

Buckingham 156 Farm



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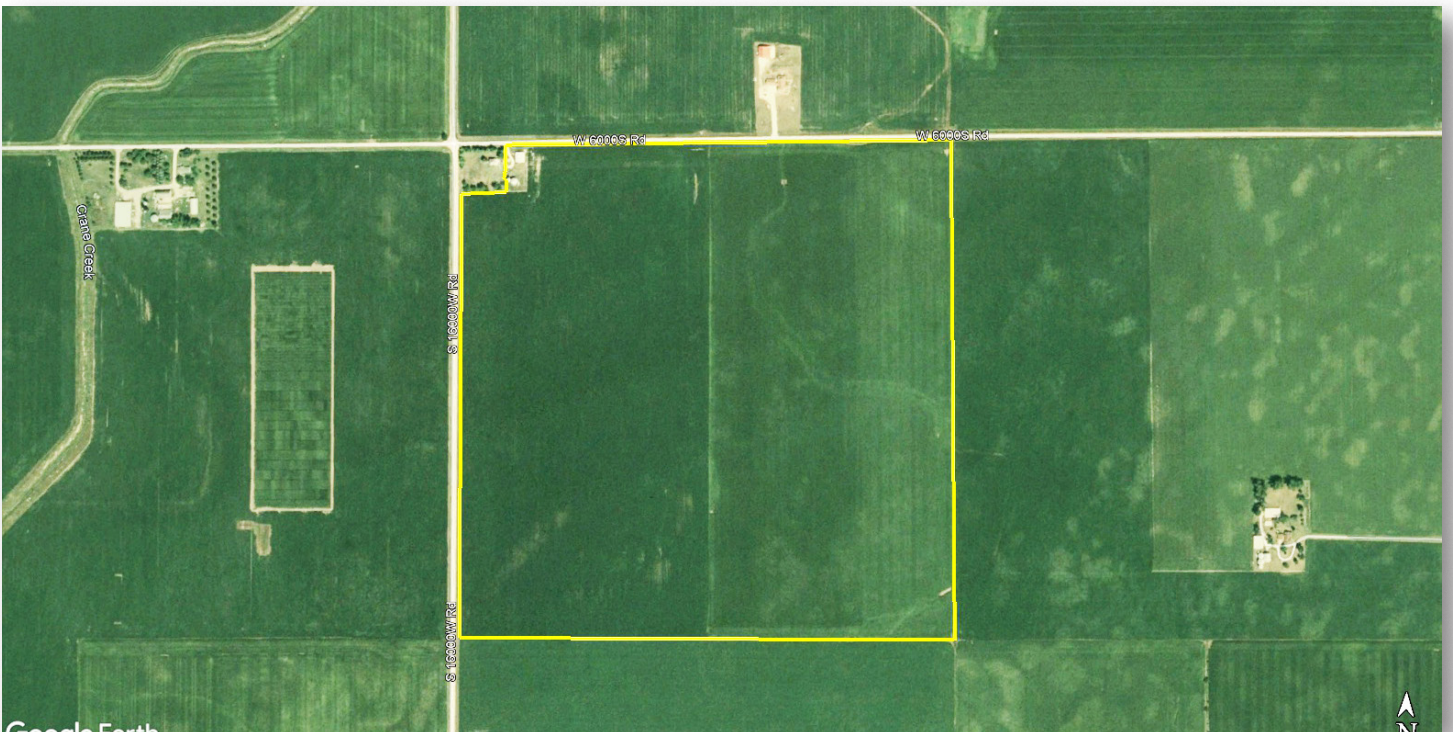
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October 9, 2024

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This is an aerial map from Google Earth showing a rural landscape in Illinois. A yellow dashed circle is drawn around a small yellow square, which is located in a field. The map includes labels for various towns and cities, such as Ottawa, Seneca, Mazon, Union Hill, and Pontiac. Major roads and highways are also labeled, including US-55, US-170, and US-50. The Google Earth logo is visible in the bottom left corner.

