

LAND FOR SALE 6500 NORTH 16750E ROAD, MOMENCE, IL

AG LAND FOR SALE

Total Acreage:
162+/-

Tillable:
148+/- Acres

Timber:
14+/- Acres

Sale Price:
\$1,944,000

Price Per Acre:
\$12,000

Productivity Index:
\$130

Yellowhead Township
Section 36
Momence Township
Section 1

PINs

01-04-36-200-010
01-04-36-400-001
05-11-01-200-001

HOMESITE NOT INCLUDED IN SALE

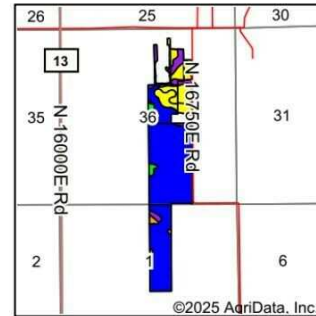
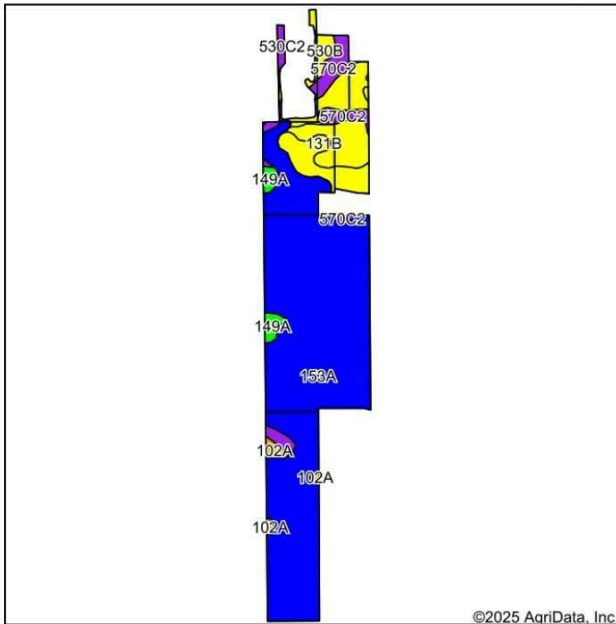


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Soil Map

LAND FOR SALE 6500 NORTH 16750E ROAD, MOMENCE, IL

Soils Map



State: Illinois
County: Kankakee
Location: 36-32N-14E
Township: Yellowhead
Acres: 162.33
Date: 5/12/2025



Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**153A	Pella silty clay loam, 0 to 2 percent slopes	119.73	73.6%		FAV	**183	**60	**136	79
**131B	Alvin fine sandy loam, 2 to 5 percent slopes	15.74	9.7%		FAV	**149	**48	**110	53
**188A	Beardstown silt loam, 0 to 2 percent slopes	9.22	5.7%		FAV	**155	**51	**116	75
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	7.55	4.7%		FAV	**143	**45	**105	68
**530B	Ozaukee silt loam, 2 to 4 percent slopes	3.14	1.9%		FAV	**149	**47	**108	56
149A	Brenton silt loam, 0 to 2 percent slopes	2.68	1.7%		FAV	195	60	141	81
**102A	La Hogue loam, 0 to 2 percent slopes	1.72	1.1%		FAV	**162	**52	**121	70
**98B	Ade loamy fine sand, 1 to 6 percent slopes	1.46	0.9%		FAV	**133	**46	**101	38
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	1.09	0.7%		FAV	**141	**44	**102	48
Weighted Average						174.8	57.1	129.7	*n 74.7

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: 01-28-2025

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, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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

