

# *Brummel Land Company*

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

## **Suky Farms**

**Will Township**

**Will County, IL**

**\$12,350/acre or \$2,856,057.50**

### **Size**

230.45 acres +/-

### **PIN #'s / Legal Description / Acres / Tax amount**

### **Location**

The farms are located about 3 miles Southeast of Petone IL.

### **Improvements**

There are no improvements on the farms.

### **Taxes**

Total Property Tax = \$21.31/acre

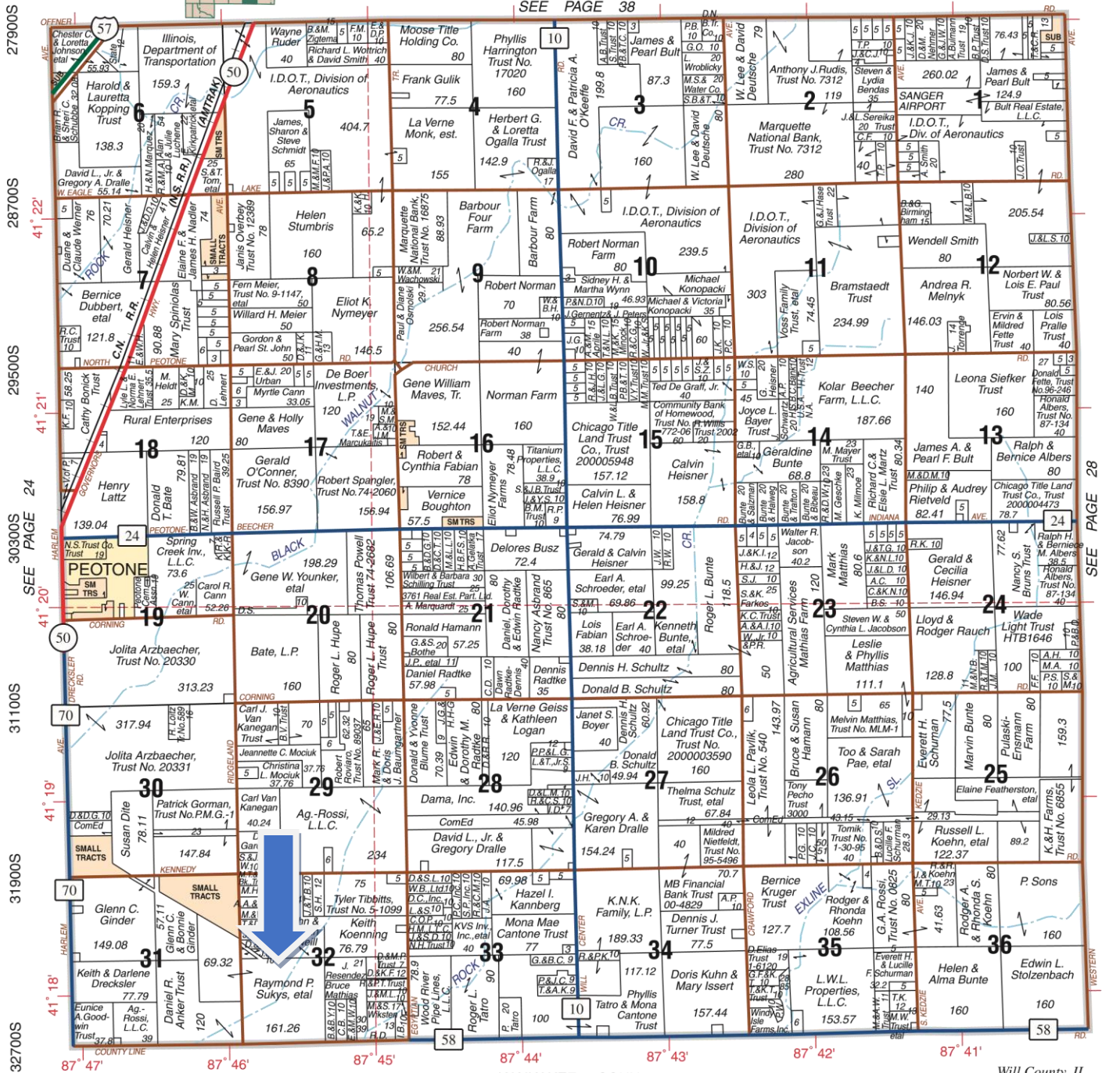
### **Soils**

PLAT  
LOCATION

WILL

T.33N.-R.13E.

