

Barrett & Brummel

Farm and Commercial Real Estate
960 East Cemetery • Chenoa, Illinois

Rt52 Farm

Seward Township

Kendall County, IL

Price: \$40,000/gross acre \$920,000

Size

23 acres +/-

Location

Farm is located on IL Rt52 just west of Shorewood IL. Great location with about ¼ mile of road frontage on Rt52. Excellent location for your business! Willing to divide.

Improvements

There is a single family home, garage, and barns on this property.

Taxes

\$811.96 = \$15.32/ acre

Ownership

The sellers are seeking a cash sale for this farm. The farm is currently leased for 2014

Comments

This is great farm in a great location.

For additional information about this property, please contact:

Mark Brummel

Barrett & Brummel - Farm/Commercial

Cellular: (815) 674-3006

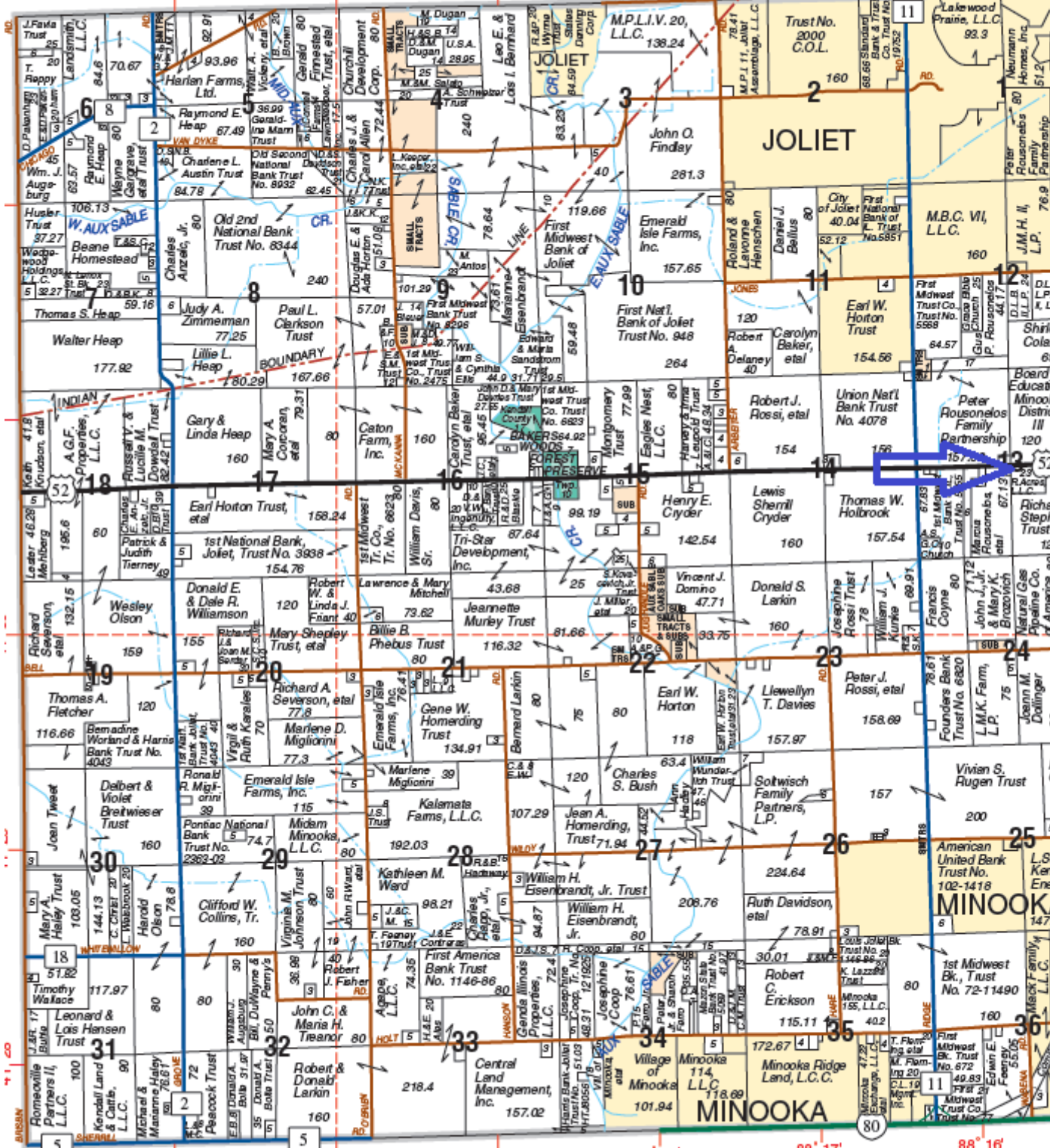
Office: (815) 945-2000

Email: mjbrummel@yahoo.com

SEWARD

T.35N.-R.8

NA-AU-SAY TWP. SEE PAGE 19



© 2008 Rockford Map Pubs., Inc. 6000W 5000W 4000W 3000W 2000W 1000W
GRUNDY COUNTY Kendall

