

Brummel Land Company

Farm and Commercial Real Estate
9947 E 1600 North Rd • Pontiac, Illinois
815-674-3006

Fricke Farm

Menard County, IL

\$600,000

Size

70.4 acres +/-

PIN #'s / Legal Description / Acres

Parcel ID 06-23-400-008
Township T19N R7W
Brief Legal Description S23 T19 R7 S PT SW 1/4 SE 1/4 +/- 4.78 AC
Gross Acres 4.78

Parcel ID 06-23-300-012
Property Address 22029 CARTER ST
Township T19N R7W
Brief Legal Description S23 T19 R7 S PT SE 1/4 SW 1/4 +/- 11.54 AC
Gross Acres 11.54

Parcel ID 06-23-300-011
Township T19N R7W
Brief Legal Description S23 T19 R7 MID PT SE 1/4 SW 1/4 +/- 1.33 AC
Gross Acres 1.33

Parcel ID 06-26-100-001
Township T19N R7W
Brief Legal Description S26 T19 R7 N END NW. 52.00 AC
Gross Acres 52.75

Location

The farm is located about 4 miles straight north of Petersburg IL.

Improvements

The farm has many older improvements on the property, some in need of repair. Please note we are selling the property **as is where is with warranties**. The seller has no information regarding the working order of the well / septic / power etc on the property. The residence may have asbestos in and or on the structure. Do not access the property without authorization from the listing broker.