SEE PAGE 38



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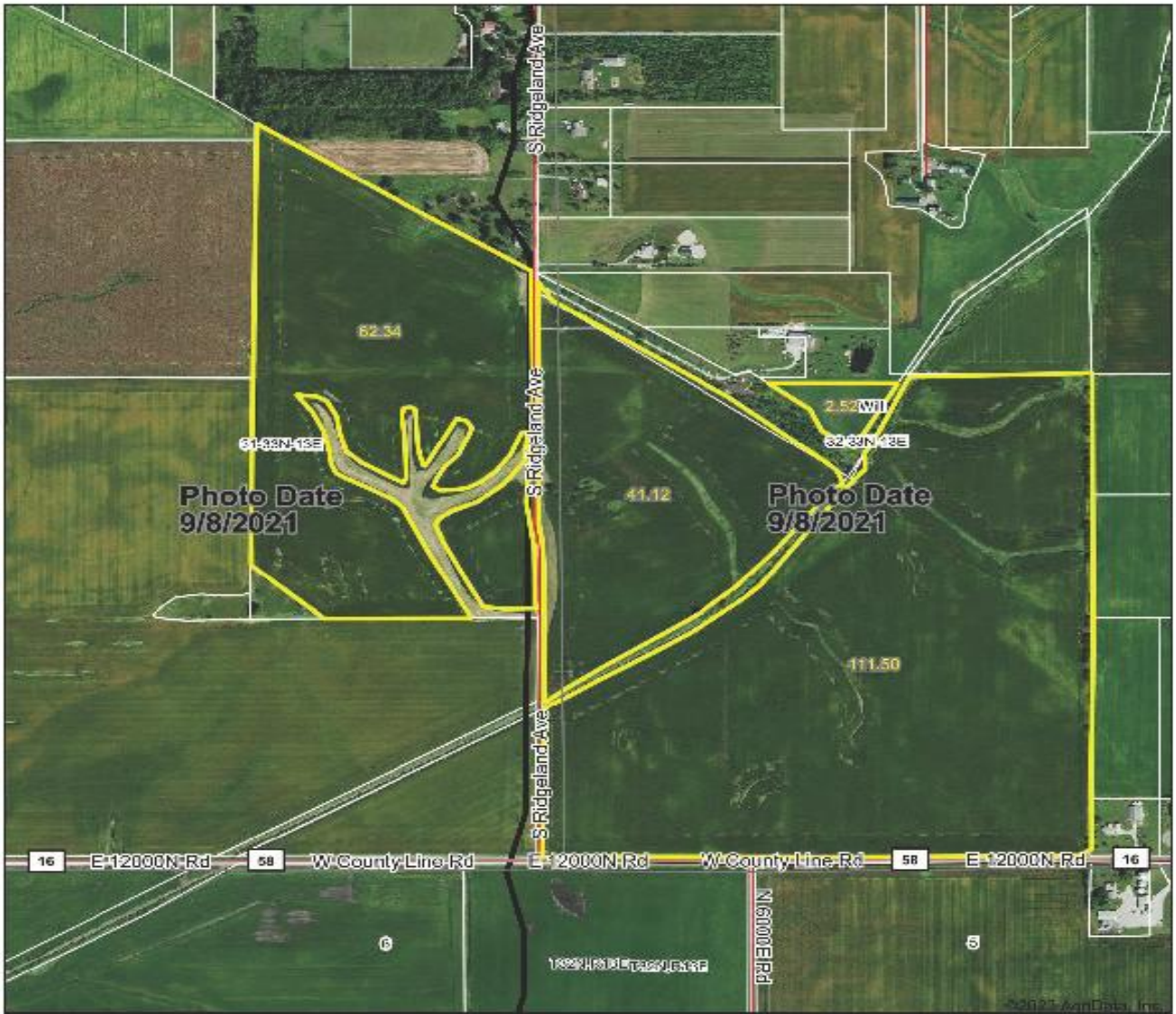
KANKAKEE COUNTY

