



**PROPERTY  
SERVICES**

# **LAND LISTING**

**23.66± Acres – Kankakee County, IL**



## **LOCATION**

**Legal: S23, T32N, R13E**

**Sumner 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**

\$354,900

**Price per Acre**

\$15,000

**Taxes**

*2023 payable in 2024*

\$770.42

**PIN**

02-03-23-100-005

**Total Taxable Acres**

23.66±

**Estimated Tillable Acres**

21.4±

**Lease**

Leased for the 2025 & 2026  
crop years. Open for 2027.



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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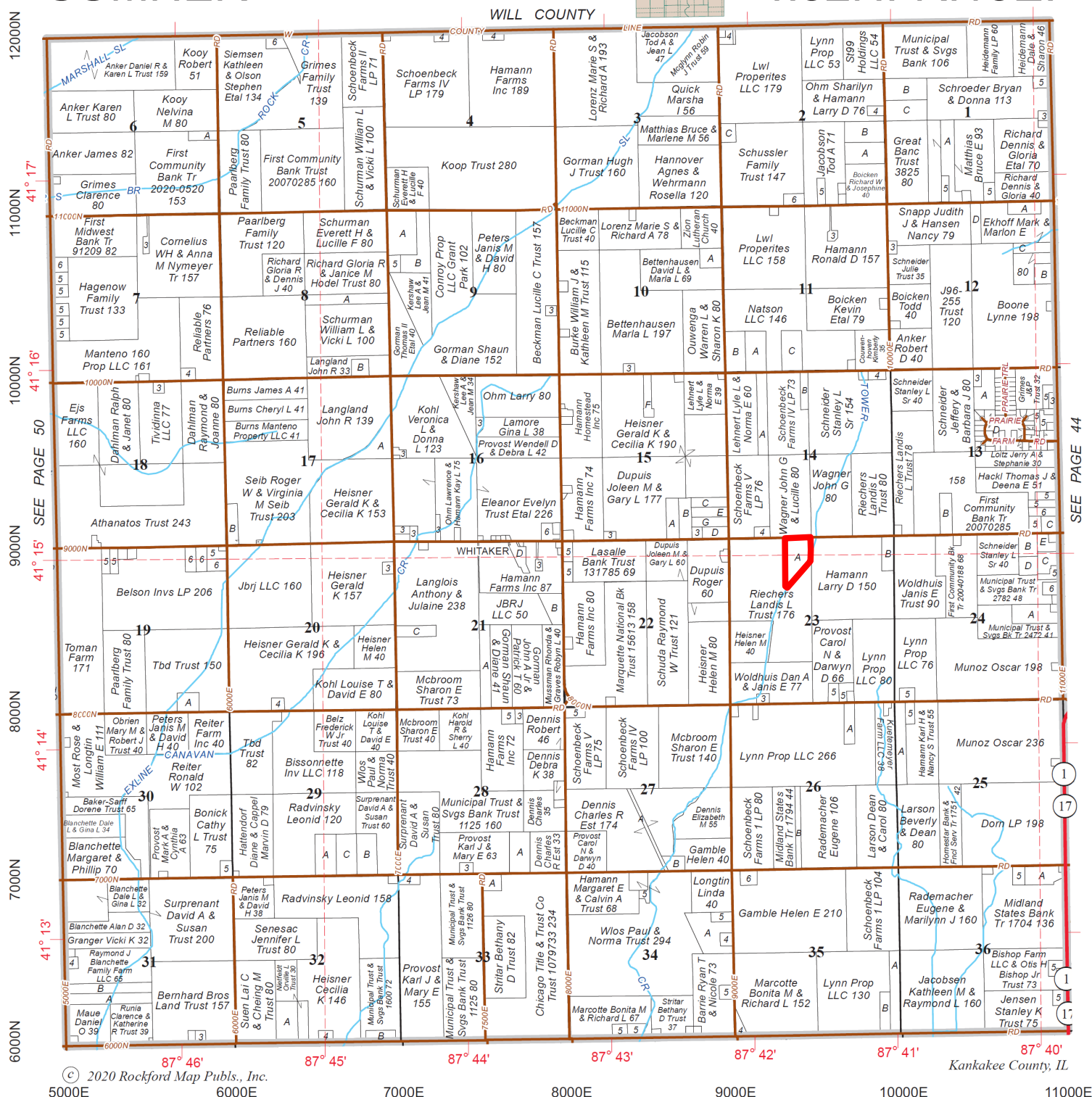
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# LAND LISTING

# Kankakee County, IL

# SUMNER

T.32N.-R.13E.



