

# Land For Sale

**ACREAGE:**

**280.00 Acres, m/l**

**LOCATION:**

**Kankakee County, IL**



## Property *Key Features*

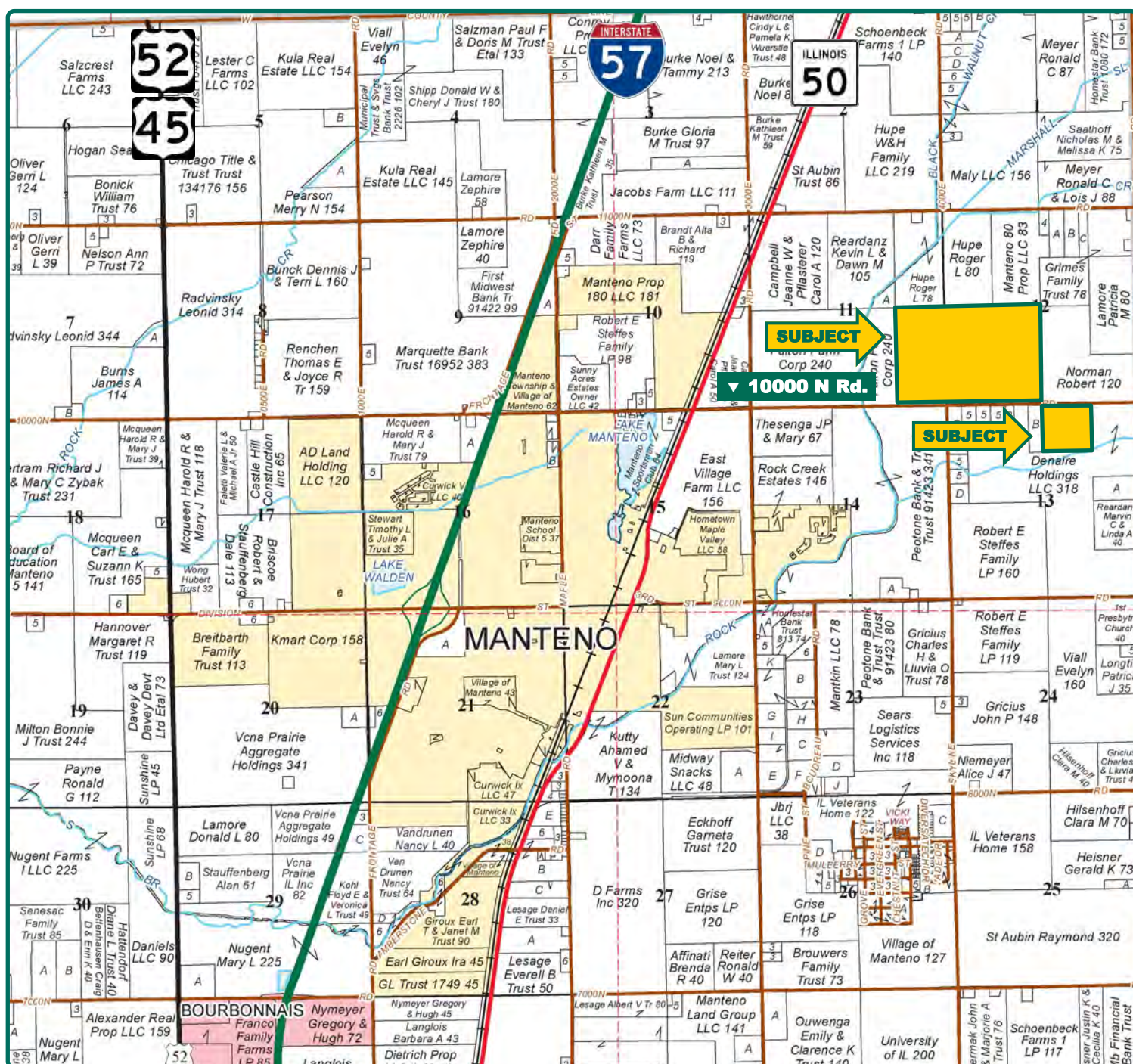
- Located 1.5 Miles East of Manteno, IL
- Opportunity to Invest in 280 Acres of Quality Farmland
- High Percentage Tillable with 274.41 FSA/Eff. Crop Acres and 124.20 PI

