



**PROPERTY
SERVICES**

LAND LISTING

90.05± Acres – Kankakee County, IL



LOCATION

Legal: S2, T32N, R14E

Yellowhead Township, Kankakee County, IL

ROBERT J. WARMBIR
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LAND LISTING

Kankakee County, IL

CONTACT US TODAY!

Asking Price

\$895,997.50

Price per Acre

\$9,950

Taxes

2022 payable in 2023

\$2,965.48

PIN

01-04-02-100-007

Total Taxable Acres

90.05*

**Farm will be surveyed and sold
on surveyed acres*

Tillable Acres

90.61 (FSA)

CRP Acres

None

Lease

Open for the 2024 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.

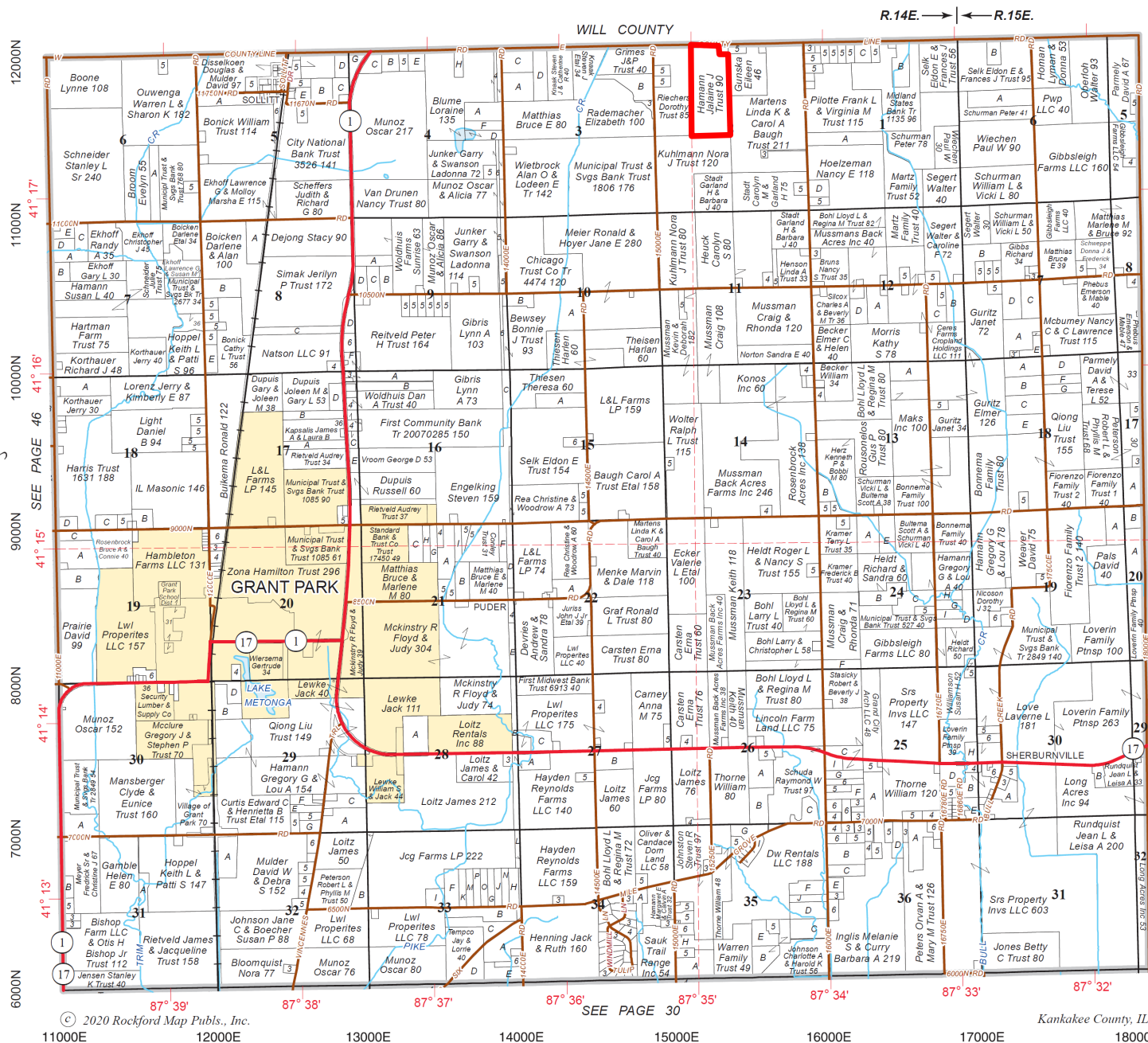


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Kankakee County, IL



T.32N.-R.14-15E.