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# LAND LISTING

Kankakee County, IL

Aerial Map



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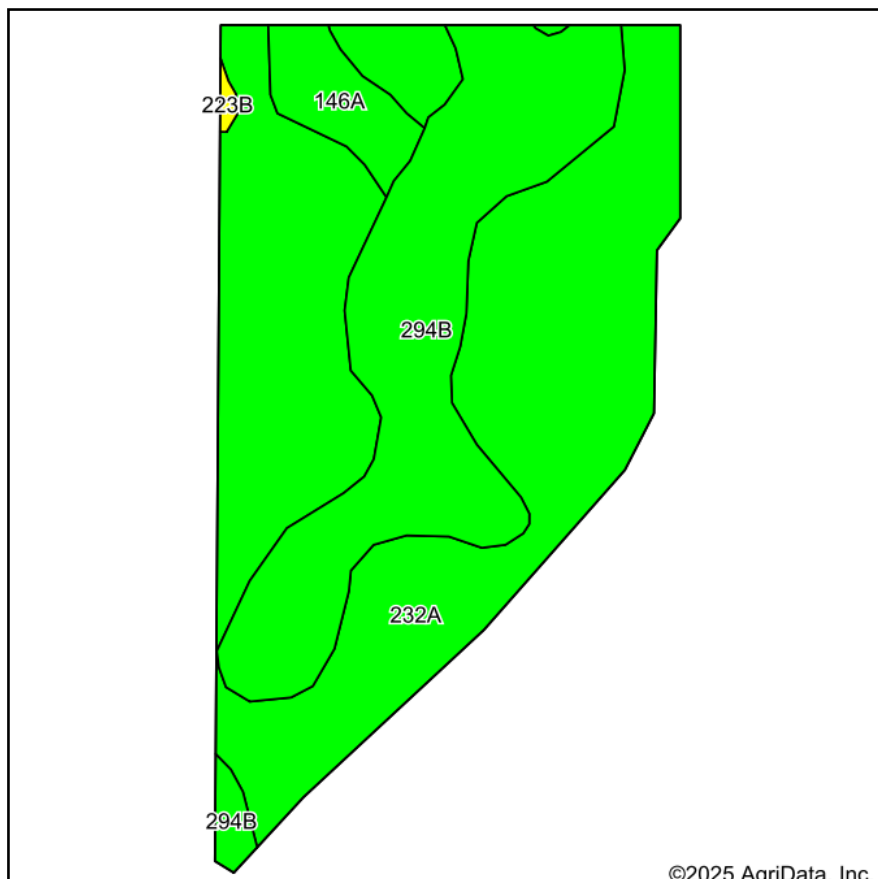
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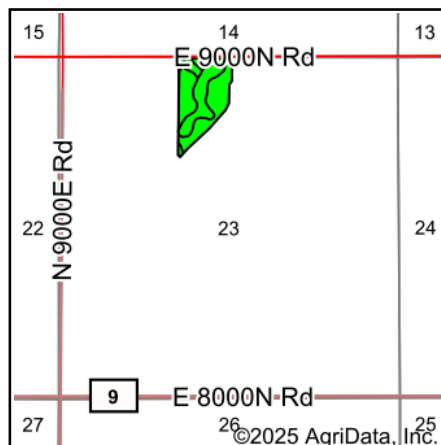
# LAND LISTING

## Kankakee County, IL

### Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Kankakee**  
Location: **23-32N-13E**  
Township: **Sumner**  
Acres: **21.4**  
Date: **5/2/2025**



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
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.59	63.5%		**127	65
**294B	Symerton silt loam, 2 to 5 percent slopes	6.76	31.6%		**130	70
146A	Elliott silt loam, 0 to 2 percent slopes	0.99	4.6%		125	65
**223B	Varna silt loam, 2 to 4 percent slopes	0.06	0.3%		**115	72
Weighted Average					127.8	*n 66.6

