



**PROPERTY
SERVICES**

LAND LISTING

156.00± Acres – Kankakee County, IL



LOCATION

Legal: S29, T30N, R10E

Pilot Township, Kankakee County, IL

ROBERT J. WARMBIR
Designated Managing Broker
License #471.021140

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LAND LISTING

Kankakee County, IL

CONTACT US TODAY!

Asking Price

\$2,324,400

Price per Acre

\$14,900

Taxes

2023 payable in 2024

\$7,931.56

PIN's

14-14-20-300-002

Total Taxable Acres

156.00±

FSA Tillable Acres

139.57±

CRP Acres

None

Lease

Leased for the 2025 crop year.
Open for the 2026 crop year.



Property Feature: Gas Easement
Payments: \$2,866.50 annually

Property Feature:
Existing House Site
Uninhabitable
Existing well and electric
Various outbuildings



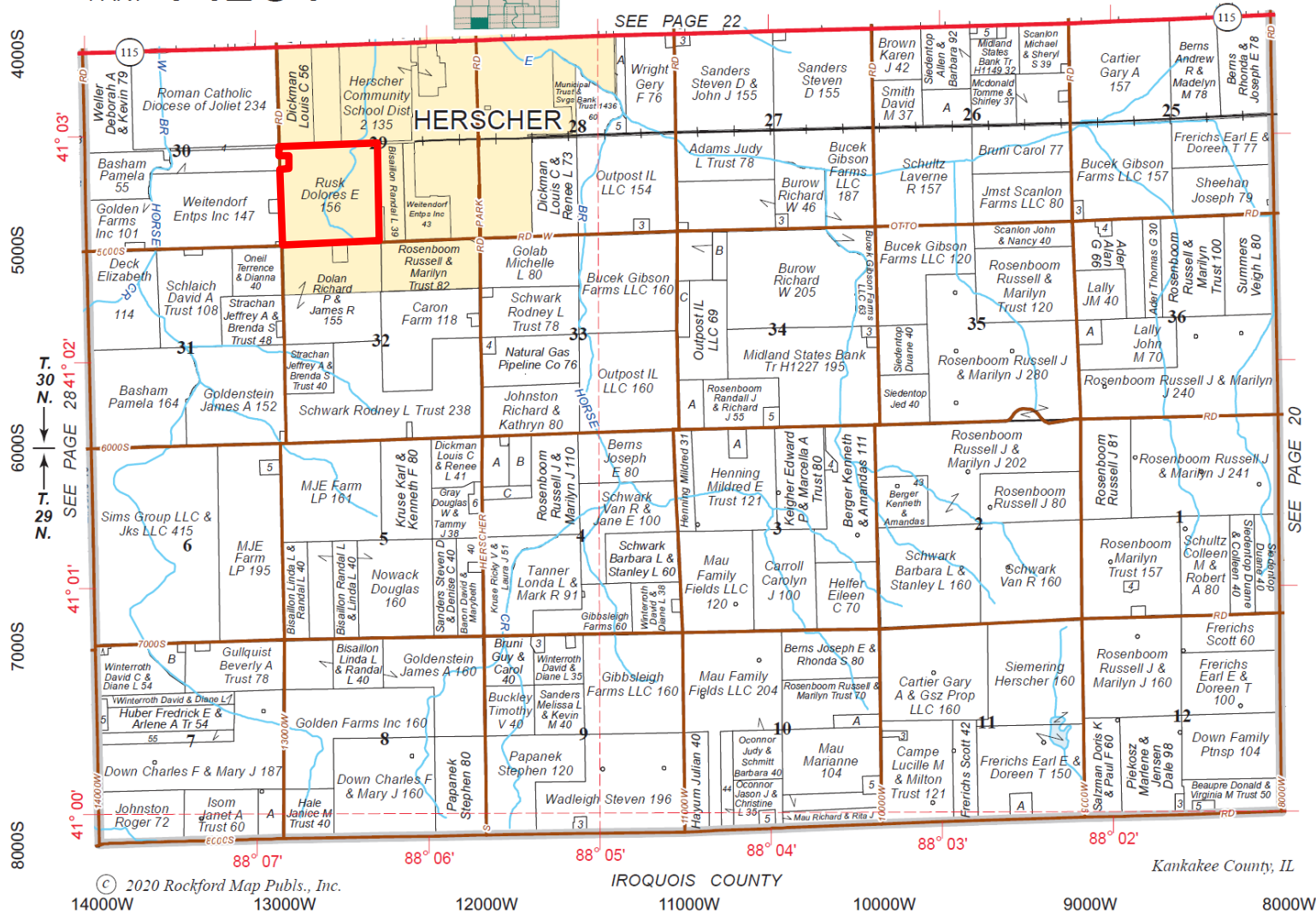
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SOUTH
PART **PILOT**