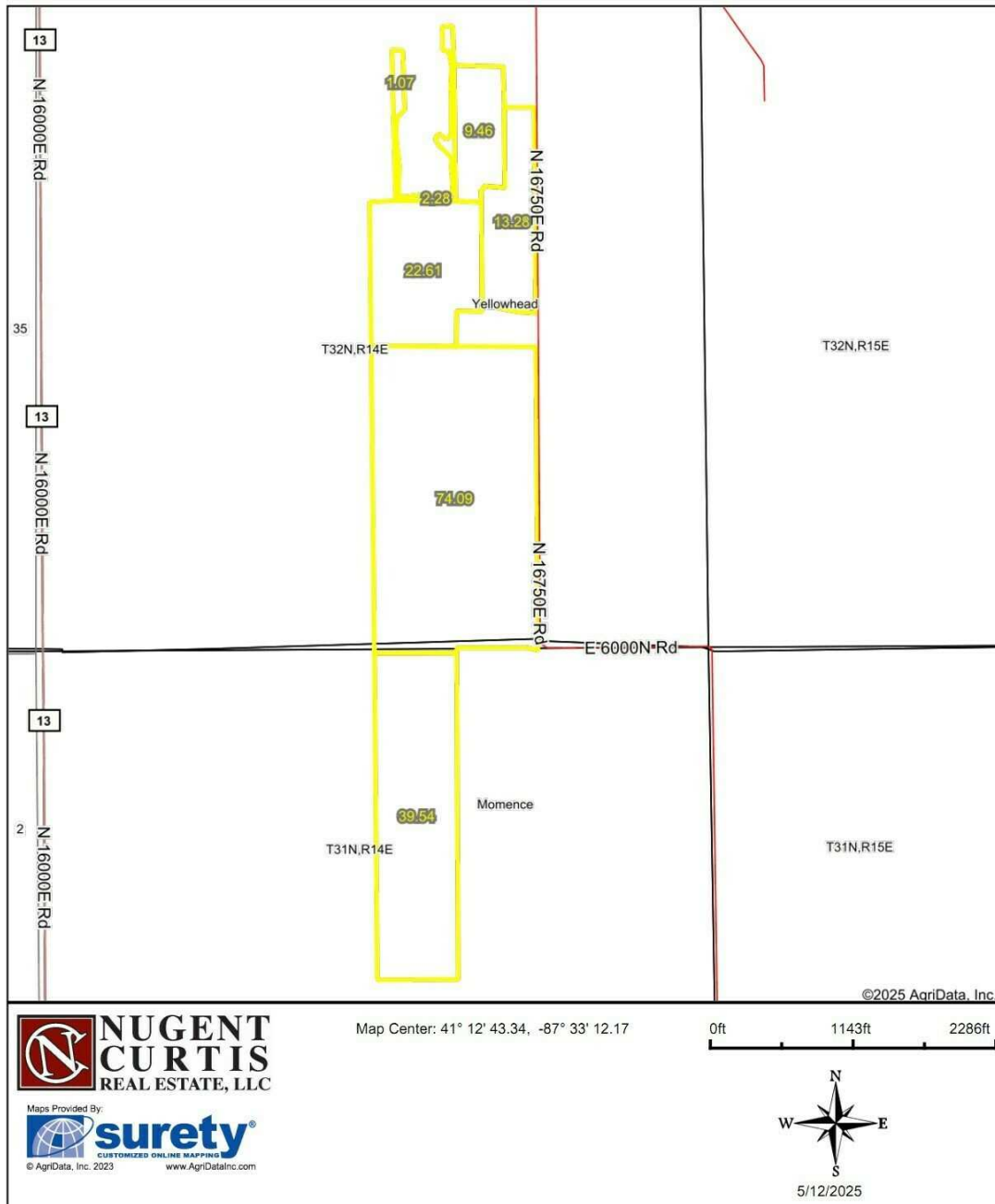
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FSA Map

