



**PROPERTY
SERVICES**

LAND LISTING

166.22± Acres – Iroquois County, IL



LOCATION

Legal: S20, T29N, R10E

Milks Grove Township, Iroquois County, IL

ROBERT J. WARMBIR
Designated Managing Broker
License #471.021140

815.693.4063
rob@rwpropertyservice.com
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LAND LISTING

Iroquois County, IL

CONTACT US TODAY!

Asking Price

\$2,659,520

Price per Acre

\$16,000

Taxes

2022 payable in 2023

\$4,883.24

PIN

01-20-100-001

Total Surveyed Acres

166.22

FSA Tillable Acres

162.76

CRP Acres

None

Lease

Leased for the 2024 crop year.

Open for the 2025 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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166.22± Acres - Milks Grove Township



Fertility Info: Tested Fall 2020

P1 Average: 38.16 lbs/ac

K Average: 257.84 lbs/ac

pH Average: 6.44

Fertility maps available upon request.

Property Features:
2 wind turbines.

September 2015 Start Date
30-year term with optional one or two 10-year
extensions. Includes inflationary adjustments.

Turbine Annual Payments:

2022 - \$25,308.72

2023 - \$22,098.07

Transmission Line Annual Payment: \$2883.83

Turbine Lane Annual Payment: \$2,300.00



LAND LISTING

Iroquois County, IL

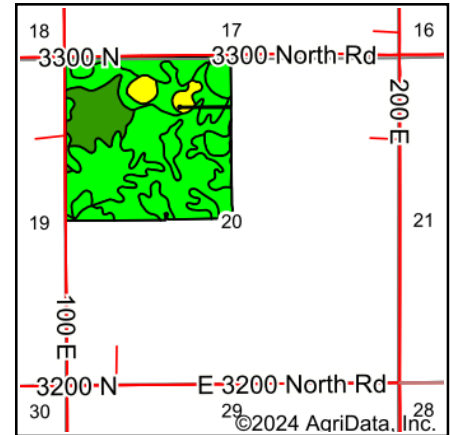
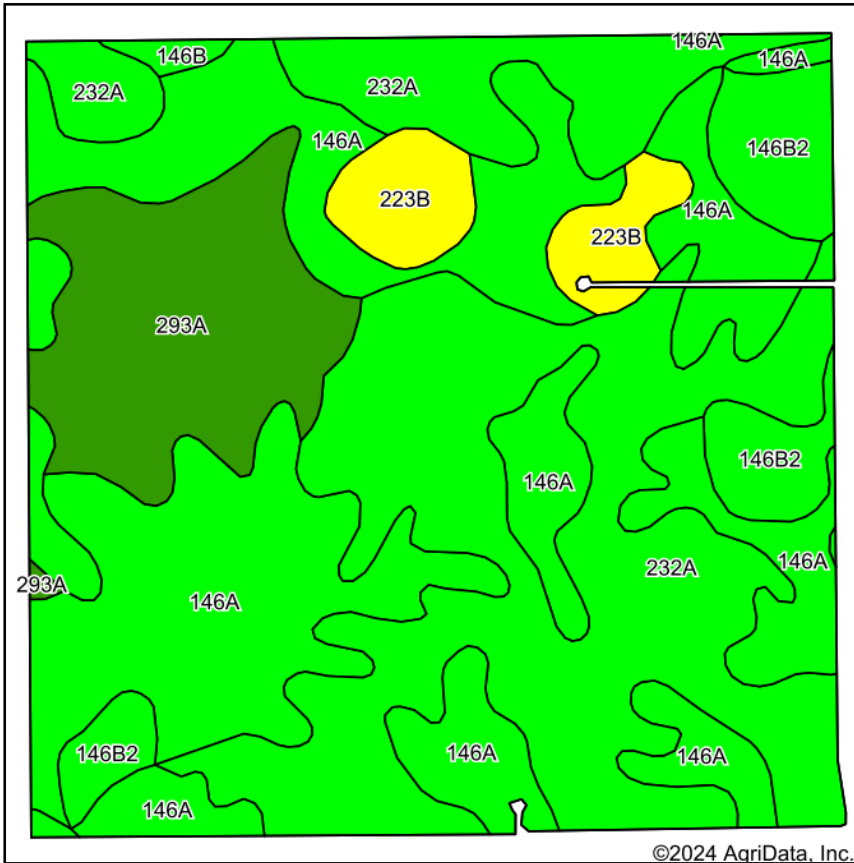
Aerial Map



