



**PROPERTY
SERVICES**

LAND LISTING

151.27± Acres – Kankakee County, IL



LOCATION

Legal: S29, T30N, R10E

Pilot 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!

Asking Price

\$1,981,637

Price per Acre

\$13,100

Taxes

2024 payable in 2025

\$8,848.00 (Includes House Site)

PIN

14-14-20-300-002

Total Surveyed Acres

151.27±

Estimated Tillable Acres

129.54±

CRP Acres

None

Lease

Under Cash Rent Lease for 2026.



Property Feature: Gas Easement

Payments: \$2,866.50 annually

Lease available upon request.



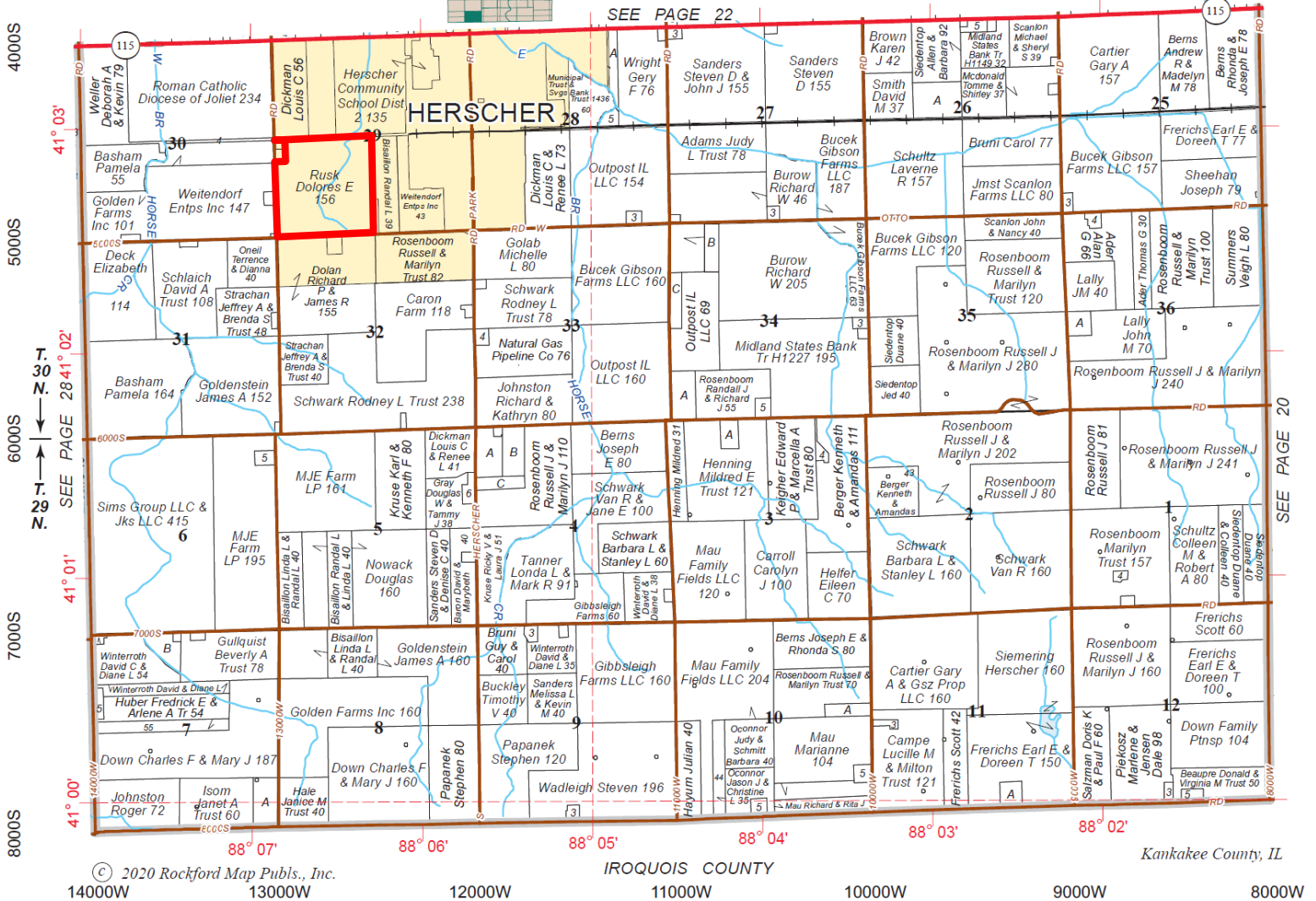
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SOUTH PART PILOT