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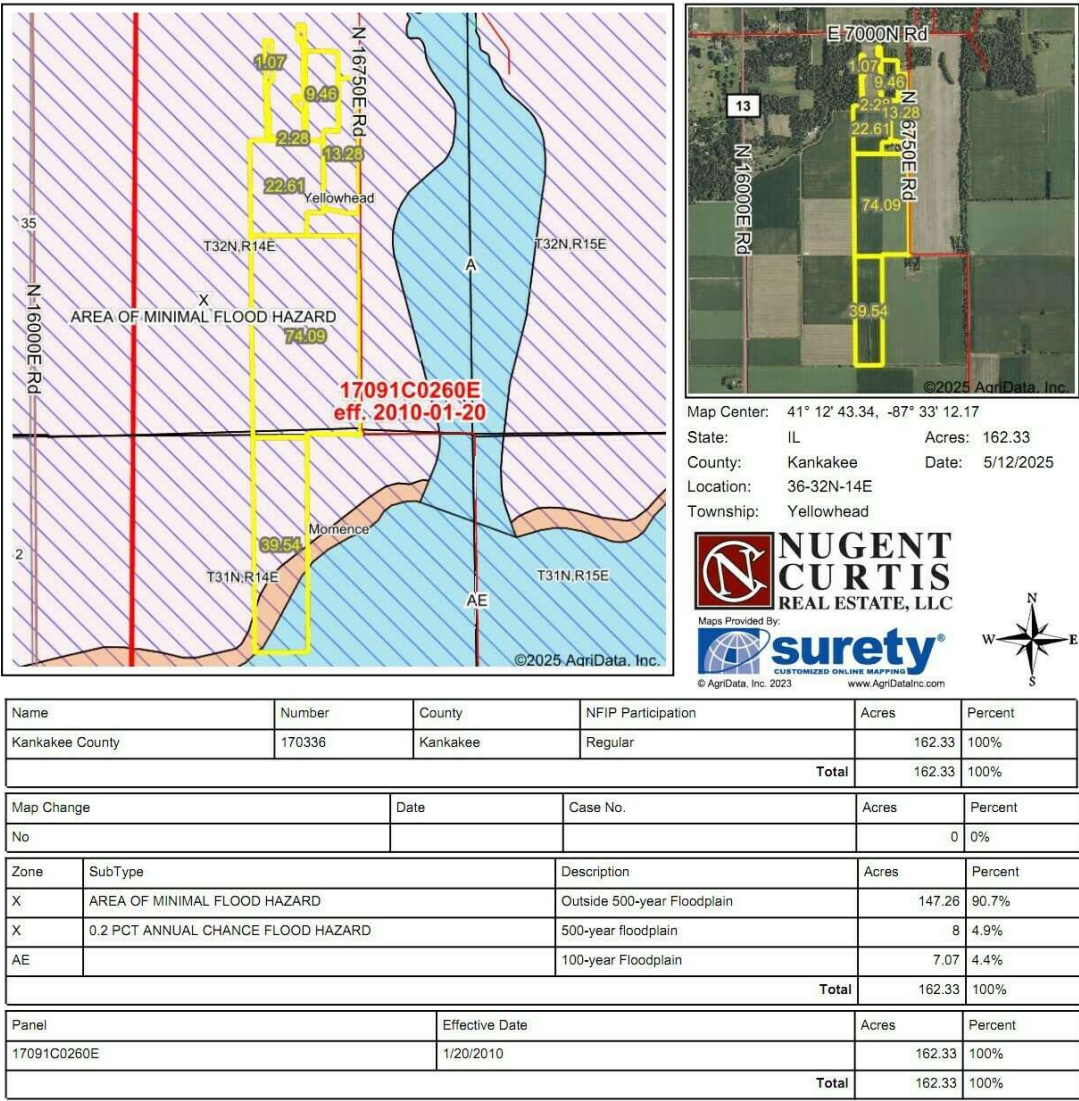
Overview Map



Flood Map

LAND FOR SALE 6500 NORTH 16750E ROAD, MOMENCE, IL

FEMA Report



Flood related information provided by FEMA.

