

Barrett & Brummel

Farm and Commercial Real Estate
9947 E 1600 North Rd • Pontiac, Illinois

Rt 52 Property

**Seward Township
Kendall County, IL**

Price: \$300,000

Size

10 acres +/-

Location

This farm is located on Rt52 just 2.5 miles west of IL Rt 59.

Improvements

There are no improvements on this property.

Taxes

Ownership

The sellers are seeking a cash sale for this farm.

Comments

Excellent opportunity to buy a farm that is next to growth and excellent visibility on RT 52. Now is your chance to get into a piece with near term use. Contact us for further details. The 10 acres adjacent to the east we have recently sold.

For additional information about this property, please contact:

Mark Brummel
Barrett & Brummel - Farm/Commercial
Cellular: (815) 674-3006
Email: mjbrummel@yahoo.com



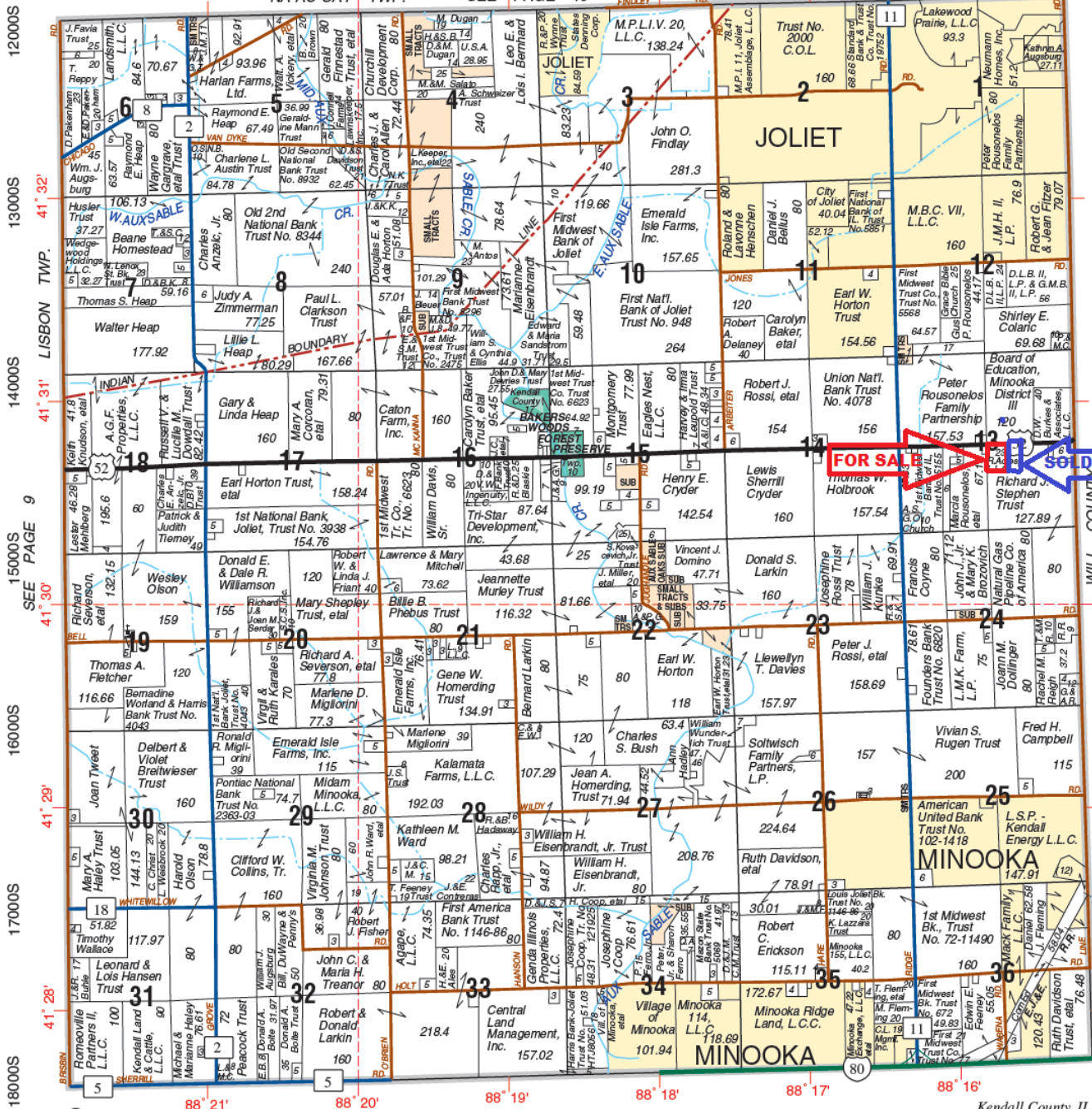
SEWARD

T.35N.-R.8E.

