

HUGE PRICE DROP! 116 ACRES OF FARMLAND FOR SALE IN MANTENO

SEC. 5 TWP. 32 N R 12 E, MANTENO, IL 60950



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

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29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR SALE

116 ACRES OF FARMLAND FOR SALE IN MANTENO

Sec. 5 Twp. 32 N R 12 E, Manteno, IL 60950



Sale Price

\$870,225

PROPERTY OVERVIEW

Huge price drop to \$7,500 / acre!

OFFERING SUMMARY

Lot Size:

115.58 Acres

Located on 11000N and 1000E Rd. Tillable land reasonably priced at \$7,500 per acre. Call today.

Price / Acre:

\$7,500

Productivity Index 128.0

Zoning:

A-1

Pella silty clay loam

Real Estate Taxes:

\$3,810.84

Jasper loam

Andres silt loam

LOCATION OVERVIEW

US 45 N/US 52 W to 11000 North Rd. East on 11000 North Rd. to property on north side of road.

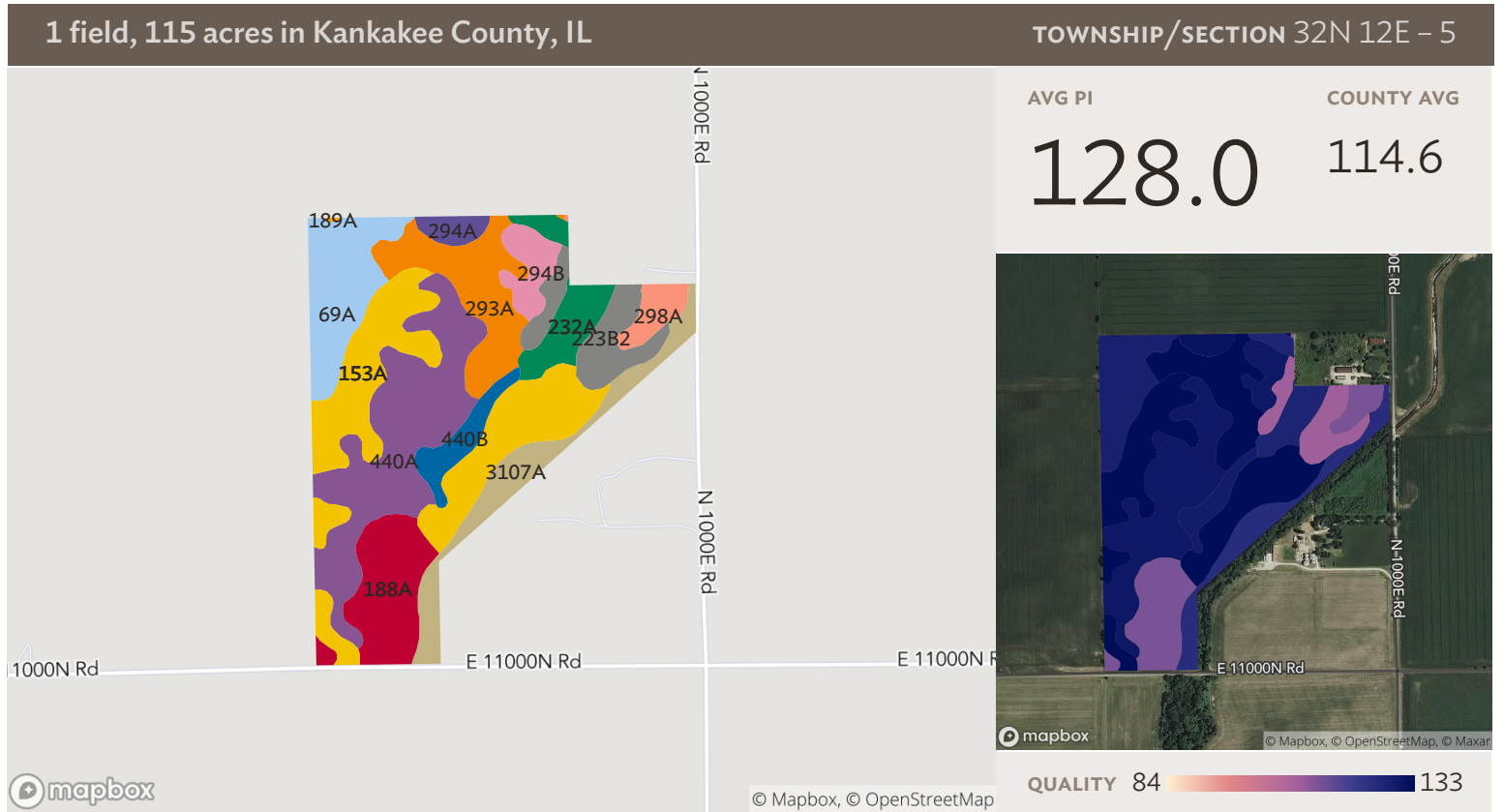
**McCOLLY BENNETT
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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



