

Barrett & Brummel

Farm and Commercial Real Estate
9947 E 1600 North Road • Pontiac, Illinois

Kutches Farm

Highland Township

Grundy County, IL

Price: \$1,268,500 / \$10,750 per gross acre

Size

118 acres +/-

Location

This farm is located in the South West corner of Grundy County in Highland township and 3 miles south of the Village of Kinsman. The farm is about 6 miles west of I55 at Dwight / RT 17 and 3 miles north of Rt 17.

Improvements

There is one wind turbin in the center of the farm producing about \$12,000 per year. Please ask for the wind turbine least to review the payment structure.

Taxes

2016 taxes = \$3,592.44 (Farm PIN # 10-19-400-009)

Ownership

The sellers are seeking a cash sale for this farm.

Comments

This is a hard to find parcel with a wind turbing producing approximatley \$12,000 per year! This parcel is currently leased for the 2017 Crop year.

For additional information about this property, please contact:

Mark Brummel
Barrett & Brummel - Farm/Commercial

Cellular: (815) 674-3006

Bill Barrett (815) 341-4044

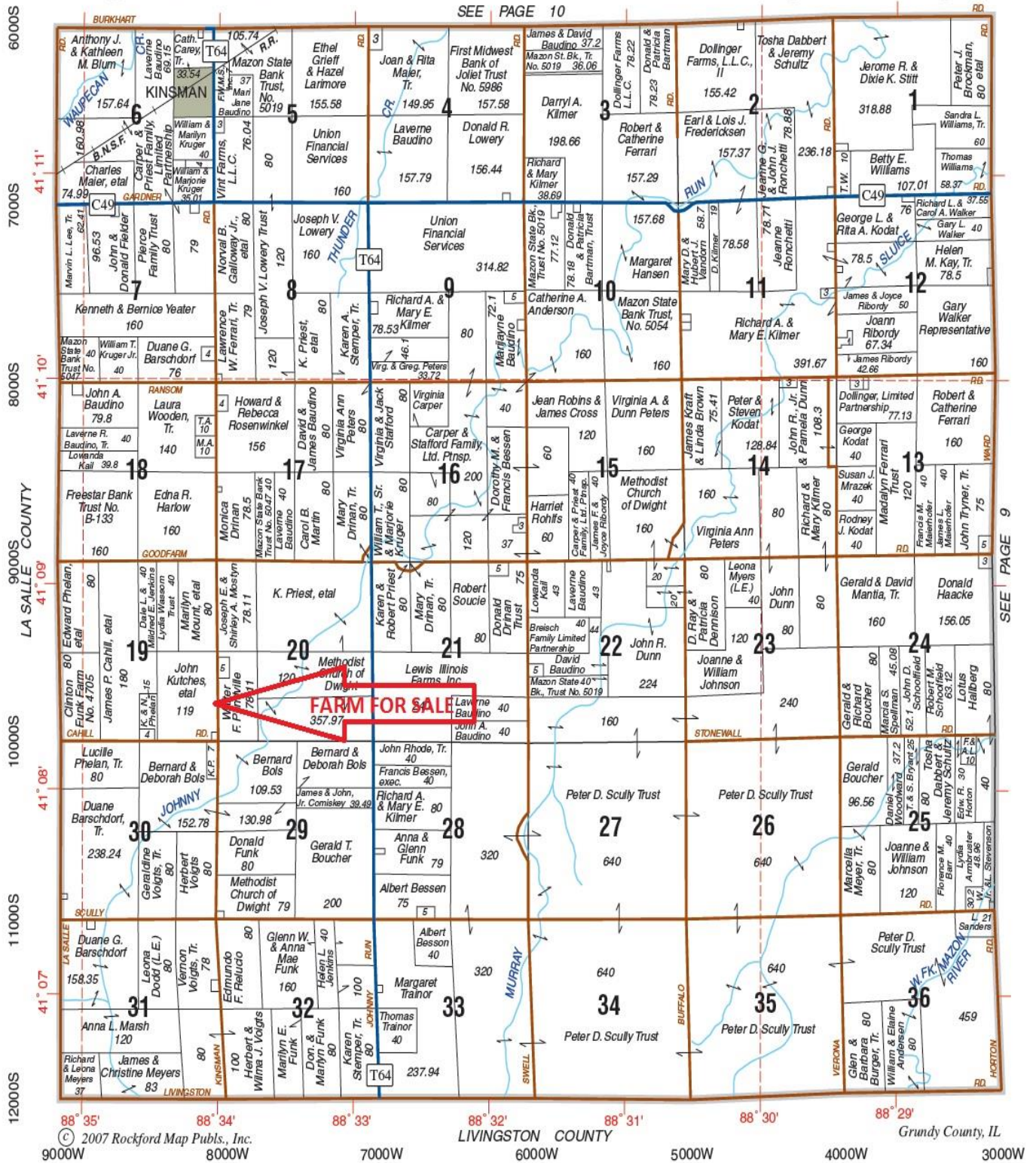
FARM LOCATION



HIGHLAND

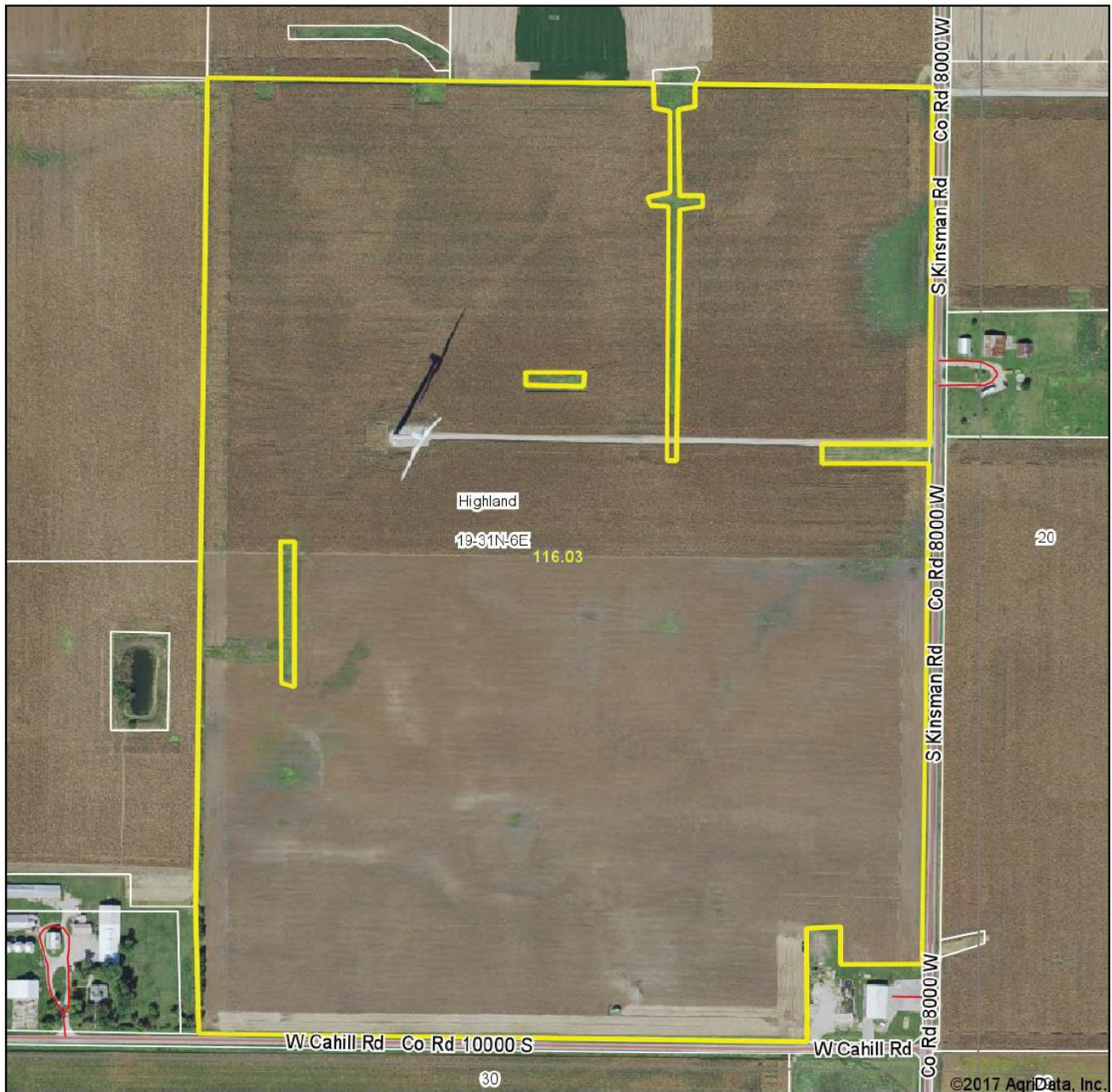
T.31N.-R.6E.