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Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **20-29N-10E**
 Township: **Milks Grove**
 Acres: **162.76**
 Date: **3/26/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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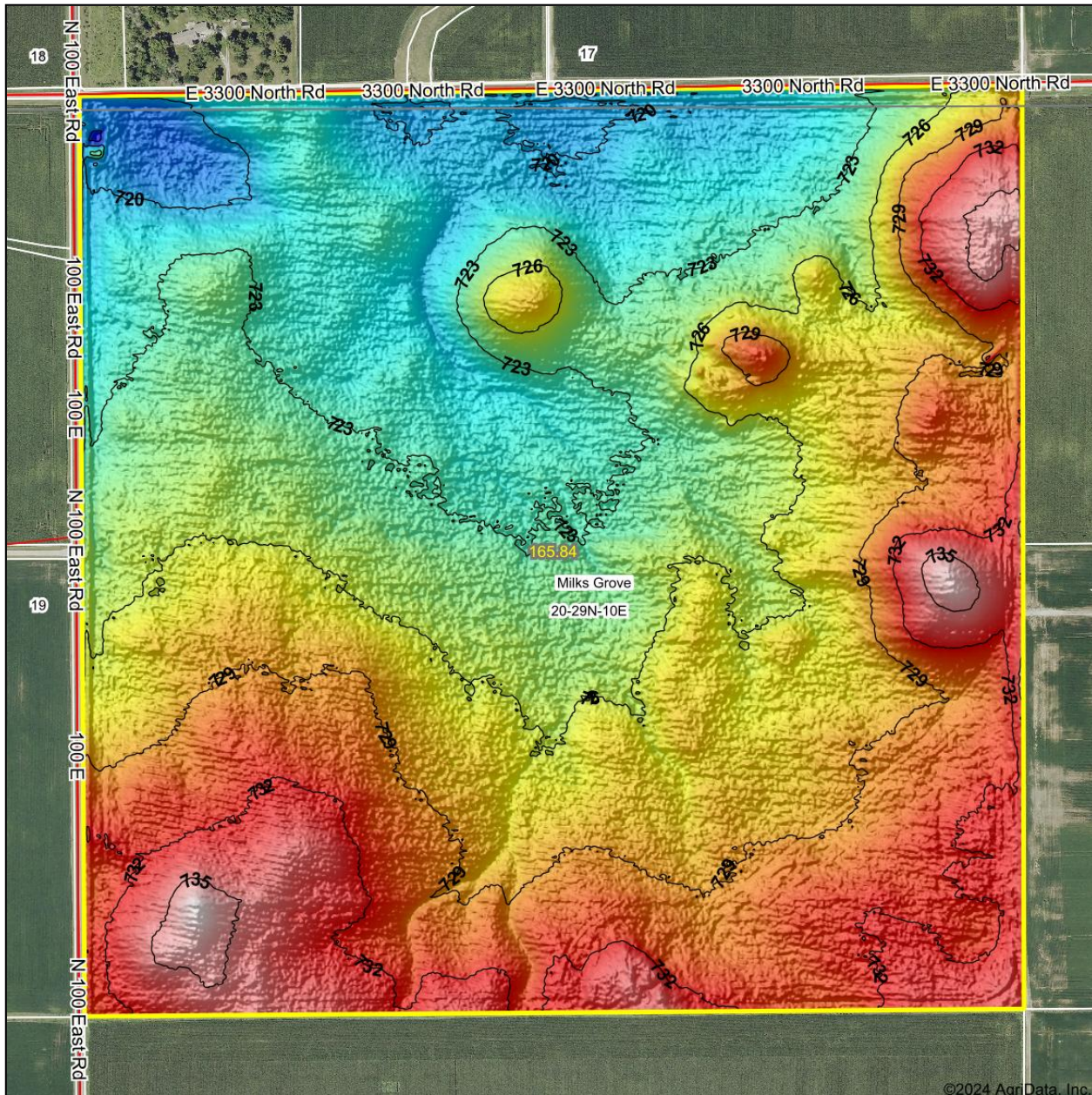
| Area Symbol: IL075, Soil Area Version: 17 | | | | | | | |
|---|--|-------|------------------|-------------------------------------|--------------|---------------|--|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| **232A | Ashkum silty clay loam, 0 to 2 percent slopes | 63.96 | 39.3% | | **170 | **56 | **127 |
| 146A | Elliott silt loam, 0 to 2 percent slopes | 61.27 | 37.6% | | 168 | 55 | 125 |
| 293A | Andres silt loam, 0 to 2 percent slopes | 19.71 | 12.1% | | 184 | 59 | 135 |
| **146B2 | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 9.94 | 6.1% | | **158 | **51 | **118 |
| **223B | Varna silt loam, 2 to 4 percent slopes | 7.15 | 4.4% | | **156 | **50 | **115 |
| **146B | Elliott silt loam, 2 to 4 percent slopes | 0.73 | 0.4% | | **166 | **54 | **124 |
| Weighted Average | | | | | 169.6 | 55.4 | 126.1 |