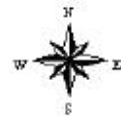
Aerial Map



Maps Provided By:
surety
AGRI DATA, INC. 2014 www.AgrIData.com

13-35N-8E
Kendall County
Illinois

map center: 41° 30' 44.95, 88° 15' 41.05
scale: 2948



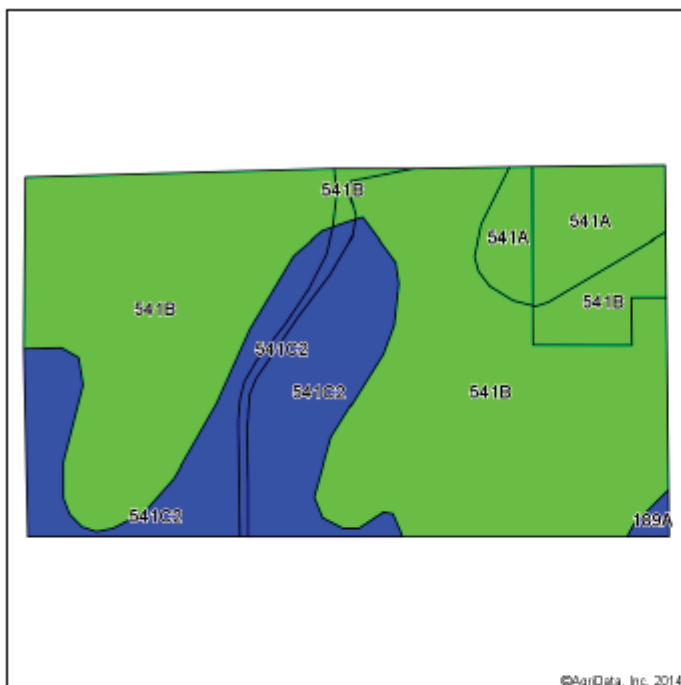
Mark Brummel

Field borders provided by Farm Bureau Surveyors, Inc. or other licensed surveyors. Aerial photography provided by the PhotoGraphy Field Office.

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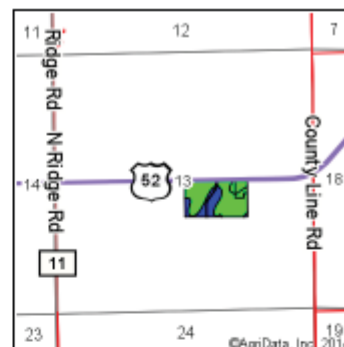
Cellular: (815) 674-3006

Soil Map



Soils data provided by USDA and NRCS.

©AgiData, Inc. 2014



State: **Illinois**
 County: **Kendall**
 Location: **13-35N-8E**
 Township: **Seward**
 Acres: **21.89**
 Date: **3/14/2014**



Maps Provided By:

 © AgriData, Inc. 2014 www.AgrDataInc.com



| Area Symbol: IL093, Soil Area Version: 9 | | | | | | | | | | |
|--|--|-------|------------------|-------------------------------------|-------------------|--------------|---------------|-------------|-------------|--|
| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Subsoil rooting # | Com Bu/A | Soybeans Bu/A | Wheat Bu/A | Oats Bu/A | Crop productivity index for optimum management |
| **541B | Graymont silt loam, 2 to 5 percent slopes | 15.04 | 68.7% | | FAV | **181 | **56 | **70 | **93 | **133 |
| **541C2 | Graymont silt loam, 5 to 10 percent slopes, eroded | 4.89 | 22.3% | | FAV | **170 | **53 | **66 | **87 | **125 |
| 541A | Graymont silt loam, 0 to 2 percent slopes | 1.86 | 8.5% | | FAV | 183 | 57 | 71 | 94 | 134 |
| 189A | Martinton silt loam, 0 to 2 percent slopes | 0.10 | 0.5% | | FAV | 173 | 57 | 70 | 88 | 130 |
| Weighted Average | | | | | | 178.7 | 55.4 | 69.2 | 91.7 | 131.3 |

