

Barrett & Brummel

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

Marseilles Farm

Miller Township

LaSalle County, IL

Price: ~~\$1,656,000 / \$10,350 per gross acre~~

REDUCED!! Price: \$1,531,200 / \$9,570 per acre

Size

160 acres +/-

Location

This farm is located approximately 2.5 miles north of Marseilles, ½ mile north of Interstate 80, approximately 13 miles west of Morris and 7 miles east of Ottawa.

Improvements

There are no improvements on the farm.

Taxes

\$2530.78 / year - \$15.82/acre

Ownership

The sellers are seeking a cash sale for this farm.

Comments

This is a nice farm in a great location. It has been in the same family for generations and is well taken care of.

For additional information about this property, please contact:

Mark Brummel

Barrett & Brummel - Farm/Commercial

Cellular: (815) 674-3006

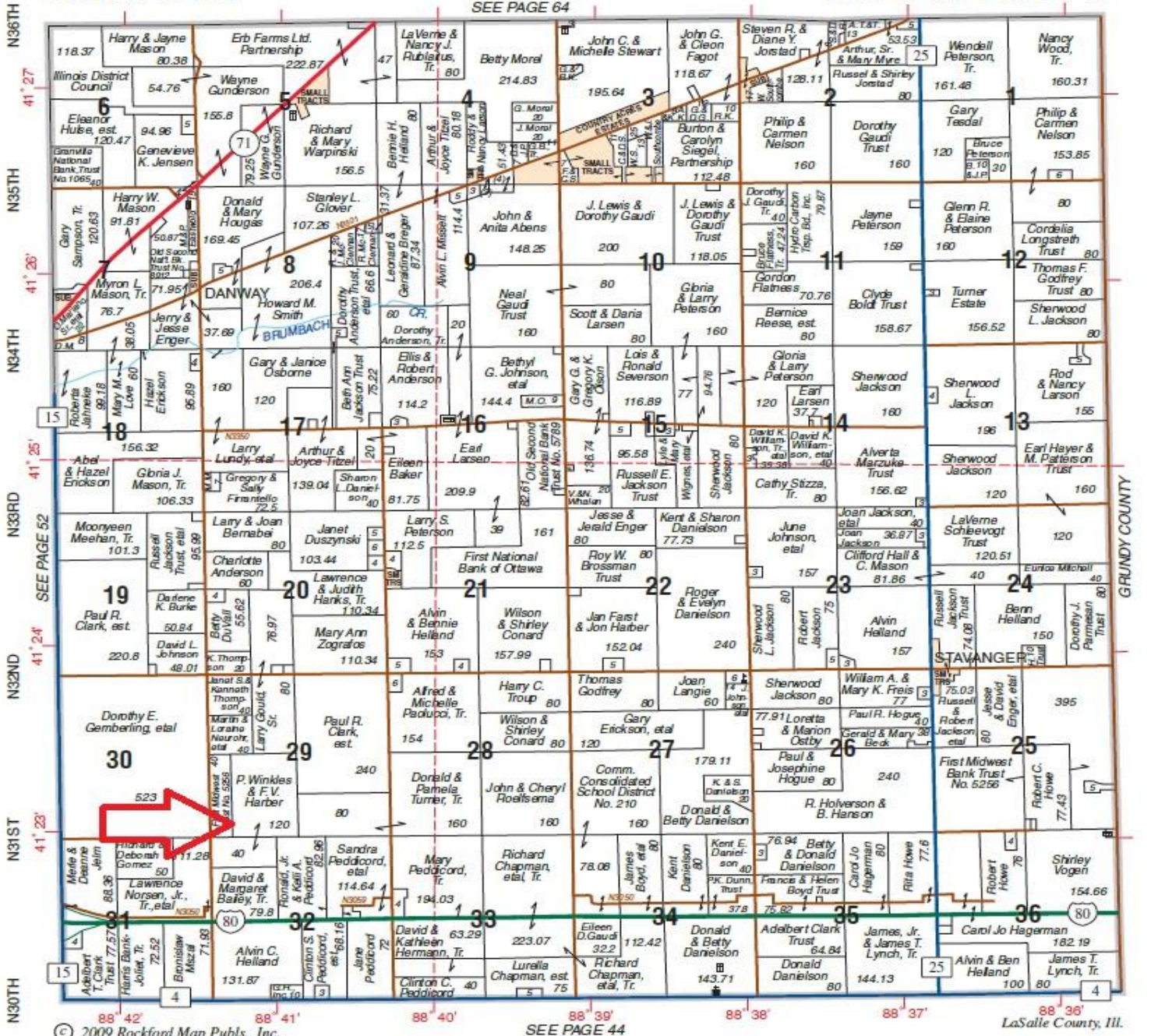
Bill Barrett (815) 341-4044

Email: mjbrummel@yahoo.com

MILLER

T.34N.-R.5E.