Refer to page 76 for keyed parcels

T.29-30N.-R.10E.



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14000W 13000W

IROQUOIS COUNTY

Kankakee County, IL

12000W

11000W

10000W

9000W

8000W

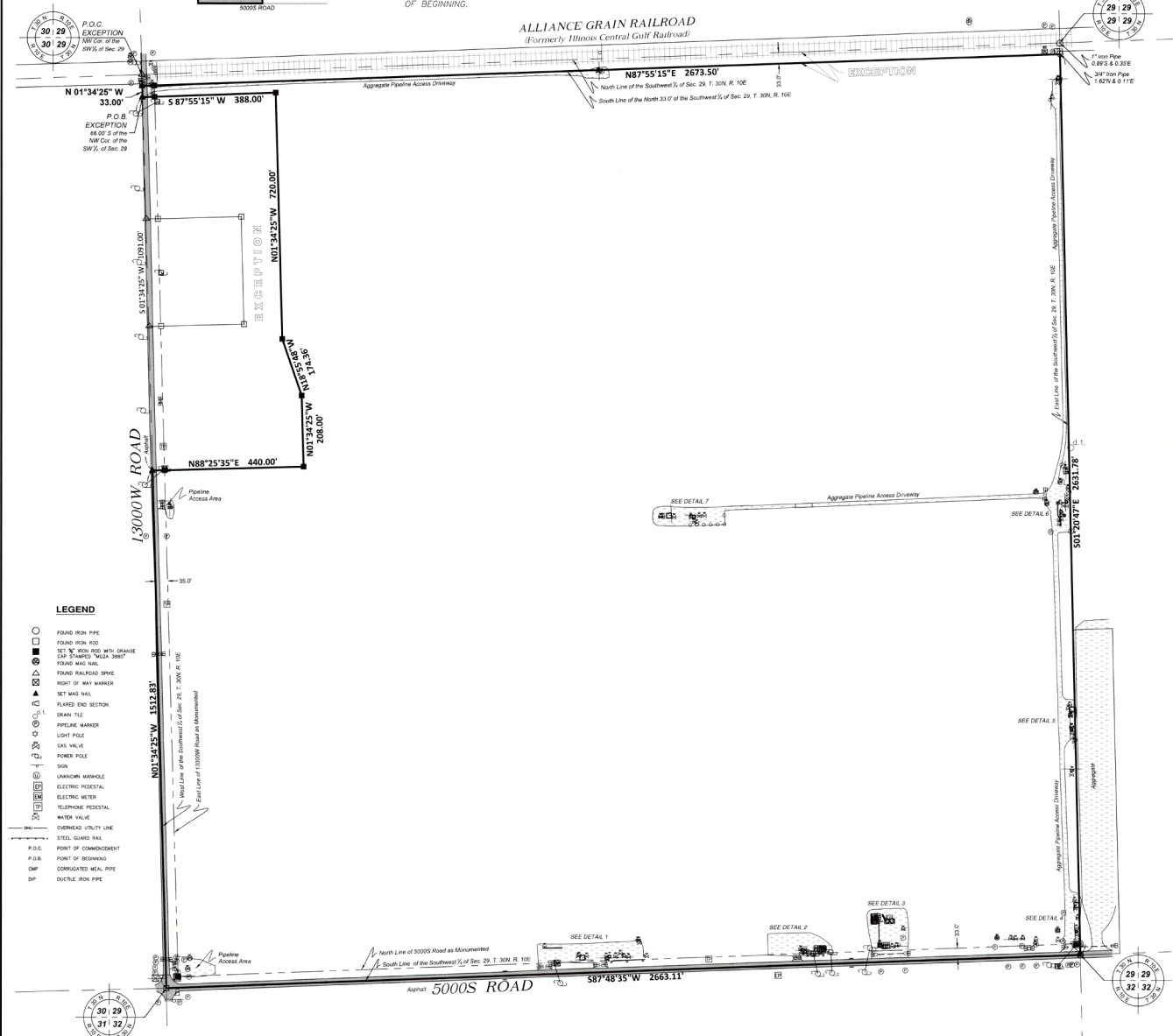
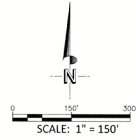
LAND LISTING

