

# *Barrett & Brummel*

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

## **Rt 52 Rail Development Property**

**Troy Township  
Will County, IL**

**Price: \$5,100,000 or \$85,000 /gross acre**

### **Size**

60 acres +/-

### **Location**

This farm is located on Rt52 just 2 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 expansion on all sides of it. This is one of the last parcels that has any rail frontage left. Rail is very hard anywhere near the city. Now is your chance to get into a piece with near term use. Contact us for further details.

For additional information about this property, please contact:

**Mark Brummel**  
**Barrett & Brummel - Farm/Commercial**

Cellular: (815) 674-3006

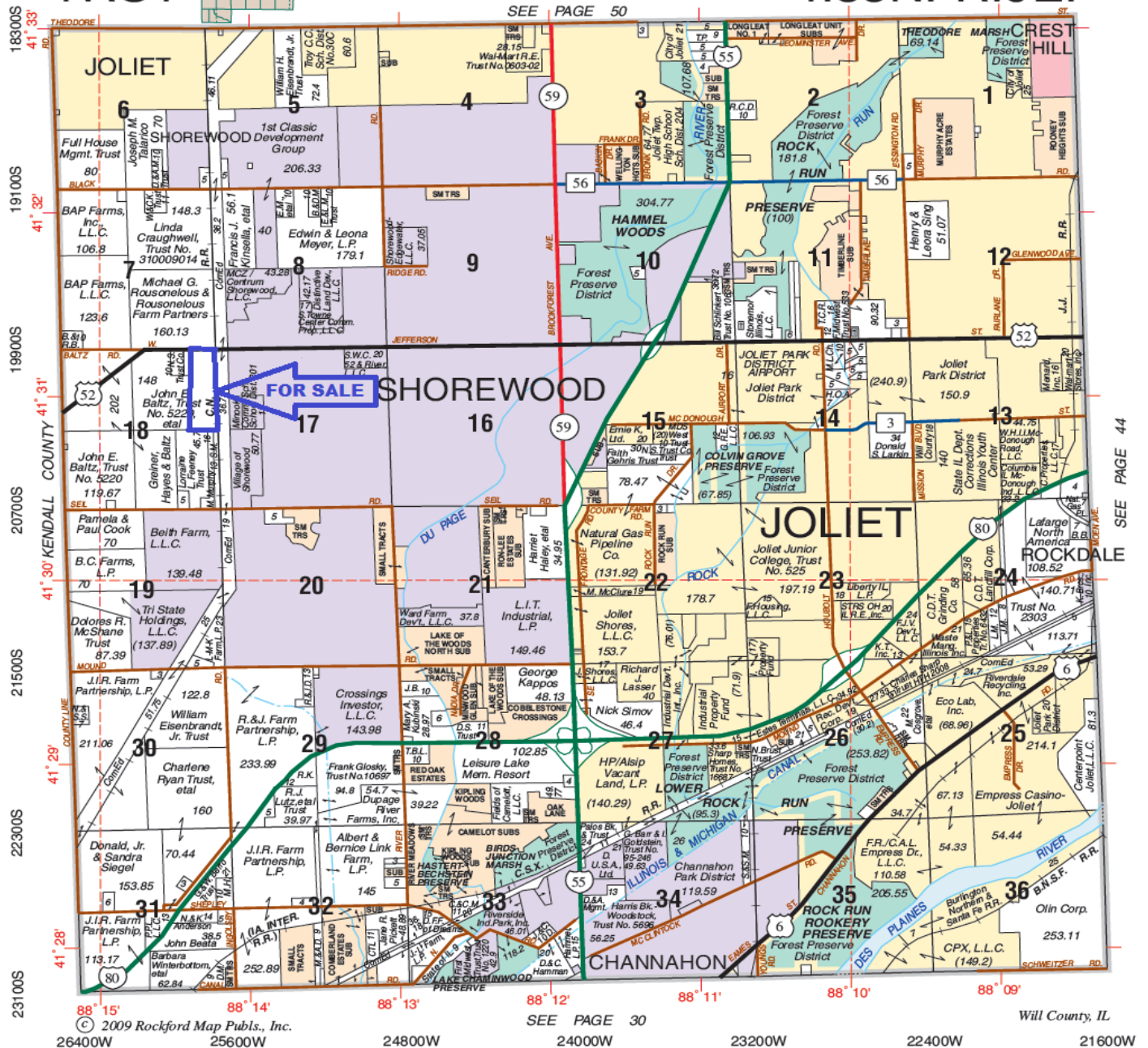
Email: [mjbrummel@yahoo.com](mailto:mjbrummel@yahoo.com)