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: 02-08-2023

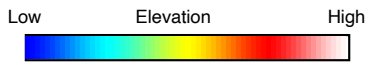
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

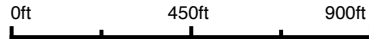
Topography Hillshade



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 716.2
 Max: 737.3
 Range: 21.1
 Average: 726.8
 Standard Deviation: 4.13 ft



20-29N-10E
Iroquois County
Illinois

Boundary Center: 40° 58' 47.8, -88° 6' 30.94



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



PROPERTY SERVICES

LAND LISTING

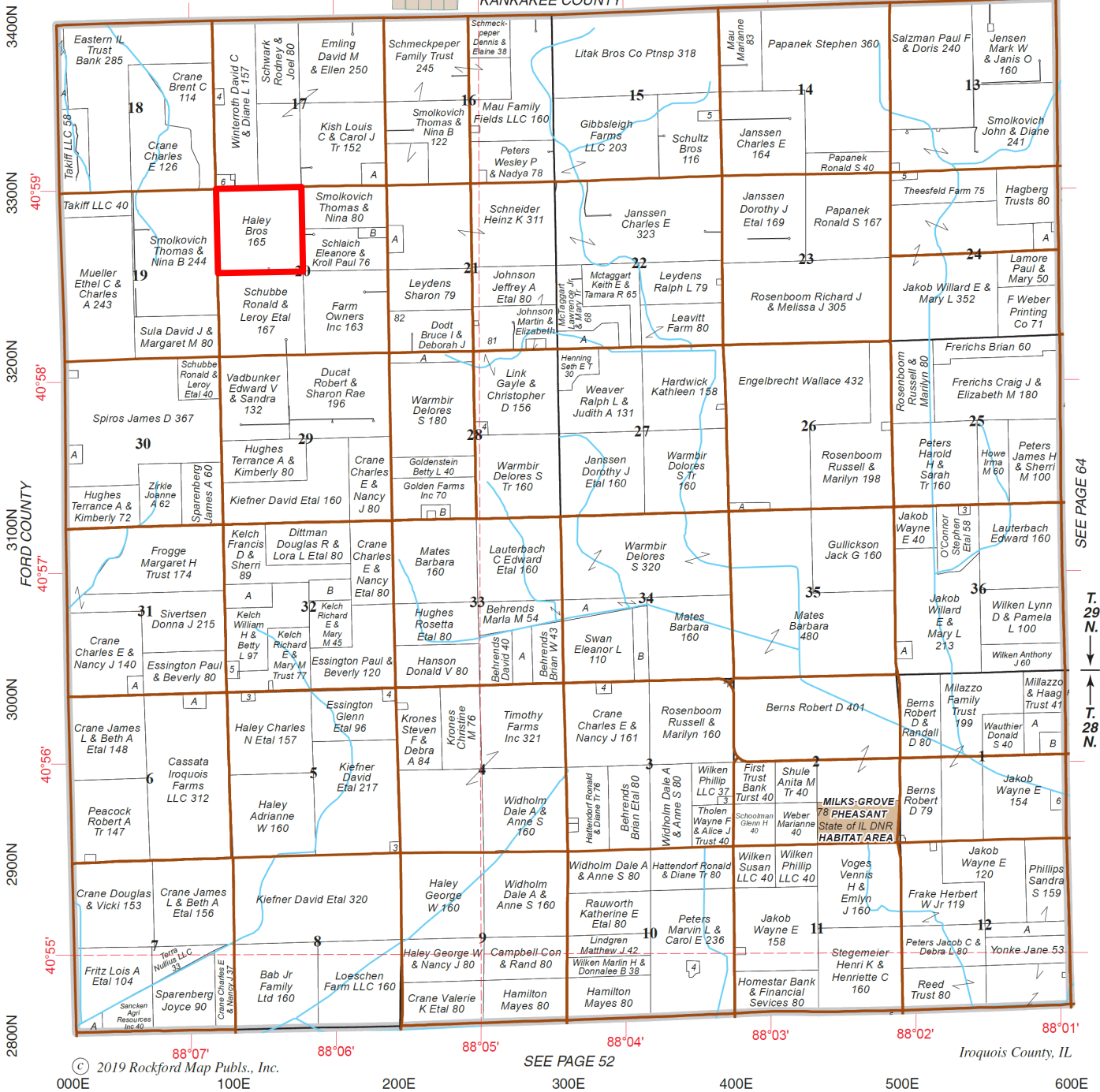
Iroquois County, IL

MILKS GROVE



T.28-29N.-R.10E.