Kankakee County, IL



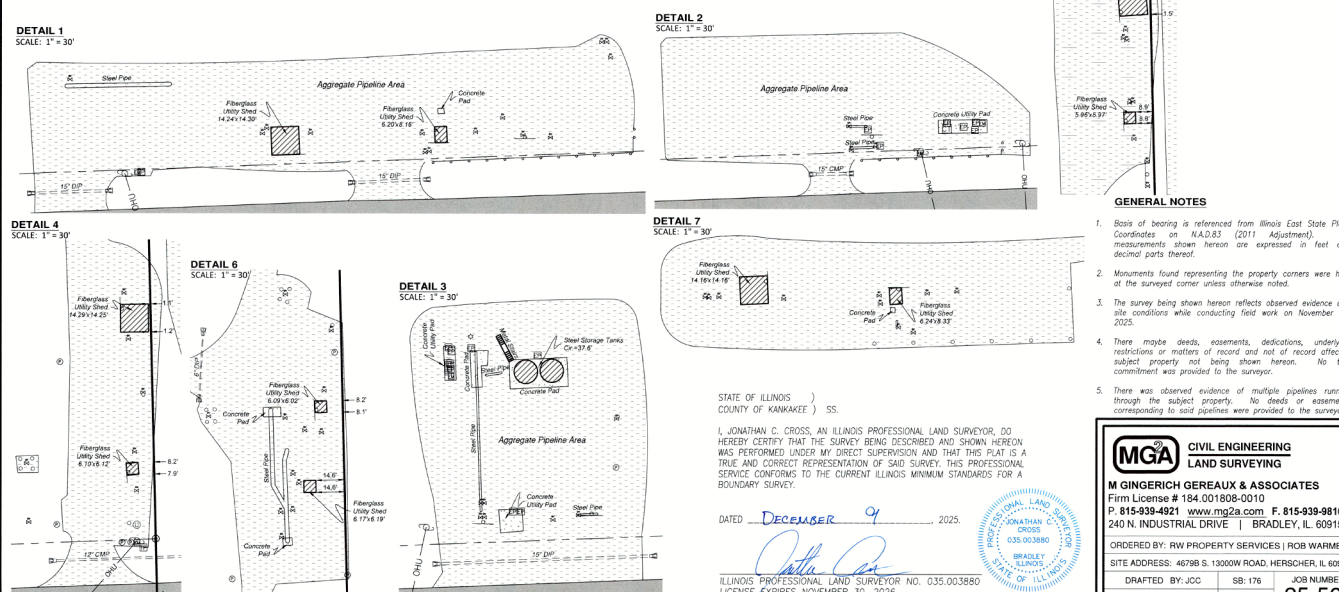
PLAT OF SURVEY

THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, EXCEPT THE NORTH 33 FEET THEREOF AND EXCEPTING THAT PART BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 01°34'25" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 66.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°34'25" EAST ALONG SAID WEST LINE, 1091.00 FEET; THENCE NORTH 88°25'35" EAST, 440.00 FEET; THENCE NORTH 01°34'25" WEST, 208.00 FEET; THENCE NORTH 18°55'48" WEST, 174.36 FEET; THENCE NORTH 01°34'25" WEST, 720.00 FEET TO THE SOUTH LINE OF THE NORTH 66.00 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87°55'15" WEST ALONG SAID SOUTH LINE, 388.00 FEET TO THE POINT OF BEGINNING.



