

Brummel Land Company

9947 E 1600 North Rd • Pontiac, Illinois
Mark Brummel – 815-674-3006
10000acres.com

Peotone Farm

Will Township

Will County, IL

\$12,990/acre or \$2,575,787.10

Size

198.29 acres +/- (per county)

PIN #'s / Legal Description / Acres

Parcel Number: 20-21-20-100-005-000

Location

Just on the east edge of Peotone, South Ridgeland Avenue Peotone, IL 60468

Improvements

There are no improvements on this parcel.

Taxes

Total Property Tax = \$5,221.92 or \$26.33 /acre

Soils

The soil classification per the [Bulletin 811 by the University of Illinois](#) rank the farm at an average PI (Productivity Index) of 127.4 PI.

Comments

The farm has an excellent location just outside of Peotone, has a great PI and has had some of the waterways removed on the southeast side of the farm. The lease is currently open for 2023.

PLAT
LOCATION

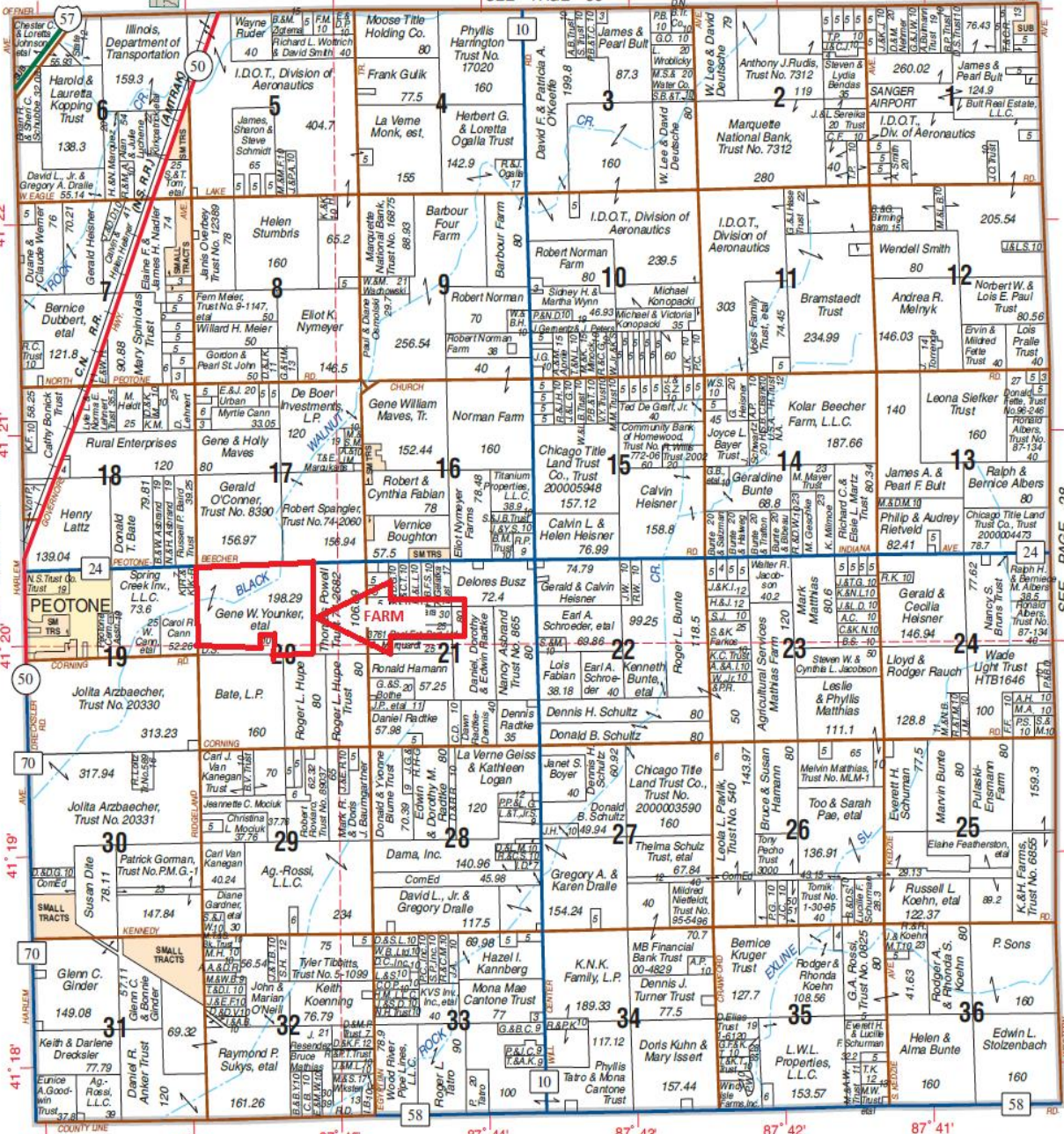
WILL

T.33N.-R.13E.

