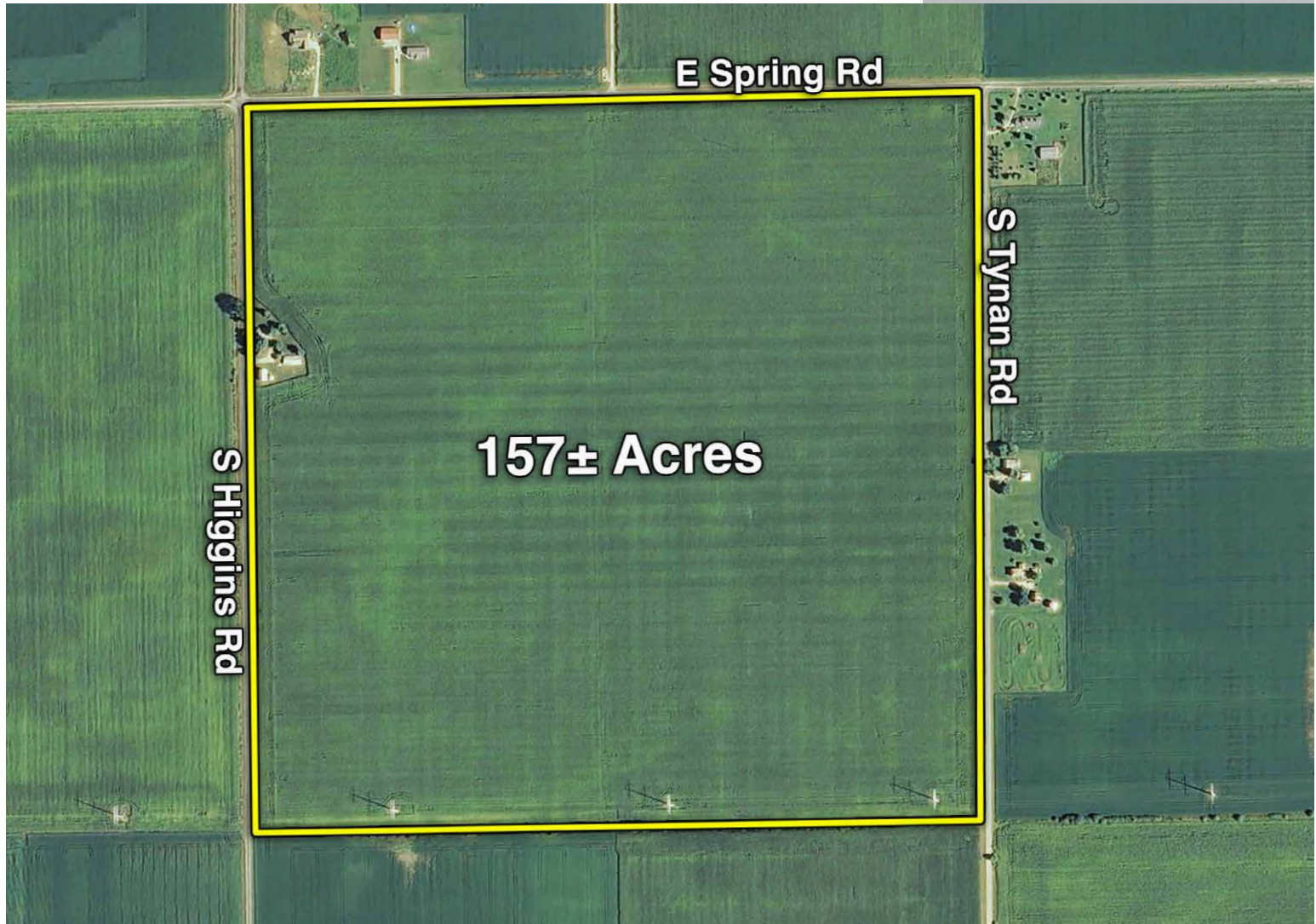


Grundy County Farmland
FOR SALE
Mazon Farm • Mazon, Illinois

157±
Acres
\$2,708,250
\$17,250 per Acre



LOCATION: Approximately 4 miles NE of Mazon, IL, SE corner of Spring Road and Higgins Road with frontage also on South Tynan Road; 2 miles east of Route 47.

