

MANTENO - 180 ACRES OF FARMLAND FOR SALE!

SEC 32 TWP 32 N R 12 E, MANTENO, IL 60950

East 7000 N Road

North 3000E Road

EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com

JEFF BENNETT

815.922.6505

jbenett@mccolly.com



FOR SALE

MANTENO - 180 ACRES OF FARMLAND FOR SALE!

Sec 32 Twp 32 N R 12 E, Manteno, IL 60950



OFFERING SUMMARY

Sale Price: \$2,250,000

Lot Size: 180 Acres

Tillable Land: 176.5

Price / Acre: \$12,500

Real Estate Taxes: \$5,478.26

PROPERTY OVERVIEW

Manteno - 180 Acres of Farmland for Sale! Located at 3000E and 7000N Rd.

AVG PI - 128.

Not located in flood plain.

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
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BUCK TAMBLYN

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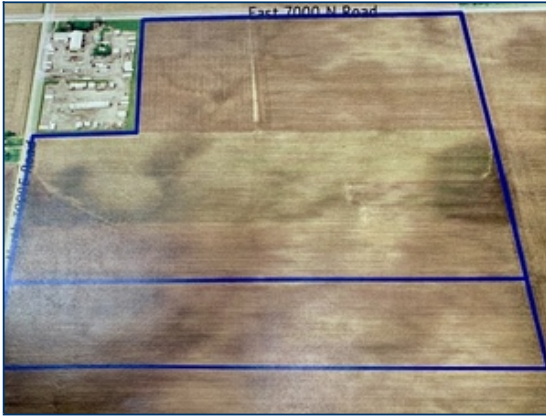
bucktamblyn@mccolly.com

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Land

Status: **NEW**
 Area: **951**
 Address: **Sec 32 Twp 32N R12E, Manteno, IL 60950**
 Directions: **I-57 to E 6000N Rd. east to N 2000E Rd. north to E 7000N Rd.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **1988 X620 X1294 X2013 X3305 X2645**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: **59 - Fair Mobility!**

MLS #: **10485317**
 List Date: **08/13/2019**
 List Dt Rec: **08/14/2019**
 List Price: **\$2,250,000**
 Orig List Price: **\$2,250,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **3**
 Concessions:
 Contingency:
 County: **Kankakee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Contract Date:
 Financing:
 Subdivision:
 Township: **Manteno**
 Bathrooms (full/half): **/**
 Master Bath:
 Bmt Bath:

Remarks: **MANTENO - 180 Acres of Farmland for Sale - Located at 3000E and 7000N Rd. AVG PI -128. Not located in Flood plain.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (5)	Special Assessments: No	Amount: \$5,478.26	Waterfront: No
Junior High: (5)	Special Service Area: No	PIN: 03023510000300	Acreage: 180
High School: (5)		Mult PINs: (See Agent Remarks)	Appx Land SF:
		Tax Year: 2018	Front Footage: 1988
		Tax Exmps:	# Lots Avail:
Zoning Type: Agriculture			Farm: Yes
Actual Zoning: AG			Bldgs on Land?: No

Laundry Features: 	Ownership Type:	Type of House:
Lot Size: 100+ Acres	Frontage/Access: County Road	Style of House:
Lot Desc:	Driveway:	Basement Details:
Land Desc: Cleared, Level, Tillable	Road Surface: Asphalt	Construction:
Land Amenities:	Rail Availability: None	Exterior:
Farms Type:	Tenant Pays:	Air Cond:
Bldg Improvements:	Min Req/SF (1):	Heating:
Current Use: Agricultural/Land Only	Min Req/SF (2):	Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer Nearby
Potential Use: Agricultural/Land Only	Other Min Req SF:	General Info: School Bus Service
Location:	Lease Type:	Backup Package: No
Known Liens: None Known	Loans:	Backup Info:
Seller Needs:	Equity:	Possession: Closing
Seller Will:	Relist: 	Sale Terms:

Broker Private Remarks:	Multiple Parcels - Tax amount includes: 03023510000300/\$4,247.92, 03023530000100/\$1,230.34		
Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes	Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: None (Located at None)	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Special Comp Info: None	
Coop Comp: 2.5 (on Gross SP)	Addl. Sales Info.: None	Broker Notices:	
Showing Inst: Drive by to view, call LA for information.	Cont. to Show?:	Expiration Date:	
Owner: OOR	Ph #:	Broker Owned/Interest: No	
Broker: McColly Bennett Real Estate (94050) / (815) 929-9381			
List Broker: Jay "Buck" Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com			
CoList Broker: Jeffrey Bennett (940015) / (815) 922-6505		More Agent Contact Info:	

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10485317

Prepared By: Janet Bond | McColly Bennett Real Estate | 08/15/2019 12:00 PM

2 fields, 182 acres in Kankakee County, IL
TOWNSHIP/SECTION 32N 12E - 26, 35
AVG ACREVALUE