# TROY

# T.35N.-R.9E.

SEE PAGE 50



SEE PAGE 30

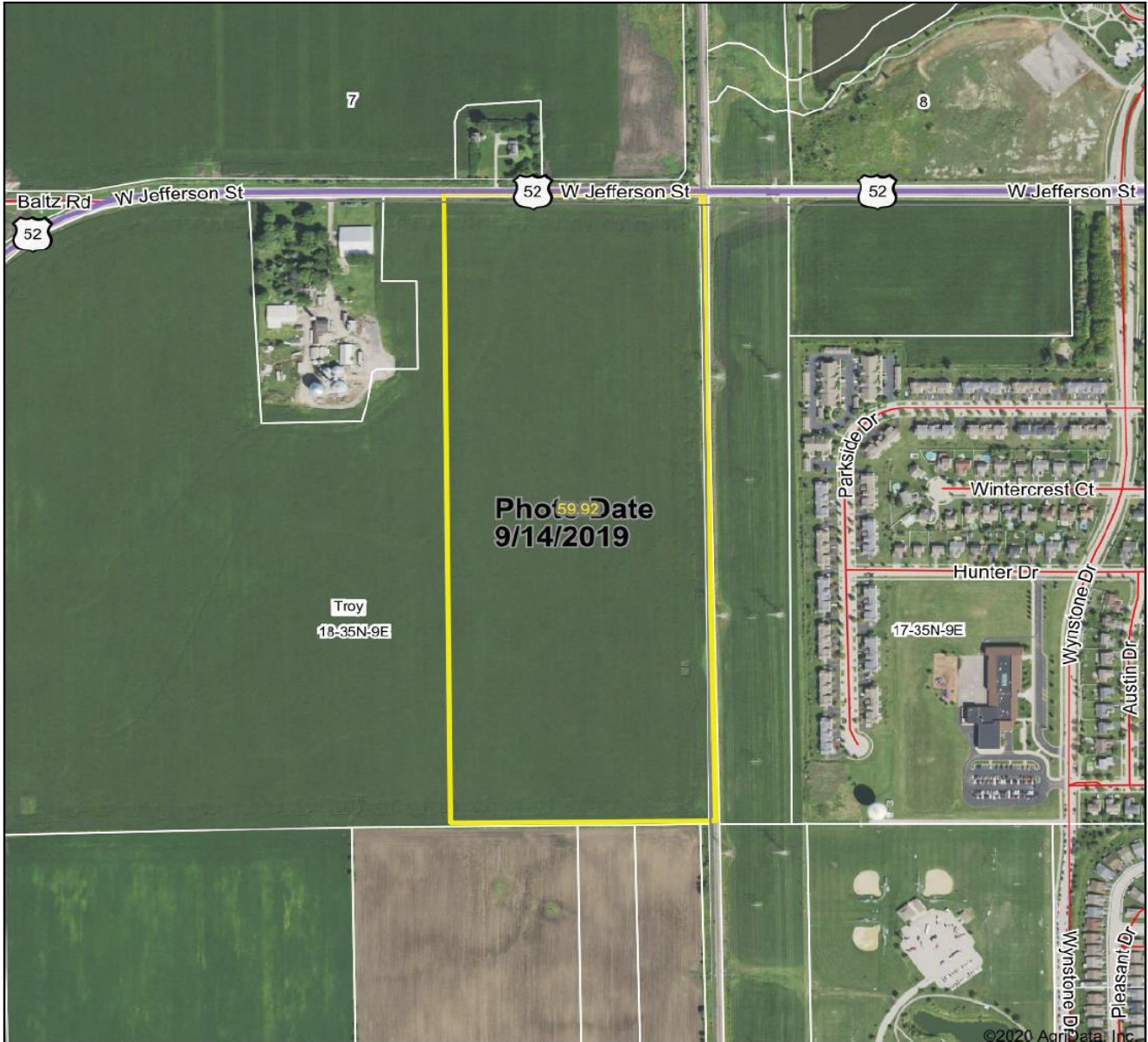
Will County, IL

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26400W 25600W 24800W 24000W 23200W 22400W 21600W