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**Excellent investment opportunity. High quality Kankakee County farm.
Great location just south of Buckingham, Illinois.**

acreage	-	156.72± tax acres (155.57± tillable acres)
description	-	most of the NW¼ of Section 2, Norton Township, T.29N.-R.9E., Kankakee County, IL
soils	-	Productivity Index - 128.6 (Reddick, Andres, Symerton, Elliott)
price	-	\$2,154,900 (\$13,750/acre)
taxes (2023)	-	\$6,135.20 (\$39.14/ac)
PIN	-	15.21.02.100.002
buildings*	-	machine shed (45' x 50'), grain bin (9-ring x 18') grain drying bin (7-ring x 27') *all buildings leased through March 1, 2025
lease	-	open for 2025
frontage	-	S 16000 W Road, W 6000 S Road

**Buckingham 156 Farm
Yield History**

	Corn	Soybeans
2023	226	71
2022	217	65
2021	170	75
2020	166	50
2019	200	61
5-year avg	195.8	64.4



**FSA Information
Farm 963 | Tract 1430
ARC - County**

Crop	Base Acres	County Yield
Corn	76.85	159
Soybeans	77.35	49

The Buckingham 156 Farm is 1.7 miles south of Buckingham, 5.3 miles southwest of Herscher, 30.9 miles northeast of Pontiac, 67.9 miles northeast of Bloomington, 82.1 miles southwest of Chicago, 136.0 miles northeast of Springfield, 141.0 miles southeast of Rockford, and 153.0 miles southeast of Moline, Illinois.