\$8,452

COUNTY AVG

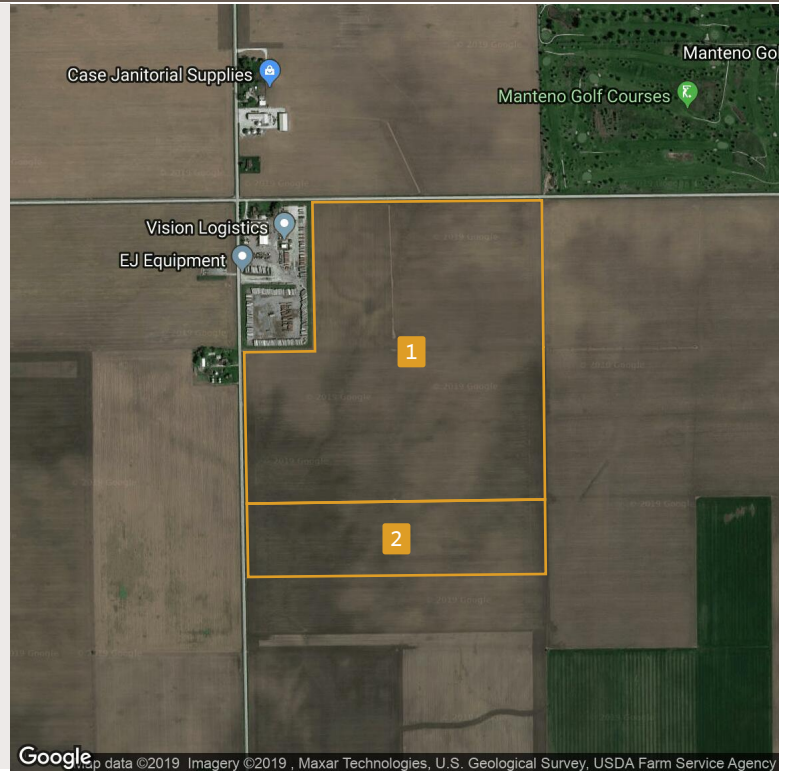
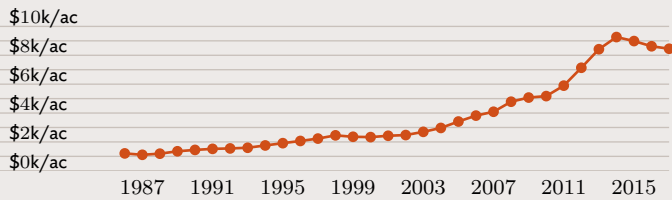
\$7,446

AVG PI

128.1

COUNTY AVG



114.6

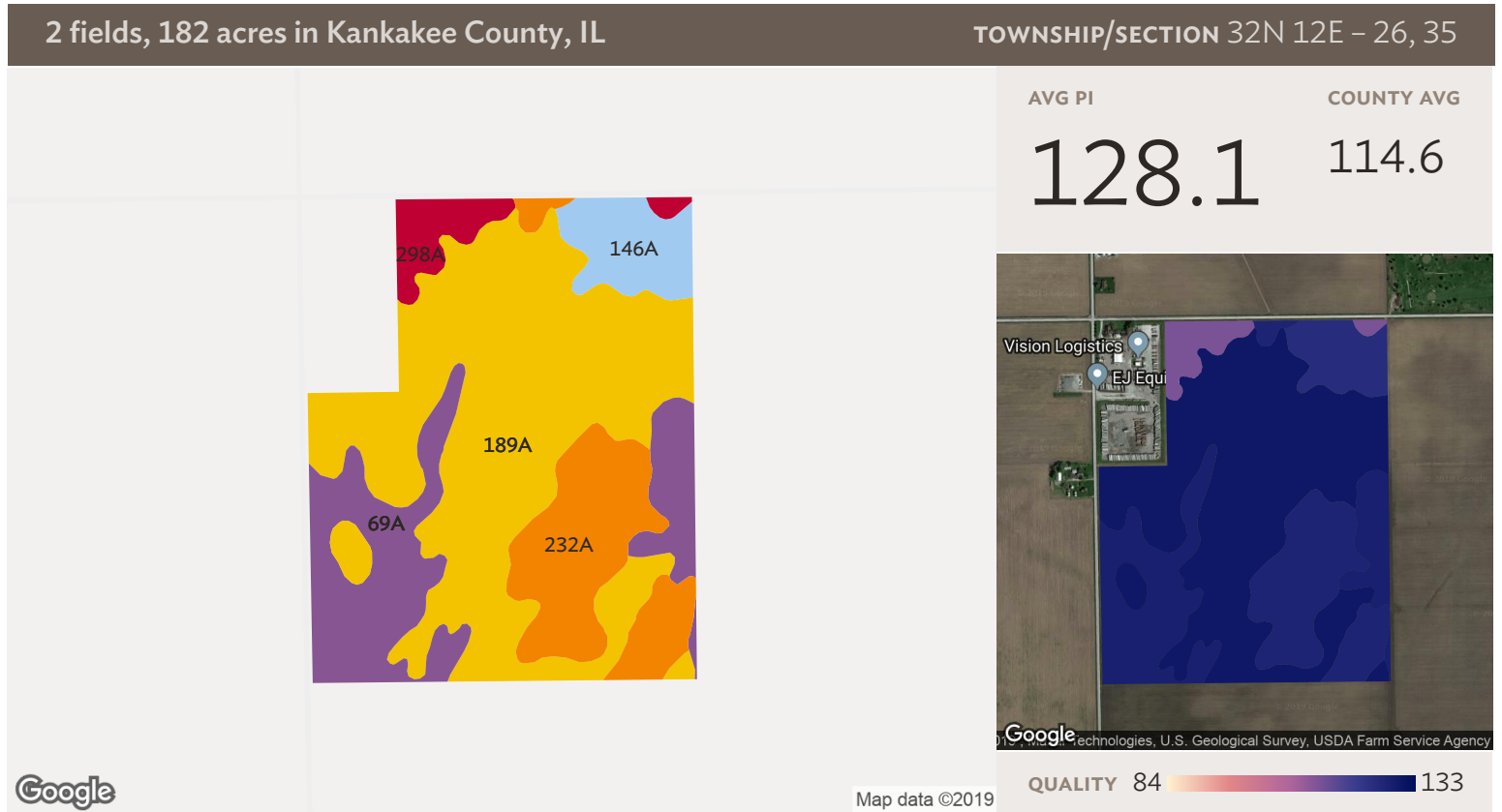
LAND VALUE HISTORY

ECONOMIC ATTRIBUTES

Kankakee County is a low tax county.
This land is in a low livestock demand area.
Expected Corn Basis: -\$0.03

PHYSICAL ATTRIBUTES

Annual Rainfall: 38.38 inches
Annual GDD: 3078

	FIELD	ACRES	SLOPE	2017 CROPS	AVG PI	AVG ACREVALUE (\$/AC)
1		142.00	0.63%	93% Corn, 5% Developed, 1% Soybeans, 1% Other	128.0	\$8,441
2		39.50	0.89%	99% Corn, 1% Other	128.4	\$8,492
		181.51	0.68%		128.1	\$8,452