SEE PAGE 64

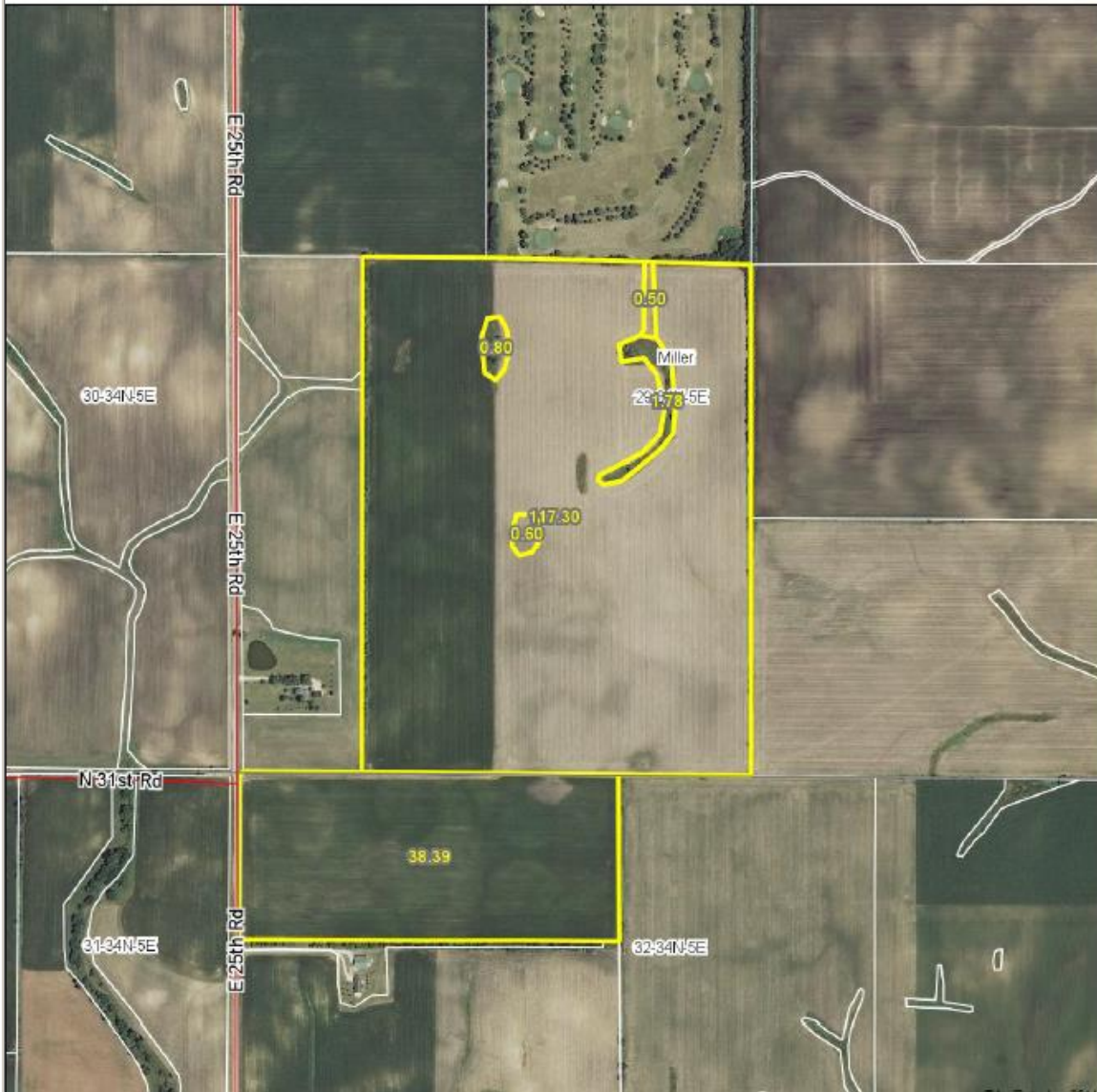


GRUNDY COUNTY

LaSalle County, Ill.