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Wetlands Map



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



**NUGENT
CURTIS**
REAL ESTATE, LLC

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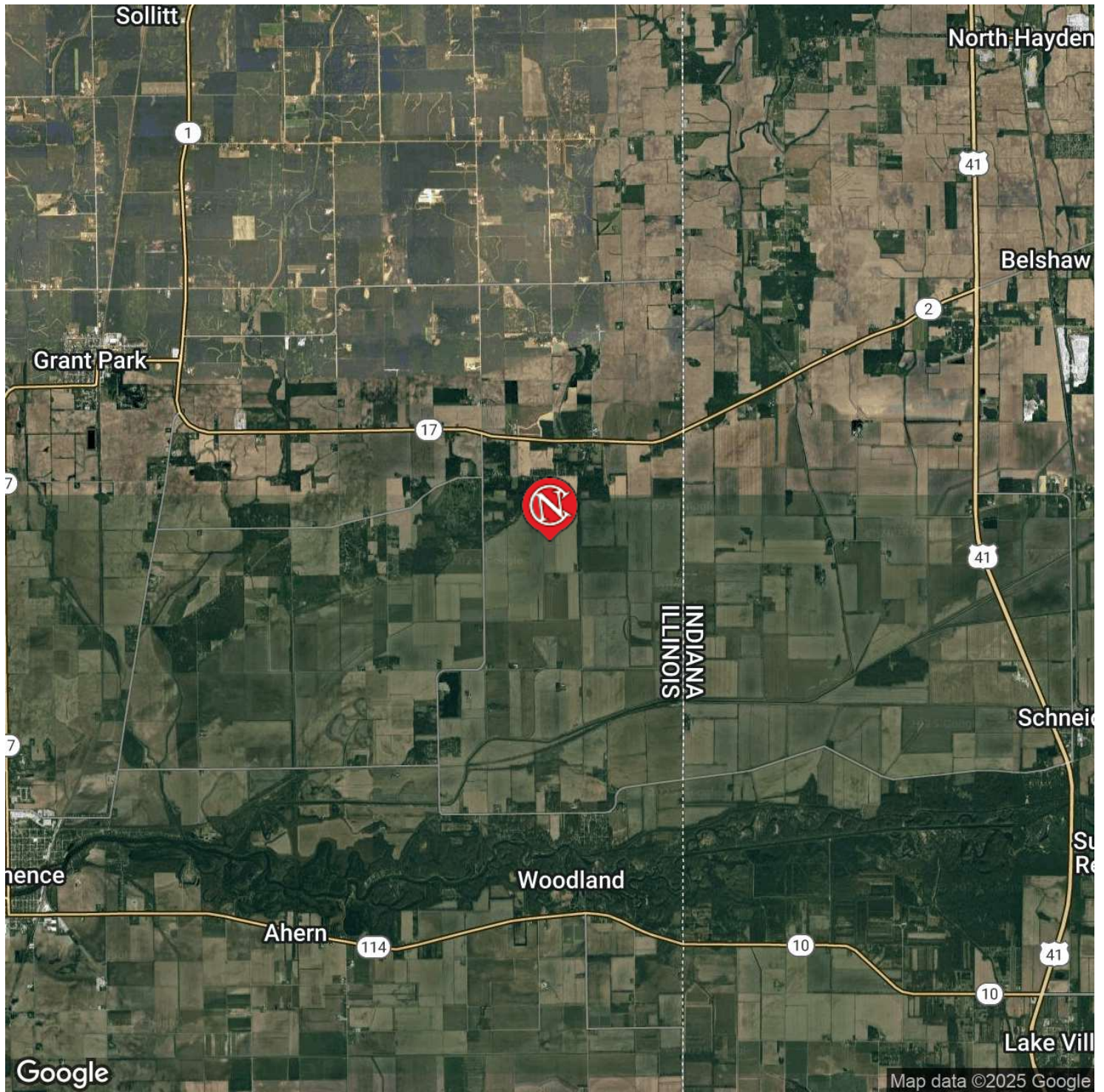
Crop History- 4 Years