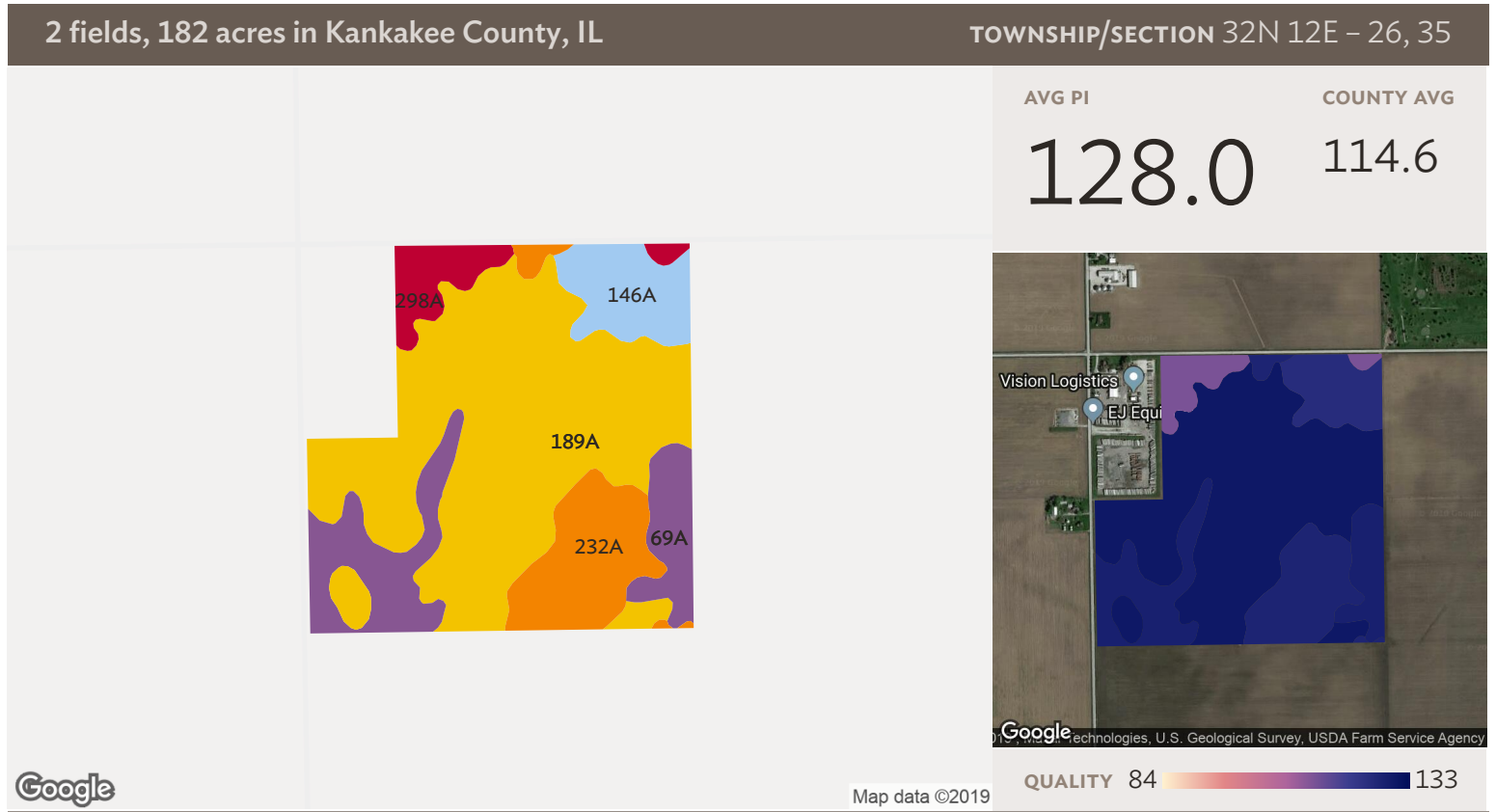


All fields

Source: NRCS Soil Survey

182 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
■ 189A	Martinton silt loam, 0 to 2 percent slopes	97.24	53.6%	1	130.0
■ 69A	Milford silty clay loam, 0 to 2 percent slopes	33.99	18.7%	2	128.0
■ 232A	Ashkum silty clay loam, 0 to 2 percent slopes	30.52	16.8%	2	127.0
■ 146A	Elliott silt loam, 0 to 2 percent slopes	11.65	6.4%	2	125.0
■ 298A	Beecher silt loam, 0 to 2 percent slopes	8.11	4.5%	2	114.0
181.51					128.1

