

Brummel Land Company

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

Rantoul Farms

SouthWest Part, Rantoul Twp & Compromise Twp

Champaign County, IL

\$28,168,641

Size

1068.19 acres +/- (per county)

PIN #'s / Acres

Rantoul Township = North Pin #'s @ **\$29,900**- 20-09-04-100-017-0.74ac, 20-09-04-100-018-4.89ac, 20-09-05-200-002-40ac, 20-09-04-100-008-40ac, 20-09-05-200-003-40ac
South Pin #'s @ **\$25,900**- 20-09-08-200-003-230ac, 20-09-08-200-002-Approx 5ac of this pin, 20-09-08-100-003-25ac, 20-09-08-100-004-15ac, 20-09-08-400-001-40ac, 20-09-09-300-004-60ac, 20-09-09-300-006-15ac, 20-09-07-200-011-28.71ac, 20-09-07-200-007-30ac, 20-09-07-200-008-30ac, 20-09-07-200-009-46.5ac, 20-09-07-200-010-21.03ac, 20-09-07-400-012-6ac, 20-09-07-400-011-30ac, 20-09-07-400-013-23.3ac, 20-09-07-400-014-15.95ac, 20-09-07-400-006-30ac, 20-09-07-400-007-10ac, 20-09-07-400-003-40ac

827.12 total acres South West Part Rantoul Township

701.49 @ \$25,900 = \$18,168,591

125.63 @ \$29,900 = \$3,756,337

\$21,924,928

Compromise Township = PIN 06-12-30-100-001 – 161.84ac & PIN 06-11-30-400-009 -25 ac & PIN 06-11-30-400-008 54.23 ac @ \$25,900

241.07 acres Compromise Township

\$6,243,713

TOTAL 1068.19 ACRES TOTAL PRICE \$28,168,641

Location

The farm is located on the west side of Rantoul, just south and east of the I57 & Rt 136 intersection.

Improvements

The parcels to the north are improved with city water & sewer. The parcels to the south have many tile improvements and center pivot irrigation. The Compromise 161.84 has a center pivot, and the 79.23 acres has a windmill paying approximately \$11,400 / year/. Many of the parcels have been in seed production for years as well. Seller/farmer willing to partner with buyer to continue seed production, contact listing broker for details.

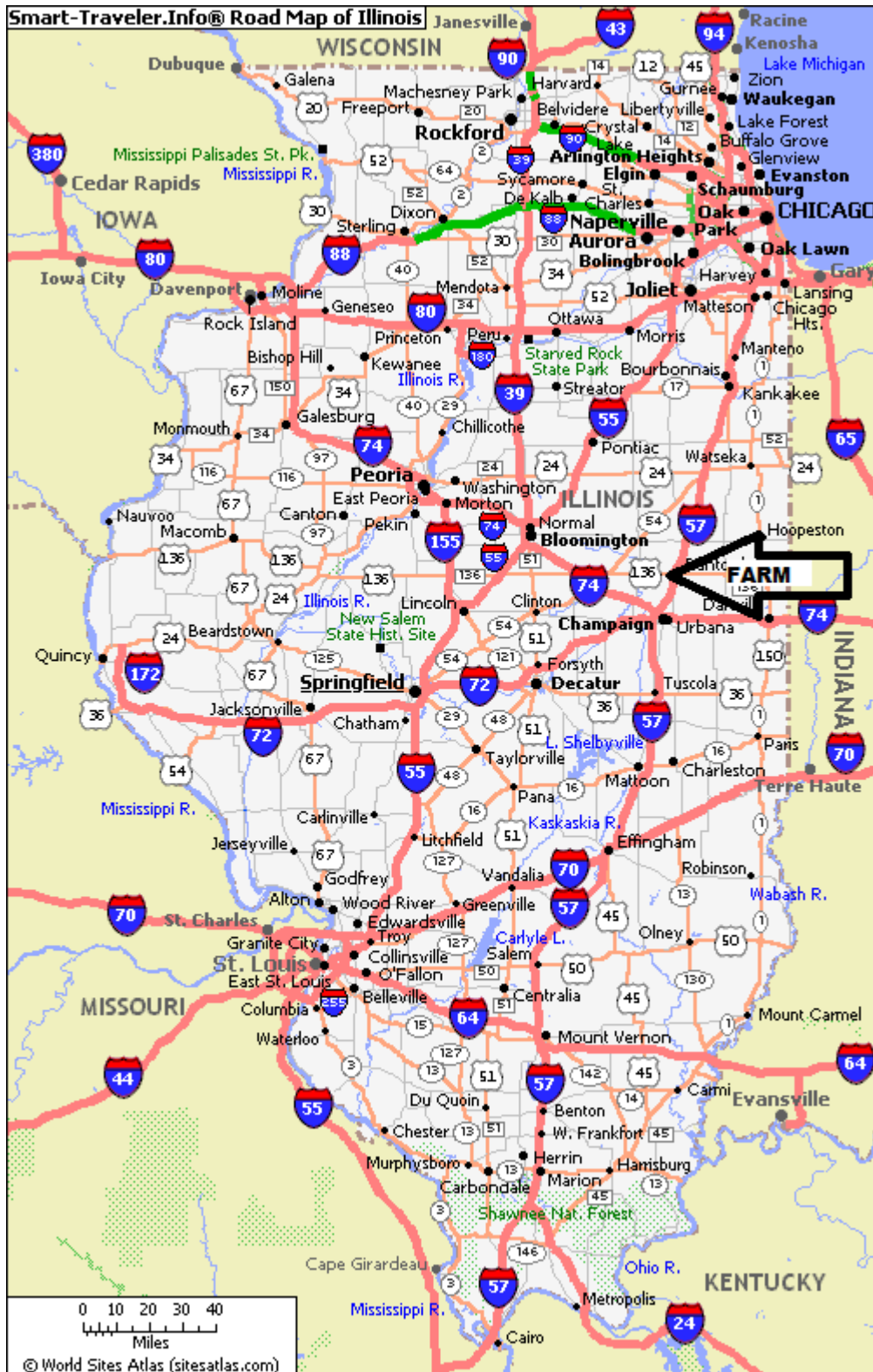
Soils

The soil classification per the [Bulletin 811 by the University of Illinois](#) rank the farm at an average PI (Productivity Index) of 135.3 PI.

Comments

LOCATION – LOCATION - LOCATION!!! This farm is in an area where land rarely becomes available. This parcel lays nice and has great PI, at 135.3. This farm has it all, development opportunities, excellent soils, tile and irrigation, windmill and seed contracts! ****NOTE THE HOUSE AND BUILDINGS ARE NOT INCLUDED