GPS 41.02569, -88.16966

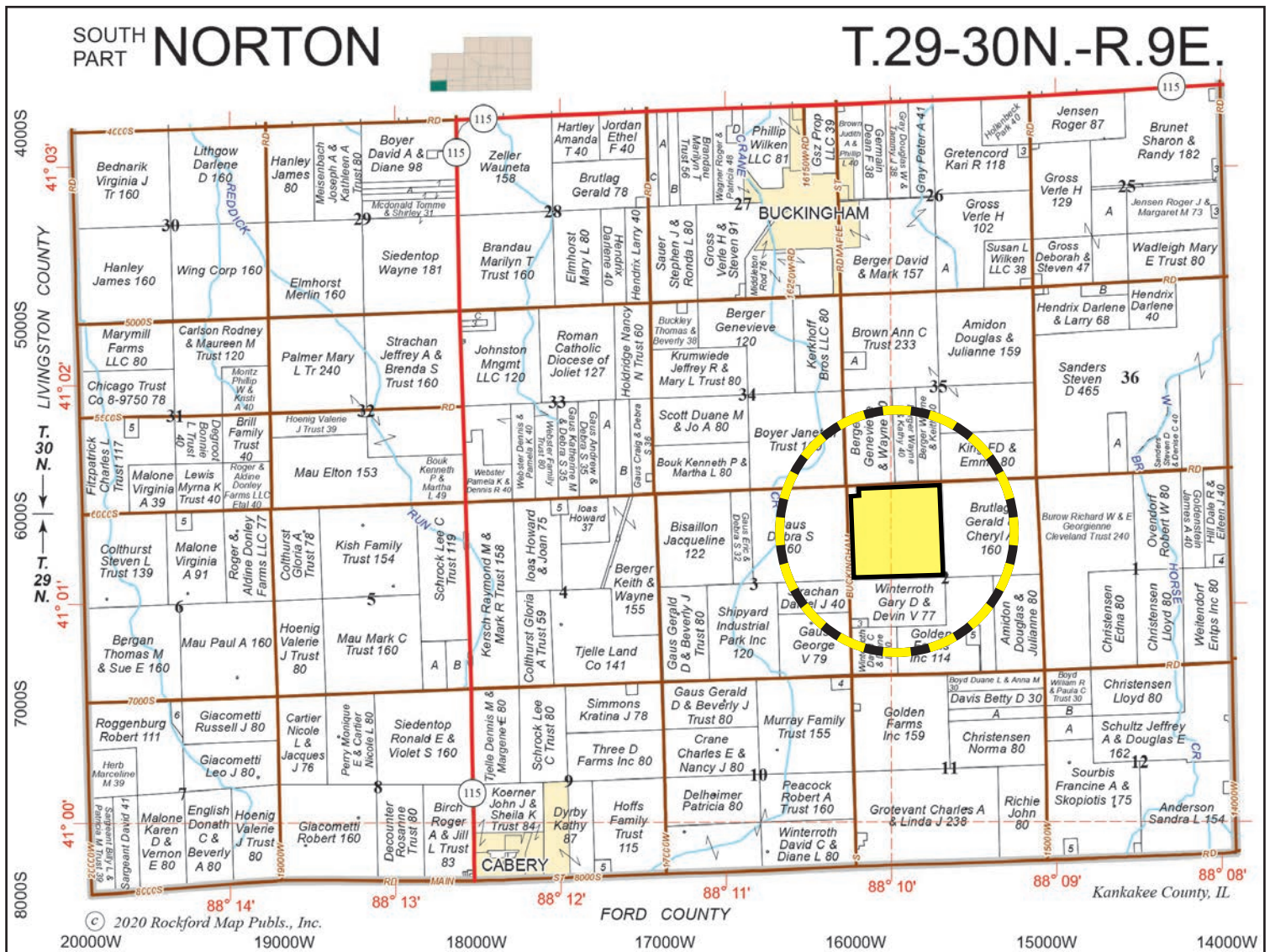


From the Elm Street and Walnut Street intersection in Buckingham, Illinois, travel 417 feet south turning east on Walnut Street. Continue on Walnut Street for 0.2. miles, turning south on to S 16000 W Road for 1.6 miles.

The Buckingham 156 Farm is located at the southeast corner of S 16000 W Road and W 6000 S Road.



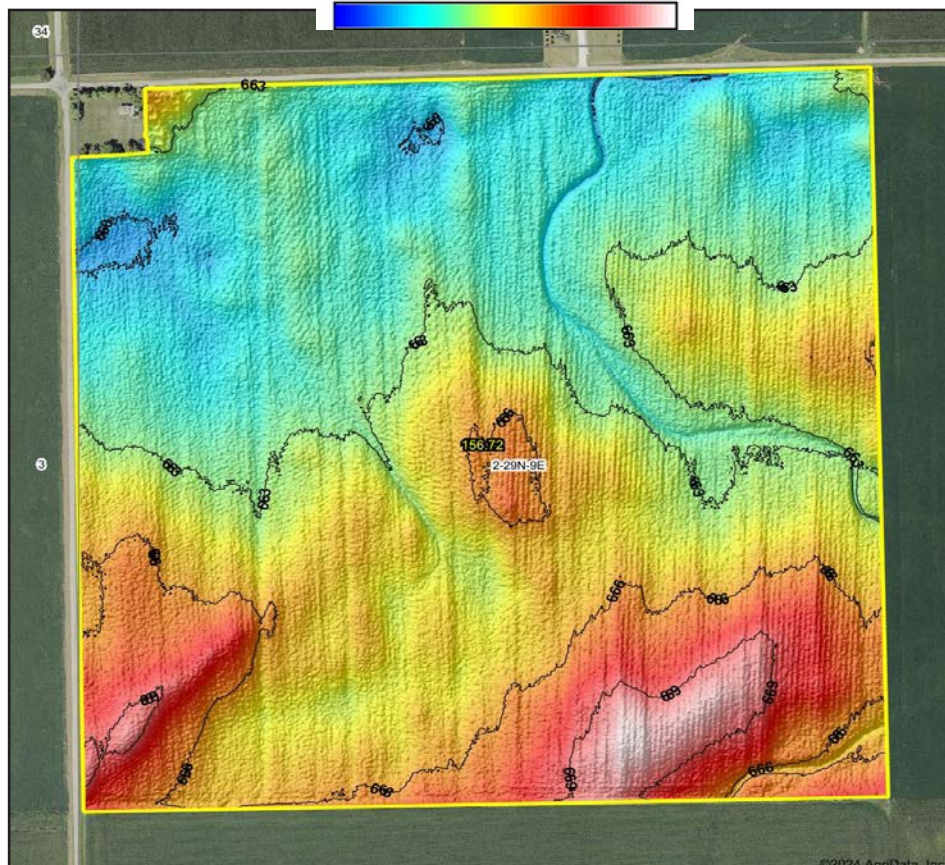
Boundaries and acreages are approximate.