**Melissa Halpin**  
Licensed Broker in IL & IN  
**815-614-5533**  
**MelissaH@Hertz.ag**

**815-935-9878**  
200 E. Court St., Suite 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**815-671-4175**  
**EricW@Hertz.ag**





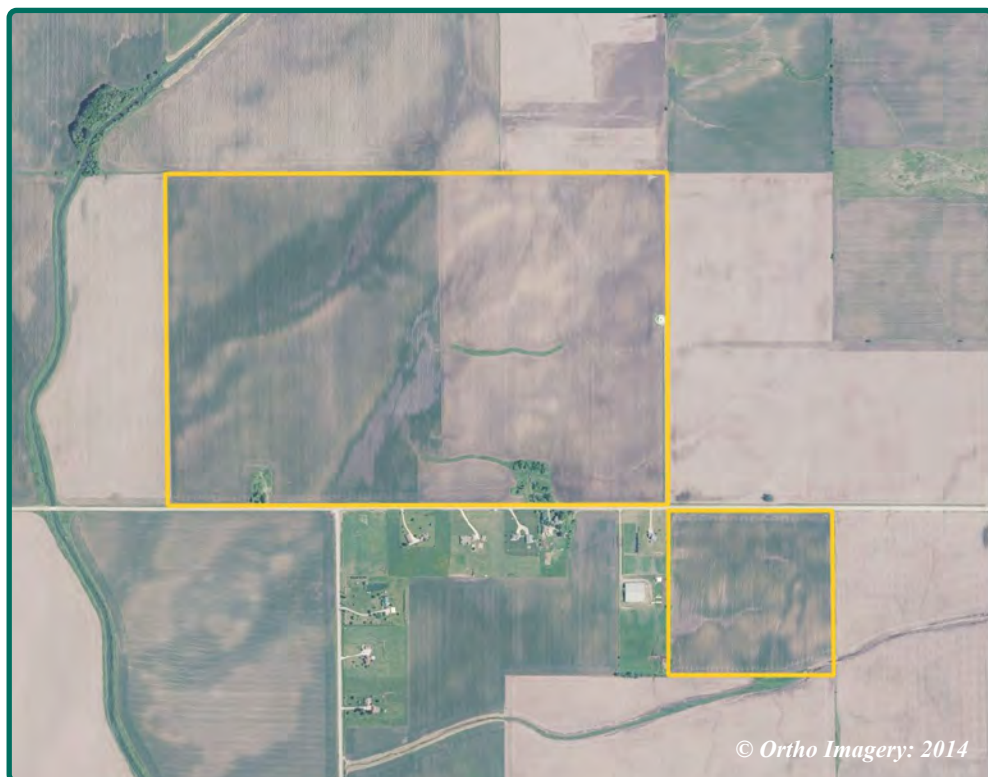
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<b>FSA/Eff. Crop Acres:</b>	<b>274.41</b>
<b>Corn Base Acres:</b>	<b>138.90</b>
<b>Bean Base Acres:</b>	<b>135.50</b>
<b>Soil Productivity:</b>	<b>124.20 PI</b>

## Property Information

### 280.00 Acres, m/l

### Location

From Manteno: go north on Route 50 for ½ mile, then east on 10000 N Rd. The property will be on both the north and south sides of 10000 N Rd.

### Legal Description

E½ SE¼ Section 11, SW¼ Section 12, and NW¼ NE¼ Section 13, all in Township 32 North, Range 12 East of the 3rd P.M., Kankakee Co., IL.

### Price & Terms

- \$2,800,000
- \$10,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of the existing lease.

### Real Estate Tax

2020 Taxes Payable 2021: \$9,374.06  
Taxable Acres: 280.00  
Tax per Taxable Acre: \$33.48  
PIN #s 03-02-11-400-002, 03-02-12-300-005, 03-02-13-200-001

### Lease Status

Open lease for the 2022 crop year.

### Federal Aviation Land Lease

A FAA VORTAC Tower is located on 1.68 ac. of the east boundary of the farm. Land is leased to the US Dept. of Transportation Federal Aviation Administration through 9/3/23 with an annual payment in arrears of \$2,600.

### FSA Data

Farm Number 827, Tract 197  
FSA/Eff. Crop Acres: 274.41  
Corn Base Acres: 138.90  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 135.50  
Bean PLC Yield: 42 Bu.

### Soil Types/Productivity

Main soil types are Darroch, Beecher, Milford, and Pella. Productivity Index (PI) on the FSA/Eff. Crop acres is 124.20. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently sloping.

