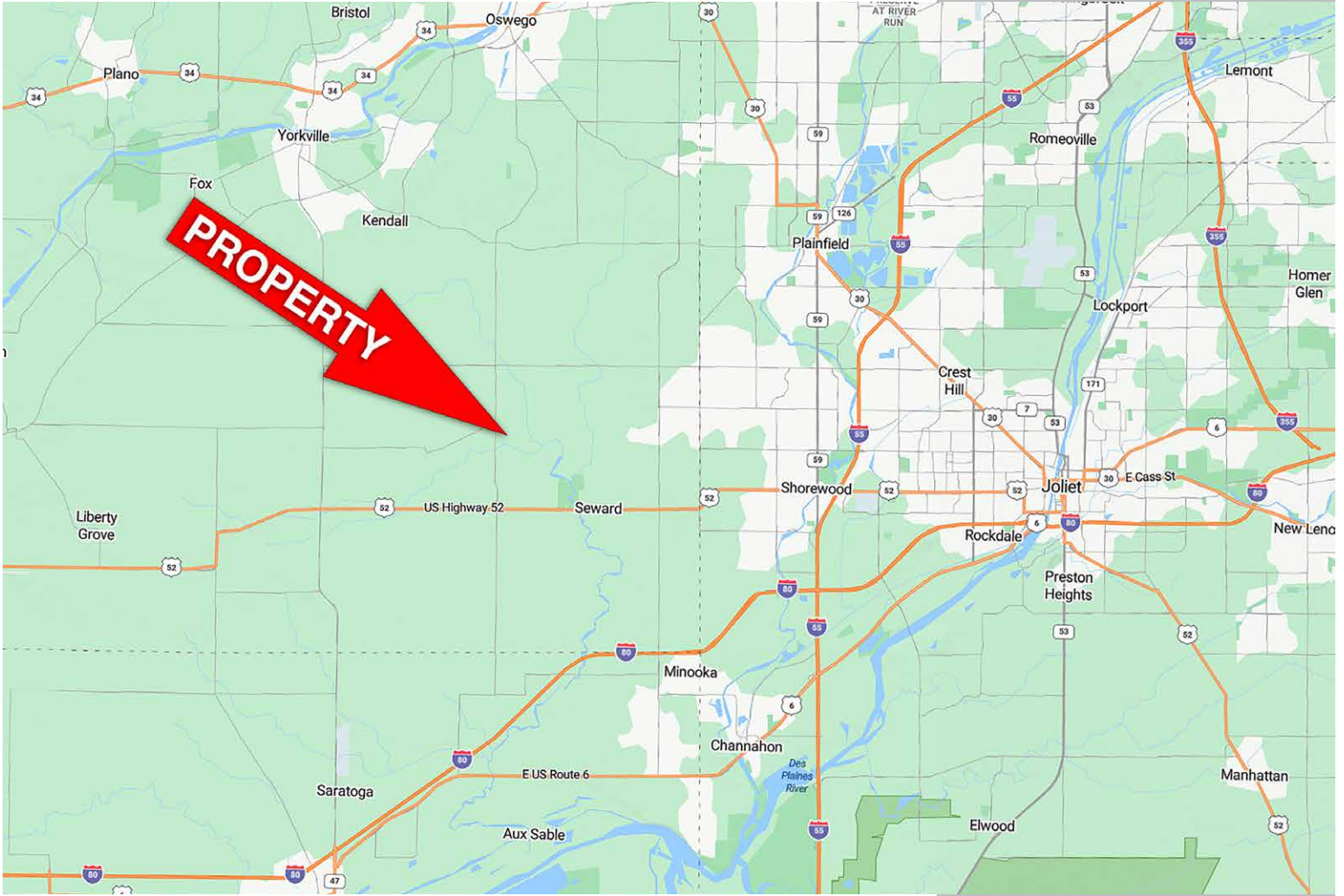


High Quality Kendall Co. Property

FOR SALE

Mann Trust Farm • Minooka, IL

16.16
Taxed Acres
\$456,000
\$28,500 per Acre



LOCATION: 1.5 miles north of Route 52 on Grove Road to Van Dyke Road, then 1/2 mile east to property. Also 1/2 mile west of McKanna Road. Property is between 4295 and 4405 Van Dyke Road. Property is located within 10 miles of five different communities of Minooka, Shorewood, Plainfield, Oswego and Yorkville, IL.

