



**PROPERTY
SERVICES**

LAND LISTING

79.15± Acres – Kankakee County, IL



LOCATION

Legal: S7, T32N, R13E

Sumner Township, Kankakee County, IL

ROBERT J. WARMBIR
Designated Managing Broker
License #471.021140

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com



LAND LISTING

Kankakee County, IL

CONTACT US TODAY!

Total Taxable Acres

79.15±

FSA Tillable Acres

77.29±

Asking Price

\$949,800

Price per Acre

\$12,000

Taxes

2024 payable in 2025

\$3,156.42

PIN's

02-03-07-400-007
& 02-03-07-400-011

Lease

Open for the 2026 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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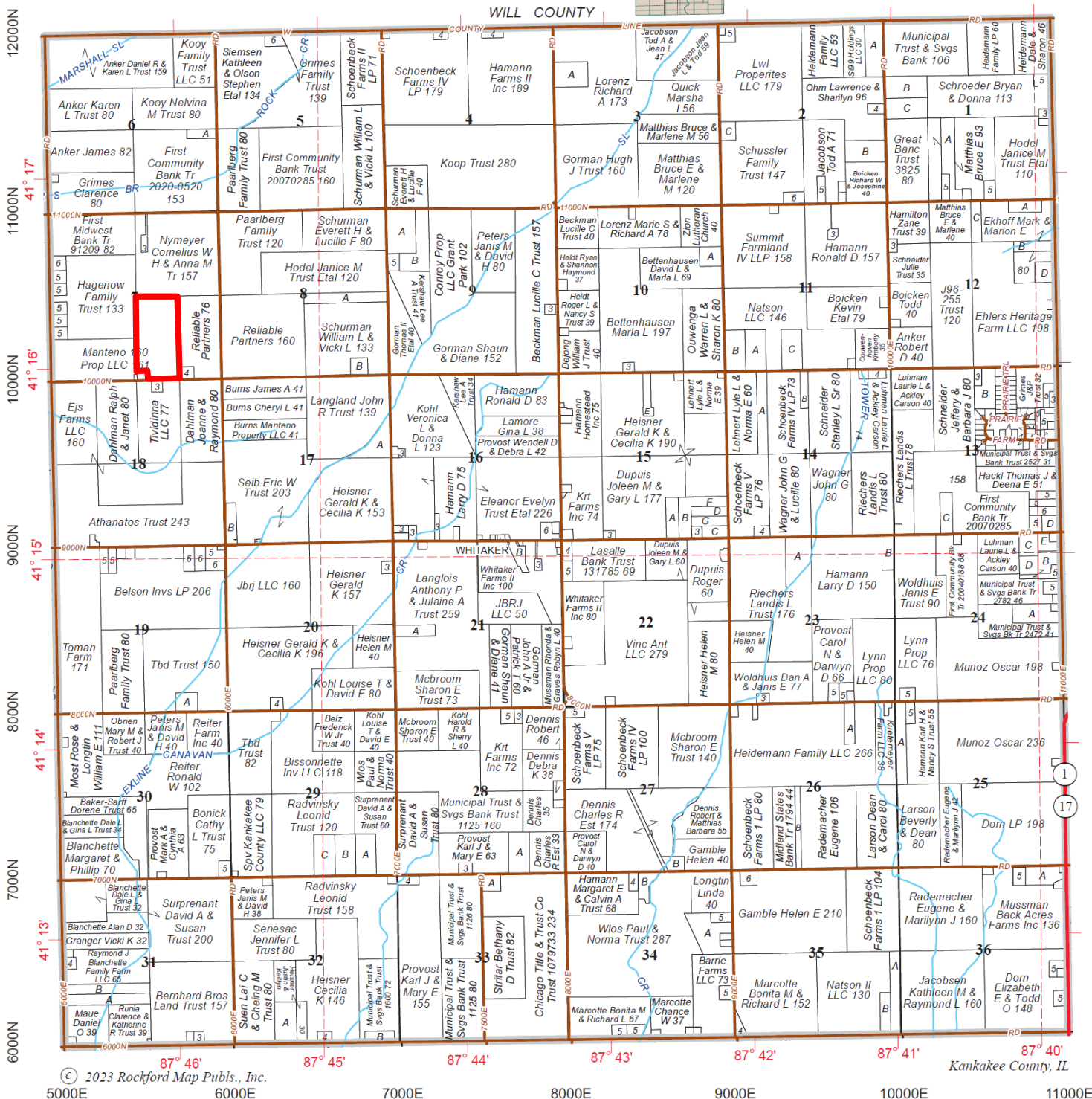
**PROPERTY
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LAND LISTING

Kankakee County, IL

SUMNER

T.32N.-R.13E.