DESCRIPTION: Part of NW 1/4 of Section 12 T32N R7E, Mazon Township, Grundy County, IL

PIN: 08-12-100-001

REAL ESTATE TAXES: 2024 taxes paid 2025, \$9072.70, 160 taxed acres (includes residence and buildings)

BUILDINGS: None. House and buildings to be sold separately.

***Seller retains the right to farm the property for 2026
(and thereafter if lease terms are acceptable to both parties).***



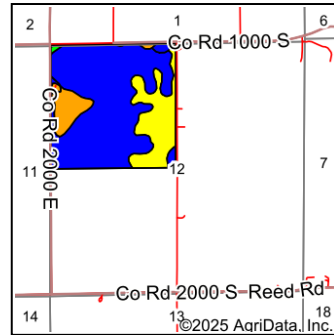
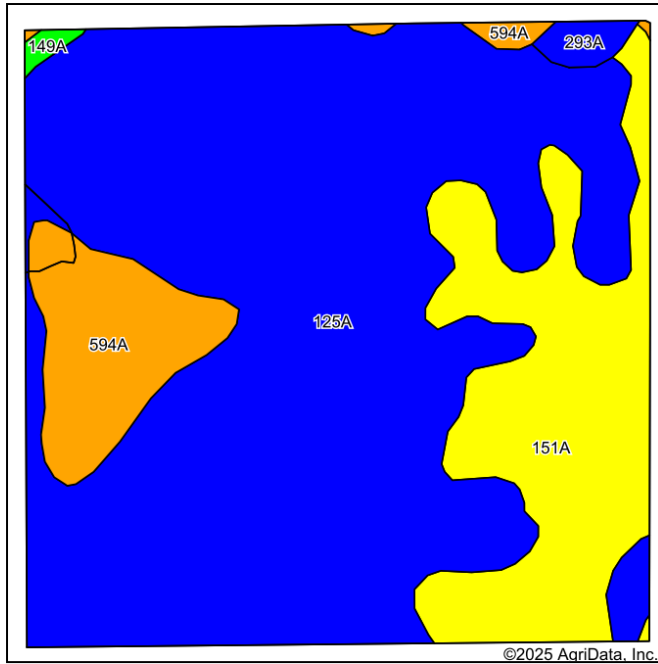
Craig Mann, Broker
815-592-6266
www.mangesrealtyinc.com

Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564
630-730-2975

Grundy County Farmland **FOR SALE** Mazon Farm • Mazon, Illinois

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Soils Map



State: **Illinois**
County: **Grundy**
Location: **12-32N-7E**
Township: **Mazon**
Acres: **159.8**
Date: **7/29/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL063, Soil Area Version: 19														
Code	Soil Description	Acres	Percent of field	II. 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
**125A	Selma loam, 0 to 2 percent slopes	113.02	70.8%		0.5ft.	> 6.5ft.	Poorly drained	FAV	**176	**57	**129	77	75	77
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	31.56	19.7%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	**151	**51	**114	76	76	62
**594A	Reddick clay loam, 0 to 2 percent slopes	13.21	8.3%		0.5ft.	> 6.5ft.	Poorly drained	FAV	**172	**55	**126	67	67	67
293A	Andres silt loam, 0 to 2 percent slopes	1.46	0.9%		1.6ft.	> 6.5ft.	Somewhat poorly drained	FAV	184	59	135	71	71	70
149A	Brenton silt loam, 0 to 2 percent slopes	0.55	0.3%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	195	60	141	93	93	81
Weighted Average									170.9	55.7	125.9	*n 76	*n 74.6	*n 73.2

SOILS: Primary soils are Selma loam, with Ridgeville fine sandy loam and Reddick clay loam, PI=125.9

CROP YIELDS: Corn 4-year avg: 236 bu/ac; Soybeans: 2-year avg: 85 bu/ac

DRAINAGE: Entire farm is systematically tiled at 100' centers, tile map available upon request.

Additional Information is available online at www.mangesrealtyinc.com



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