- LEGEND**
- FOUND IRON PIPE
 - FOUND IRON ROD
 - SET "X" IRON ROD WITH ORANGE CAP BRAND "TODA 3887"
 - FOUND WOOD NAIL
 - FOUND RAISED SPIKE
 - POINT OF IRON MARKER
 - ▲ SET WOOD NAIL
 - FLARED END SECTION
 - DRINK TILE
 - PIPELINE MARKER
 - LIGHT POLE
 - GAS VALVE
 - POWER POLE
 - SIGN
 - UNKNOWN MARKER
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - OVERHEAD UTILITY LINE
 - STEEL GUARD RAIL
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CORRUGATED METAL PIPE
 - DUCTILE IRON PIPE

AREA
 ± 6,589,529 SQ.FT. ± 151.27 ACRES



- GENERAL NOTES**
1. Basis of bearing is referenced from Illinois East State Plane Coordinates on N.A.D.83 (2011 Adjustment). All measurements shown herein are expressed in feet and decimal parts thereof.
 2. Monuments found representing the property corners were held at the surveyed corner unless otherwise noted.
 3. The survey being shown herein reflects observed evidence and site conditions while conducting field work on November 24, 2025.
 4. There maybe deeds, assessments, dedications, underlying restrictions or matters of record and not of record affecting subject property not being shown herein. No title commitment was provided to the surveyor.
 5. There was observed evidence of multiple pipelines running through the subject property. No deeds or easements corresponding to said pipelines were provided to the surveyor.

STATE OF ILLINOIS)
 COUNTY OF KANKAKEE) SS.
 I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY BEING DESCRIBED AND SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED December 9, 2025.

Jonathan C. Cross
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003880
 LICENSE EXPIRES NOVEMBER 30, 2026

MGA CIVIL ENGINEERING LAND SURVEYING
M GINGERICH GEREAX & ASSOCIATES
 Firm License # 184.001808-0010
 P. 815-939-4921 www.mg2a.com F. 815-939-9810
 240 N. INDUSTRIAL DRIVE | BRADLEY, IL 60915

ORDERED BY: RW PROPERTY SERVICES | ROB WARMBUR
 SITE ADDRESS: 46798 S. 13000W ROAD, HERSCHER, IL 60941
 DRAFTED BY: JCC SB-176 JOB NUMBER:
 FIELDLED BY: CAN PG: 157-158 **25-568**