DESCRIPTION: Part of the West 1/2 of SE 1/4 of Sec 5 in T35N R8E, Steward Township, Kendall County, IL.

KENDALL COUNTY:	<u>PIN</u>	<u>Taxed Ac</u>	<u>Taxes</u>
	09-05-400-025	16.18	\$553.78

REAL ESTATE TAXES: 2022 real estate taxes payable 2023 total of \$553.78. Equal to \$34.23 per acre.



Eric Manges, Broker
630-730-2975
www.mangesrealtyinc.com

Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564

High Quality Kendall Co. Property

FOR SALE

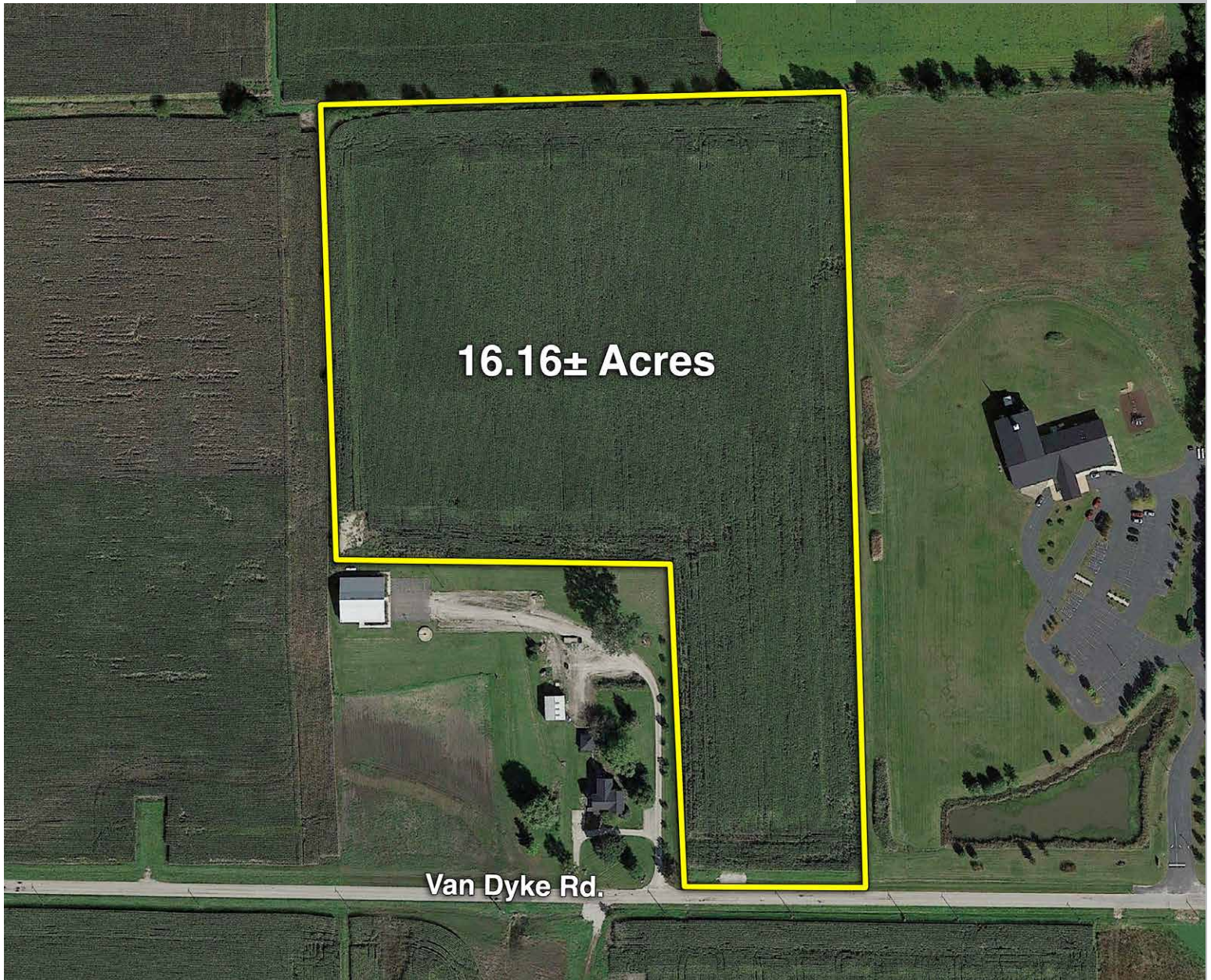
Mann Trust Farm • Minooka, IL

16.16

Taxed Acres

\$456,000

\$28,500 per Acre



FARM LEASE: Seller retains 2024 lease income and will pay 2023 taxes payable in 2024. Property is leased for farming for 2024 crop year.

