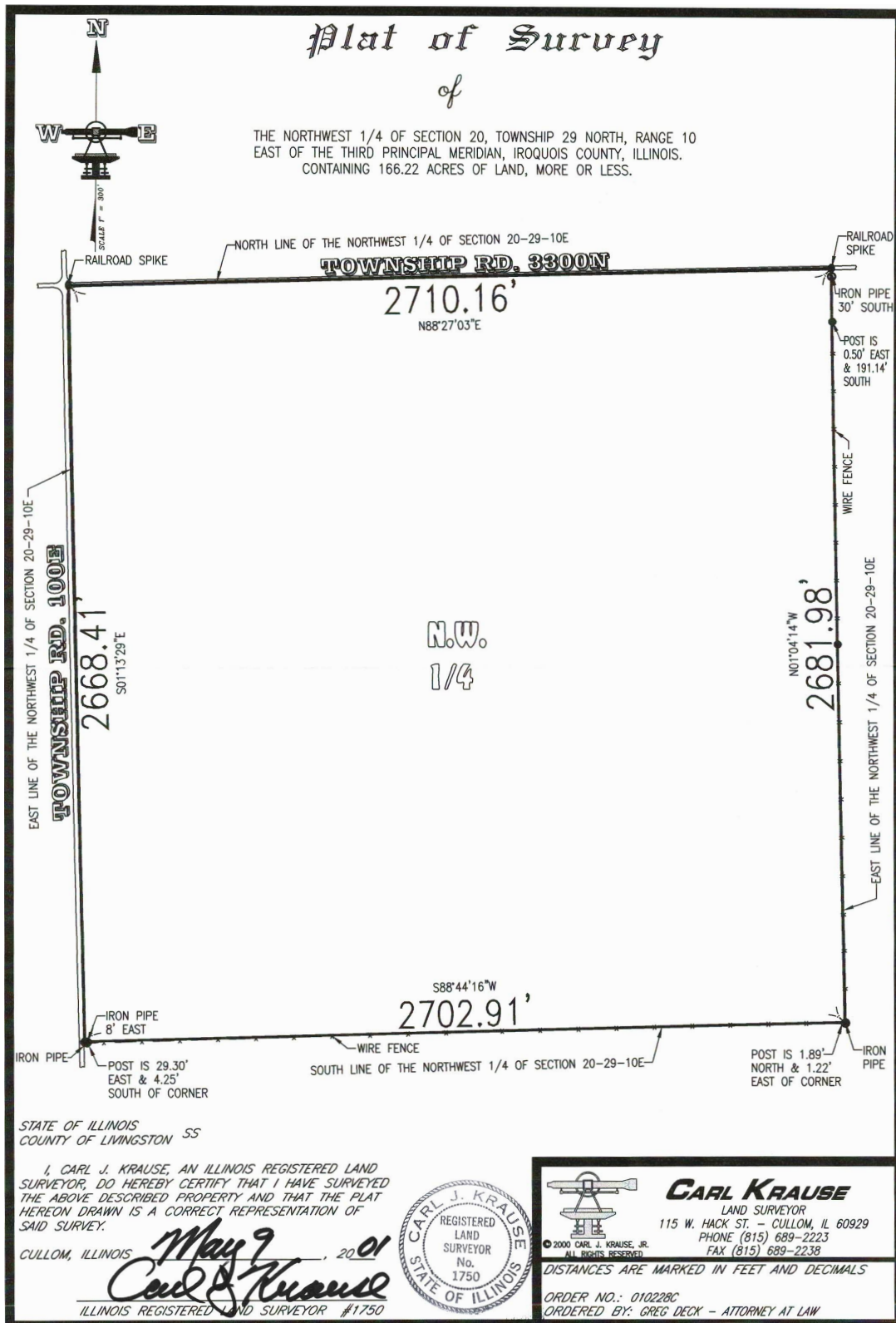
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Tile Aerial Map



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Tile Map



4" 2016	810.97 ft
6" 2016	3173.37 ft
8" 2016	1788.05 ft
Existing 4"	89951.17 ft
Existing 5"	3106.57 ft
Existing 6"	3885.54 ft
Existing 8"	1219.11 ft
Existing 12"	868.02 ft
Old 4" Clay	52.09 ft
Old 6" Clay	42.71 ft
Old 8" Plastic	145.53 ft
Old 10" Clay	38.74 ft
Wire	10726.01 ft