Will County, IL

7200W 6400W 5600W 4800W 4000W 3200W 2400W

**CURRENT FSA AERIAL MAP**

**Aerial Map**



Map Center: 41° 18' 4.63, -87° 45' 53.21

0ft 789ft 1578ft

**32-33N-13E**  
**Will County**  
**Illinois**

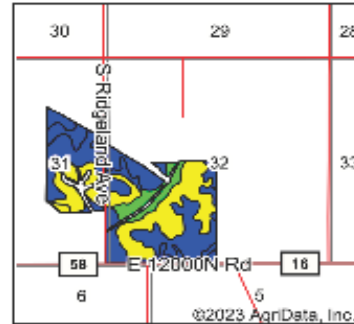
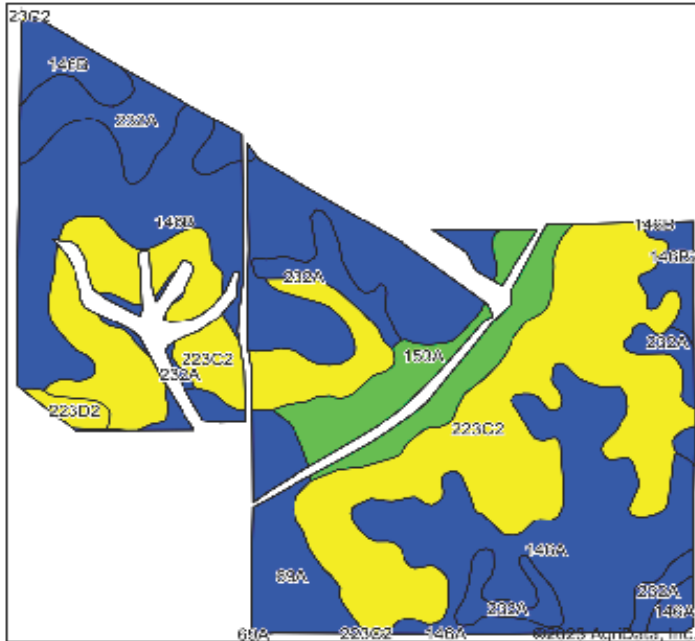


**EUROPHEL**  
L. E. COOPER

Map Provided By  
**surety**  
Ag Data Inc. 9888 www.agdatainc.com

Field borders provided by Farm Service Agency as of 5/2/2008.

## Soils Map



State: Illinois  
 County: Will  
 Location: 32-33N-13E  
 Township: Will  
 Acres: 217.48  
 Date: 4/4/2023



Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 19

Area Symbol: IL197, Soil Area Version: 17

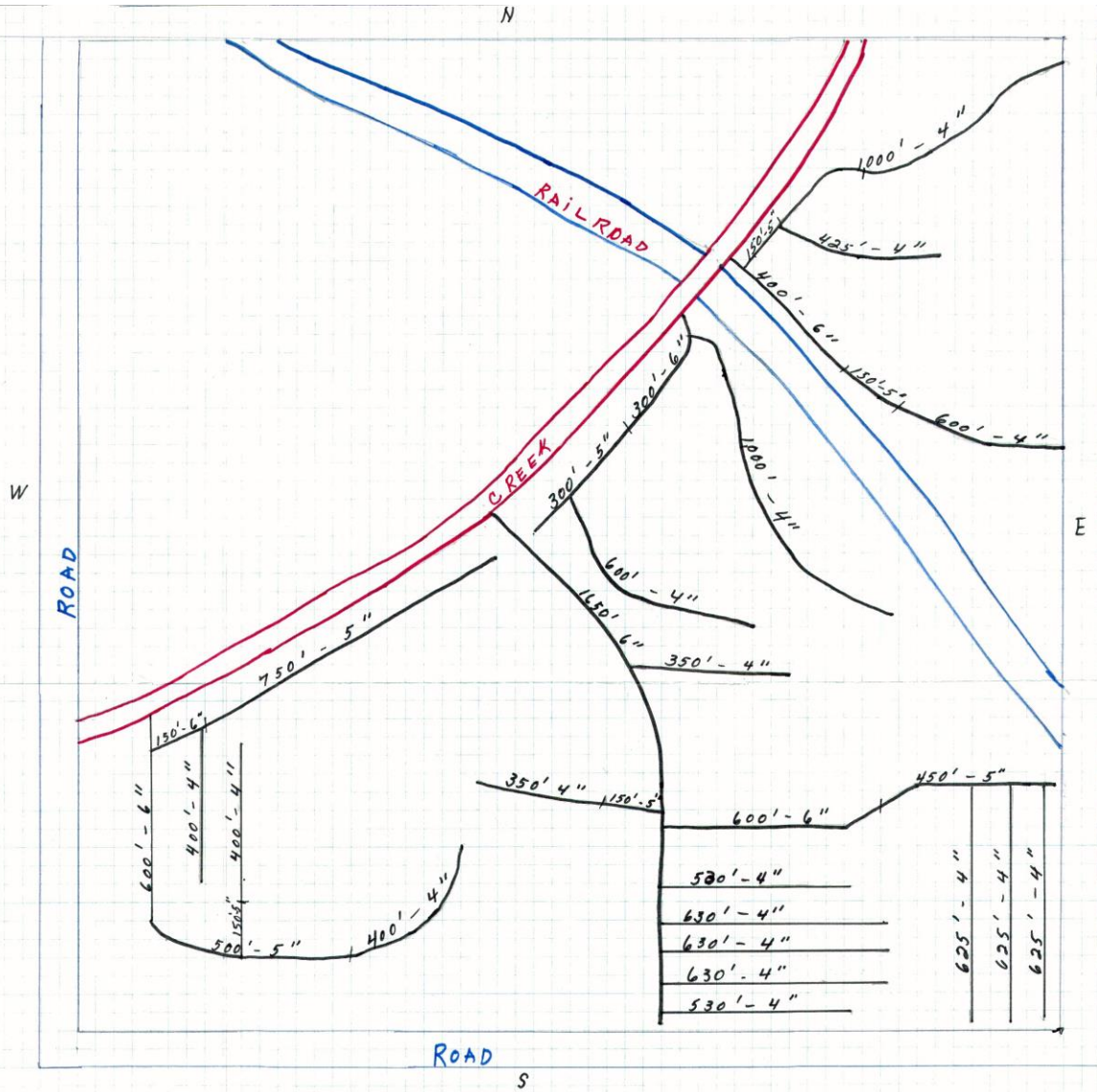
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	75.46	34.7%		FAV	**150	**48	**61	**75	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	49.98	23.0%		FAV	**166	**54	**67	**86	**124
146A	Elliott silt loam, 0 to 2 percent slopes	35.66	16.4%		FAV	168	55	68	87	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	20.97	9.6%		FAV	170	56	65	85	127
153A	Pella silty clay loam, 0 to 2 percent slopes	16.47	7.6%		FAV	183	60	70	92	136
68A	Milford silty clay loam, 0 to 2 percent slopes	13.52	6.2%		FAV	171	57	68	88	128
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	3.80	1.7%		FAV	**160	**52	**65	**83	**119
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	1.62	0.7%		FAV	**147	**47	**60	**73	**108
<b>Weighted Average</b>						<b>182.6</b>	<b>62.8</b>	<b>86.1</b>	<b>82.7</b>	<b>120.6</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 611 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".  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

K.A. SUKYS  
 5 OLD ORCHARD  
 KANKAKEE ILL.

LOCATION -  
 S.W. 1/4 OF SEC. 32, T.33 R.13.E.

