



**PROPERTY
SERVICES**

LAND LISTING

23.66± Acres – Kankakee County, IL



LOCATION

Legal: S23, T32N, R13E

Sumner Township, Kankakee County, IL

ROBERT J. WARMBIR
Designated Managing Broker
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LAND LISTING

Kankakee County, IL

CONTACT US TODAY!

Asking Price

\$337,155

Price per Acre

\$14,250

Taxes

2024 payable in 2025

\$877.48

PIN

02-03-23-100-005

Total Taxable Acres

23.66±

Estimated Tillable Acres

21.4±

Lease

Leased for the 2025 & 2026
crop years. Open for 2027.

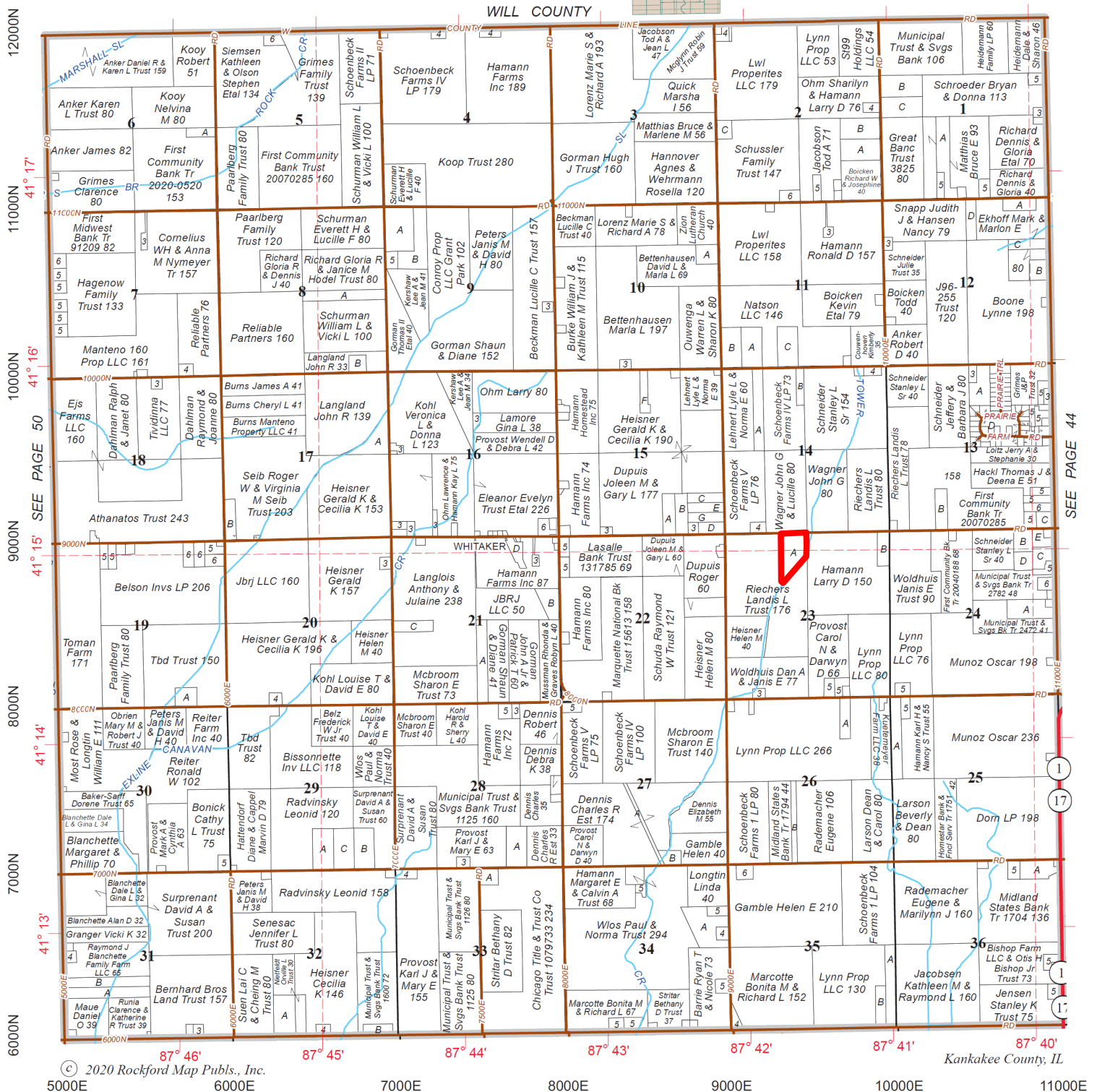


The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate.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