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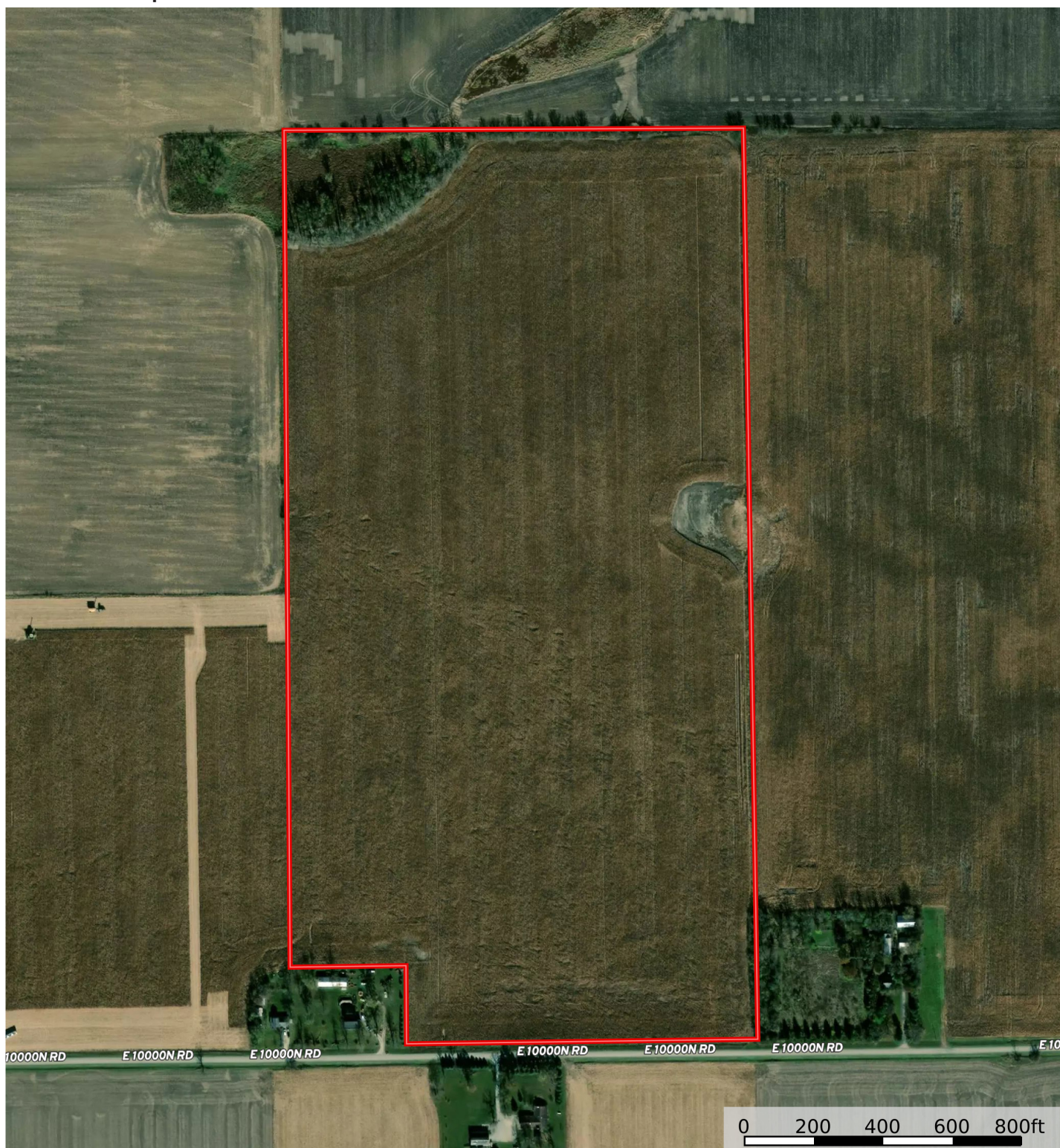
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LAND LISTING

