



**PROPERTY  
SERVICES**

# LAND LISTING

90.05± Acres – Kankakee County, IL



## LOCATION

Legal: S2, T32N, R14E

Yellowhead Township, Kankakee County, IL

**ROBERT J. WARMBIR**  
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rwpropertysevice.com





# LAND LISTING

Kankakee County, IL

**CONTACT US TODAY!**

**Asking Price**

\$875,000

**Price per Acre**

\$9,717

**Taxes**

2022 payable in 2023

\$2,965.48

**PIN**

01-04-02-100-007

**Total Taxable Acres**

90.05

**Tillable Acres**

90.61 (FSA)

**CRP Acres**

None

**Lease**

Under lease for 2024 crop year

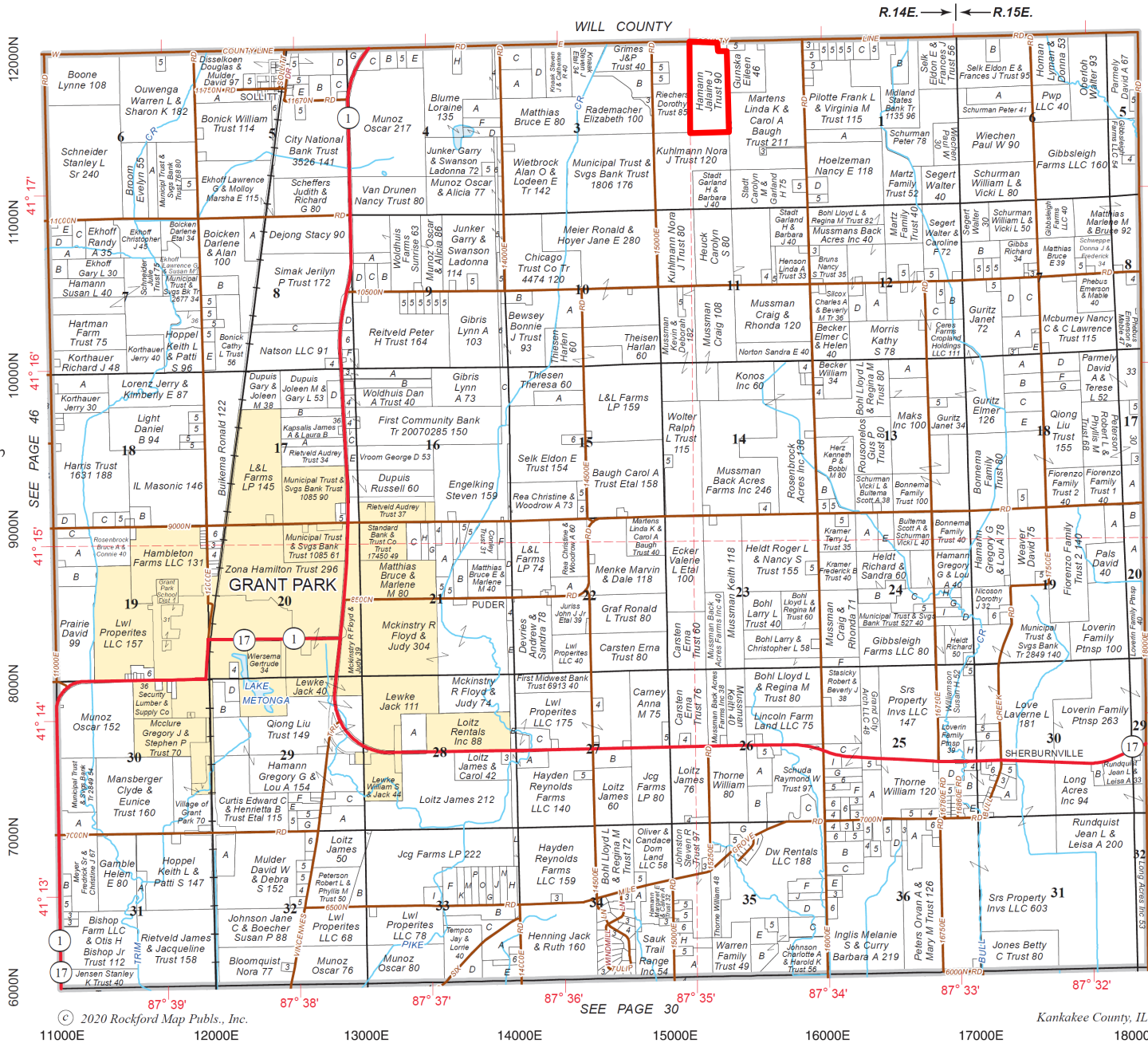


The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.



