

# *Brummel Land Company*

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

## **Black Road Development Property**

**Troy Township  
Will County, IL**

**Price: \$11,682,000 or \$49,500 /gross acre**

### **Size**

236 acres +/-

### **Location**

The farm is located on Black Road within the Village of Shorewood IL, just about 1 mile west of IL Rt 59. The farm has feeder roads into it from the development next door, The Fields of Shorewood.

### **Improvements**

There is a single family homes on this property as well as a few outbuildings which are included in the sale.

### **Taxes**

### **Ownership**

The sellers are seeking a cash sale for this farm.

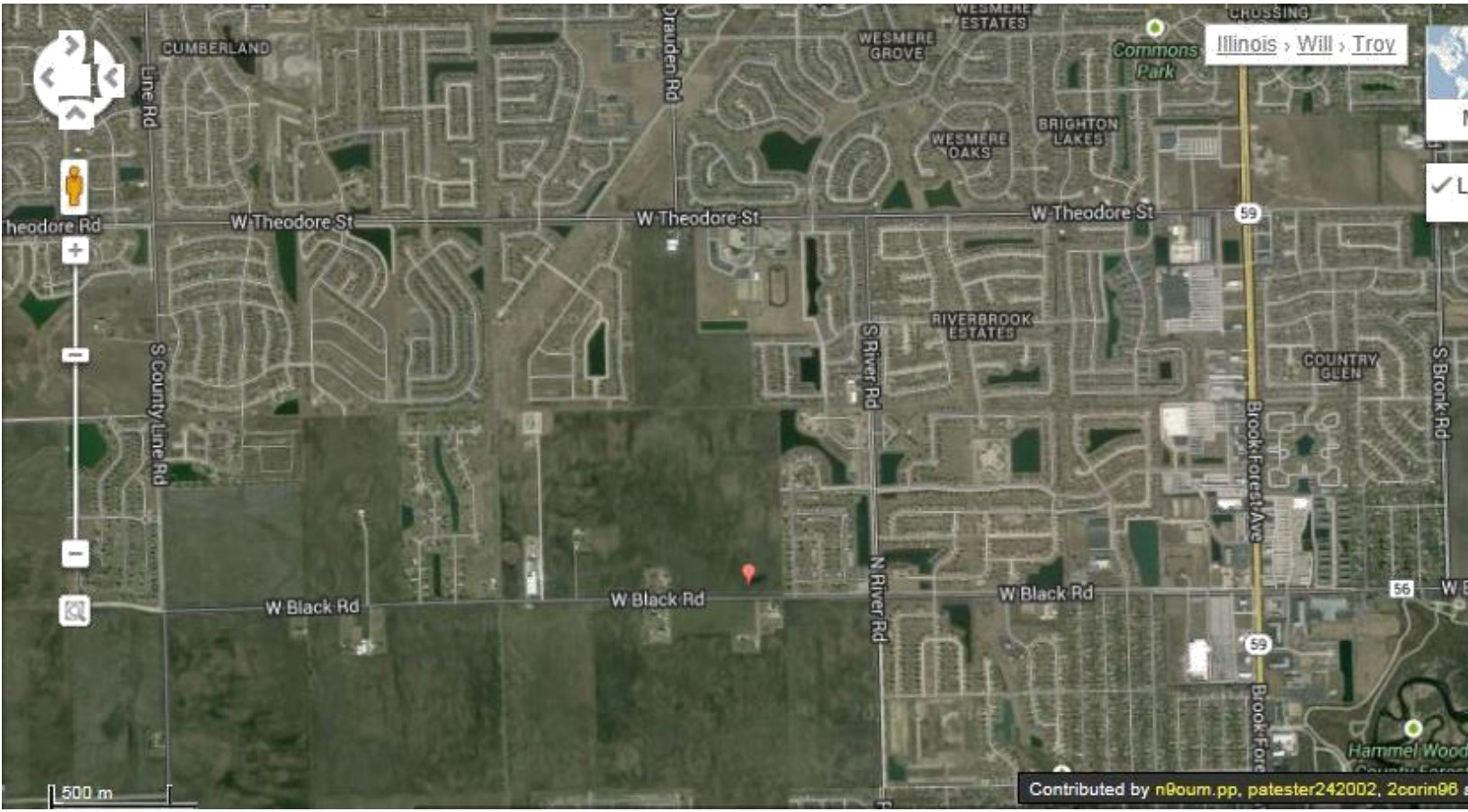
### **Comments**

Excellent opportunity to buy a farm that is next to growth and expansion on all sides of it. This farm has a current agreement with the Village of Shorewood, allowing for a quicker start to a development. For a copy of this agreement please contact the listing agent. The Village of Shorewood is eager to work with builders, if you have a plan let us help you make it happen!