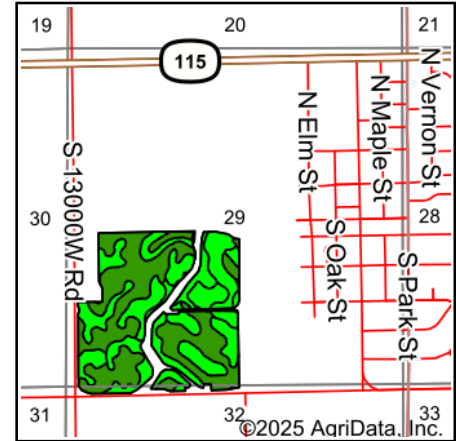
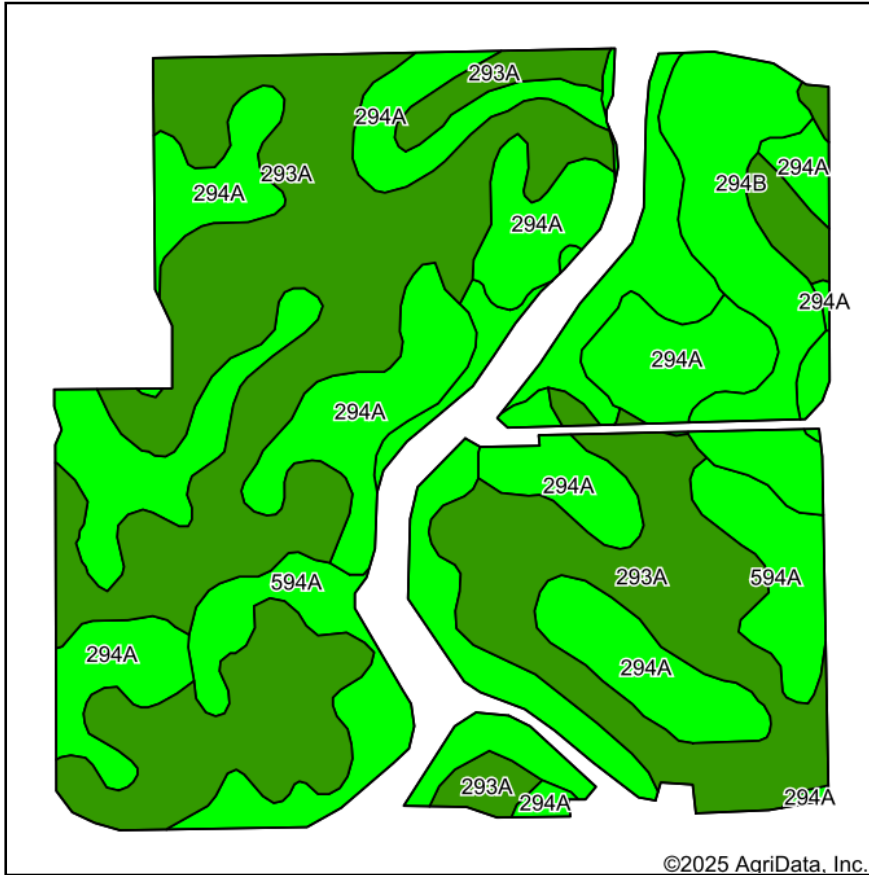
Aerial Map



ROBERT J. WARMBIR
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Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **29-30N-10E**
 Township: **Pilot**
 Acres: **129.54**
 Date: **12/15/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall
293A	Andres silt loam, 0 to 2 percent slopes	59.57	46.0%		135	71
294A	Symerton silt loam, 0 to 2 percent slopes	32.61	25.2%		131	73
**594A	Reddick clay loam, 0 to 2 percent slopes	27.72	21.4%		**127	67
**294B	Symerton silt loam, 2 to 5 percent slopes	9.64	7.4%		**130	70
Weighted Average					131.9	*n 70.6