E24TH E25TH E26TH E27TH E28TH E29TH E30TH

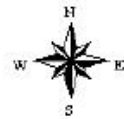
Aerial Map



Maps Provided By:
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map center: 41° 23' 11, 88° 41' 4.91

scale: 9230



10/14/2014

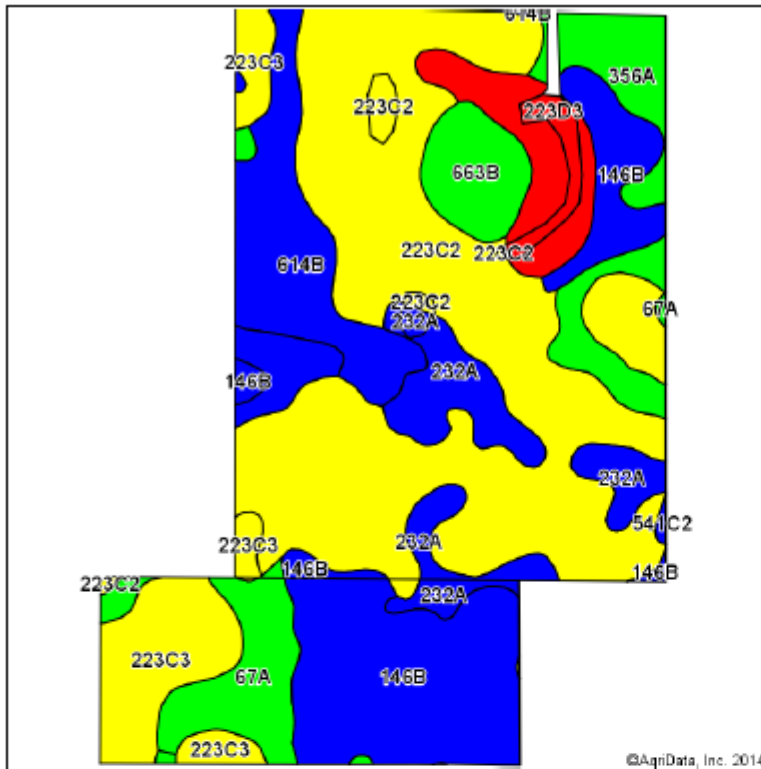
29-34N-5E
La Salle County
Illinois

Mark Brummel

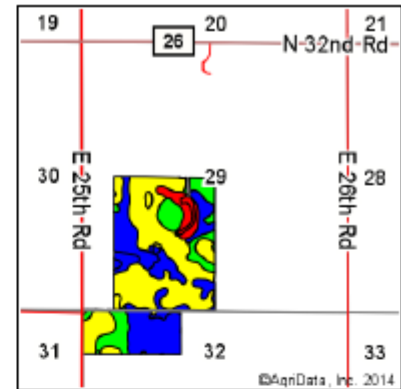
Field borders provided by Farm Bureau, Barrett & Brummel, Farm/Commercial Photography Field Office.

Cellular: (815) 674-3006

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **La Salle**
 Location: **29-34N-5E**
 Township: **Miller**
 Acres: **158.87**
 Date: **10/14/2014**



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Area Symbol: IL099, Soil Area Version: 8

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
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	61.66	38.8%		FAV	**150	**48	**61	**75	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	25.19	16.5%		FAV	**166	**54	**67	**86	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	14.19	8.9%		FAV	170	56	65	85	127
614B	Chenoa silty clay loam, 2 to 5 percent slopes	12.71	8.0%		FAV	174	57	68	92	129
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	12.43	7.8%		FAV	**139	**44	**56	**70	**102
356A	Elpaso silty clay loam, 0 to 2 percent slopes	10.26	6.5%		FAV	195	63	66	102	144
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	8.30	5.2%		FAV	**136	**43	**55	**68	**100
67A	Harpster silty clay loam, 0 to 2 percent slopes	7.46	4.7%		FAV	182	57	68	89	133
**663B	Clare silt loam, 2 to 5 percent slopes	5.48	3.4%		FAV	**180	**56	**69	**96	**133
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	0.17	0.1%		FAV	**170	**53	**66	**87	**125
Weighted Average						160.2	51.5	63.1	81.5	118.3

