

Kendall Co. Farmland
FOR SALE
Severson Trust Farm • Minooka, IL

72±
Taxed Acres
\$990,000
\$13,750 per Acre



LOCATION: 2.5 miles west of Minooka, IL on Bell Road to O'Brien Road. Property at SW corner of Bell Road and O'Brien Road.

DESCRIPTION: Part of the North Half of SE 1/4 Sec 20 except residential parcels, all in T35N R8E, Seward Township, Kendall County, IL.

BUREAU COUNTY:	PIN	Taxed Ac	Taxes
	09-20-400-013	72.03	\$2,354.16

REAL ESTATE TAXES: 2024 real estate taxes payable 2025 total of \$2,354.16. Equal to \$32.70 per acre.



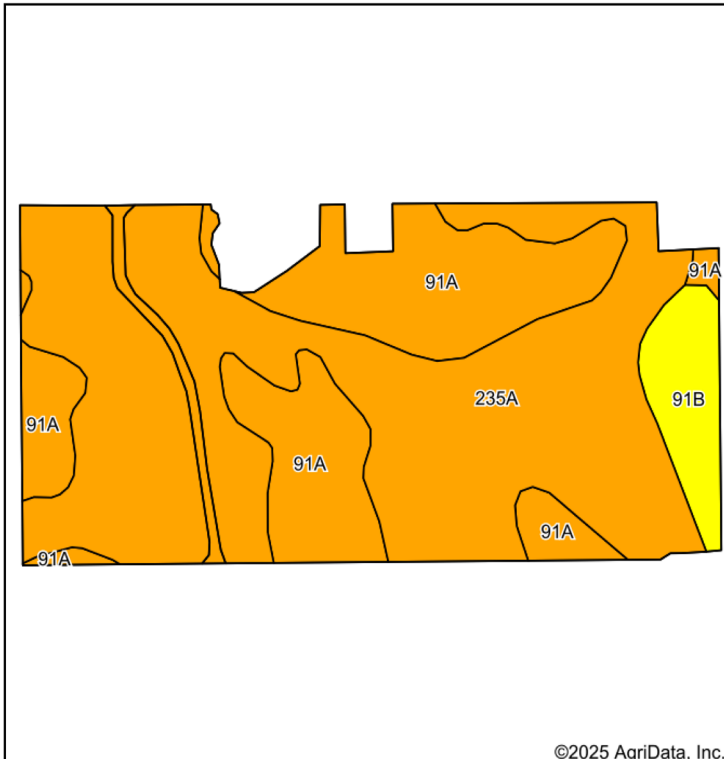
Eric Manges, Broker
630-730-2975
www.mangesrealtyinc.com

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

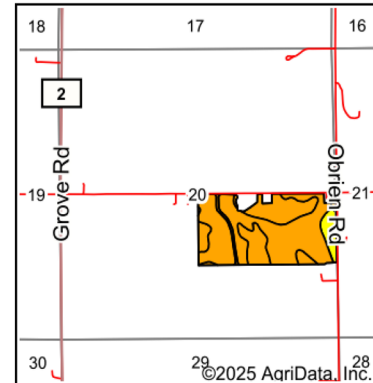
Kendall Co. Farmland **FOR SALE** Severson Trust Farm • Minooka, IL

72±
Taxed Acres
\$990,000
\$13,750 per Acre

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kendall**
Location: **20-35N-8E**
Township: **Seward**
Acres: **74.86**
Date: **8/18/2025**

Manges Realty, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



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	47.61	63.6%		0.5ft.	> 6.5ft.	Poorly drained	FAV	**161	**54	**120	55	44	33
**91A	Swygert silty clay loam, 0 to 2 percent slopes	22.68	30.3%		1.5ft.	4.2ft. (Dense material)	Somewhat poorly drained	UNF	**158	**52	**118	63	63	57
**91B	Swygert silty clay loam, 2 to 4 percent slopes	4.57	6.1%		1.5ft.	3.7ft. (Dense material)	Somewhat poorly drained	UNF	**156	**51	**117	58	58	50
Weighted Average									159.8	53.2	119.2	*n 57.6	*n 50.6	*n 41.3

SOILS: Predominate soils are Bryce silty clay and Swygert silty clay loam. SOIL PI= 119.2.

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

BUILDINGS: None

Additional Information is available online at www.mangesrealtyinc.com

Manges Realty, Inc.

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

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