The Pranger Farm



134.93 +/- Surveyed Acres | Offered in 1 Tract
Kankakee County | Sumner Township

First Mid
AG SERVICES

Broker | Joseph M. Richie
815-936-8973
jrichie@firstmid.com
125 Mooney Dr. Suite 4
Bourbonnais, IL 60914
License # 475.187893





Des. Managing Broker & Auctioneer
David Klein
800-532-5263
dklein@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704
License # 471.000414
License # 441.001928

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

Terms & Conditions

SALE METHOD: The Pranger Farm is listed at $13,000.00 per acre on 134.93 +/- acres, or $1,754,090 USD. Farm listed as 1 Tract containing 134.93 +/- surveyed acres.

CONTRACT: Buyer will enter into a contract on date of sale with 10% down and balance due at closing in ~ 30 days.

POSSESSION: Existing crop share lease has been terminated, and lease is open for the 2027 crop year possession will be granted upon 2026 harvest completion.

REIMBURSEMENTS: 290.37 ton of limestone applied fall 2023. $1,245.38 limestone reimbursement due to prior tenant at closing.

TITLE: Owner's title policy in the amount of the sale price will be furnished to Buyer following closing. Buyer must pay for any mortgage or loan title policy requested by Buyer at Buyer's expense. Title policy will be issued subject to (a) standard exceptions; (b) lien of current taxes and special assessments; (c) easements, covenants, and restrictions of record; (d) rights of the public, the State of Illinois, to the part of the land, if any, taken, used or dedicated for roads, streets, alleys, or highways; (e) rights of way for drainage ditches, feeders, lateral and underground pipe or tile, if any; and (f) oil, gas, or other mineral leases and rights thereunder pertaining to any mineral estate excepted, reserved or retained by Sellers or others.

LEASE: Current farmland lease has been terminated. There is open tenancy for the 2027 crop year.

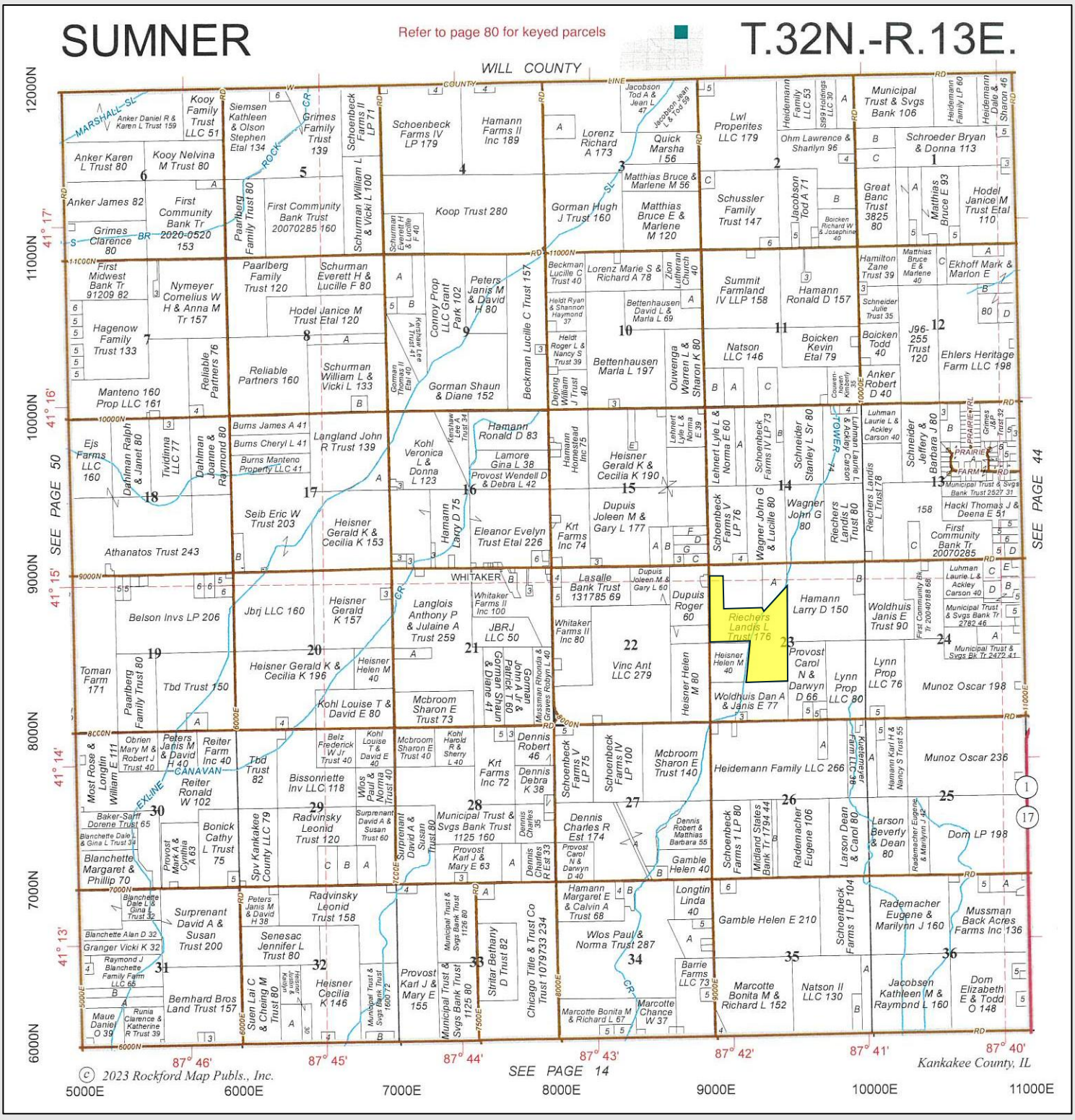
MINERAL RIGHTS: The owner's remaining interest, if any, will be conveyed with the land.