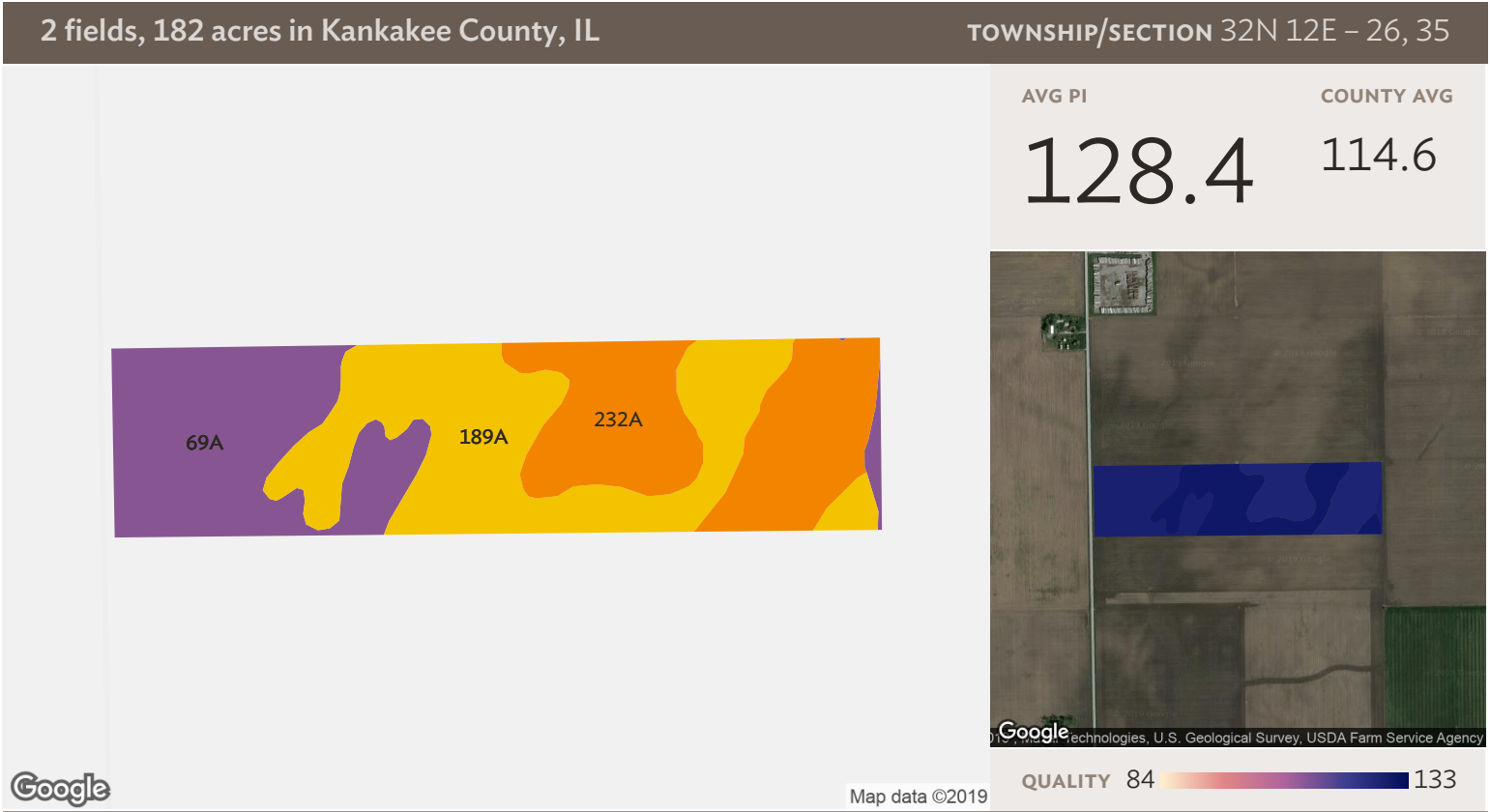


Field 1

Source: NRCS Soil Survey

142 ac

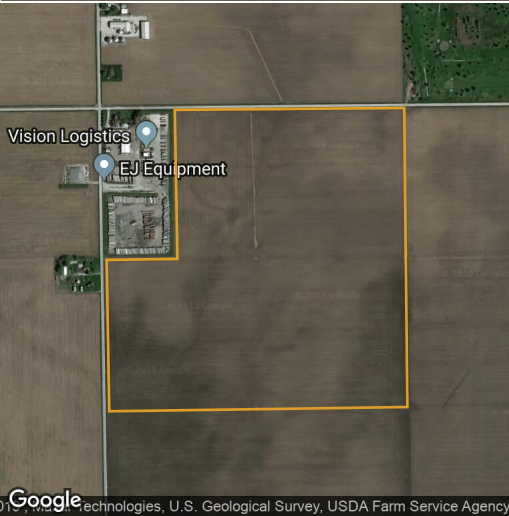
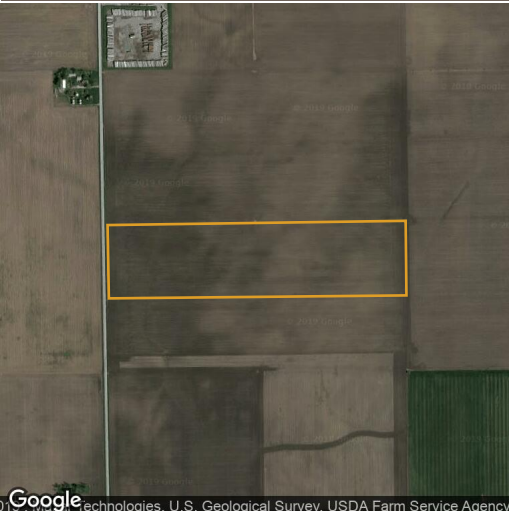
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
■ 189A	Martinton silt loam, 0 to 2 percent slopes	82.31	58.0%	1	130.0
■ 69A	Milford silty clay loam, 0 to 2 percent slopes	21.62	15.2%	2	128.0
■ 232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.31	12.9%	2	127.0
■ 146A	Elliott silt loam, 0 to 2 percent slopes	11.65	8.2%	2	125.0
■ 298A	Beecher silt loam, 0 to 2 percent slopes	8.11	5.7%	2	114.0
142.00					128.0



Field 2

40 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
189A	Martinton silt loam, 0 to 2 percent slopes	14.93	37.8%	1	130.0
69A	Milford silty clay loam, 0 to 2 percent slopes	12.37	31.3%	2	128.0
232A	Ashkum silty clay loam, 0 to 2 percent slopes	12.20	30.9%	2	127.0
		39.50			128.4



2 fields, 182 acres in Kankakee County, IL		TOWNSHIP/SECTION 32N 12E - 26, 35					
	All fields	182 ac					
	<div><div></div> Corn</div>		94.5%	0.3%	95.2%	0.3%	95.3%
	<div><div></div> Soybeans</div>		0.6%	95.2%	0.1%	94.9%	0.2%
	<div><div></div> Other</div>		4.8%	4.5%	4.8%	4.8%	4.5%
	Field 1	142 ac					
	<div><div></div> Corn</div>		93.3%	0.2%	94.1%	0.4%	94.3%
	<div><div></div> Soybeans</div>		0.8%	94.3%	0.1%	93.8%	0.3%
	<div><div></div> Developed</div>		5.3%	5.4%	5.3%	5.3%	5.1%
	<div><div></div> Other</div>		0.6%	–	0.5%	0.6%	0.4%
	Field 2	40 ac					
	<div><div></div> Corn</div>		99.0%	0.6%	99.0%	–	99.0%
	<div><div></div> Soybeans</div>		–	98.4%	–	99.0%	–
	<div><div></div> Other</div>		1.0%	1.0%	1.0%	1.0%	1.0%