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Aerial Map



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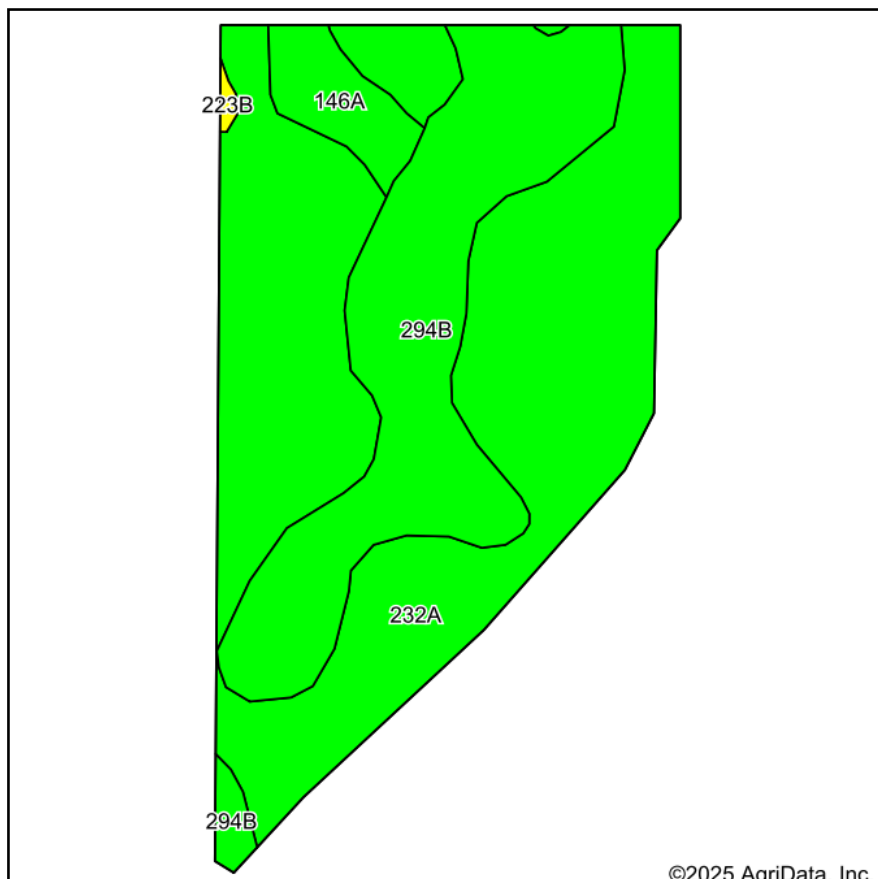
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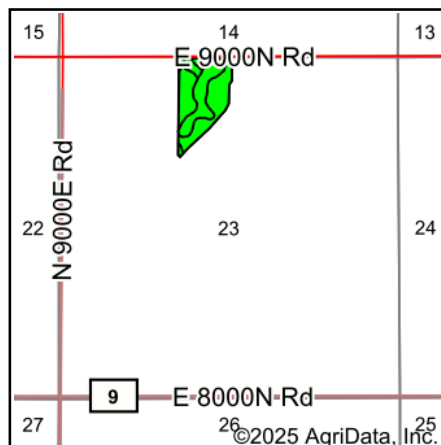
LAND LISTING

Kankakee County, IL

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **23-32N-13E**
Township: **Sumner**
Acres: **21.4**
Date: **5/2/2025**



Maps Provided By:



Area Symbol: IL091, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.59	63.5%		**127	65
**294B	Symerton silt loam, 2 to 5 percent slopes	6.76	31.6%		**130	70
146A	Elliott silt loam, 0 to 2 percent slopes	0.99	4.6%		125	65
**223B	Varna silt loam, 2 to 4 percent slopes	0.06	0.3%		**115	72
Weighted Average					127.8	*n 66.6

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, flooding, and surface texture according to the Il. Soils EFOTG