**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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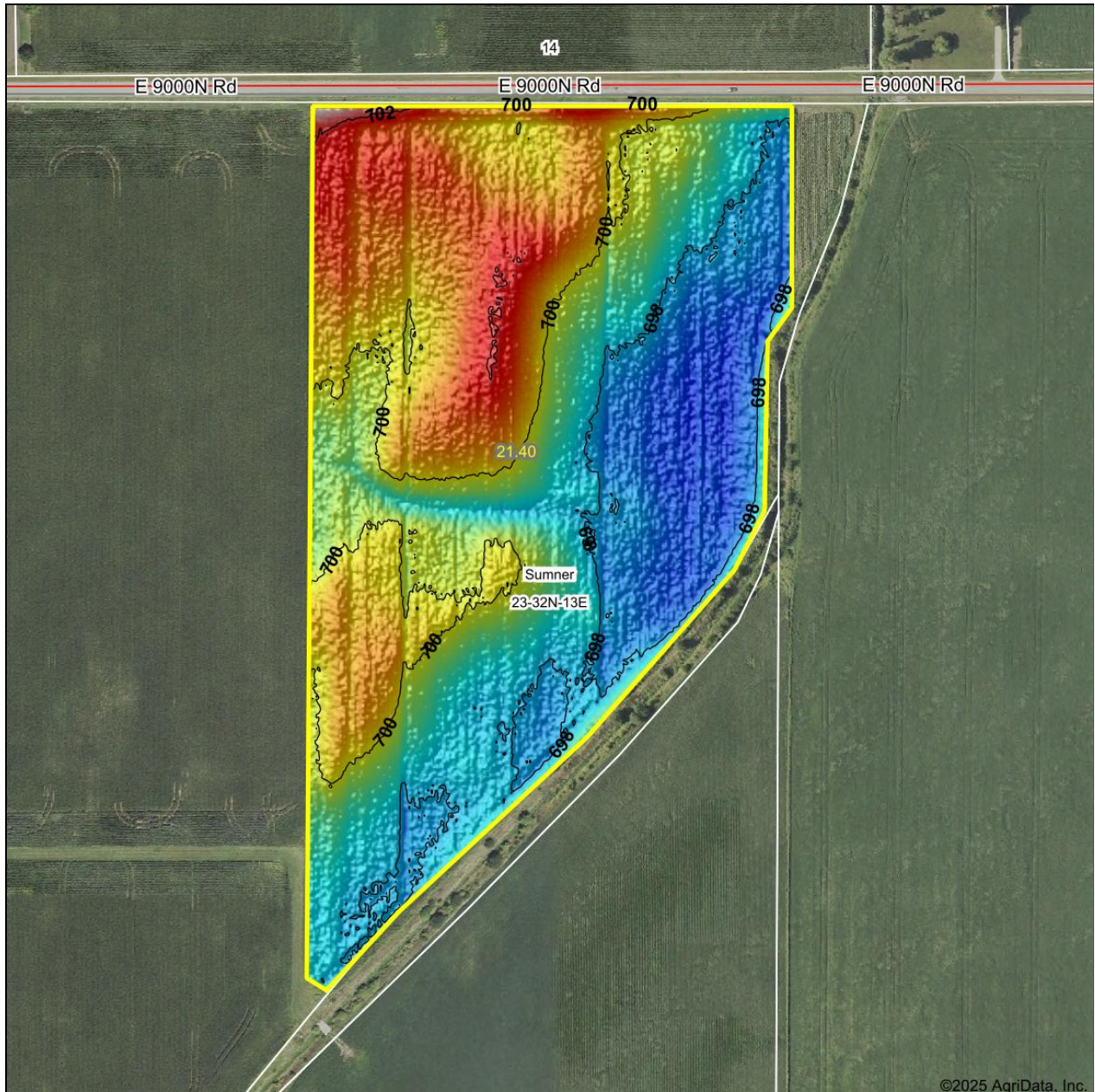


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# LAND LISTING

Kankakee County, IL

Topography Hillshade



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 696.7  
Max: 703.5  
Range: 6.8  
Average: 699.3  
Standard Deviation: 1.41 ft

0ft 269ft 539ft



5/2/2025

**23-32N-13E**  
**Kankakee County**  
**Illinois**

Boundary Center: 41° 14' 57.57, -87° 41' 40.17

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Kankakee County, IL

FSA Map



**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created March 21, 2025

Farm **11206**

Tract **14052**

IL091\_T14052

Tract Cropland Total: 22.72 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).

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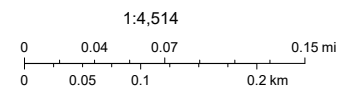
Kankakee County, IL

Floodplain Map



5/2/2025, 5:54:38 AM

- Parcel Number Labels (Tax Year 2024) FIRM Panels  
 Tax Parcels (Tax Year 2024) Road Centerlines  
Flood Hazard Zones Local Road or Street (non-urban)  
 1% Annual Chance Flood Hazard Road Name Labels  
Flood Hazard Boundaries  
 SFHA / Flood Zone Boundary



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Kankakee County GIS, County of Will, Kankakee County, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Kankakee County GIS

The recorded documents accessible via this website are not, and are not intended to be, the most up to date documents recorded against any property. They are also not, and are not intended to be, a complete set of

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