For additional information about this property, please contact:

**Mark Brummel**  
**Brummel Land Company**  
Cellular: (815) 674-3006  
Email: [mjbrummel@yahoo.com](mailto:mjbrummel@yahoo.com)





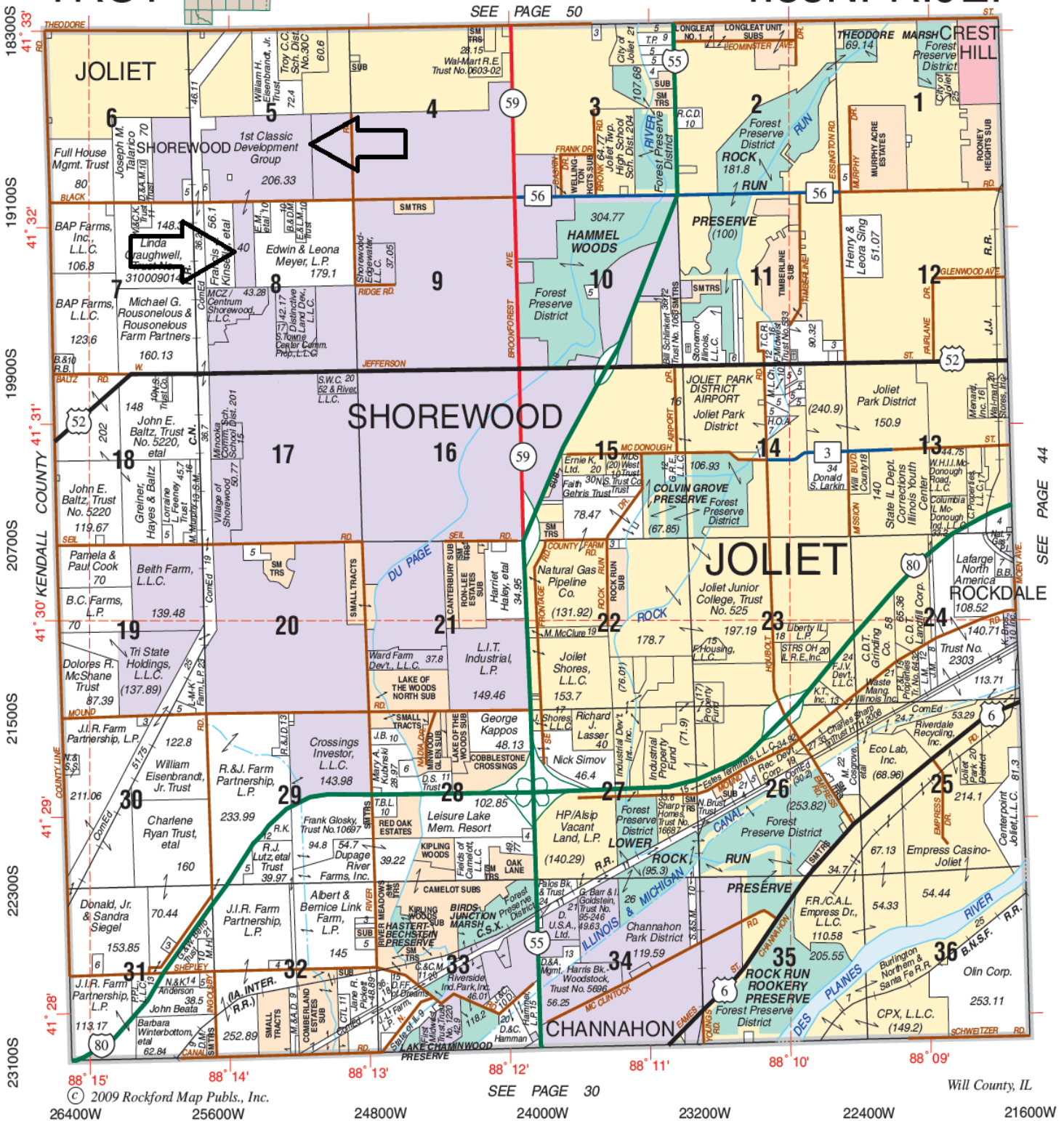
Contributed by n9oum.pp, palester242002, 2corin98 s