MAP LOCATION



Illinois

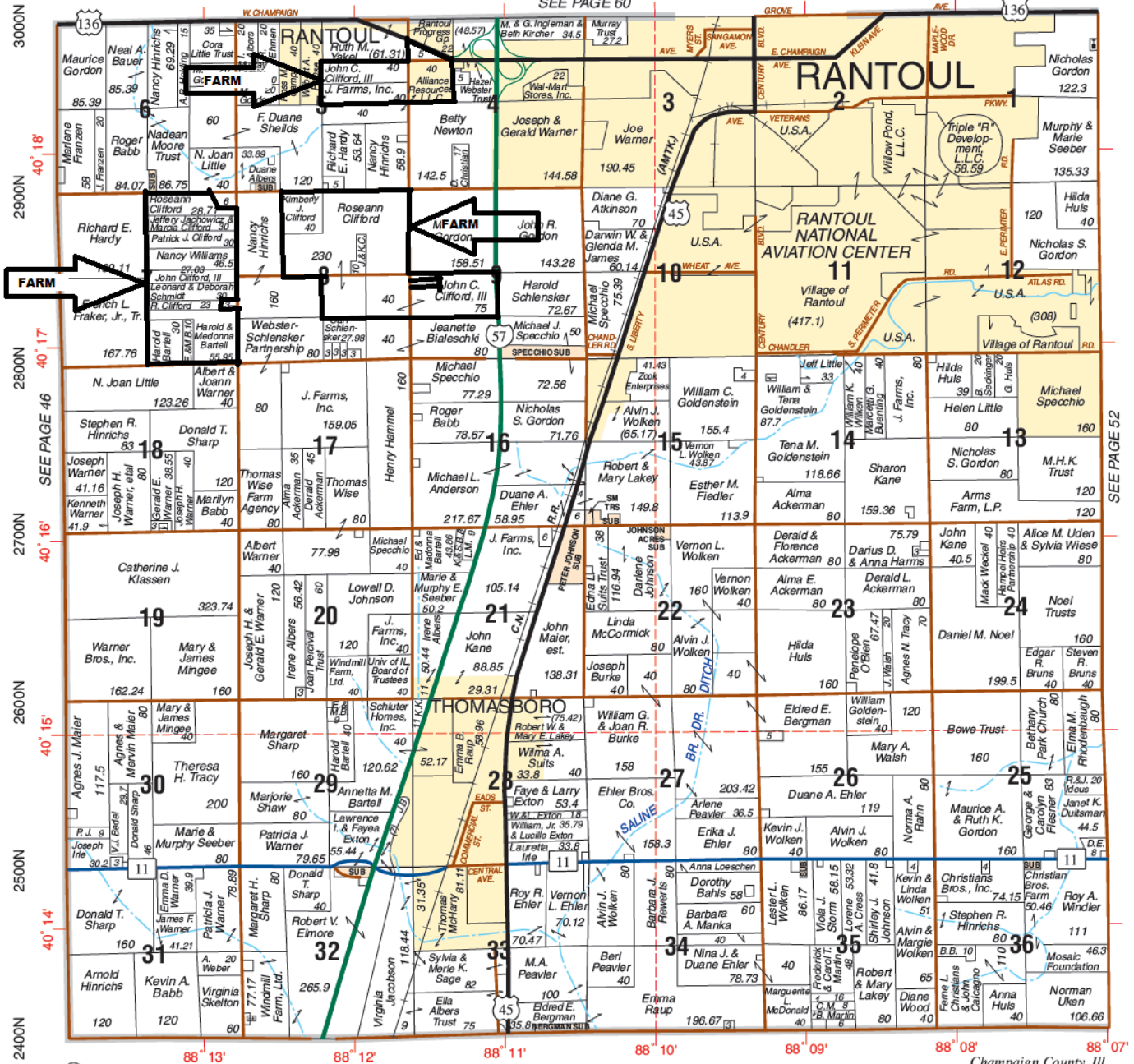


PLAT
LOCATION

SOUTHWEST
PART **RANTOUL**

T.21N.-R.9E.

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SEE PAGE 40

Champaign County, Ill.

SEE PAGE 42

1200E 1300E 1400E 1500E 1600E 1700E 1800E

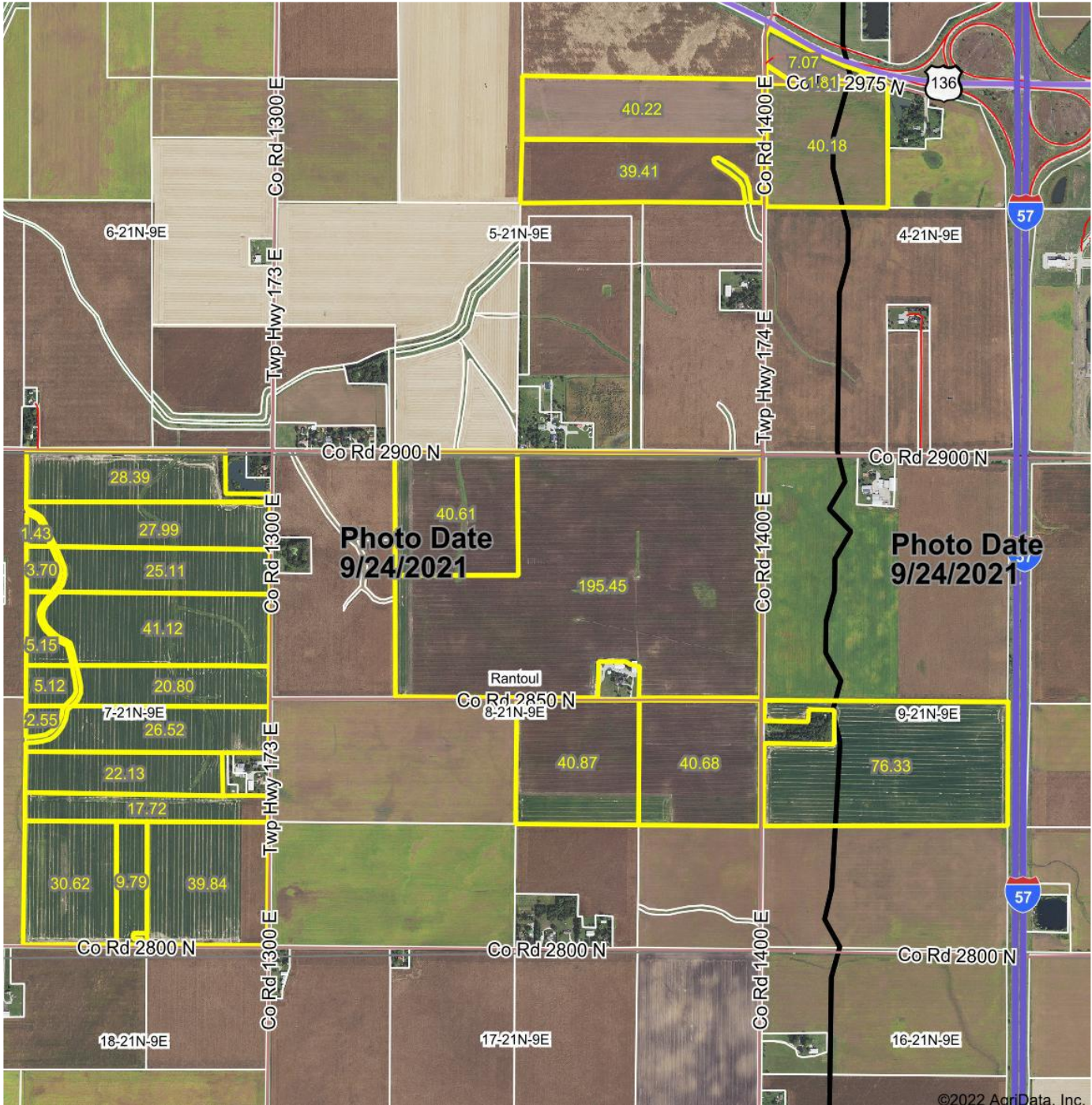
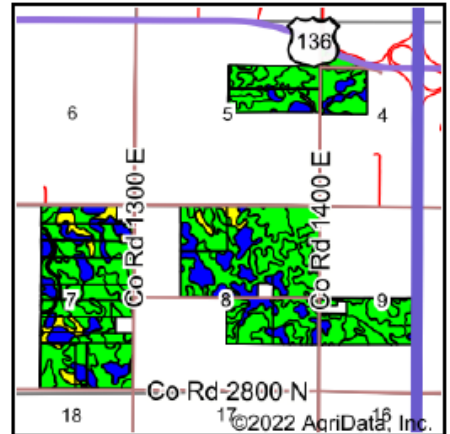
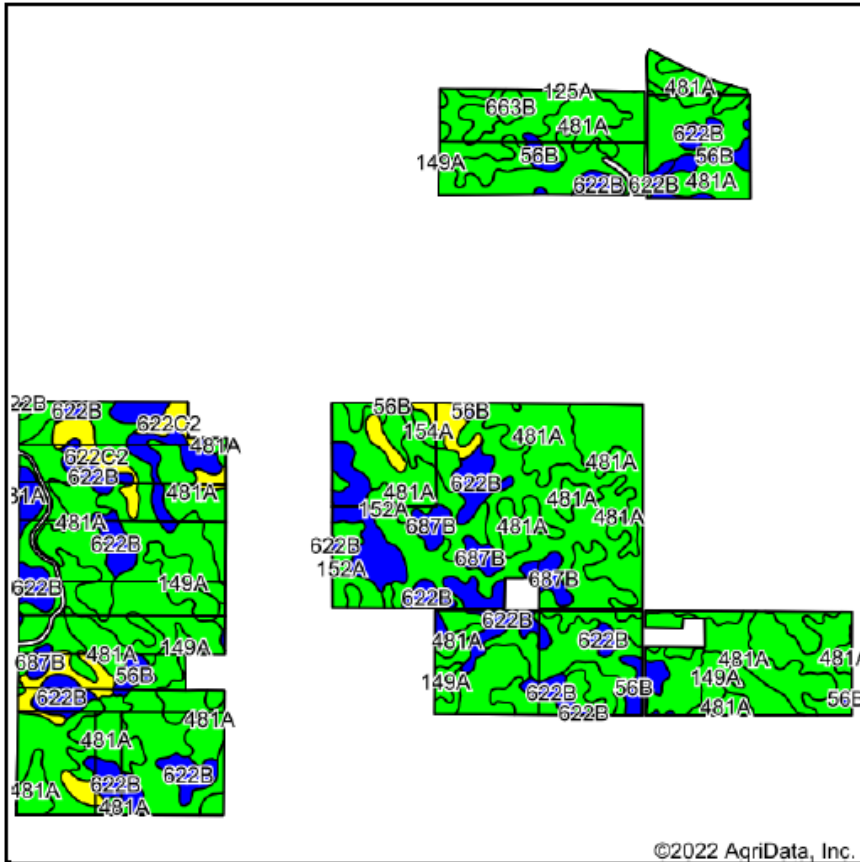


