

Executive Summary

LAND FOR SALE 7750 N. 1500 W ROAD, MANTENO, IL



OFFERING SUMMARY

Sale Price: \$478,838

Lot Size: 51 Acres

Price / Acre: \$9,389

Zoning: Agricultural

PROPERTY OVERVIEW

Well located 51+/- acre parcel with strong productivity index of 133.9. Soil types include Andres silt loam, Reddick clay loam and Waupecan silt loam. Priced at \$9,345 per acre. Excellent investment or user property.

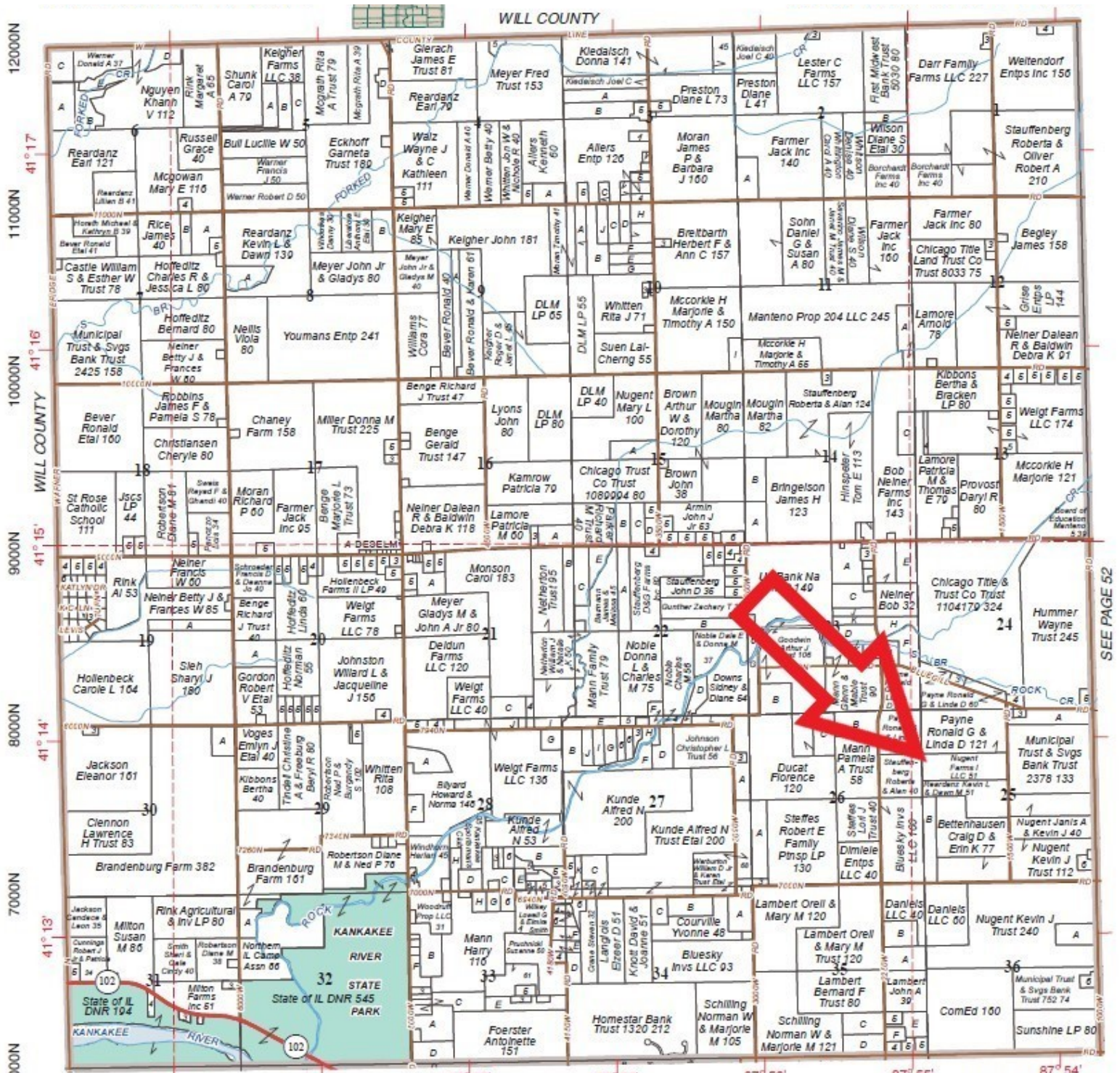
PROPERTY HIGHLIGHTS

JOSEPH NUGENT
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jnugent@nugentcurtis.com