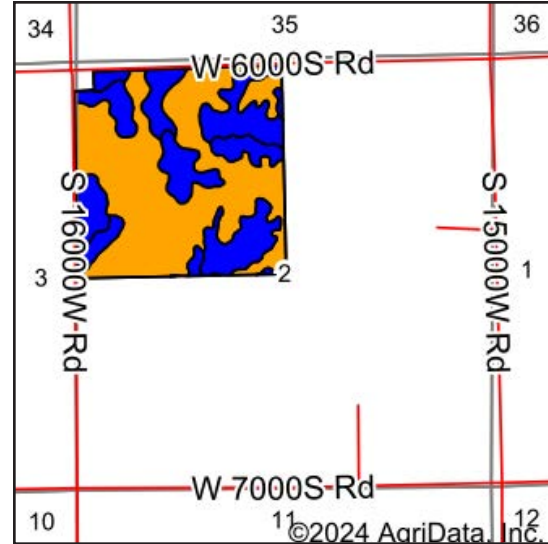
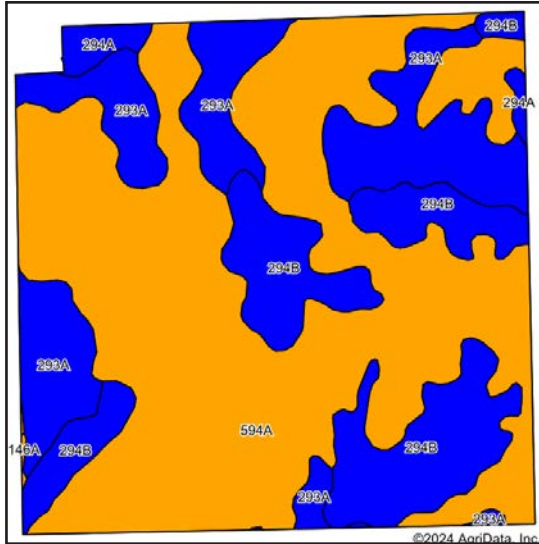


10.1.24



looking south, 10.1.24





Area Symbol: IL091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**594A	Reddick clay loam, 0 to 2 percent slopes	93.80	59.8%		FAV	**172	**55	**64	**5.00	**126
293A	Andres silt loam, 0 to 2 percent slopes	31.10	19.8%		FAV	184	59	71	5.40	135
**294B	Symerton silt loam, 2 to 5 percent slopes	29.27	18.7%		FAV	**177	**55	**68	**6.20	**130
294A	Symerton silt loam, 0 to 2 percent slopes	2.44	1.6%		FAV	179	56	69	6.30	131
146A	Elliott silt loam, 0 to 2 percent slopes	0.11	0.1%		FAV	168	55	68	5.00	125
Weighted Average						175.4	55.8	66.2	5.3	128.6

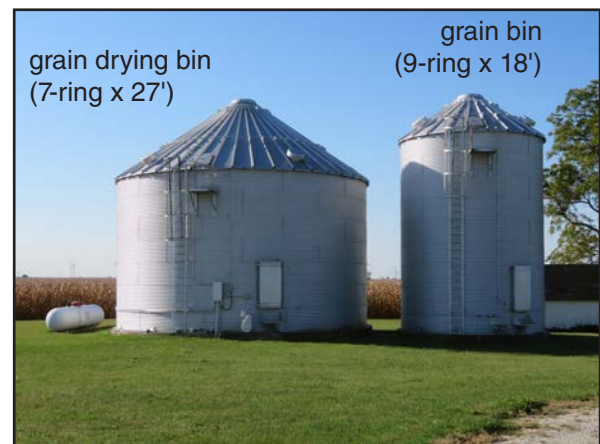
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