Photo Date
9/24/2021

Photo Date
9/24/2021

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **8-21N-9E**
 Township: **Rantoul**
 Acres: **830.61**
 Date: **9/24/2022**



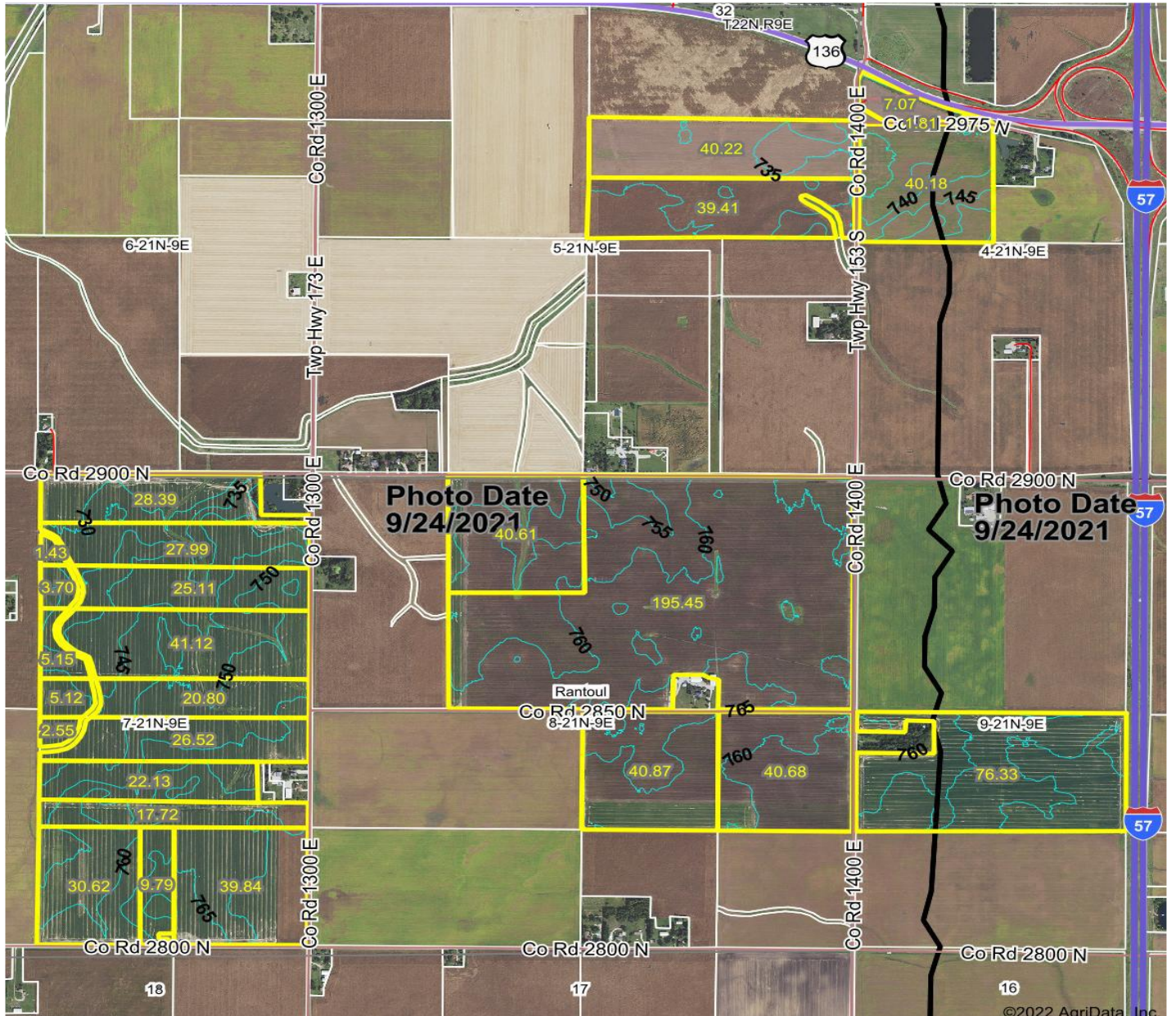
Maps Provided By

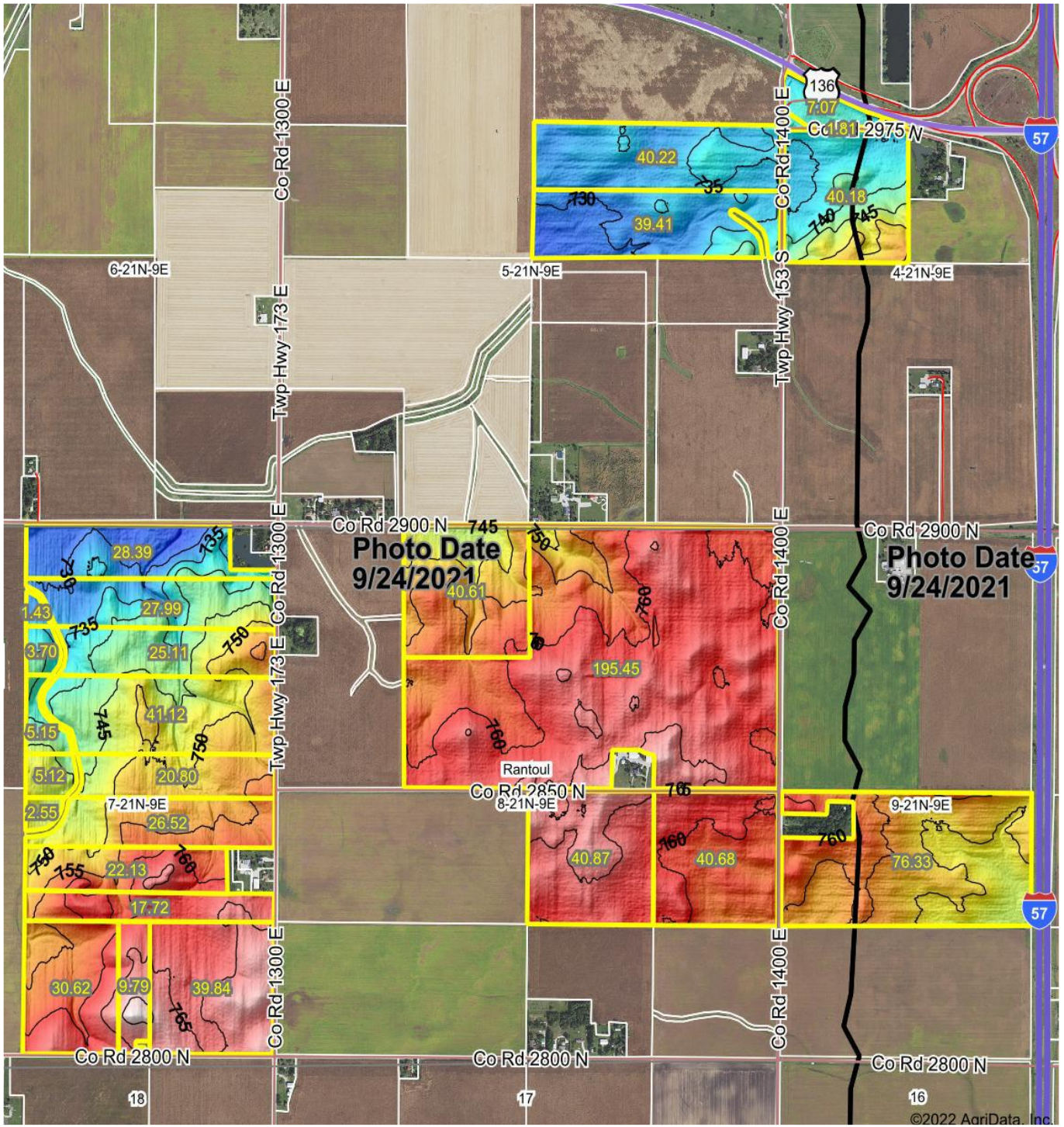


Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Ill. 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	353.90	42.6%		FAV	195	63	73	100	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	254.60	30.7%		FAV	183	58	73	102	134
**622B	Wyanet silt loam, 2 to 5 percent slopes	114.45	13.8%		FAV	**159	**52	**64	**78	**119
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	36.30	4.4%		FAV	**150	**49	**60	**73	**112
149A	Brenton silt loam, 0 to 2 percent slopes	24.84	3.0%		FAV	195	60	74	105	141
**56B	Dana silt loam, 2 to 5 percent slopes	18.95	2.3%		FAV	**178	**55	**68	**98	**130
**687B	Penfield loam, 2 to 5 percent slopes	14.45	1.7%		FAV	**172	**56	**70	**94	**129
154A	Flanagan silt loam, 0 to 2 percent slopes	6.12	0.7%		FAV	194	63	77	102	144
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.03	0.5%		FAV	164	55	61	78	123
**663B	Clare silt loam, 2 to 5 percent slopes	2.97	0.4%		FAV	**180	**56	**69	**96	**133
Weighted Average						183.4	58.9	71	96.3	135.3

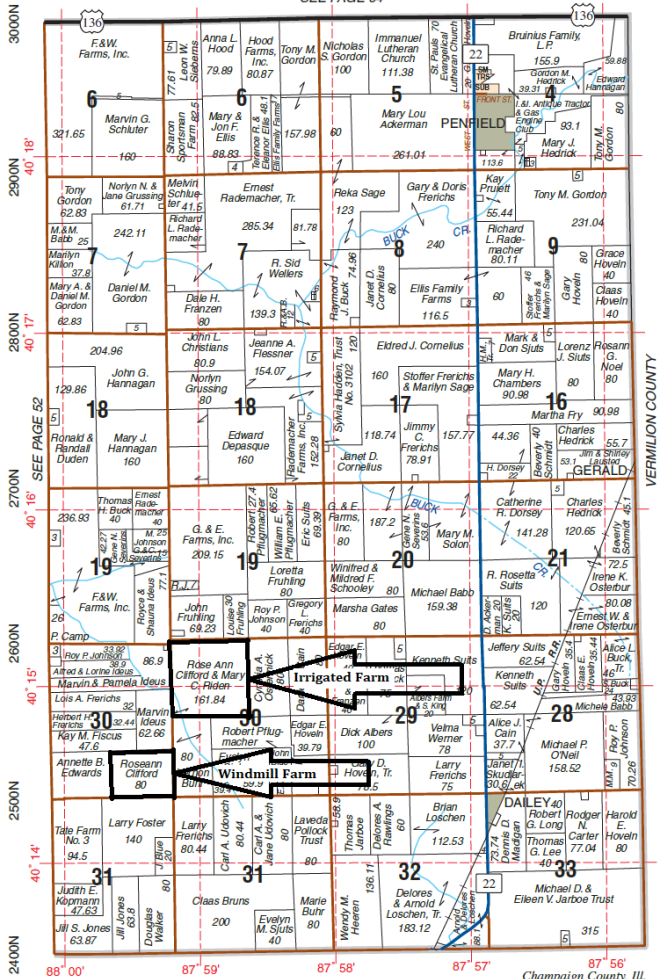




EAST COMPROMISE PART

T.21N.-R.11E-14W.