Kankakee County, IL

Aerial Map



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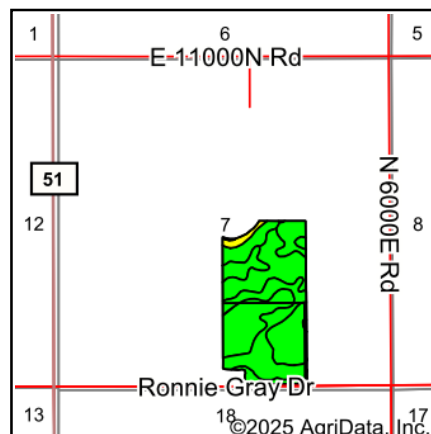
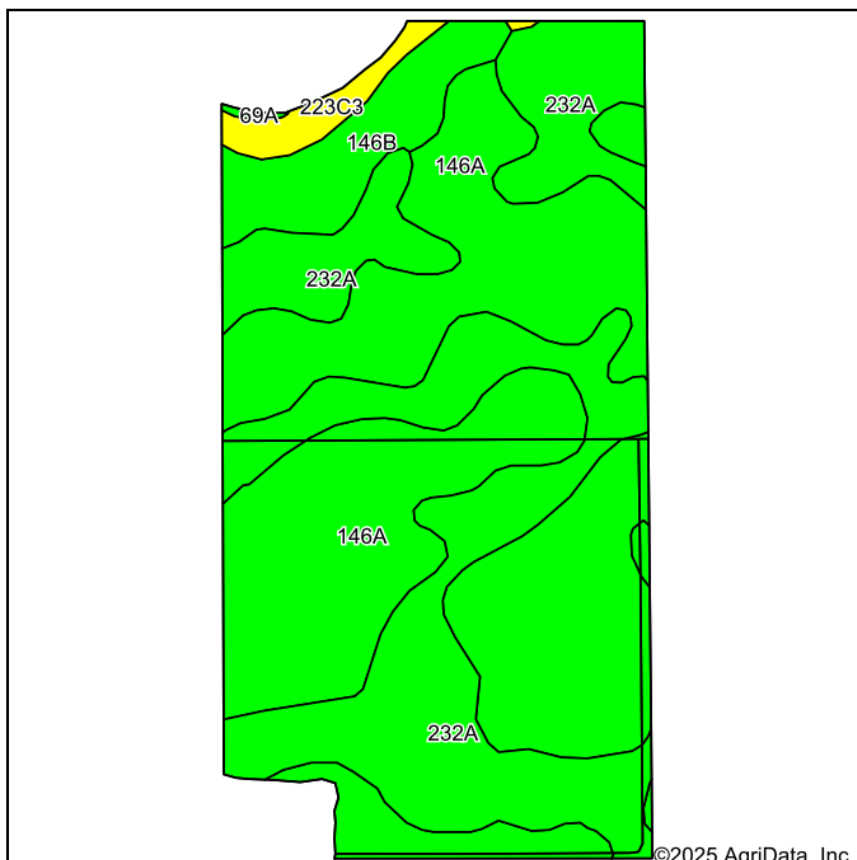
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LAND LISTING

Kankakee County, IL

Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **7-32N-13E**
 Township: **Sumner**
 Acres: **77.29**
 Date: **8/29/2025**



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	42.26	54.7%		125	65
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	27.93	36.1%		**127	65
**146B	Elliott silt loam, 2 to 4 percent slopes	5.26	6.8%		**124	63
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	1.74	2.3%		**100	55
**69A	Milford silty clay loam, 0 to 2 percent slopes	0.10	0.1%		**128	66
Weighted Average					125.1	*n 64.6