Area Symbol: IL093, Soil Area Version: 9

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

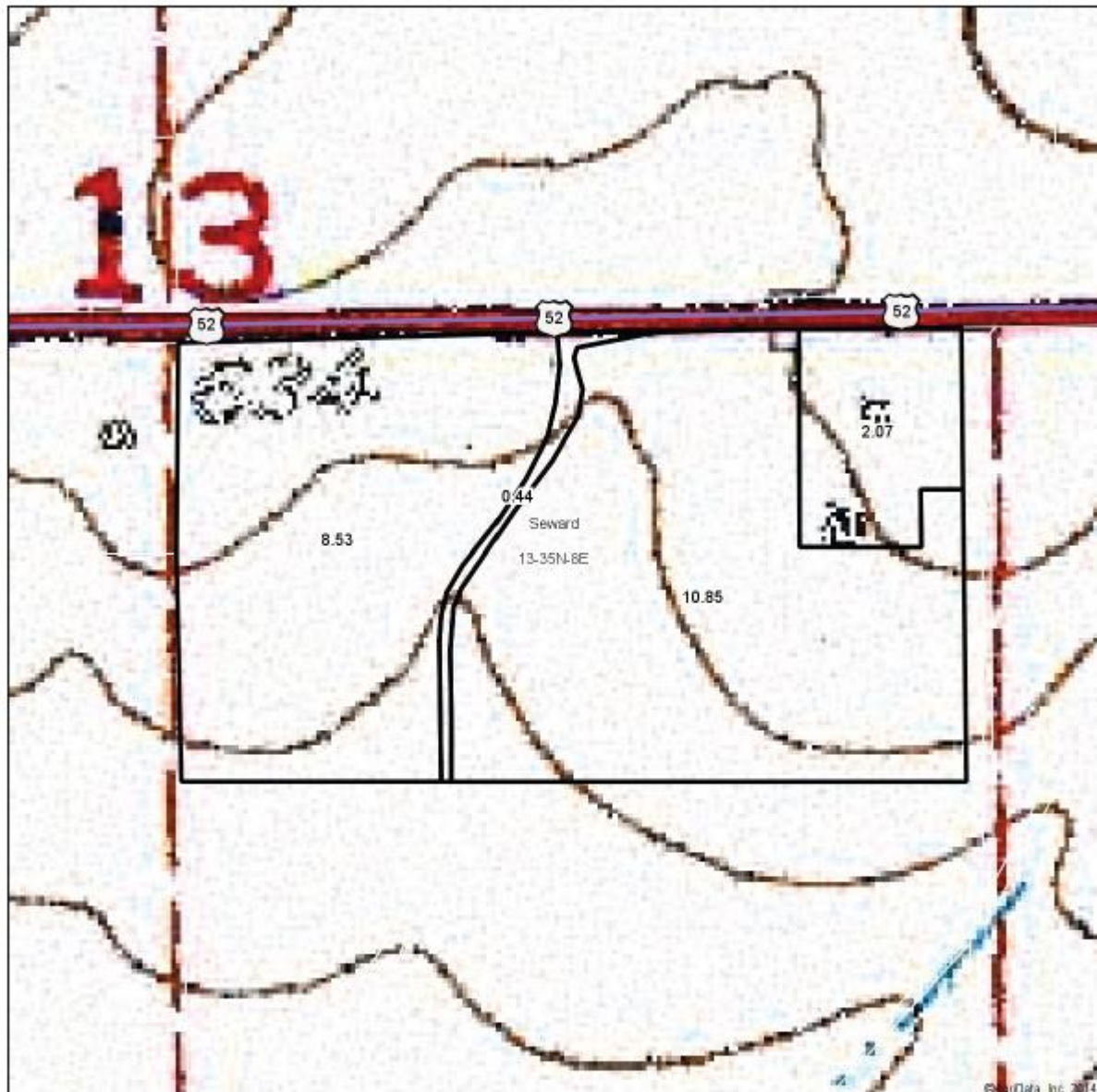
a UNF = unfavorable; FAV = favorable

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

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

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Topography Map



map center: 41° 30' 44.95, 88° 15' 41.05
scale: 2048

13-35N-8E
Kendall County
Illinois

3/14/2014

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^{i i i} This farm is offered by Barrett Realty, information is believed accurate but not warranted.