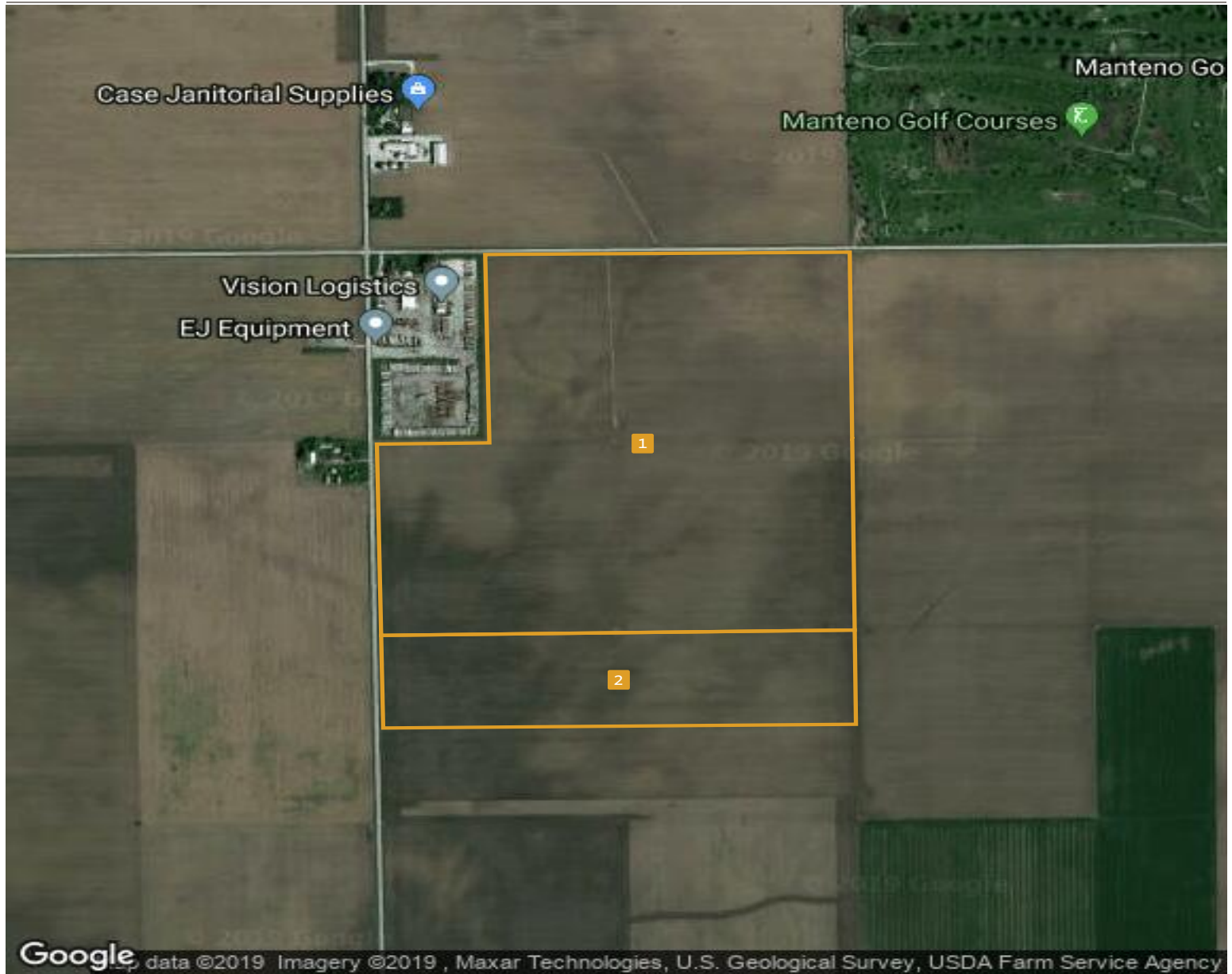
Source: NASS Cropland Data Layer

2 fields, 182 acres in Kankakee County, IL

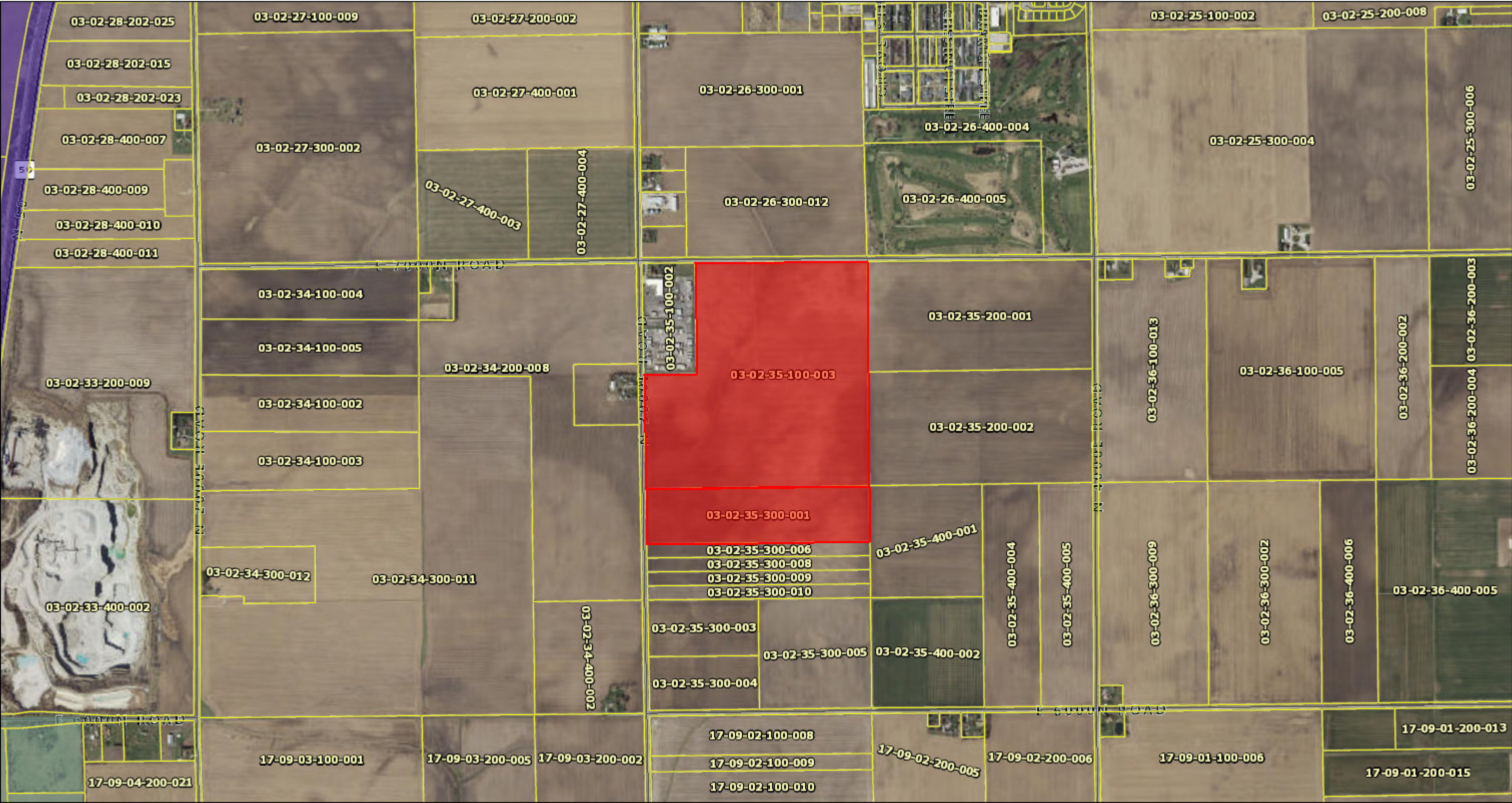
TOWNSHIP/SECTION 32N 12E - 26, 35

Kankakee County, IL

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)
1 	142.00	32N 12E - 26, 35 APN: 030235100003	OUWENGA, EMILY & CLARENCE K (05/18/2018)