REAL ESTATE TAXES: 2025 real estate taxes payable in 2026 have been paid by Seller. The estimated 2026 real estate taxes and payable in 2027 shall be paid by Seller, by a credit at closing, based upon the most recent real estate tax information available at closing. 2027 and future real estate or drainage taxes shall be paid by the Buyer.

ATTORNEY FOR SELLER:

Ann L. Brezinski
755 Almar Parkway, Suite D
Bourbonnais, IL 60914
815-932-4720

Area Map 134.93 +/- Acres Section 23



Reprinted with permission from Rockford Map Publishing, Inc.

Kankakee County GIS Map | 134.93 +/- acres





Physical Address: 8800 N Rd 9000 E Rd Grant Park, IL 60940
Latitude: 41.246152 Longitude: -87.697354



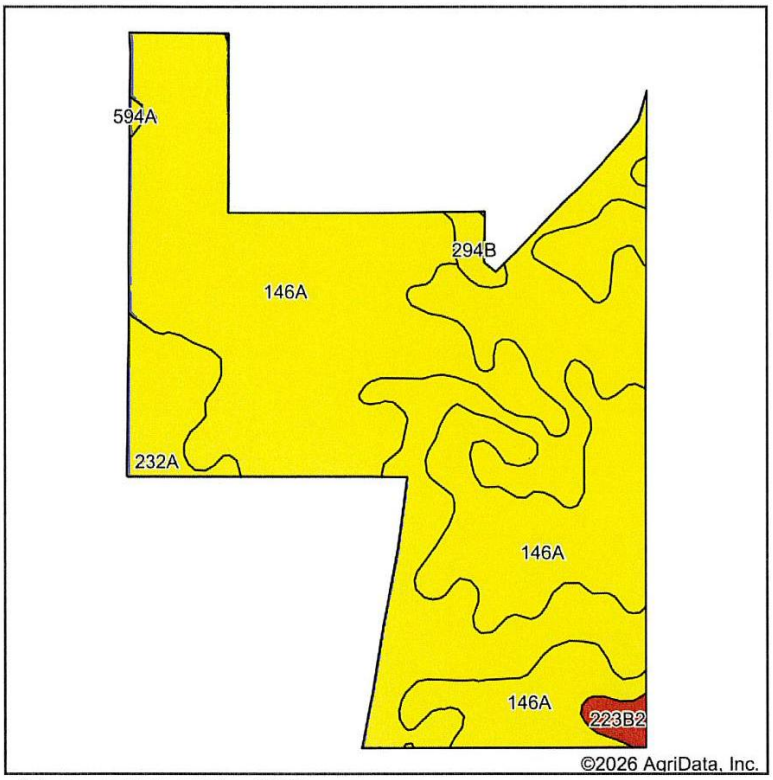
South property line looking East



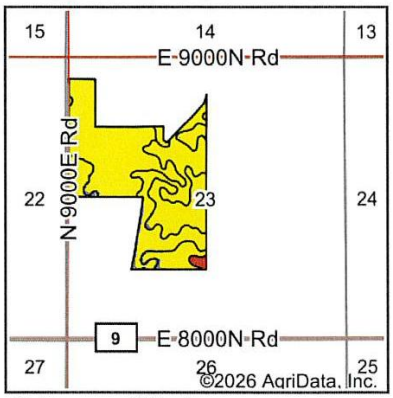


Concrete culvert 5’ diameter x 40’ wide installed September 2024. Total investment of $15,986.40. Invoices available upon request.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **23-32N-13E**
Township: **Sumner**
Acres: **132.23**
Date: **10/5/2026**

First Mid AG SERVICES

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Area Symbol: IL091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	84.73	64.0%		Somewhat poorly drained	168	55	68	125
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	44.41	33.6%		Poorly drained	**170	**56	**65	**127
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	1.46	1.1%		Moderately well drained	**150	**48	**61	**110
**294B	Symerton silt loam, 2 to 5 percent slopes	1.41	1.1%		Moderately well drained	**177	**55	**68	**130
**594A	Reddick clay loam, 0 to 2 percent slopes	0.22	0.2%		Poorly drained	**173	**55	**65	**127
					Weighted Average	168.6	55.3	66.9	125.6

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, 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
* The flood/pond factor has been removed for B811 indexes and yields.
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

Tillable Acres 130.06 | 125.6 Average Soil PI