Additional Photos

LAND FOR SALE 7750 N. 1500 W ROAD, MANTENO, IL



SEE PAGE 52

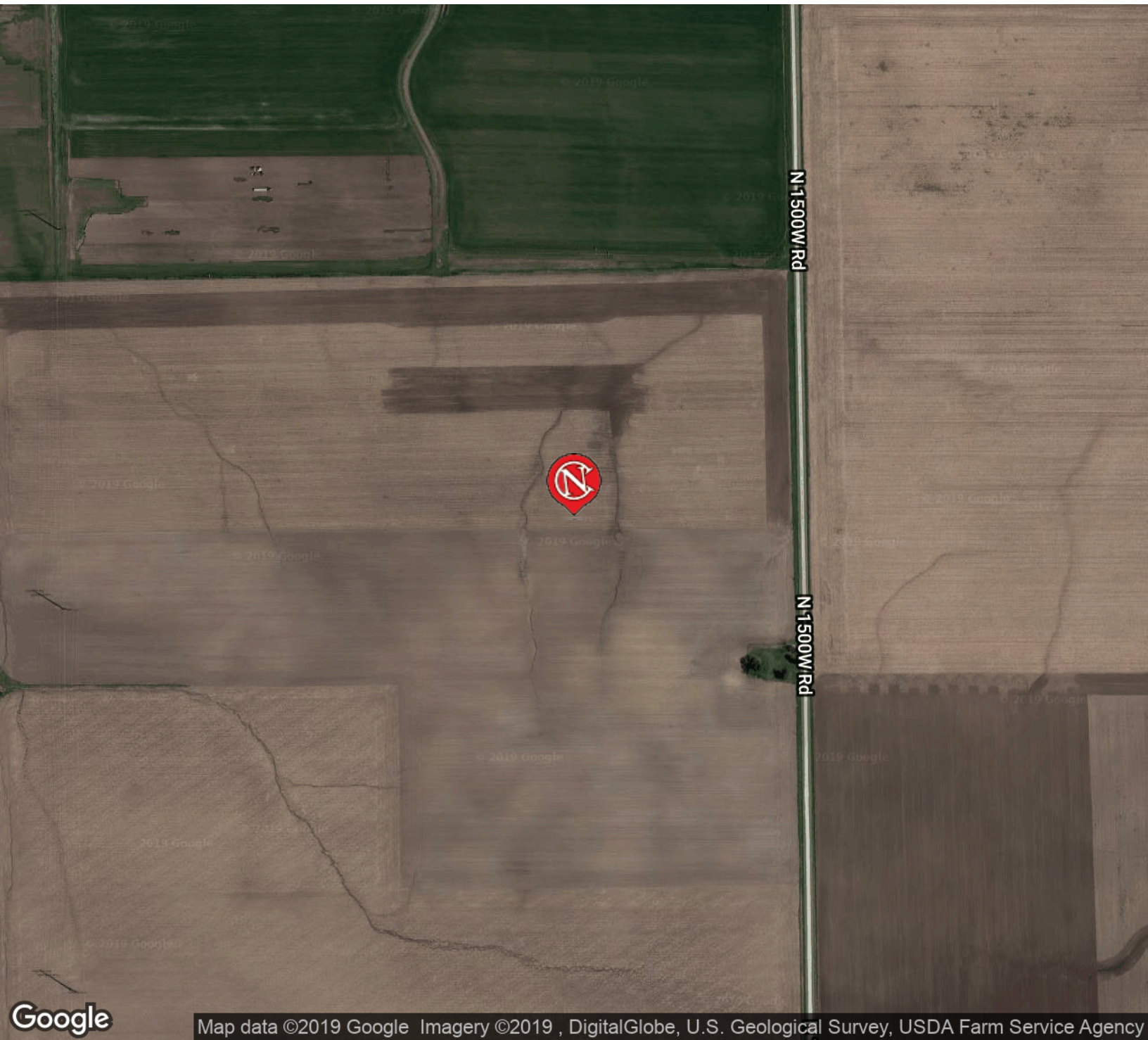


**NUGENT
CURTIS**
REAL ESTATE, LLC

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Location Maps

LAND FOR SALE 7750 N. 1500 W ROAD, MANTENO, IL

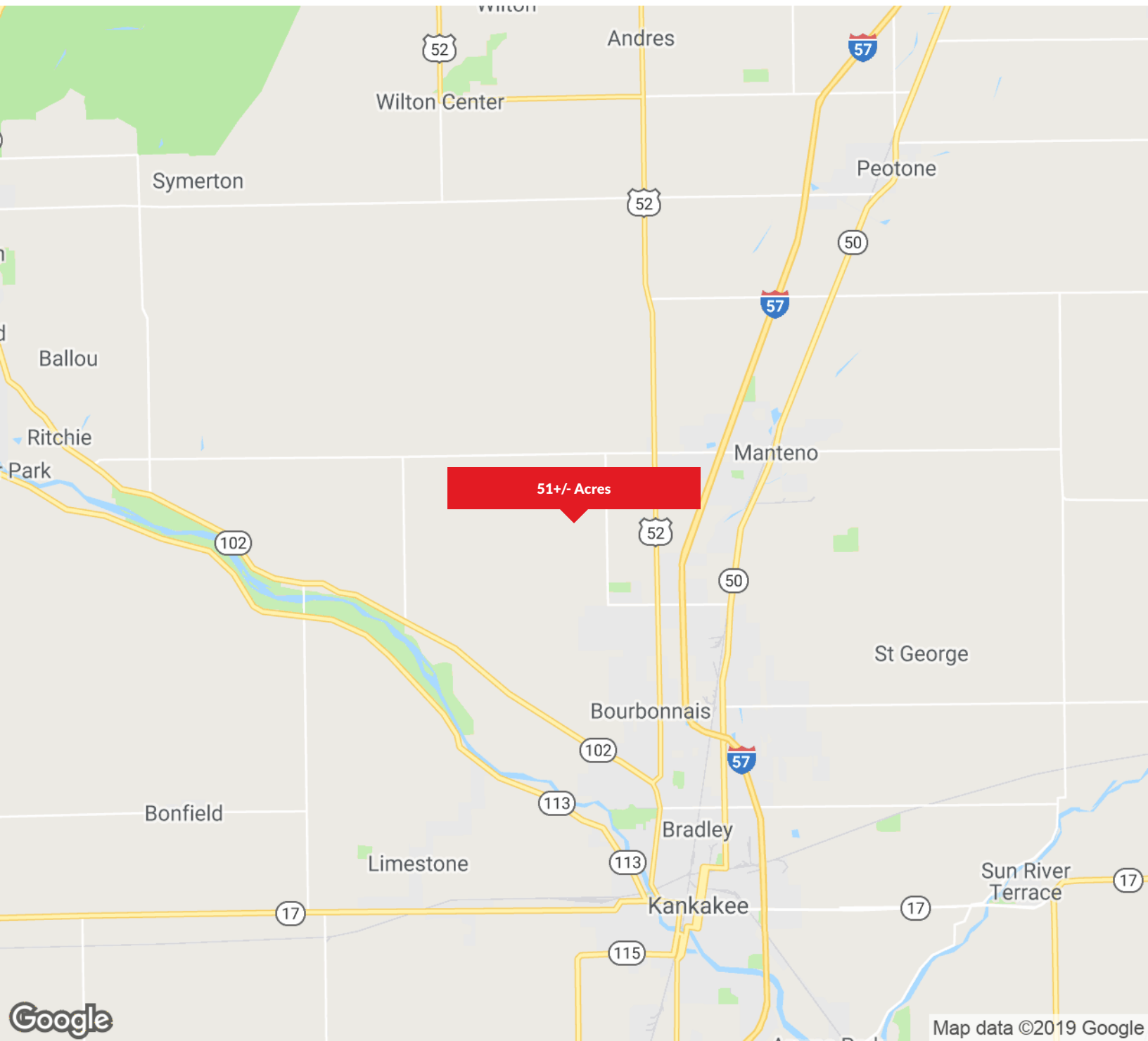


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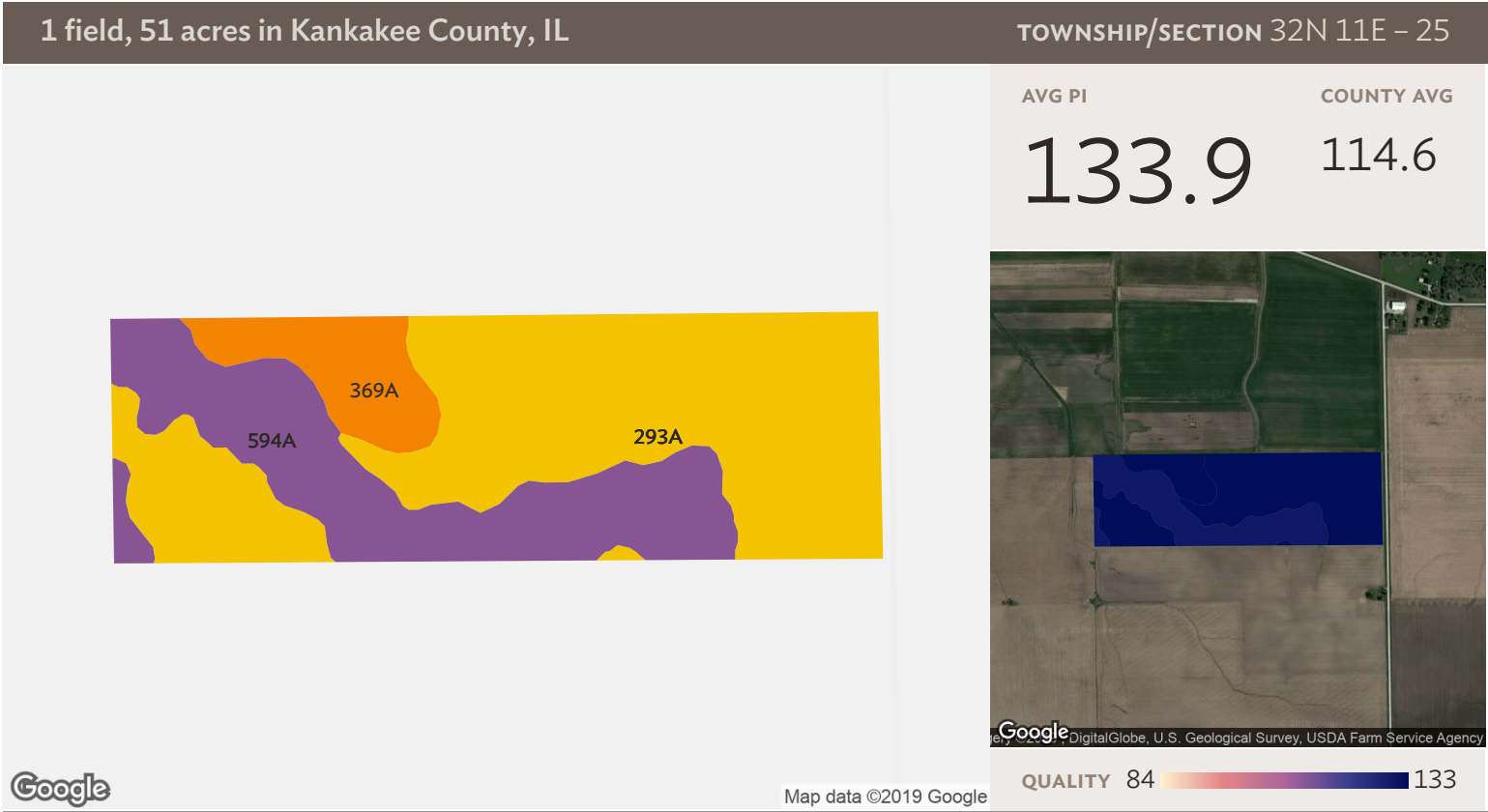
Regional Map

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








Source: NRCS Soil Survey

All fields

51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
293A	Andres silt loam, 0 to 2 percent slopes	29.85	58.6%	1	135.0
594A	Reddick clay loam, 0 to 2 percent slopes	15.69	30.8%	2	130.0
369A	Waupecan silt loam, 0 to 2 percent slopes	5.40	10.6%	1	139.0
50.95					133.9


1 field, 51 acres in Kankakee County, IL		TOWNSHIP/SECTION 32N 11E - 25				
	All fields					
	51 ac	2017	2016	2015	2014	2013
	 Soybeans	99.6%	2.8%	97.2%	2.0%	95.8%
	 Corn	0.4%	96.1%	2.7%	96.5%	3.9%
	 Other	-	1.1%	0.1%	1.6%	0.3%

Source: NASS Cropland Data Layer

1 field, 51 acres in Kankakee County, IL

TOWNSHIP/SECTION 32N 11E - 25

Kankakee County, IL

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	50.95	32N 11E - 25 APN: 040125100003	NUGENT FARMS I LLC (05/18/2018)	106 MOONEY DR, BOURBONNAIS, IL 60914