All fields

Source: NRCS Soil Survey

115 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
153A	Pella silty clay loam, 0 to 2 percent slopes	25.75	22.3%	2	136.0
440A	Jasper loam, 0 to 2 percent slopes	23.16	20.1%	1	130.0
293A	Andres silt loam, 0 to 2 percent slopes	11.50	10.0%	1	135.0
69A	Milford silty clay loam, 0 to 2 percent slopes	10.87	9.4%	2	128.0
188A	Beardstown silt loam, 0 to 2 percent slopes	10.64	9.2%	2	114.0
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	9.07	7.9%	3	125.0
223B2	Varna silt loam, 2 to 4 percent slopes, eroded	7.01	6.1%	2	110.0
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.69	4.9%	2	127.0
294B	Symerton silt loam, 2 to 5 percent slopes	3.67	3.2%	2	130.0

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Land
 Status: **PCHG**
 Area: **951**
 Address: **Sec. 5 Twp. 32 N, R. 12 E, Manteno, IL 60950**
 Directions: **US 45 N/US 52 W to 11000 North Rd. East on 11000 North Rd. to property on North side of road.**

MLS #: **10663895** List Price: **\$870,225**
 List Date: **03/11/2020** Orig List Price: **\$1,033,000**
 List Dt Rec: **03/11/2020** Sold Price:
 Sold by:
 Closed:
 Off Market:
 Dimensions: **852 X 3032 X 1775 X 485 X 326 X 2368 X 693**
 Ownership: **Fee Simple** Subdivision:
 Corp Limits: **Unincorporated** Township: **Manteno**
 Coordinates:
 Rooms: Bathrooms: **/**
 (full/half):
 Master Bath:
 Bedrooms:
 Basement:
 Bmt Bath: **No**
 Mobility Score: **43 - Fair Mobility!**

Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **231/373**
 Concessions:
 Contingency:
 County: **Kankakee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **116 ACRES OF FARMLAND FOR SALE IN MANTENO - Huge price drop to \$7,500/acre! Located on 11000N and 1000E Rd. Tillable land reasonably priced at \$7,500 per acre with PI of 128. Call today.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (5)	Special Assessments: No	Amount: \$3,810.84	Waterfront: No
Junior High: (5)	Special Service Area: No	PIN: 03020540000600	Acreage: 115.58
High School: (5)		Mult PINs: No	Appx Land SF: 5034664
		Tax Year: 2018	Front Footage: 852
	Zoning Type: Agriculture	Tax Exmps:	# Lots Avail:
	Actual Zoning: A-1		Farm: Yes
			Bldgs on Land?: No

Laundry Features: 	Ownership Type:	Type of House:
Lot Size: 100+Acres	Frontage/Access: County Road	Style of House:
Lot Size Source:	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: Gravel, Chip And Seal	Construction:
Tillable Acreage:	Rail Availability: None	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc: Cleared, Floodplain, Irregular, Tillable	Min Req/SF (2):	Utilities to Site: Electric Nearby
Land Amenities:	Other Min Req SF:	General Info: School Bus Service
Farms Type: Grain	Lease Type:	Backup Package: No
Bldg Improvements:	Loans:	Backup Info:
Current Use: Agricultural/Land Only	Equity:	Possession: Closing
Potential Use: Agricultural/Land Only	Relist: 	Sale Terms:
Location:	Seller Needs:	
Known Liens: None Known	Seller Will:	

Broker Private Remarks:

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Special Comp Info: None
Coop Comp: 2.5 (on Gross SP)	Addl. Sales Info.: None	Broker Notices:
Showing Inst: Drive by to view	Cont. to Show?:	Expiration Date: 03/11/2021
Owner: OOR	Ph #:	Broker Owned/Interest: No
Broker: McColly Bennett Real Estate (94050) / (815) 929-9381		
List Broker: Jay "Buck" Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com		
CoList Broker:		More Agent Contact Info: 815-549-4301

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10663895

Prepared By: Jay "Buck" Tamblyn | McColly Bennett Real Estate | 10/27/2020 12:57 PM



11246 N 1000E RD # A MANTENO, IL 60950

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: IN ⚠

PANEL DATE

January 20, 2010

MAP NUMBER

170910065E