SEE PAGE 64

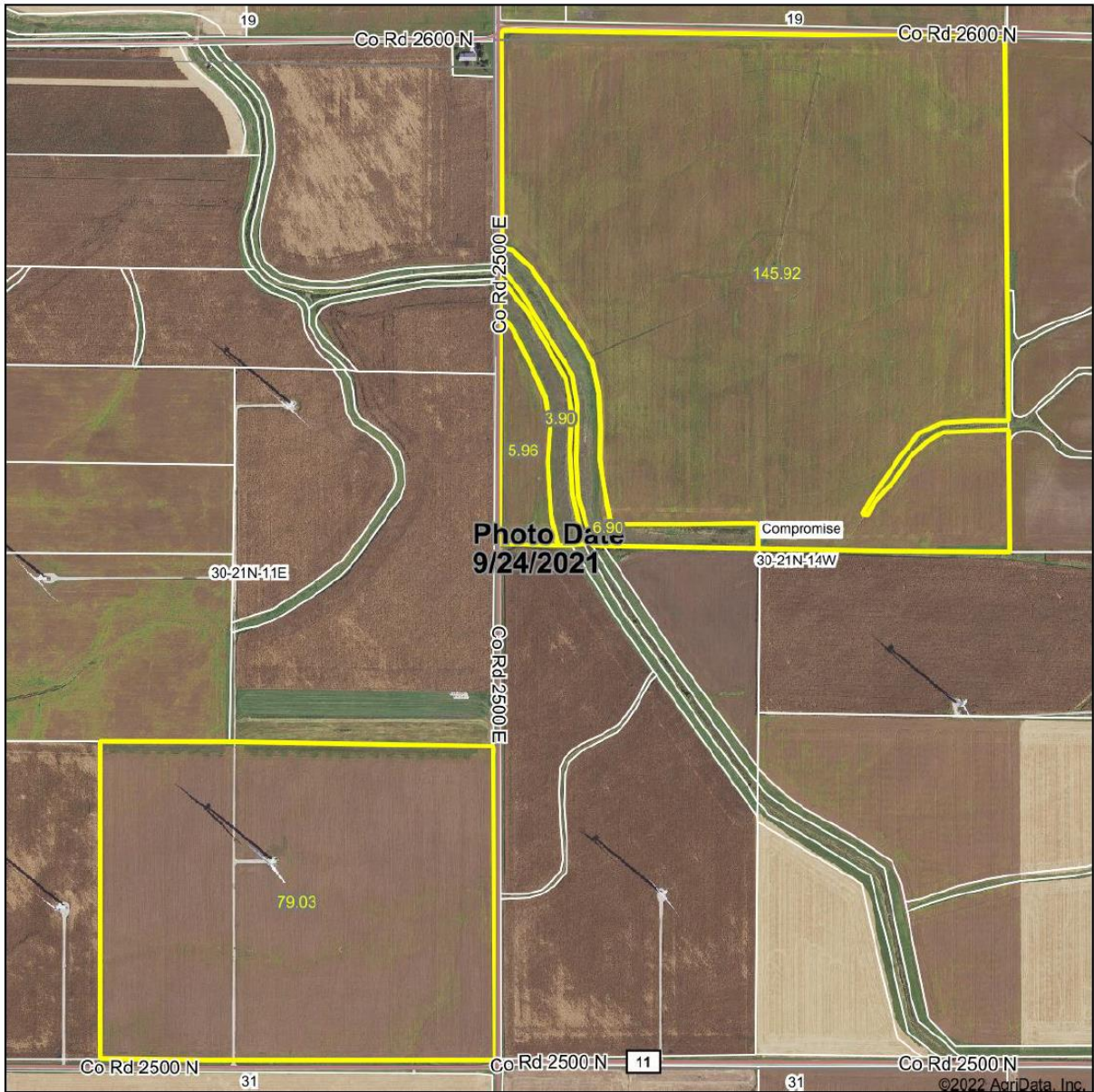


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 R.11E. ← R.14W.
 2400E 2500E 2600E 2700E 2800E

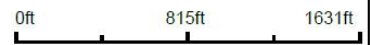
VERMILION COUNTY

Champaign County, Ill.

Aerial Map



Map Center: 40° 14' 50.02, -87° 59' 8.6



30-21N-14W
Champaign County
Illinois

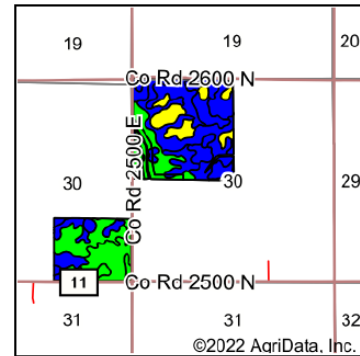
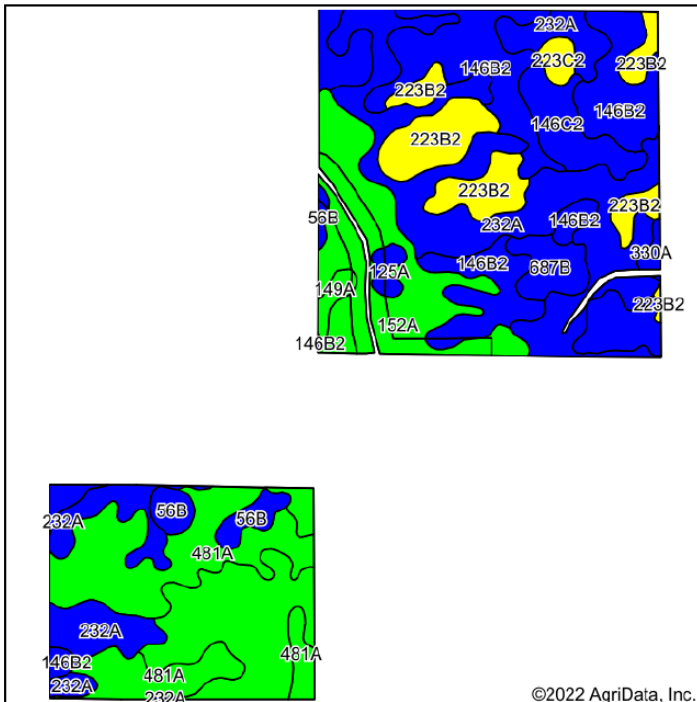


Brummel
LAND COMPANY
1000 acres.com
mark@brummel.com
mbrummel@yahoo.com
Mark Brummel, Illinois broker
FARMERS AND COMMERCIAL REAL ESTATE

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **30-21N-14W**
 Township: **Compromise**
 Acres: **241.71**
 Date: **12/2/2022**

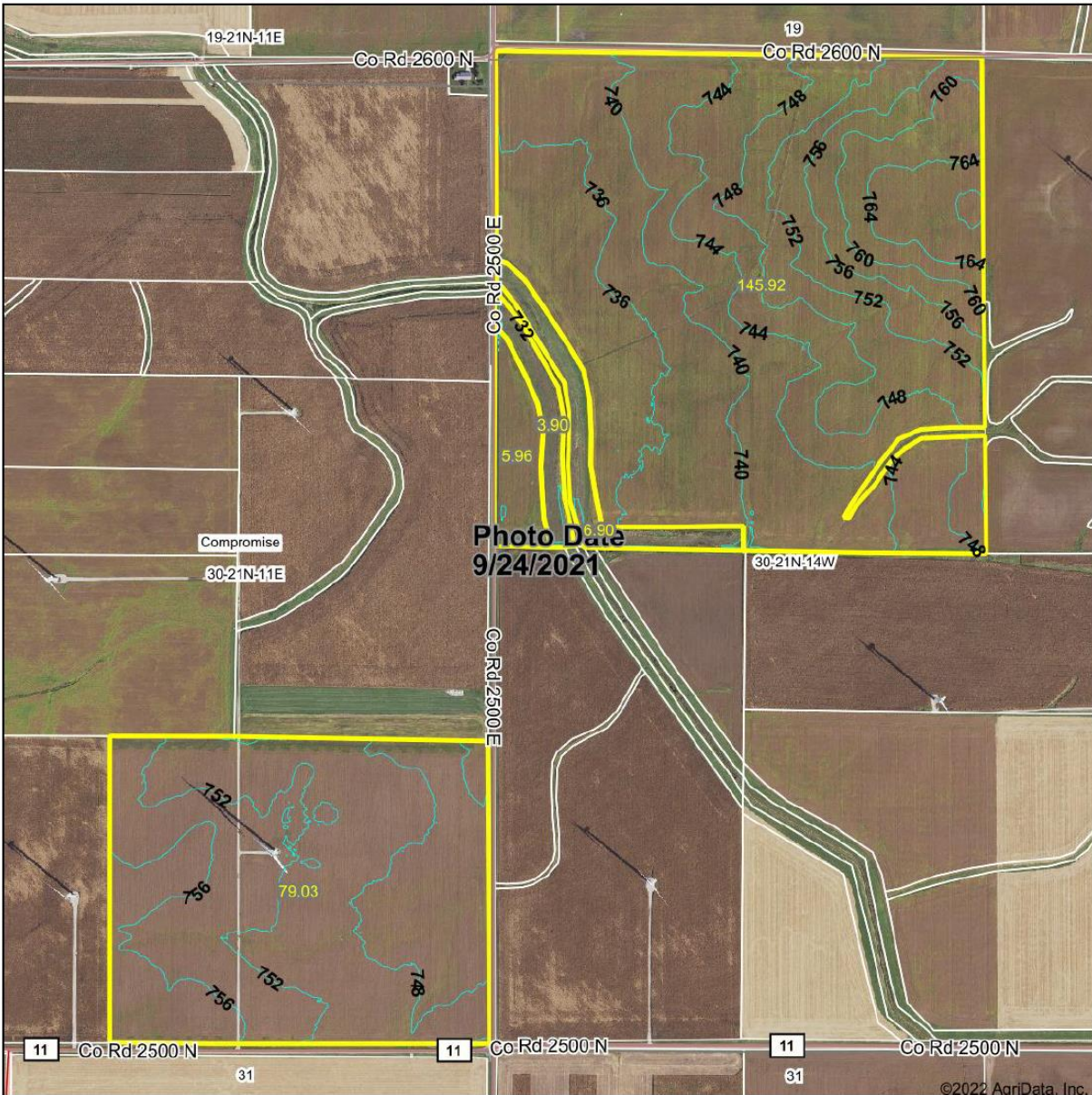


Area Symbol: IL019, Soil Area Version: 17

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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	60.65	25.1%		FAV	170	56	65	85	127
152A	Drummer silty clay loam, 0 to 2 percent slopes	51.46	21.3%		FAV	195	63	73	100	144
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	49.35	20.4%		FAV	**160	**52	**65	**83	**119
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	34.12	14.1%		FAV	183	58	73	102	134
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	20.09	8.3%		FAV	**150	**48	**61	**75	**110
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	8.59	3.6%		FAV	**160	**52	**65	**83	**119
**56B	Dana silt loam, 2 to 5 percent slopes	5.77	2.4%		FAV	**178	**55	**68	**98	**130
**687B	Penfield loam, 2 to 5 percent slopes	5.28	2.2%		FAV	**172	**56	**70	**94	**129
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.95	0.8%		FAV	**150	**48	**61	**75	**110
125A	Selma loam, 0 to 2 percent slopes	1.82	0.8%		FAV	176	57	70	90	129
149A	Brenton silt loam, 0 to 2 percent slopes	1.69	0.7%		FAV	195	60	74	105	141
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.94	0.4%		FAV	164	55	61	78	123
Weighted Average						173.4	56.1	67.7	89.9	128.4