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Location Map

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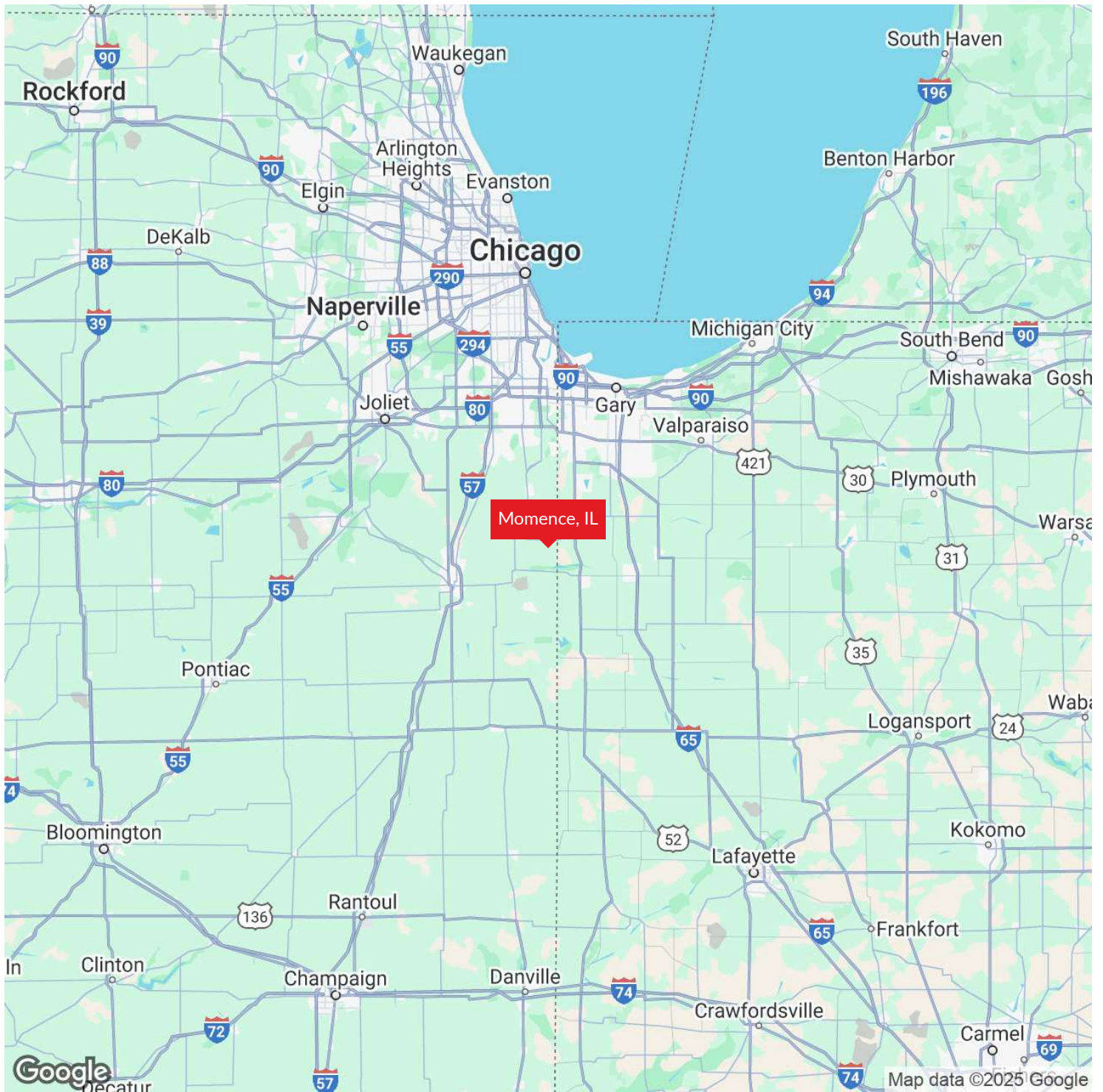