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: 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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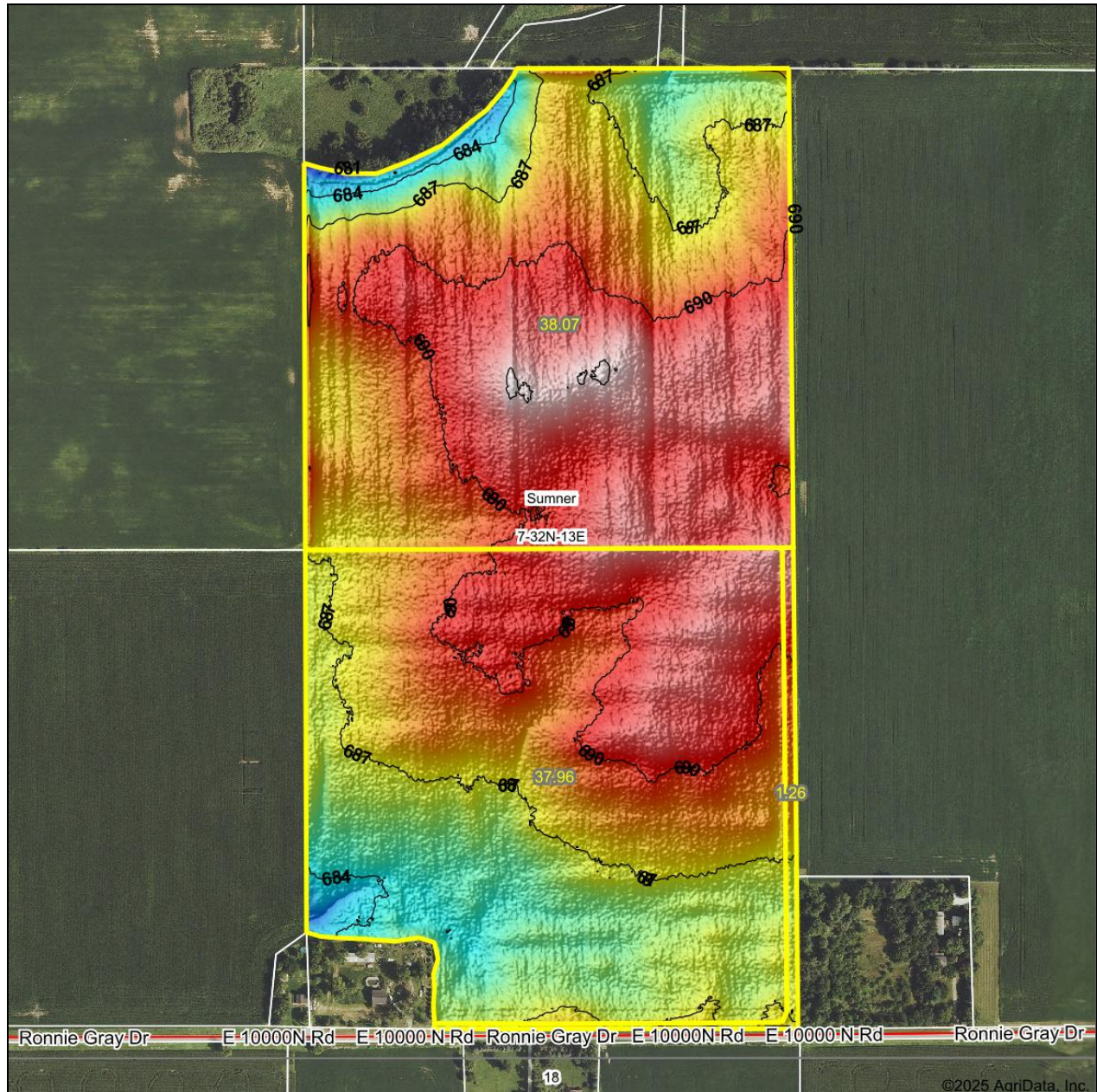


**PROPERTY
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LAND LISTING

Kankakee County, IL

Topography Hillshade



Low Elevation High



Maps Provided By:
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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: 680.9
Max: 693.3
Range: 12.4
Average: 688.6

Standard Deviation: 2.23 ft

0ft 430ft 860ft



7-32N-13E
Kankakee County
Illinois

Boundary Center: 41° 16' 9.67, -87° 46' 7.67

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SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



Basemap Imagery Source: USGS National Map 2023

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Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/29/2025 at 12:55 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmappped and unmodernized areas cannot be used for regulatory purposes.



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Farmland Real Estate

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