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YELLOWHEAD

INDIANA OF STATE





T.32N.-R.14-15E.

Refer to page 80 for keyed parcels






### Aerial Map



Common Land Unit	
 Non-Cropland	 Conservation Reserve Program
<b>clu_classification_code</b>	 Tract Boundary
 Cropland	
street100k_j_8_utm	

#### Wetland Determination Identifiers

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



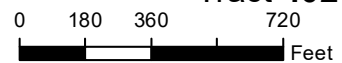
Tract Cropland Total: 90.61 acres

2023 Program Year

Map Created February 28, 2023

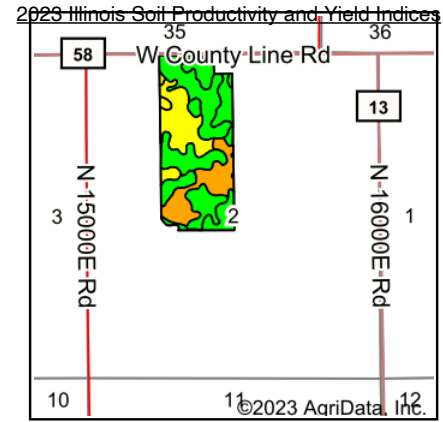
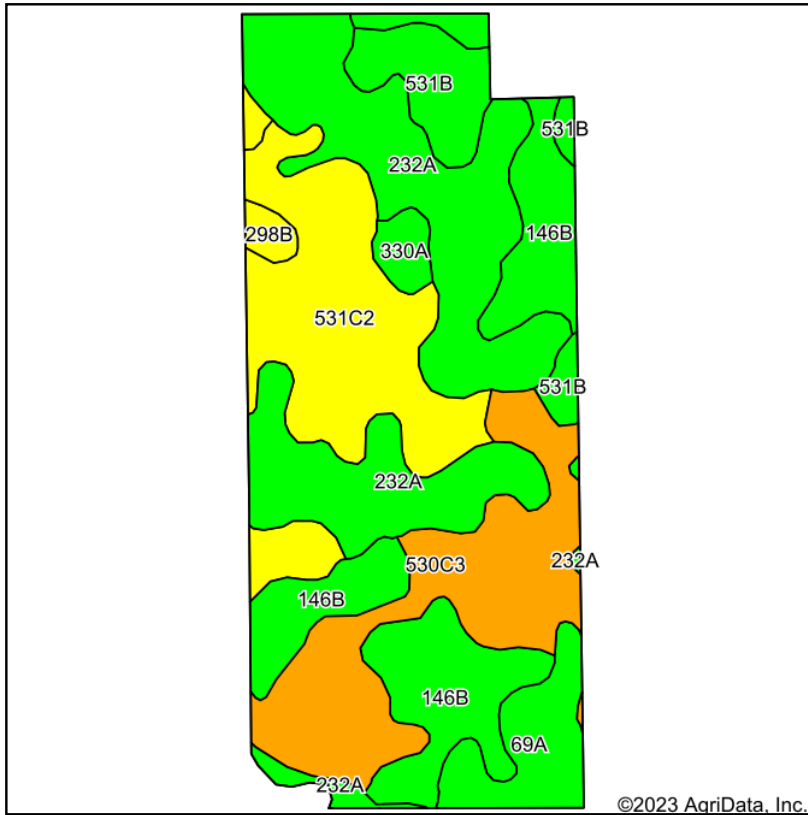
**Farm 11005**

**Tract 402**



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### Soils Map



State: **Illinois**  
 County: **Kankakee**  
 Location: **2-32N-14E**  
 Township: **Yellowhead**  
 Acres: **90.61**  
 Date: **11/7/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	26.49	29.2%		**170	**56	**65	**85	0	0.00	**5.10	**127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	17.93	19.8%		**153	**49	**60	**79	0	**4.42	0.00	**113
**146B	Elliott silt loam, 2 to 4 percent slopes	16.83	18.6%		**166	**54	**67	**86	0	0.00	**4.95	**124
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	15.96	17.6%		**129	**40	**52	**69	0	**3.27	0.00	**94
**531B	Markham silt loam, 2 to 4 percent slopes	5.68	6.3%		**161	**51	**63	**83	0	**4.65	0.00	**119
**69A	Milford silty clay loam, 0 to 2 percent slopes	5.12	5.7%		**171	**57	**68	**88	0	0.00	**5.50	**128
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.37	1.5%		**164	**55	**61	**78	0	0.00	**5.00	**123
**298B	Beecher silt loam, 2 to 4 percent slopes	1.23	1.4%		**150	**50	**60	**78	0	0.00	**4.55	**113
<b>Weighted Average</b>					<b>157.8</b>	<b>51.1</b>	<b>62</b>	<b>81</b>	<b>1.7</b>	<b>2.9</b>	<b>117.2</b>	

