

Kendall Co. Farmland  
**FOR SALE**  
PCM CORP Farm • Minooka, IL

**25.753**  
Taxed Acres  
**\$515,000**  
\$20,000 per Acre



**LOCATION:** 3 miles west of Minooka, IL on Bell Road to Brisbin Road, then 3/8 mile south to property. Property also 1 mile north of Whitewillow Road on east side of Brisbin Road.

**DESCRIPTION:** Part of the SW 1/4 of Sec 19 in T35N R8E, Seward Township, Kendall County, IL.

BUREAU COUNTY:	PIN	Taxed Ac	Taxes
	09-19-300-002	25.75	\$867.06

**REAL ESTATE TAXES:** 2024 real estate taxes payable 2025 total of \$867.06. Equal to \$33.67 per acre.



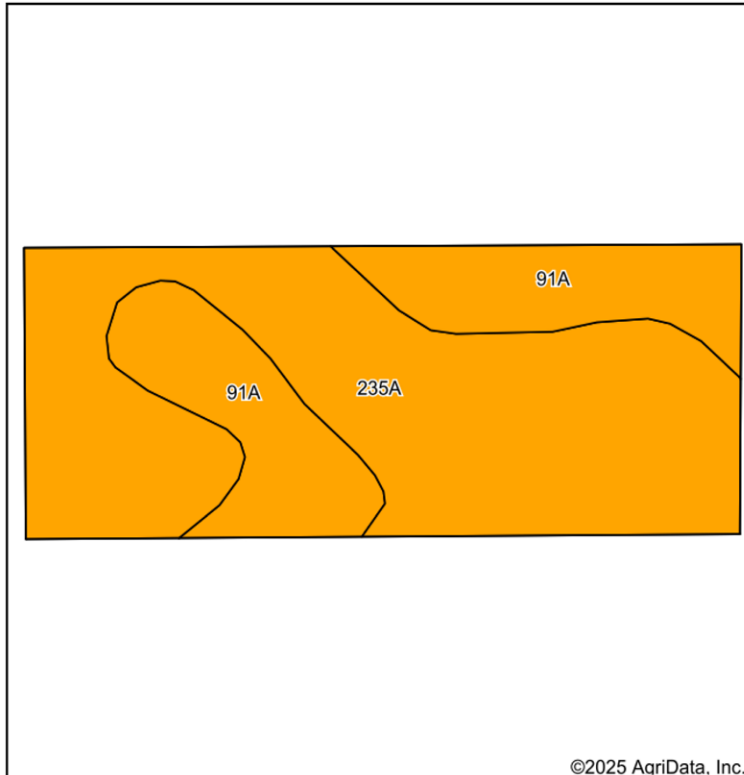
Craig Mann, Broker  
815-592-6266  
[www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)

Manges Realty, Inc.  
3939 Garnette Ct.  
Naperville, IL 60564  
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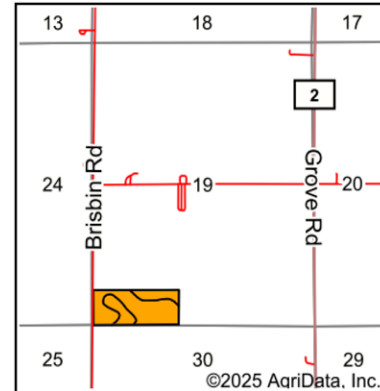
# Kendall Co. Farmland **FOR SALE** PCM CORP Farm • Minooka, IL

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**Soils Map**



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Kendall**  
Location: **19-35N-8E**  
Township: **Seward**  
Acres: **24.99**  
Date: **8/18/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL093, Soil Area Version: 21

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**235A	Bryce silty clay, 0 to 2 percent slopes	17.11	68.5%		0.5ft.	> 6.5ft.	Poorly drained	FAV	**161	**54	**120	55	44	33
**91A	Swygert silty clay loam, 0 to 2 percent slopes	7.88	31.5%		1.5ft.	4.2ft. (Dense material)	Somewhat poorly drained	UNF	**158	**52	**118	63	63	57
Weighted Average									160.1	53.4	119.4	*n 57.5	*n 50	*n 40.6

**SOILS:** Predominate soils are Bryce silty clay and Swygert silty clay loam. SOIL PI= 119.4.

**FARM LEASE:** Seller retains 2025 lease income and will pay 2025 taxes. Lease open for 2026 crop year.

**BUILDINGS:** None

**RESIDENTIAL PERMIT:** A residential permit is available providing for an excellent homesite along Brisbin Road. Brisbin Road interchange at I-80 is approximately 4 miles south of site.

**Additional Information is available online at [www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)**



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