NA-AU-SAY TWP.

SEE PAGE 19

FINDLEY RD



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GRUNDY COUNTY

Kendall County, IL

12000S
13000S
14000S
15000S
16000S
17000S
18000S

41° 32'
41° 31'
41° 30'
41° 29'
41° 28'

6000W 5000W 4000W 3000W 2000W 1000W 0

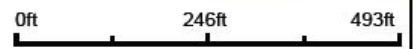
Aerial Map



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www.brummel.com
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Mark Brummel, Illinois Broker

Map Center: 41° 30' 44.18, -88° 15' 40.7



13-35N-8E
Kendall County
Illinois

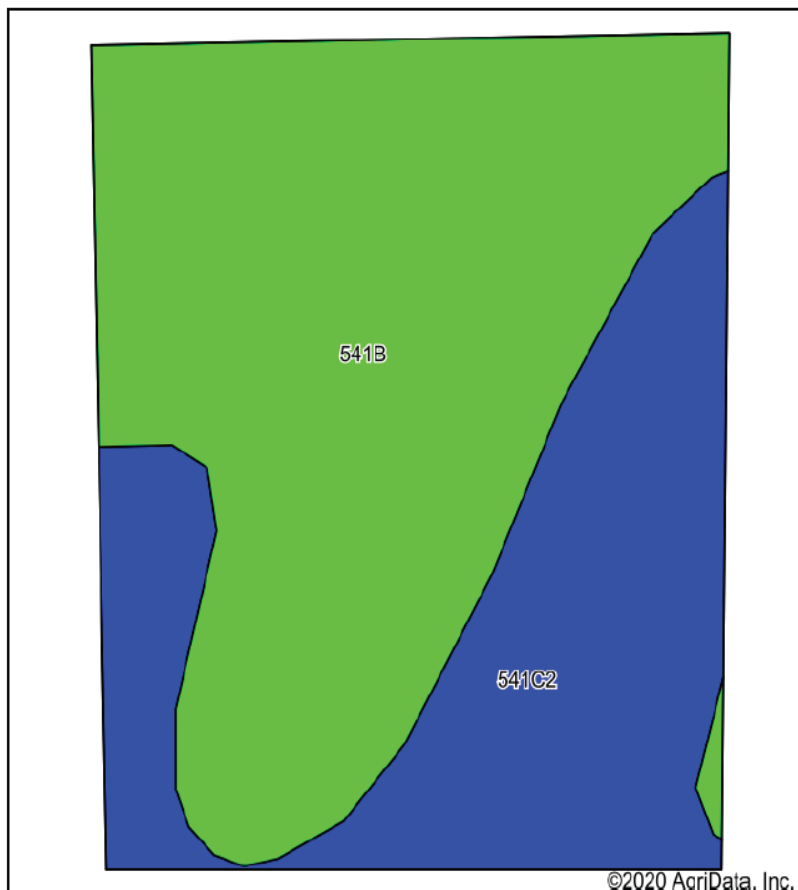


Maps Provided By:

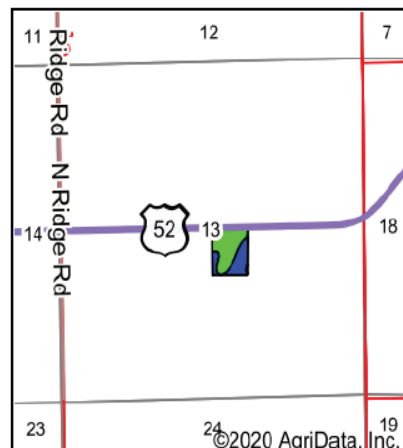
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kendall**
 Location: **13-35N-8E**
 Township: **Seward**
 Acres: **10.19**
 Date: **7/7/2020**



Maps Provided By:



| Area Symbol: IL093, 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 |
| **541B | Graymont silt loam, 2 to 5 percent slopes | 6.51 | 63.9% | | FAV | **181 | **56 | **70 | **93 | **133 |
| **541C2 | Graymont silt loam, 5 to 10 percent slopes, eroded | 3.68 | 36.1% | | FAV | **170 | **53 | **66 | **87 | **125 |
| Weighted Average | | | | | | 177 | 54.9 | 68.6 | 90.8 | 130.1 |