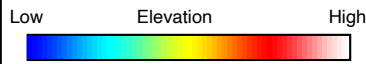
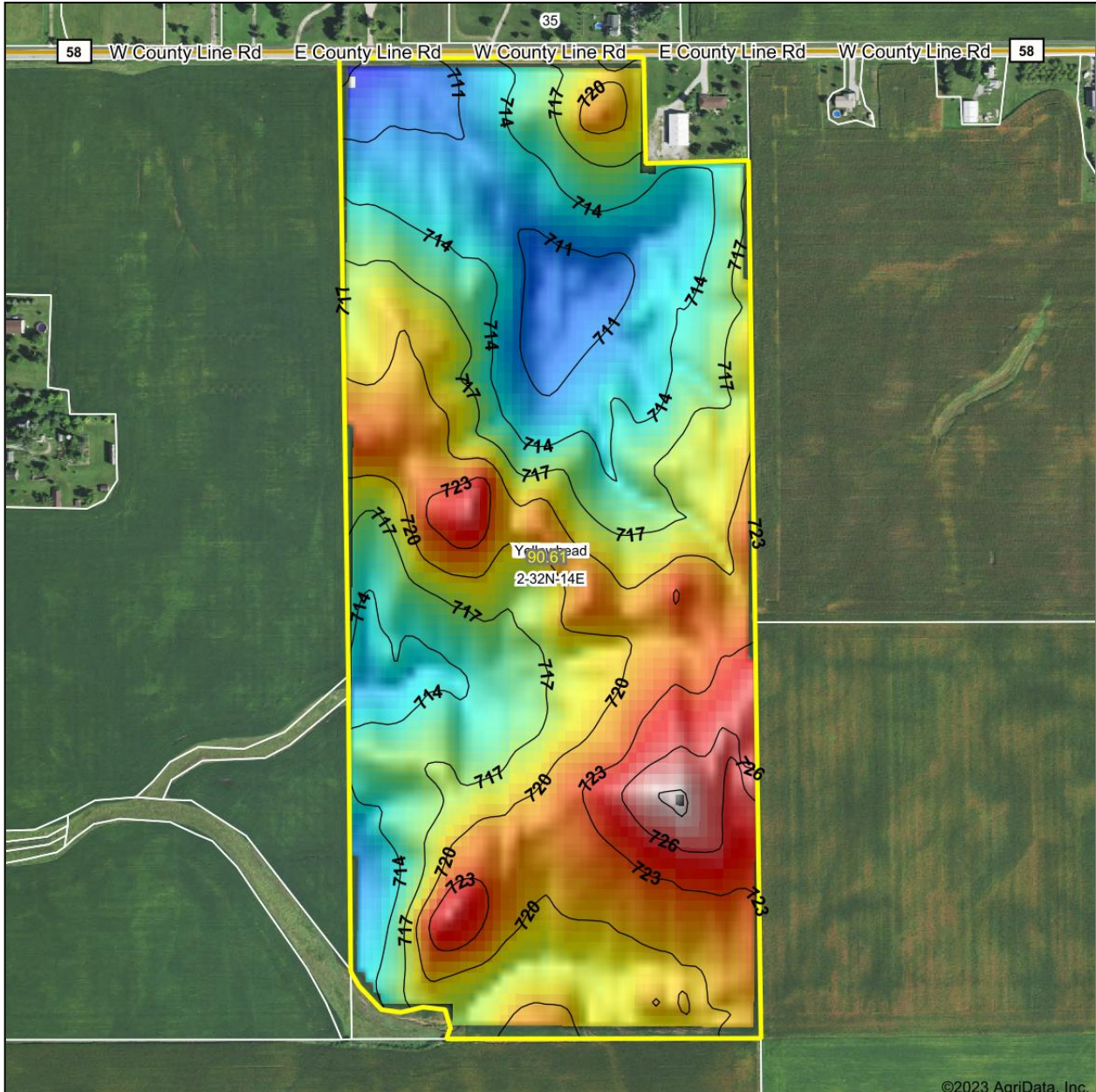


**PROPERTY SERVICES**

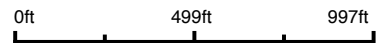
# LAND LISTING

## Kankakee County, IL

Topography Hillshade



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 708.1  
 Max: 729.7  
 Range: 21.6  
 Average: 717.6  
 Standard Deviation: 4.23 ft