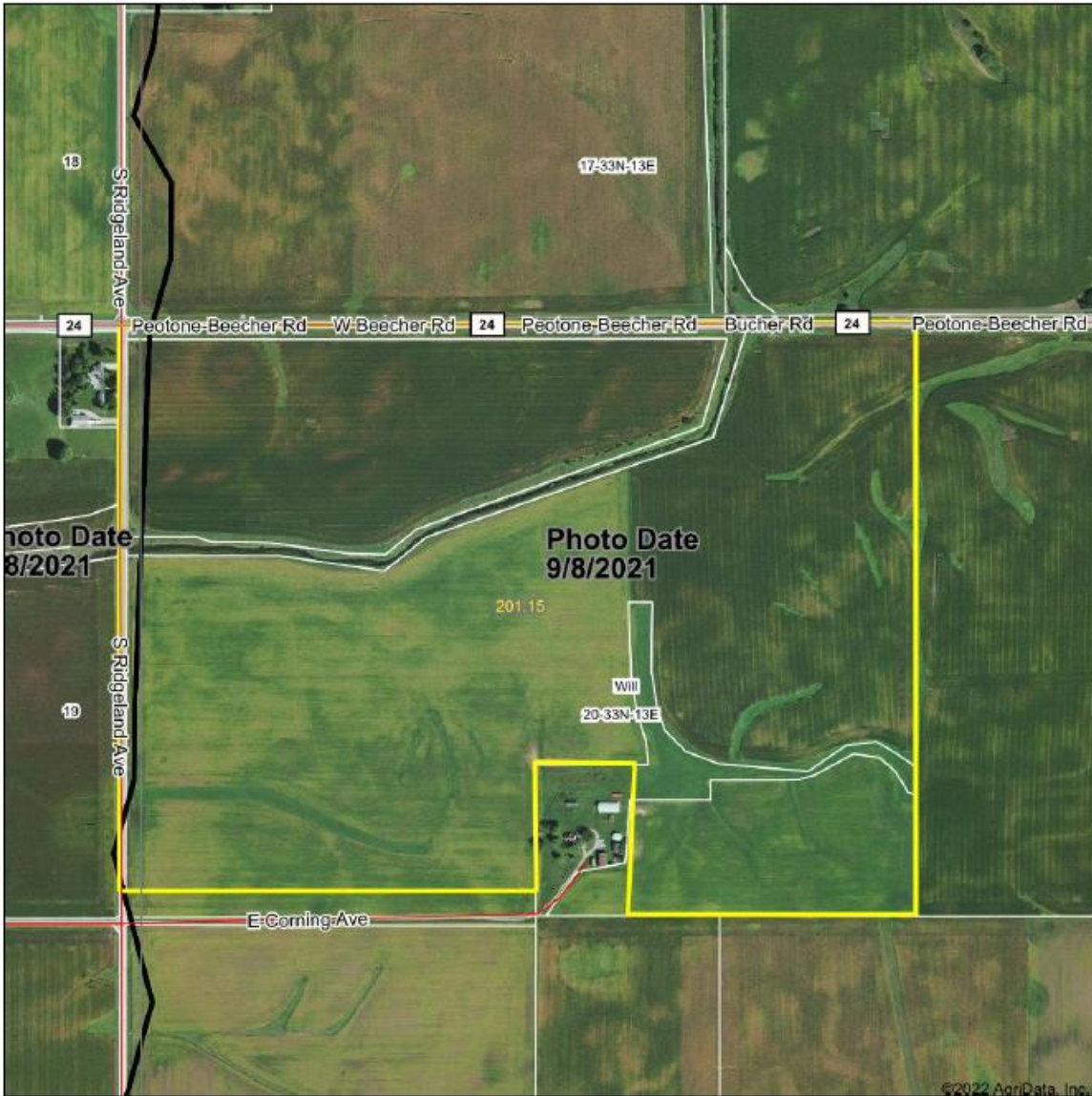
SEE PAGE 38

27900S
28700S
29500S
30300S
31100S
31900S
32700S


SEE PAGE 28



Aerial Map



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1000 W. 10th St.
Peotone, IL 60454
www.BrummelLand.com
Mark Brummel, Illinois Broker