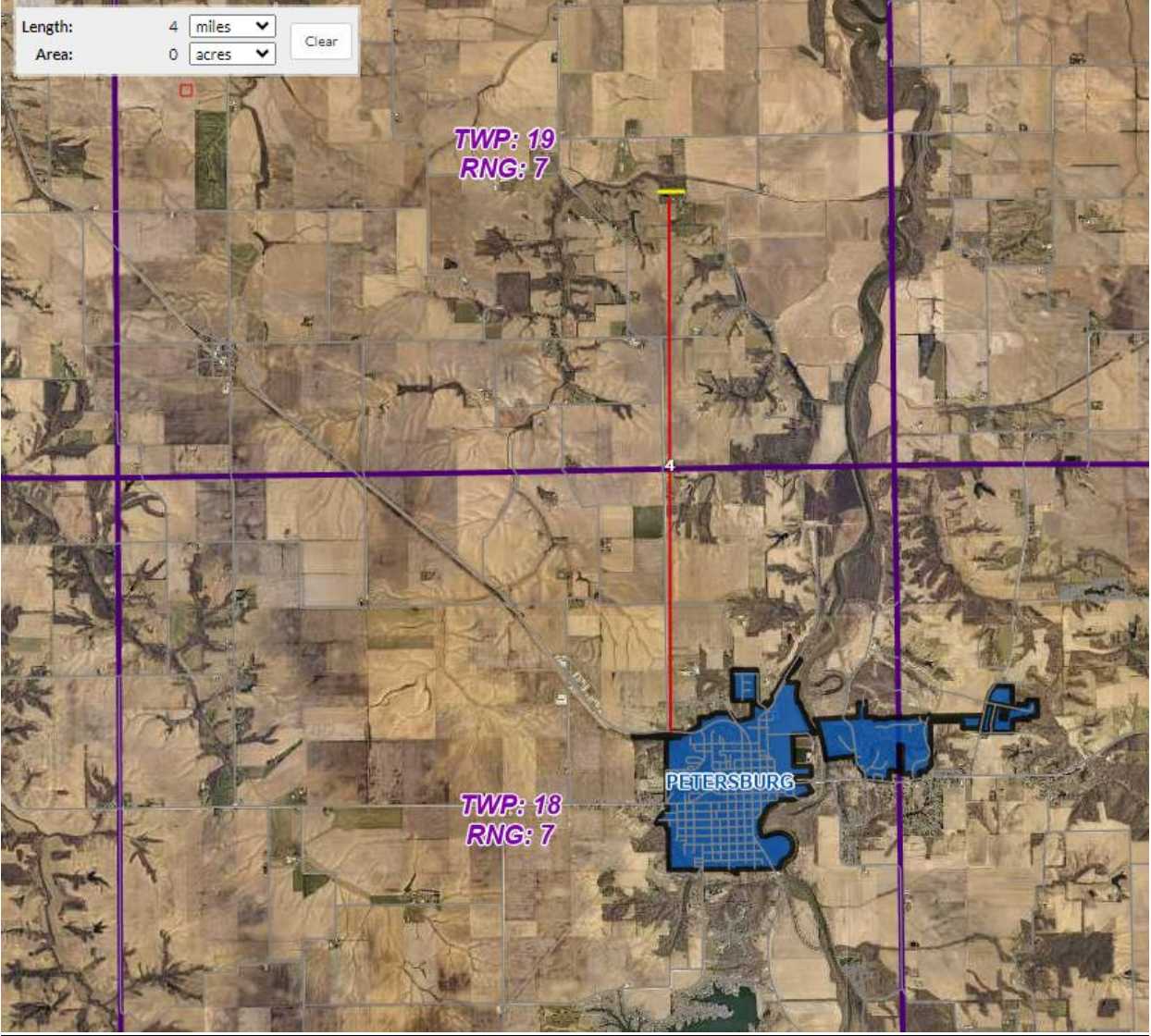


Length: 4 miles
Area: 0 acres

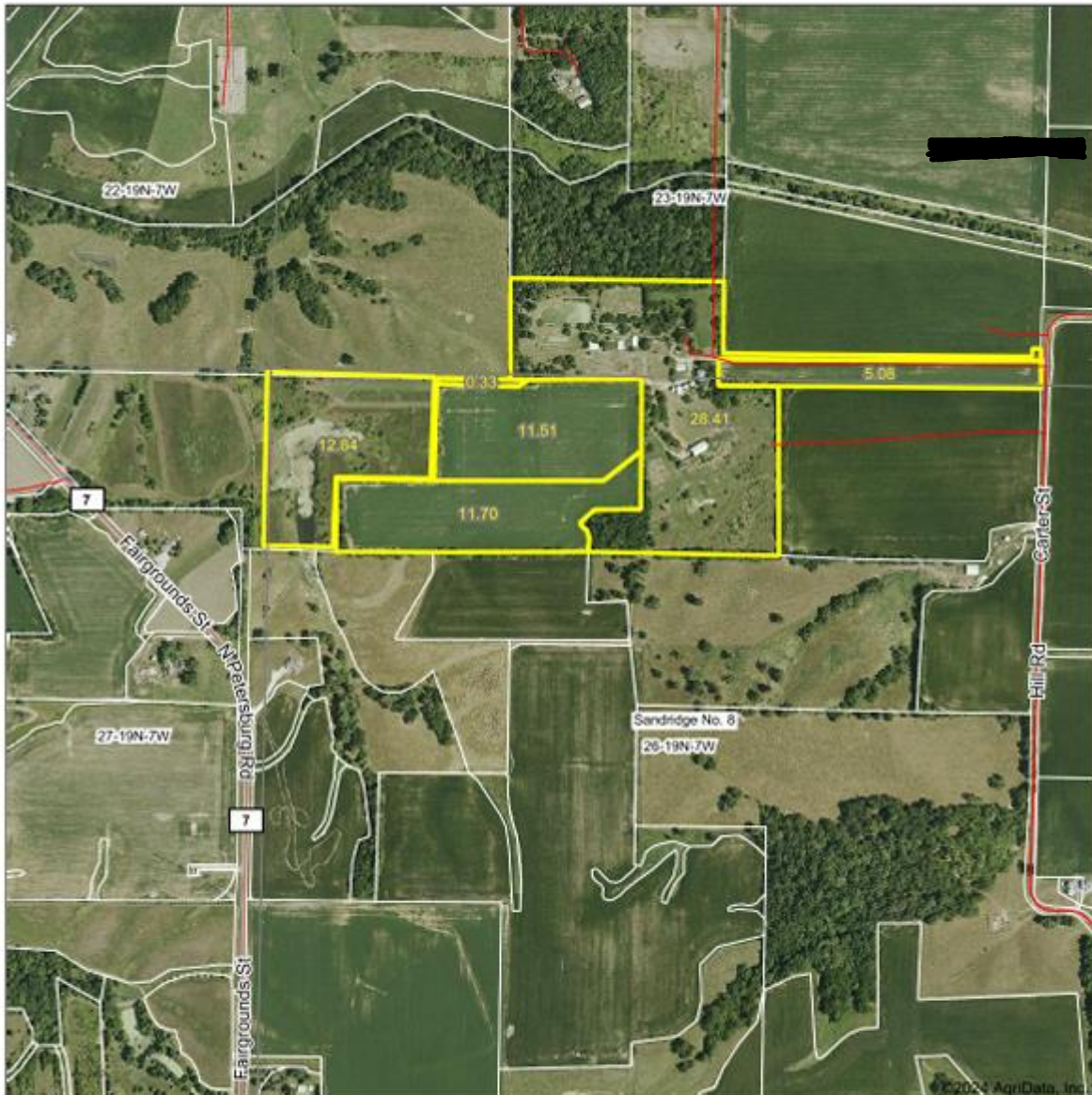
TWP: 19
RNG: 7

TWP: 18
RNG: 7

PETERSBURG



Aerial Map



Boundary Center: 40° 4' 33.71, -89° 51' 32.25