KANKAKEE COUNTY



SEE PAGE 64

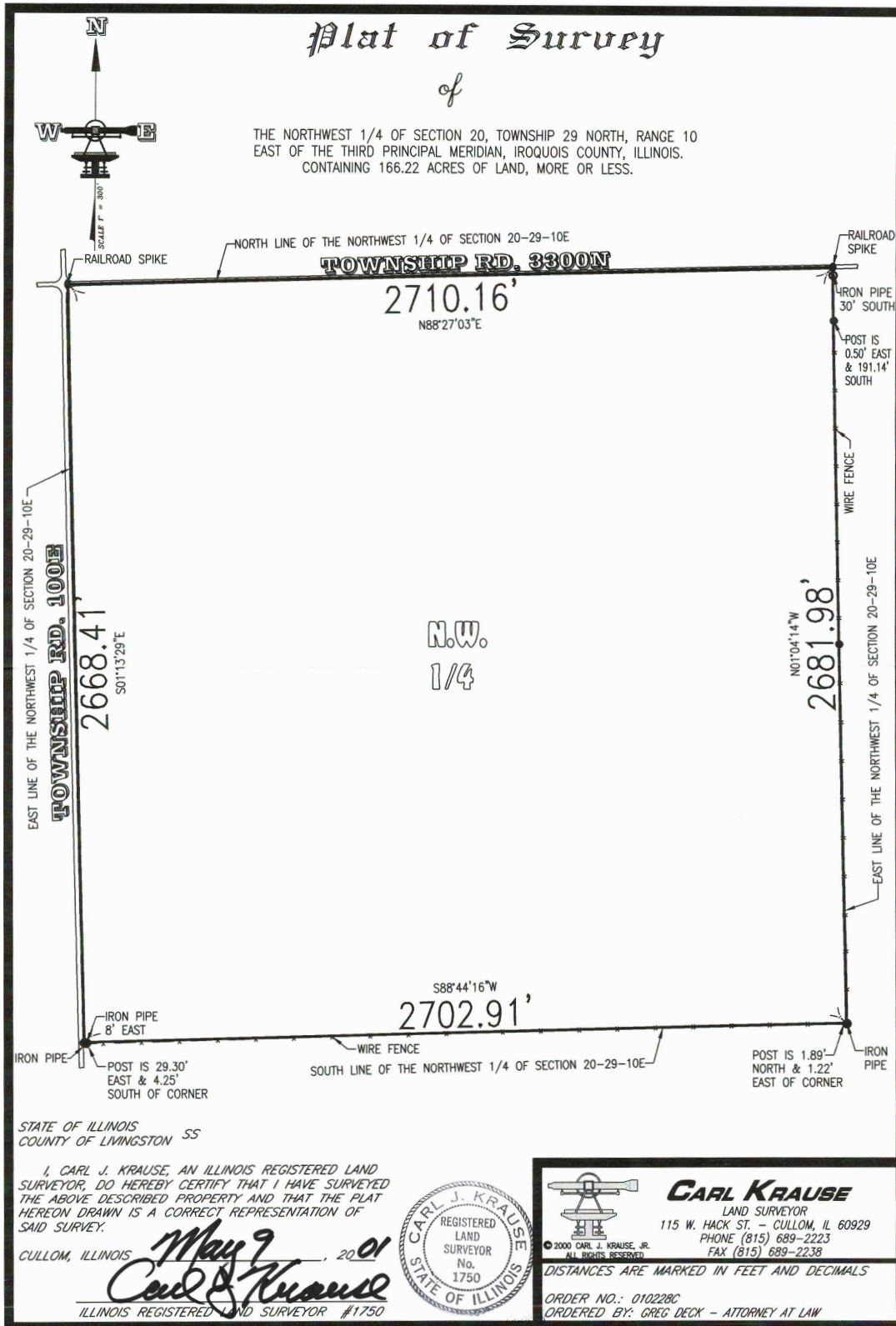
T. 29 N.
↑
T. 28 N.