SEE PAGE 10



SEE PAGE 9

Aerial Map

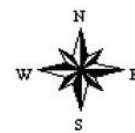


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map center: 41° 8' 28.19, -88° 34' 15.32

0ft 427ft 853ft

19-31N-6E
Grundy County
Illinois



8/4/2017

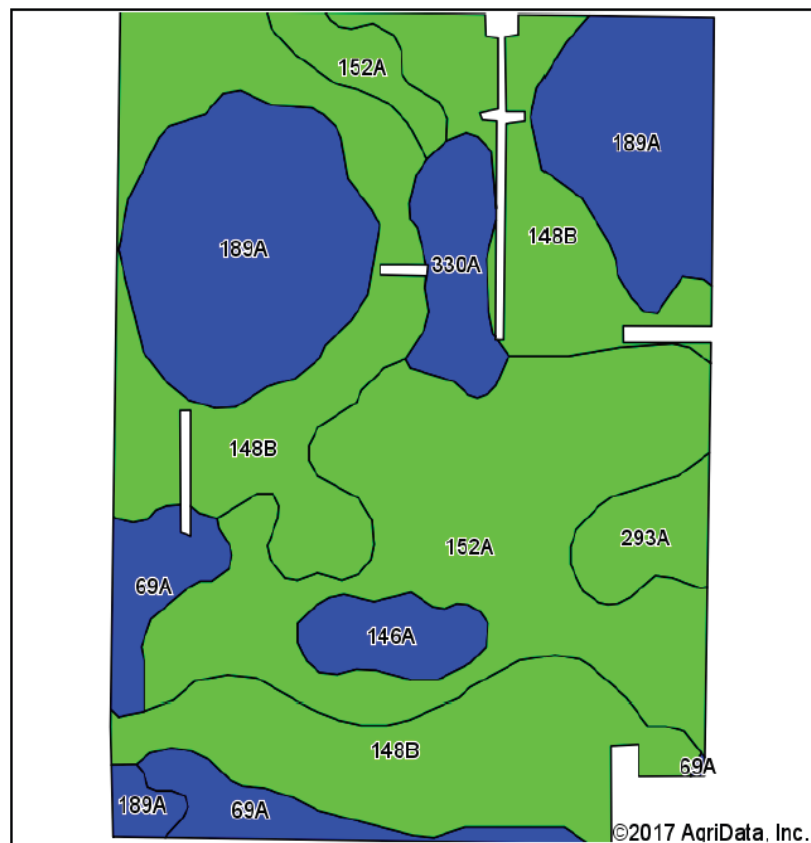


Maps Provided By

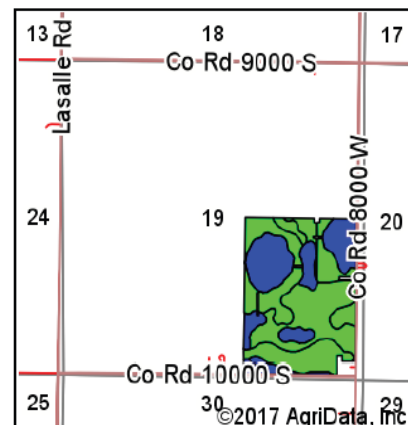


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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Grundy**
 Location: **19-31N-6E**
 Township: **Highland**
 Acres: **116.03**
 Date: **8/4/2017**



Maps Provided By:



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Area Symbol: IL063, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	II. 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
**148B	Proctor silt loam, 2 to 5 percent slopes	42.03	36.2%		FAV	**183	**57	**69	**98	**134
152A	Drummer silty clay loam, 0 to 2 percent slopes	31.55	27.2%		FAV	195	63	73	100	144
189A	Martinton silt loam, 0 to 2 percent slopes	25.27	21.8%		FAV	173	57	70	88	130
69A	Milford silty clay loam, 0 to 2 percent slopes	6.33	5.5%		FAV	171	57	68	88	128
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.38	3.8%		FAV	164	55	61	78	123
293A	Andres silt loam, 0 to 2 percent slopes	3.32	2.9%		FAV	184	59	71	97	135
146A	Elliott silt loam, 0 to 2 percent slopes	3.15	2.7%		FAV	168	55	68	87	125
Weighted Average						182.3	58.6	70	94.7	134.9