# Aerial Map



**Brummel**  
LAND COMPANY  
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Mark Brummel, Illinois broker  
FARM AND COMMERCIAL REAL ESTATE

Map Center: 41° 31' 2.42, -88° 14' 19.68

0ft 619ft 1238ft

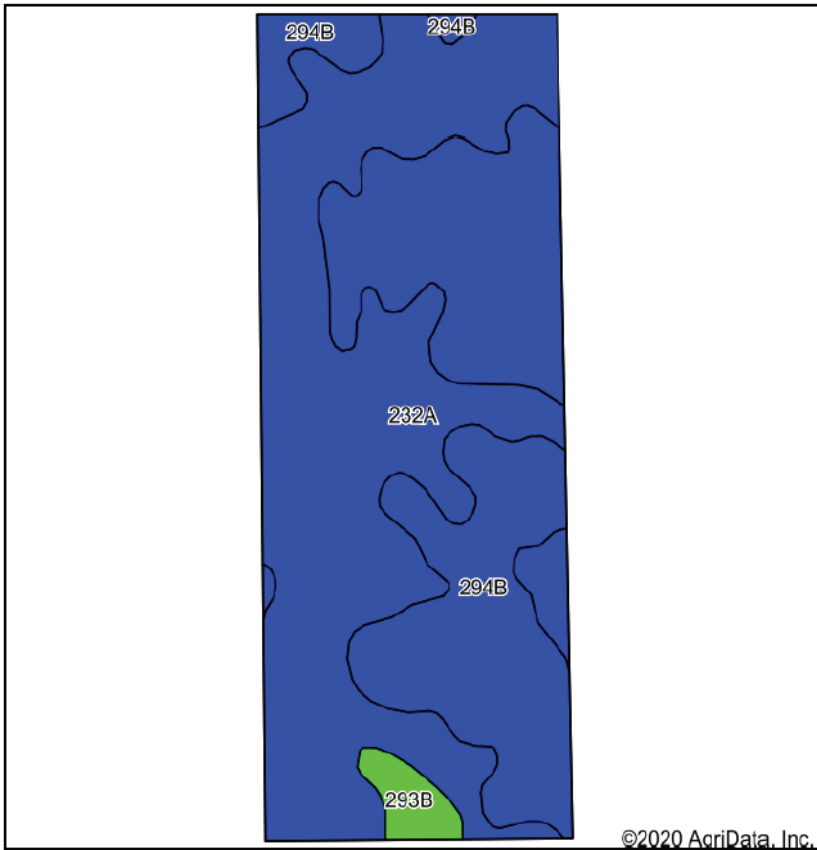
**18-35N-9E**  
**Will County**  
**Illinois**



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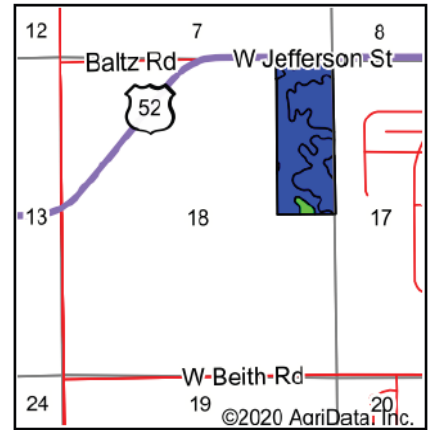
Field borders provided by Farm Service Agency as of 5/21/2008

## Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Will**  
 Location: **18-35N-9E**  
 Township: **Troy**  
 Acres: **59.92**  
 Date: **7/7/2020**



Maps Provided By:



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Area Symbol: IL 197, Soil Area Version: 14										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	32.42	54.1%		FAV	170	56	65	85	127
**294B	Symerton silt loam, 2 to 5 percent slopes	26.14	43.6%		FAV	**177	**55	**68	**91	**130
**293B	Andres silt loam, 2 to 5 percent slopes	1.36	2.3%		FAV	**182	**58	**70	**96	**134
<b>Weighted Average</b>						<b>173.3</b>	<b>55.6</b>	<b>66.4</b>	<b>87.9</b>	<b>128.5</b>