Real Estate Tax Information

Parcel Number	Tax Acres	Total Assessment	2025 Taxes Paid 2026
02-03-23-100-009	92.23	$50,517	$3,507.24
Parcel Number	**Tax Acres**	**Total Assessment**	**2025 Taxes Paid 2026**
02-03-23-300-004	40.00	$22,200	$1,541.28

Grant Park CUSD #6, Kankakee County, Grant Park Fire District, Kankakee Community College #520, Sumner Township & Road District, Total Farmland Assessment $72,717, Tax Rate 6.942700

FSA Information- Whole Farm

FSA #	11398 & 11198
TRACT #	14996 & 12061
HEL (Highly Erodible) STATUS	NHEL: No agricultural commodity planted on undetermined fields.
WETLAND STATUS	Wetlands determination not complete.
FSA FARMLAND ACRES	135.81
DCP CROPLAND ACRES	130.06
CORN BASE ACRES	73.61
PLC YIELD CORN	146
SOYBEAN BASE ACRES	56.38
PLC YIELD SOYBEANS	45
CORN PROGRAM ELECTION	PLC
SOYBEAN PROGRAM ELECTION	PLC

Source: Kankakee Co. USDA Office.

Tract #12061 : Tract Contains a wetland or farmed wetland on 156 EZ. Confirmed with USDA wetland is in the bottom of the creek

USDA United States Department of Agriculture **Kankakee County, Illinois** Shares:_____



Tract Boundary
PLSS
Noncropland
Cropland

All Wheat = SRW/GR
All Corn =YEL/GR
All Soybeans = COM/GR
Unless Noted: All cropland = Non Irrigated

2026 Program Year
Phy. County: Kankakee, IL
2025 imagery

Farm 11398
Tract 14996

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 89.83 acres

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). USDA is an equal opportunity provider, employer, and lender.

Map Created 05/21/2026

USDA United States Department of Agriculture

Kankakee County, Illinois Shares:_____



Tract Boundary Cropland
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

All Wheat = SRW/GR
All Corn =YEL/GR
All Soybeans = COM/GR
Unless Noted: All cropland = Non Irrigated

2026 Program Year
Phy. County: Kankakee, IL
2025 imagery
Farm 11198
Tract 12061

Tract Cropland Total: 40.23 acres

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). USDA is an equal opportunity provider, employer, and lender.