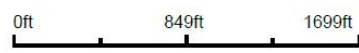
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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



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

Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 729.5
 Max: 769.1
 Range: 39.6
 Average: 746.7
 Standard Deviation: 8.4 ft

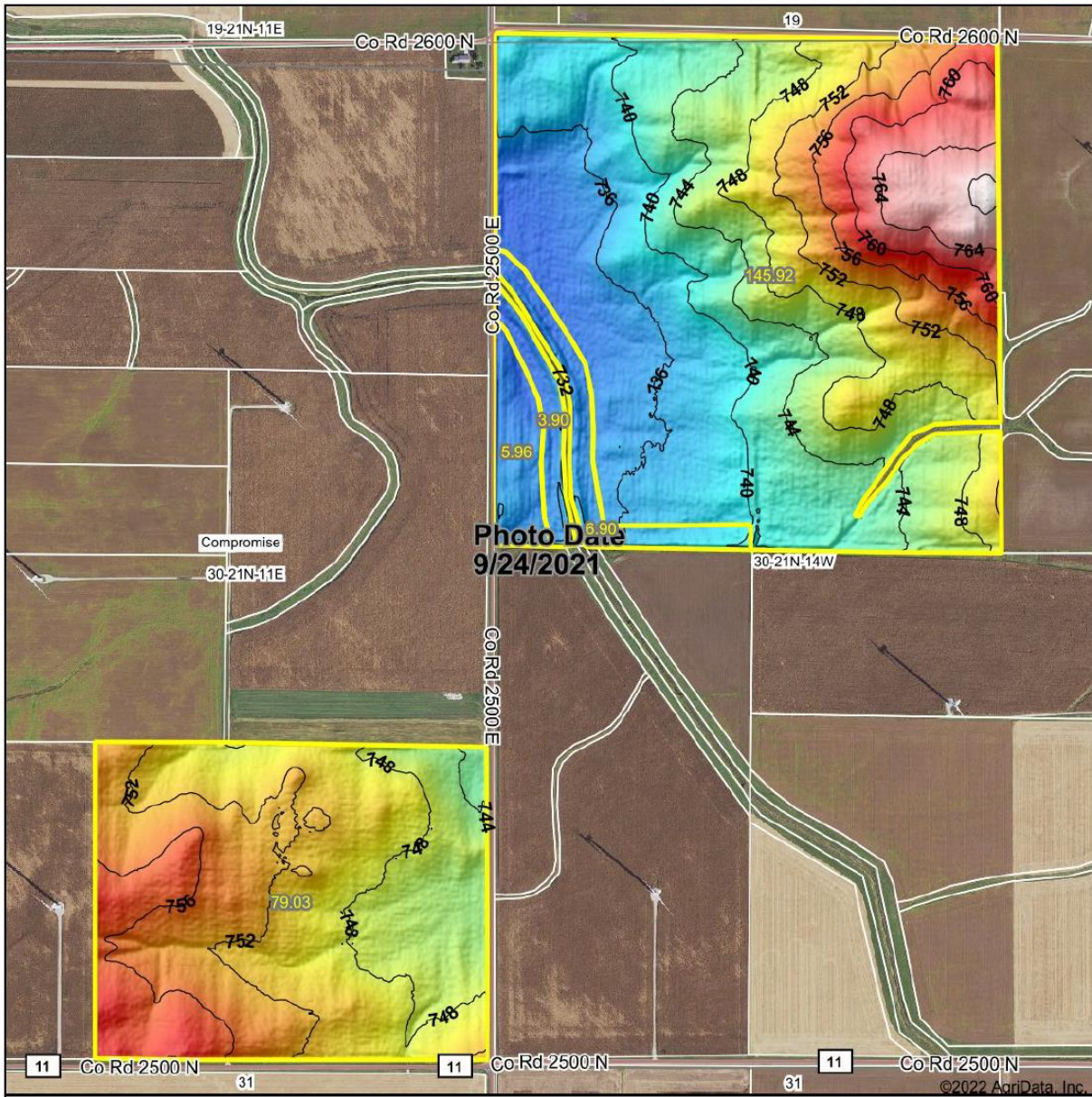


30-21N-11E
 Champaign County
 Illinois

12/2/2022
 Map Center: 40° 14' 52.66, -87° 59' 15.48

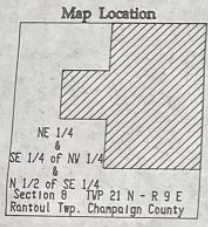
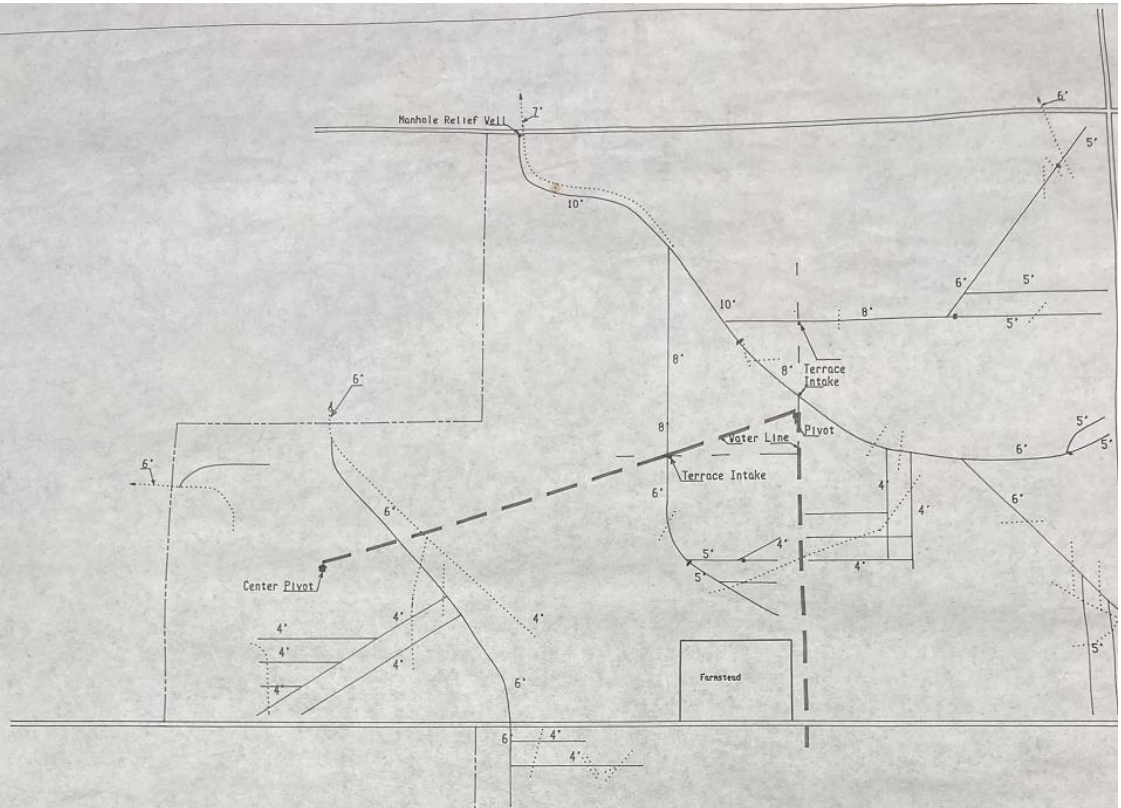
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Topography Hillshade

