

# *Barrett & Brummel*

*Farm and Commercial Real Estate*  
825 East Lincoln • Chenoa, Illinois

## **Brisbon Road Lots**

**Seward Township**

**Kendall County, IL**

**Price: \$150,000 per lot**

### **Size**

10 acres +/-

### **Location**

These hard to find 10 acre lots are located on Brisbon Road just south of Route 52, located about 7 miles west of Joliet / Shorewood

### **Improvements**

There are no improvements on these lots and there is no building permits included

### **Taxes**

\$120/lot (varies by lot)

### **Ownership**

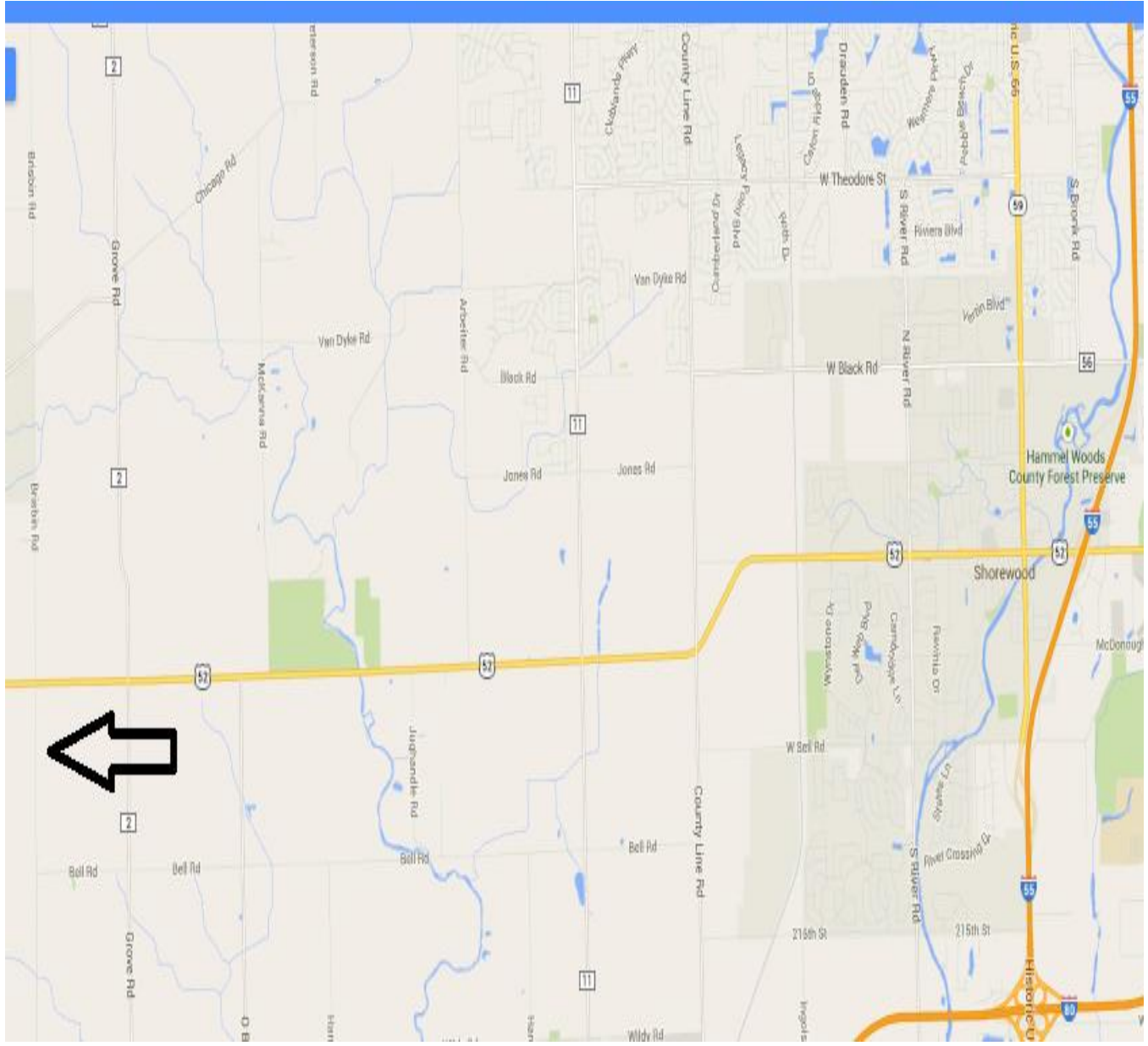
The sellers are seeking a cash sale for this farm.