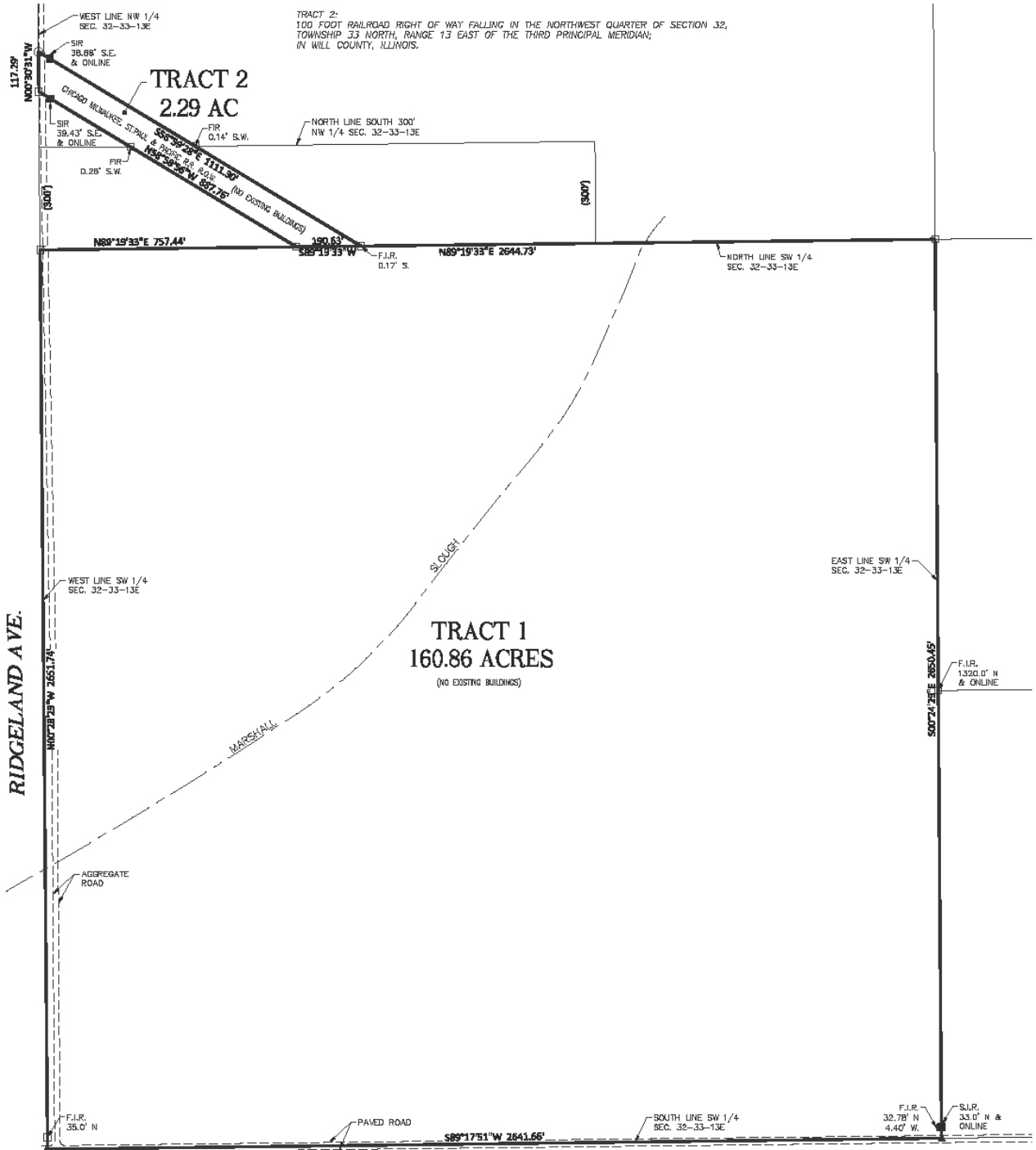
SCALE -  $\square = 50'$



# PLAT OF SURVEY

TRACT 1:  
THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 13 EAST  
OF THE THIRD PRINCIPAL MERIDIAN; IN WILL COUNTY, ILLINOIS.

TRACT 2:  
100 FOOT RAILROAD RIGHT OF WAY FALLING IN THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;  
IN WILL COUNTY, ILLINOIS.



I, MARK J. SCHERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20th DAY OF DECEMBER, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3105  
LICENSE EXPIRES NOVEMBER 30, 2018



COUNTY LINE ROAD

**NORTH**  
SCALE: 1" = 200'

**LEGEND**

- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON ROD
- ▲ SET IRON PIPE
- 7.77 MEASURED DATA

<b>M. GINGENCH, GERRADY &amp; ASSOCIATES</b> ENGINEERING • PLANNING		<b>BRADLEY OFFICE</b> 2300 S. Glasgow St Bradley, Illinois 62410 PH: 615-688-9911 FX: 615-688-9910	Distribution Office 2300 S. Glasgow St Moline, Illinois 62442 PH: 615-478-0993 FX: 615-478-8885
ORDERED BY: HOMESTAR BANK		DR. BY: CAG	
JOB NUMBER: 16-004		FIELD WORK COMPLETED: 12-10-2016	
SHEET: 1		PAGE: 100-101	

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**Mark Brummel, Illinois broker**

FARMLAND AND COMMERCIAL REAL ESTATE