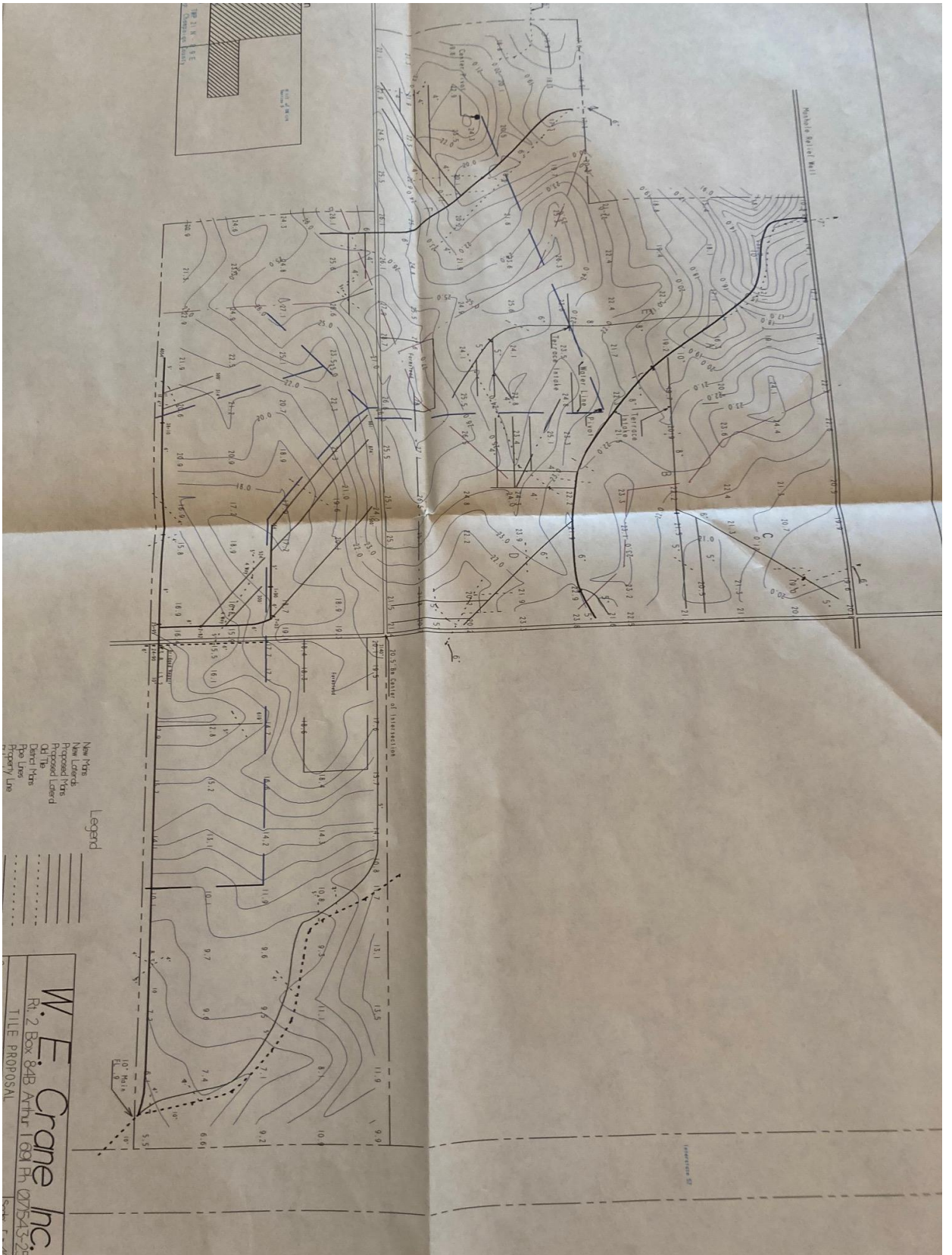


<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 4 Min: 729.5 Max: 769.1 Range: 39.6 Average: 746.7 Standard Deviation: 8.4 ft</p>	<p>0ft 819ft 1638ft</p>
	<p>12/2/2022</p> <p>30-21N-11E Champaign County Illinois</p> <p>map center: 40° 14' 52.66, -87° 59' 15.48</p>	

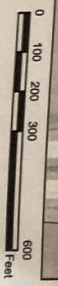
Field borders provided by Farm Service Agency as of 5/21/2008



New Mains
 New Laterals
 Proposed Mains

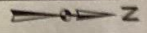






Mar 16, 2009 Clifford Project

Rantoul Public Works -- Water Maps





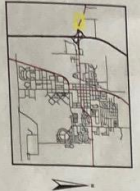


Village of Rantoul

Utility Location

- Electric**
 - Primary (CH)
 - Transformer (CH)
 - Secondary (CH)
 - Primary (UG)
 - Streetlight
- Structure Pole**
 - Secondary (UG)
 - Transmission
- Storm Water**
 - Inlet
 - Main
 - Manhole
 - Method
- Sanitary Sewer**
 - Main Line
 - Manhole
 - Lateral Line
- Water Distribution**
 - Water Main
 - Hydrant
 - Main Valve
 - Service Line
- Pavement**
 - 2 ft Concrete (2005)

***2005 Aerial Imagery provided by
Champaign County GIS Consortium



Village of Rantoul
Public Works Dept.
209 W. Grove Avenue
Rantoul, IL 61886
(217) 952-2178



NOTE: This product was prepared for informational purposes only. It is not intended to be used as a legal document. The user assumes all responsibility for any errors, omissions, or inaccuracies in this information provided.

