



PROPERTY SERVICES

LAND AUCTION

93.16± Acres – Kankakee County, IL

July 23rd, 2025 @ 2:00PM Central Time



Auction Location:

Leo Hassett Community Center
211 N. Main St, Manteno, IL 60950

LOCATION

Legal: S10, T32N, R12E

Manteno Township, Kankakee County, IL

ROBERT J. WARMBIR
Designated Managing Broker
License #471.021140

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com



**PROPERTY
SERVICES**

LAND AUCTION

Kankakee County, IL

CONTACT US TODAY!

Total Taxable Acres

93.16±

Estimated Tillable Acres

90.96±

P.I.

122.7

Taxes

2024 payable in 2025

\$4,267.62

PIN

03-02-10-100-010

Lease

Open for 2026

Property Features

- Incorporated into the Village of Manteno
- Water and sewer ran to site



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.

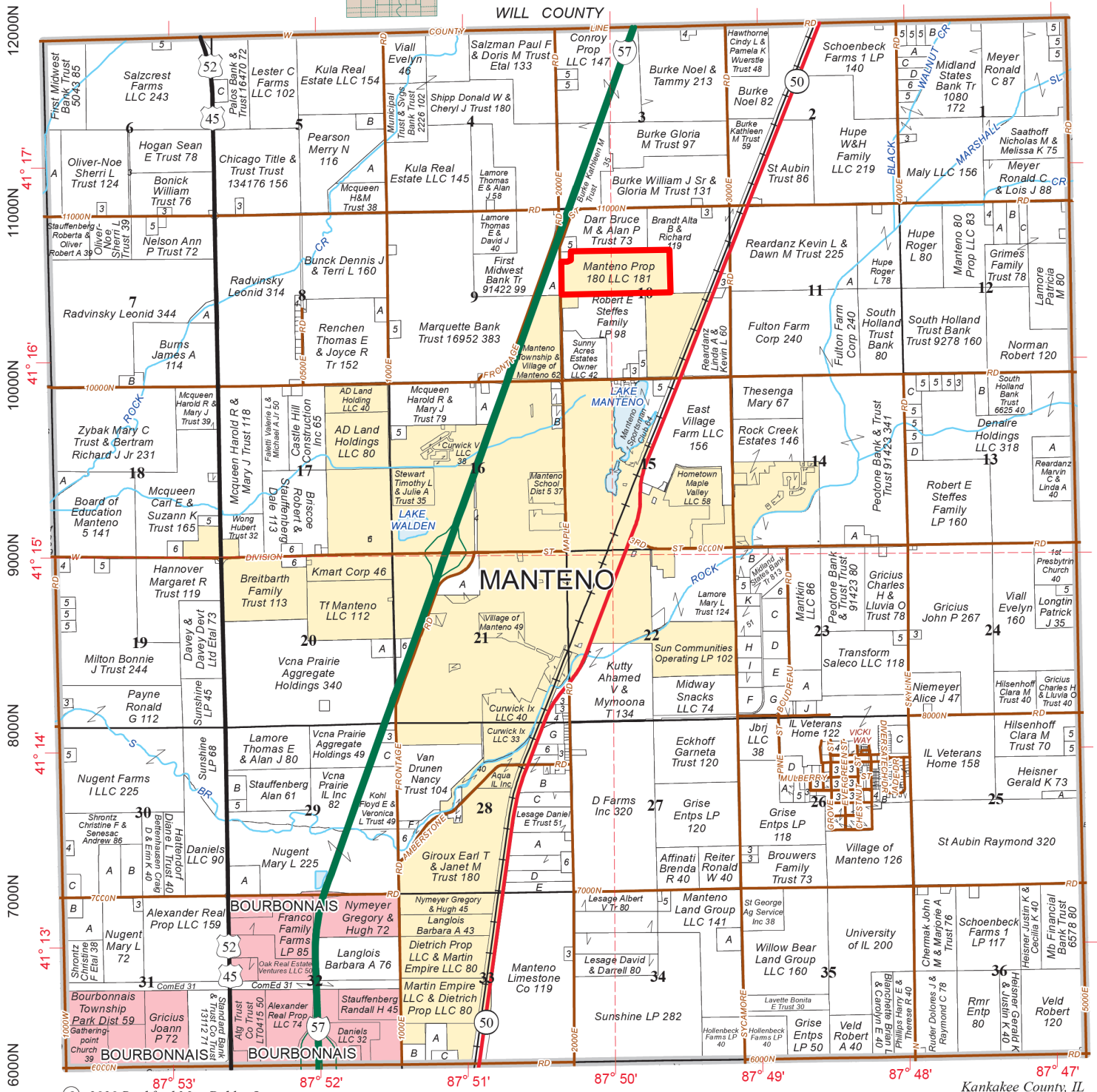


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MANTENO

T.32N.-R.12E.