# TROY

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

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SEE PAGE 30

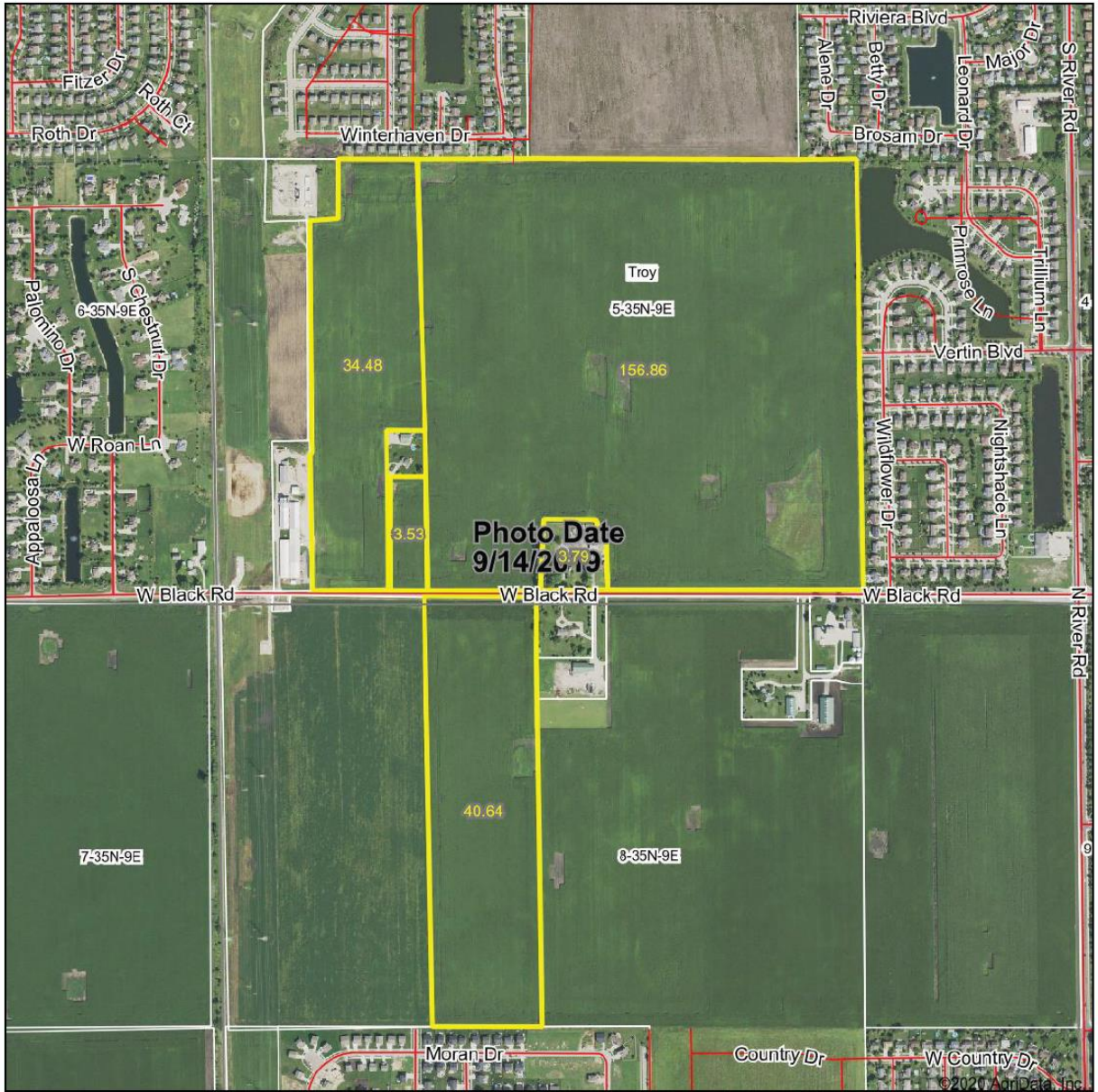
Will County, IL

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

# Aerial Map



1888ACRES.COM  
mobile: 815.874.3058  
@brummel@yahoo.com  
Mark Brummel, Illinois broker

Map Center: 41° 32' 11.56, -88° 13' 49.02

0ft 947ft 1894ft

**5-35N-9E**  
**Will County**  
**Illinois**

Maps Provided By:

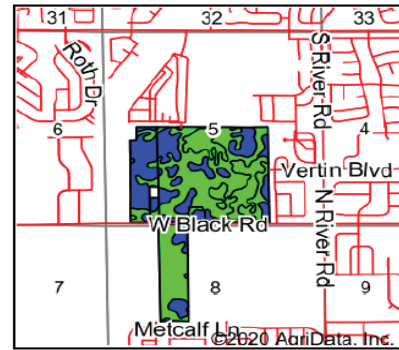
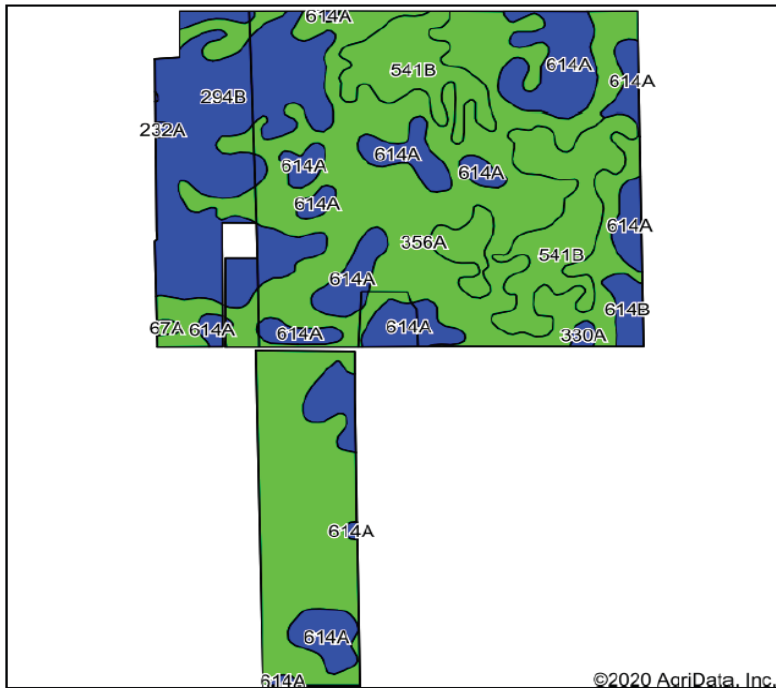
CUSTOMIZED ONLINE MAPPING  
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7/7/2020

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



# Soils Map



State: **Illinois**  
 County: **Will**  
 Location: **5-35N-9E**  
 Township: **Troy**  
 Acres: **239.3**  
 Date: **7/7/2020**



Soils data provided by USDA and NRCS.

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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
356A	Elpaso silty clay loam, 0 to 2 percent slopes	123.30	51.5%		FAV	195	63	66	102	144
614A	Chenoa silty clay loam, 0 to 2 percent slopes	40.37	16.9%		FAV	174	57	68	92	129
**294B	Symerton silt loam, 2 to 5 percent slopes	40.10	16.8%		FAV	**177	**55	**68	**91	**130
**541B	Graymont silt loam, 2 to 5 percent slopes	27.93	11.7%		FAV	**181	**56	**70	**93	**133
541A	Graymont silt loam, 0 to 2 percent slopes	3.67	1.5%		FAV	183	57	71	94	134
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	2.58	1.1%		FAV	**172	**56	**67	**91	**128
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.66	0.3%		FAV	164	55	61	78	123
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.38	0.2%		FAV	182	57	68	89	133
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.31	0.1%		FAV	170	56	65	85	127
<b>Weighted Average</b>						<b>186.2</b>	<b>59.6</b>	<b>67.2</b>	<b>97.1</b>	<b>137.4</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