CROPLAND: Property is zoned Agricultural A-1, with approximately 16 acres of cropland.

RESIDENTIAL PERMIT: One residential permit has been granted by Kendall County. Build your estate “in the country” but still close to all amenities. Ag zoning allows for horses and other livestock.

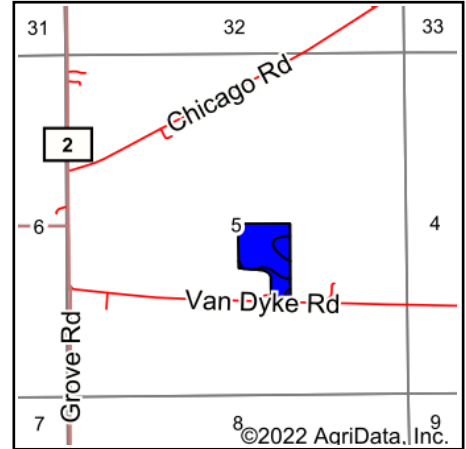
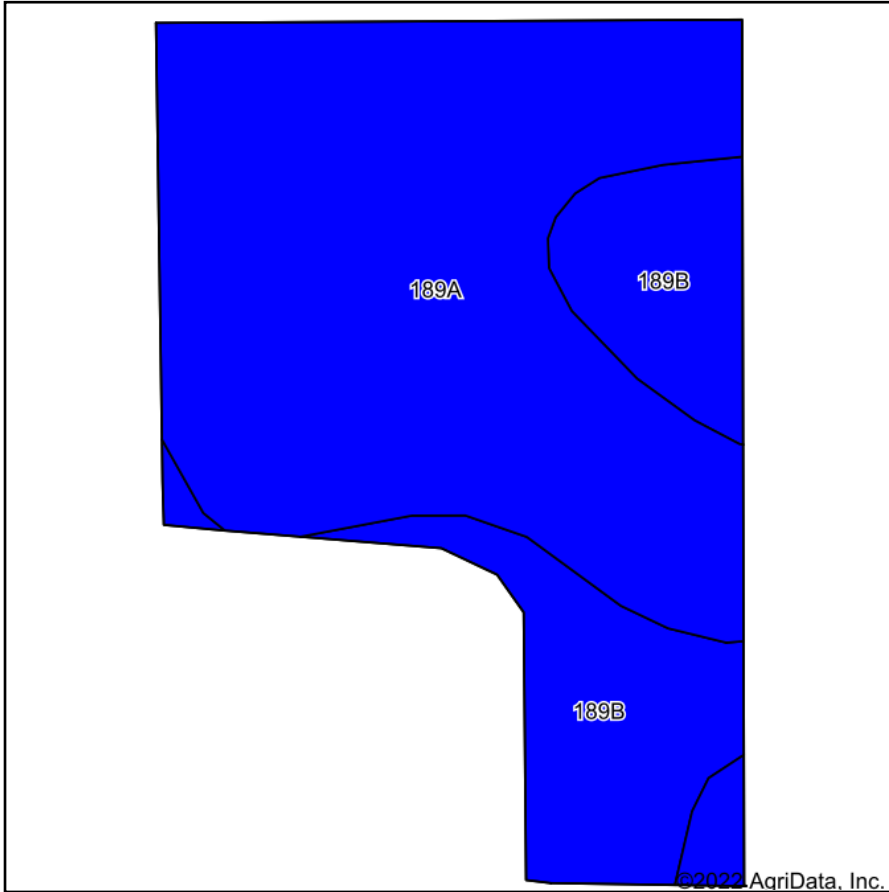
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Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **5-35N-8E**
 Township: **Seward**
 Acres: **16.6**
 Date: **4/14/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
189A	Martinton silt loam, 0 to 2 percent slopes	12.08	72.8%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	173	57	130
**189B	Martinton silt loam, 2 to 4 percent slopes	4.52	27.2%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	**171	**56	**129
Weighted Average									172.5	56.7	129.7

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

SOILS: Soils are 100% Martinton silt loam, with 0-2% slope and 2-4% slope. SOIL PI = 129.7.

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