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

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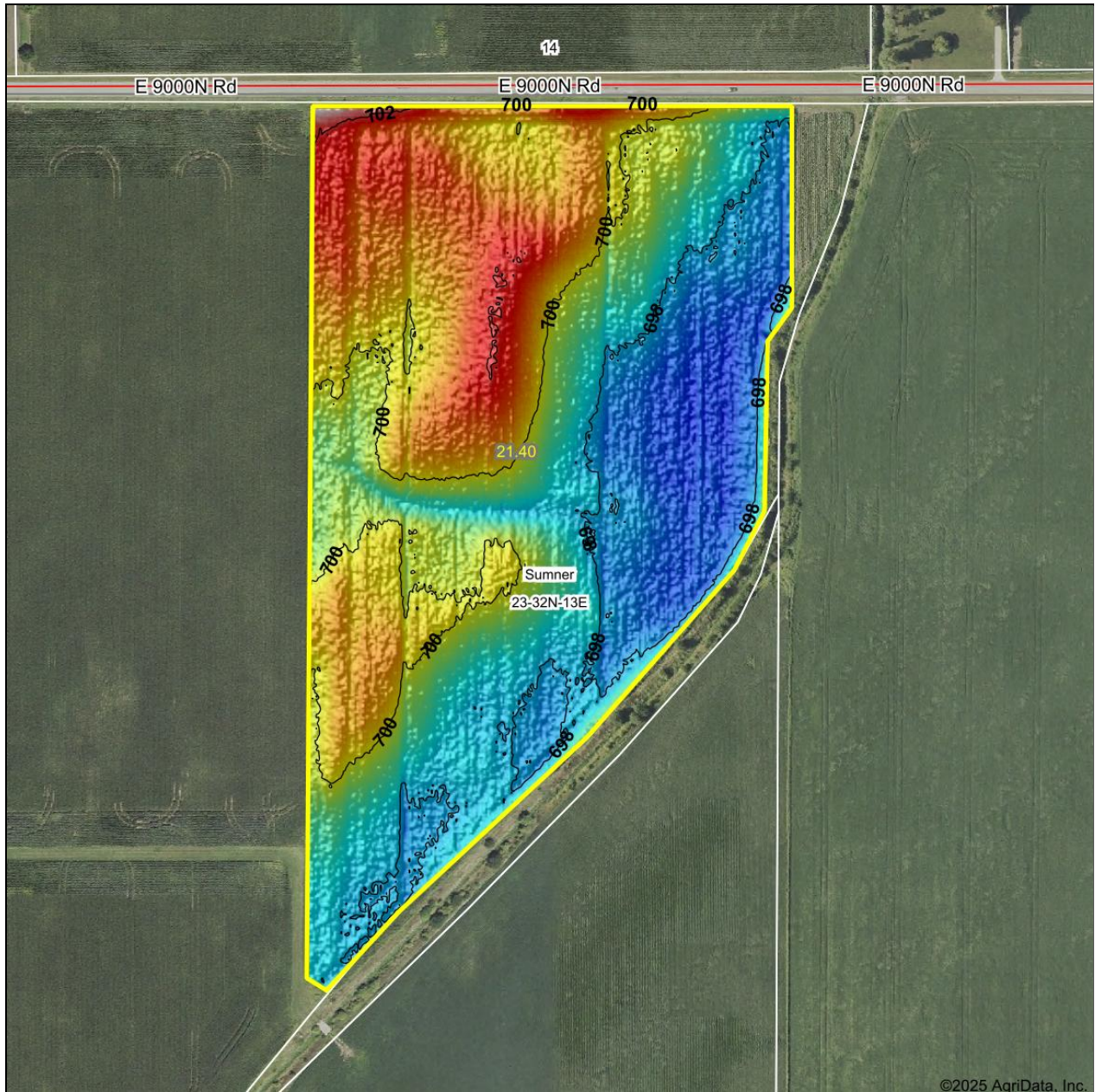


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LAND LISTING

Kankakee County, IL

Topography Hillshade



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 2

Min: 696.7

Max: 703.5

Range: 6.8

Average: 699.3

Standard Deviation: 1.41 ft

0ft 269ft 539ft



23-32N-13E
Kankakee County
Illinois

Boundary Center: 41° 14' 57.57, -87° 41' 40.17

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FSA Map



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created March 21, 2025

Farm 11206

Tract 14052

Tract Cropland Total: 22.72 acres

IL091_T14052

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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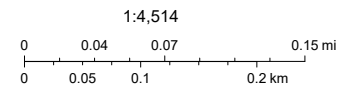
Kankakee County, IL

Floodplain Map



5/2/2025, 5:54:38 AM

- Parcel Number Labels (Tax Year 2024) FIRM Panels
 Tax Parcels (Tax Year 2024) Road Centerlines
Flood Hazard Zones Local Road or Street (non-urban)
 1% Annual Chance Flood Hazard Road Name Labels
Flood Hazard Boundaries
 SFHA / Flood Zone Boundary



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Kankakee County GIS

The recorded documents accessible via this website are not, and are not intended to be, the most up to date documents recorded against any property. They are also not, and are not intended to be, a complete set of

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Company Services

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