Refer to page 80 for keyed parcels



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Kankakee County, IL

Aerial Map



Common Land Unit	
Non-Cropland	Conservation Reserve Program
clu_classification_code	Tract Boundary
Cropland	
street100k_j_8_utm	

Wetland Determination Identifiers

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



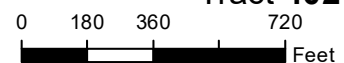
Tract Cropland Total: 90.61 acres

2023 Program Year

Map Created February 28, 2023

Farm 11005

Tract 402

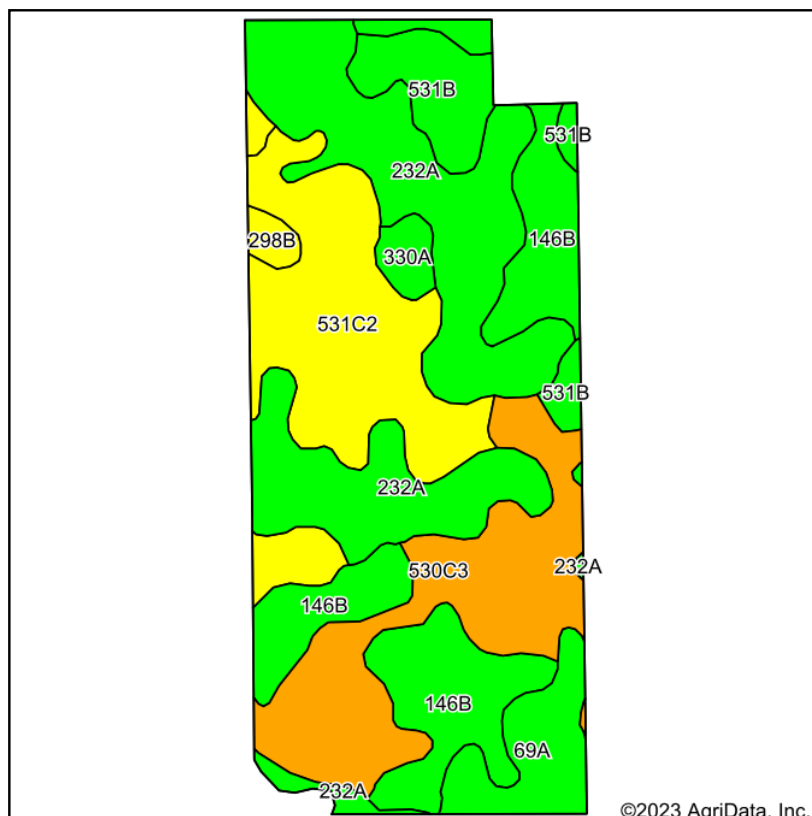


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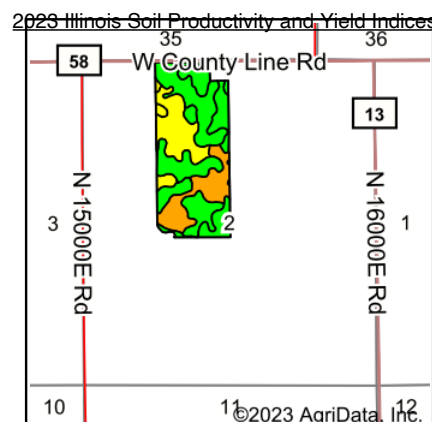
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kankakee**
 Location: **2-32N-14E**
 Township: **Yellowhead**
 Acres: **90.61**
 Date: **11/7/2023**



Maps Provided By:



Area Symbol: IL091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	26.49	29.2%		**170	**56	**65	**85	0	0.00	**5.10	**127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	17.93	19.8%		**153	**49	**60	**79	0	**4.42	0.00	**113
**146B	Elliott silt loam, 2 to 4 percent slopes	16.83	18.6%		**166	**54	**67	**86	0	0.00	**4.95	**124
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	15.96	17.6%		**129	**40	**52	**69	0	**3.27	0.00	**94
**531B	Markham silt loam, 2 to 4 percent slopes	5.68	6.3%		**161	**51	**63	**83	0	**4.65	0.00	**119
**69A	Milford silty clay loam, 0 to 2 percent slopes	5.12	5.7%		**171	**57	**68	**88	0	0.00	**5.50	**128
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.37	1.5%		**164	**55	**61	**78	0	0.00	**5.00	**123
**298B	Beecher silt loam, 2 to 4 percent slopes	1.23	1.4%		**150	**50	**60	**78	0	0.00	**4.55	**113
Weighted Average					157.8	51.1	62	81	*-	1.7	2.9	117.2