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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 20' 12.92, -87° 45' 33.12

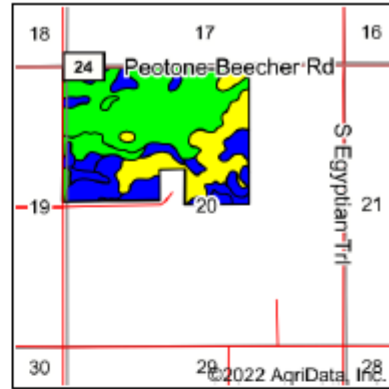
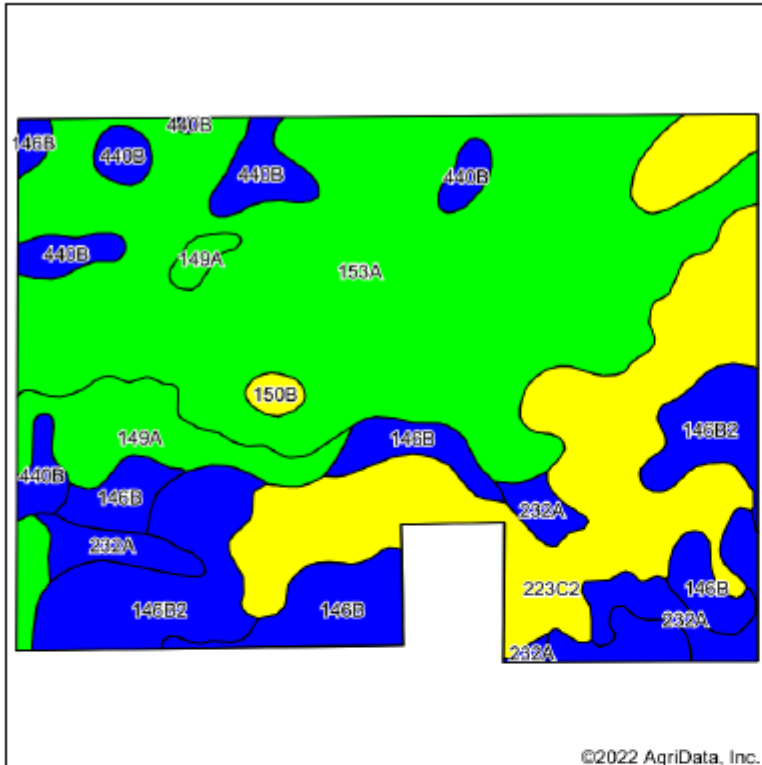
0ft 691ft 1382ft

20-33N-13E
Will County
Illinois



10/11/2022

Soils Map



State: **Illinois**
 County: **Will**
 Location: **20-33N-13E**
 Township: **Will**
 Acres: **200.36**
 Date: **10/11/2022**



Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Crop productivity Index for optimum management
153A	Pella silty clay loam, 0 to 2 percent slopes	92.87	46.4%		FAV	183	60	70	92	136
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	41.63	20.8%		FAV	**150	**48	**61	**75	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	17.91	8.9%		FAV	**166	**54	**67	**86	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	17.57	8.8%		FAV	**160	**52	**65	**83	**119
149A	Brenton silt loam, 0 to 2 percent slopes	10.39	5.2%		FAV	195	60	74	105	141
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.63	4.8%		FAV	170	56	65	85	127
**440B	Jasper loam, 2 to 5 percent slopes	9.35	4.7%		FAV	**173	**56	**70	**93	**129
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	1.01	0.5%		FAV	**147	**48	**60	**76	**109
Weighted Average						172	55.8	67.3	87.4	127.4