2 	39.50	32N 12E - 35 APN: 030235300001	CLARENCE, K OUWENGA (05/18/2018)

181.51


K3-Mapper Web Map

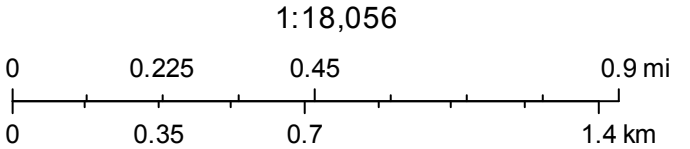


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Search Results: Tax Parcels

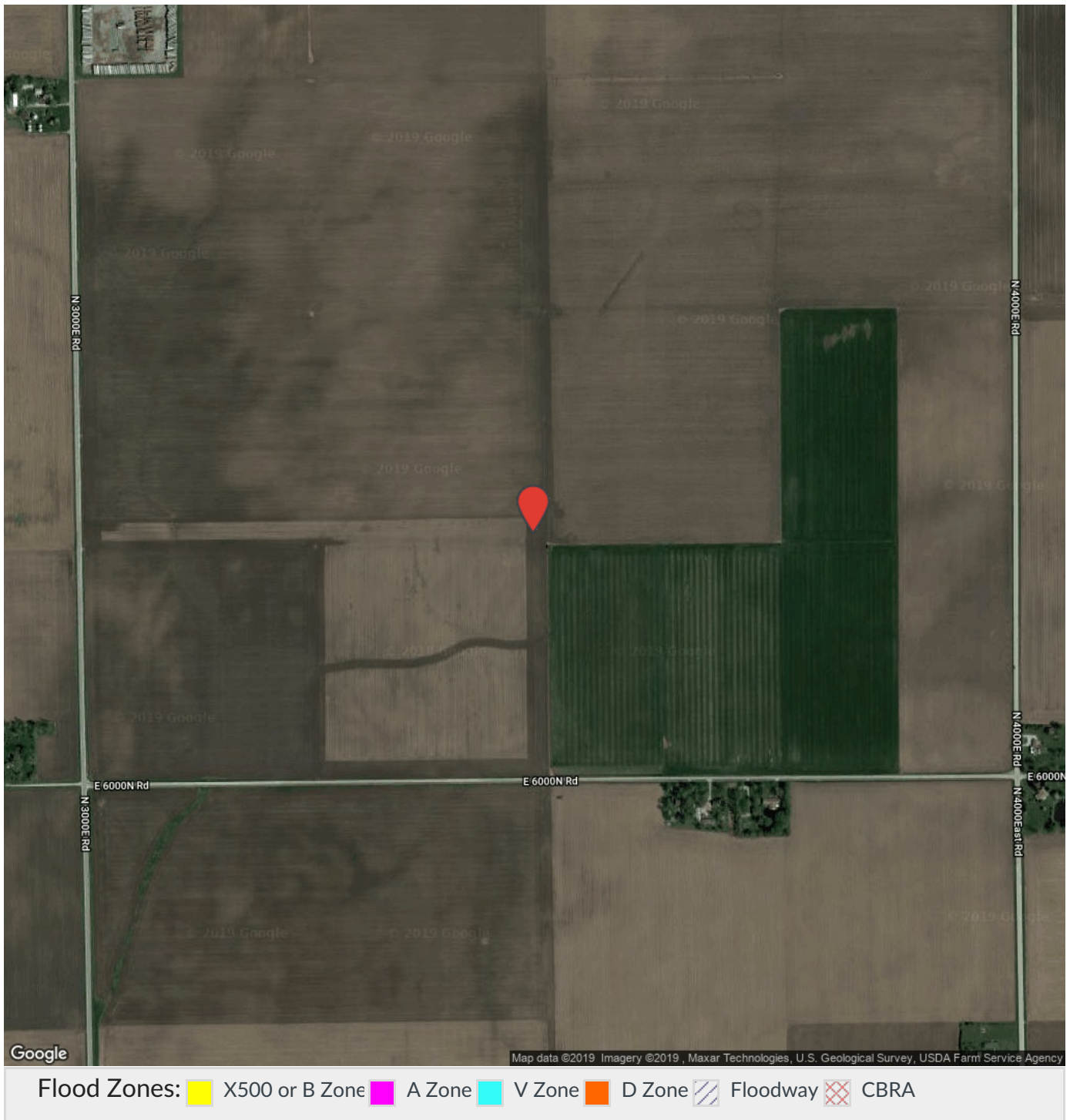
- Override 1
- Tax Parcels
- Parcel Number Labels
- Municipalities
 - AROMA PARK