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Kankakee County, IL



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Aerial Map



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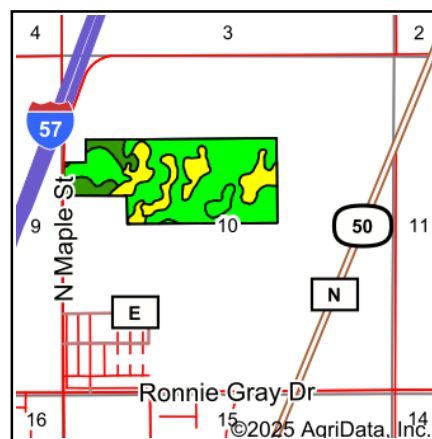
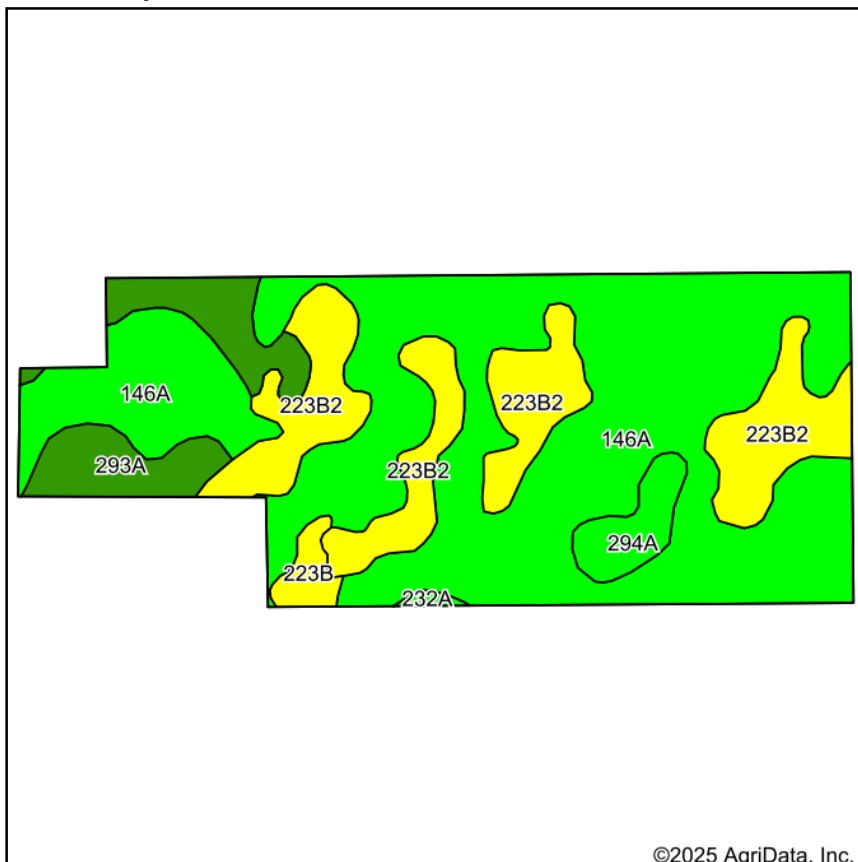
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LAND AUCTION

Kankakee County, IL

Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **10-32N-12E**
 Township: **Manteno**
 Acres: **90.96**
 Date: **5/30/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
146A	Elliott silt loam, 0 to 2 percent slopes	59.06	65.0%		125	65
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	19.32	21.2%		**110	68
293A	Andres silt loam, 0 to 2 percent slopes	8.12	8.9%		135	71
294A	Symerton silt loam, 0 to 2 percent slopes	2.79	3.1%		131	73
**223B	Varna silt loam, 2 to 4 percent slopes	1.40	1.5%		**115	72
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.27	0.3%		**127	65
Weighted Average					122.7	*n 66.5