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/>

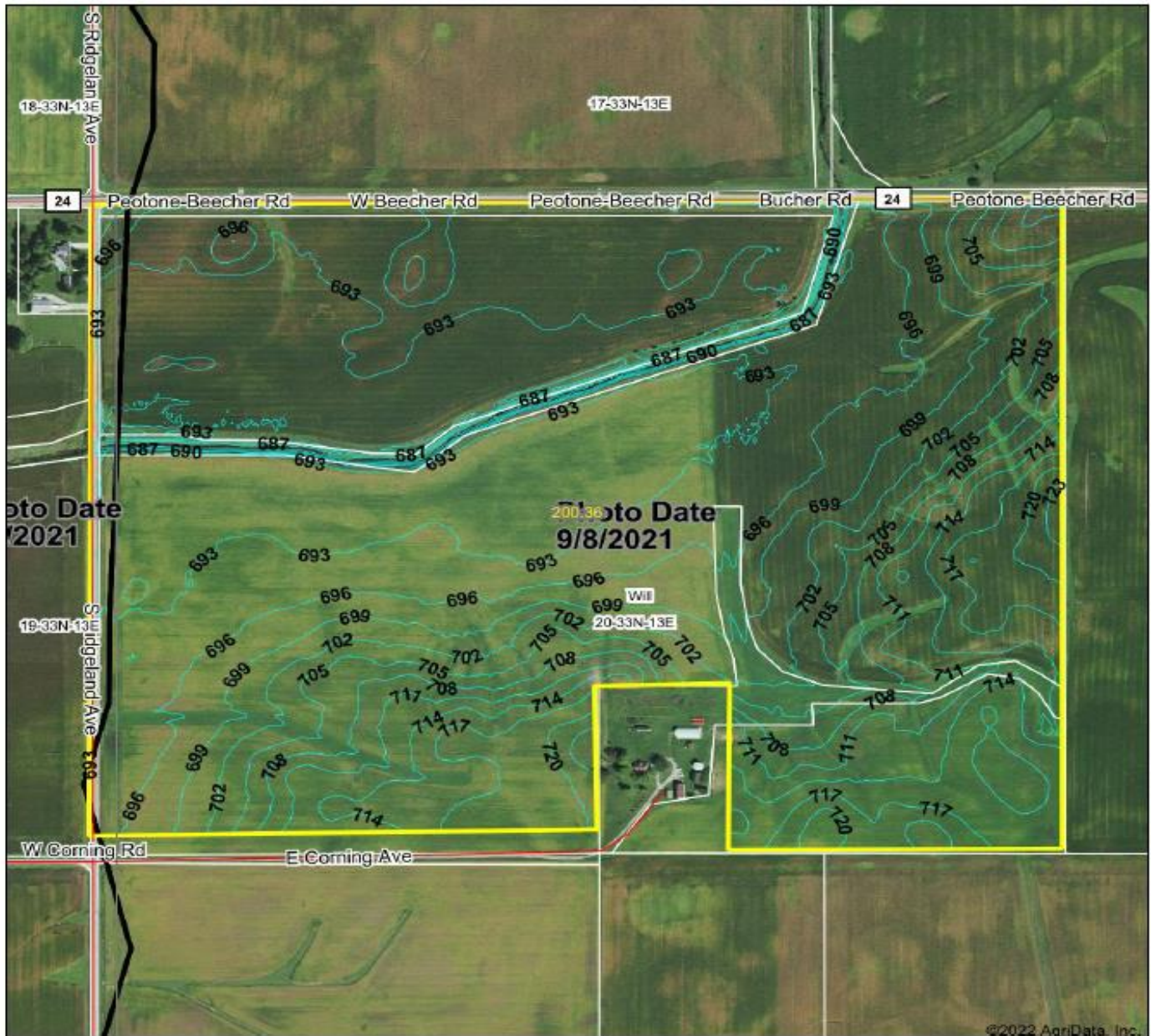
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

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

Topography Contours



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 682.5
 Max: 725.5
 Range: 43.0
 Average: 700.0
 Standard Deviation: 9.15 ft