© 2019 Rockford Map Pubs., Inc. SEE PAGE 52 Iroquois County, IL

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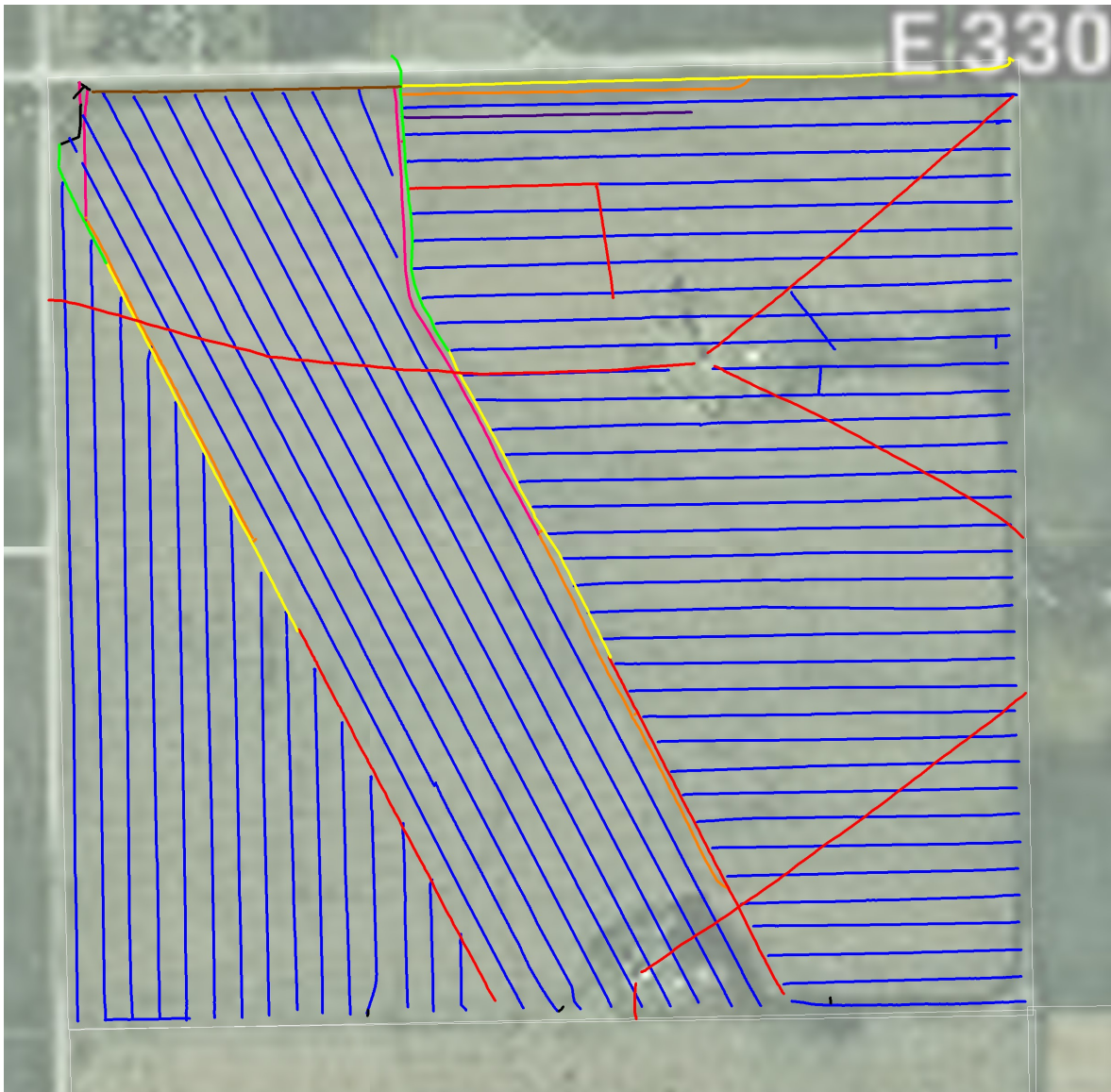
Tile Aerial Map



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Tile Map



| | |
|----------------|-------------|
| 4" 2016 | 810.97 ft |
| 6" 2016 | 3173.37 ft |
| 8" 2016 | 1788.05 ft |
| Existing 4" | 89951.17 ft |
| Existing 5" | 3106.57 ft |
| Existing 6" | 3885.54 ft |
| Existing 8" | 1219.11 ft |
| Existing 12" | 868.02 ft |
| Old 4" Clay | 52.09 ft |
| Old 6" Clay | 42.71 ft |
| Old 8" Plastic | 145.53 ft |
| Old 10" Clay | 38.74 ft |
| Wire | 10726.01 ft |