Refer to page 76 for keyed parcels

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





LAND LISTING

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Aerial Map



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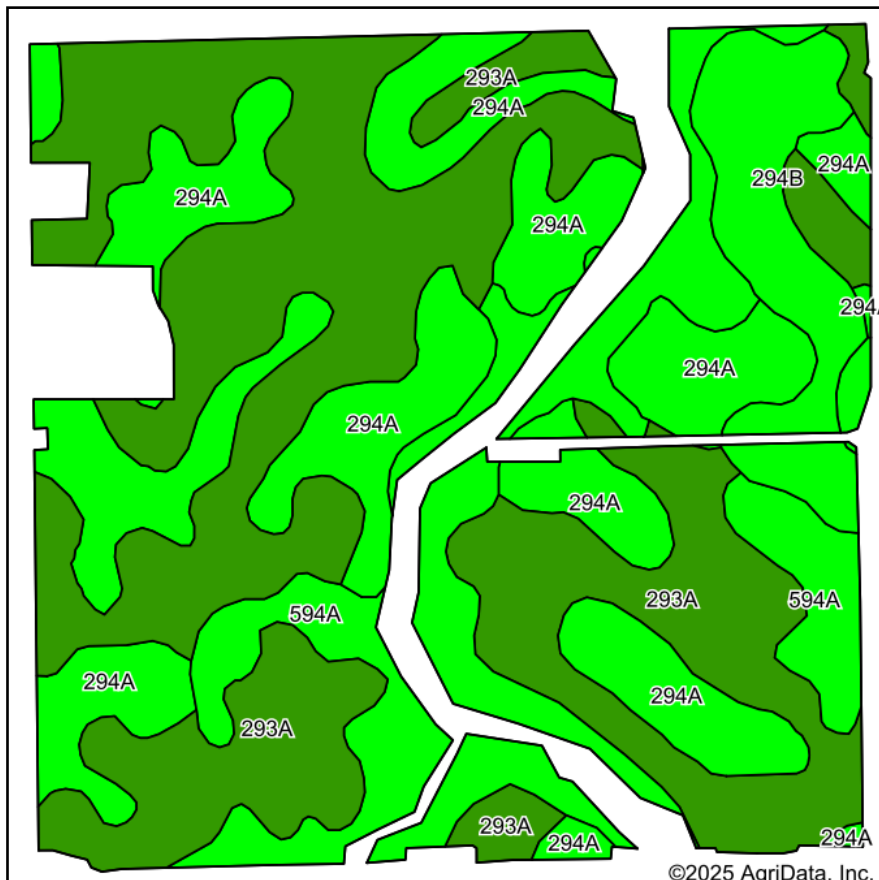
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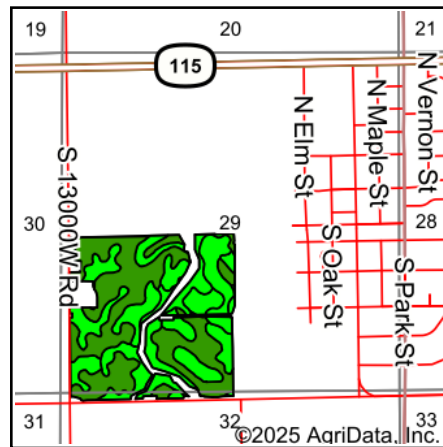
LAND LISTING

Kankakee County, IL

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **29-30N-10E**
Township: **Pilot**
Acres: **139.57**
Date: **4/1/2025**



Maps Provided By:



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
293A	Andres silt loam, 0 to 2 percent slopes	65.21	46.8%		135	71
294A	Symerton silt loam, 0 to 2 percent slopes	33.94	24.3%		131	73
**594A	Reddick clay loam, 0 to 2 percent slopes	30.46	21.8%		**126	67
**294B	Symerton silt loam, 2 to 5 percent slopes	9.96	7.1%		**130	70
Weighted Average					131.7	*n 70.5

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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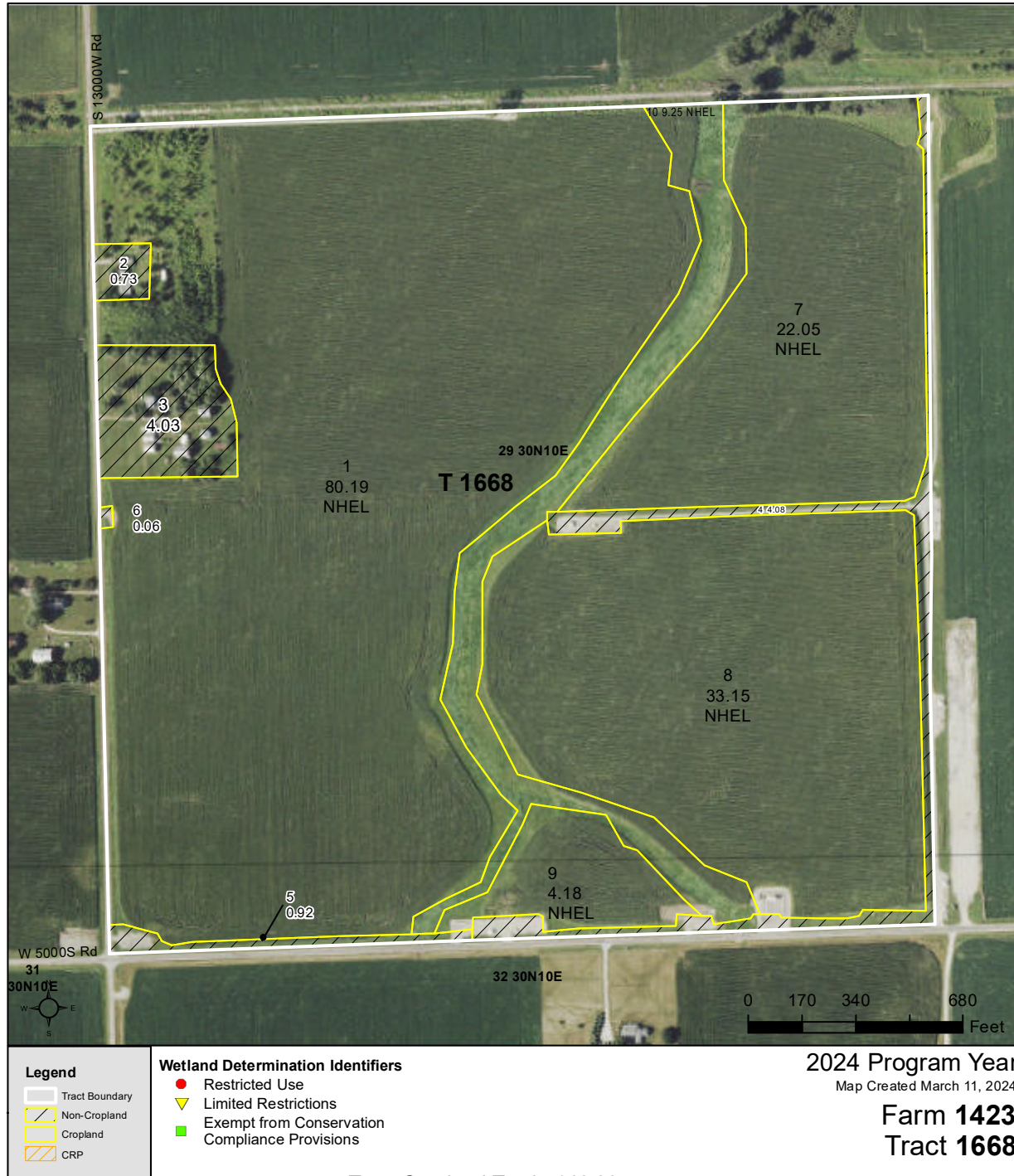