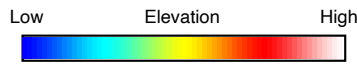
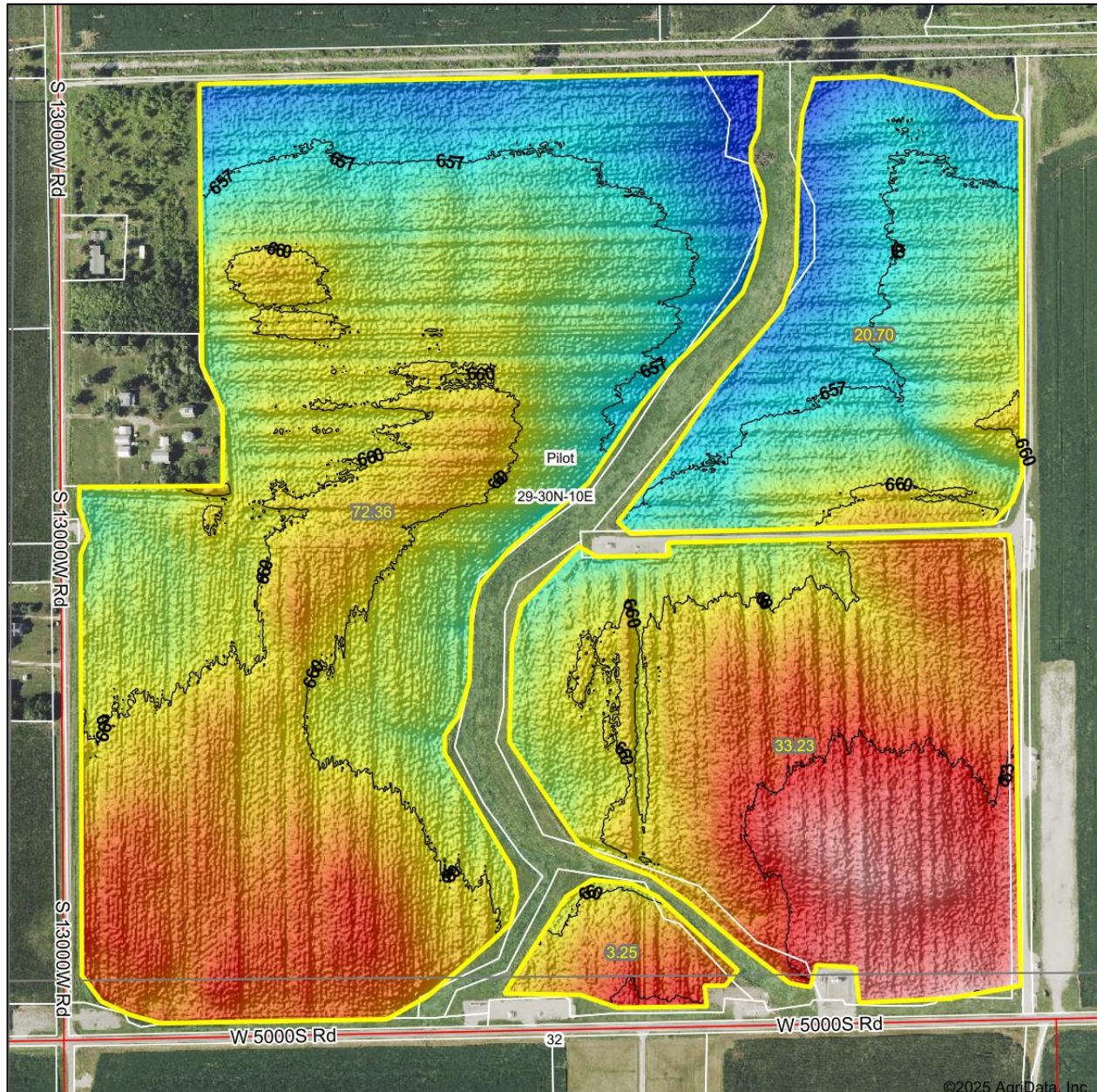
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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

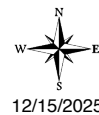
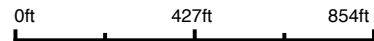
*n: The aggregation method is "Weighted Average using all components"

Topography Hillshade



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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: 653.8
Max: 666.2
Range: 12.4
Average: 659.7
Standard Deviation: 2.26 ft