Area Symbol: IL099, Soil Area Version: 8

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/>

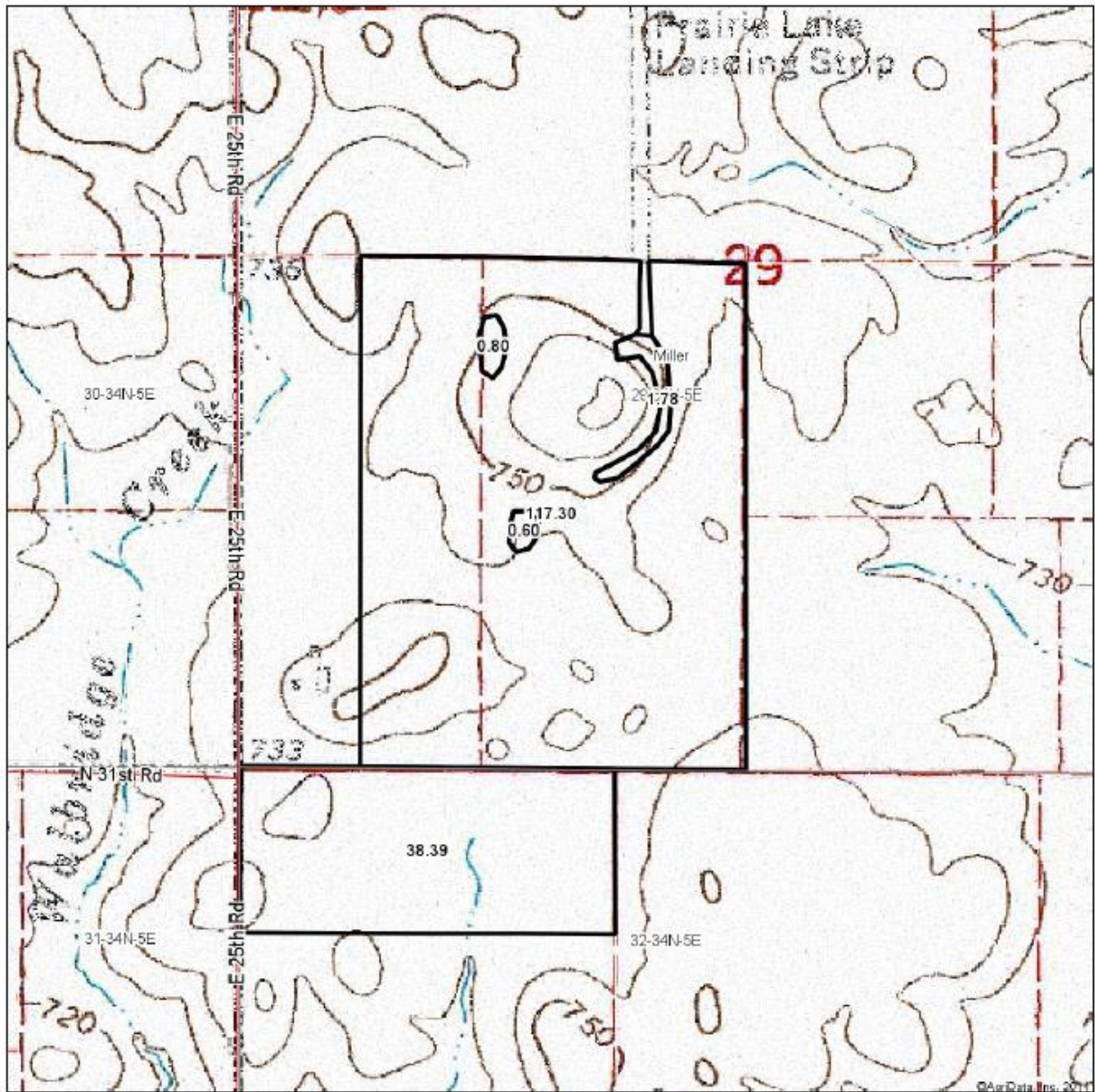
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

a UNF = unfavorable; FAV = favorable

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

Mark Brummel
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Topography Map



map center: 41° 23' 11", 88° 41' 4.91"
scale: 9230

29-34N-5E
La Salle County
Illinois

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10/14/2014

The bottom section of the map contains a logo for 'Surety' with the text 'Maps Provided By: surety' and 'CUSTOMIZED ONLINE MAPPING'. Below this is the 'AgriData' logo with the text '© AgriData, Inc. 2014' and 'www.AgriDataInc.com'. To the right of the logos is a compass rose with 'N', 'S', 'E', and 'W' directions. The date '10/14/2014' is printed at the bottom right.

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

Illinois
LaSalle

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2210

Prepared: 10/15/14 12:52 PM

Crop Year: 2015

Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name				Farm Identifier			Recon Number	
[REDACTED]				Not Applicable				
Farms Associated with Operator:								
[REDACTED]								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
159.38	156.8	156.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	156.8	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	79.1	110	119	0.0	0.0
SOYBEANS	77.7	30	36	0.0	0.0
Total Base Acres:	156.8				

Tract Number: 2634 Description: P9-NW1/4 NW1/4 Sec 32 T34N R5E & Sec 29 SW1/4 FAV/WR History: N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
159.38	156.8	156.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	156.8	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	79.1	110	119	0.0	0.0	
SOYBEANS	77.7	30	36	0.0	0.0	
Total Base Acres:	156.8					
Owners: PHYLLIS WINKLES			F VIRL HARBER IRREVOCABLE TRUST			
Other Producers: None						

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iii This farm is offered by Barrett Realty, information is believed accurate but not warranted.