### **Comments**

Hard to find smaller parcels that are all tillable! Contact us today. (Agent interest)

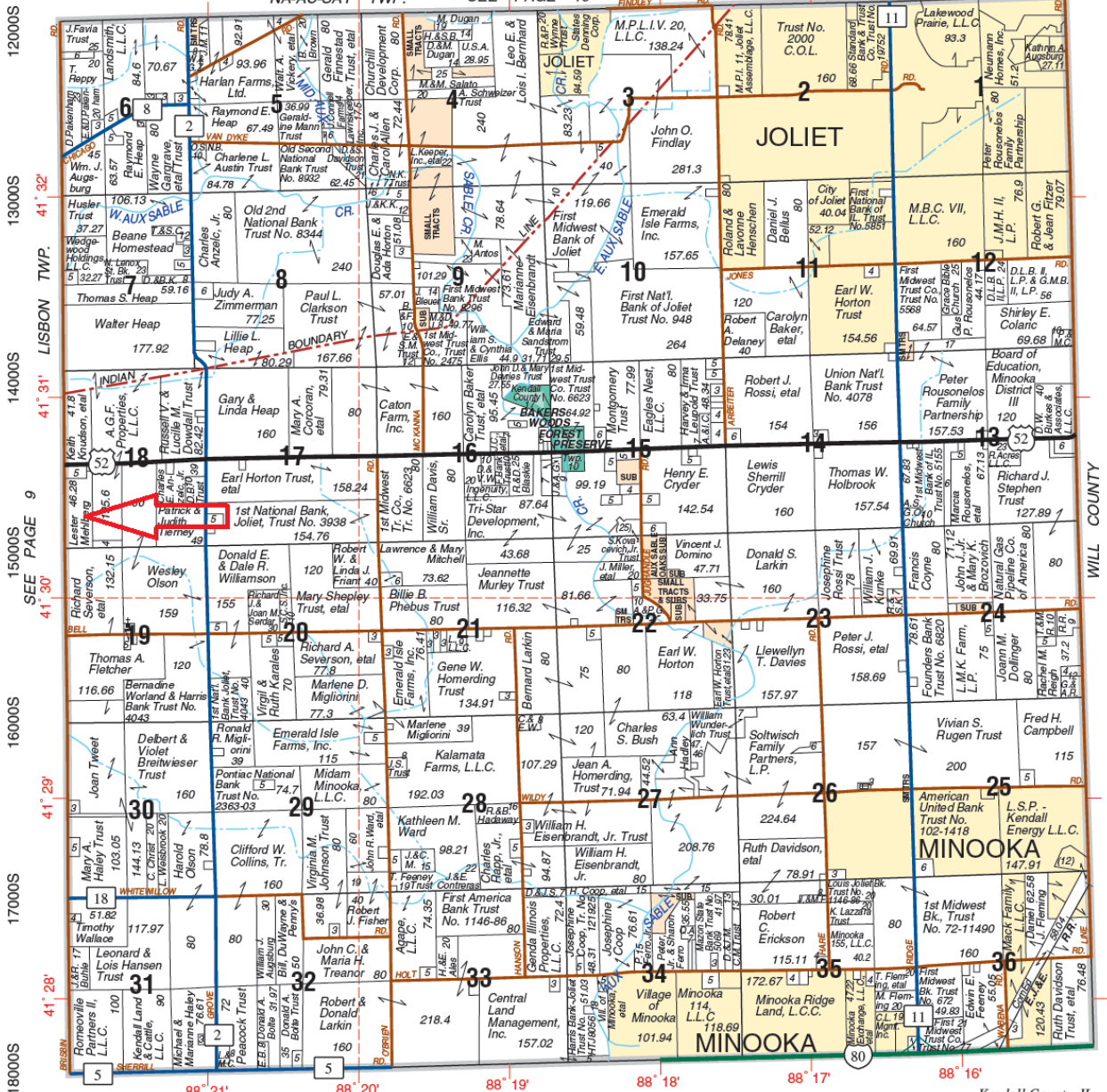
For additional information about this property, please contact:

**Mark Brummel**  
**Barrett & Brummel - Farm/Commercial**  
Cellular: (815) 674-3006  
Bill Barrett (815) 341-4044



# SEWARD

# T.35N.-R.8E.



© 2008 Rockford Map Publs., Inc. GRUNDY COUNTY Kendall County, IL

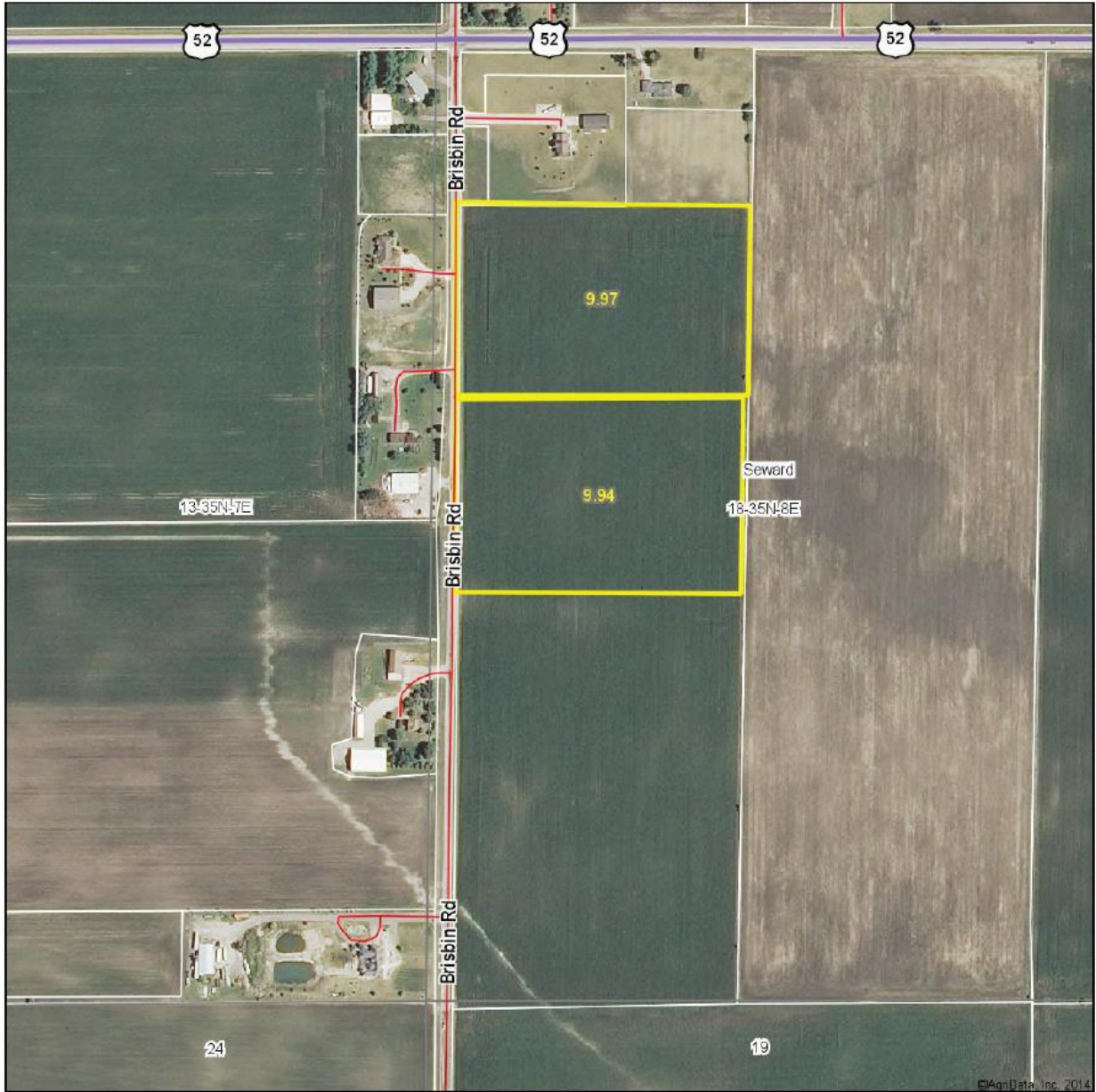
6000W 5000W 4000W 3000W 2000W 1000W 0

88° 21' 88° 20' 88° 19' 88° 18' 88° 17' 88° 16'