29-30N-10E
Kankakee County
Illinois

Boundary Center: 41° 2' 44.52, -88° 6' 33.37




FSA Map



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

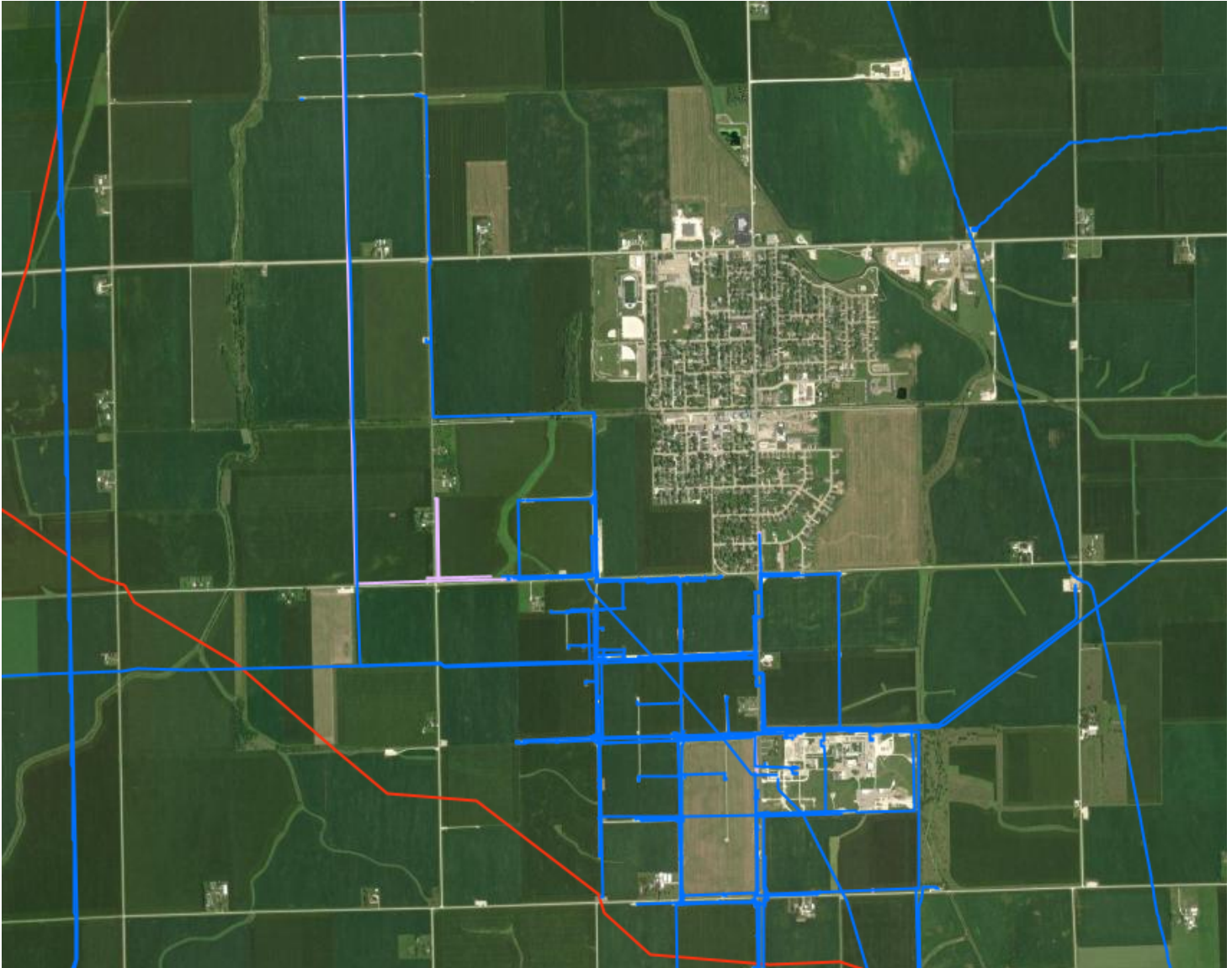
Farm 1423
Tract 1668

Tract Cropland Total: 148.82 acres

IL091_T1668

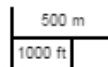
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Pipeline Map



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- Abandoned Pipelines
- LNG Plants
- Breakout Tanks



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: Geographic

Datum: NAD83

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.

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Company **Services**

Farmland Real Estate

Appraisal Services

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rwpropertyservice.com