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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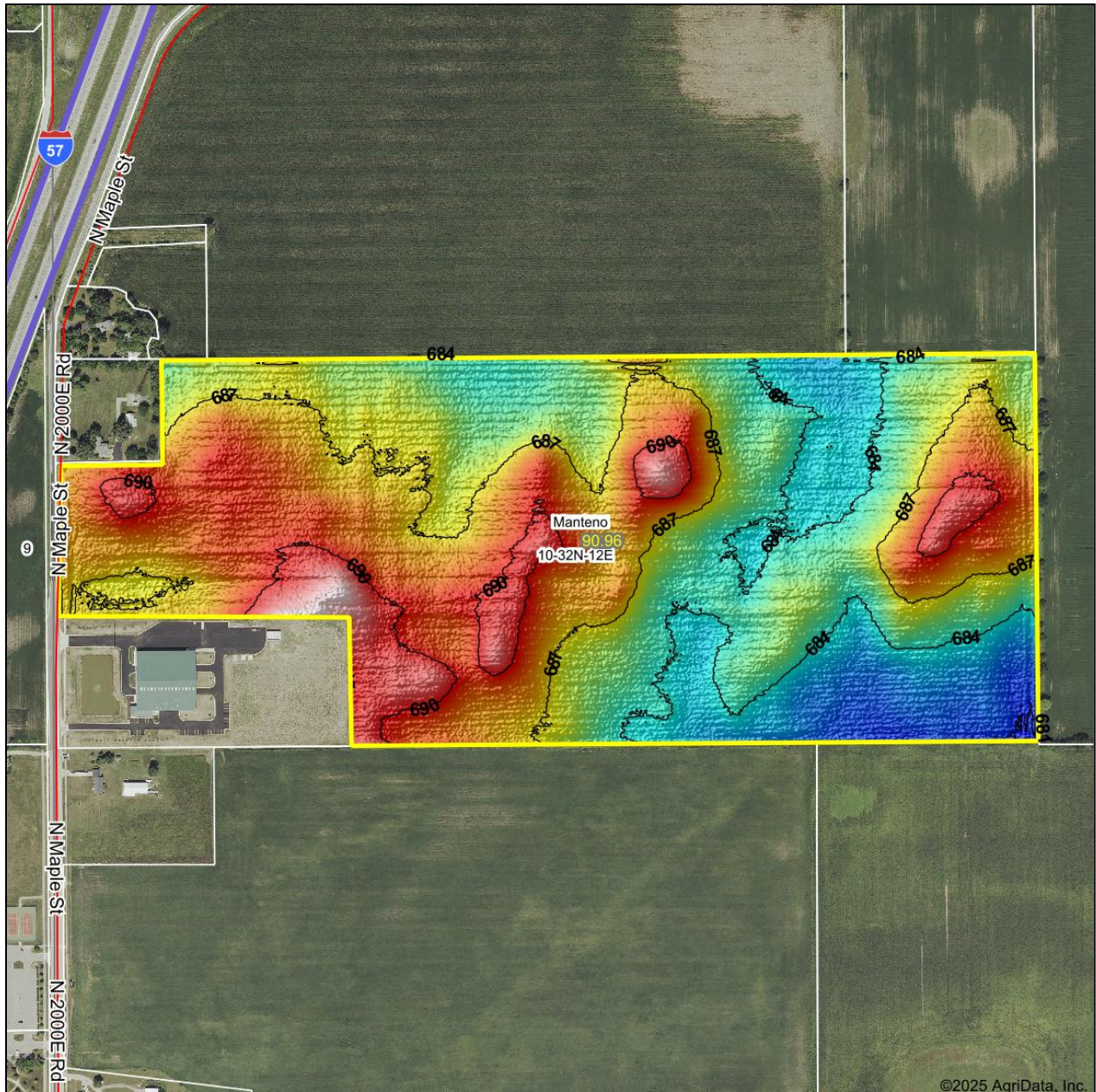


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LAND AUCTION

Kankakee County, IL

Topography Hillshade



Low Elevation High



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 680.7

Max: 693.0

Range: 12.3

Average: 686.7

Standard Deviation: 2.49 ft

0ft 539ft 1079ft



10-32N-12E
Kankakee County
Illinois

Boundary Center: 41° 16' 27.64, -87° 49' 58.4

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LAND AUCTION

Kankakee County, IL

FSA Map



Common Land Unit	
Non-Cropland	Conservation Reserve Program
clu_classification_code	
Cropland	Tract Boundary
street100k_1_1_utm	

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Compliance Provisions

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).



Tract Cropland Total: 182.75 acres

0 265 530 1,060 Feet

2025 Program Year

Map Created February 11, 2025

Farm 12711

Tract 11533

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NATIONAL PIPELINE MAPPING SYSTEM



Legend

- LNG Plants

Breakout Tanks

Gas Transmission Pipelines

Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: May 29, 2025



Procedure. This is a one-tract auction. Bids will be taken in-person at the auction site and live online. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. The successful bidder will sign a purchase and sale agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the taxable acres by the accepted per acre bid. Seller reserves the right to accept or reject any or all bids for any and all reasons.**

Down Payment. A ten percent (10%) earnest money deposit of the total purchase agreement price will be due immediately after a purchase and sale agreement is signed by all parties to the transaction. The down payment may be paid in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place on or before August 29, 2025.

Possession/Lease

Possession will be granted at closing subject to the expiring 2025 lease which has been terminated by Seller. Lease is open for the 2026 crop year.

Title. Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer.

Real Estate Taxes and Assessments. Seller will credit to Buyer at closing, the 2025 real estate taxes, payable in 2026, based upon the most recent real estate tax information available. The 2026 real estate taxes payable in 2027, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. RW Property Services LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "AS-IS, WHERE-IS, WITH ALL FAULTS" basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, RW Property Services LLC, or its representatives. Each potential bidder is responsible for conducting its own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, RW Property Services LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, RW Property Services LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. With the permission of RW Property Services LLC, this sale may be recorded and/or videoed. Seller, RW Property Services LLC, and its representatives disclaim any and all responsibility for bidder's safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Seller. Manteno Properties 180 LLC

Attorney. Claire Chaplinski, Attorney at Law

Robert J. Warmbir, ALC AFM
Designated Managing Broker/Auctioneer
RW Property Services, LLC
License 471.021140 (Real Estate)
License 441.002377 (Auctioneer)

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