- | | | | | |
|-------------|--------------|---------------|-------------------|----------------------|
| BONFIELD | ESSEX | LIMESTONE | SUN RIVER TERRACE | US/State Combination |
| BOURBONNAIS | GRANT PARK | MANTENO | UNION HILL | State |
| BRADLEY | HERSCHER | MOMENCE | Road Name Labels | County |
| BUCKINGHAM | HOPKINS PARK | REDDICK | Road Centerlines | Local |
| CABERY | IRWIN | SAMMONS POINT | Interstate | Ramp/Median |
| CHEBANSE | KANKAKEE | ST ANNE | US | |



K3GIS
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Overview Map





6963 N 3000E RD MANTENO, IL 60950

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

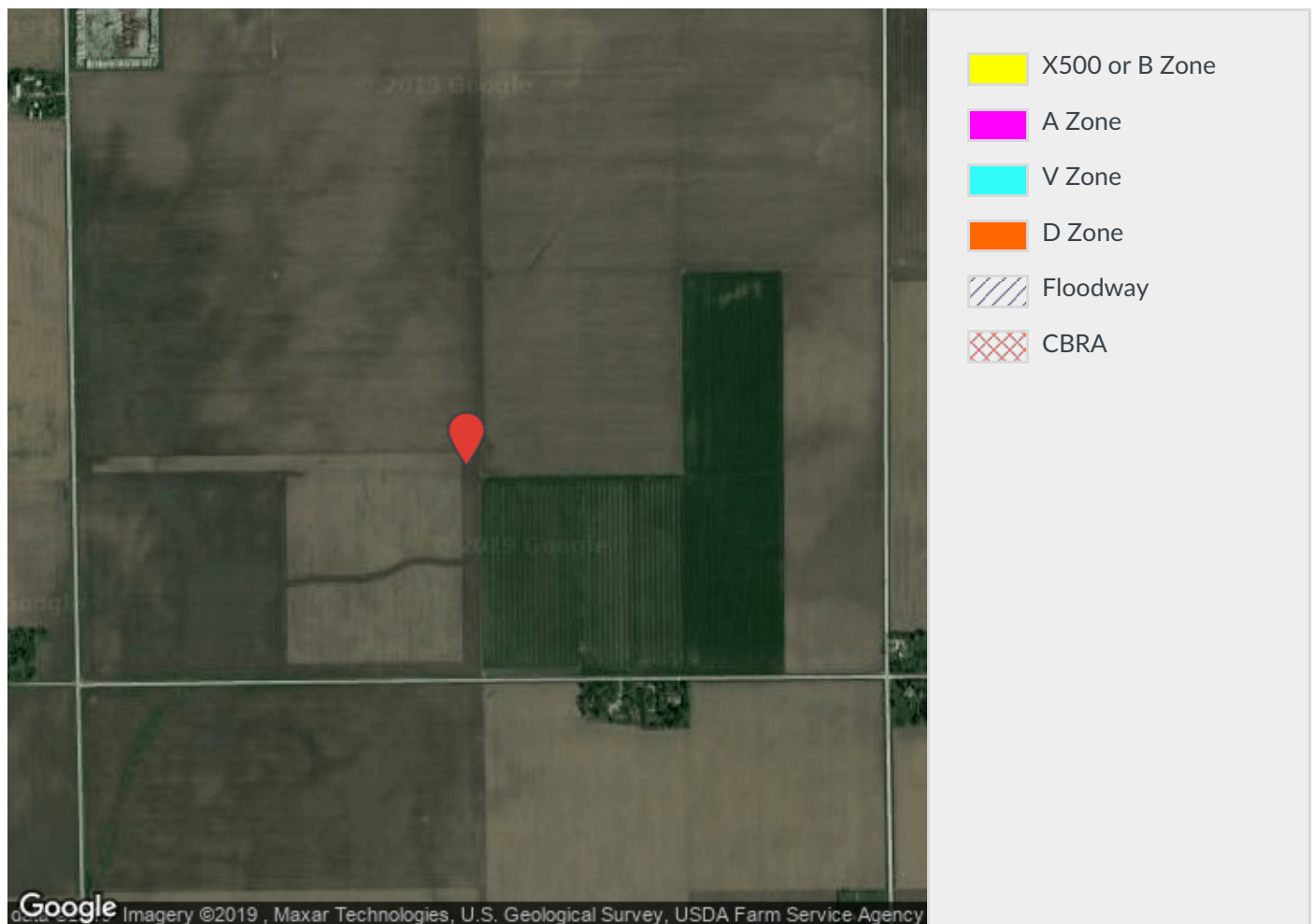