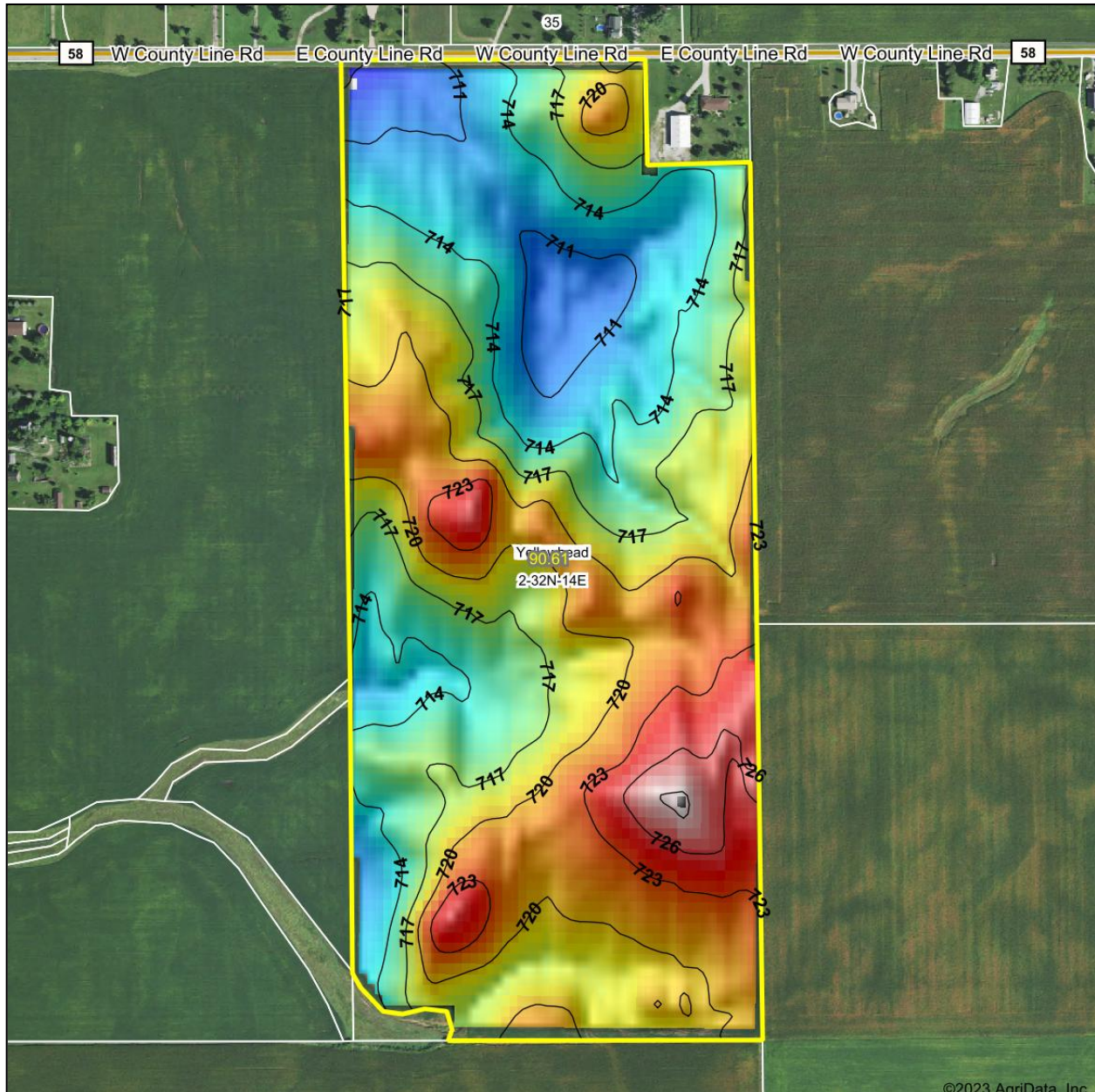


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Topography Hillshade



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Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3