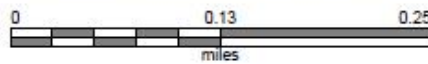
7/11/2015



CLIFFORD HOME WEST

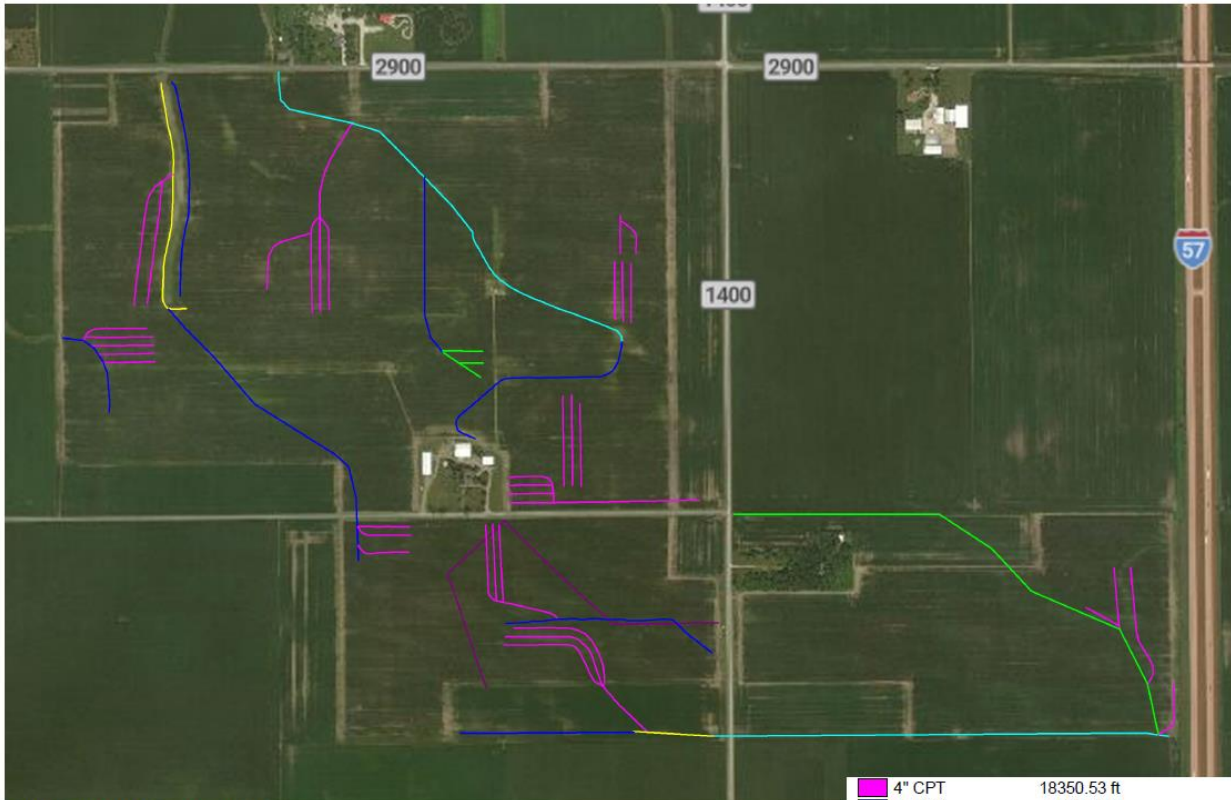


HENDRICKS WARNER CONTRACTING
MATT WARNER
825 STOCKHOLM RD PAXTON IL
217/918/5179
SPRING 2022

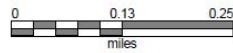


4" CPT	3605.20 ft
6" CPT	73.28 ft
8" CPT	1496.06 ft
12" CPT	6076.97 ft
15" CPT	1710.06 ft

CLIFFORD HOME



HENDRICKS WARNER CONTRACTING
 MATT WARNER
 325 STOCKHOLM RD PAXTON IL
 6178185179
 SPRING 2022

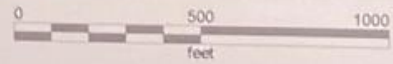


4" CPT	18350.53 ft
6" CPT	2675.24 ft
8" CPT	1468.66 ft
10" CPT	1167.23 ft
Existing 5"	3809.05 ft
Existing 6"	5998.27 ft
Existing 8"	478.80 ft
Existing 10"	4307.30 ft



2900

HENDRICKS WARNER CONTRACTING
MATT
1000
2711
FALL

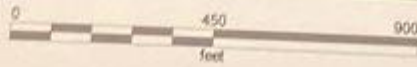


4" CPT	7426.75 ft
6" CPT	2675.24 ft
8" CPT	1468.66 ft
10" CPT	1167.23 ft

CLIFFORD WEST



DRICKS WARNER CONTRACTING
T WARNER
I POINTE DR GIFFORD IL
18/5179
2019

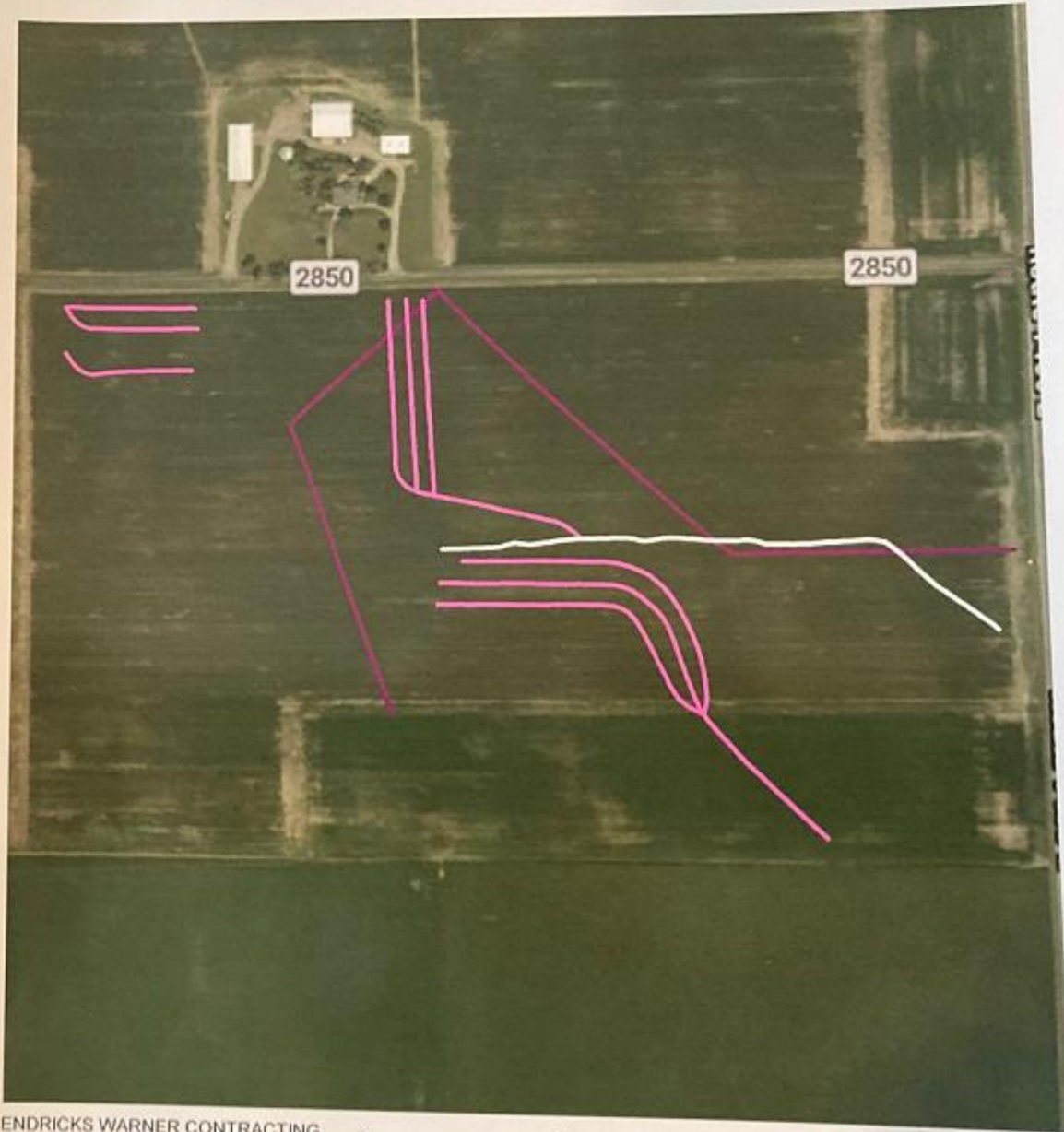


4" CPT 3605.20 ft
6" CPT 73.28 ft

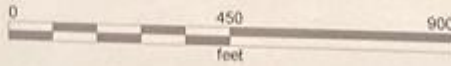
130




13

CLIFFORD SOUTH



HENDRICKS WARNER CONTRACTING
MATT WARNER
106 N POINTE DR GIFFORD IL
271/918/5179
FALL 2019



	4" CPT	5384.36 f
	Existing Tile	1300.53 f
	IRRIGATION PIPE	2687.77 f

Brummel Land Company
Mark Brummel
Cellular: (815) 674-3006
Email: mjbrummel@yahoo.com
Website: 10000acres.com

^{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.



Brummel
LAND COMPANY

10,000 ACRES & GROWING

10000acres.com
mobile 815 674 3006
mjbrummel@yahoo.com
Mark Brummel, Illinois broker

 Find us on
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FARMLAND AND COMMERCIAL REAL ESTATE