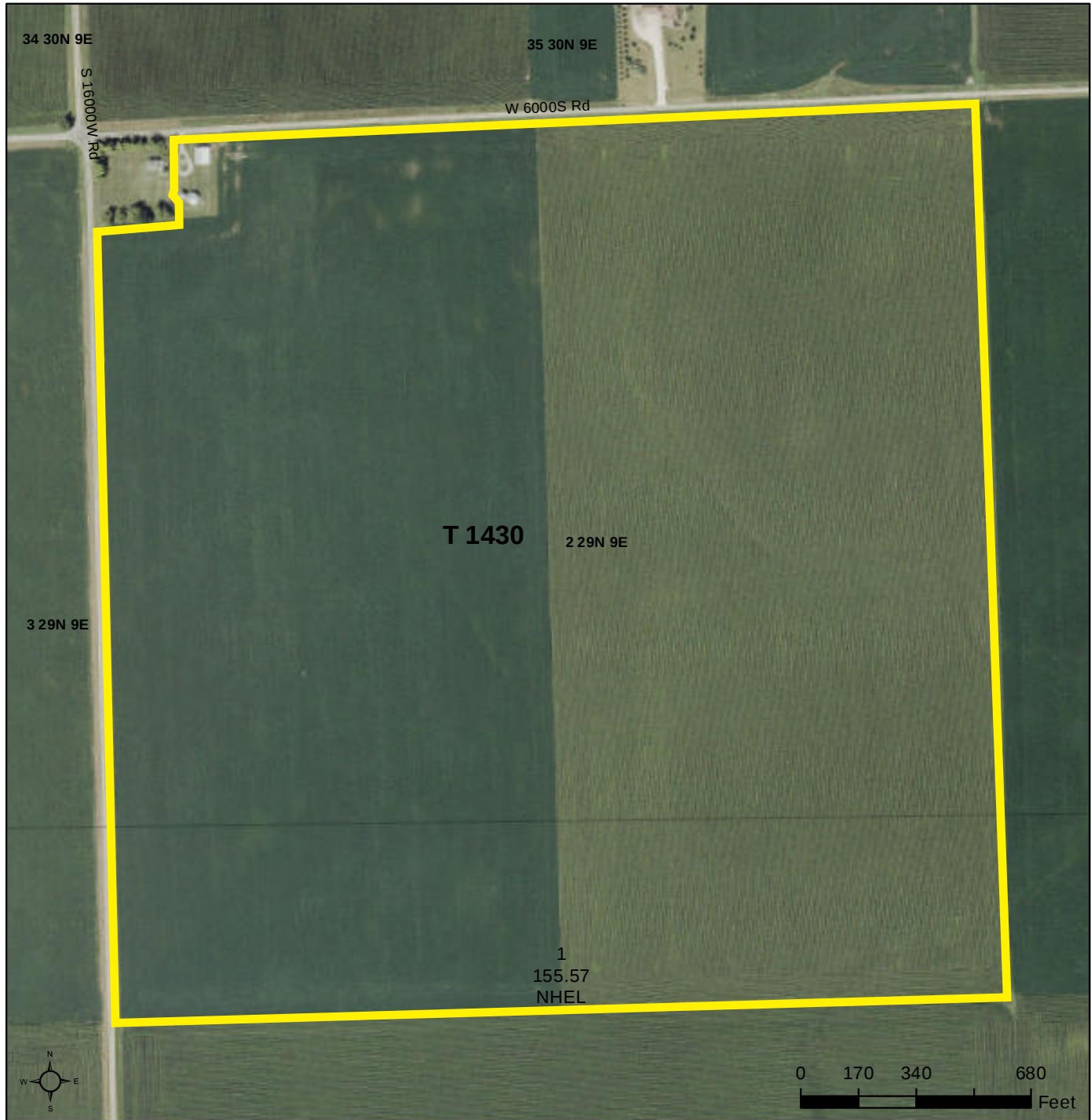


Boundaries and acreages are approximate.



United States
Department of
Agriculture

Kankakee County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created March 11, 2024

Farm 963
Tract 1430

Tract Cropland Total: 155.57 acres

IL091_T1430

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).



Boundaries and acreages are approximate.

ILLINOIS
KANKAKEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 963
Prepared : 10/3/24 8:55 AM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.68	155.57	155.57	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	155.57		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	76.85	0.00	159	0
Soybeans	77.35	0.00	49	0

TOTAL **154.20** **0.00**

Tract Number : 1430

Description : SEC 2 S NORTON TWP
FSA Physical Location : ILLINOIS/KANKAKEE
ANSI Physical Location : ILLINOIS/KANKAKEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TAY-BRADE LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.68	155.57	155.57	0.00	0.00	0.00	0.00	0.0

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.85	0.00	159
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TOTAL **154.20** **0.00**



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Land Pro LLC



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For landowners, Land Pro LLC offers professional caring for the land, through good stewardship, to provide a positive return on investment.



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Designated Managing Broker | Owner
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Professional Land Specialists



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Land Brokerage | Farm Management
Land Auctions | Land Consulting



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