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

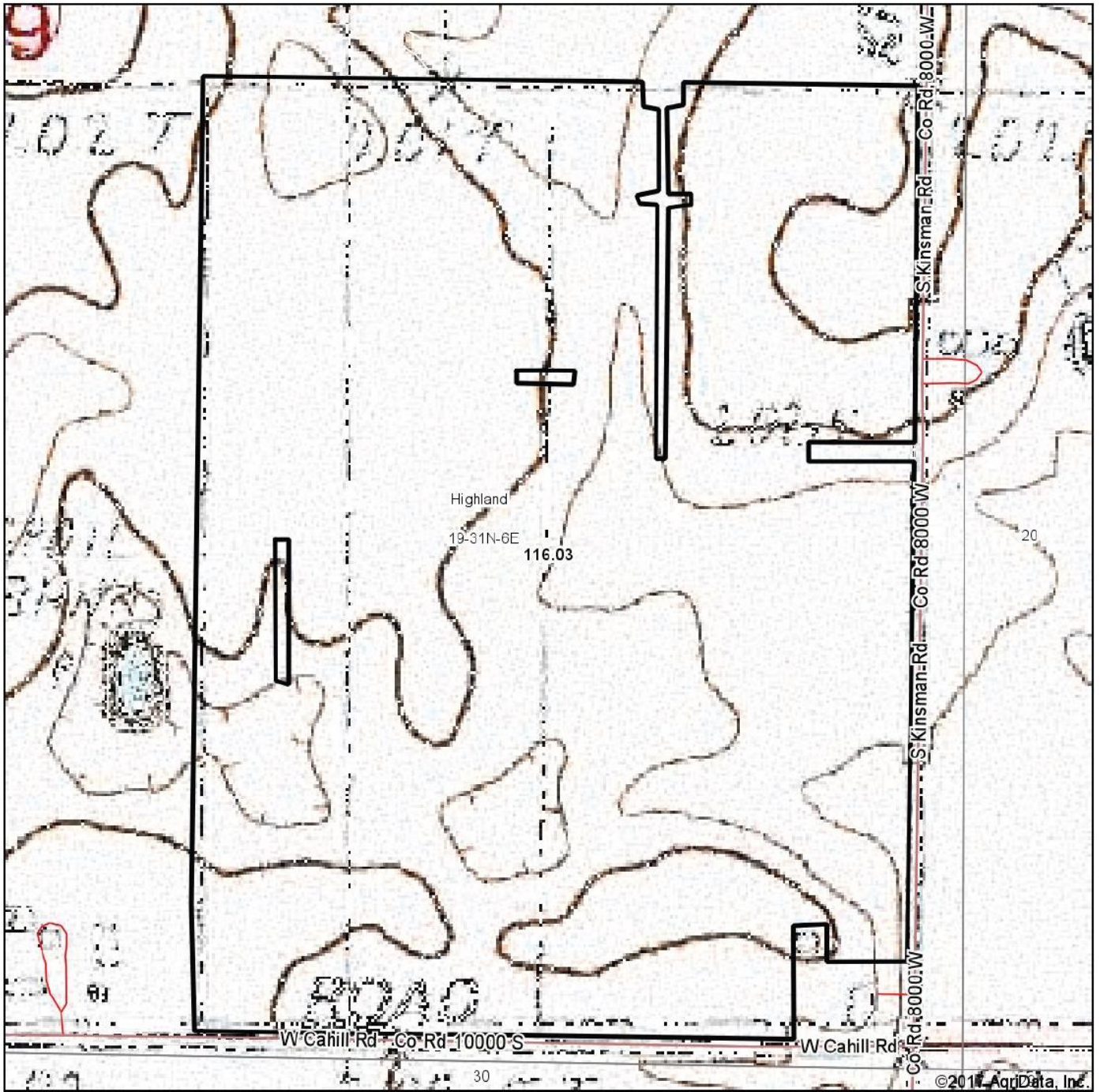
<https://www.ideals.illinois.edu/handle/2142/1027/>

^{**} 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".

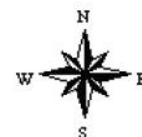
Topography Map



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19-31N-6E
Grundy County
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8/4/2017



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^{i i i} This farm is offered by Barrett & Brummel / Farm & Commercial, information is believed accurate but not warranted.