0ft 501ft 1183ft

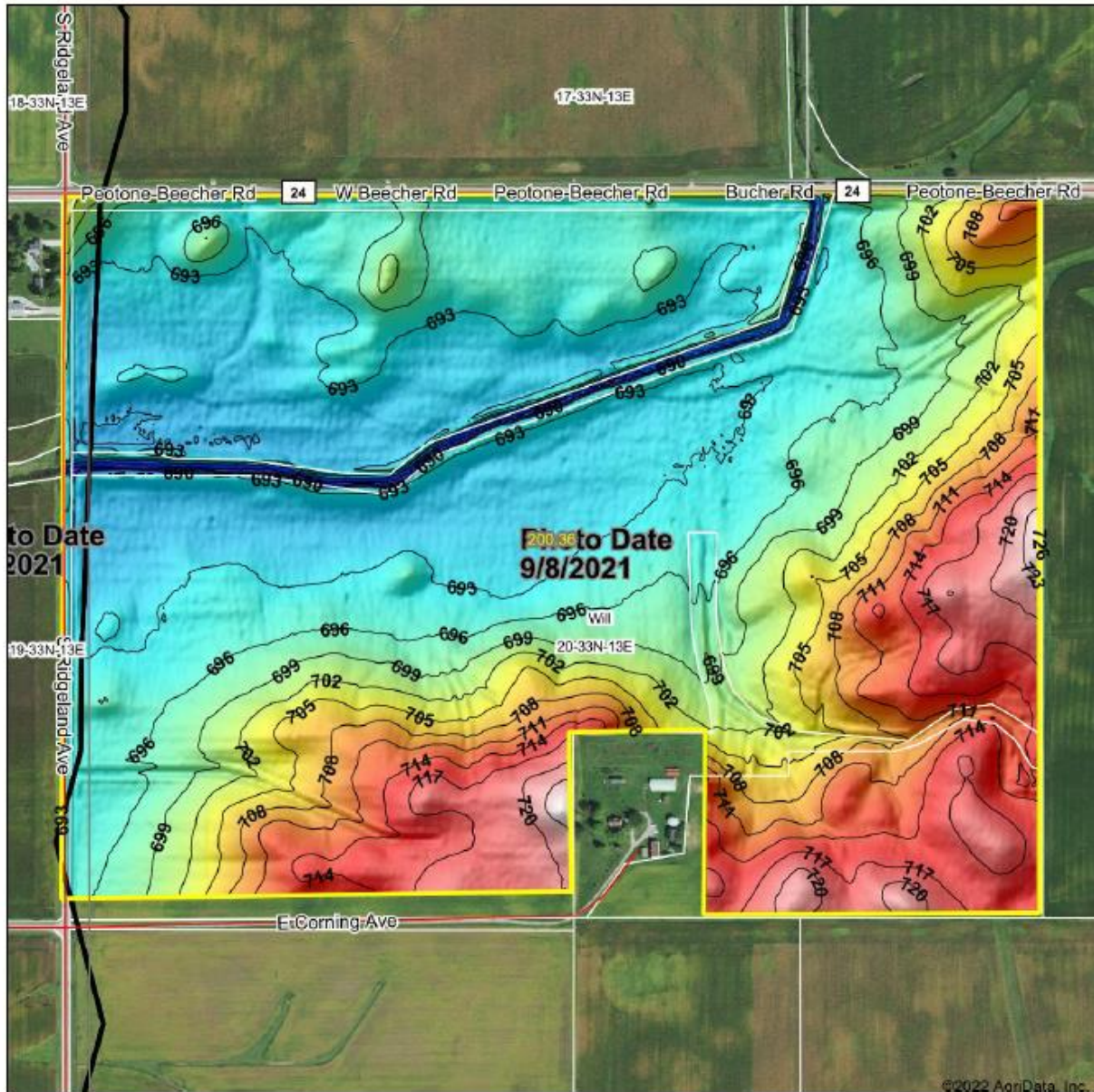


10/11/2022

20-33N-13E
 Will County
 Illinois

Map Center: 41° 20' 5.09, -87° 45' 27.93

Topography Hillshade



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<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 3</p> <p>Min: 682.5</p> <p>Max: 725.5</p> <p>Range: 43.0</p> <p>Average: 700.0</p> <p>Standard Deviation: 9.15 ft</p>	<p>0ft 561ft 1122ft</p> <p>N W E S</p> <p>10/11/2022</p> <p>20-33N-13E Will County Illinois</p> <p>map center: 41° 20' 5.09", -87° 45' 27.93"</p>
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^{i i i} This farm information is offered by Brummel Land Company, information is believed accurate but not warranted. Lines are drawn using online tools and are approximate.



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LAND COMPANY

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