Map Created 05/20/2026

Legal Description

Parcel 1:
That part of the North Half of the Southwest Quarter of Section 23, Township 32 North, Range 13 East of the Third Principal Meridian, in Kankakee County, Illinois, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 23; thence South 89 ° 55' 39" East along the North line of the Southwest Quarter of said Section 23, a distance of 1417.57 feet to the centerline of Tower Creek, for the point of beginning; thence continuing South 89 ° 55' 39" East along the North line of said Southwest Quarter, a distance of 1238.16 feet to the Northeast corner of said Southwest Quarter; thence South 00° 17' 41" West along the East line of said Southwest Quarter, a distance of 1328.63 feet to the Southeast corner of the North Half of said Southwest Quarter; thence North 89 ° 55' 57" West along the South line of the North Half of said Southwest Quarter, a distance of 1443.97 feet to the center line of Tower Creek; thence North 09 ° 42' 45" East along the said centerline of Tower Creek, a distance of 632.43 feet; thence North 08° 32' 43" East along said centerline of Tower Creek a distance of 713.03 feet to the point of beginning.

Parcel 2:
The Northwest Quarter of Section 23, in Township 32 North, Range 13 East of the Third Principal Meridian, in the Township of Sumner, Kankakee County, Illinois, EXCEPTING THEREFROM the following 2 tracts:

Exception Tract 1:
That part of the Northwest Quarter of Section 23, Township 32 North, Range 13 East of the Third Principal Meridian, Kankakee County, Illinois, bounded and described as follows: Beginning at the Northeast corner of said Northwest Quarter, and running; thence South 89° 03' 49" West, along the North line of said Northwest Quarter, 837.00 feet; thence South 00° 48' 05" East 1568.66 feet; thence South 47° 06' 40" East 72.4 feet, more or less, to the center of Tower Creek; thence meandering in a Northeasterly direction, along the center of said Tower Creek, 1454 feet, more or less, to a point on the East line of said Northwest Quarter; and thence North 00° 39' 43" West along said East line, 463 feet, more or less, to the point of beginning.

Exception Tract 2:
That part of the Northwest Quarter of Section 23, Township 32 North, Range 13 East of the Third Principal Meridian, in Kankakee County, Illinois being described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 23; thence South 89° 03' 49" West along the North line of said Northwest Quarter,837.00 feet to the point of beginning; thence continuing South 89 ° 03' 49" West along said North line, 1814.11 feet to the Northwest corner of said Section 23; thence South 00°39'37" East along the West line of said Northwest Quarter, 415.00 feet; thence North 89°03'49" parallel with the North line of said Northwest Quarter, 525.00 feet; thence South 00°39'37" East parallel with the West line of said Northwest Quarter, 905.01 feet; thence North 89°03'49" East parallel with the North line of said Northwest Quarter, 1292.36 feet; thence North 00°48'05" West, 1320.00 feet to the point of beginning.

ILLINOIS REALTORS

ILLINOIS REALTORS®
NOTICE OF NO AGENCY RELATIONSHIP

REALTOR® EQUAL HOUSING OPPORTUNITY

Name of Licensee: Joseph M Richie

Name of Sponsoring Brokerage Company: First Mid Wealth Management Company dba First Mid Ag Services

Property Address: 8800 N Rd 9000 E Rd Grant Park, IL 60940

■ **NOTICE OF NO AGENCY RELATIONSHIP**
(Check here if you represent either seller or buyer)

Thank you for giving Licensee the opportunity to (Insert description of work, i.e. showing property of a FSBO)

Provide information on 134.93 +/- acre listing : Pranger Farm

in regard to the above mentioned property.

Licensee's Sponsoring Broker has previously entered into an agreement with a client to provide certain real estate brokerage services through Licensee who acts as that client's designated agent. As a result, Licensee will not be acting as your agent.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Joseph M Richie
Licensee's Signature

Date 11-17-26

Print Customer's Name (OPTIONAL)

Customer Signature (OPTIONAL) Date

Print Customer's Name (OPTIONAL)

Customer Signature (OPTIONAL) Date