Min: 708.1
Max: 729.7
Range: 21.6
Average: 717.6
Standard Deviation: 4.23 ft

0ft 499ft 997ft



11/7/2023

2-32N-14E
Kankakee County
Illinois

Boundary Center: 41° 17' 35.51, -87° 34' 51.08

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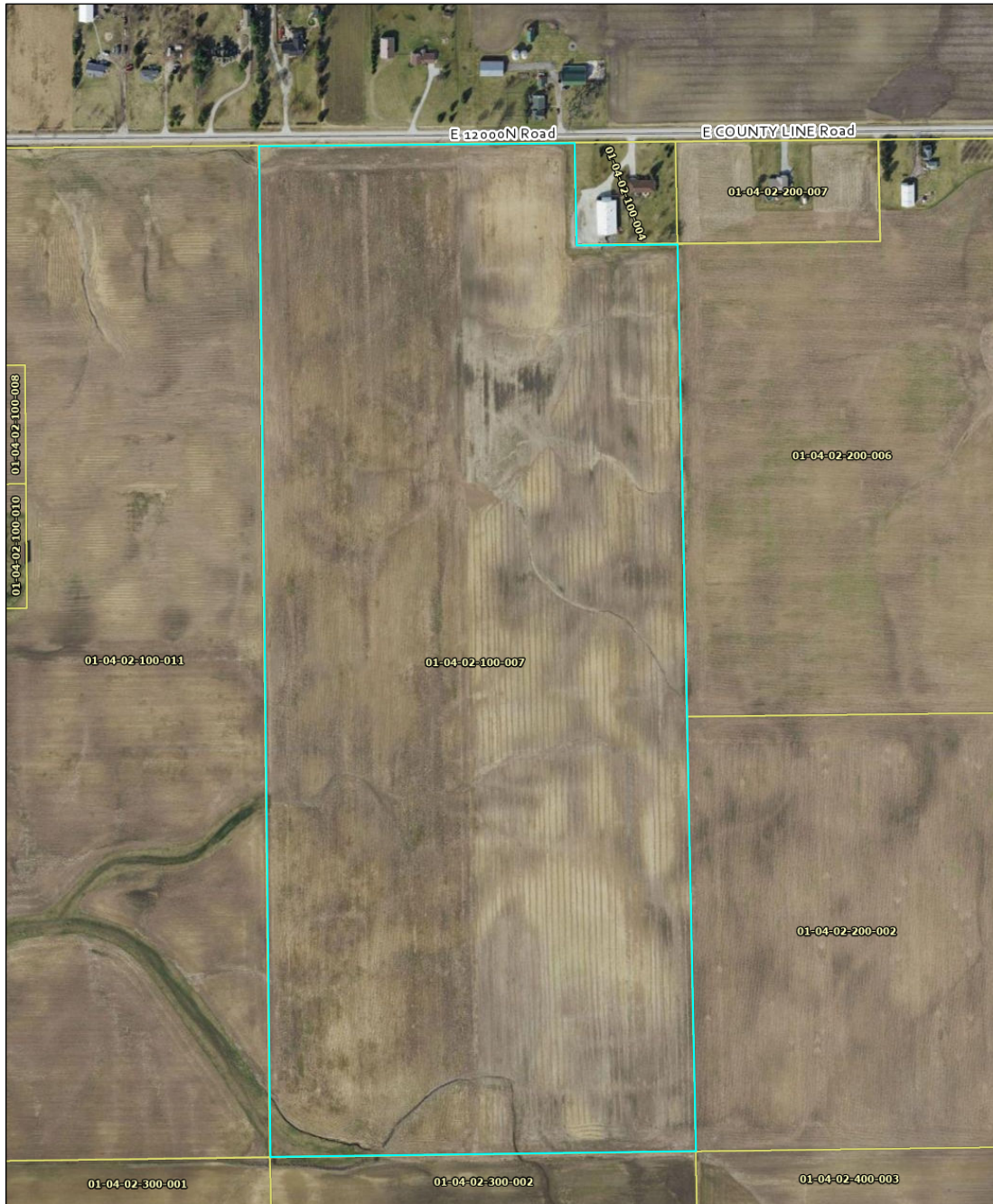


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K3-Mapper Web Map



11/7/2023, 4:43:45 AM

Parcel Number Labels
Tax Parcels
Road Centerlines
Minor Collector (non-urban)
; Local Road or Street (urban); <Null>

Road Name Labels
Ortho2020
Red: Band_1
Green: Band_2
Blue: Band_3

1:4,514
0 0.04 0.07 0.15 mi
0 0.05 0.1 0.2 km

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