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

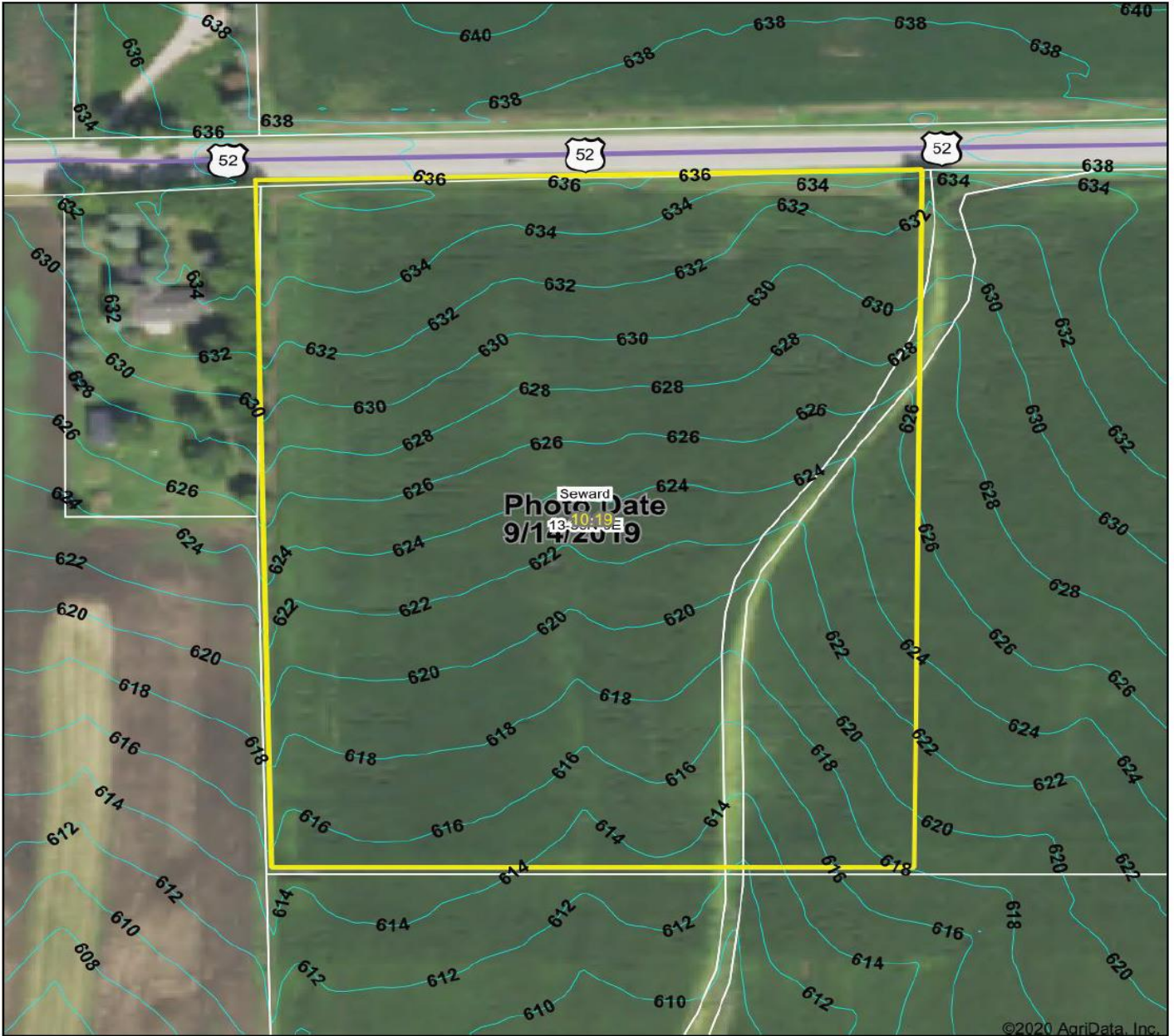
^a UNF = unfavorable; FAV = favorable

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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): 2.0
 Min: 612.6
 Max: 637.1
 Range: 24.5
 Average: 624.9
 Standard Deviation: 6.3 ft



7/7/2020

13-35N-8E
Kendall County
Illinois

Map Center: 41° 30' 44.18, -88° 15' 40.7

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^{i i i} This farm is offered by Brummel Land Company, information is believed accurate but not warranted.