Flood Zone Determination: **OUT**

PANEL DATE

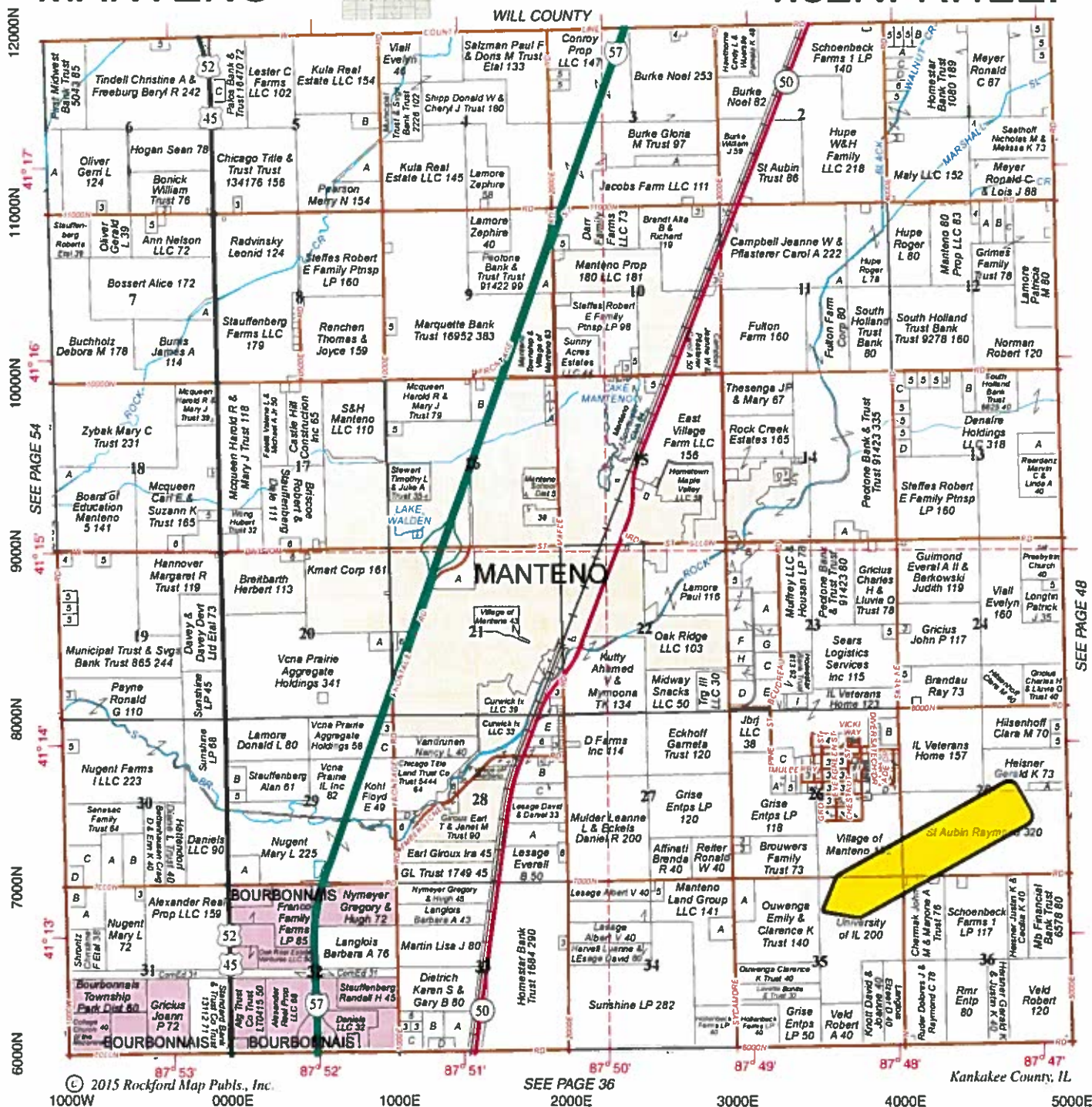
January 20, 2010

MAP NUMBER

170910210E



T.32N.-R.12E.



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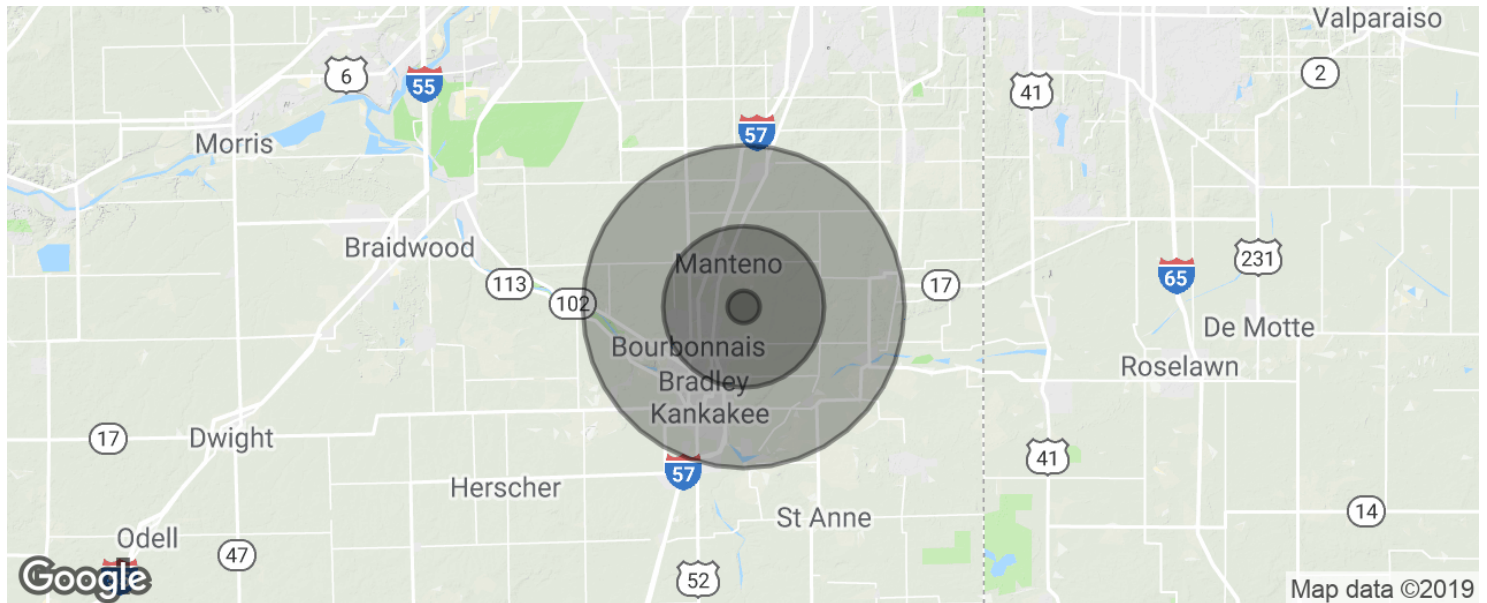
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,313	21,715	102,233
Median age	39.7	37.9	34.5
Median age (Male)	38.3	36.6	32.7
Median age (Female)	40.3	39.0	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	501	8,243	37,221
# of persons per HH	2.6	2.6	2.7
Average HH income	\$67,149	\$66,893	\$61,737
Average house value	\$195,067	\$195,031	\$179,843

* Demographic data derived from 2010 US Census

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