**2-32N-14E**  
**Kankakee County**  
**Illinois**

Boundary Center: 41° 17' 35.51, -87° 34' 51.08



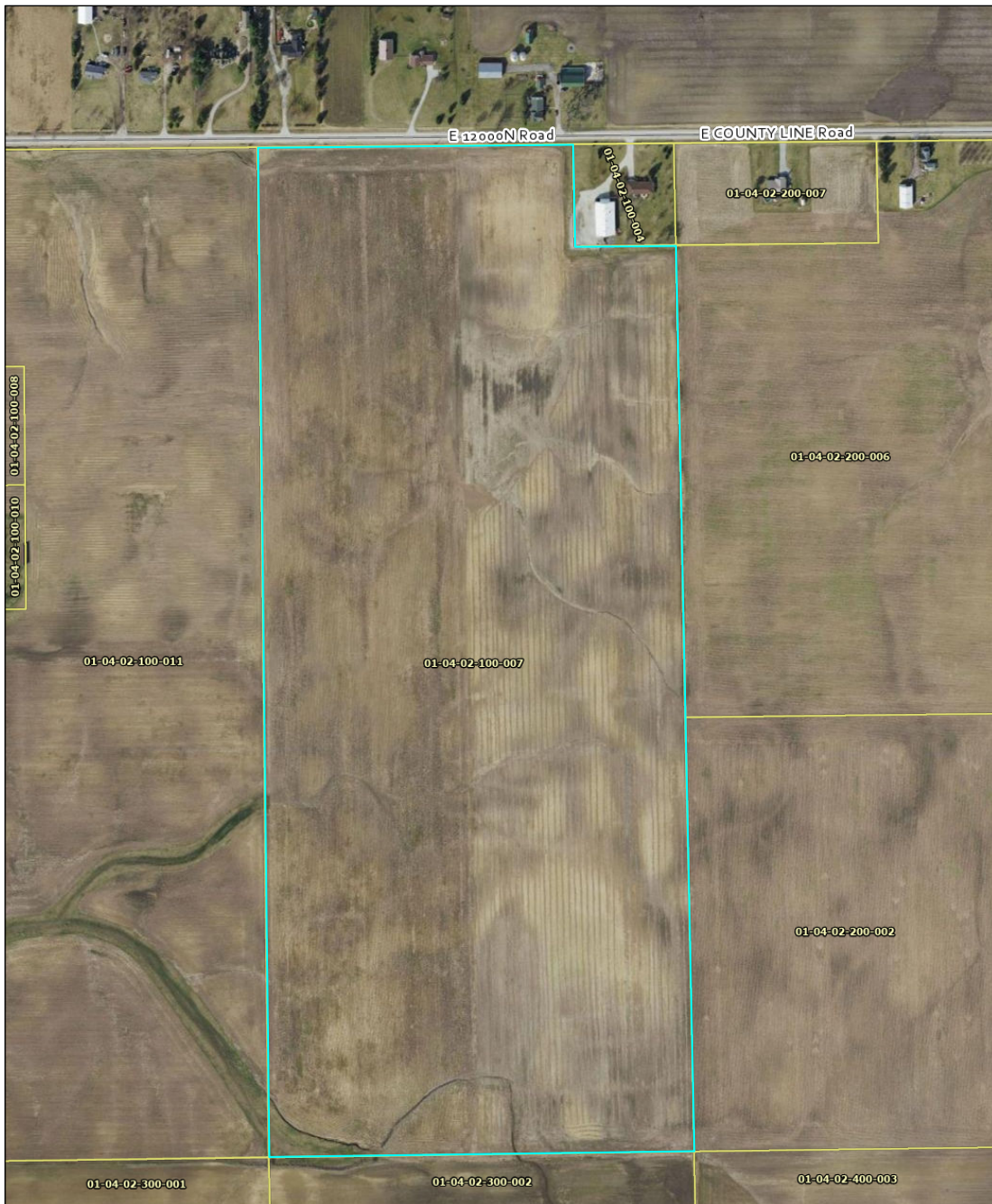
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 Field borders provided by Farm Service Agency as of 5/21/2008.

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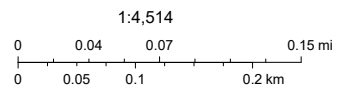


### K3-Mapper Web Map



11/7/2023, 4:43:45 AM

- |  |                  |
|--|------------------|
| Parcel Number Labels                   | Road Name Labels |
| Tax Parcels                            | Ortho2020        |
| Road Centerlines                       | Red: Band_1      |
| Minor Collector (non-urban)            | Green: Band_2    |
| ; Local Road or Street (urban); <Null> | Blue: Band_3     |



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