0ft 784ft 1568ft



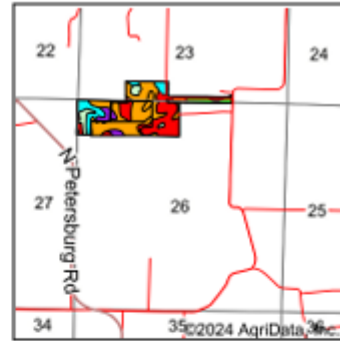
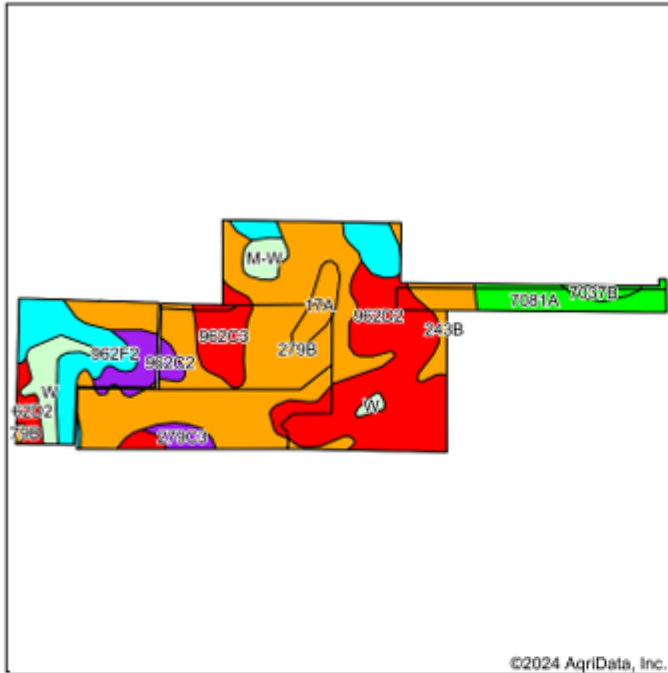
26-19N-7W
Menard County
Illinois



9/4/2024

Field centers provided by Farm Service Agency as of 5/23/2008.