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Regional Map

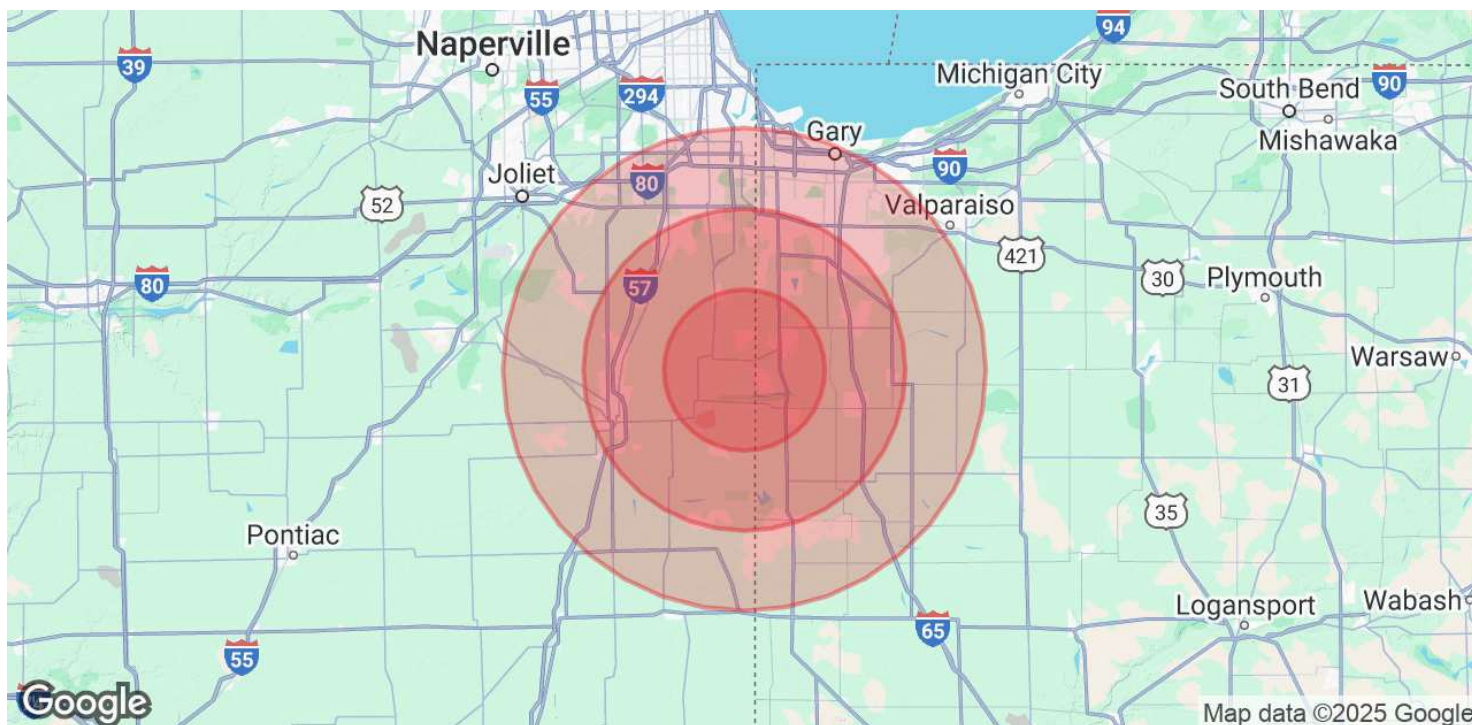
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Demographics Map & Report

LAND FOR SALE 6500 NORTH 16750E ROAD, MOMENCE, IL



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	25,918	361,497	981,308
Average Age	42	41	41
Average Age (Male)	42	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	10,078	138,254	379,306
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,676	\$100,691	\$101,996
Average House Value	\$266,850	\$269,330	\$268,335

Demographics data derived from AlphaMap