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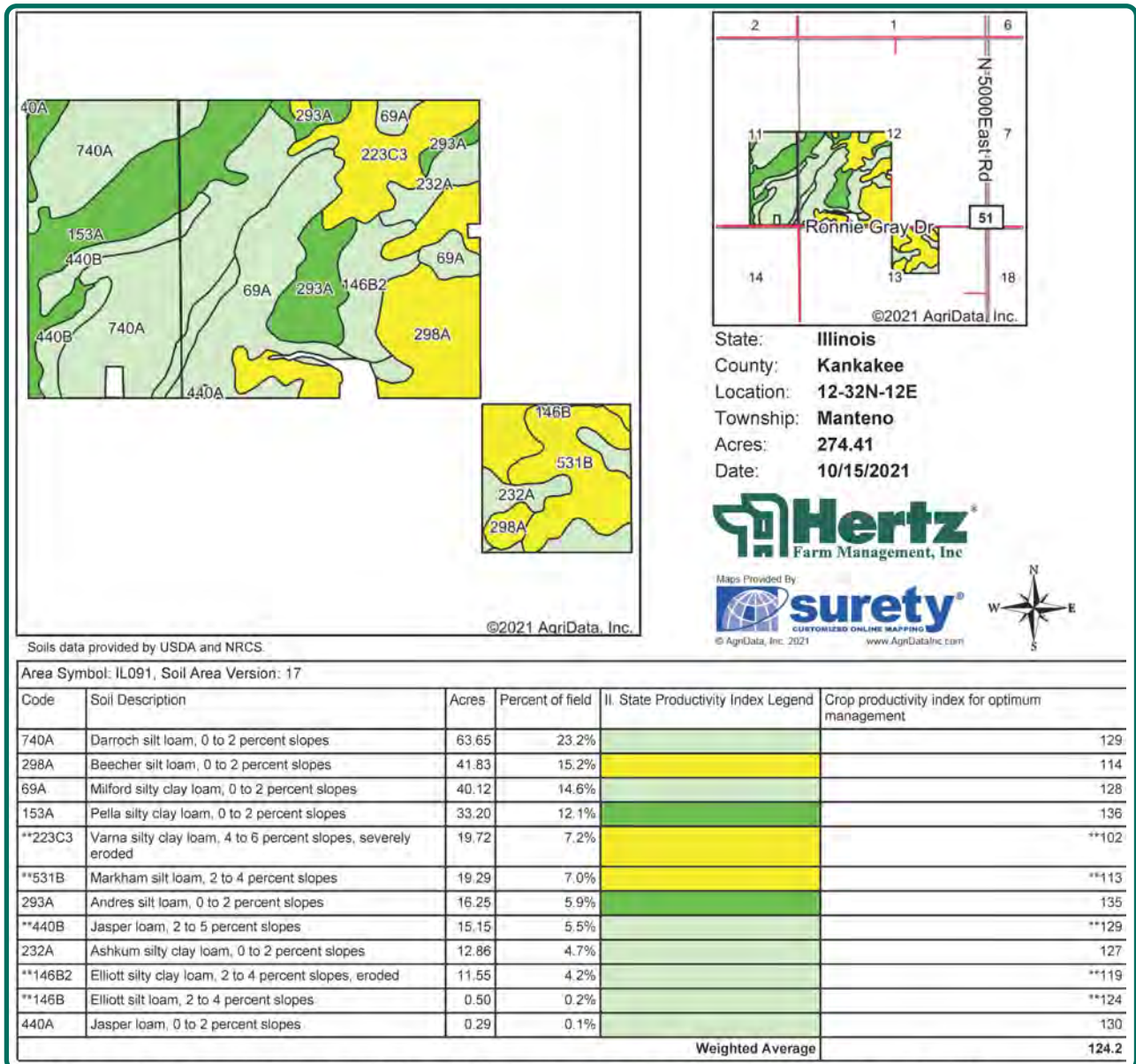
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## Drainage

Natural, some tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

There is a well on the west building site of the northern 240 acres.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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North 240 Acres, m/l - Middle of South Boundary Looking Northeast



North 240 Acres, m/l - Middle of South Boundary Looking Northwest



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North 240 Acres, m/l - Southeast Looking Northwest



South 40 Acres, m/l - Northwest Looking Southeast



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