Soils Map



State: **Illinois**
 County: **Menard**
 Location: **26-19N-7W**
 Township: **Sandridge No. 8**
 Acres: **69.87**
 Date: **9/4/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL129, Soil Area Version: 17

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	ⁿ NCCPI Soybeans
**279B	Rozetta silt loam, 2 to 5 percent slopes	26.59	38.2%		FAV	**161	**50	**64	**82	**118	78
**962D2	Sylvan-Bold silt loams, 10 to 18 percent slopes, eroded	16.17	23.1%		FAV	**133	**42	**51	**62	**97	63
**962F2	Sylvan-Bold silt loams, 18 to 35 percent slopes, eroded	7.97	11.4%		FAV	**103	**32	**39	**48	**74	10
7081A	Littleton silt loam, 0 to 2 percent slopes, rarely flooded	3.54	5.1%		FAV	194	61	74	100	142	85
**962C3	Sylvan-Bold complex, 5 to 10 percent slopes, severely eroded	3.38	4.8%		FAV	**131	**41	**50	**60	**96	59
W	Water	2.71	3.9%								
**962C2	Sylvan-Bold silt loams, 5 to 10 percent slopes, eroded	2.54	3.6%		FAV	**142	**45	**54	**66	**103	69
**243B	St. Charles silt loam, 2 to 5 percent slopes	2.24	3.2%		FAV	**166	**51	**64	**86	**121	76
17A	Keomah silt loam, 0 to 2 percent slopes	1.64	2.3%		FAV	161	51	65	83	119	70

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Maps Provided By



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	*n NCCPI Soybeans
**M-W	Miscellaneous water	1.27	1.8%		0	**998	**998	**998	-998	**998	
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	1.08	1.5%		FAV	**139	**43	**55	**71	**102	59
**7037B	Worthen silt loam, 2 to 5 percent slopes, rarely flooded	0.74	1.1%		FAV	**192	**59	**73	**101	**141	92
Weighted Average						120.3	25.1	35.8	50.1	82.9	*n 61

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

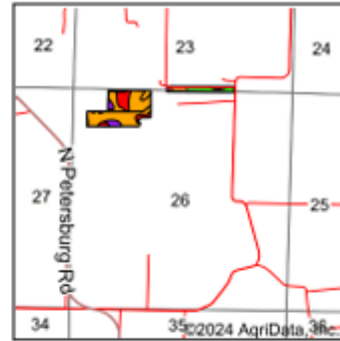
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

*n: The aggregation method is "Weighted Average using all components"

Soils Map



State: **Illinois**
 County: **Menard**
 Location: **26-19N-7W**
 Township: **Sandridge No. 8**
 Acres: **28.62**
 Date: **9/4/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL129, Soil Area Version: 17												
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	*n NCCPI Soybeans	
**279B	Rozetta silt loam, 2 to 5 percent slopes	16.24	56.8%		FAV	**161	**50	**64	**82	**118	78	
7081A	Littleton silt loam, 0 to 2 percent slopes, rarely flooded	3.11	10.9%		FAV	194	61	74	100	142	85	
**962C3	Sylvan-Bold complex, 5 to 10 percent slopes, severely eroded	3.04	10.6%		FAV	**131	**41	**50	**60	**95	59	
**962D2	Sylvan-Bold silt loams, 10 to 18 percent slopes, eroded	1.86	6.5%		FAV	**133	**42	**51	**62	**97	63	
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	1.08	3.8%		FAV	**139	**43	**55	**71	**102	59	
**243B	St. Charles silt loam, 2 to 5 percent slopes	1.07	3.7%		FAV	**166	**51	**64	**86	**121	76	
17A	Keomah silt loam, 0 to 2 percent slopes	0.84	2.9%		FAV	161	51	65	83	119	70	
**962C2	Sylvan-Bold silt loams, 5 to 10 percent slopes, eroded	0.79	2.8%		FAV	**142	**45	**54	**66	**103	69	

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Maps Provided By



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	*n NCCPI Soybeans
**7037B	Worthen silt loam, 2 to 5 percent slopes, rarely flooded	0.50	1.7%		FAV	**192	**59	**73	**101	**141	92
**962F2	Sylvan-Bold silt loams, 18 to 35 percent slopes, eroded	0.09	0.3%		FAV	**103	**32	**39	**48	**74	10
Weighted Average						158.8	49.5	62.2	79.9	116.2	*n 74.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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^a Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

*n: The aggregation method is "Weighted Average using all components"



^{i i i} This farm information is offered by Brummel Land Company, information is believed accurate but not warranted. Lines are drawn using online tools and are approximate.