**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

<sup>a</sup> UNF = unfavorable; FAV = favorable

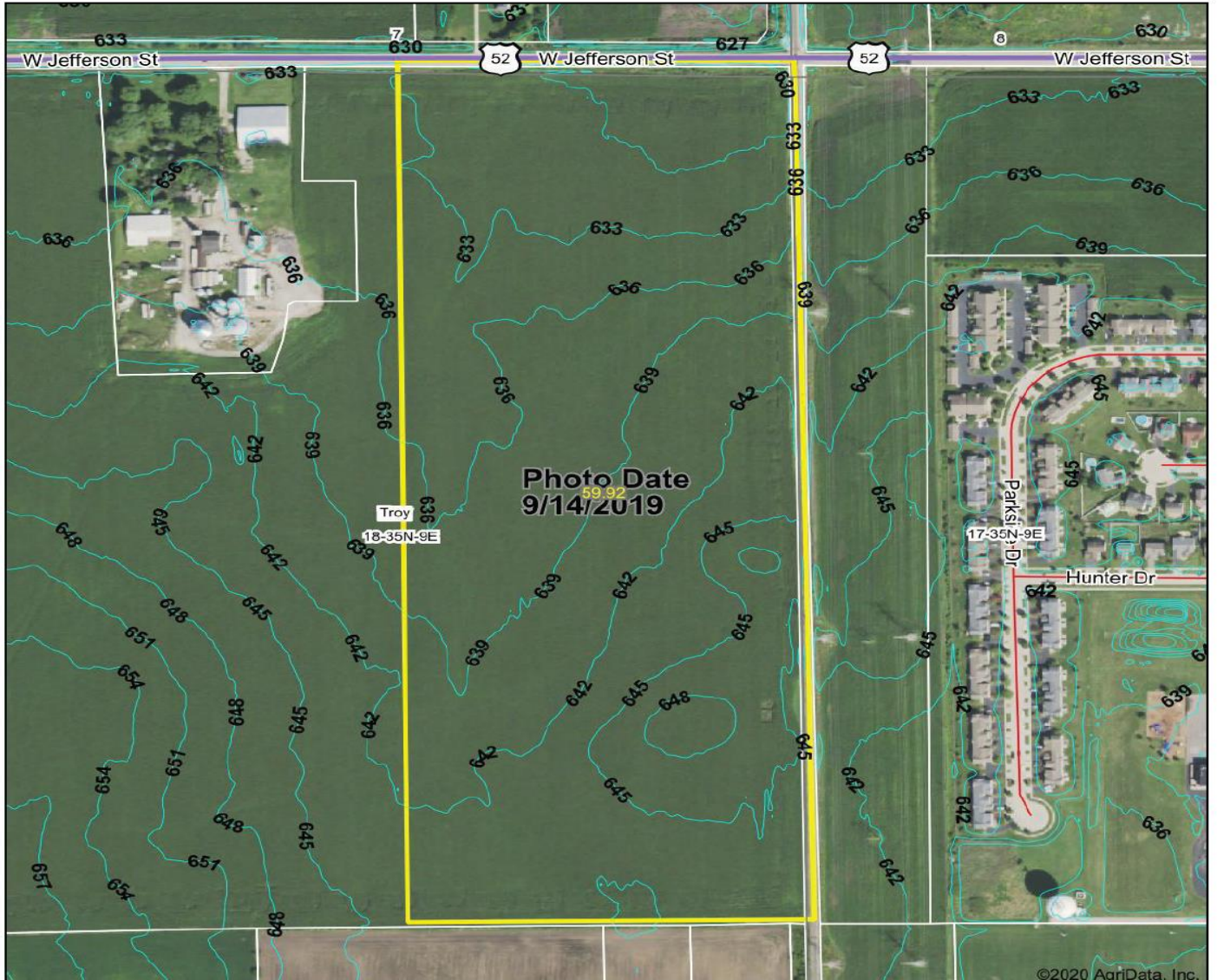
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

\*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



**Brummel LAND COMPANY**  
 18086acres.com  
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 agbrummel@yahoo.com  
 Mark Brummel, Illinois broker  
 FARMLAND AND COMMERCIAL REAL ESTATE

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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:** 626.8  
**Max:** 647.4  
**Range:** 20.6  
**Average:** 638.0  
**Standard Deviation:** 5.31 ft



7/7/2020

**18-35N-9E**  
**Will County**  
**Illinois**

Map Center: 41° 31' 2.42, -88° 14' 19.68

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www.10000acres.com

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<sup>i i i</sup> This farm is offered by Brummel Land Company, information is believed accurate but not warranted.