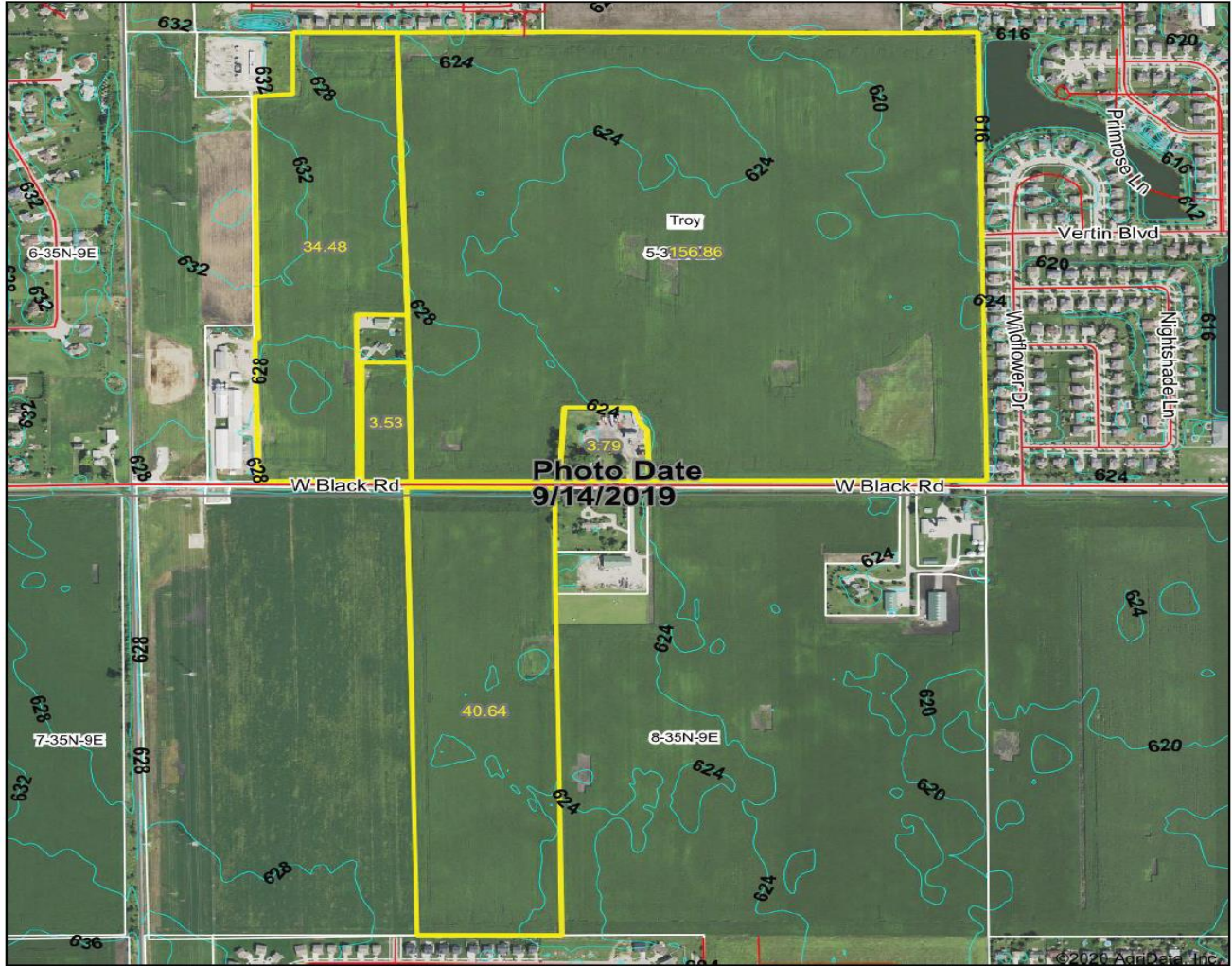
<sup>a</sup> UNF = unfavorable; FAV = favorable


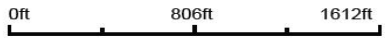

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

\*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



 <p>1800 Sycamore Court Moline, IL 674-3006 sigbrummel@brum.com Mark Brummel, Illinois Broker</p> <p>Map Provided By: <b>surety</b> CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2020 www.AgriDataInc.com</p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008</small></p>	<p><b>Source:</b> USGS 10 meter dem</p> <p><b>Interval(ft):</b> 4.0</p> <p><b>Min:</b> 616.0</p> <p><b>Max:</b> 635.6</p> <p><b>Range:</b> 19.6</p> <p><b>Average:</b> 623.8</p> <p><b>Standard Deviation:</b> 3.08 ft</p>	<div style="text-align: right;"> <p>0ft      806ft      1612ft</p>  </div> <div style="text-align: center;">  <p>7/7/2020</p> </div> <div style="text-align: center;"> <p><b>5-35N-9E</b> <b>Will County</b> <b>Illinois</b></p> <p>Map Center: 41° 32' 11.56, -88° 13' 49.02</p> </div>
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**Mark Brummel**  
**Brummel Land Company**  
**Farm/Commercial**  
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 Email: [mjbrummel@yahoo.com](mailto:mjbrummel@yahoo.com)<sup>i</sup>



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