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LAND LISTING

Kankakee County, IL

FSA Map

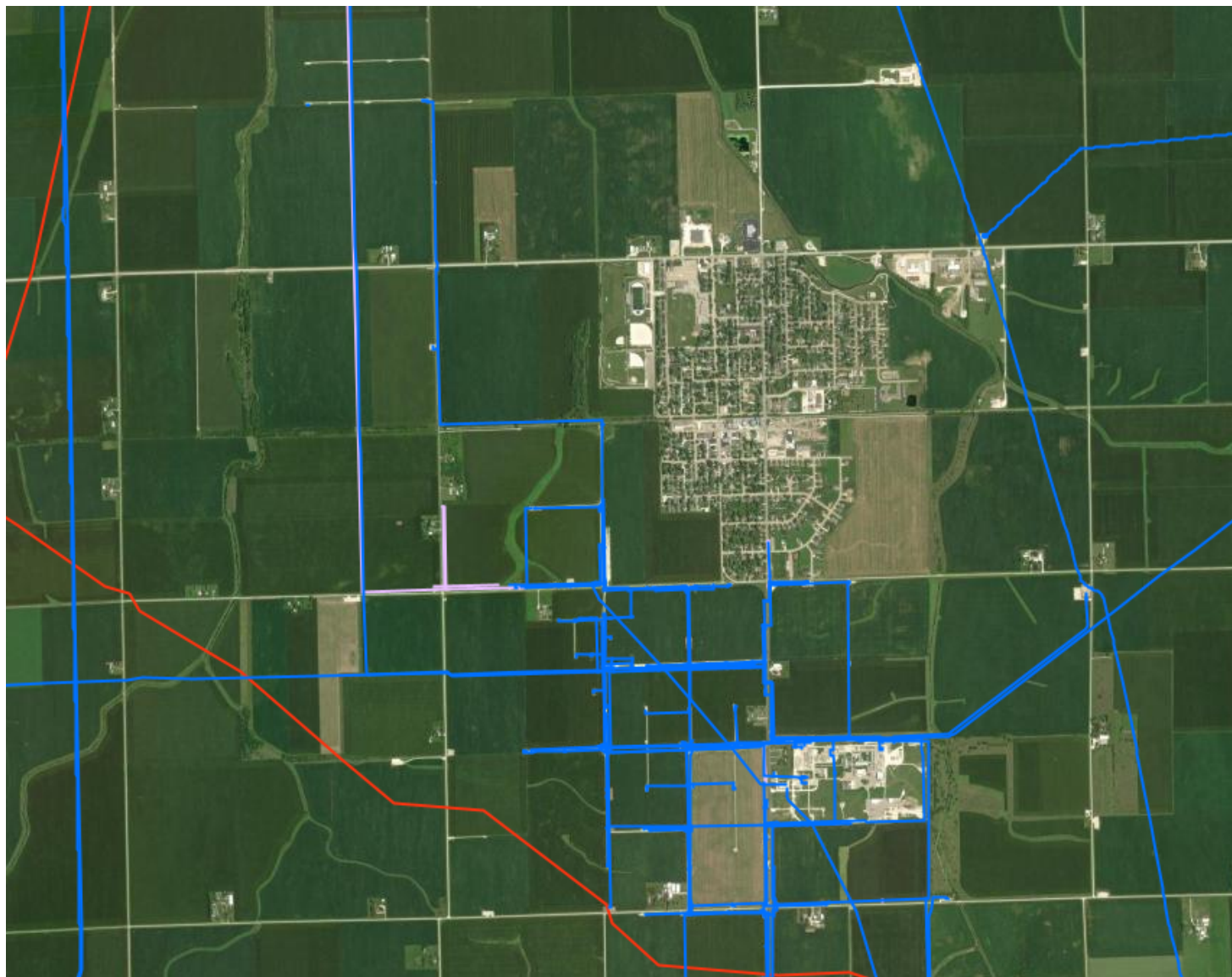


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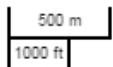
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Pipeline Map



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 nprms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.nprms.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 Management

Farmland Real Estate

Appraisal Services

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