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

SEE PAGE 9 LISBON TWP. 41° 32' 41° 31' 41° 30' 41° 29' 41° 28'

# Aerial Map



PROVIDER OF AGRICULTURE  
**Barrett & Brunel**  
Farmland & Commercial Real Estate  
MARK J. BRUNEL  
Owner  
Mobile: 618-714-8888  
Office: 618-742-2222  
Fax: 618-742-2222  
Email: info@barrettandbrunel.com

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2014 www.AgriDataInc.com

**18-35N-8E**  
**Kendall County**  
**Illinois**

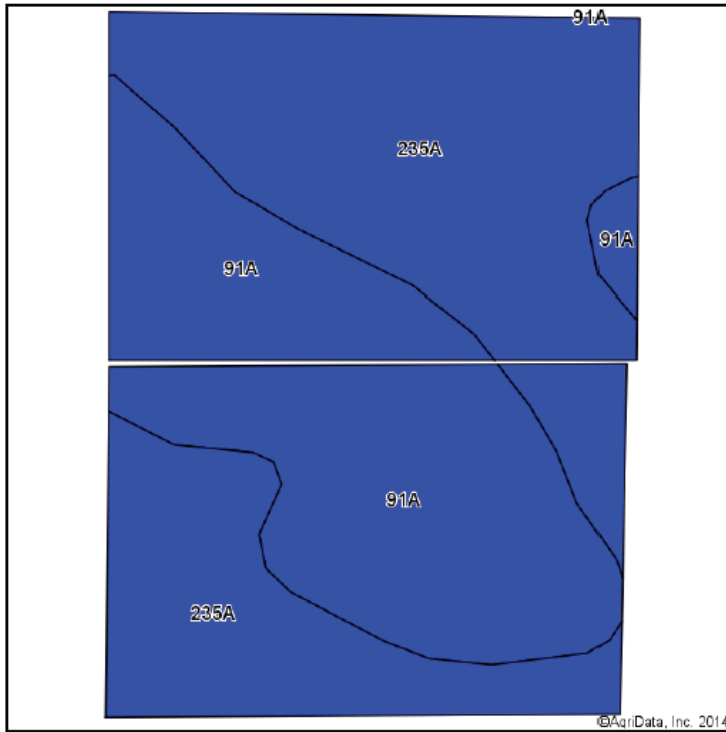
map center: 41° 30' 27.47, 88° 21' 52.75  
scale: 4968



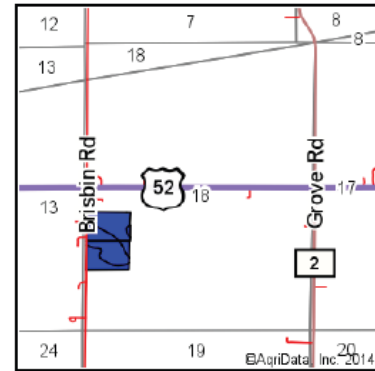
11/23/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

## Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Kendall**  
 Location: **18-35N-8E**  
 Township: **Seward**  
 Acres: **19.88**  
 Date: **11/23/2014**



Maps Provided By:



Area Symbol: IL093, Soil Area Version: 10

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
235A	Bryce silty clay, 0 to 2 percent slopes	11.37	57.2%		FAV	162	54	64	82	121
91A	Swygart silty clay loam, 0 to 2 percent slopes	8.51	42.8%		UNF	158	52	63	79	118
<b>Weighted Average</b>						<b>160.3</b>	<b>53.1</b>	<b>63.6</b>	<b>80.7</b>	<b>119.7</b>

Area Symbol: IL093, Soil Area Version: 10

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 (Updated 1/10/2012)

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".

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.